



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
September 14, 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. August 24, 2026 Plan Commission Minutes

2. PUBLIC HEARING

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

*Hold a public hearing and consider the application of **JP Morgan 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 26-21 Watermill Express (District 5)

*Hold a public hearing and consider the application of **Watermill Express**, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 1130 West Centerville Road. (District 5) (File Z 26-21)*

c. Z 26-29 Rock Ink Tattoos (District 2)

*Hold a public hearing and consider the application of **Rock Ink Tattoos**, requesting approval of a Specific Use Provision (SUP) for a Tattooing/Body Piercing Establishment use on property zoned Downtown (DT) – Uptown Sub-District and Downtown Automotive Overlay District (DAO). The site is located at 316 Main Street. (District 2) (File Z 26-29)*

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 August 24, 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
Kristin Lucido, Commissioner
Patrick Abell, Commissioner
Edgar Miranda, Commissioner
Bob Duckworth, Commissioner

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

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. August 10, 2026 Plan Commission Minutes

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

2. PUBLIC HEARING

a. SV 26-01 Sign Crafters (District 5)

*Hold a public hearing and consider the application of **Sign Crafters**, requesting approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding sign area for an attached wall sign. The site is located at 825 West Centerville Road. (District 5) (File SV 26-01)*

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

The applicant, Jae Moon, 825 West Centerville Road, Garland, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Lucido. **Motion carried: 9 Ayes, 0 Nays.**

b. Z 26-22 Lone Star Green Homes (District 3)

*Hold a public hearing and consider the application of **Lone Star Green Homes**, requesting approval of 1) an amendment to Planned Development (PD) District 22-67 to change the base*

zoning designation from Single-Family Attached (SFA) District to Single-Family-5 (SF-5) District to allow a Dwelling, Single-Family Detached development and amend certain development standards and 2) a Concept Plan for the PD. The site is located at 2000 and 2050 East Miller Road. (District 3) (File Z 26-22)

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

The applicants, Colton Smith, 765 Custer Road, Plano, TX 75075 and Sha Altaf, 4516 Biruni St., Irving, TX 75062, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Jenkins to close the public hearing. Seconded by Commissioner Abell.

Motion carried: 9 Ayes, 0 Nays.

Motion was made by Commissioner Jenkins to **approve** the application as presented per staff recommendation with additions/exceptions regarding sidewalk requirements, timeline for amenities, drought-resistant landscaping, combining fencing materials and enhanced elevations with the possibility of reduced setback. Seconded by Commissioner Abell. **Motion carried: 9 Ayes, 0 Nays.**

c. Z 26-25 ZoneDev (District 3)

*Hold a public hearing and consider the application of **ZoneDev**, requesting approval of 1) a Planned Development (PD) District with a base zoning of Single-Family-5 (SF-5) to allow a Single-Family Detached housing development and associated improvements and 2) a Concept Plan for a Single-Family Detached development. The site is located at 4712, 4718, 4802, and 4902 Bobtown Road on properties zoned Agricultural (AG) District and Single-Family-10 (SF-10) District. The site is located at 4712, 4718, 4802 and 4902 Bobtown Road. (District 3) (File Z 26-25)*

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

The applicant, Maxwell Fisher, 2502 Grandview Drive, Richardson, TX 75080, provided an overview of the request and remained available for questions.

Residents speaking in opposition of the request:

Lisa Collier, 4517 Beaus Way, Garland, TX 75043
Georgia Ray, 4501 Lakeway Drive, Garland, TX 75043
Thomas Oonnunny, 4522 Bobtown Road, Garland, TX 75043
Boban Oonnunny, 4518 Bobtown Road, Garland, TX 75043
Katerine Sosa, 5502 Kerry Lane, Garland, TX 75043
Kevin Almaguer, 5506 Kerry Lane, Garland, TX 75043

The residents speaking in opposition to the request expressed concerns regarding the increased traffic to the surrounding neighborhoods as well as safety to the residents.

Motion was made by Commissioner Jenkins to close the public hearing. Seconded by Commissioner Miranda.

Motion carried: 9 Ayes, 0 Nays.

Motion was made by Commissioner Cornelius to **approve** the application as presented per staff recommendation with additions/exceptions regarding sidewalk requirements, fencing and screening provisions, and enhanced elevations with the possibility of reduced setback. Seconded by Commissioner Lucido. **Motion carried: 9 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 8:36 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: September 14, 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 currently a 16,654 square foot building with 86 parking spaces, including four ADA accessible spaces, three teller lanes that are no longer operational, and 4 operational Automated Teller Machine (ATM) – Drive-Up lanes. The applicant proposes to demolish the existing building, teller lanes, and drive up ATM units and construct a 4,020 square foot one-story Financial Institution with 3 drive up ATM lanes. The applicant requests to rezone the property to a new PD District with a base zoning of CR District to allow for redevelopment under a new concept plan and modify parking standards.

The case was scheduled for the Plan Commission at its August 10, 2026 meeting, where the Commission tabled the case to the September 14 meeting at the applicant's request to allow the applicant additional time to revisit the proposed site improvements and mitigation methods with staff.

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 drive up ATM lanes. The site is accessible from West Centerville Road to the northwest and Broadmoor Drive to the northeast and can also be accessed through mutual access easements on the southeast and southwest properties.

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 4 drive up ATM units on site considered an accessory use to the primary Financial Institution use.

CONSIDERATIONS

1. The proposed PD district will retain the CR District as its base zoning, consistent with the existing PD district.
2. The applicant requests a modified minimum parking ratio of 1 parking space per 86 square feet of gross floor area for a Financial Institution use. Under the CR District, the standard minimum parking ratio is 1 parking space per 300 square feet of gross floor area, which would require a minimum of 14 parking spaces. The GDC allows a maximum increase of 30% above the minimum parking requirement through an Alternative Compliance (AC) request reviewed by Staff. This would allow approximately 19 parking spaces. With an anticipated 12 employees, the applicant has expressed concern that the remaining 5 parking spaces would not be sufficient to accommodate customer demand. The requested parking ratio is therefore intended to provide additional parking capacity for both employees and customers. Any increase in excess of 30 percent may not be approved administratively and requires an application for a change of zoning. The applicant requests an increase in approximately 335%.
3. The applicant proposes three Automated Teller Machine (ATM) – Drive-Up stations. Section 2.52(A)(7)(c) of the GDC permits a maximum of one kiosk per 50,000 square feet, or portion thereof, of floor area on a property, which would allow one kiosk for the proposed 4,020-square-foot Financial Institution. The proposed PD would allow a maximum of three ATM – Drive-Up stations, generally as depicted on the Concept Plan.
4. The applicant proposes to provide a minimum of 13 canopy trees within the parking lot area, in addition to any required street trees. The GDC standard ratio would require 5 parking lot trees for the proposed 47 parking spaces. The proposed 13 trees also exceed the 7 parking lot trees originally proposed and are intended to further mitigate the visual and environmental impacts associated with the increased parking area.
5. The applicant proposes to utilize stamped concrete for the provided parking spaces, excluding ADA-accessible parking spaces. This decorative pavement treatment is intended to create visual interest, enhance the overall site design, and reduce the visual impact of the increased parking area; ADA spaces are excluded to prevent any potential access issues associated with the textured surface.
6. The applicant proposes to install a bicycle rack accommodating 4 bicycles along the rear building façade. This amenity is intended to support pedestrian and bicycle access for residents of the adjacent Single-Family subdivision.
7. The applicant proposes to increase the minimum required landscape area from 10%, as required by the GDC, to 40% of the site. This increase is intended to further offset the visual impact of the increased parking area and enhance the overall quality of the site design.

The applicant proposes to relocate the Fallen Officer Memorial, currently located near one of the rear building entrances, to a decorative masonry monument incorporated into a landscaped feature with two benches, generally as shown on the Concept Plan. This relocation is intended to enhance the streetscape, placemaking, and pedestrian experience along Centerville Road.

8. Staff recommends adding a condition requiring a continuous row of shrubs to be installed along the parking row adjacent to and facing the large open space area located on the western portion of the property, as shown on the Concept Plan. The additional landscaping is intended to enhance visual interest and reduce the visual prominence of parked vehicles from the open space area.

SITE DEVELOPMENT STANDARDS

1. If protected trees are proposed for removal, a Tree Management Plan will be required per Section 4.56 of the GDC. Mitigation may be satisfied through replacement trees, preservation credits, and/or payment of \$150 per diameter inch owed, as applicable under Sections 4.58, 4.60, and 4.61.
2. Under the most recently adopted GDC amendments, nonresidential and multifamily developments may provide up to 15% more parking than the minimum required amount by right. Any request to exceed the 15% allowance requires Alternative Compliance approval by Staff, with a maximum permitted increase of 30% above the minimum parking requirement. Any increase in excess of 30 percent may not be approved administratively and requires an application for a change of zoning.
3. Parking areas adjacent to a public street shall be screened in accordance with Section 4.44 of the GDC using adequate landscaping.
4. The proposed building shall comply with the architectural standards of Section 4.83 of the GDC, including required façade articulation and architectural design elements.
5. Automated Teller Machine (ATM) – Drive-Up stations shall comply with the applicable stacking and escape lane requirements of Section 4.20 of the GDC, except as otherwise specifically modified by this PD.
6. Any and all signage shall comply with Chapter 4, Article 5 of the Garland Development Code.

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.

While the excess parking does not directly advance the Strategic Plan, the applicant proposes several placemaking improvements, including benches, an enhanced Fallen Officer

Memorial, increased landscaping, bicycle racks, amenities, and decorative site features. Stamped concrete throughout the parking spaces will also help reduce its visual impact and create additional visual interest. Overall, redevelopment of the site in compliance with current GDC standards will improve its quality, functionality, and appearance in line with 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. In addition, 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, 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 is consistent with the zoning and development pattern of the surrounding properties. The redevelopment maintains the existing Financial Institution use and a similar level of intensity, while replacing the existing building with a new structure and site layout designed to meet current GDC standards. The applicant also proposes adequate mitigation measures intended to enhance the overall quality of the development and reduce the visual impact associated with the increased parking. Accordingly, Staff recommends approval of the proposed PD amendment as requested by the applicant.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Site Photos
- iii. PD Conditions
- iv. Concept Plan
- v. Elevations - For Reference Only
- vi. Landscape Plan - For Reference Only
- vii. Written Narrative

CITY COUNCIL DATE: October 5, 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
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echetuya@garlandtx.gov



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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. Automated Teller Machine (ATM) - Drive-Up:
- a. A maximum of three Automated Teller Machine (ATM) - Drive-Up stations shall be permitted on the property, generally as depicted on the Concept Plan.
- B. Parking:
- a. Financial Institution minimum parking ratio shall be 1 parking space per 85 square feet of gross floor area.
- b. All parking spaces shall be constructed with stamped or decorative concrete, except for ADA-accessible parking spaces and associated access aisles, which may utilize a standard pavement

surface to ensure accessibility and compliance with applicable standards.

C. Landscaping:

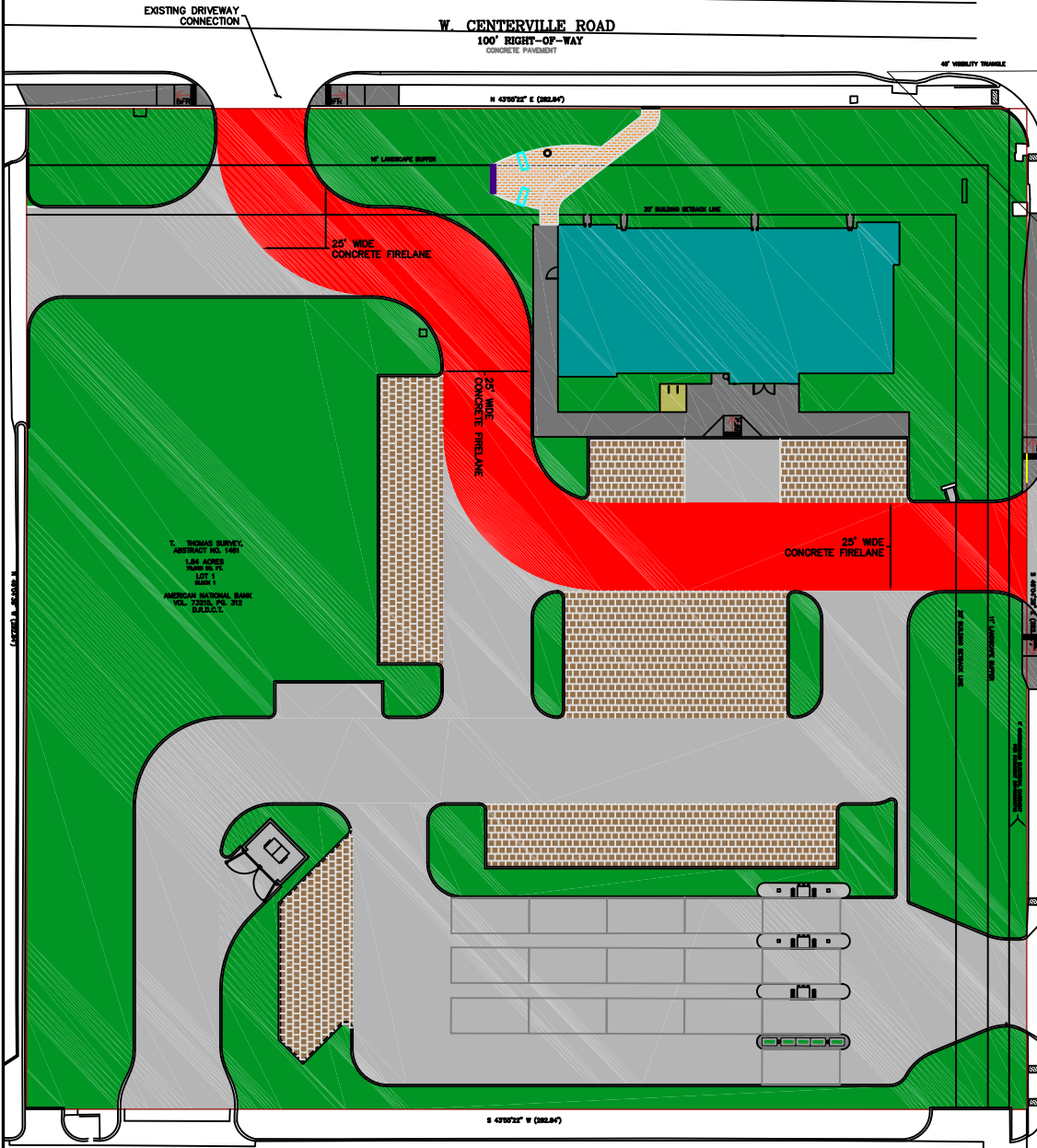
- a. A minimum of 40 percent of the total site area shall be landscaped.
- b. A minimum of 13 canopy trees shall be provided within the parking lot area, in addition to other landscaping required by the Garland Development Code.
- c. A continuous row of shrubs shall be installed along the parking row adjacent to and facing the large open space area located on the western portion of the property.[Staff Recommendation]

D. Amenities:

- a. A bicycle rack accommodating a minimum of 4 bicycles shall be provided on-site, generally as depicted on Exhibit C, prior to the issuance of a Certificate of Occupancy. The bicycle rack shall be maintained in good condition by the property owner.
- b. The existing Fallen Officer Memorial shall be relocated on-site and incorporated into a monument designed to match or complement the exterior materials and architectural character of the primary building. The monument shall be a minimum of six feet in height and seven feet in width and shall incorporate decorative elements, such as changes in material, color, pattern, texture, or similar treatments, to break up and enhance the overall design.

The monument shall be installed on a decorative foundation encompassing a minimum area of 290 square feet, generally as depicted on the Concept Plan. The memorial area shall also include two benches and at least one trash receptacle of similar or greater quality to those utilized by the City within Downtown Garland.

All memorial improvements, furnishings, landscaping, and associated features shall be installed prior to the issuance of a Certificate of Occupancy and shall be continuously maintained in good condition by the property owner.



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

- LEGEND**
- Monument
 - PROPERTY LINE
 - EXISTING CURB
 - PROPOSED CURB
 - PROPOSED SAWCUT
 - PROPOSED FIRELANE
 - PROPOSED PAVEMENT
 - PROPOSED STAMPED PAVEMENT
 - PROPOSED SIDEWALK
 - PROPOSED LANDSCAPE
 - PROPOSED BUILDING
 - PROPOSED FALLEN OFFICER MEMORIAL
 - PROPOSED BICYCLE RACK
 - Benches
 - Trash Receptacle



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

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 GARLAND DEVELOPMENT CODE, TECHNICAL STANDARD MANUAL, CITY CODE, OR THE APPROVED PD

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF MATTHEW CRAIG, P.E.
NO. 103469 ON 9/2/26.

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

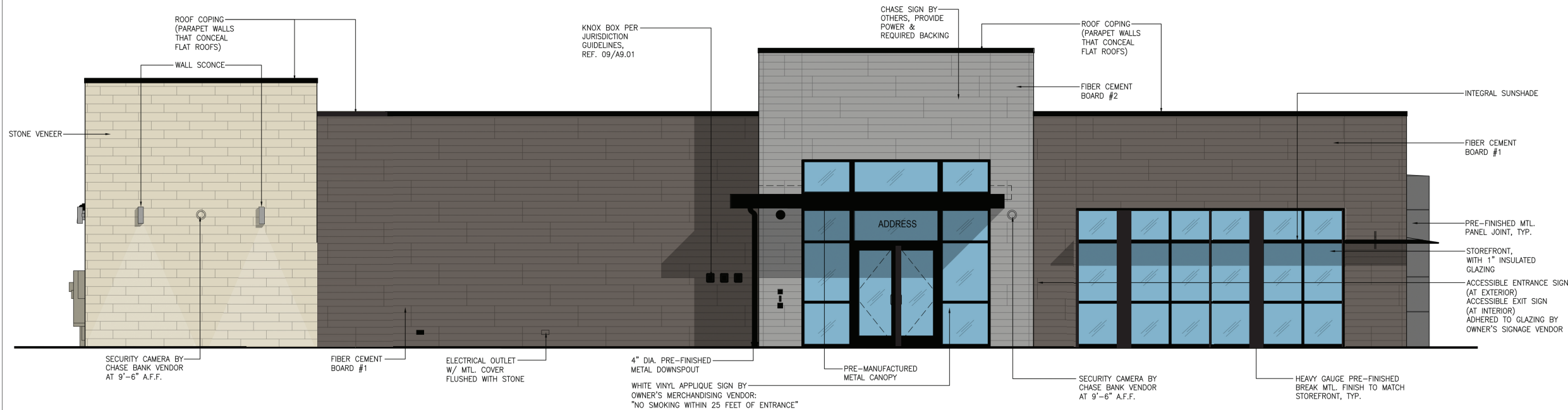
REV. NO.	DATE	DESCRIPTION

PLOT DATE
09/02/26

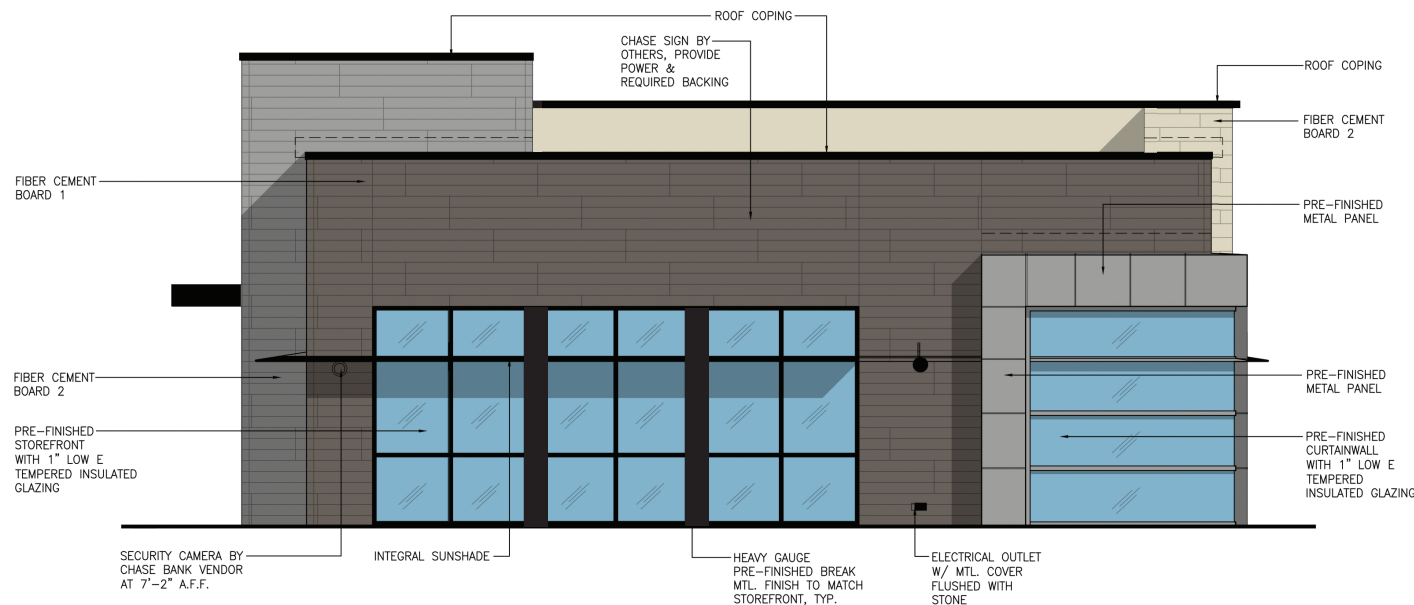
DRAWING SCALE
1" = 50'

PROJECT NUMBER
CD23022

SHEET NUMBER
CP

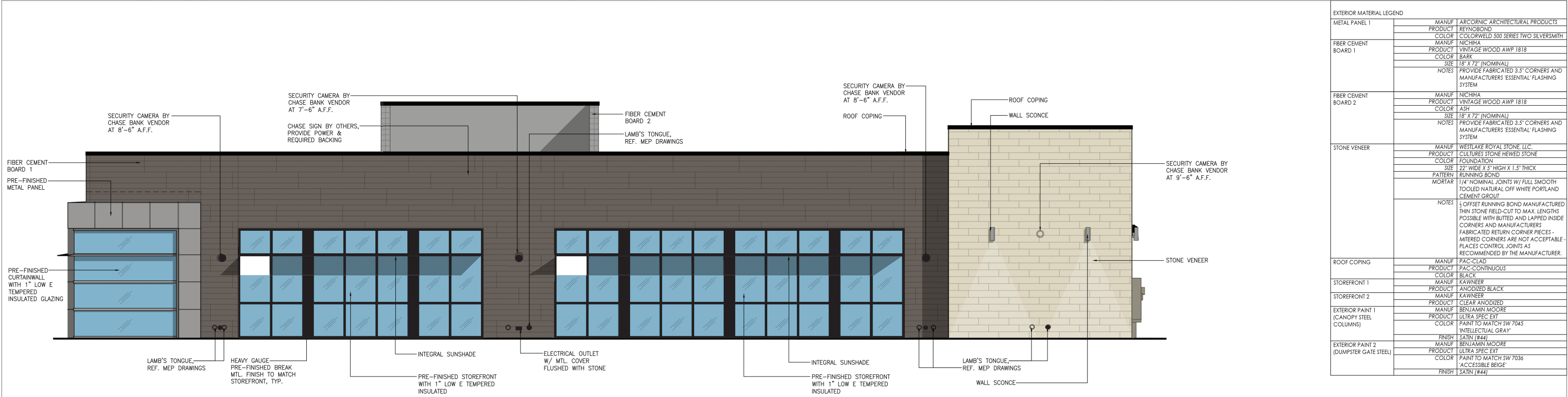


02 SOUTH ELEVATION
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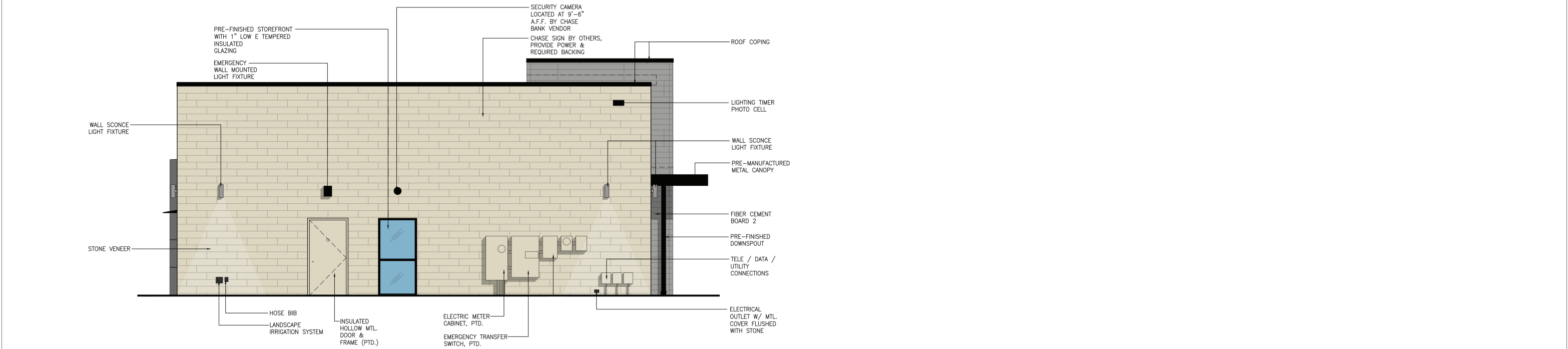


01 EAST ELEVATION
SCALE: 1/4"=1'-0"

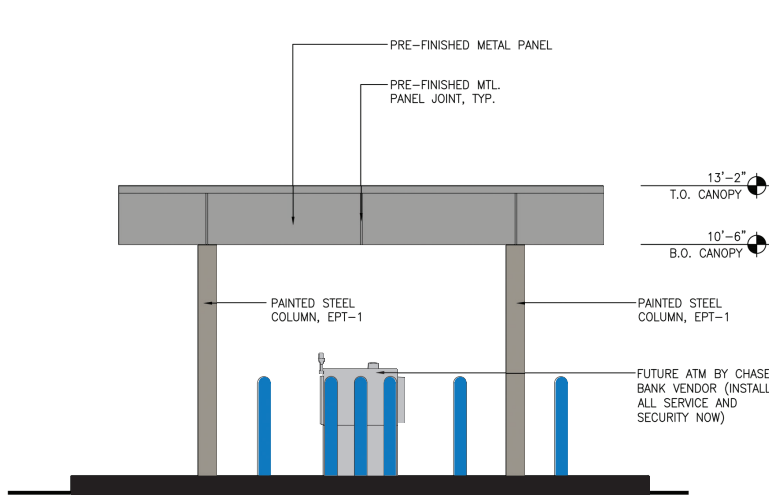
EXTERIOR MATERIAL LEGEND		
METAL PANEL 1	MANUF	ARCORNIC ARCHITECTURAL PRODUCTS
	PRODUCT	REYNOBOND
	COLOR	COLORWELD 500 SERIES TWO SILVERSMITH
FIBER CEMENT BOARD 1	MANUF	NICHIHA
	PRODUCT	VINTAGE WOOD AWP 1818
	COLOR	BARK
	SIZE	18" X 72" (NOMINAL)
	NOTES	PROVIDE FABRICATED 3.5" CORNERS AND MANUFACTURERS' ESSENTIAL FLASHING SYSTEM
FIBER CEMENT BOARD 2	MANUF	NICHIHA
	PRODUCT	VINTAGE WOOD AWP 1818
	COLOR	ASH
	SIZE	18" X 72" (NOMINAL)
	NOTES	PROVIDE FABRICATED 3.5" CORNERS AND MANUFACTURERS' ESSENTIAL FLASHING SYSTEM
STONE VENEER	MANUF	WESTLAKE ROYAL STONE, LLC.
	PRODUCT	CULTURES STONE HEWED STONE
	COLOR	FOUNDATION
	SIZE	22" WIDE X 5" HIGH X 1.5" THICK
	PATTERN	RUNNING BOND
	MORTAR	1/4" NOMINAL JOINTS W/ FULL SMOOTH TOOLED NATURAL OFF WHITE PORTLAND CEMENT GROUT
	NOTES	1/2" OFFSET RUNNING BOND MANUFACTURED THIN STONE FIELD-CUT TO MAX. LENGTHS POSSIBLE WITH BUTTED AND LAPPED INSIDE CORNERS AND MANUFACTURERS' FABRICATED RETURN CORNER PIECES - MITERED CORNERS ARE NOT ACCEPTABLE - PLACES CONTROL JOINTS AS RECOMMENDED BY THE MANUFACTURER.
ROOF COPING	MANUF	PAC-CLAD
	PRODUCT	PAC-CONTINUOUS
	COLOR	BLACK
STOREFRONT 1	MANUF	KAWNEER
	PRODUCT	ANODIZED BLACK
	MANUF	KAWNEER
STOREFRONT 2	PRODUCT	CLEAR ANODIZED
	MANUF	BENJAMIN MOORE
	PRODUCT	ULTRA SPEC EXT
EXTERIOR PAINT 1 (CANOPY STEEL COLUMNS)	COLOR	PAINT TO MATCH SW 7045 'INTELLECTUAL GRAY'
	FINISH	SATIN (#44)
EXTERIOR PAINT 2 (DUMPSTER GATE STEEL)	MANUF	BENJAMIN MOORE
	PRODUCT	ULTRA SPEC EXT
	COLOR	PAINT TO MATCH SW 7036 'ACCESSIBLE BEIGE'
	FINISH	SATIN (#44)



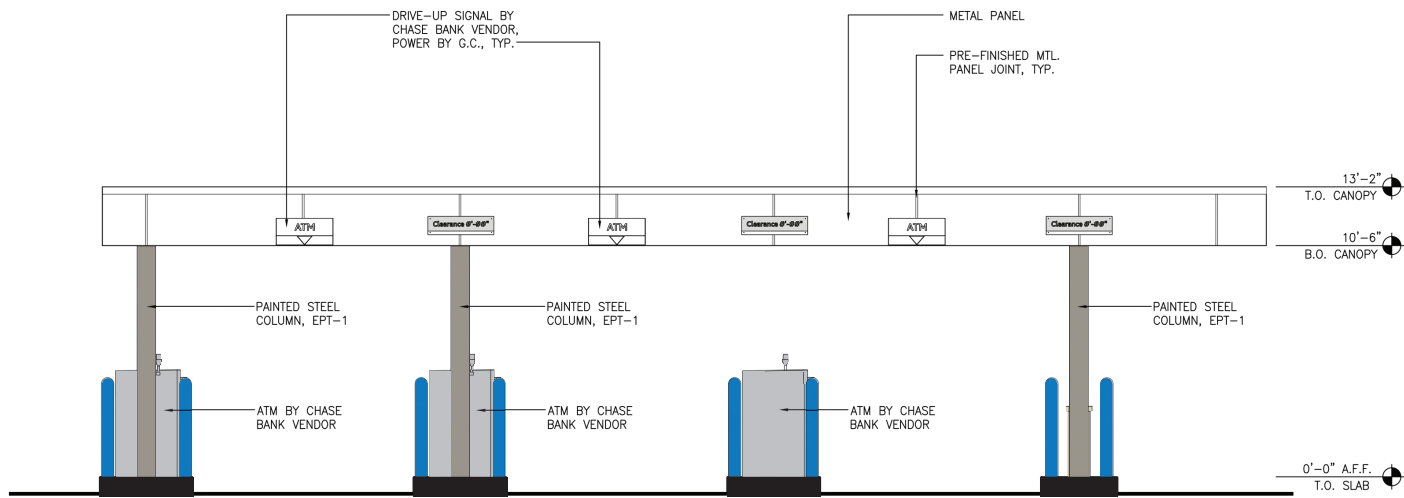
02 NORTH ELEVATION
SCALE: 1/4"=1'-0"



