



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, August 8, 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
Tracy Allmendinger, Recording Secretary
Will Guerin, Planning Director
Nabiha Ahmed, Lead Development Planner
Paul Luedtke, Transportation Director

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 July 25, 2022 meeting. **APPROVED**

Motion was made by 2nd Vice Chair Douglas Williams, and seconded by Commissioner Rich Aubin

Vote: 9 - 0

2. PLATS

- a. P 22-19 Striker Marquis Addition Final Plat

APPROVED

Motion was made by 2nd Vice Chair Douglas Williams, and seconded by Commissioner Rich Aubin

Vote: 9 - 0

- b. P 22-20 Lyons Crest Estates No. 2 Final Plat

APPROVED

Motion was made by 2nd Vice Chair Douglas Williams, and seconded by Commissioner Rich Aubin

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.

3. ZONING

- a. Consideration of the application of **JLB Partners, LLC / Masterplan**, requesting approval of a Change in Zoning from Community Retail (CR) District and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 5000 and 5026 Zion Road. (District 3) (File Z 22-31 – Zoning) (This item was postponed from the July 25, 2022 Plan Commission Meeting.)

APPROVED

Paul Luedtke, Transportation Director, briefed the Plan Commission on the Traffic Impact Analysis (TIA). He went on to outline the possible improvements to improve the flow of traffic and alleviate the congestions problems identified as a result of this request. TxDOT will need to approve some of the proposed changes.

There was discussion between the Plan Commission and Mr. Luedtke regarding previous plans by TxDOT to reconstruct the intersection, roadway stripping, flipping the stack, new developments and increased trip information, traffic capacities, traffic comparisons between multi-family developments versus retail developments, and any type of approval is required by TxDOT because the road is their right-of-way.

Representing the applicant Jeff Patton, 5832 Gardendale Drive, Dallas, Texas and Maxwell Fisher, provided an overview of the request and provided citizen comments as a result of neighborhood engagement meetings with homeowners within the immediate vicinity.

Maxwell Fisher, 2595 Dallas Parkway, Frisco, Texas, spoke in support of the quality of the product being proposed by the developer.

There was discussion among the Plan Commission and the applicant regarding representation by Forest Creek HOA, amenity access, reassessment of the Traffic Impact Analysis, and height deviations.

Residents speaking in opposition of the request:

Steven Flores, 4713 Maritime Cove, Garland, Texas

Linda Flowers, 4618 Candlestick Drive, Garland, Texas

Lorenzo Perez, 4618 Candlestick Drive, Garland, Texas

Clistie Turnipseed, 4405 Scenic Circle, Garland, Texas

Luz Zavala, 4802 Paradise Cove, Garland, Texas

Joe Headrick, 4634 Lemon Tree Lane, Garland, Texas

Markevia Smith, 4621 Lemon Tree Lane, Garland, Texas

Karl Power, 4633 Lemon Tree Lane, Garland, Texas

Kathleen Jennings, 4641 Lemon Tree Lane, Garland, Texas

Residents speaking in opposition raised concern regarding current and future traffic issues with the newly approved projects being developed, vehicles blocking roadways, possibility of roadway markers to prevent semi's from driving through the neighborhood, parking availability for renters and their visitors, , relocation of wildlife, current load on bridge, response times of first responders, safety, and trucks driving through neighborhoods

Residents speaking in support of the request:

Ron Ford, 4733 Forest Springs Cove, Garland, Texas

Ken Risser, 4130 Carrington Drive, Garland, Texas

Noland Johnson 4610 Spinnaker Cove, Garland, Texas

Residents spoke in support of the request, but raised concern regarding the current traffic dangers with the intersection at Zion Road and Waterhouse, proposed location of signage, and trucks driving through neighborhoods.

Lori Dodson, 2501 Lakeside, Garland, Texas, provided additional insight into the controls regulating the developer, responsibility of the streets, and spoke against penalizing the developer for constraints beyond their control.

John Turnipseed, did not speak but registered against the request.

Jeff Wilson, did not speak but registered against the request

Mr. Patton stated they will be providing 639 parking spaces, and providing an additional 75 tandem parking spaces, retaining the pond, provided details on rental pricing, reiterated the alignment of the

Comprehensive Plan, and requested approval from the Plan Commission.

There was additional discussion among the Plan Commissioners and the applicant regarding visitor parking, for the apartments as well as the townhomes, if there was opportunity of mixed-use development, and signage for no parking on Zion Road.

Motion was made by Commissioner Rose to close the public hearing. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

Plan Commission recessed at 8:52
Plan Commission reconvened at 9:03

There was discussion among the Plan Commission and City Staff regarding, compliance with the Detail Plan, parking enforcement, posting signs that direct trucks to the highway, and alternative uses allowed by right.

Chairman Roberts, discussed the possible uses, and the lengths the developer has gone through to maintain a respectful development.

Motion was made by Commissioner Paris to approve the request per staff recommendation. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

- b. Consideration of the application of **JLB Partners, LLC / Masterplan**, requesting approval of a Detail Plan for Multi-Family Development. This property is located at 5000 and 5026 Zion Road. (District 3) (File Z 22-31 – Detail Plan) (This item was postponed from the July 25, 2022 Plan Commission Meeting.) **APPROVED**

Motion was made by Commissioner Paris to approve the request per staff recommendation. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

- c. 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. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Zoning **(The applicant requests postponement of this case to the August 22, 2022 Plan Commission meeting.)** **POSTPONED**
- d. Consideration of the application of **CCM Engineering**, requesting approval of a Detail Plan for Single-Family Attached (SFA) Uses. This property is located at 5000 and 5026 Zion Road. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Detail Plan) **(The applicant requests postponement of this case to the August 22, 2022 Plan Commission meeting.)** **POSTPONED**

- e. Consideration of the application of **Crowne Castle USA, Inc.**, requesting approval of an Amendment to a Specific Use Provision [S 07-66] for an Antenna, Commercial Use on a property zoned Community Retail (CR) District. This property is located at 3162 Saturn Road. (District 5) (File Z 22-40 – Specific Use Provision) **APPROVED**

The applicant, Haley Peck, 11908 Bamberg Lane, Frisco, Texas, provided an overview of the request and remained available for questions.

There were no questions of this applicant.

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

- f. Consideration of the application of **Crowne Castle USA, Inc.**, requesting approval of a Plan for an Antenna, Commercial Use. This property is located at 3162 Saturn Road. (District 5) (File Z 22-40 – Plan) **APPROVED**

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

- g. Consideration of the application of **BCC Engineering**, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-Estate (SF-E) District. This property is located at 1450 Todd Lane. (District 1) (File Z 22-42) *(The applicant previously had requested to re-zone to Single-Family-10 (SF-10) District and has amended the request.)* **APPROVED**

Representing the applicant Stan Foerster 1903 Central Drive, Bedford, Texas was available for questions.

There were no questions of this applicant.

Michael Baker 1322 Talley Road, Garland, Texas spoke in favor the request.

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

4. **ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 9:35 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Tracy Allmendinger, Secretary