



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 p.m. on Monday, May 12, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Wayne Dalton, 2nd Vice Chair
Scott Roberts, Chairman
Julius Jenkins, 1st Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Jaric Jones, Commissioner
Patrick Abell, Commissioner
Michael Rose, Commissioner
Bob Duckworth, Commissioner

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

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

Motion was made by Commissioner Abell to **approve** the Consent Agenda as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 2 Abstentions** by Commissioners Jenkins and Commissioner Paris.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the April 14, 2025 meeting.

APPROVED

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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.

2. ZONING

- a. Hold a public hearing and consider the application of **Urban Strategy**, requesting a "Major Waiver" from the Downtown Development Code for the at-grade and above-grade window percentage of the facade, architectural articulation, Build-To-Zone, streetscaping, and a monument sign standards. The site is located at 801 West Avenue D. (District 2) (File DD 24-04)

APPROVED

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

The applicants, Frazier Scott, 4222 Main Street, Dallas, TX 75226, Shane Milton, 5646 Milton Street, Dallas, TX 75206 and Tobias Nome, 10114 Lakemere Drive, Dallas, TX 75238, provided an overview of the request and remained available for questions.

The Commission asked several questions regarding the timeline of the project and additional signage.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 1 Recusal** by Commissioner Duckworth.

- b. Hold a public hearing and consider the application of **Trak Group Inc.**, requesting a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR). The property is addressed as 3420 W Walnut Road. (District 6) (File Z 24-02) **APPROVED**

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

The applicant, Khalid Rezwan, 3420 W. Walnut Street, Garland, TX 75042, provided an overview of the request and remained available for questions.

The Commission asked several questions regarding landscaping and length of SUP.

Motion was made by Commissioner Abell to close the public hearing. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

The Commission asked questions regarding the timeframe of the SUP.

Motion was made by Commissioner Abell to **approve** the application with a 10-year SUP. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays.**

- c. Hold a public hearing and consider the application of **The Kroger Co.**, requesting approval of a Specific Use Provision for Fuel Pumps, Retail use. The site is located at 6850 North Shiloh Road. (District 1) (File Z 25-03) **APPROVED**

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

The Commission asked several questions regarding the turn signal, landscaping, traffic issues and total number of fuel pumps.

The applicants, Michael Serrato, 3030 Lyndon B. Johnson, Dallas, TX and Craig Winkler, 751 Freeport Parkway, Coppell, TX, provided an overview of the request and remained available for questions.

The Commission asked several questions regarding the landscaping and signage.

Resident speaking in opposition of the request:

Norma Walker, 6813 Clear Springs Parkway, Garland, TX 75044.

The resident speaking in opposition expressed concerns about the traffic and multiple gas stations within a short distance.

Motion was made by Commissioner Jenkins to close the public hearing. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

Motion was made by Commissioner Dalton to **approve** the application with a 20-year SUP and landscaping requirements along Shiloh Road. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

- d. Hold a public hearing and consider the application of **Dynamic Engineering Consultants, P.C.**, requesting an amendment to Planned Development District (PD 85-55) to allow a Self-Storage Facility (mini-warehouse). The site is located at 1788 Firewheel Parkway. (District 1) (File Z 25-13) **APPROVED**

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

The applicants, Bill Dahlstrom, 2323 Ross Ave., Ste. 600, Dallas, TX 75201, Greer Gordon, 4030 Gilbert Ave., Dallas, TX, and Josh Edge, 714 S. Greenville Ave., Ste. 100, Allen, TX 75002, provided an overview of the request and remained available for questions.

Resident speaking in favor of the request:

Joseph Tallal, 6316 Abercorn Drive, Rowlett, TX 75089.

The resident speaking in favor, who is actually one of the owners of the property, stated this is the best use for the property as it is not ideal for residential development.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 1 Nay** by Commissioner Jenkins.

- e. Hold a public hearing and consider the application of **CCM Engineering**, proposing an amendment to Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and number of provided parking spaces. The site is located at 2126 Rowlett Road. (District 3) (File Z 25-16) **APPROVED**

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

The Commission asked several questions regarding the parking, fencing and lot size requirements.

The applicant, Celimar Bracho, 2570 Justin Road, Highland Village, TX 75077, provided an overview of the request and remained available for questions.

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

- f. Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Attachment 1 - Land use chart and Article 4, Division 4 Mixed-Use Districts as it relates to the permitted land uses and development regulations for the Urban Residential (UR) and Urban Business (UB) districts. **APPROVED**

Planning Director, Nabila Nur, provided an overview of the amendments to Chapter 2 Zoning Regulations, Attachment 1 - Land use chart and Article 4, Division 4 Mixed-Use Districts as it relates to the permitted land uses and development regulations for the Urban Residential (UR) and Urban Business (UB) districts and remained available for questions.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the amendment as presented. Seconded by Commissioner Paris. **Motion carried: 9 Ayes, 0 Nays.**

- g. Hold a public hearing and consider the application of the **City of Garland**, requesting approval of a **DENIED** change in zoning from multiple zoning districts including but not limited to Industrial (IN), Community Retail (CR), and Planned Developments with IN and CR base zoning to Urban Residential (UR) and Urban Business (UB) Districts. The site consists of approximately 317 acres of properties, generally located on the north side of I-635, on both sides of S Garland Avenue. (District 5) (File Z 25-08)

Planning Director, Nabila Nur, presented the request to the Commission and remained available for questions.

Residents speaking in opposition of the request:

Dallas Cothrum, 3333 Welborn St., Ste. 400, Dallas, TX 75219
Amber Ray, 1402 Cedar Crest, Garland, TX 75042
Linda Phipps, 2023 Town Court, Garland, TX 75041
Brad Parker, 3710 S. Shiloh Road, Garland, TX 75041
Bradley Escobar, 12800 Tuckahoe Creek Pkwy, Manaken-Sabot, VA 23103
Tony Rutighamo, 200 Galleria Parkway, Atlanta, GA 30339
Karl Crawley, 3333 Welborn St., Ste. 400, Dallas, TX 75219
Chris Bowers, 1316 Village Creek, Ste. 500, Plano, TX 75093
Dorothy Zimmermann, 4802 Vera Cruz, Garland, TX 75043
Larry Smith, 6405 Forest Lane, Dallas, TX
Judy Ford, 2027 Town Court, Garland, TX
Martha Rinaut, 1622 Charlotte Drive, Garland, TX
Tyler Williams, 1806 Charleston Drive, Garland, TX
Jay Taylor, 2018 Town Place, Garland, TX
Laura Dunn, 3333 Welborn Street, Dallas, TX
Charles Killiard, 6001 Mayfield, Garland, TX
Lee Shren, 3120 South Shiloh Road, Garland, TX

The residents speaking in opposition expressed concerns about increased traffic, declining street conditions, businesses that will become non-conforming, confusion about proposed zoning change and lack of townhalls to get more detailed information about proposed zoning change.

Motion was made by Commissioner Jenkins to close the public hearing. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

The Commission asked several questions regarding not holding a townhall with regard to this proposed zoning change and how this area came to be identified for the rezoning.

Assistant City Manager, Andy Hesser, explained to the Commission that this proposed rezoning area is designated to be a destination area and has been identified as a catalyst area.

Motion was made by Commissioner Duckworth to **deny** the application as presented. 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 10:13 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary