



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
July 14, 2025
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. June 23, 2025 Plan Commission Minutes

Consider approval of the Plan Commission Minutes for the June 23, 2025 meeting.

2. ZONING

a. **Z 23-11 Maxshield Services, LLC./Olusoj Ojerinde (District 7)**

*Hold a public hearing and consider the application of **Maxshield Services, LLC./Olusoj Ojerinde** requesting approval of 1) a Planned Development with base zoning of Single-Family-7 (SF-7) for Dwelling, Single Family Detached Use on a property zoned Single-Family-7 (SF-7) and 2) a Concept Plan for a Dwelling, Single Family Detached Use. The site is located at 5702 North Jupiter Road. (District 7) (File Z 23-11) (**This application has been postponed at the request of the applicant to the August 11, 2025 Plan Commission Meeting.**)*

b. **DD 25-02 Rashad Haiddar (District 2)**

Hold a public hearing and consider the application of Rashad Haiddar, requesting a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-foot wall sign installed that is larger than the maximum allowed area to remain on the front of the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The applicant has included a second request to allow another oversized sign to remain on the northeast side of the building. The site is located at 136 Lavon Drive. (District 2) (File DD 25-02)

c. **SV 25-01 Barnett Signs (District 3)**

*Hold a public hearing and consider the application of **Barnett Signs** 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 822 East Centerville Road. (District 3) (File SV 25-01)*

d. **Z 25-06 Watermill Express (District 6)**

*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 4550 W. Buckingham Rd. Ste. K. (District 6) (File Z 25-06)*

e. **Z 25-07 Jared Trozzo (District 5)**

*Hold a public hearing and consider the application of **Jared Trozzo**, requesting approval of 1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development 2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District. The site is located at 930 West Centerville Road. (District 5) (File Z 25-07)*

f. **Z 25-10 Garland ISD (District 1)**

*Hold a public hearing and consider the application of **Garland ISD**, requesting approval of 1) a zoning change from Planned Development 94-53 with a base zoning of Single-family 7 (SF-7) to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use; and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use. The site is located at 2302 Naaman School Road. (District 1) (File Z 25-10)*

g. **Z 25-17 Scruby's Wave Wash, LLC. (District 4)**

*Hold a public hearing and consider the application of **Scruby's Wave Wash, LLC.**, requesting approval of 1) a Planned Development amendment to update permitted uses and change the base zoning district to Community Retail (CR), and 2) a Concept Plan for a Car Wash,*

Automated/Rollover use. The site is located at 6437 Broadway Boulevard. (District 4) (File Z 25-17)

h. Z 25-24 Om Estates Development (District 3)

*Hold a public hearing and consider the application of **Om Estates Development**, requesting approval of 1) a Planned Development amendment to change the phasing of the approved layout and 2) a Concept Plan for a new phasing plan on a property zoned for Mixed Uses. The site is located at 240 East Interstate 30 Freeway. (District 3) (File Z 25-24)*

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.