



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, November 7, 2022, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

- Present: Scott Roberts, Chairman
Douglas Williams, 2nd Vice Chair
Wayne Dalton, At Large
Julius Jenkins, Commissioner
Stephanie Paris, Commissioner
Phillip Johnson, Commissioner
Rich Aubin, Commissioner
Michael Rose, Commissioner
- Absent: Christopher Ott, 1st Vice Chair
- Staff Present: Shawn Roten, Senior Assistant City Attorney
Tracy Allmendinger, Recording Secretary
Evelyn Martinez, Assistant Recording Secretary
Will Guerin, Planning Director
Nabiha Ahmed, Lead Development Planner
Matthew Wolverton, Development Planner

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. 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.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the October 24, 2022 meeting. **APPROVED**

Motion was made by At Large Wayne Dalton, and seconded by Commissioner Michael Rose

Vote: 8 - 0

2. PLATS

- a. P 22-38 Realeins Addition Replat

APPROVED

Motion was made by At Large Wayne Dalton, and seconded by Commissioner Michael Rose

Vote: 8 - 0

- b. P 22-39 Lofts iThirty Addition Conveyance Plat

APPROVED

Motion was made by At Large Wayne Dalton, and seconded by Commissioner Michael Rose

Vote: 8 - 0

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.

3. ZONING

- a. Consideration of the application of **Altar Group**, requesting approval of a Specific Use Provision for an Automated/Rollover Car Wash Use. This property is located at 1501 Northwest Highway. (District 5) (File Z 22-46 – Specific Use Provision) (This item was postponed from the October 10, 2022 Plan Commission meeting per the applicant's request.)

DENIED

Representing the applicant Masih Mijadidi, 11615 Spring Cypress, Trimball, Texas, provided an overview of the request, elaborated on the type of carwash being proposed.

Residents speaking in opposition of the request:

Brent Rich, 1410 Mayfield Avenue, Garland, Texas
Michael McGregor, 1506 Clear Point Drive, Garland, Texas

Residents raised concerns regarding additional noise, screening between the subject property and adjoining neighborhood, the potential of the increased homeless population, light pollution, the requested height of the

proposed building and signage, and additional drainage.

There was discussion between Commissioner Aubin, Mr. Rose, and Mr. McGregor regarding the lack of screening between the neighborhood and the subject property, the homeless population, trash, and the absence of any community outreach from the applicant.

The applicant stated they are willing to install screening and additional landscaping between the adjoining neighborhood and subject property to provide an additional buffer due to the increased noise from the car wash, the proposed lighting would not create any illumination outside of the subject property, the applicant will be providing a drainage analysis and proposed retention of any additional drainage as a result of the car wash.

Additionally, the applicant agreed to provide documentation to the neighboring residents addressing the concerns to ensure they agree with the measures they are taking before seeking approval from the City.

Gordon Sadkin, 3419 Westminster Avenue, Dallas, Texas, provided additional information regarding the proposed lighting, decibels being emitted from the car wash and products to assist with the additional sound, screening and buffering between the adjoining neighborhood and subject property.

There was discussion between Commissioner Dalton and the applicant regarding decibel levels.

Motion was made by Commissioner Aubin to close the public hearing and to deny the request. Seconded by Commissioner Jenkins.

Commissioner Aubin spoke regarding the overburdening of the adjoining neighborhood and cannot approve an item that will only add to the additional burden of this neighborhood.

Chairman Roberts agreed with the analysis and comments from Commissioner Aubin and spoke against the request. Motion carried: 7 Ayes, 1 Nay from Commissioner Johnson .

- b.** Consideration of the application of **Altar Group**, requesting approval of a Plan for an Automated/Rollover Car Wash on a property zoned Community Retail (CR) District. This property is located at 1501 Northwest Highway. (District 5) (File Z 22-46 – Plan) (This item was postponed from the October 10, 2022 Plan Commission meeting per the applicant's request.) **DENIED**

Motion was made by Commissioner Aubin to deny the request. Seconded by Commissioner Jenkins. Motion carried: 7 Ayes, 1 Nay from Commissioner Johnson .

