



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
February 24, 2025 at 6:30 p.m.

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. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

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.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the February 10, 2025 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

2. ZONING

- a. Consideration of the application of **Nayeb Management, LLC.**, requesting approval of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a property zoned Planned Development (PD) District 82-59 and 2) a Concept Plan for a Tattooing/Body Piercing Establishment Use. The site is located at 1350 Northwest Highway, Suite #107. (District 5) (File Z 24-29)
- b. Consideration of the application of **Development Engineering Consultants, LLC.**, requesting approval of 1) an Amendment to Planned Development (PD) District 00-39 for a Landscape Nursery (retail) Use and 2) a Concept Plan for a Landscape Nursery (retail) Use. The site is located at 4400 North President George Bush Highway. (District 3) (File Z 24-41)
- c. Consideration of the application of **Hugo Olvera Galindo**, requesting approval of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a property zoned Planned Development (PD) District 76-15 and 2) a Concept Plan for a Tattooing/Body Piercing Establishment Use. The site is located at 977 West Centerville Road. (District 5) (File Z 23-38)
- d. Hold a public hearing to consider amendments to Chapter 2, Division 5 Telecommunications Towers and Antennas and Chapter 2, Attachment 1 -- Land Use Matrix as it relates to Antenna, Commercial use.
- e. Hold a public hearing to consider amendments to Chapter 2, Article 5 Use Regulations, Chapter 2, Attachment 1 -- Land Use Matrix as it relates to Commercial Drone Delivery Hub, and Chapter 6 Definitions.

3. MISCELLANEOUS

- a. Discuss an upcoming city-initiated rezoning case in South Garland.

4. 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

Plan Commission

1. a.

Meeting Date: 02/24/2025

Item Title: Plan Commission Minutes for February 10, 2025

Summary:

Consider approval of the Plan Commission Minutes for the February 10, 2025 meeting.

Attachments

February 10, 2025 Plan Commission Minutes



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 p.m. on Monday, February 10, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts, Chairman
Julius Jenkins, 1st Vice Chair
Wayne Dalton, 2nd Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Jaric Jones, Commissioner
Michael Rose, Commissioner
Bob Duckworth, Commissioner

Absent: Patrick Abell, Commissioner

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

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

Motion was made by Commissioner Jenkins to **approve** the Consent Agenda as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 1 Nay** with Commissioner Cornelius abstaining.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for January 27, 2025 meeting. **APPROVED**

2. PLATS

- a. P 25-02 Westbank Townhomes Addition - Preliminary Plat **APPROVED**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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3. ZONING

- a. Consideration of the application of **Nayeb Management, LLC.**, requesting approval of 1) a **POSTPONED** Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a property zoned Planned Development (PD) District 82-59 and 2) a Concept Plan for a Tattooing/Body Piercing Establishment Use. The site is located at 1350 Northwest Highway, Suite #107. (District 5) (File Z 24-29)

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

The applicant's, Cynthia Olalde, 2741 Stoneridge Dr., Garland, TX 75044 and Olver Reyes, 1300 Rockcliff, Plano, TX 75093, provided an overview of the request and remained available for questions.

The Commission asked several questions regarding the applicant's intended use, hours of operation and specifics on the type of services provided.

Staff clarified to the Commission that the applicant would need to provide information specifically about what type of service they would be offering and if it would therefore fall under the Personal Services classification, which would not require the SUP. Staff further suggested the Commission consider postponing this item to do additional research on where the type of service being proposed would fall under.

Motion was made by Commissioner Paris to close the public hearing. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

The Commission expressed a desire to move forward with the postponement of this case to allow staff the ability to work with the applicant to determine the true use of the business and whether it will require an SUP or be allowed by right.

Motion was made by Commissioner Dalton to **postpone** the application until the February 24, 2025 Plan Commission Meeting. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**

- b. Hold a public hearing to consider amendments to Attachment 1 -- Land Use Matrix as it relates to Laundry, Self-Service (Laundromat) use. **DENIED**

Planning Director, Nabila Nur, provided additional information on the proposed changes to the Land Use Matrix as it relates to Laundry, Self-Service (Laundromat) use.

The Commission asked several questions regarding future projects and what impact the proposed amendment would have on future revitalization efforts.

Motion was made by Commissioner Jenkins to close the public hearing. Seconded by Commissioner Duckworth. **Motion carried: 8 Ayes, 0 Nays.**

There was discussion by the Commission on the need for the proposed amendment.

Motion was made by Commissioner Jenkins to **deny** the amendment as presented. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

- c. Hold a public hearing to consider amendments to the plat approval and relevant procedures. **APPROVED**

Planning Director, Nabila Nur, provided an overview of the amendments to the plat approval and relevant procedures.

The Commission asked for further clarification on the administrative approval process of the plats going forward.

Staff provided further details on what the administrative approval process consists of.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the amendment as presented with any scrivener's errors corrected. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**

4. ADJOURN

There being no further business to come forward before the Plan Commission meeting, the meeting adjourned at 7:32 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 02/24/2025

Item Title: Z 24-29 Nayeb Management, LLC (District 5)

Summary:

Consideration of the application of **Nayeb Management, LLC.**, requesting approval of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a property zoned Planned Development (PD) District 82-59 and 2) a Concept Plan for a Tattooing/Body Piercing Establishment Use. The site is located at 1350 Northwest Highway, Suite #107. (District 5) (File Z 24-29)

Attachments

Z 24-29 Nayeb Management, LLC Report & Attachments

Z 24-29 Nayeb Management, LLC Responses

Planning Report

File No: Z 24-29/District 5

Agenda Item: 2

Meeting: Plan Commission

Date: February 24, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a property zoned Planned Development (PD) District 82-59 and 2) a Concept Plan for a Tattooing/Body Piercing Establishment Use.

LOCATION

1350 Northwest Highway, Suite #107

APPLICANT

Nayeb Management, LLC

OWNER

1350 NW, LLC

BACKGROUND

The subject property is developed within a shopping center. The applicant proposes to open a Tattooing/Body Piercing Establishment Use in one of the suites. Per the GDC, the Tattooing/Body Piercing Establishment Use is only allowed by Specific Use Provision (SUP). During the February 10th Planning Commission meeting, it was agreed that the case be postponed as the applicant proposes to use most of their business for medical appointments. The Tattoo/Body Piercing Establishment definition does not include tattooing for medical purposes (such as for reconstructive or plastic surgery) or the application of permanent cosmetics (as defined in Chapter 6 of this GDC), which is allowed as an accessory use in any personal service establishment that is related to personal appearance (such as, hair salons, nail salons, waxing or tanning salons, or spas), subject to the establishment, employees, or persons providing a regulated service therein, having a valid state license at all times, where a license is required by state law." This type of business would fall under the Personal Services Use which does not require a Specific Use Provision (SUP).

After consulting the Building Inspections Department, it was discovered that there would be no way to regulate that most of the business would be dedicated toward medical tattoo appointments. Upon receiving this information, it was decided that they would need to continue with their SUP process as they would still be classified as a Tattooing/Body Piercing Establishment.

SITE DATA

The subject site is an approximately 1,048 square feet suite within a 1.787-acre property and has approximately 450 linear feet of frontage along Northwest Highway and 170 linear feet along Saturn Road. The site can be accessed from two points along Northwest Highway and one point along Saturn Road. The site is also accessible from two mutual access drives that continue East to other commercial developments.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 82-59. This is a mixed use Planned Development where there is an apartment area to the South and a retail area on the

Northern half of the site. The subject site is located within the retail area and follows the Community Retail (CR) District as the base zoning. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Specific Use Provision:

1. The applicant is requesting the SUP to be ten (10) years. The SUP time period guide recommends a period of 5-10 years.

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, which serves nearby neighborhoods with a mix of uses that include retail, office, multi-family, and entertainment.

It is envisioned that retail centers such as these promote high quality retail and service uses which promote placemaking and desirable destinations. The proposed use is not compatible with the vision of the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Section 2.52 (A) (6) of the Garland Development Code requires a 500 feet distance separation between tattoo shops and daycare facilities, residences, places of worship, public or private schools, public parks or hospitals, senior living facility, or other tattooing/body piercing establishment. Although the proposed use will not be within 500 feet of the named uses, a daycare is located directly north, and residences are located directly south of this site. The properties to the North are zoned Community Retail (CR) District and contain retail, office, restaurant, a daycare center, and a veterinary clinic. The properties to the East are also zoned Planned Development (PD) District 82-59, containing a shopping center with a mix of uses like restaurant, medical clinic, retail, office, personal services, and more. The properties to the South are zoned Planned Development (PD) District 82-59 and contains multi-family. Finally, the properties to the east are zoned Planned Development (PD) District 83-38 and Planned Development (PD) District 69-31 which contain the Texas Department of Public Safety, indoor recreation, personal services, restaurant, retail, and more.

There are a variety of residential areas located in close proximity to this site, and the proposed use is not compatible with those areas.

STAFF RECOMMENDATION

As the proposed Tattooing/Body Piercing Establishment Use is not consistent with the Future Land Use Map and not compatible with the surrounding areas, and the city cannot regulate the percent of medical purpose uses in the proposed suite, staff recommends denial of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a property zoned

Planned Development (PD) District 82-59 and 2) a Concept Plan for a Tattooing/Body Piercing Establishment Use.

ADDITIONAL INFORMATION

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

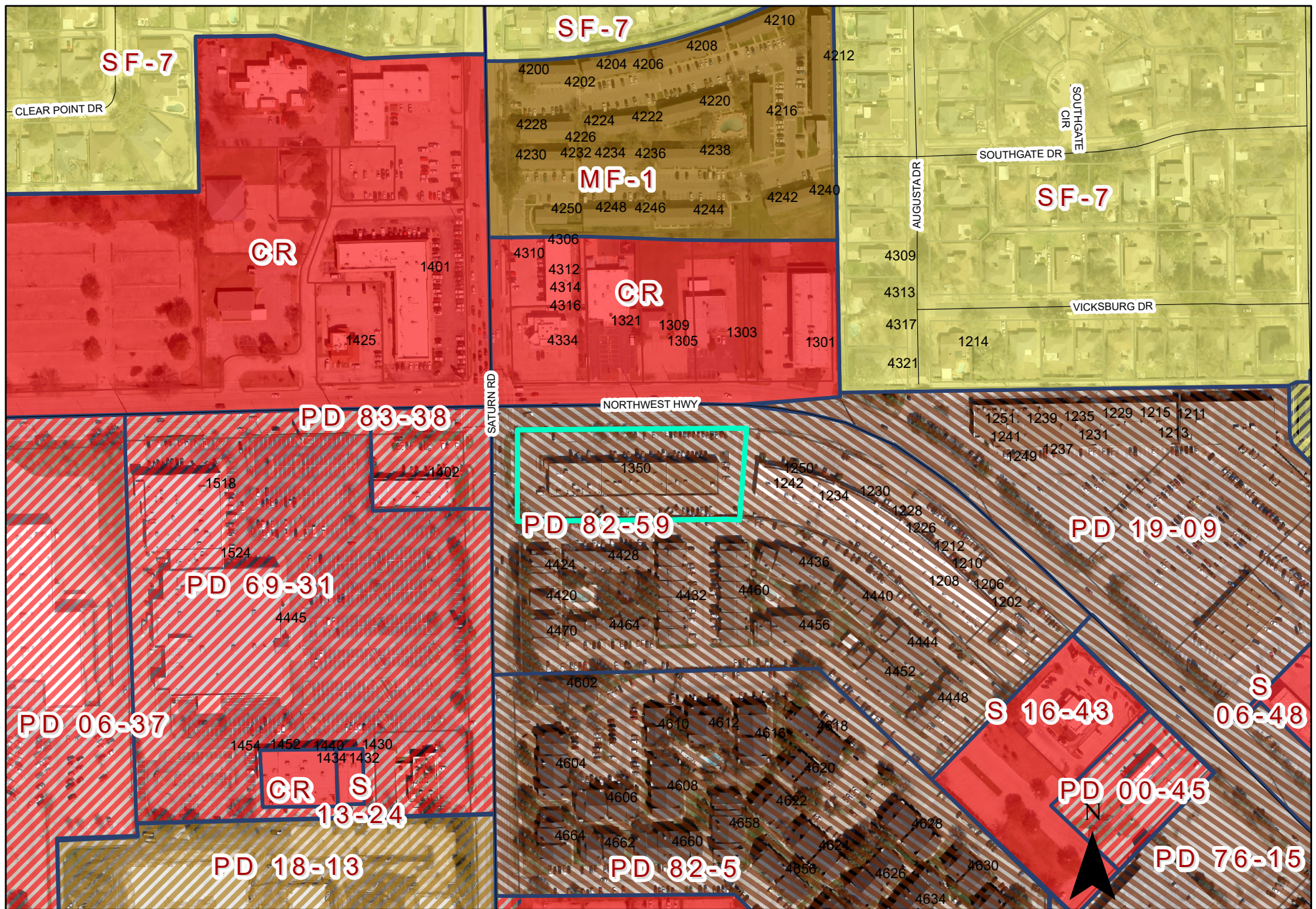
CITY COUNCIL DATE: March 18, 2025

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

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



0 200 400 Feet

ZONING MAP Z 24-29

 INDICATES AREA OF REQUEST

1350 Northwest Hwy, Suite 107

**SPECIFIC USE PROVISION CONDITIONS
REQUESTED BY THE APPLICANT**

ZONING FILE Z 24-29

1350 Northwest Highway, Suite 107

- 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 Planned Development (PD) District 82-59 and Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

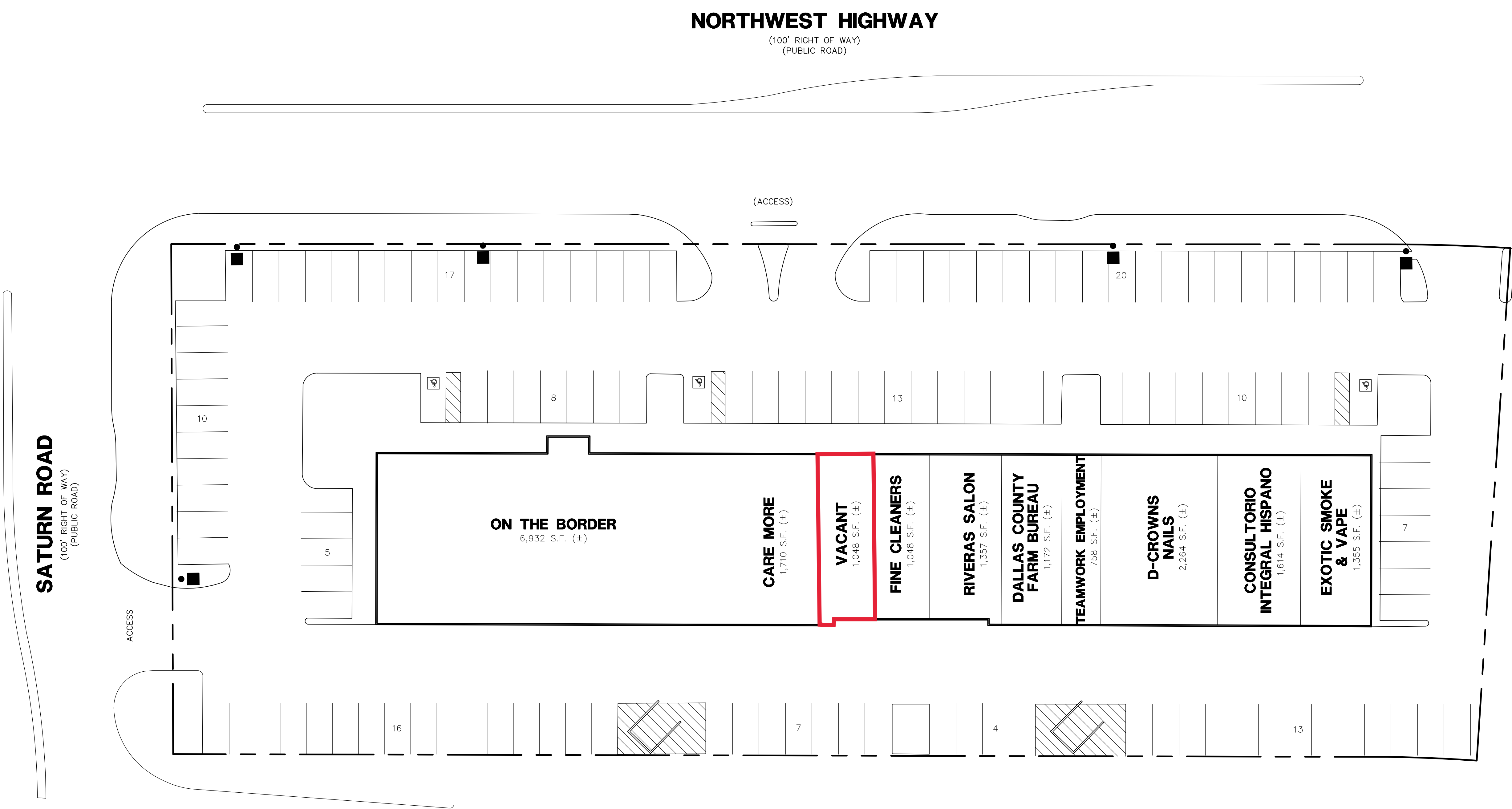
- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the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

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

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

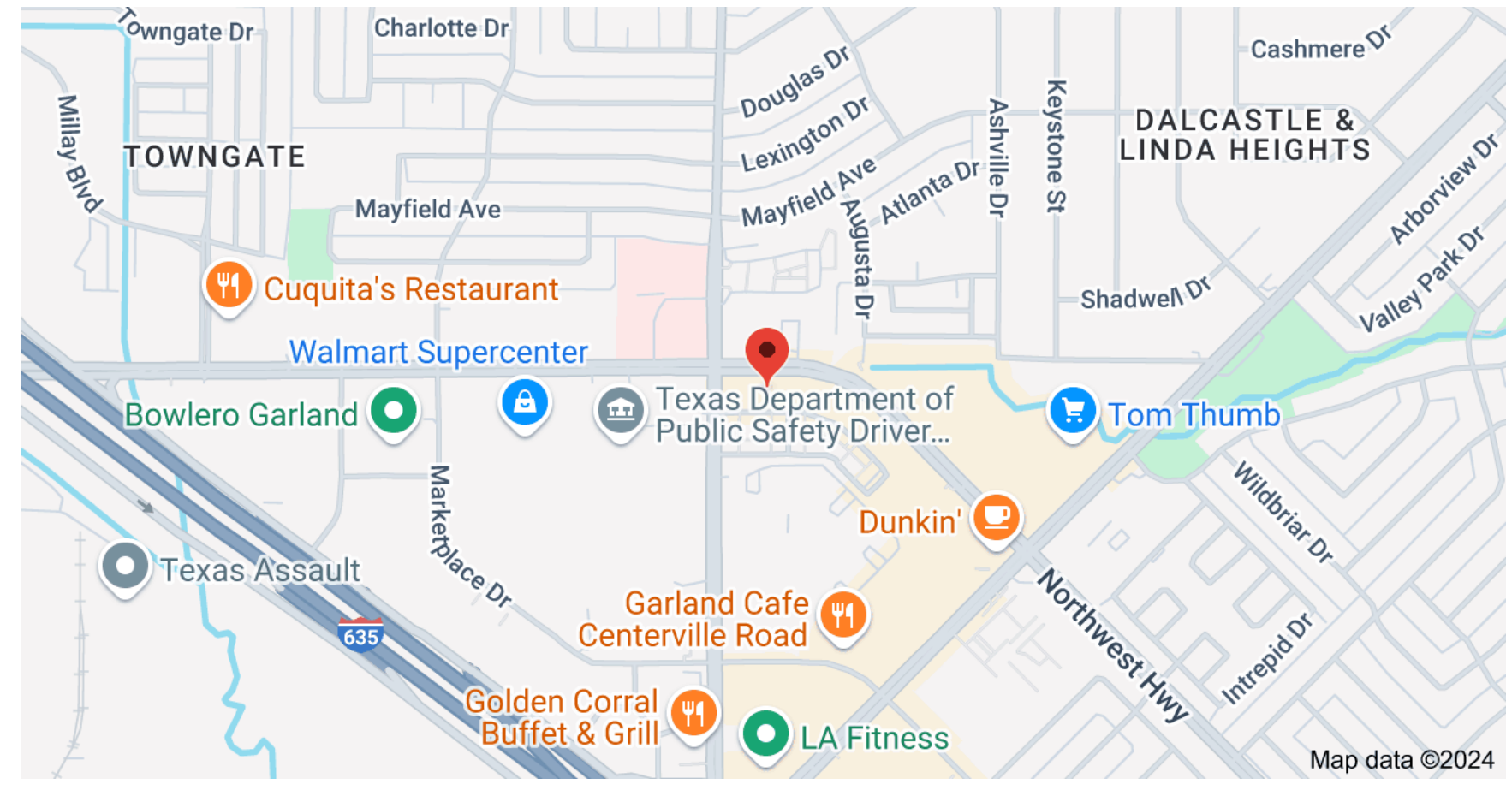
V. Specific Regulations:

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



AREA SIZE IN SQ Feet
Building19,258 sq ft
Suite 107. 1,048 sqft
Case # 201507-3
Zone PD 02-59

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



Z 24-29



View of the subject site from the parking lot of the shopping center.