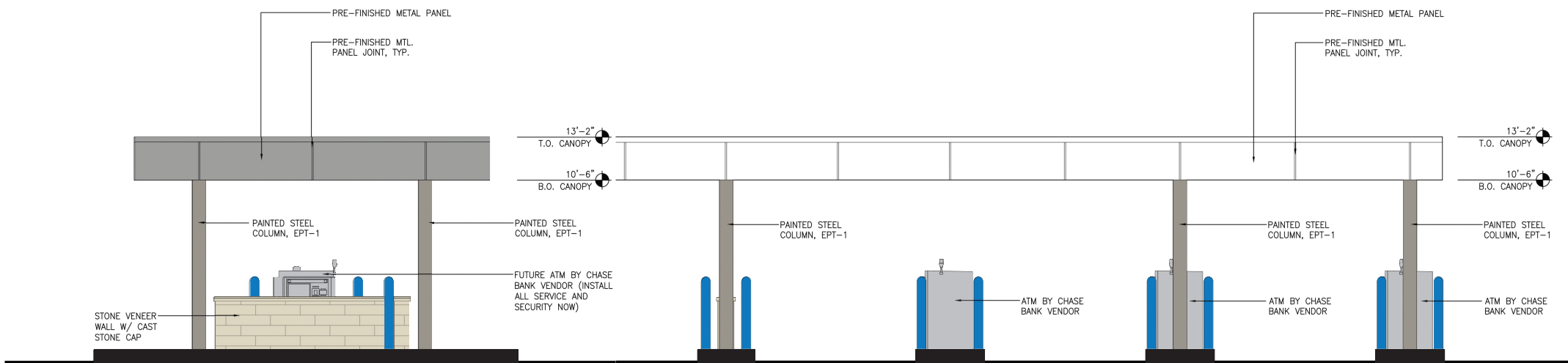
01 WEST ELEVATION
SCALE: 1/4"=1'-0"



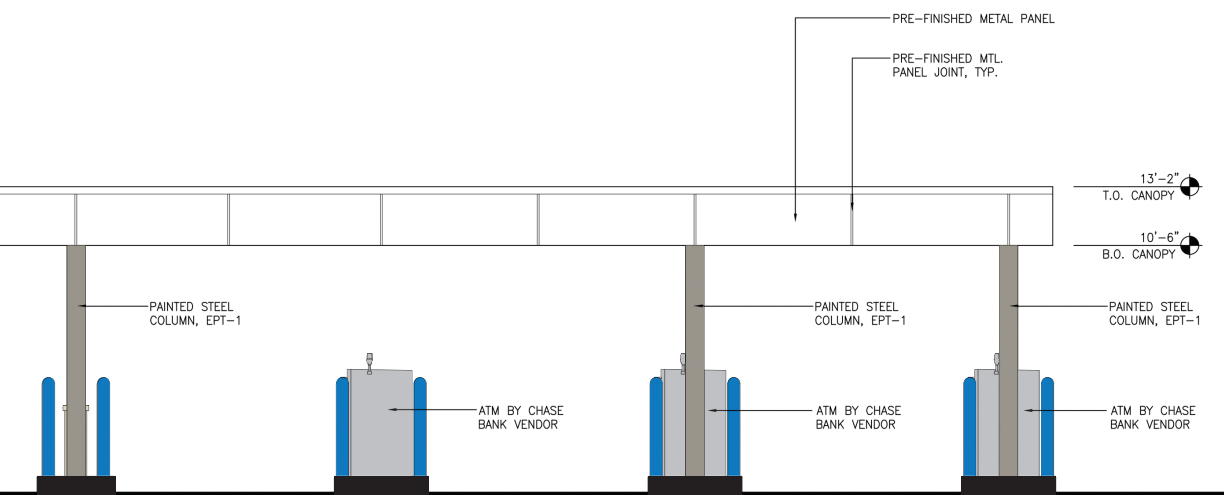
03 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



04 EAST ELEVATION
SCALE: 1/4"=1'-0"



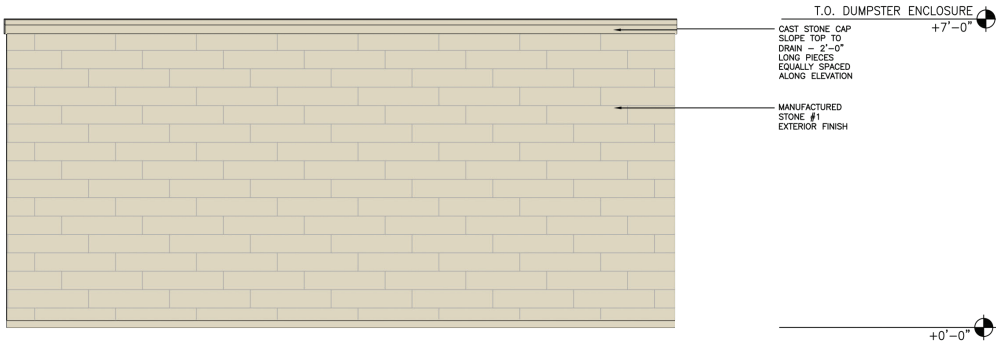
01 NORTH ELEVATION
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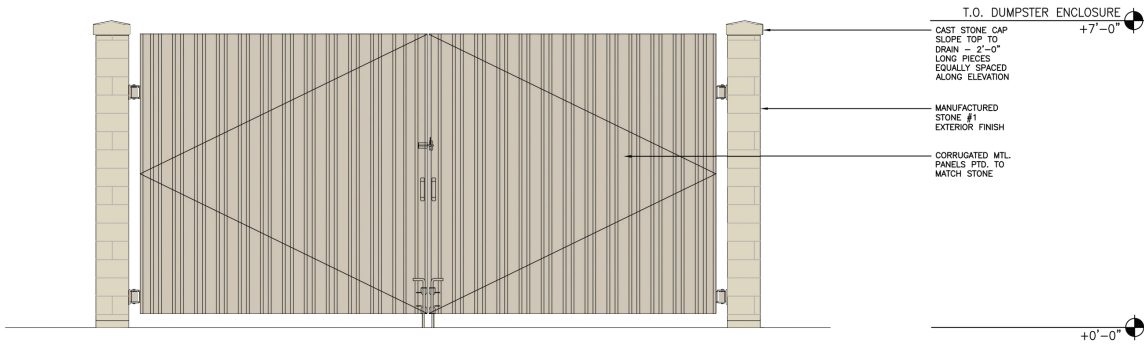
02 WEST ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL LEGEND		
METAL PANEL 1	MANUF	ARCORNIC ARCHITECTURAL PRODUCTS
	PRODUCT	REYNOBOND
	COLOR	COLORWELD 500 SERIES TWO SILVERSMITH
FIBER CEMENT BOARD 1	MANUF	NICHIHA
	PRODUCT	VINTAGE WOOD AWP 1818
	COLOR	BARK
	SIZE	18" X 72" (NOMINAL)
FIBER CEMENT BOARD 2	MANUF	NICHIHA
	PRODUCT	VINTAGE WOOD AWP 1818
	COLOR	ASH
	SIZE	18" X 72" (NOMINAL)
STONE VENEER	MANUF	WESTLAKE ROYAL STONE, LLC.
	PRODUCT	CULTURES STONE HEWED STONE
	COLOR	FOUNDATION
	SIZE	22" WIDE X 5" HIGH X 1.5" THICK
ROOF COPING	MANUF	PAC-CLAD
	PRODUCT	PAC-CONTINUOUS
	COLOR	BLACK
	FINISH	SATIN (#44)
STOREFRONT 1	MANUF	KAWNEER
	PRODUCT	ANODIZED BLACK
	COLOR	ANODIZED BLACK
	FINISH	SATIN (#44)
STOREFRONT 2	MANUF	KAWNEER
	PRODUCT	CLEAR ANODIZED
	COLOR	CLEAR ANODIZED
	FINISH	SATIN (#44)
EXTERIOR PAINT 1 (CANOPY STEEL COLUMNS)	MANUF	BENJAMIN MOORE
	PRODUCT	ULTRA SPEC EXT
	COLOR	PAINT TO MATCH SW 7045 'INTELLECTUAL GRAY'
	FINISH	SATIN (#44)
EXTERIOR PAINT 2 (DUMPSTER GATE STEEL)	MANUF	BENJAMIN MOORE
	PRODUCT	ULTRA SPEC EXT
	COLOR	PAINT TO MATCH SW 7036 'ACCESSIBLE BEIGE'
	FINISH	SATIN (#44)

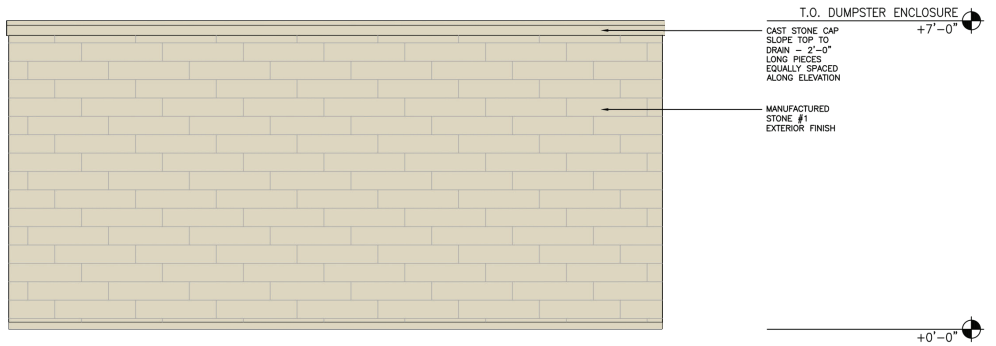
EXTERIOR MATERIAL LEGEND		
METAL PANEL 1	MANUF	ARCORNIC ARCHITECTURAL PRODUCTS
	PRODUCT	REYNOBOND
	COLOR	COLORWELD 500 SERIES TWO SILVERSMITH
FIBER CEMENT BOARD 1	MANUF	NICHIHA
	PRODUCT	VINTAGE WOOD AWP 1818
	COLOR	BARK
	SIZE	18" X 72" (NOMINAL)
	NOTES	PROVIDE FABRICATED 3.5" CORNERS AND MANUFACTURERS' ESSENTIAL FLASHING SYSTEM
FIBER CEMENT BOARD 2	MANUF	NICHIHA
	PRODUCT	VINTAGE WOOD AWP 1818
	COLOR	ASH
	SIZE	18" X 72" (NOMINAL)
	NOTES	PROVIDE FABRICATED 3.5" CORNERS AND MANUFACTURERS' ESSENTIAL FLASHING SYSTEM
STONE VENEER	MANUF	WESTLAKE ROYAL STONE, LLC.
	PRODUCT	CULTURES STONE HEWED STONE
	COLOR	FOUNDATION
	SIZE	22" WIDE X 5" HIGH X 1.5" THICK
	PATTERN	RUNNING BOND
	MORTAR	1 1/4" NOMINAL JOINTS W/ FULL SMOOTH TOOLED NATURAL OFF WHITE PORTLAND CEMENT GROUT
	NOTES	1/2" OFFSET RUNNING BOND MANUFACTURED THIN STONE FIELD-CUT TO MAX. LENGTHS POSSIBLE WITH BUTTED AND LAPPED INSIDE CORNERS AND MANUFACTURERS' FABRICATED RETURN CORNER PIECES - MITERED CORNERS ARE NOT ACCEPTABLE - PLACES CONTROL JOINTS AS RECOMMENDED BY THE MANUFACTURER.
ROOF COPING	MANUF	PAC-CLAD
	PRODUCT	PAC-CONTINUOUS
	COLOR	BLACK
STOREFRONT 1	MANUF	KAWNEER
	PRODUCT	ANODIZED BLACK
STOREFRONT 2	MANUF	KAWNEER
	PRODUCT	CLEAR ANODIZED
EXTERIOR PAINT 1 (CANOPY STEEL COLUMNS)	MANUF	BENJAMIN MOORE
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	COLOR	PAINT TO MATCH SW 7036 'ACCESSIBLE BEIGE'
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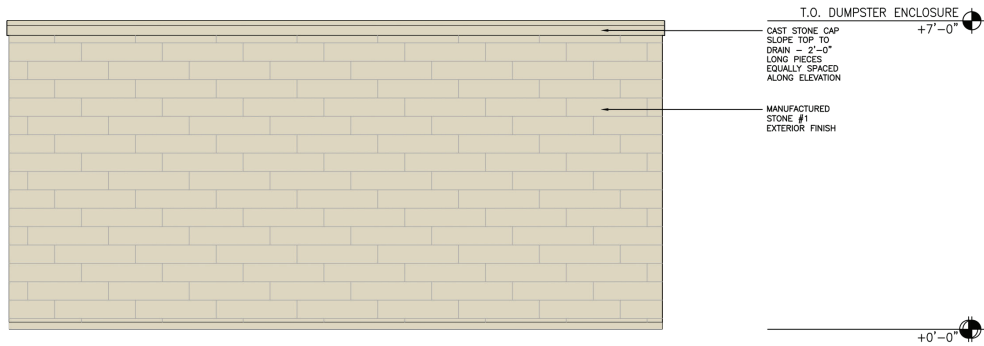
02 WEST ELEVATION
SCALE: 1/2"=1'-0"



04 EAST ELEVATION
SCALE: 1/2"=1'-0"



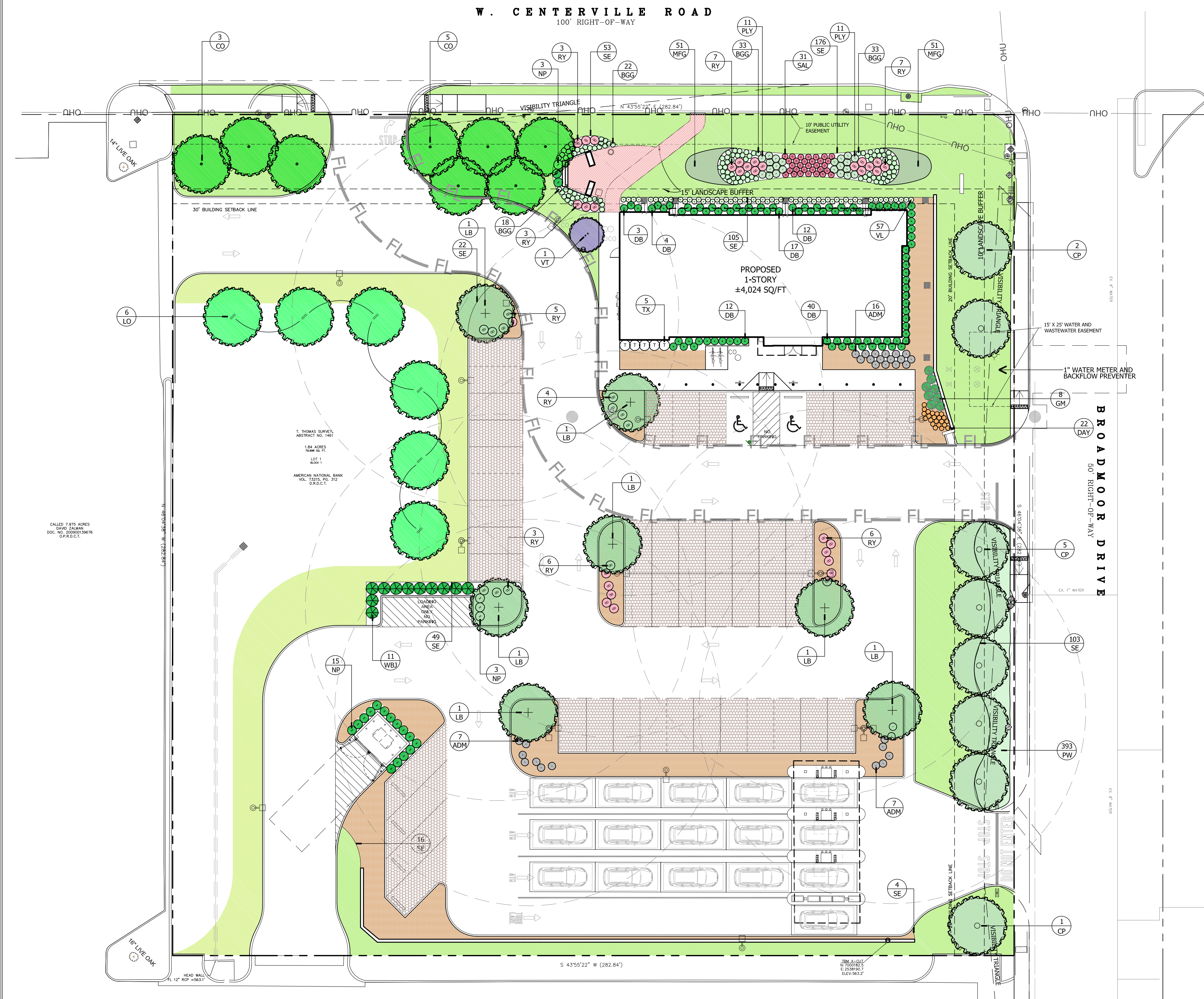
01 NORTH ELEVATION
SCALE: 1/2"=1'-0"



03 SOUTH ELEVATION
SCALE: 1/2"=1'-0"



RETAIL BANKING CENTER
Centerville Garland
Garland, Texas 75041



LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
VITAL EARTH COMPOST
BACK-TO-EARTH SOIL CONDITIONER
LIVING EARTH COMPOST
SOIL BUILDING SYSTEMS COMPOST
SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON SHEET L-1.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER- SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCs (LICENSED IRRIGATORS ACT), S.B. NO. 259.

LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

609 BUFFALO SOD
(BOULELOUA DACTYLOIDES)

RIVER ROCK
(SEE NOTE BELOW)

SOD INSTALLATION NOTES (BERMUDA AND BUFFALO):

- a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
- c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
- d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
- e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
- f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.

RIVER ROCK INSTALLATION NOTES:

- a. LANDSCAPE CONTRACTOR SHALL INSPECT RIVER ROCK AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
- b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
- c. PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO MEDIUM RIVER ROCK IN DESIGNATED AREAS.

LANDSCAPE REQUIREMENTS

MIN. 10% SITE LANDSCAPE REQUIRED	
DEVELOPED SITE	80,000 SF
REQUIRED	8,000 SF
PROVIDED LANDSCAPE	32,598 SF (40.75%)

LANDSCAPE BUFFERS	
CENTERVILLE RD. - 15' PROVIDED (1 large tree per 30 lf buffer) 283' - 58' (ex. drives) = 225' 225' / 30 = 7.5 = 8 trees required 8 trees provided	BROADMOOR DR. - 10' PROVIDED (1 large tree per 30 lf buffer) 283' - 50' (ex. drives) = 233' 233' / 30 = 7.7 = 8 trees required 8 trees provided

(7 shrubs/orn grass per 30 lf buffer) 225' = 7.5 x 7 = 52.5 = 53 required 67 provided	(max 75% bufferyard to be turf) TOTAL BUFFERYARD 2,678 SF LESS PAVING -542 SF BUFFERYARD LANDSC. 2,136 SF MAX. TURF ALLOWED 1,602 SF PROPOSED TURF 1,218 SF
---	--

(max 75% bufferyard to be turf) TOTAL BUFFERYARD 4,130 SF LESS PAVING -440 SF BUFFERYARD LANDSC. 3,690 SF MAX. TURF ALLOWED 2,767 SF PROPOSED TURF 2,766 SF	
--	--

PARKING LANDSCAPE (tree required within 65' of each space) (1 large tree per 10 spaces) 47 spaces / 10 = 4.7 = 5 trees required 7 trees proposed	
--	--

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
CO	CHINKAPIN OAK	8	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CP	QUERCUS MUHLENBERGIA	8	3" CAL.	10-12'	6-7'	NURSERY GROWN	
LB	CHINESE PISTACHE	8	3" CAL.	10-12'	6-7'	NURSERY GROWN	
TX	PISTACIA CHINENSIS	7	3" CAL.	10-12'	6-7'	NURSERY GROWN	
LO	LACEBARK ELM	6	3" CAL.	10-12'	6-7'	NURSERY GROWN	
VT	ULMUS PARVIFOLIA SEMPERVIRENS	1	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
WB	QUERCUS VIRGINIANA	11	5 GAL.	36"	20"	FULL	48"oc
TX	VITEX	5	5 GAL.	24"	18"	FULL	42"oc
NP	VITEX AGNUS-CASTUS	5	5 GAL.	20"	15"	FULL	36"oc
RY	WICHITA BLUE JUNIPER	5	5 GAL.	24"	18"	FULL	42"oc
PLY	QUERCUS SCOPULORUM 'WICHITA BLUE'	5	5 GAL.	24"	18"	FULL	42"oc
ADM	TEXAS SAGE	5	5 GAL.	24"	18"	FULL	42"oc
GM	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	21	5 GAL.	20"	15"	FULL	36"oc
DB	QUERCUS VIRGINIANA	44	5 GAL.	15"	20"	FULL	36"oc
SAL	HESPERALOE PARVIFOLIA	22	5 GAL.	12"	15"	FULL	30"oc
BGG	PALE LEAF YUCCA	30	5 GAL.	12"	15"	FULL	30"oc
MFG	ADAM'S NEEDLE YUCCA	8	5 GAL.	15"	15"	FULL	30"oc
DAY	YUCCA FILAMENTOSA	8	5 GAL.	15"	15"	FULL	30"oc
VL	MUHLBERGIA CAPILLARIS	88	5 GAL.	15"	15"	FULL	30"oc
PW	DWF BURFORD HOLLY	31	3 GAL.	12"	12"	FULL	24"oc
SE	ILEX CORNUTA 'BURFORDI' NANA	106	1 GAL.	12"	10"	FULL	20"oc
	BOULELOUA GRACILIS 'BLOND AMBITION'	102	1 GAL.	10"	10"	FULL	18"oc
	MEX. FEATHERGRASS	22	1 GAL.	12"	10"	FULL	18"oc
	NASSELLA TENUISSIMA	57	1 GAL.	10"	10"	FULL	18"oc
	HEMEROCALLIS 'HAPPY RETURNS'	393	1 GAL.	MIN. 5 - 12"	RUNNERS		18"oc
	LIRIOPE SPICATA						
	PURP WINTERCREEPER						
	ELONMYXUS COLORATIS						
	STEEL EDGING	528	LIN. FT.			REF. DETAIL	

DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

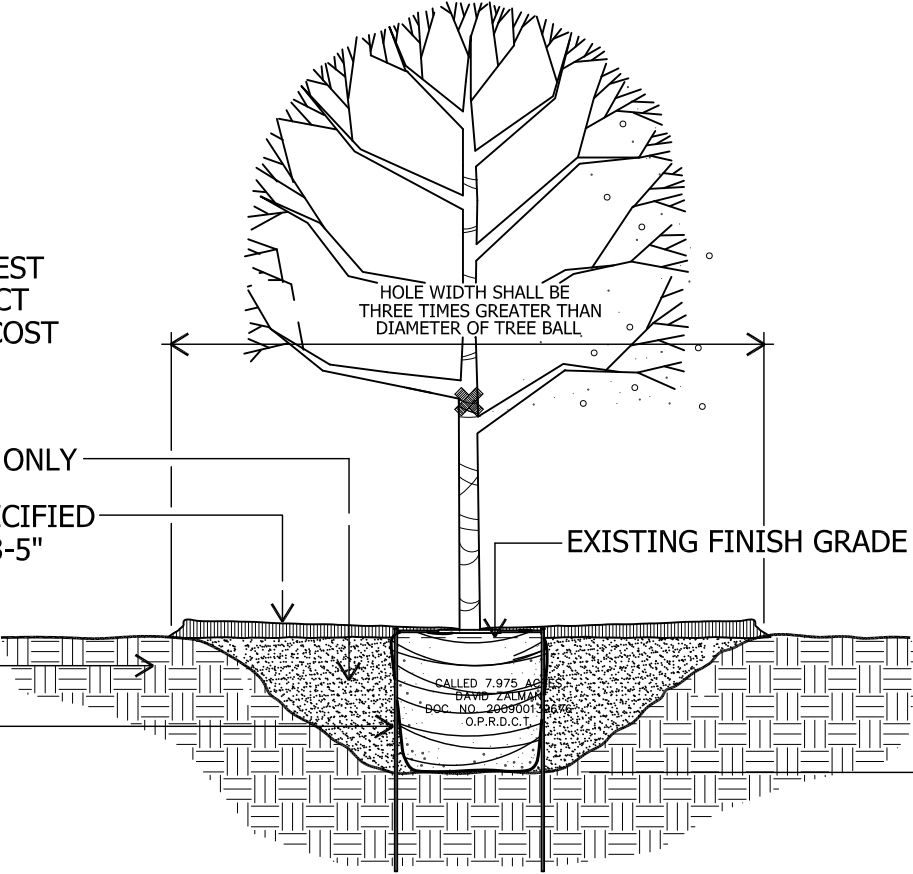
TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY

SHREDDED CEDAR MULCH AS SPECIFIED TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE

MODEL 65BG-NS BELOW-GRADE TREE STAKING AS MNFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale

DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

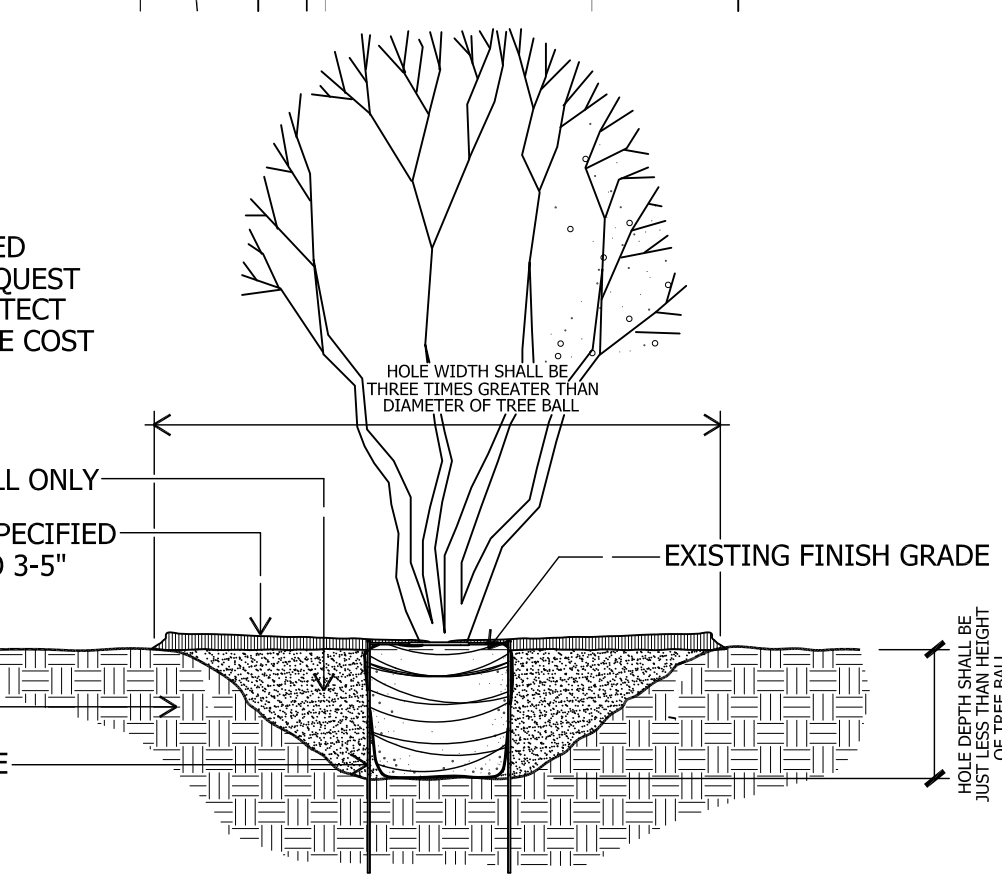
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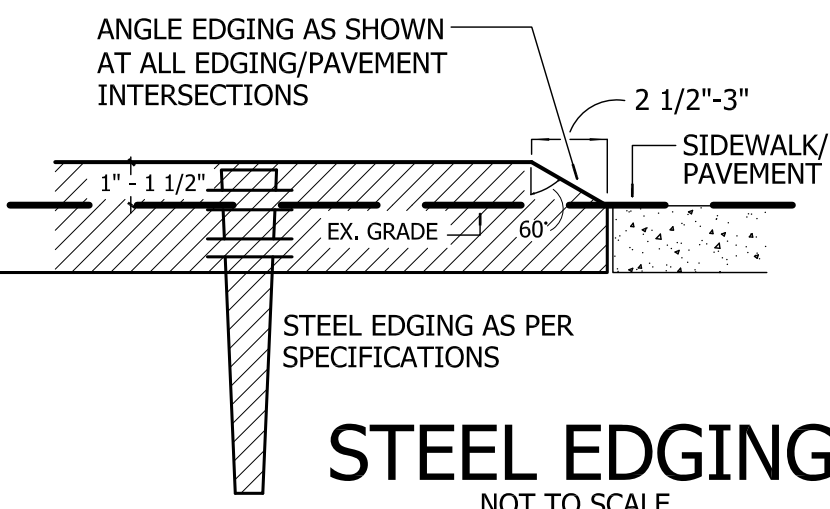
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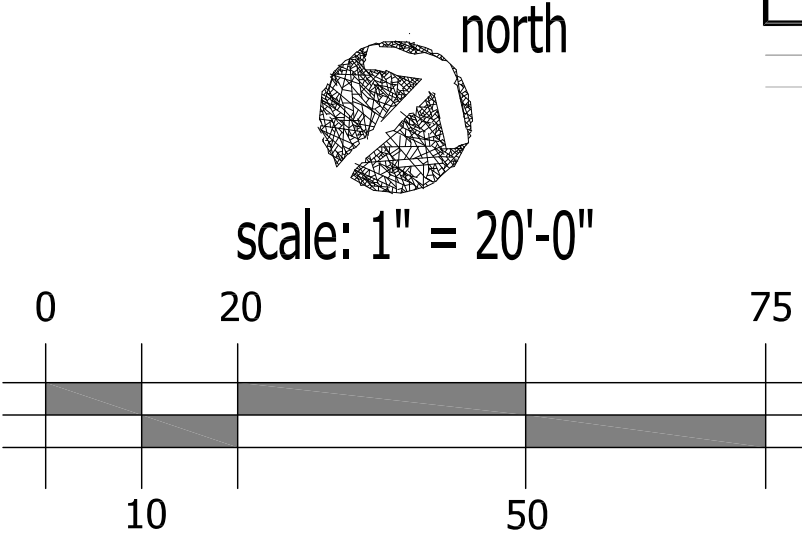
MODEL 65BG-NS BELOW-GRADE TREE STAKING AS MNFG. BY "TREE STAKE SOLUTIONS" (www.treestakesolutions.com)



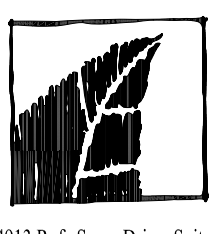
TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale



STEEL EDGING
NOT TO SCALE



CASE # 250610-2



Leeming
Design Group
Landscape Architecture



CUMULUS DESIGN
FIRM #14810
2080 N. HWY 360, #240
GRAND PRAIRIE, TX 75050
214.235.0367
CARLOS IGLESIAS
carlos@cumulusdesign.net

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

REV. NO.	DATE	DESCRIPTION
07/11/26	09/02/26	LIGHT STANDARDS
		MEMORIAL REVISION

PLOT DATE
07/08/2026

DRAWING SCALE
1" = 20'

PROJECT NUMBER
CD23022

SHEET NUMBER
L-1



CUMULUS DESIGN
CIVIL ENGINEERING

September 02, 2026

Planning & Development

City of Garland

800 Main St,

Garland, TX 75040

Re: Pre-Filing Appointment – 1000 W Centerville Rd – File No: 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, three teller lanes which are no longer operational and four operational automated teller machines lanes.

The Garland Development Code (GDC) allows for the Automated Teller Machine (ATM) – Drive-Up in the Community Retail (CR) District, which is the base zoning for this Planned Development (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 PD 74-35 for Community Retail Uses. Planned Development District 74-35 contains one lot and is currently developed with the existing Chase Bank.



CUMULUS DESIGN
CIVIL ENGINEERING

Considerations:

Proposed Development and Detail Plan:

1. The client intends to demolish the existing building structure, teller and ATM's lanes and construct a approximately 4,020 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 desired codes for parking, ADA accessibility, lighting, landscape, etc.

2. The Landscape Plan (Exhibit D and E) complies with applicable screening and landscaping standards per the current GDC.
3. The Building, ATM, and Dumpster Enclosure (Exhibit F) 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. An approximately 4,020 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 85 square feet of gross floor area for a Bank. 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



CUMULUS DESIGN
CIVIL ENGINEERING

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, which will include a total of 13 parking lot trees. The open space for the property will be increased from the standard 10% per GDC to 40%. The client also intends to add decorative stamp concrete to all the parking spaces except the two ADA accessible spaces.

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.

The existing Fallen Officer Memorial plaque shall be relocated from the existing building rear door to a new approximately 289 sq. ft. area and installed atop a round decorative foundation, generally located north along the Centerville Road. The fallen officer memorial will include decorative stamp concrete or pavers and two benches and a wastebasket.

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

Enclosures:

Exhibit A Site Plan

Exhibit B Concept Plan 24x36

Exhibit C Concept Plan 8.5x11

Exhibit D Landscape Plan

Exhibit E Color Landscape Plan

Exhibit F Exterior Elevations



Page 25 of 59

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

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 / Firma / 

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

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Planning Report

File No: Z 26-21/District 5

Agenda Item:

Meeting: Plan Commission

Date: September 14, 2026



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use.

LOCATION

1130 West Centerville Road

APPLICANT

Watermill Express

OWNER

HEB LP (Benjamin Scott)

BACKGROUND

The subject property at 1130 West Centerville Road is zoned Planned Development (PD) District 26-16 for Community Retail (CR) uses. Watermill Express currently operates a water-vending kiosk at 1206 West Centerville Road, on a separate lot zoned Planned Development (PD) District 71-119 for Community Retail (CR) uses. Both lots are part of the same commercial shopping center. The Certificate of Occupancy for the existing kiosk was issued in 2007 for water vending; however, this use was not specifically identified in the Garland Development Code at that time, and the kiosk has remained in service since then. A Kiosk, Self-Service: Retail (ice, water, etc.) use requires approval of a Specific Use Provision.

The applicant proposes to remove the existing kiosk and relocate the use to the subject property at 1130 West Centerville Road. The proposed vending station is Watermill Express's updated model: a 106-square-foot, pre-manufactured, stand-alone, unmanned masonry structure constructed of pre-cast concrete.

SITE DATA

The subject property is approximately 7.975 acres and contains a 53,000-square-foot commercial shopping center building and associated parking. The parking area serves the commercial buildings within both the PD 26-16 and PD 71-119 lots. The shopping center has two access points: one from West Centerville Road and another from Broadmoor Drive.

The proposed kiosk will be installed on a new pad within the parking area. Two parking spaces will be occupied by the kiosk, and two additional spaces will be converted to a striped no-parking area, resulting in a total reduction of four parking spaces.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 26-16 for Community Retail (CR). This 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 inappropriate in proximity to low-density residential districts.

without significant buffering and screening features. An example of allowed use in a PD 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 kiosk shall comply with Section 4.83 (A) – Architectural Elements, which requires nonresidential buildings to incorporate design elements that create character or reflect regional architecture by including at least six of the listed architectural elements.
2. The site exceeds minimum parking requirements, with 159 spaces required and 382 spaces present; therefore, the removal of four spaces for a parking island does not create a parking deficiency.
3. No additional site development standards are triggered by this request, as the proposal is in compliance with Section 2.52(7) – Kiosks of the GDC and replaces an existing kiosk.

CONSIDERATIONS

Specific Use Provision

1. The applicant is requesting a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc.) use and it is defined as: KIOSK, SELF-SERVICE - RETAIL:(x) A self-service kiosk, operated by a business entity for the convenience of its customers to purchase and obtain a commodity that is either prepackaged or dispensed in bulk to the customer (such as, ice, or drinking water). The term does not include a Vending Machine, Exterior.
2. Staff recommends that landscaping be provided around the proposed kiosk. Staff is working with the applicant to finalize the location.
3. The existing *Watermill Express* kiosk has operated within the shopping center since 2007. The proposal will replace the existing kiosk with an updated model at a nearby location within the same shopping center.
4. The applicant requests a 30-year time limit. The SUP Time Period Guide recommends 25 to 30 years for new construction, including projects involving demolition of an existing structure and construction of a new project. The proposal involves removal of the existing water kiosk and construction of a new kiosk at a different location within the same shopping center. Given the limited scale of the kiosk use and consistent with the time period recommended for the recently considered *Watermill Express* kiosk, staff recommends a 15-year time period.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community Centers are areas of compact development, primarily non-residential, serving a collection of neighborhoods. This development type typically includes a mix of retail, service, office, multi-family residential, and entertainment uses.

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 proposed kiosk is a small-scale retail service located within an existing shopping center and is compatible with the commercial character envisioned by the Community Centers designation.

THE WEDGE ECONOMIC FOCUS AREA

The subject property is located within the Wedge Economic Focus Area along the Centerville Road corridor. Garland on the Rise identifies the Wedge as a priority area for concentrated reinvestment and emphasizes higher-value development, interconnected redevelopment nodes, and a more connected, mixed-use development pattern. The strategy also encourages shared access and preservation of opportunities for future property assembly and redevelopment.

The request would relocate an existing water-vending kiosk within the same commercial shopping center and replace it with a new 106-square-foot kiosk. Although the proposal maintains an existing neighborhood service, it does not include mixed-use development or substantial property redevelopment that would directly advance the long-term objectives for the Wedge Economic Focus Area. The kiosk's limited footprint and use of the shopping center's existing shared access reduce its potential effect on future redevelopment. A fifteen (15)-year SUP period would allow the kiosk to operate while preserving an opportunity to reevaluate the use as redevelopment objectives for the area are implemented.

CENTERVILLE MARKETPLACE REVITALIZATION STRATEGY

The subject property is located within the Centerville Marketplace Revitalization Strategy study area. The Strategy envisions the area as a neighborhood shopping area first and a regional commercial destination second. Its goals include better connecting development to adjacent neighborhoods, encouraging a greater diversity of land uses, promoting higher-quality and pedestrian-friendly development, and improving the area's physical appearance. The Strategy identifies the large amount of pavement associated with parking lots and roadways as a challenge and encourages landscaping and other softscape improvements.

The proposed kiosk would maintain an existing neighborhood-serving retail service within an established shopping center and replace the existing kiosk with an updated structure. Although the request does not constitute substantial redevelopment or introduce a greater diversity of land uses, its limited footprint is not expected to preclude broader future revitalization of the property. Staff's recommendation to provide landscaping around the proposed kiosk is consistent with the Strategy's emphasis on reducing the visual impact of paved areas and improving the physical environment.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding area is commercially developed. The properties to the north across West Centerville Road are zoned PD 12-16 for CR and has *Starbucks*, medical office, and a fitness school; the property to the west is zoned PD 71-119 and has parking lot serving the commercial center; the property to the east is zoned CR (part of same PD 26-16) and has a *McDonalds* drive-through restaurant; the property to the south is zoned CR (part of same PD 26-16) developed with commercial buildings.

The proposed kiosk relocates an existing neighborhood-serving use a short distance within the same commercial shopping center. Its limited footprint and unmanned operation are compatible with the surrounding commercial zoning and land uses.

STAFF RECOMMENDATION

Staff recommends approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service Retail (ice, water, etc.) use for 15 years and 2) a Concept Plan for a Kiosk, Self-Service

Retail (ice, water, etc.) use with landscaping around the kiosk, the agreed upon location of which would be presented at the Plan Commission meeting.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: October 5, 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



Page 31 of 59



NO.	DATE	REVISION
1.	2026-07-29	REVISED KIOSK LOCATION & UTILITIES

WATERMILL EXPRESS

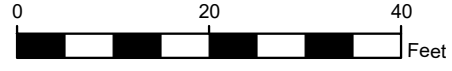
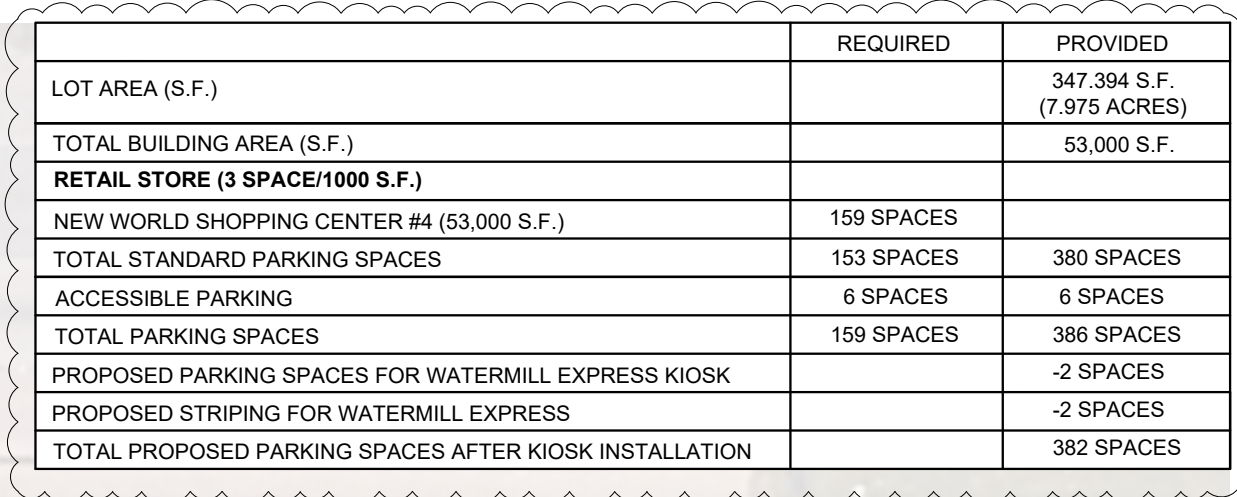
1202 W CENTERVILLE RD
CITY OF GARLAND
DALLAS COUNTY, TEXAS

COVER



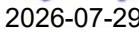
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 833-6748
FIRM #20221

DESIGNED: TL	DATE	PROJECT #	SHEET
DRAWN: TL	JULY 2026	114088	C1.0
REVIEWER: MG			



	PROPERTY LINE
	EASEMENT LINE
	PROPOSED LANDSCAPE
	SURFACE FLOW DIRECTION
	EXISTING LIGHT POLE
	EXISTING POWER POLE
	EXISTING SEWER MANHOLE
	EXISTING SEWER CLEANOUT
	EXISTING TRANSFORMER
	EXISTING WATER VALVE
	EXISTING STORM MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER

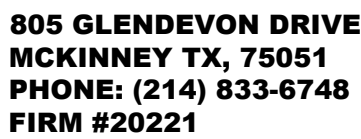
1. CONSTRUCTION WILL BE IN ACCORDANCE WITH STANDARD CITY DETAILS AS SHOWN IN THE CITY OF GARLAND DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS.
2. THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN SHALL DEMONSTRATE HOW ALL MECHANICAL EQUIPMENT SHALL BE SCREENED. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. ALL WATER AND SEWER SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR.
4. UTILITY LOCATION BASED ON BEST AVAILABLE DATA. CONTRACTOR TO VERIFY SIZE, LOCATION AND INVERT OF EXISTING UTILITIES ON SITE AND PROVIDE APPROVAL SKETCH FOR THE CONNECTION OF PROPOSED UTILITIES BEFORE COMMENCING CONSTRUCTION.



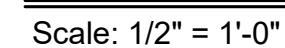
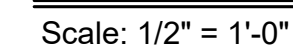
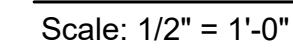
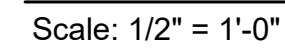
NO.	DATE	REVISION
1	2026-07-29	REVISED KIOSK LOCATION & UTILITIES

WATERMILL EXPRESS
1202 W CENTERVILLE RD
CITY OF GARLAND
DALLAS COUNTY, TEXAS

CONCEPT PLAN



DESIGNED: TL	DATE	PROJECT #	SHEET
DRAWN: TL	JULY 2026	114088	C2.1
REVIEWER: MG			



- ## Materials & Colors

DESIGN IS BASED ON BUT NOT
LIMITED TO BELOW ITEMS

- ## General Notes

- MATERIAL:**

This unit consists of a pre-cast concrete base & top unit with a pre-fabricated aluminum awning frame attached to the front of the concrete top unit

CASE NUMBER: 250925-2

Z 26-21 Existing Water Kiosk



Viewing from Northwest side



Viewing site from Southwest side



Viewing site from Southeast side

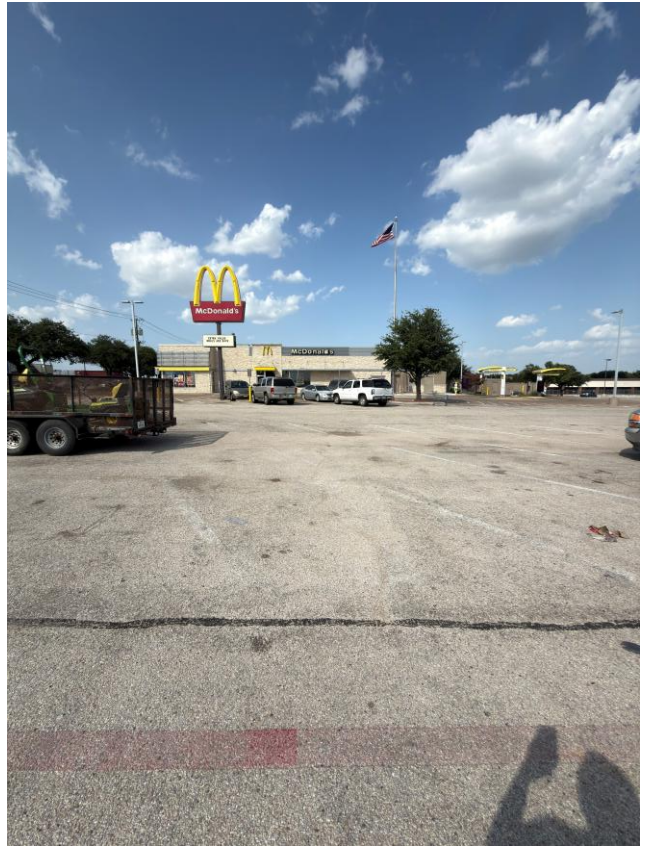


Viewing site from Northeast side

Z 26-21 Proposed Location



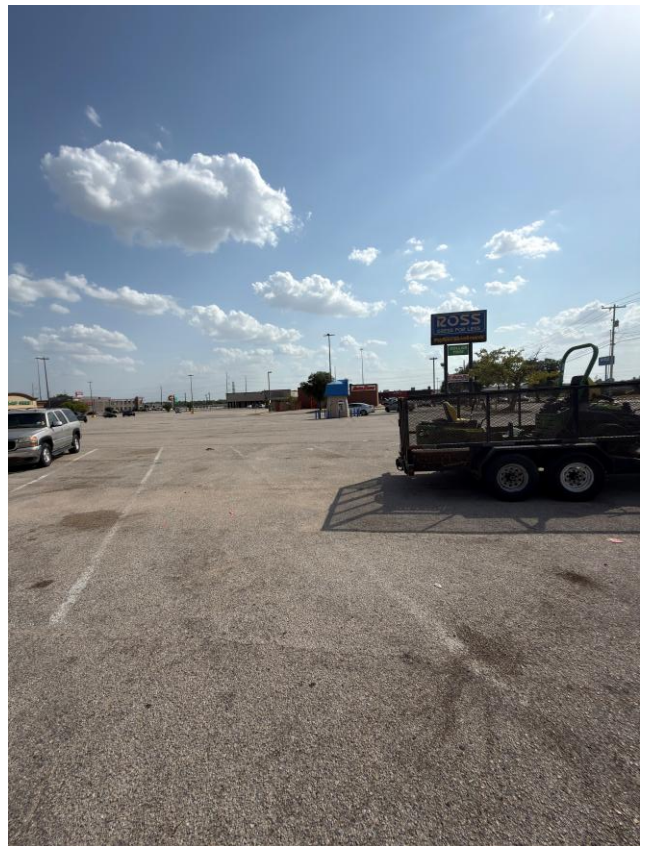
Viewing from Northwest side



Viewing site from Southwest side



Viewing site from Southeast side



Viewing site from Northeast side

SPECIFIC USE PROVISION

ZONING FILE Z 26-21

1130 West Centerville Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Kiosk, Self-Service Retail (ice, water, etc.) 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 26-16) for Community Retail (CR) as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

F. F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the Zoning 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 period of 30 years. [Applicant's request]

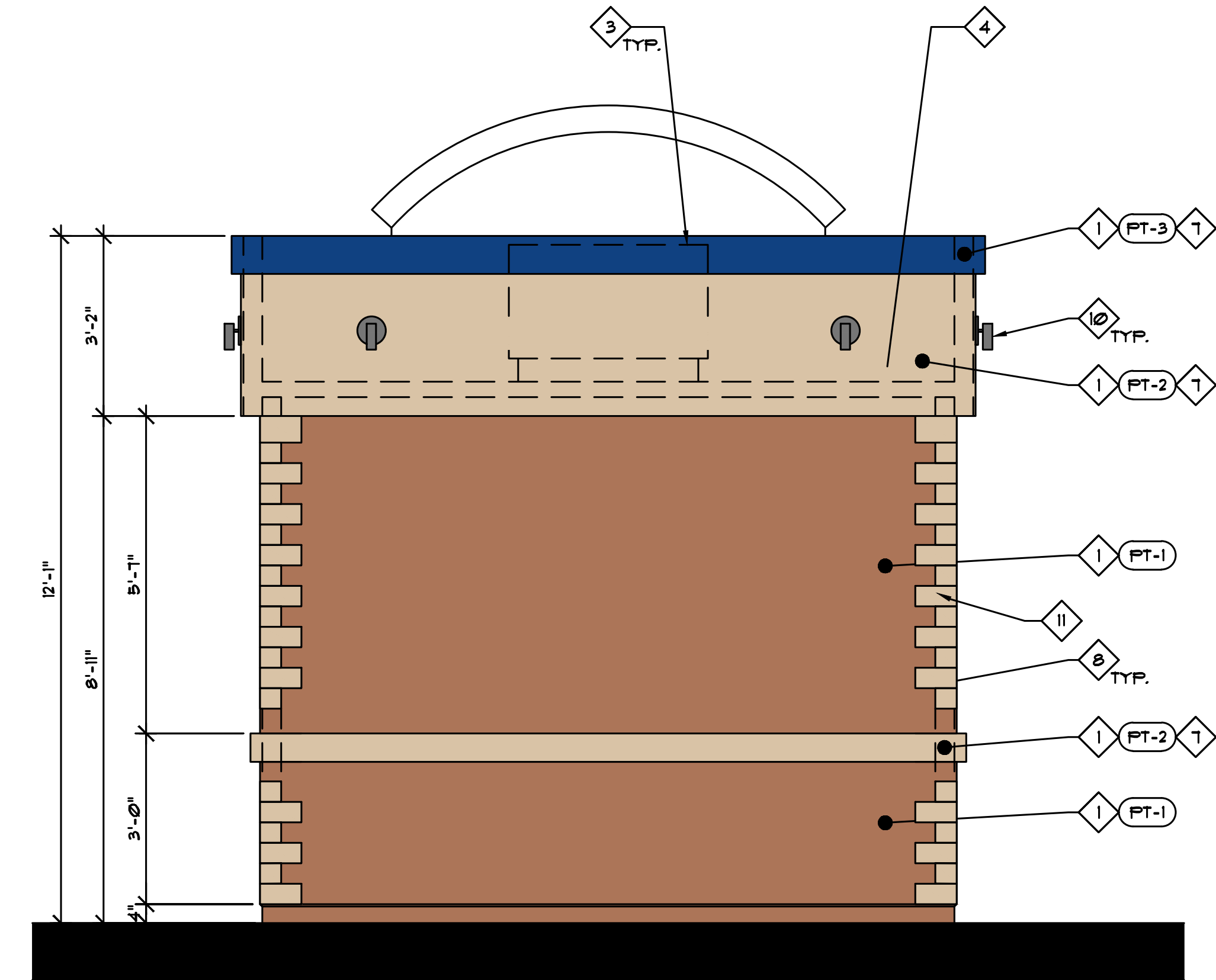
Time Period: The Specific Use Provision shall have a period of 15 years. [Staff recommendation]

B. Landscaping: Additional landscaping shall be installed around the kiosk before a Certificate of Occupancy is issued.



Front Elevation

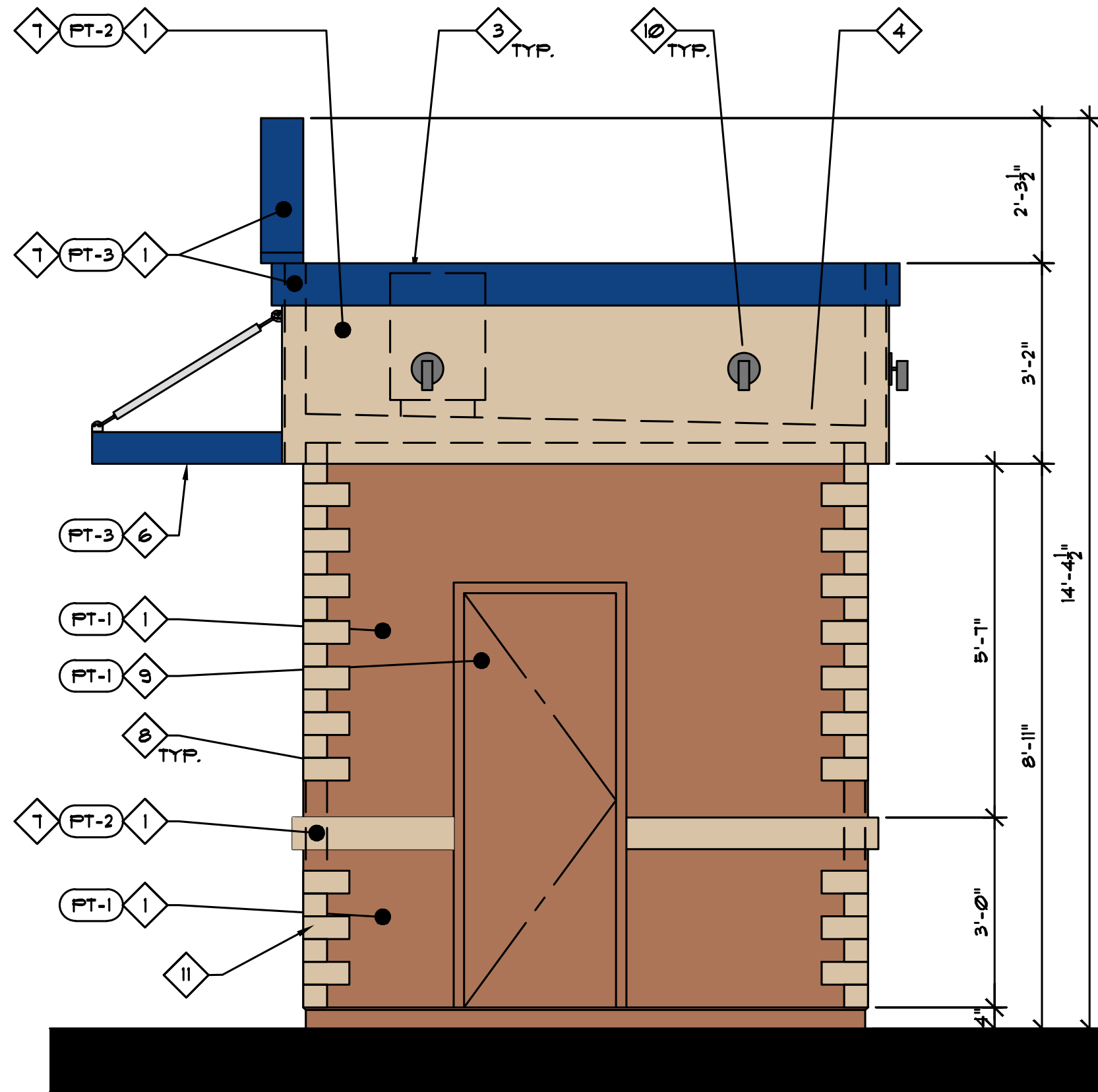
Scale: 1/2" = 1'-0"



Back Elevation

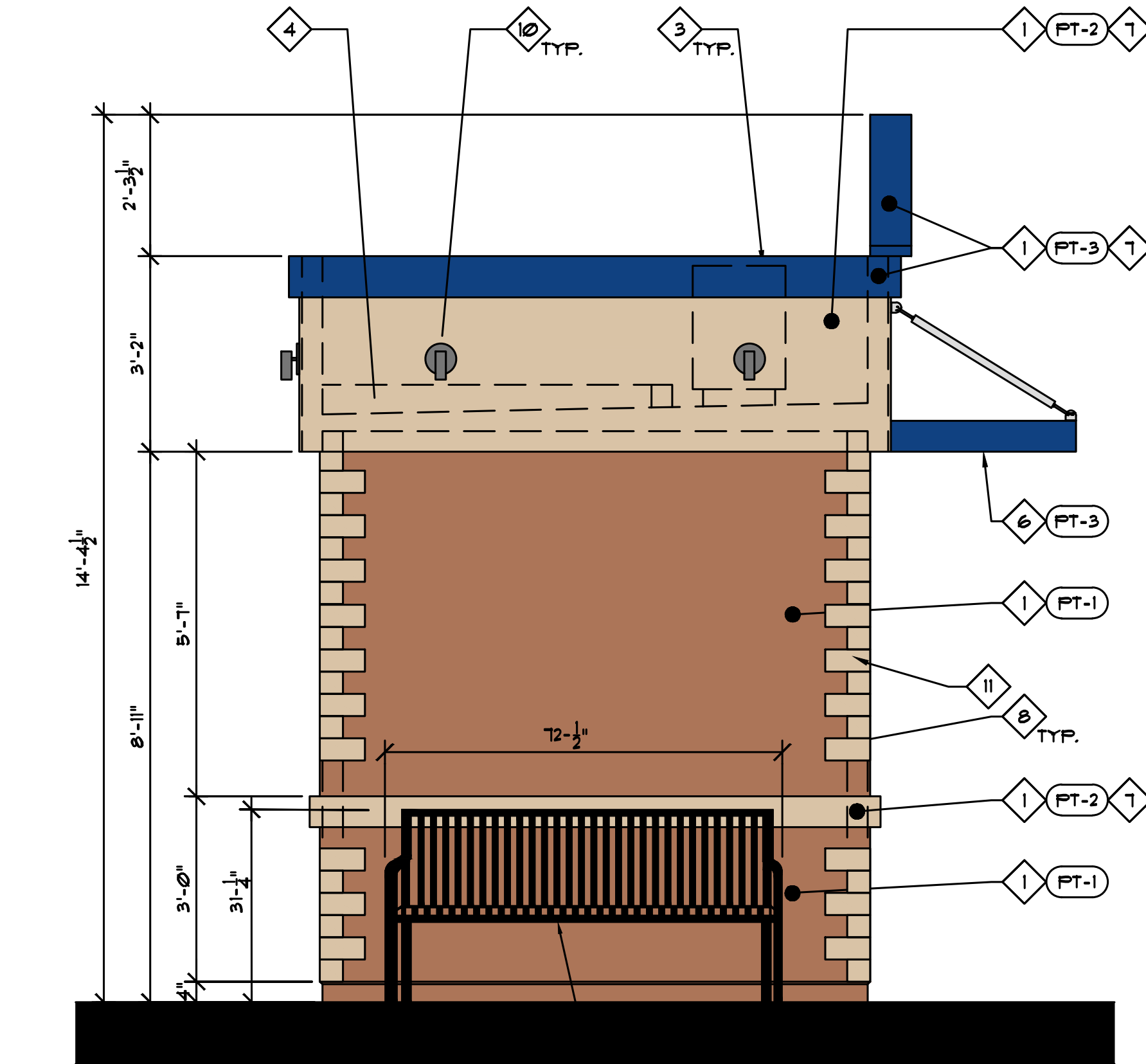
Scale: 1/2" = 1'-0"

DESIGN ELEMENT	STATUS	REFERENCE
AWNINGS / CANOPIES	PROVIDED	SHOWN ON THE FRONT AND SIDE ELEVATIONS
DECORATIVE CORNER QUOINS	PROVIDED	SHOWN ON ALL KIOSK ELEVATIONS
DISTINCTIVE LIGHTING FEATURES	PROVIDED	SHOWN WALL-MOUNTED LIGHT FIXTURES SHOWN ON THE SIDE AND REAR ELEVATIONS
BENCHES	PROVIDED	BENCH SHOWN ON THE REAR ELEVATION
VARIED ROOF HEIGHTS	PROVIDED	SHOWN ON THE FRONT AND SIDE ELEVATIONS
ORNAMENTAL FAÇADE TRIMS	PROVIDED	DECORATIVE FAÇADE TRIM SHOWN ON ALL KIOSK ELEVATIONS



Side Elevation

Scale: 1/2" = 1'-0"



Side Elevation

Scale: 1/2" = 1'-0"

BENCH: VICTOR STANLEY MODEL RB-28,
6' LENGTH, OR APPROVED EQUAL.

THE WATERMILL STRUCTURE IS APPROVED BY THE STATE, WHICH INCLUDES ADA STANDARDS, AND IS NOT REVIEWABLE ON THE LOCAL LEVEL. STAMPED, APPROVED PLANS ATTACHED FOR REFERENCE.

Keynotes

- 1 PAINTED PRE-CAST CONCRETE WATER KIOSK, REFER TO STRUCTURAL, M/E/P AND EXTERIOR ELEVATIONS DRAWINGS.
- 2 WATER/ ICE DISPENSER AND CONTROL PER MFR WRITTEN INSTRUCTION, REFER TO M/E/P DRAWINGS AND COORDINATE WITH OWNER.
- 3 CONDENSER EQUIPMENT BEYOND, REFER TO MECHANICAL & STRUCTURAL DUG'S.
- 4 SLOPED PRE-CAST CONCRETE ROOF LINE BEYOND.
- 5 BLUE & WHITE ACRYLIC COVER OVER LIGHT BOX, REFER TO ELECT. DUG'S AND COORDINATE WITH OWNER.
- 6 PRIME AND PAINTED METAL CANOPY AND SUPPORT SYSTEM, REFER TO STRUCTURAL DRAWINGS.
- 7 RETURN PAINT COLOR TO INSIDE FACE BACK TO MAIN BUILDING.
- 8 DASHED LINES REPRESENT BUILDING BEYOND.
- 9 PRIME AND PAINTED DOOR AND FRAME ASSEMBLY.
- 10 WALL MOUNTED EXTERIOR LIGHTING, REFER TO ELECTRICAL DUG'S.
- 11 PROVIDE DECORATIVE CORNER QUOINS PER ELEVATIONS.FINISH TO MATCH APPROVED MATERIALS AND COLORS.

Materials & Colors

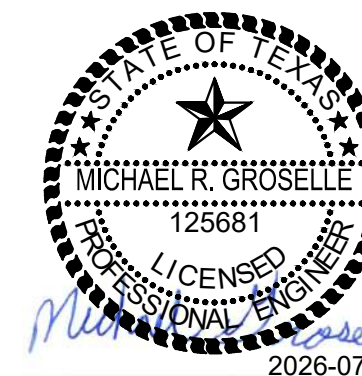
DESIGN IS BASED ON BUT NOT LIMITED TO BELOW ITEMS

- PT-1, SHERWIN WILLIAMS
#SW 0007 DECORIOUS
- PT-2, SHERWIN WILLIAMS
#SW 0036 BUCKRAM BINDING
- PT-3, SHERWIN WILLIAMS
#SW B015-20 BLUE MATCH

General Notes

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS.
2. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY, OR CONCRETE UNO.

MATERIAL:
This unit consists of a pre-cast concrete base & top unit with a pre-fabricated aluminum awning frame attached to the front of the concrete top unit



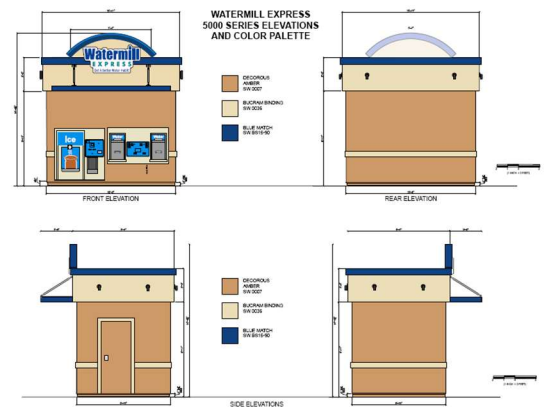
NO.	DATE	REVISION
1	2026-07-29	REVISED KIOSK LOCATION & UTILITIES
WATERMILL EXPRESS 1202 W CENTERVILLE RD CITY OF GARLAND DALLAS COUNTY, TEXAS		
KIOSK ELEVATIONS, COLORS & MATERIALS		
 805 GLENDEVON DRIVE MCKINNEY TX, 75051 PHONE: (214) 833-6748 FIRM #20221		
DESIGNED: TL	DATE	PROJECT #
DRAWN: TL	JULY 2026	114088
REVIEWER: MG		

CASE NUMBER: 250925-2

NARRATIVE



WATERMILL EXPRESS PID 114088
W 1206 CENTERVILLE RD,
GARLAND, TX 75042
PARCEL 2639150001003000 -
PARKING LOT



We are proposing to remove the current Watermill Express and install our most up-to-date model about 75-80 feet northwest to two different parking spaces in an adjacent parking row. The new vending station is a 106sf pre-manufactured, stand-alone, unmanned masonry structure constructed of pre-cast concrete with an architectural finish that is designed to be especially resistant to the elements and customer wear and tear. The prefabricated station is certified and registered with the Industrialized Housing and Buildings Division of the Texas Department of Licensing and Regulation. It is wind rated to 170 mph and seismic rated to Design Category D.

It will sit on a new 15x15 surface-level pad located in two (2) leased parking spaces. We plan to tap into the existing water line to extend it to our new unit location, electric will connect to an existing power pole. The sewer line will be extended by the property owner and we will connect to their extension. All units come to the site already inspected and approved by the State, leaving local review to primarily the pad and utility connections. The unit measures 14.375' x 12.17' x 8.83' and can be color-matched, if needed. There is one (1) attached illuminated Watermill Express sign.

There are no other proposed changes to the existing property including landscaping.

Thank you,

Ashley Hayes
Watermill Express, LLC / Permit Coordinator
561.313.9614
Ashley.Hayes@WatermillExpress.com



0 350 Feet

1 inch = 350 feet

ZONING MAP Z 26-21

INDICATES AREA
OF REQUEST

INDICATES
NOTIFICATION AREA

1130 W Centerville Rd

Comment Form

Case Z 26-21

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

1101 W Centerville Rd / TK Marketplace LLC

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

[REDACTED]

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

9/8/24

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

Complete and return this form 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

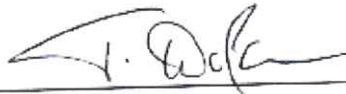
Property/Business Owner or Tenant Name & Title / Nombre y Título del propietario o inquilino de la propiedad/negocio / Tên và chức danh của chủ sở hữu bất động sản/doanh nghiệp hoặc người thuê nhà

Wendy's

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

1310 W. Centerville Rd. Garland, TX 75041

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



Signature / Firma / Chữ ký

5/4/26

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

I vote which ever way HEB gives votes

T. Doherty



Planning Report

File No: Z 26-29/District 2

Agenda Item:

Meeting: Plan Commission

Date: September 14, 2026

REQUEST

Hold a public hearing and consider approval of a Specific Use Provision (SUP) for a Tattooing/Body Piercing Establishment use on property zoned Downtown (DT) – Uptown Sub-District and Downtown Automotive Overlay District (DAO).

LOCATION

316 Main Street

APPLICANT

Rock Ink Tattoos

OWNER

Duck Creek Commercial, LLC

BACKGROUND

Rock Ink Tattoos currently operates in Suite 200 within the existing commercial building at 316 Main Street. The applicant proposes to relocate the business from the approximately 350-square-foot suite (Suite 200) to the adjacent approximately 1,600-square-foot suite (Suite 100).

In 2016, the City Council approved an SUP under zoning case Z 16-45 for a Tattooing/Body Piercing Establishment at 316 Main Street, Suite 200, for a period of three (3) years. In 2019, the City Council approved an SUP under zoning case Z 19-36 for the same use and tenant space for a 10-year period. Approximately three (3) years remain on the existing SUP.

The existing SUP authorizes the Tattooing/Body Piercing Establishment to operate within Suite 200. A new SUP is required to relocate the establishment to Suite 100.

SITE DATA

The subject property contains approximately 0.24 acres, or 10,355 square feet, and is located at the southeast corner of Main Street and South Fourth Street. The site is developed with an existing multi-tenant commercial building containing *Rock Ink Tattoos*, *Wallis Welding*, and a residential unit.

An immediately adjacent property to the east, under the same ownership, contains parking that serves the uses within the subject building. No building expansion or changes to the existing access, utilities, drainage, parking configuration, or site circulation are proposed.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned DT District – Uptown Sub-District and is also located within the DAO. The Uptown Sub-District consists of mixed-use office, retail, and urban lifestyle housing and may include a range of residential building types. Setbacks and landscaping are variable, and streets with dense street tree coverage and sidewalks define medium-sized blocks. The DAO applies specifically to automotive uses; all other uses are regulated by the underlying Uptown Sub-District.

A Tattooing/Body Piercing Establishment may be permitted in the Uptown Sub-District through approval of an SUP.

SITE DEVELOPMENT STANDARDS

1. Per Table 7-1 of the Garland Development Code (GDC), parking for a Tattooing/Body Piercing Establishment is calculated at a ratio of one (1) space per 250 square feet of gross floor area. The proposed 1,600-square-foot tenant space requires seven (7) parking spaces. The combined parking requirement for all uses on the property is 16 spaces. A total of 38 spaces are provided on the subject property and the adjacent property under the same ownership.
2. The request does not include a building expansion or major site modifications; therefore, additional in-ground landscaping is not required as part of the proposed relocation. The applicant proposes two (2) potted planters containing live plant material along the street-facing portions of the building.
3. The applicant also proposes exterior artwork and restoration of the previously removed horizontal architectural feature above the Suite 100 storefront. The restored feature will use the same material and match the design, color, and profile of the remaining original feature. The design, placement, materials, colors, and installation of the exterior enhancements must be coordinated with and approved by the Downtown Development Office prior to installation.
4. The applicant indicates that the existing signage will remain. Any future signage shall comply with the applicable signage requirements of the GDC as set forth in Chapter 4, Article 5.
5. No additional site development standards are triggered by this request.

CONSIDERATIONS

Specific Use Provision

1. The requested use is defined as: TATTOOING/BODY PIERCING ESTABLISHMENT: (x) 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. The Downtown District Land Use Matrix identifies a Tattooing/Body Piercing Establishment as a use that may be permitted in the Uptown Sub-District through approval of an SUP.
3. The proposed relocation will increase the tenant area occupied by the establishment from approximately 350 square feet to approximately 1,600 square feet. The nature of the use will remain unchanged, all tattooing and body-piercing activities will occur indoors, and the proposal will not expand the existing building or change the overall site layout.

4. The SUP Time Period Guide recommends a period of five (5) to eight (8) years for uses occupying suites within existing buildings where no significant site improvements are proposed. The applicant requests a 10-year period. Because the proposal primarily consists of relocating an existing use within the building, with limited exterior enhancements rather than substantial redevelopment, staff recommends the lower end of the recommended range.
5. To facilitate the relocation from Suite 200 to Suite 100, staff recommends allowing the existing SUP for Suite 200 to remain in effect for no more than 30 calendar days following the effective date of the new SUP. After the transition period, the existing SUP will terminate and Tattooing/Body Piercing Establishment operations in Suite 200 must cease.
6. The proposed hours of operation are Monday through Saturday from 11:00 a.m. to 11:00 p.m. The establishment will be closed on Sundays.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood Centers provide a mix of retail, services, and community gathering places and should be appropriately scaled to adjacent residential areas. This development type is predominantly, but not exclusively, nonresidential and is generally served by local roads and transit routes.

The proposed Tattooing/Body Piercing Establishment provides a personal service within an existing commercial building and is generally consistent with the service-related component of the Neighborhood Centers designation. The proposed exterior enhancements will also provide modest reinvestment in the building's street-facing appearance.

DOWNTOWN ECONOMIC FOCUS AREA

The subject property is located within the Downtown Economic Focus Area and the identified short-term focus area. Garland on the Rise identifies Downtown as a priority area for concentrated reinvestment and emphasizes higher-value development, mixed-use activity, and a walkable development pattern. The Garland Housing Strategy identifies a goal of adding approximately 2,500 households within and around Downtown over ten years to support businesses, restaurants, services, and the City's tax base.

The request would allow an existing business to occupy a larger suite and includes limited exterior enhancements consisting of potted planters, artwork, and restoration of a previously existing architectural feature. Although these improvements support continued occupancy and modest reinvestment, the proposal does not include housing, mixed-use redevelopment, or substantial property redevelopment that would directly advance the long-term objectives for the Downtown Economic Focus Area. A five (5)-year SUP period would allow the business to continue operating and complete the proposed enhancements while preserving an opportunity to reevaluate the use as redevelopment objectives for the area are implemented.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are zoned DT District. The property to the north, across Main Street, is developed with an automobile repair use. Immediately east of the subject building is a parking area under the same ownership that serves the existing uses within the building. The property to the south is undeveloped. To the west, across South Fourth Street, is a railroad right-of-way.

Given the predominantly nonresidential character of the surrounding area, the request is not anticipated to create additional land-use conflicts with nearby properties and is compatible with the existing development pattern.

STAFF RECOMMENDATION

Staff recommends approval of the SUP request for a Tattooing/Body Piercing Establishment use and the associated concept plan for a period of five (5) years, subject to the following conditions:

1. The Tattooing/Body Piercing Establishment shall be limited to Suite 100 and operated in general conformance with the approved concept plan. All tattooing and body-piercing activities shall be conducted entirely within Suite 100.
2. The existing SUP for the Tattooing/Body Piercing Establishment in Suite 200 may remain in effect for no more than 30 calendar days following the effective date of the new SUP to allow the business to relocate. At the end of the transition period, the existing SUP shall terminate and all Tattooing/Body Piercing Establishment operations in Suite 200 shall cease.
3. Two (2) potted planters containing live plant material, exterior artwork, and restoration of the previously removed horizontal architectural feature above the Suite 100 storefront shall be provided. The restored feature shall use the same material and match the design, color, and profile of the remaining original feature. The design, placement, materials, colors, and installation of these improvements shall be coordinated with and approved by the Downtown Development Office prior to installation.
4. The hours of operation shall be limited to Monday through Saturday from 11:00 a.m. to 11:00 p.m. The establishment shall be closed on Sundays.

The recommended five (5)-year period is consistent with the lower end of the SUP Time Period Guide. It allows an established business to continue operating within the building and complete the limited exterior improvements while providing an opportunity to reevaluate the use as the short-term redevelopment objectives for the Downtown Economic Focus Area are implemented.

ADDITIONAL INFORMATION

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

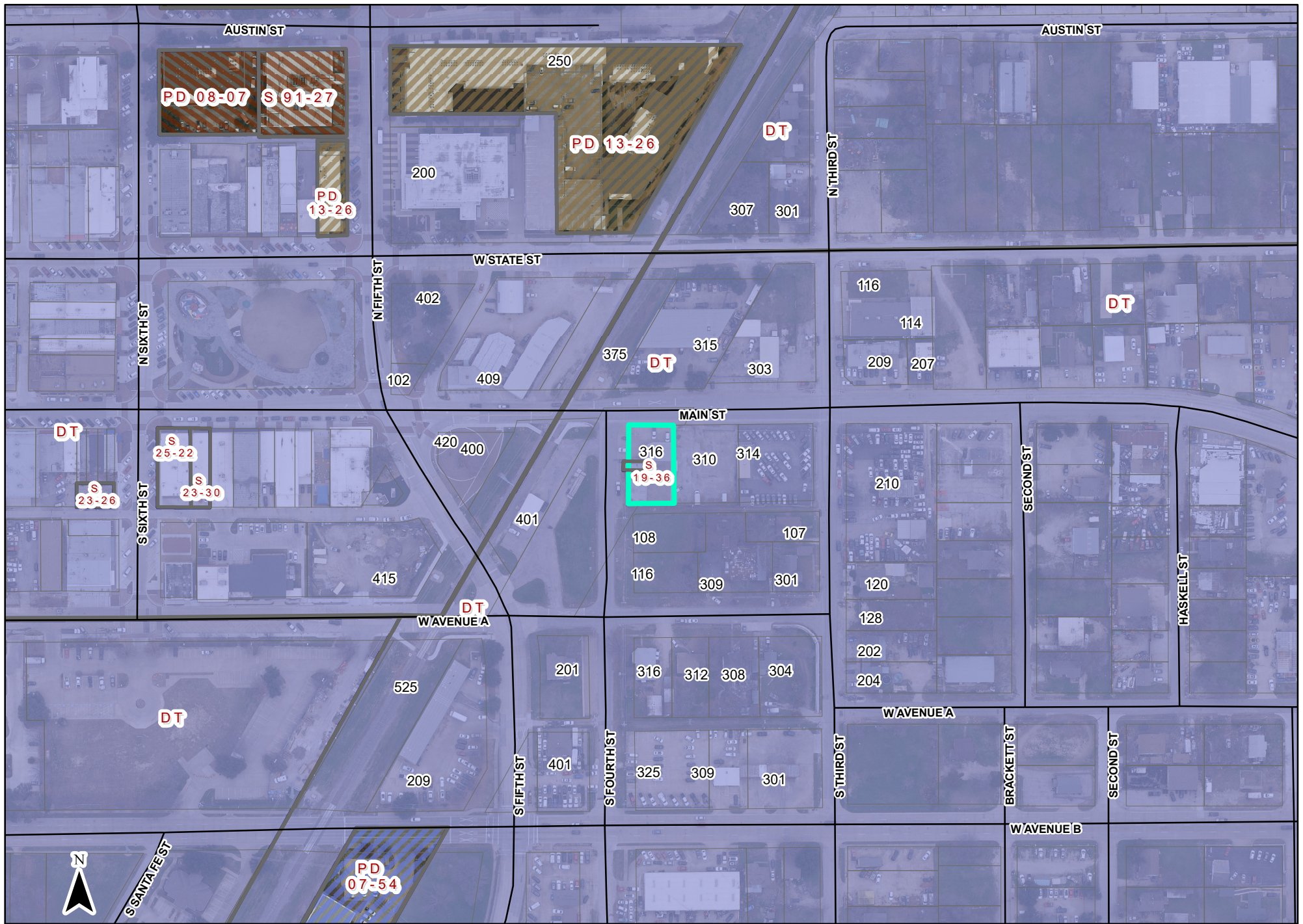
CITY COUNCIL DATE: October 5, 2026

PREPARED BY:

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REVIEWED BY:

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Planning Administrator
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0 200 Feet

1 inch = 200 feet

ZONING MAP Z 26-29



INDICATES AREA
OF REQUEST

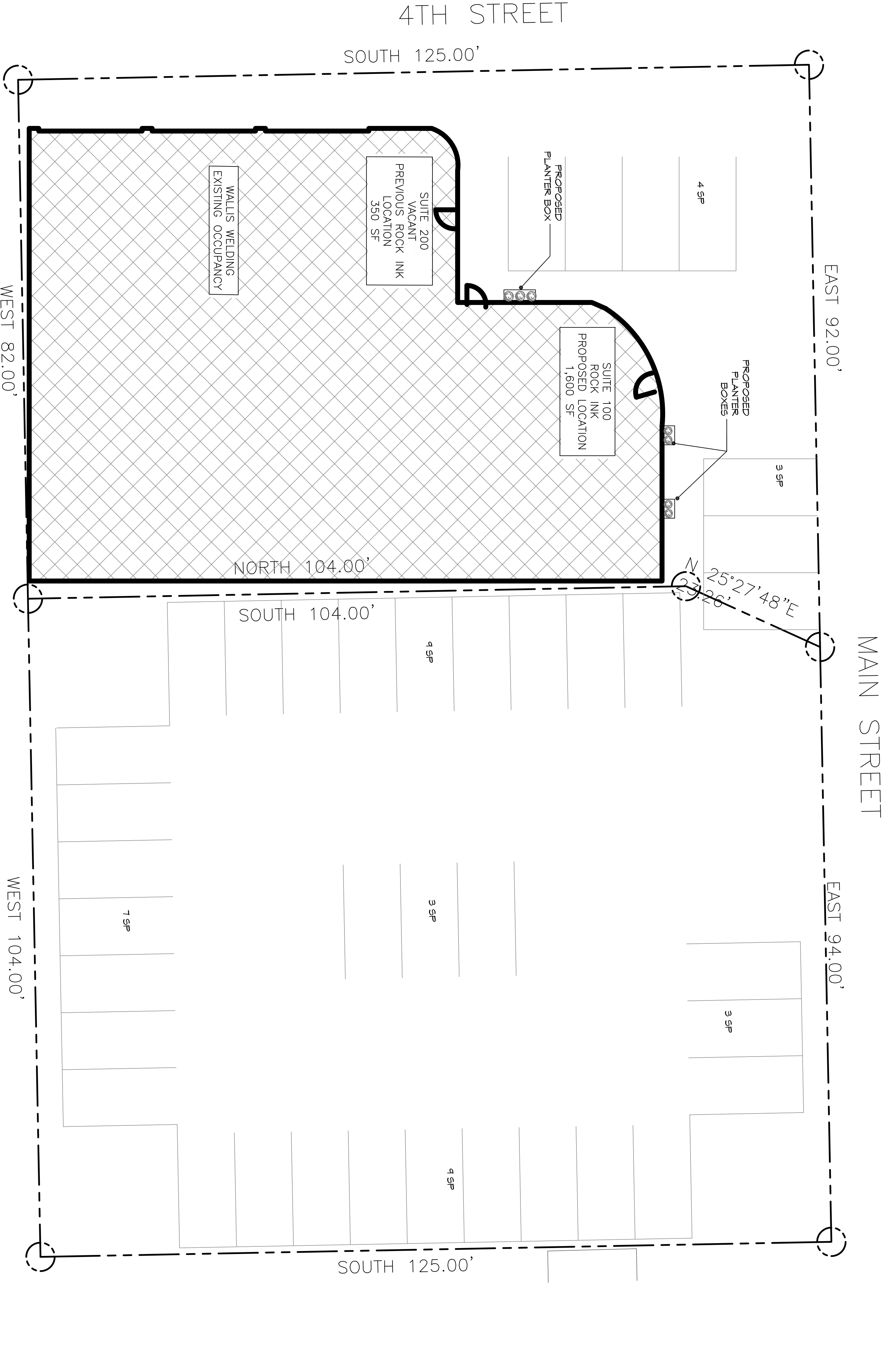
316 Main St

PROJECT INFORMATION

Project Name:
Rock Ink Relocation and Expansion
Property address:
316 Main Street,
Garland, Texas 75040
Property Owner:
Duck Creek Commercial, LLC
Applicant:
Rock Ink
Requested Use:
Tattooing and Body Piercing Establishment
Current Zoning:
Downtown (DT) District
Uptown (U) Subdistrict
Site Area:
10,355 Square Feet/ 0.24 Acres
Date:
Case Number:

PROPOSED LAND USE

Tattooing and Body Piercing Establishment



REQUIRED GARLAND CODE STATEMENT

Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standards Manual (TSM), and City codes unless on approved Planned Development 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 Garland Development Code, Technical Standards Manual, City Code, or approved Planned Development requirements.

JOB NUMBER

SHEET NUMBER
ROCK INK CONCEPT
PLAN

CP101

ISSUE DATE:

Sep 4, 2026

REVISIONS:

PROJECT DESCRIPTION
This application requests approval for relocation and expansion of an existing previously approved Tattooing and Body Piercing Establishment currently operating within Suite 200 (350 square feet).
The applicant proposes relocation of the existing business operation into Suite 100 (1,600 square feet) located within the same existing commercial structure.
No exterior modifications are proposed.
No structural modifications are proposed.
No parking modifications are proposed.
No changes to utilities, access points, drainage conditions, or site circulation are proposed.

PARKING ANALYSIS FOR UPTOWN				
ITEM/NT	USE	SIZE	RATIO	PARKING SPACES
WALLS WELDING	CUSTOM PRODUCTS	4,500 S.F.	1/1000	5
VACANT	RETAIL	300 S.F.	1/250	2
ROCK INK	TATTOO	1,600 S.F.	1/250	7
APARTMENT	RESIDENTIAL	1,250 S.F.	2 BEDROOM	2
TOTAL REQUIRED				16
TOTAL PROVIDED				38

316 MAIN STREET
GARLAND, TEXAS

SPECIFIC USE PROVISION

ZONING FILE Z 26-29

316 Main Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Tattooing/ Body Piercing Establishment 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 Downtown (DT) District - Uptown Sub-District and Downtown Automotive Overlay (DAO) District as set forth in Chapter 2 and Chapter 7 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the Zoning 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 5-year time period. [Staff Recommendation]

A. Time Period: The Specific Use Provision shall have a 10-year time period. [Applicant's Request]

B. Transition and Termination of Existing SUP: Upon the effective date of this ordinance, this Specific Use Provision shall authorize the Tattooing/Body Piercing Establishment within Suite 100. The existing Specific Use Provision approved under Zoning File Z 19-36 and applicable to Suite 200 may remain in effect for a period not to exceed 30 calendar days following the effective date of this ordinance solely to allow the business to complete its relocation. At the end of the 30-day transition period, the existing Specific Use Provision and all rights to operate a Tattooing/Body Piercing Establishment within Suite 200 shall automatically terminate, and all tattooing and body-piercing activities within Suite 200 shall cease.

C. Use: The Tattooing/Body Piercing Establishment use shall be limited to the approximately 1,600-square-foot Suite 100, as shown on the Concept Plan. All tattooing and body-piercing activities shall be conducted entirely within Suite 100.

D. Concept Plan: The use and development shall be in general conformance with the Concept Plan.

E. Exterior Improvements: Two (2) potted planters containing live plant material, exterior artwork, and restoration of the previously removed horizontal architectural feature above the Suite 100 storefront shall be provided. The restored architectural feature shall use the same material and match the design, color, and profile of the remaining original feature. The design, placement, materials, colors, and installation of the exterior improvements shall be

coordinated with and approved by the Downtown Development Office prior to installation.

F. Hours of Operation: The hours of operation shall be limited to Monday through Saturday from 11 a.m. to 11 p.m. The business shall be closed on Sundays.



Viewing site from North side



Viewing site from Northwest Corner



Viewing site from West side



Viewing site from Southwest Corner



Viewing site from Northeast side



Z 26-29



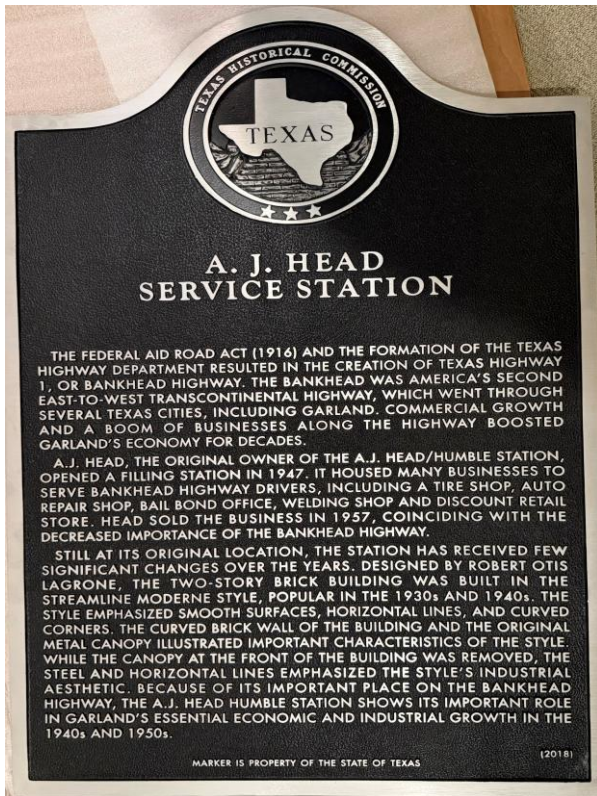
Other pictures



Zoning
Sign on
Property



Sample Arts Pictures



**CITY OF GARLAND
SPECIFIC USE PERMIT APPLICATION**

PROJECT

Rock Ink Relocation

PROPERTY ADDRESS

316 Main Street Garland, Texas 75040

PROPERTY OWNER

Duck Creek Commercial, LLC

APPLICANT

Rock Ink

REQUESTED USE

Tattooing and Body Piercing Establishment

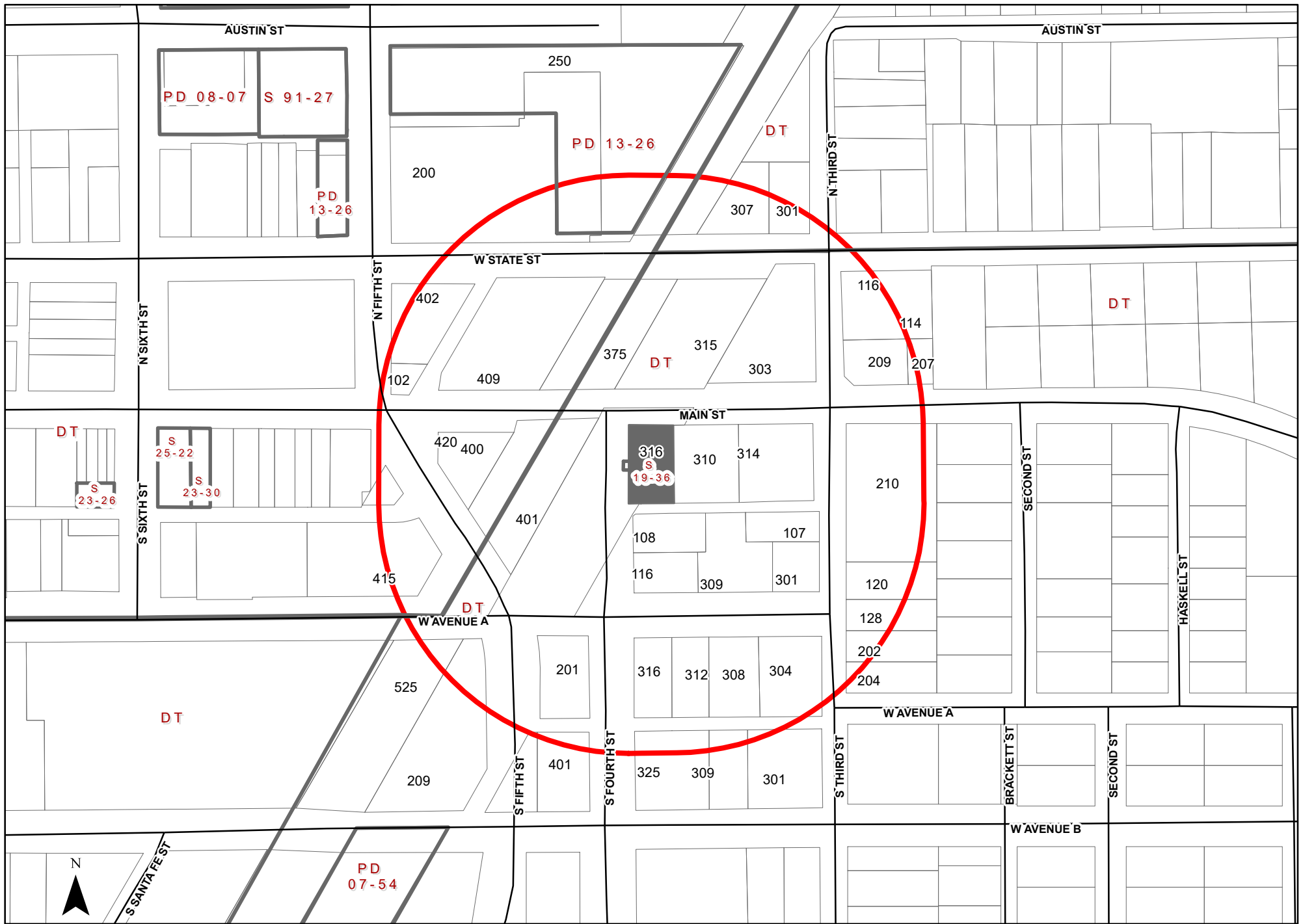
PROJECT DESCRIPTION

This application concerns relocation of an existing previously approved Tattooing and Body Piercing Establishment currently operating at 316 Main Street.

The proposed request involves internal relocation of the existing tenant operation from Suite 200 to Suite 100 within the same existing commercial structure.

Special Use Prevision written narrative for ROCKINK TATTOOS.

1. The property is vacant at this moment.
2. ROCKINK TATTOOS is currently located at 316 Main Street suite 200 next to the suite that is purposed in the SUP. We are looking forward to the opportunity to move to suit 100. ROCKINK TATTOOS has been a brand for 15 years, and we have been serving the Downtown location for the last 9 years with a big success, we have been awarded TOP 3 BEST RATED Tattoo studio in Garland since 2020, we currently have a 4.8 on google ratings and also 4.8 on Facebook ratings and through our time here we have been awarded in tattoo competitions. We work hard to provide our clientele with great experience that does not only focuses on the tattoo but also on a personal level. As a small business we are looking forward to continuing to grow along with the new Garland developments and having a space that is larger will help to reach further in the coming years.
3. As it exists
4. The property will not have any changes.
5. Since our last special use prevision was 10 years we are applying for another 10 years. The operation hours are Monday to Saturday from 11am to 11pm.
6. The building is 1600sqft.
7. No
8. No
9. As it currently exists on the property.
10. No
11. Not Applicable.
12. None.
13. The signage is already existent.



0 200 Feet

1 inch = 200 feet

ZONING MAP Z 26-29

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

316 Main St

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