

ORDINANCE NO. 7632

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A PLANNED DEVELOPMENT (PD) AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 21-19 TO ALLOW A TATTOOING/BODY PIERCING ESTABLISHMENT WITH A SPECIFIC USE PROVISION, (2) A SPECIFIC USE PROVISION FOR A TATTOOING/BODY PIERCING ESTABLISHMENT USE ON A 991 SQUARE FEET TRACT OF LAND LOCATED AT 315 CONEFLOWER DRIVE UNIT A03 AS DESCRIBED IN "EXHIBIT A" AND (3) A CONCEPT PLAN FOR A TATTOOING/BODY PIERCING ESTABLISHMENT USE ON THE SUBJECT SITE AS SHOWN IN "EXHIBIT B"; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 22nd day of September 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a planned development amendment to PD 21-19 to allow a tattooing/body piercing establishment with a specific use provision, (2) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a 991 square feet tract of land located at 315 Coneflower Drive Unit A03 and (3) a Concept Plan for a tattooing/body piercing establishment use on the subject site as shown in "Exhibit C" by **Matthew Luetge**; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:

Section 1

The Garland Development Code is hereby amended by approving (1) a planned development amendment to PD 21-19 to allow a tattooing/body piercing establishment with a specific use provision, (2) a Specific Use Provision for a Tattooing/Body Piercing Establishment Use on a 991 square foot tract of land located at 315 Coneflower Drive Unit A03 and (3) a Concept Plan for a tattooing/body piercing establishment use and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

FILE NO. Z 25-29

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

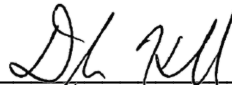
That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

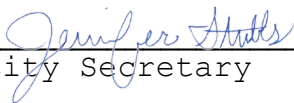
PASSED AND APPROVED this 18th day of November, 2025.

THE CITY OF GARLAND, TEXAS



Mayor

ATTEST:



City Secretary



Published: 11-26-2025
12-3-2025

EXHIBIT A

LEGAL DESCRIPTION

Zoning File No. Z 25-29

BEING Lot 1R2 and Lot 7R1 in Block 1 of Firewheel Center, Fifth Replat, as per plat thereof recorded as Instrument Number 201800224003, in the Official Public Records of Dallas County, Texas, and containing approximately 68.107 acres.

Specific Use Provision shall be limited to Suite A03.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-29

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow a Tattooing/Body Piercing Establishment in this PD with a Specific Use Provision.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District PD 21-19 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. Specific Conditions:** A Tattooing/Body Piercing Establishment use, in addition to those listed in Planned Development District 21-19, shall be permitted with a Specific Use Provision.

SPECIFIC USE PROVISION (SUP) CONDITIONS

ZONING FILE Z 25-29

315 Coneflower Drive Unit A03

II. Statement of Purpose: The purpose of this SUP is to allow for a Tattooing/Body Piercing Establishment use.

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

V. General Regulations: All regulations of the Planned Development (PD) District 21-19 set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

VI. 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.

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

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

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

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

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

- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

V. Specific Conditions:

- A. Time Limitation:
 - a. The Specific Use Provision shall have a 5-year time period.

Concept Plan

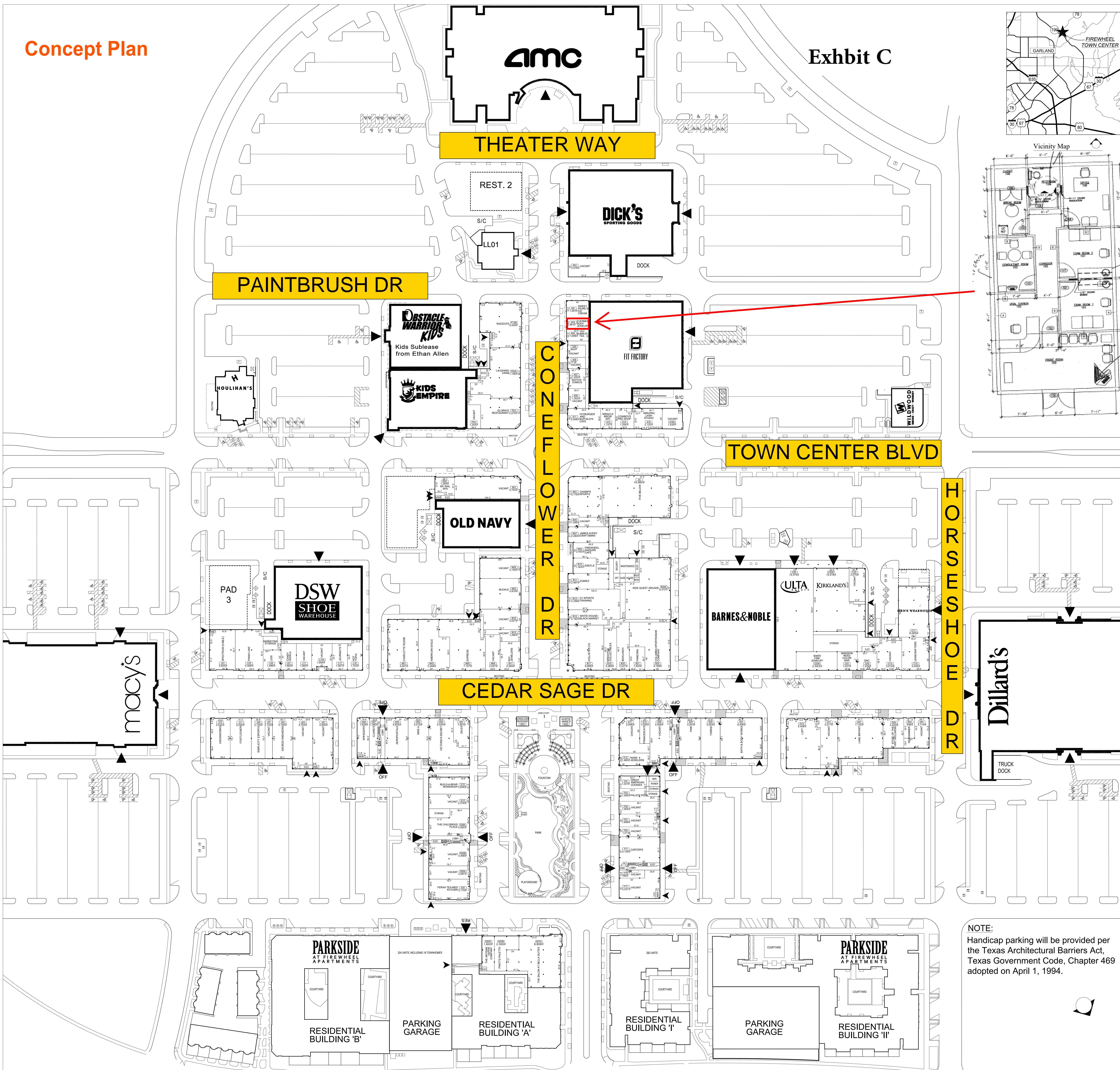
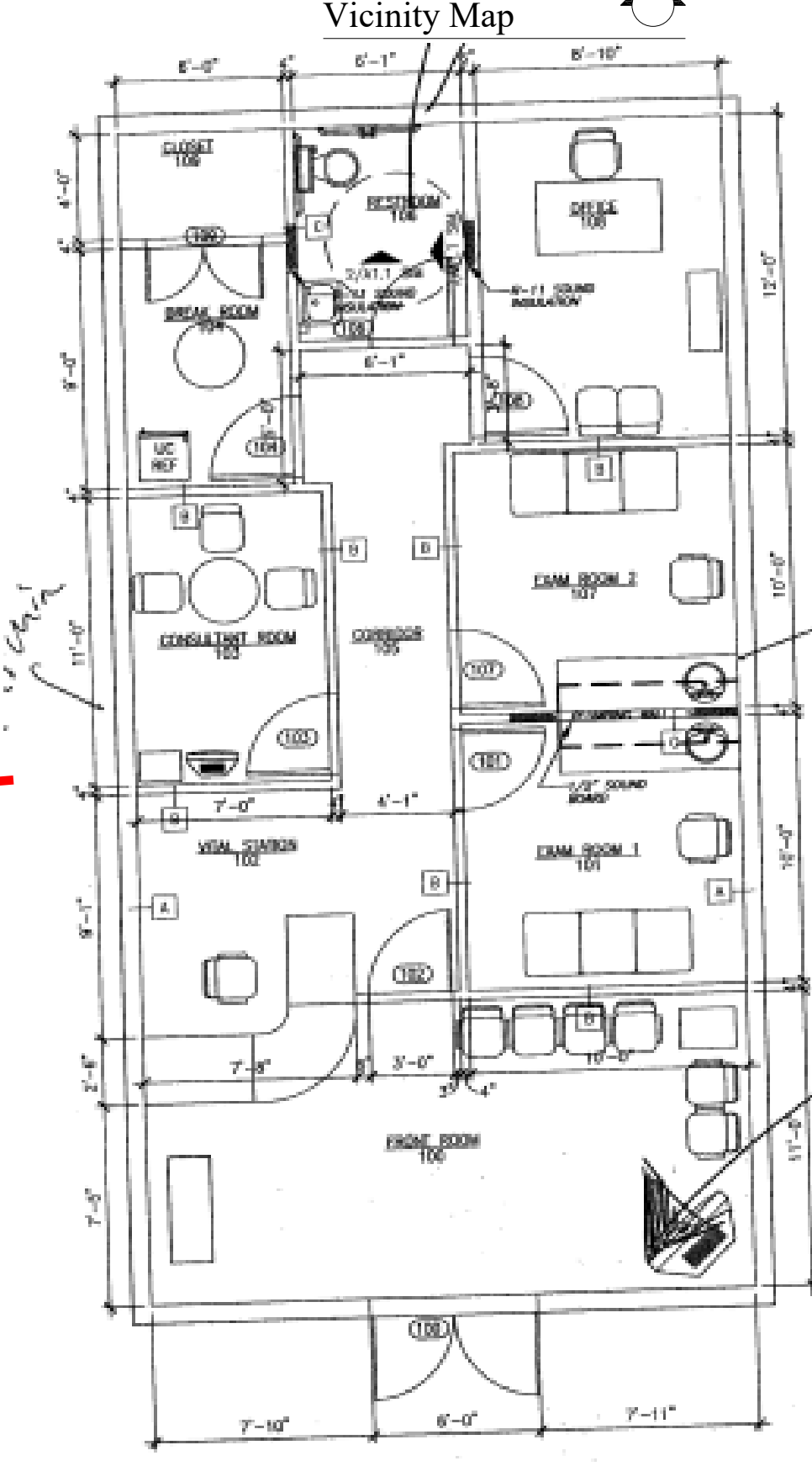
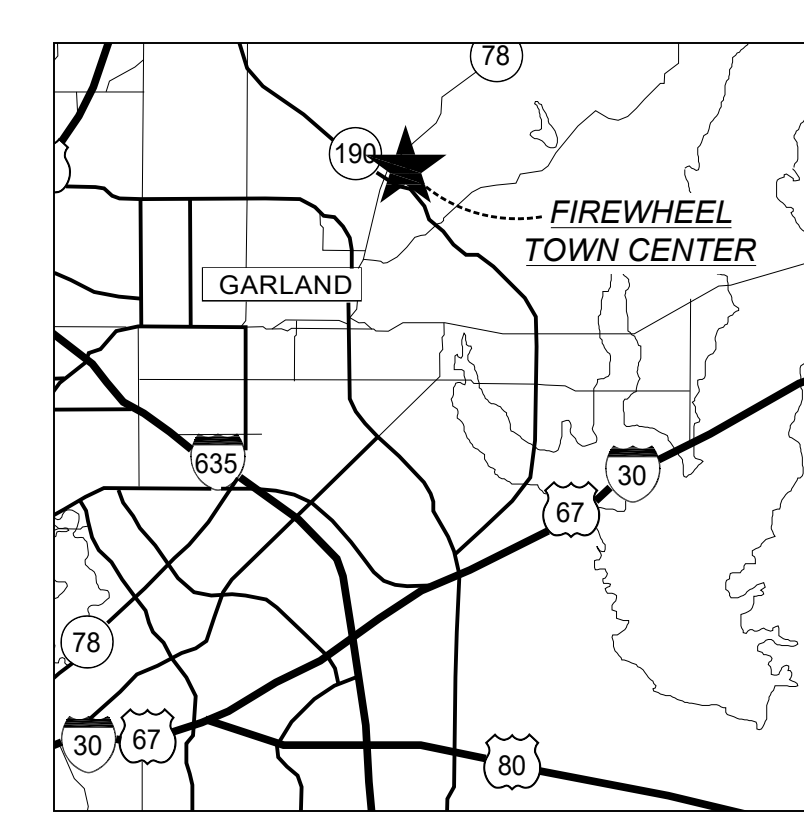


Exhibit C



Project Data	
DILLARD'S	155,532
BARNES & NOBLE	27,200
OLD NAVY	15,000
AMC THEATRES	75,000
DSW SHOE WAREHOUSE	25,000
MACY'S	140,000
DICK'S SPORTING GOODS	70,120
OBSTACLE WARRIOR KIDS	18,000
FIT FACTORY	34,550
KIDS EMPIRE/HAPIK	18,300
Total Department Store GLA	578,702
Total Small Shops GLA	332,663
Total GLA	911,365

Leasable Office GLA	75,000
Total GLA w/Office	986,365

Restaurants	
LL01	5,000
HOULIHAN'S	6,772
WILDWOOD	4,345
Total Restaurant GLA	16,117
Total Project GLA	1,002,482

REVISION HISTORY:	
March 12, 2025 - N.C. A03	
February 25, 2025 - re-SUM F00 work#42513 (MB)	
February 11, 2025 - Updated Shim Data	
February 03, 2025 - N.C. A00	
January 28, 2025 - Updated Shim Data	
January 21, 2025 - Updated Shim Data	
January 10, 2025 - re P03	
January 09, 2025 - Revis	
January 08, 2025 - Updated Saleforce	
November 27, 2024 - Updated Saleforce	
November 21, 2024 - Updated Saleforce	
November 14, 2024 - Updated Saleforce	
October 25, 2024 - Added the names AP Node cleanup	
October 09, 2024 - Updated Saleforce	
October 02, 2024 - Added the names AP Node cleanup (JG)	
September 25, 2024 - Updated Saleforce	
September 19, 2024 - Updated Saleforce	
September 11, 2024 - re B05, F05	
September 04, 2024 - Updated Saleforce	
August 28, 2024 - Updated Saleforce	
July 05, 2024 - re M19, Updated Saleforce	
May 09, 2024 - re M19, Updated Saleforce	
April 05, 2024 - N.C. A03	

Other revision information could be available - See CAD Department for details

- Change of Elevation
- No Door Zone
- Primary Entrances

225 W. Washington Street
Indianapolis, IN 46204
(317) 636-1600

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PROJECT:	FIREWHEEL TOWN CENTER
LOCATION:	GARLAND TEXAS
DESCRIPTION:	CENTER PLAN
WORK ORDER #:	DRAWING FILE NAME:
543723	...1308\CP\1308\CP
DRAWN BY:	DATE LAST MODIFIED:
ERWOOD	March 12, 2025
COMPANION DRAWING:	SCALE:
SP	0 30 60
CORP. #	DRAWING:
1308	CP

NOTE:
Handicap parking will be provided per the Texas Architectural Barriers Act, Texas Government Code, Chapter 469 adopted on April 1, 1994.