



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on July 14, 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
Patrick Abell
Mike Rose
Bob Duckworth
Wayne Dalton

Absent: Jaric Jones

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 23, 2025 Plan Commission Minutes

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

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

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)

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

The applicant, Rashad Haiddar, 136 Lavon Drive, Garland, TX 75040, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Cornelius to close the public hearing. Seconded by Commissioner Rose.
Motion carried: 8 Ayes, 0 Nays.

Motion was made by Commissioner Rose to **approve** the applicant's request. Motion failed for lack of a second.

Motion was made by Commissioner Paris to **approve** the application as recommended by Staff. Seconded by Commissioner Cornelius. **Motion carried: 7 Ayes, 1 Nay** with Commissioner Rose in opposition.

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)*

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

The applicant, Barbara Boyett Perry, 822 E. Centerville Road, Garland, TX 75040, provided an overview of the request and remained available for questions.

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

Motion was made by Commissioner Paris to **approve** the application as presented. Seconded by Commissioner Duckworth. **Motion carried: 8 Ayes, 0 Nays.**

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)*

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

The applicant, Rick Kelly, 5820 Palo Pinto Avenue, Dallas, TX 75206, provided an overview of the request and remained available for questions.

Residents speaking in opposition of the request:

Mindy Huynh, 4530 W. Buckingham Road, Garland, TX 75042

Tuong Huynh, 4530 W. Buckingham Road, Garland, TX 75042

Residents speaking in opposition cited concerns about increased traffic and speeding in the shopping center.

Motion was made by Commissioner Rose to close the public hearing and **approve** the application as presented with a 15-year Specific Use Provision (SUP). Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

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)

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

The applicant, Jared Trozzo, 930 West Centerville Road, Garland, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Jenkins to **approve** the application as presented with a Specific Use Provision (SUP) for the commercial blood/plasma and to the kiosk/trailer category. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**

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)*

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

The applicants, Derick White, 1871 Stephens Bluff Lane, Dallas, TX, 75208 and Judy Lankford, 776 S. Coppell Road, Coppell, TX., provided an overview of the request and remained available for questions.

Resident speaking on the request:

Bob Fishbite 1620 & 1602 Pleasant Valley Road, Garland, TX, 75040

Resident speaking on the request cited concerns about traffic accidents near the intersection and asked that a possible blinking light be added to help curb future accidents.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 1 Abstention by Commissioner Dalton.**

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)*

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

The applicants, Maxwell Fisher, 2502 Grandview Dr., Richardson, TX, 75080 and Ally Sandoval, 310 S Industrial Lane, Euless, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Cornelius to close the public hearing and **approve** the application as recommended by Staff. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**

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)

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

The applicant, Anjum Varshney, 240 E I-30, Garland, TX, 75043, provided an overview of the request and remained available for questions.

Resident in favor of the request but not speaking:

Sanjay Gupta, 337 Oaks Trail, Garland, TX 75045

Motion was made by Commissioner Paris to close the public hearing and **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 8:33 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary