



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, September 12, 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
Rich Aubin, Commissioner
Michael Rose, Commissioner

Absent: John O'Hara, Commissioner

Staff Present: Mike Betz, Deputy City Attorney
Scott Levine, First Assistant City Attorney
Shawn Roten, Senior Assistant City Attorney
Tracy Allmendinger, Recording Secretary
Will Guerin, Planning Director
Nabiha Ahmed, Lead 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 August 22, 2022 meeting.

APPROVED

Motion was made by At Large Wayne Dalton, and seconded by 2nd Vice Chair Douglas Williams

Vote: 8 - 0

2. PLATS

- a. P 22-25 McCree Industrial District Addition Second Replat (***This plat has been withdrawn per the applicant's request.***)

- b. P 22-26 Spar 83 Replat

APPROVED

Motion was made by At Large Wayne Dalton, and seconded by 2nd Vice Chair Douglas Williams

Vote: 8 - 0

- c. P 22-27 Fire Station No. 6 Addition Replat

APPROVED

Motion was made by At Large Wayne Dalton, and seconded by 2nd Vice Chair Douglas Williams

Vote: 8 - 0

- d. P 22-28 Springcreek Community Church Addition Conveyance Plat

APPROVED

Motion was made by At Large Wayne Dalton, and seconded by 2nd Vice Chair Douglas Williams

Vote: 8 - 0

- e. P 22-29 Alta Firewheel Addition Final Plat

APPROVED

Motion was made by At Large Wayne Dalton, and seconded by 2nd Vice Chair Douglas Williams

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 **CCM Engineering**, requesting approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) an Alley Waiver. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Zoning) (This item was postponed from the August 22, 2022 Plan Commission Meeting per the applicant's request.) **APPROVED**

Representing the applicant Cody Cranell, 2570 Justin Road, Highland Village, Texas 75077, provided an overview of the request, spoke of the community outreach that was made. Chairman Roberts provided feedback regarding the possible need to widen the end lots and needed updates to the site plan.

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

- b. Consideration of the application of **CCM Engineering**, requesting approval of a Detail Plan for Single-Family Attached (SFA) Uses. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Detail Plan) (This item was postponed from the August 22, 2022 Plan Commission Meeting per the applicant's request.) **APPROVED**

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

- c. Consideration of the application of **Grenadier Investments, Inc.**, requesting approval of a Change in Zoning from Planned Development (PD) District 85-50 and Community Office (CO) District to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) an Alley Waiver. This property is located at 2200 and 2302 West Campbell Road. (District 7) (File Z 22-20 – Zoning) **DENIED**

Representing the applicant, Anthony Natale, 7312 Oak Bluff Drive, Dallas, Texas 75254 and Matt Duenwald, 13455 Noel Road, Dallas, Texas 75240, provided an overview of the request and remained available for questions.

There was discussion among the Plan Commission and applicant regarding development start time, varying styles of townhomes, building sightlines, proposed topography, length of driveways, location of the amenities center, and the establishment and transition of the Homeowners Association.

Mr. Duenwald spoke to the Plan Commission regarding the pond area that was taken into consideration, the FEMA floodplain adjacent to the homes, and traffic concerns.

Jean Thoes, 2605 Hazelwood Pl., Garland, Texas 75044
Patti Moore, 6611 Wildlife Trail, Garland, Texas 75044

Don Ingram, 6534 Callejo Road, Garland, Texas 75044

Residents, while they approved of the project design, raised concerns regarding erosion into the pond, storm water drainage, maintenance of Campbell lake and the park, proposed density on the southwest corner, lack of green space, safety concerns for the intersection, and increased traffic congestion.

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

There was discussion among the Plan Commission and staff regarding land use, proposed design of buildings, length of driveways, proposed deviations, traffic, and drainage issues. Chairman Roberts, spoke in opposition of the request due to the proposed deviations and density. Commissioner Aubin spoke in support of the request.

Motion was made by Commissioner Rose to **approve** the applicant's request. Seconded by Commissioner Aubin. **Motion failed: 2 Ayes, 6 Nays** by Chairman Roberts, Commissioner Dalton, Jenkins, Paris, Williams, and Ott.

