



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on July 28, 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
Michael Wade, Planning Administrator - Long Range
Kaitlyn Worrall, Assistant City Attorney
Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. July 14, 2025 Plan Commission Minutes

Consider approval of the Plan Commission Minutes for the July 14, 2025 meeting.

Motion was made by Commissioner Jenkins to **approve** the Minutes as presented. Seconded by Commissioner Abell. **Motion carried:** 9 Ayes, 0 Nays.

2. ZONING

a. Z 25-23 Resource One Credit Union

*Hold a public hearing and consider the application of **Resource One Credit Union**, requesting approval of 1) a Planned Development amendment to allow an Automobile Repair, Minor use by right on property currently zoned Planned Development 02-28 (PD-02-28) with a base zoning district of Community Retail (CR) 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 2401 Arapaho Road. (District 7) (File Z 25-23)*

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

The applicants, Andrew Ruegg, 3333 Welborn St., Ste. 400, Dallas, TX 75319 and Wes Hoblit, 777 Main Street, Fort Worth, TX 76102, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Rose to close the public hearing and **deny** the application as presented. Seconded by Commissioner Dalton. **Motion carried:** 9 Ayes, 0 Nays.

b. Z 25-26 Purchasing Fund 2023 2 LLC

*Hold a public hearing and consider the application of **Purchasing Fund 2023 2 LLC.**, requesting*

approval of 1) a Specific Use Provision (SUP) for an existing Guest House use on the subject site and 2) a Concept plan for a Guest House use. The site is located at 2813 Seminary Circle. (District 3) (File Z 25-26)

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

The applicant, Andria Arceneaux, 5461 Blue Quail Drive, Prosper, TX 75078, provided an overview of the request and remained available for questions.

Residents speaking in opposition of the request:

Deborah Kay Dove, 1402 Seminary Ridge, Garland, TX 75043

Julie Upton, 2921 Apple Valley, Garland, TX 75043

Residents speaking in opposition cited concerns of flooding caused by the creek behind the property and wanted to guarantee that this request would not impact or change the surrounding zoning of SF-7.

Motion was made by Commissioner Paris to close the public hearing and approve the application as presented with staff's recommendation with an indefinite SUP. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

c. GDC Amendment ORD 25-07

Hold a public hearing to consider amendments to the Garland Development Code ("GDC") Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, to add an option to expire a zoning case upon prolonged applicant inactivity.

Planning Administrator - Long Range Planning, Michael Wade, provided an overview of the amendments to the Garland Development Code ("GDC") Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, to add an option to expire a zoning case upon prolonged applicant inactivity, and remained available for questions.

Motion was made by Commissioner Jenkins to **approve**, the amendment as presented with the change in language in the ordinance from "City" to "Planning Director." The ordinance revision would read, "If an application is determined by the Planning Director to be dormant due to a period of applicant inactivity in excess of 180 days, the Planning Director may deem the application expired and require submittal of a new zoning application with all applicable fees." Seconded by Commissioner Cornelius. **Motion carried: 9 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:26 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary