

## REPORT & MINUTES

### P.C. Meeting, May 12, 2025

**2g. DENIED** Consideration of the application of **City of Garland**, requesting approval of a 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.