



# GARLAND

## MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, October 10, 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  
Christopher Ott, 1st Vice Chair  
Wayne Dalton, At Large  
Julius Jenkins, Commissioner  
Stephanie Paris, Commissioner  
Phillip Johnson, Commissioner  
Rich Aubin, Commissioner  
Michael Rose, Commissioner

Absent: Douglas Williams, 2nd Vice Chair

Staff Present: Shawn Roten, Senior Assistant City Attorney  
Scott Levine, First Assistant City Attorney  
Tracy Allmendinger, Recording Secretary  
Will Guerin, Planning Director  
Nabiha Ahmed, Lead Development Planner  
Matthew Wolverton, Development Planner  
Josue De La Vega, Senior 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 September 26, 2022 meeting. **APPROVED**

Commissioners Dalton and Jenkins did not vote due to their absence from the September 26, 2022 meeting.

**Vote:** 6 - 0

## **2. PLATS**

- a. P 22-34 Riverset Phase 3 Preliminary Plat

**APPROVED**

Commissioners Dalton and Jenkins did not vote due to their absence from the September 26, 2022 meeting.

**Vote:** 6 - 0

- b. P 22-35 GFHC 1 Final Plat

**APPROVED**

Commissioners Dalton and Jenkins did not vote due to their absence from the September 26, 2022 meeting.

**Vote:** 6 - 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 on a property zoned Community Retail (CR) District. This property is located at 1501 Northwest Highway. (District 5) (File Z 22-46 – Specific Use Provision) **(The applicant requests postponement of this case to the November 7, 2022 Plan Commission meeting.)**

**POSTPONED**

**Motion** was made by Commissioner Jenkins to postpone this item per the applicant's request to the November 7, 2022 Plan Commission meeting. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay.**

- 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) **(The applicant requests postponement of this case to the November 7, 2022 Plan Commission meeting.)** **POSTPONED**

**Motion** was made by Commissioner Jenkins to postpone this item per the applicant's request to the November 7, 2022 Plan Commission meeting. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay.**

- c. Consideration of the application of **Luis Fernando Gutierrez**, requesting approval of a Change of Zoning from Single-Family-7 (SF-7) District to Community Retail (CR) District. This property is located at 820 West Miller Road. (District 5) (File Z 22-54) **APPROVED**

The applicant, Luis Gutierrez, 7515 Summit View Lane, Sachse, Texas provided a brief overview of the request and remained available for questions.

There was discussion between Commissioners Ott, Aubin and the applicant as to the purpose of rezoning the property, alternative zoning designations, and the exclusion of allowed uses under the Neighborhood Services (NS) District.

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

There was discussion among the Plan Commission and staff concerning allowed by right uses under the current zoning request versus more appropriate uses allowed under other zoning districts.

Mr. Gutierrez was asked to comment on changing the requested zoning designation.

Mr. Gutierrez questioned if specific uses could be removed from the zoning designation being requested and specifying the allowable uses under the zoning designation.

**Motion** was made by Commissioner Aubin to **deny** a Change in Zoning from Single-Family-7 (SF-7) District to Community Retail (CR) District, and to **approve** a Change in Zoning from Single Family (SF-7) District to Neighborhood Services (NS) District. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nay.**

- d. Consideration of the application of **William Bebb Francis III**, requesting approval of a Specific Use Provision renewal for an Antenna, Commercial Use on a property zoned Agricultural (AG) District. This property is located at 5200 Bobtown Road. (District 3) (File Z 22-55 – Specific Use Provision) **APPROVED**

The applicant, William Bebb Francis III, 112 East Pecan Avenue, San Antonio, Texas was available for questions.

There was discussion between Commissioner Jenkins and the applicant regarding a time period for the Specific Use Provision.

**Motion** was made by Commissioner Paris to close the public hearing and **approve** the Specific Use Provision request for a time period of thirty (30) years. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nay.**

- e. Consideration of the application of **William Bebb Francis III**, requesting approval of a Plan for an Antenna, Commercial Use on a property zoned Agricultural (AG) District. This property is located at 5200 Bobtown Road. (District 3) (File Z 22-55 – Plan) **APPROVED**

**Motion** was made by Commissioner Paris to close the public hearing and **approve** the Plan as presented request for a time period of thirty (30) years. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nay.**

- f. Consideration of the application of **Don Gordon**, requesting approval of an Amendment to Planned Development (PD) District 22-02 to allow a Warehouse, Office/Showroom (Indoors) Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-60 – Zoning) **APPROVED**

The applicant Don Gordon, 6 Dunrobin, Garland, Texas was available for questions. There were no questions of this applicant.

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

- g. Consideration of the application of **Don Gordon**, requesting approval of a Detail Plan for a Warehouse, Office/Showroom (Indoors) Use. This property is located at 2025 Old Mill Run. (District 8) (File Z 22-60 – Detail Plan) **APPROVED**

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

#### 4. EXECUTIVE SESSION

**a. The Plan Commission will move into Executive Session.**

The Plan Commission will adjourn into executive session pursuant to Section 551.071 of the Texas Government Code to deliberate or discuss attorney/client matters concerning privileged and unprivileged client information related to pending litigation and legal requirements related to Plan Commission procedures.

The Plan Commission entered into Executive Session at 7:46 p.m.

The Plan Commission returned from Executive Session to the Regular Meeting at 8:38 p.m.

**5. ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 8:39 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Tracy Allmendinger, Secretary