

**ORDINANCE NO. 7635**

**AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION (SUP) FOR A PERSONAL SERVICES USE (2) A CONCEPT PLAN FOR A PERSONAL SERVICES USE, ON A PROPERTY ZONED COMMUNITY OFFICE (CO) DISTRICT IN "SUITE B" LOCATED AT 2241 PEGGY LANE; 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 13th day of October 2025, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) for a Personal Services Use (2) a Concept Plan, as shown in "Exhibit C" for a Personal Services Use, on a property zoned Community Office District by **Darlynn T. Troung** 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 Specific Use Provision (SUP) for a Personal Services Use (2) a Concept Plan for a Personal Services Use, on a property zoned Community Office District in "Suite B" located at 2241 Peggy Lane 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**

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.

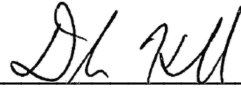
**Section 7**

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

FILE NO. Z 25-33

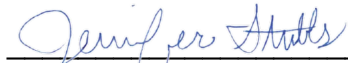
**PASSED AND APPROVED** this 18th day of November,  
2025.

**THE CITY OF GARLAND, TEXAS**



\_\_\_\_\_  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
City Secretary

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

ZONING FILE NUMBER Z 25-33

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 25-33**

All of Lot 1, Block 1, WALNUT MEDICAL BUILDING, an Addition to the City of Garland, Dallas County, Texas.

The Specific Use Provision shall apply to Suite B only.

**SPECIFIC USE PROVISION**

**ZONING FILE Z 25-33**

**2241 Peggy Lane Suite B**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Personal Services 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 Community Office (CO) 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

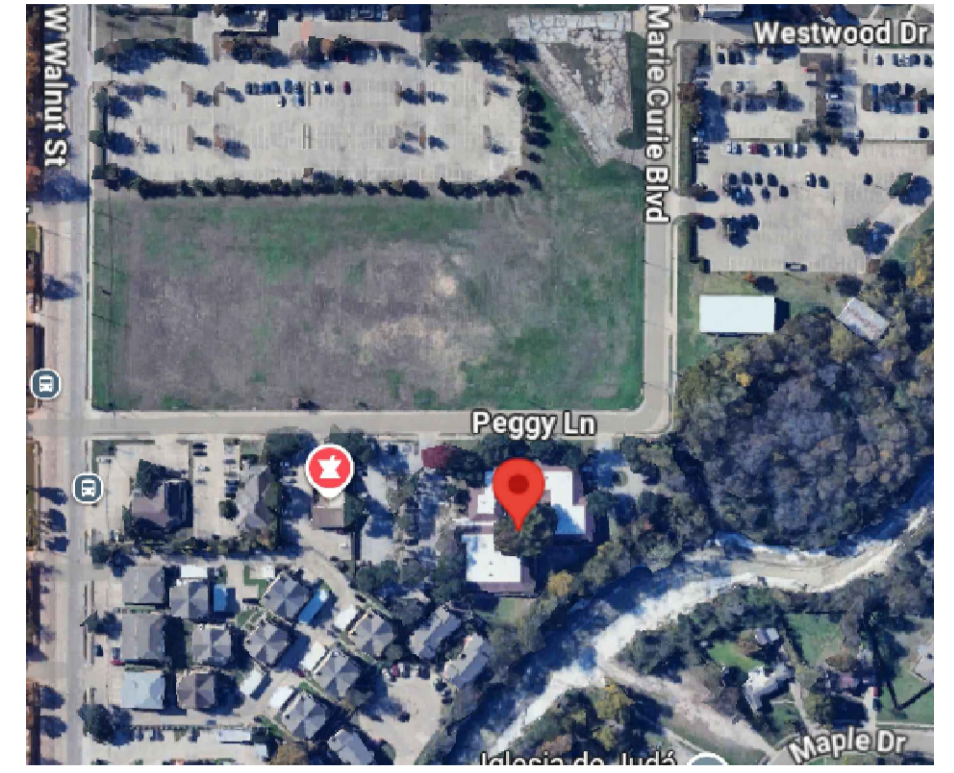
F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the CO District, by the GDC, or by state or federal law.

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 30-year time period.

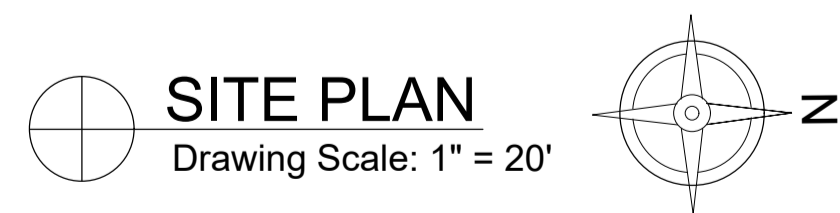
Exhibit C



VICINITY MAP

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 represents the general idea of the proposed land use and elements, and does not supersede technical plan requirements.

Plan Preparer / Company: N/A



ELEMENTS OF CONCEPT PLAN	
SUITE SQUARE FOOTAGE	1200
PROPOSED USED	PRIMARY USE: SALON ACCESSORY: OFFICE, GUEST AREA, KITCHEN, STORAGE
APPLICANT NAME	DARLYNN TRUONG
EXISTING ZONING	CO (COMMUNITY OFFICE)
SITE SQUARE FOOTAGE	83400

REVISION		
ID	DATE	BY
1		
2		
3		

EXISTING SITE PLAN

CONCEPT PLAN

2241 PEGGY LN, GARLAND, TX 75042

DATE: 9/22/26  
SCALE: 1" = 20'

JOB NO:  
DRAWING NO:  
SHEET NO: