GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, November 21, 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
	Douglas Williams, 2nd Vice Chair
	Wayne Dalton, At Large
	Julius Jenkins, Commissioner
	Stephanie Paris, Commissioner
	Phillip Johnson, Commissioner
	Rich Aubin, Commissioner
	Michael Rose, Commissioner
Staff Present:	Shawn Roten, Senior Assistant City Attorney
	Tracy Allmendinger, Recording Secretary
	Will Guerin, Planning Director
	Nabiha Ahmed, Lead Development Planner
	Nathaniel Barnett, 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 November 7, 2022 meeting. **APPROVED**

Motion was made by Commissioner Julius Jenkins, and seconded by At Large Wayne Dalton

Vote: 9 - 0

2. PLATS

a. P 22-40 GHFC 2 Final Plat **APPROVED**

Motion was made by Commissioner Julius Jenkins, and seconded by At Large Wayne Dalton

Vote: 9 - 0

3. MISCELLANEOUS

a. Impact Fee Report **APPROVED**

Motion was made by Commissioner Julius Jenkins, and seconded by At Large Wayne Dalton

Vote: 9 - 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.

4. ZONING

a. Consideration of the application of **Golden Franchising Corporation**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 6102 North Jupiter Road. (District 7) (File Z 22-44 – Specific Use Provision) **APPROVED**

Representing the applicant Mark Parmalee, 1131 Rockingham, Richardson, Texas, and Kelly Harbacheck, 3535 Bluffs Lane, #10105, Grapevine, Texas, provided an overview of the request, and remained available for questions.

There was discussion between the Plan Commission and Mr. Parmalee regarding project timing, proposed drive-through only design, screening and vegetation, trash and emanating odors, lighting, receptacle placement, and public outreach with the adjacent neighborhood.

Residents speaking in opposition:
Craig Hastings, 3218 W. Campbell Road, Garland, Texas

Alex Hastings, 3204 W. Campbell Road, Garland, Texas

Residents raised concerns regarding trash, dumpster location, increase of rodents and potential hazards to wildlife as a result of poisons used to eliminate the rodents, erosion and storm water run-off, traffic, storm water/culvert drainage proposal and preservation of the trees.

Mr. Hastings spoke to the encroachment onto his property by the developer.

Also representing the applicant, Mr. Mathew Thomas, 2507 Heather Glen Court, Colleyville, Texas, stated the driveway belongs to the City of Richardson. Mr. Thomas has been working with the City of Richardson Traffic Engineering Department and the criteria for driveway spacing, and remaining conditions have been approved. Additionally, his understanding is the survey is correct, and they will protect as many trees as possible.

Motion was made by Commissioner Rose to close the public hearing and to approve the request. Seconded by Commissioner Williams. Motion carried: 8 Ayes, 0 Nay.

b. Consideration of the application of **Golden Franchising Corporation**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 6102 North Jupiter Road. (District 7) (File Z 22-44 – Plan) **APPROVED**

Motion was made by Commissioner Rose to close the public hearing and to approve the request. Seconded by Commissioner Williams. Motion carried: 8 Ayes, 0 Nay.

c. Consideration of the application of **Winkelmann & Associates, Inc.**, requesting approval of a Detail Plan for Multi-family/Mixed-use development. This item may include amendments to Planned Development (PD) District 22-25. This property is located at 6302 Greenbelt Parkway. (District 4) (File Z 22-51 – Detail Plan) **APPROVED**

Representing the applicant Ross Frankfurt, 13101 Preston Road, #150, Dallas, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Mr. Frankfurt regarding possible retail development on the south side of the subject property, location of the Sky Lounge for residence, possibility of retail use on the ground floor, and the greenbelt biking/walking path.

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

Commissioners Aubin, Ott, and Chairman Roberts spoke in favor of the request.

Motion was made by Commissioner Aubin approve the request for a Detail Plan for Multi-family/Mixed-use development. Seconded by Commissioner

Dalton. Motion carried: 8 Ayes, 0 Nay.

d. Consideration of the application of **Hanan Salman**, requesting approval of an amendment to Planned Development (PD) District 03-47 for Community Retail Uses, to allow a Contractor's Office/Warehouse (indoors only). This property is located at 3065 Forest Lane. (District 6) (File Z 22-52 – Zoning) **APPROVED**

The applicant Hanan Salman, 501 Waterside Way, Murphy, Texas, provided an overview of the request and remained available for questions.

There was discussion between Chairman Roberts, Commissioner Rose, and Ms. Salman regarding the possibility of allowing additional retail use on the property off of Forest Lane, and signage.

Motion was made by Commissioner Williams to close the public hearing and approve the request per staff recommendation. Seconded by Commissioner Aubin. Motion carried: 8 Ayes, 0.

e. Consideration of the application of **Hanan Salman**, requesting approval of a Detail Plan for a Contractor's Office/Warehouse (indoors only). This property is located at 3065 Forest Lane. (District 6) (File Z 22-52 – Detail Plan) **APPROVED**

Motion was made by Commissioner Williams to close the public hearing and approve the request per staff recommendation. Seconded by Commissioner Aubin. Motion carried: 8 Ayes, 0.

5. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 8:18 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Tracy Allmendinger, Secretary