Motion was made by Commissioner Williams to **deny** the request. Seconded by Commissioner Dalton. **Motion carried: 6 Ayes, 2 Nays** by Commissioner Aubin and Rose.

- d. Consideration of the application of **Grenadier Investments, Inc.**, requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 2200 and 2302 West Campbell Road. (District 7) (File Z 22-20 – Detail Plan)

DENIED

Motion was made by Commissioner Williams to **deny** the request. Seconded by Commissioner Dalton. **Motion carried: 6 Ayes, 2 Nays** by Commissioner Aubin and Rose.

- e. Consideration of the application of **Geomet Recycling**, requesting approval of an amendment to Planned Development (PD) District 19-32 for Industrial Uses. This property is located at 312 South International Road. (District 6) (File Z 22-43 – Zoning)

APPROVED

The applicant, Mikel Shecht, 6226 Blackberry Lane, Dallas, Texas 75248, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and the applicant regarding storage of materials, visibility of materials, and structure rating of buildings for storms.

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

- f. Consideration of the application of **Geomet Recycling**, requesting approval of a Specific Use Provision amendment for a Recycling Salvage Yard. This property is located at 312 South International Road. (District 6) (File Z 22-43 – Specific Use Provision) **APPROVED**

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

- g. Consideration of the application of **Geomet Recycling**, requesting approval of a Detail Plan amendment for a Recycling Salvage Yard on a property zoned Planned Development (PD) District 19-32 for Industrial Uses. This property is located at 312 South International Road. (District 6) (File Z 22-43 – Detail Plan.) **APPROVED**

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

Vote: 8 - 0

- h. Consideration of the application of **Kehinde Omo-Iyamu**, requesting approval of a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District. This property is located at 2940 Broadway Boulevard and 2955 Dairy Road. (District 5) (File Z 22-45 – Zoning) **APPROVED**

The applicant Kehinde Omo-Iyamu, 12613 Natalie Drive, Balch Springs, Texas 75180, provided a brief overview of the request and remained available for questions.

There were no questions of this applicant.

Motion was made by Commissioner Jenkins to **approve** the application. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay.**

- i. Consideration of the application of **Scout Cold Logistics, LLC**, requesting approval of a Specific Use Provision for Food Processing & Storage. This property is located at 2610 McCree Road. (District 5) (File Z 22-49 – Specific Use Provision.) **APPROVED**

The applicant, Aaron Comer, 248 Cedarhurst Drive, Canton, Georgia, 30115, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Aubin to **approve** the request. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay**

- j. Consideration of the application of **Scout Cold Logistics, LLC**, requesting approval of a Plan for Food Processing & Storage on a property zoned Industrial (IN) District. This property is located at 2610 McCree Road. (District 5) (File Z 22-49 – Plan)

Motion was made by Commissioner Aubin to **approve** the request. Seconded by Commissioner Williams. Motion carried: 8 Ayes, **0** Nay.

4. MISCELLANEOUS

- a. Consider amending Section 4.24, “Multifamily Developments,” of Chapter 4, “Site Development,” the Land Use Matrix, and Table 7-1, “Downtown District Land use Matrix” of chapter 7 of the Garland Development Code; and amending Table 2-4 of Section 2.34 and Section 2.39 of Chapter 2, “Zoning Regulations,” and the Chapter 2 Land Use Matrix, of the Garland Development Code, removing general covered parking requirements for multi-family developments and creating a Multi-Family-0 [MF-0] District allowing “horizontal multi-family” developments.

Chairman Roberts provided a summary of the amendments being requested for the audience.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the proposed Garland Development Code amendments to City Council and they take into consideration the comments made during the Plan Commission Pre-Meeting. Seconded by Commissioner Aubin.

Motion carried: 8 Ayes, 0 Nay.

- b. Election of Officers

Motion was made by Commissioner Rose to approve Chairman Roberts as Chairman, Commissioner Ott for First Vice-Chairman, and Commissioner Williams for Second ViceChairman. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nay.**

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