- c. Consideration of the application of **Atlantic Urbana Acquisition Company II, LLC**, requesting approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use. This property is located at 2201 East Miller Road and 2370 East Centerville Road. (District 2) (File Z 21-45 – Zoning) **APPROVED**

Representing the applicant Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas, Texas, provided an overview of the request and remained available for questions.

The was a discussion between the Plan Commission regarding refuge transfer, if this will be a gated community and if a homeowners association is required.

Representing the applicant, Jessica King, 2943 Pannell Street, Austin, Texas elaborated on the transfer of trash from the residents home to the refuge location on the opposite side of the complex.

Resident Jerry Carter, 2725 Country Valley Road, Garland, Texas spoke to the need of written requirements for the maintenance of the development, fire codes, additional beautification within the landscaping plan with this being a gateway into the City of Garland, and upgrade of the screening wall to full masonry.

Mr. Dalhstrom provided additional information regarding the separation between homes, proposed landscaping and confirmed the lots will not be subdivided.

Motion was made by Commissioner Jenkins to close the public hearing and approve the request as presented. Seconded by Commissioner Aubin. Motion carried: 8 Ayes, 0 Nay.

- d. Consideration of the application of **Atlantic Urbana Acquisition Company II, LLC**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 2201 East Miller Road and 2370 East Centerville Road. (District 2) (File Z 21-45 – Detail Plan) **APPROVED**

Motion was made by Commissioner Jenkins to approve the request as presented. Seconded by Commissioner Aubin. Motion carried: 8 Ayes, 0 Nay.

- e. Consideration of the application of **JC Collision**, requesting approval of a Specific Use Provision for Automobile Sales, New or Used. This property is located at 2905 Forest Lane. (District 6) (File Z 22-39 – Specific Use Provision) **APPROVED**

The applicant Erum Sadar, 2905 Forest Lane, Garland, Texas explained they will be only be a wholesale automotive dealer, and there would be no retail sales at this location.

Commissioner Aubin discussed with staff the option of placing a condition within the requested Specific Use Provision restricting any retail sales at this location.

Motion was made by Commissioner Dalton to close the public hearing and open for discussion. Seconded by Commissioner Williams. Motion carried: 8 Ayes, 0 Nay.

Commissioner Dalton spoke in support of the request on the condition the State restricts retail sales under the issuance guidelines of Wholesale licensing.

Motion was made by Commissioner Williams to approve the request for the Specific Use Provision for Wholesale Automotive Sales only. Seconded by Commissioner Jenkins. Motion carried: 8 Ayes, 0 Nay.

- f. Consideration of the application of **JC Collision**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 2905 Forest Lane. (District 6) (File Z 22-39 – Plan) **APPROVED**

Motion was made by Commissioner Williams to approve the Plan request for Automotive Sales with the provision the five (5) extra parking space requirement for the Retail Sales are removed. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nay.**

- g. Consideration of the application of **Digital Garland Ferris, LP**, requesting approval of a Detail Plan for a Data Center. This item may include amendments to Planned Development (PD) District 20-17. This property is located at 805 Holford Road. (District 1) (File Z 22-47 – Detail Plan) **APPROVED**

Representing the applicant Josh Jeseke, 7557 Rambler Road, Suite 1400, Dallas, Texas, was available for questions.

Zachai Hassuni, 1522 Bellingham, Garland, Texas requested information regarding the building design, environmental assessments, and noted the proximity of the proposed request to the surrounding neighborhood.

Mr. Jeseke stated there is no requirement for any environmental remediation for Phase I and Phase II, a jurisdictional delineation was also conducted and it was determined there are no wetlands onsite.

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

4. MISCELLANEOUS

- a. Consideration and possible recommendation of a Thoroughfare Plan amendment regarding Ferris Road.

Motion was made by Commissioner Dalton to approve the amendment to the Thoroughfare Plan as presented. Seconded by Commissioner Rose.

Motion carried: 8 Ayes, 0 Nay.

5. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 8:28 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Tracy Allmendinger, Secretary