View from the subject site looking East down Northwest Highway.



View from the subject site looking West down Northwest Highway.



View of the shopping Center to the North from the subject site.



0 200 400 Feet

ZONING MAP Z 24-29

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

1350 Northwest Hwy, Suite 107

Comment Form

Case Z 24-29

Z 24-29 Nayeb Management, LLC. The applicant proposes a Specific Use Provision (SUP) for a Tattoo/Body Piercing Establishment. The site is located at 1350 Northwest Highway, Suite 107. (District 5).

Z 24-29 Nayeb Management, LLC. El solicitante propone una Disposición de uso específico (SUP) para un establecimiento de tatuajes/perforaciones corporales. El sitio está ubicado en 1350 Northwest Highway, Suite 107. (Distrito 5).

Z 24-29 Nayeb Management, LLC. Người nộp đơn đề xuất Điều khoản sử dụng cụ thể (SUP) cho Cơ sở xăm hình/xò khuyên trên cơ thể. Địa điểm tọa lạc tại 1350 Northwest Highway, Suite 107. (Quận 5).

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

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For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

NW DENTAL GROUP

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1309 NORTHWEST HWY, GARLAND TX

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND

TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

2/3/2025

Comment Form

Case Z 24-29

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FORTUNO INVESTMENTS LLC.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1309 NORTHWEST HWY

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND

TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

2/3/2025

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 24-29

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For / A Favor / Đúng

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KIRK MEZA

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1401 NORTHWEST HWY SUITE 101

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

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01/31/2025

Comment Form Continued – Case Z 24-29

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

THIS WOULD BE A FURTHER SOCIAL +
ECONOMIC DECLINE OF THE AREA
ALREADY SUFFERING FROM A PLAGUE
OF HOMELESS.

Comment Form

Case Z 24-29

Outside the Notification Area

Z 24-29 Nayeb Management, LLC. The applicant proposes a Specific Use Provision (SUP) for a Tattoo/Body Piercing Establishment. The site is located at 1350 Northwest Highway, Suite 107. (District 5).

Z 24-29 Nayeb Management, LLC. El solicitante propone una Disposición de uso específico (SUP) para un establecimiento de tatuajes/perforaciones corporales. El sitio está ubicado en 1350 Northwest Highway, Suite 107. (Distrito 5).

Z 24-29 Nayeb Management, LLC. Người nộp đơn đề xuất Điều khoản sử dụng cụ thể (SUP) cho Cơ sở xăm hình/xỏ khuyên trên cơ thể. Địa điểm tọa lạc tại 1350 Northwest Highway, Suite 107. (Quận 5).

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Lester Rios Cabrera / Consultorio Integral Hispano

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1350 Northwest Hwy, Suite 117

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

02/04/25

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 24-29

Z 24-29 Nayeb Management, LLC. The applicant proposes a Specific Use Provision (SUP) for a Tattoo/Body Piercing Establishment. The site is located at 1350 Northwest Highway, Suite 107. (District 5).

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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RONALD R. YEN, D.D.S., OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1301 NORTHWEST HWY SUITE 201

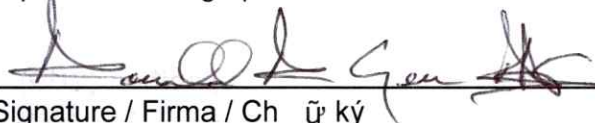
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX 75041

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Ch ữ ký

2/5/2025

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 24-29

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

WHEN IS ON THE BORDER RESTAURANT LEAVING?

IT IS A LANDMARK FOR THE AREA, LONG TERM
TENANT.

WHERE IS SUITE 107 LOCATED?

(NOT INDICATED ON MAP)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 24-29	February 10, 2025	March 4, 2025	Matthew Wolverton

Z 24-29 Nayeb Management, LLC. The applicant proposes a Specific Use Provision (SUP) for a Tattoo/Body Piercing Establishment. The site is located at 1350 Northwest Highway, Suite 107. (District 5)

Jessie Greer

Against

2/4/2025
6:39:43 PM

506 Valencia Dr

Garland
Texas
United States
75041

Outside the Notification Area

We have enough of these business in Garland, It would draw a lot of traffic to an already busy area. There is a children's learning center across the street and a tattoo body piercing business does not fit in the neighborhood.



GARLAND

Plan Commission

2. b.

Meeting Date: 02/24/2025

Item Title: Z 24-41 Development Engineering Consultants, LLC (District 3)

Summary:

Consideration of the application of **Development Engineering Consultants, LLC.**, requesting approval of 1) an Amendment to Planned Development (PD) District 00-39 for a Landscape Nursery (retail) Use and 2) a Concept Plan for a Landscape Nursery (retail) Use. The site is located at 4400 North President George Bush Highway. (District 3) (File Z 24-41)

Attachments

Z 24-41 Development Engineering Consultants, LLC Report & Attachments

Z 24-41 Development Engineering Consultants, LLC Responses

Planning Report

File No: Z 24-41/District 1

Agenda Item: 3

Meeting: Plan Commission

Date: February 24, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) an Amendment to Planned Development (PD) District 00-39 for a Landscape Nursery (retail) Use and 2) a Concept Plan for a Landscape Nursery (retail) Use.

LOCATION

4400 North President George Bush Highway

APPLICANT

Development Engineering Consultants, LLC

OWNER

BOKF, National Association, d/b/a Bank of Texas, Trustee Oliver, Dewey Mayor Foundation

BACKGROUND

The subject property is currently an undeveloped tract of land within Planned Development (PD) District 00-39. The Planned Development allows for a variety of other uses that are permitted in the Community Retail (CR) District. It does not currently allow a Landscape Nursery (retail) Use.

SITE DATA

The subject site is a four (4.00) acres undeveloped tract of land and has approximately 440 linear feet of frontage along North President George Bush Highway and 525 curvilinear feet along River Oaks Parkway. The site can be accessed from one point along North President George Bush Highway and one point along River Oaks Parkway.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 00-39. This site's base zoning is Community Retail (CR). The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Planned Development:

1. The applicant is requesting the Landscape Nursery (retail) Use to be permitted by right as the use is not currently allowed in Planned Development (PD) District 00-39.
2. Under Planned Development (PD) District 00-39, three access points onto River Oaks Parkway are allowed. If approved and developed, this site would have the second access point on River Oaks.

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, which serves nearby neighborhoods with a mix of uses that include retail, office, multi-family, and entertainment.

It is envisioned that retail centers such as these promote high quality retail and service uses which promote placemaking and desirable destinations. This is a prime location for Garland with access and visibility from President George Bush Highway, which is why, it is important to enable highly desirable uses on this property to meet the city's vision. While the proposed use may not be inconsistent with the general vision of the comprehensive plan, it does not have the potential to create the activity center that this critical corridor is envisioned to have.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North are zoned Planned Development (PD) District 86-83/87-43 and contain a Single-Family-7 subdivision. The properties to the East and West will remain Planned Development (PD) District 00-39 and vacant. Finally, the properties to the South are across President George Bush Highway and contain vacant land zoned Planned Development (PD) District 23-17 and 95-2. The surrounding uses are largely restaurant or retail. The Landscape Nursery (retail) is generally compatible with the surrounding areas.

STAFF RECOMMENDATION

Staff recommends we receive direction from the Commission in determining if this proposed use will be the most harmonious use for this site. The use may be compatible with the general vision of the comprehensive plan and surrounding areas, but it does not contribute positively toward achieving the City's goal of creating a destination for this area.

ADDITIONAL INFORMATION

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

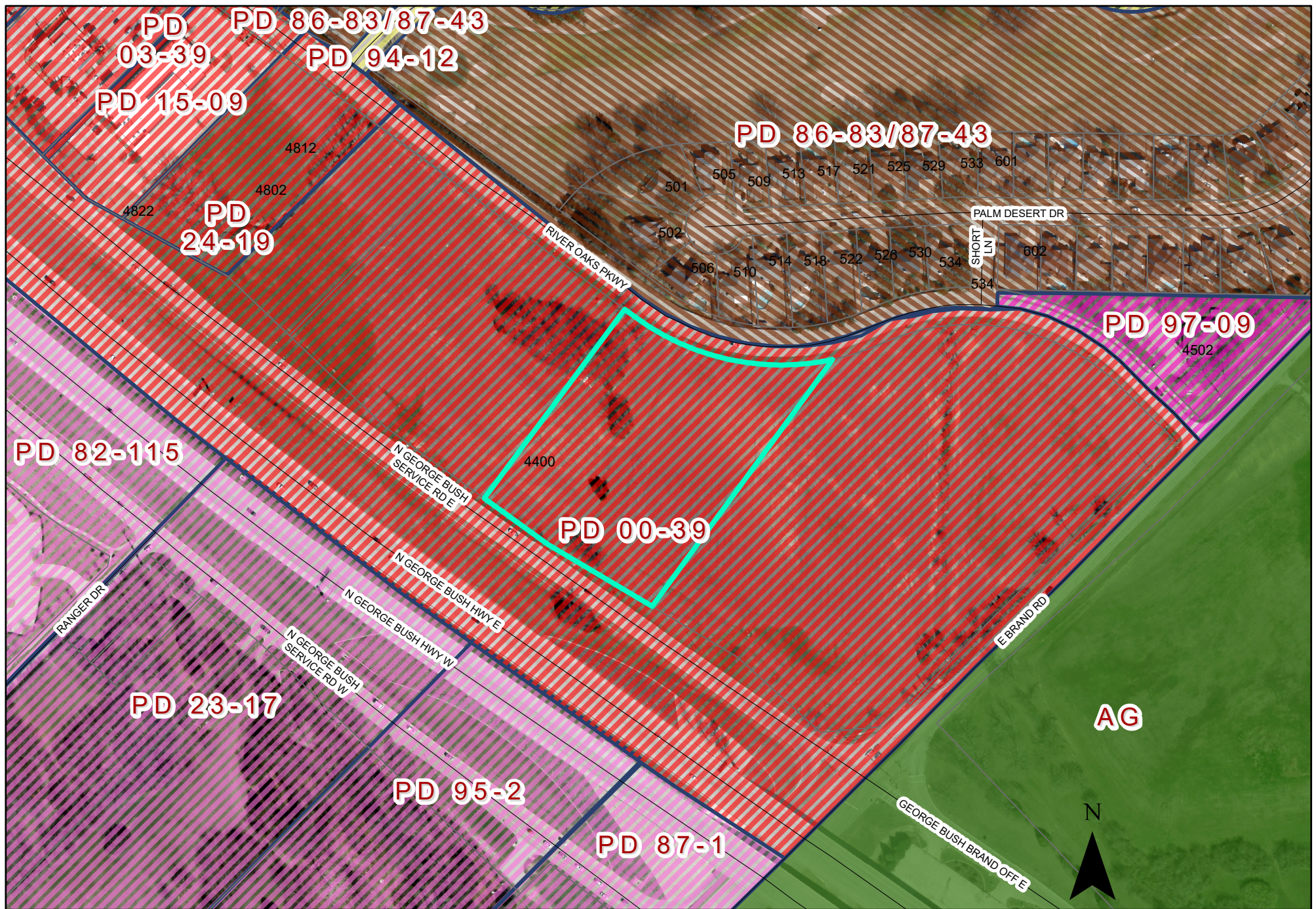
CITY COUNCIL DATE: March 18, 2025

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

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



0 250 500 ft

ZONING MAP Z 24-41

 INDICATES AREA OF REQUEST

4400 N PRESIDENT GEORGE BUSH HWY

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 24-41

4400 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Landscape Nursery (retail) Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Planned Development (PD) District 00-39 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Use: In addition to the uses permitted within Planned Development (PD) District 00-39, Landscape Nursery (retail) Use shall be permitted by right.
- B. Concept Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.

[illegible]

Z 24-41



View of the subject site from N President George Bush Hwy.



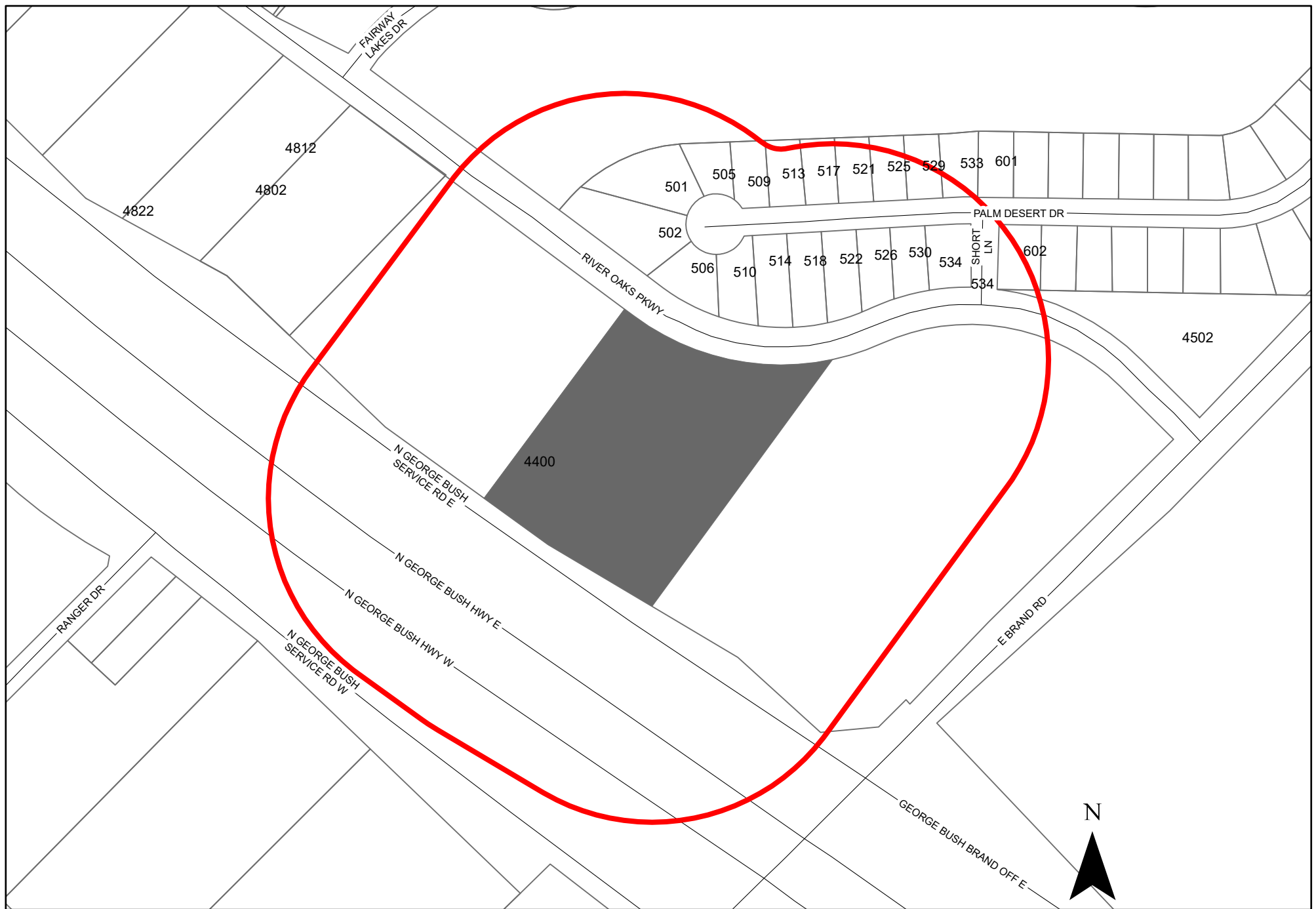
View from the subject site looking West down N President George Bush Hwy.



View from the subject site looking East down N President George Bush Hwy.



View of the subject site from River Oaks Parkway.



0 250 500 ft

ZONING MAP Z 24-41

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

4400 N PRESIDENT GEORGE BUSH HWY

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



GARLAND

Plan Commission

2. c.

Meeting Date: 02/24/2025

Item Title: Z 23-38 Hugo Olvera Galindo (District 5)

Summary:

Consideration of the application of **Hugo Olvera Galindo**, requesting approval of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a property zoned Planned Development (PD) District 76-15 and 2) a Concept Plan for a Tattooing/Body Piercing Establishment Use. The site is located at 977 West Centerville Road. (District 5) (File Z 23-38)

Attachments

Z 23-38 Hugo Olvera Galindo Report & Attachments

Z 23-38 Hugo Olvera Galindo Responses

Planning Report

File No: Z 23-38/District 5

Agenda Item: 4

Meeting: Plan Commission

Date: February 24, 2025



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider approval of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a property zoned Planned Development (PD) District 76-15 and 2) a Concept Plan for a Tattooing/Body Piercing Establishment Use.

LOCATION

977 West Centerville Road

APPLICANT

Hugo Olvera Galindo

OWNER

Trien Nguyen

BACKGROUND

The subject property is developed within a shopping center. The applicant proposes to open a Tattooing/Body Piercing Establishment Use in one of the suites. Per the GDC, the Tattooing/Body Piercing Establishment Use is only allowed by Specific Use Provision (SUP).

SITE DATA

The subject site is an approximately 256 square foot studio, within a 5,325 square feet suite, within a 90,459 square feet shopping center and has approximately 690 linear feet of frontage along West Centerville Road and 337 linear feet along Marketplace Drive. The site can be accessed from three points along West Centerville Road and one point along Marketplace Drive. The site is also accessible from mutual access drives to the East as there is a neighboring shopping center there.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 76-15. This is a mixed use Planned Development where there is an apartment area to the North and a retail area on the Southern half of the site. The subject site is located within the retail area and follows the Community Retail (CR) District as the base zoning. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Specific Use Provision:

1. The applicant is requesting the SUP to be ten (10) years. The SUP time period guide recommends a period of 5-10 years.

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, which serves nearby neighborhoods with a mix of uses that include retail, office, multi-family, and entertainment.

It is envisioned that retail centers such as these promote high quality retail and service uses which promote placemaking and desirable destinations. The proposed use is not compatible with the vision of the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Section 2.52 (A) (6) of the Garland Development Code requires a 500 feet distance separation between tattoo shops and daycares, residences, places of worship, public or private schools, public parks or hospitals, senior living facility, or other tattooing/body piercing establishment. Although the proposed use will not be within 500 feet of the named uses, residences are located directly North of this site. The properties to the North are zoned Planned Development (PD) District 82-5 and contains multi-family. The properties to the East are also zoned Planned Development (PD) District 76-15, containing a shopping center with a mix of uses like restaurant, medical clinic, retail, office, personal services, and more. The properties to the South are zoned Planned Development (PD) District 91-20, Planned Development (PD) District 88-40, and Planned Development (PD) District 74-35. These properties contain multi-family, medical office/clinic, grocery store, personal services, retail, and restaurants. Finally, the properties to the West are zoned Planned Development (PD) District 82-20 and 80-43. These contain a restaurant with a drive-through, personal services, and office space.

There are a variety of residential areas located in close proximity to this site, and the proposed use is not compatible with those areas.

STAFF RECOMMENDATION

As the proposed Tattooing/Body Piercing Establishment Use is not consistent with the Future Land Use Map and not compatible with the surrounding areas, staff recommends denial of 1) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a property zoned Planned Development (PD) District 76-15 and 2) a Concept Plan for a Tattooing/Body Piercing Establishment Use.

ADDITIONAL INFORMATION

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

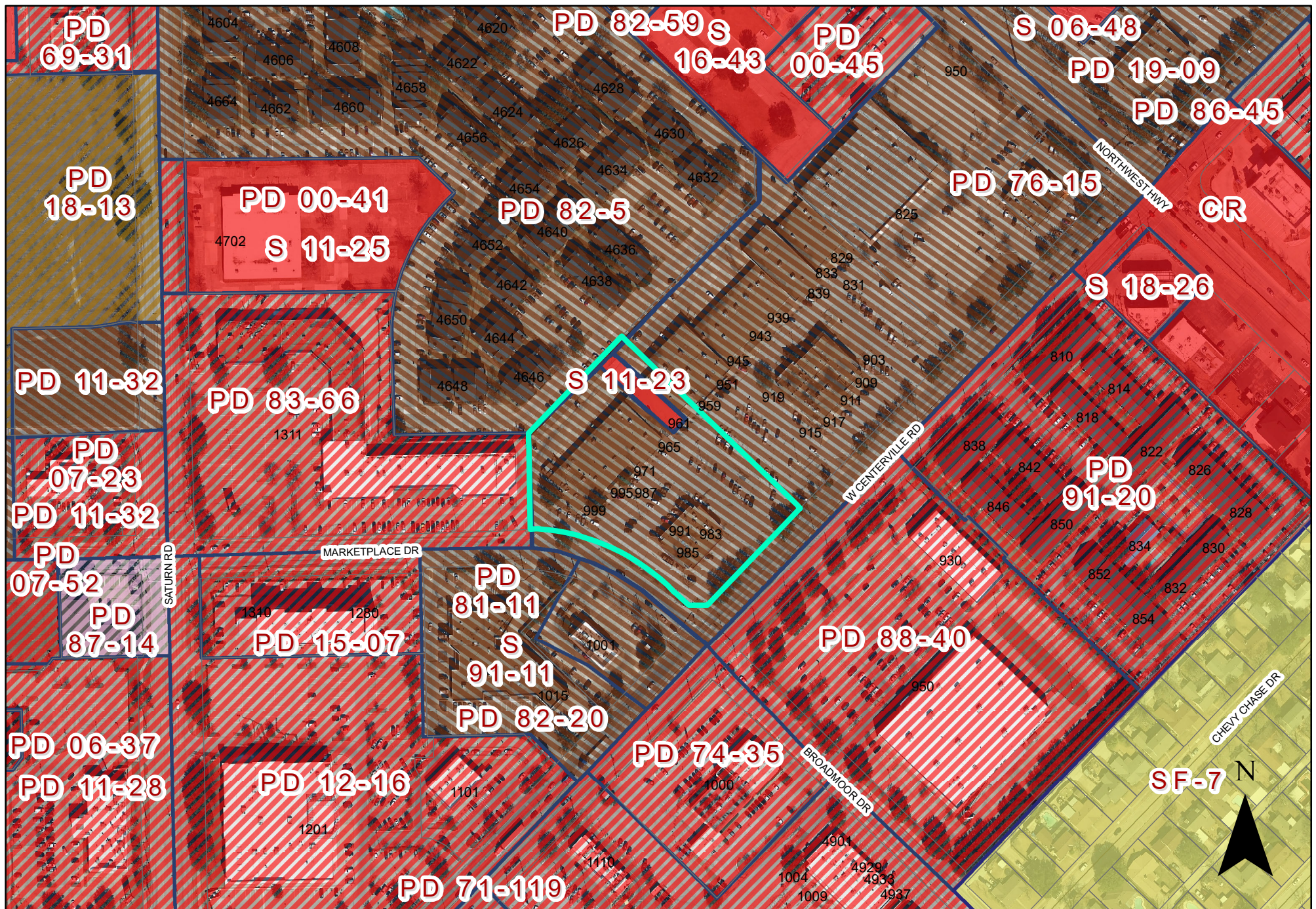
CITY COUNCIL DATE: March 18, 2025

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

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



ZONING MAP Z 23-38

977 West Centerville Road

**SPECIFIC USE PROVISION CONDITIONS
REQUESTED BY THE APPLICANT**

ZONING FILE Z 23-38

977 West Centerville Road

- 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 Planned Development (PD) District 76-15 and Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

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

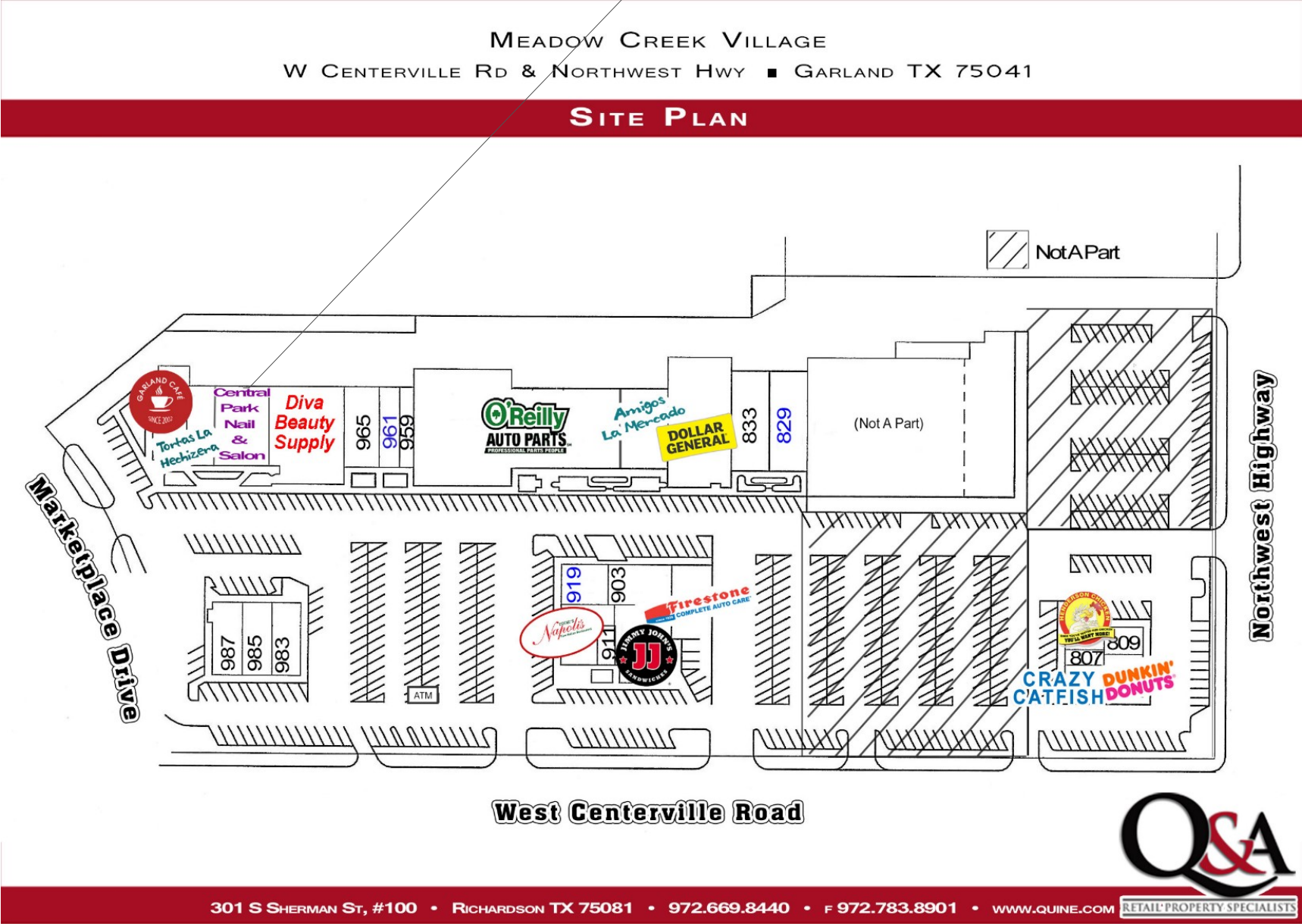
F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

V. Specific Regulations:

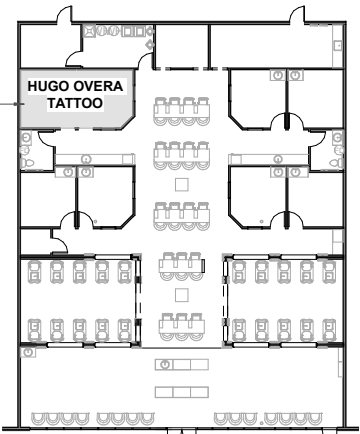
Time Period: The Specific Use Provision shall have a ten year time period.

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



The information contained herein was obtained from sources believed reliable; however, Quine & Associates, Inc. makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

SITE PLAN



**CENTRAL PARK NAILBAR | SALON
OVERALL FLOOR PLAN**

CASE NUMBER :230516-3

TOTAL BUILDINGS SQUARE FOOTAGE :
90,459

CENTRAL PARK NAILBAR | SALON:
5,325 SQ.FT

HUGO OVERA TATTOO: 256 SQ.FT

TOTAL PARKING REQUIRE:
362 SPACES PER 1/250 gfa

TOTAL PARKING PROVIDE FOR THE SITE:
576 SPACES

APPROX PARKING AVAILABLE :
214 SPACES

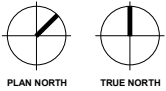


VICINITY MAP

Issue	Issue Name	Date

HUGO OVERA
TATTOO @
CENTRAL PARK
NAILBAR | SALON
977 W
CENTERVILLE RD
GARLAND TEXAS
75041

Sheet Name Site plan	
Original Issue	
Sheet Number	
A01	
Project #	Drawing Date
Project Number	12/16/24



Z 23-38



View of the subject site from the parking lot of the shopping center.



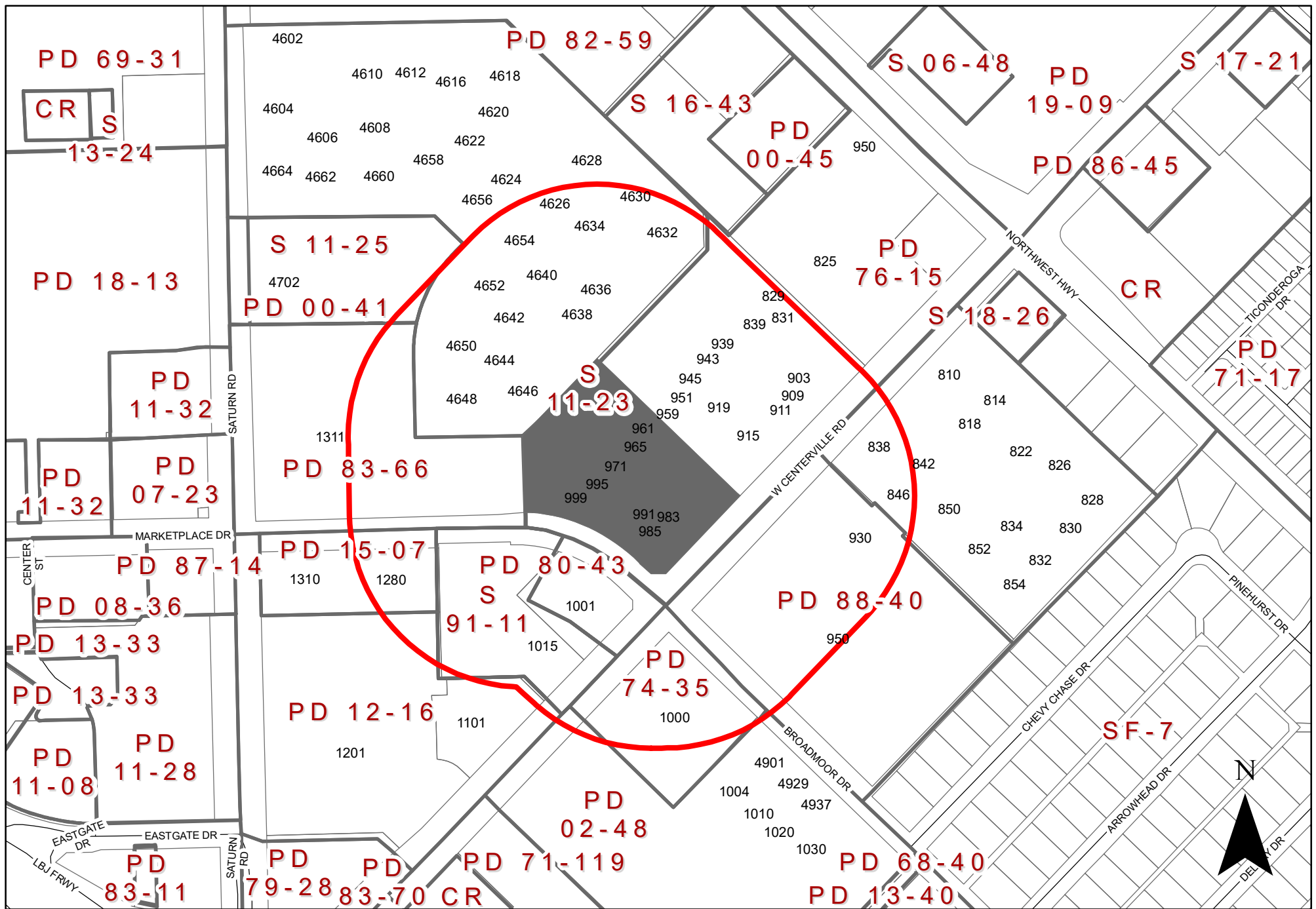
View from the subject site looking West across Marketplace Drive.



View from the subject site looking East toward the rest of the shopping center.



View of West Centerville Road looking South from the shopping center.



0 190 380 Feet
1 inch = 289 feet

ZONING MAP Z 23-38

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

977 West Centerville Road

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



GARLAND

Plan Commission

2. d.

Meeting Date: 02/24/2025

Item Title: GDC Amendment ORD 25-03

Summary:

Hold a public hearing to consider amendments to Chapter 2, Division 5 Telecommunications Towers and Antennas and Chapter 2, Attachment 1 -- Land Use Matrix as it relates to Antenna, Commercial use.

Background/Additional Information:

The Development Services Committee has recently evaluated the regulations related to Telecommunications Towers and Antennas and reported out to City Council recommending the following updates:

- Specific Use Provision should be required for all commercial antennas (but not private antennas)
- The following distance requirement should be removed:
Freestanding commercial antenna support structures must be a minimum distance of five thousand feet from another wireless telecommunications antenna.

The City Council members unanimously conveyed that they were in favor of considering these changes, which is why, staff is bringing forward the ordinance amendment.

STAFF RECOMMENDATION

Staff recommends approval of the GDC amendment.



GARLAND

Plan Commission

2. e.

Meeting Date: 02/24/2025

Item Title: GDC Amendment ORD 25-04

Summary:

Hold a public hearing to consider amendments to Chapter 2, Article 5 Use Regulations, Chapter 2, Attachment 1 -- Land Use Matrix as it relates to Commercial Drone Delivery Hub, and Chapter 6 Definitions.

Background/Additional Information:

With the increasing use of commercial drone delivery options by many businesses, the Development Services Committee has recently evaluated the feasibility of incorporating regulations for those facilities and reported out to City Council recommending the following updates:

- Creating definitions for the following new terms:
 - *Commercial Drone Delivery Hub (Large)* -- takeoff weight of 55 pounds or over
 - *Commercial Drone Delivery Hub (small)* -- takeoff weight of under 55 pounds
 - *Drone Staging Area*
- Establishing setbacks and placement requirements for the drone staging area
- Formulating screening requirements for equipment/accessory structure
- Regulating proximity to noise-sensitive uses
- Establishing parking and loading requirements
- Formulating specific hours of operation
- Updating the use chart as shown below (requiring SUP for these uses):

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	UR	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Commercial Drone Delivery Hub (large)															S					2.52 (38)
Commercial Drone Delivery Hub (small)												S	S	S	S					2.52 (38)

City Council members unanimously conveyed that they were in favor of considering these changes, which is why, staff is bringing forward the ordinance amendment.

STAFF RECOMMENDATION

Staff recommends approval of the GDC amendment.