



GARLAND

NOTICE OF MEETING
CITY OF GARLAND, TEXAS

CANCELLED

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
January 22, 2024 at 7:00 p.m.

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

A pre-meeting will begin at 6:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Plan Commission to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Plan Commission and will not affect the decisions to be made during the meeting.

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live-streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

Public Comments

Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRILLE IS NOT AVAILABLE.**

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted between and among the members of the Plan Commission and relevant City staff. Public access to that meeting is prohibited by State law.

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 January 8, 2024 meeting.

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. Consideration of the application of **Prime Data Centers/Munsch Hardt Kopf & Harr**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Community Office (CO) Uses and 2) a Detail Plan for a Data Center and an Electric Substation. This property is located at 2000 Holford Road. (District 7) (File Z 23-47) ***(The applicant has requested postponement to a future meeting. New notification letters will be mailed out accordingly.)***

3. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission - CANCELLED

1. a.

Meeting Date: 01/22/2024

Item Title: Plan Commission Minutes for January 8, 2024

Summary:

Consider approval of the Plan Commission Minutes for the January 8, 2024 meeting.

Attachments

January 8, 2024 Plan Commission Minutes



MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, January 8, 2024, 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
Julius Jenkins, 1st Vice Chair
Wayne Dalton, 2nd Vice Chair
Georgie Cornelius, Commissioner
Rich Aubin, Commissioner
Patrick Abell, Commissioner
Michael Rose, Commissioner

Absent: Stephanie Paris, Commissioner

Staff Present: Will Guerin, Planning Director
Angela Self, Planning Administrator
Nabiha Ahmed, Lead Development Planner
Matthew Wolverton, Development Planner
Shawn Roten, Senior Assistant City Attorney
Elisa Morales, Secretary

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.

Motion was made by Commissioner Jenkins to **approve** the Consent Agenda. Seconded by Commissioner Aubin. **Motion carried: 7 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the December 11, 2023 meeting. **APPROVED**

2. PLATS

- a. P 23-40 Cook Industrial No. 2 - Final Plat **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.

3. ZONING

- a. Consideration of the application of Cross Engineering Consultants, Inc., requesting approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care - Independent Living development. This property is located at 1600 Edgefield Drive. (District 2) (File Z 23-41) **APPROVED**

The applicant, Ryan Combs, 7619 Kilmichael Lane, Dallas, TX, remained available for questions.

Chair Roberts commented to the applicant that the work they've put in to incorporate staff's recommendations as well as work with the neighbors is visible in the proposed development.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried: 7 Ayes, 0 Nays.**

- b. Consideration of the application of **Ofi Chito**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 and 2) a Plan for a Restaurant, Drive-Through Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 23-44) **APPROVED**

Motion was made by Commissioner Dalton to **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays.**

4. MISCELLANEOUS

- a. Update on Zoning Process Changes

Staff will brief the Plan Commission during the pre-meeting on changes to the zoning process requirements, as directed by the City Council during their December 4, 2023 Work Session. GDC amendments will be formally brought forward at a future meeting. This item is for discussion only.

The Commission was briefed on this item during the pre-meeting. No further action is necessary at this time.

5. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:10 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary