



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on June 23, 2025, 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
Julius Jenkins
Stephanie Paris
Georgie Cornelius
Jaric Jones
Patrick Abell
Mike Rose
Bob Duckworth
Wayne Dalton

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

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. June 9, 2025 Plan Commission Minutes

Consider approval of the Plan Commission Minutes for the June 9, 2025 meeting.

Motion was made by Commissioner Abell to **approve** the Minutes as presented. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 1 Abstention** by Commissioner Cornelius.

2. ZONING

a. Z 23-51 Hooda Enterprises, Inc. (District 7)

*Hold a public hearing and consider the application of **Hooda Enterprises, Inc.**, requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for the existing Fuel Pumps, Retail use. The site is located at 1401 Belt Line Road. (District 7) (File Z 23-51)*

Planner II, Matthew Wolverton, presented the request to the Commission and remained available for questions.

The applicant, Ralph Arif Hooda, 5304 Lyoncrest Ct., Dallas, TX 75287, provided an overview of the request and remained available for questions.

The Commission asked several questions regarding adding additional landscaping to the property, if the existing gas pumps would remain and if the car wash would be removed

Motion was made by Commissioner Rose to close the public hearing and **approve** the request as presented with a 10-year SUP and the additional landscaping to the property. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

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 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 site is located at 136 Lavon Drive. (District 2) (File DD 25-02)*

Motion was made by Commissioner Dalton to **postpone** the application as requested by the applicant to the July 14, 2025 Plan Commission Meeting. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

c. Z 25-12 Wikkibear LLC (District 5)

*Hold a public hearing and consider the application of **Wikkibear LLC** requesting approval of a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN). The site is located at 2740 Oakland Street. (District 5) (File Z 25-12)*

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

The applicant, Hugh Pender, 2201 Main Street, Dallas, TX 75201, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Jones to close the public hearing and **approve** the application as presented with a 25-year SUP and with the addition of the landscape planters per staff recommendation. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

d. Z 25-15 Crafton Communications Inc. (District 1)

*Hold a public hearing and consider the application of **Crafton Communications Inc.** requesting approval of 1) a Specific Use Provision (SUP) for an Antenna, Commercial Use 2) a Planned Development amendment to include a deviation related to the required distance from a residential district boundary line and 3) a Concept Plan for an Antenna, Commercial Use, on a property zoned with a base zoning of Community Office (CO) District. The site is located at 4413 Naaman School Road. (District 1) (File Z 25-15)*

Planner II, Matthew Wolverton, presented the request to the Commission and remained available for questions.

The applicant, Doug Henderson, 5600 W. Lovers Lane Suite 116 #382, Dallas, TX 75209, provided an overview of the request and remained available for questions.

The Commission asked a question regarding if any carriers have been identified for the tower.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application as presented with a 50-year SUP and a request for deviations. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

e. GDC Amendment ORD 25-06

Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, Section 2.05 Processing of Zoning Application, Plat, Plan, and Decision, which sets a 30-day maximum period for each postponement of municipal action on a plan or plat.

Planning Administrator - Long Range Planning, Michael Wade, provided an overview of the amendments to Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change in Zoning, Section 2.05 Processing of Zoning Application, Plat, Plan and Decision, which sets a 30-day maximum period for each postponement of

municipal action on a plan or plat, and remained available for questions.

Motion was made by Commissioner Jenkins to **approve** the amendment as presented with the condition that Sec. 2.05 g(7) is amended such that the c sub paragraph, the indentation is decreased so that the subsection becomes its own paragraph. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

3. PUBLIC COMMENT

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.

4. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:30 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary