



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, July 25, 2022, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

- Present: Christopher Ott, 1st Vice Chair
Douglas Williams, 2nd Vice Chair
Wayne Dalton, At Large
Julius Jenkins, Commissioner
Stephanie Paris, Commissioner
John O'Hara, Commissioner
Rich Aubin, Commissioner
Michael Rose, Commissioner
- Absent: Scott Roberts, Chairman
- Staff Present: Mike Betz, Deputy City Attorney
Shawn Roten, Senior Assistant City Attorney
Tracy Allmendinger, Recording Secretary
Will Guerin, Planning Director
Nabiha Ahmed, Lead Development Planner
Angela Self, Comprehensive Planning Manager
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 11, 2022 meeting.

APPROVED

Motion was made by Commissioner Julius Jenkins, and seconded by Commissioner Stephanie Paris

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.

2. ZONING

- a. Consideration of the application of **JLB Partners, LLC / Masterplan**, requesting approval of **APPROVED** 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)

Representing the applicant Jeff Patton, 5832 Gardendale Drive, Dallas, Texas and, Maxwell Fisher, 2595 Dallas Parkway, Frisco, Texas, provided an overview of the request and remained available for questions.

There was discussion among the Plan Commission and applicant regarding the possible installation of traffic control devices, the existing home on-site, clarification regarding the deviation for building height, contact with surrounding neighborhoods, proposed density, owner management of the development, open space, and improvements around the pond.

Mr. Fisher spoke of the meticulous detail taken by the developer to align the proposed development with the Envision Garland 2030 Comprehensive Plan.

Residents speaking in opposition of the request:

Kathleen Jennings, 4641 Lemon Tree Lane, Garland, Texas
Bill Swisher, 4422 Scenic Circle, Garland, Texas
Lillian Medrano, 4801 Marina Cove, Garland, Texas
Malcolm Milam, 4710 Forest Springs Cove, Garland, Texas
Lacy Lane, 4306 Enfield Drive, Lemon Tree Lane, Garland, Texas
Laerhcsrod "Leah" Finley, 4621 Lemon Tree Lane, Garland, Texas
Joe Headrick, 4634 Lemon Tree Lane, Garland, Texas
Ronald Ford, 4733 Forest Spring Cove, Garland, Texas
Karl Power, 4633 Lemon Tree Lane, Garland, Texas
David Campbell, 4625 Lemon Tree Lane, Garland, Texas
Clistie Turnipseed, 4405 Scenic Circle, Garland, Texas
Nickole Duncan, 4813 Marina Cove, Garland, Texas
Shone George, 4729 Paradise Cove, Garland, Texas
Shine George, 4802 Marina Cove, Garland, Texas
Luz Zavala, 4802 Paradise Cove, Garland, Texas

Randall McFeeley, 4706 Forest Springs Cove, Garland, Texas
Faye Smedley, 4810 Marina Cove, Garland, Texas
Dale Tillery, 4513 Scenic Circle, Garland, TX

Tracy Hayes, 4606 Bayberry Lane, Garland, Texas
Bud Wiss, 4409 Scenic Circle, Garland, Texas
Jamila Harris, 4414 Scenic Circle, Garland, Texas
Carl Elliott, 4809 Paradise Cove, Garland, Texas
Tanya Davis, 4602 Spinnaker Cove, Garland, Texas
Tina Johnson, 4610 Spinnaker Cover, Garland, Texas

Commission O'Hara left the meeting at 8:33 p.m.

Residents raised concerns regarding the number of existing Multi-Family developments within the immediate area, increased traffic, safety hazards, added pressure on the school system and emergency services, construction noise and debris, lane closures, only one access point into the area, the potential of increased crime, decrease in property value, increase of trash and littering, increase in the homeless population, the possibility of Section 8 apartments, and additional hazards in the event of an evacuation.

Residents also spoke of using the subject property to create a park and redevelopment of the streets.

There was a discussion between the Plan Commission, staff, and citizens regarding potential development concepts and recommendations for Community Retail or Mixed Use, traffic concerns, and the Traffic Impact Analysis.

Subject property owners Mary Kokle and Kim Kokle, 5000 and 5026 Zion Road, spoke regarding the few uses available for this property, Multi-Family being the only proposed use by potential buyers and the criteria involved in selecting a buyer.

The Plan Commission recessed for at 8:45 p.m.
The Plan Commission reconvened at 9:00 p.m.

Residents speaking in favor of the request:
Ken Risser, 4130 Carrington Drive, Garland, Texas

Mr. Patton thanked the residents for speaking and addressed concerns of the residents regarding the possibility of Section 8 housing, rental pricing, and the demand for additional Multi-Family developments and asked for additional time to reach out to the residents that have not been met.

Commissioner Aubin requested clarification if the applicant was requesting a postponement.

There was a discussion between the applicant, Plan Commission, and staff regarding postponement procedures.

Mr. Fisher addressed concerns regarding issues created for the property owner as a result of the creation of President George Bush Turnpike, access points, apartment ratios, difficulty with the development of a park, and property values and spoke in support of a postponement and results of a Traffic Impact Analysis.

Mr. Fisher requested and provided a written request to postpone this item until the August 8, 2022 Plan Commission Meeting.

Motion was made by Commissioner Jenkins to close the public hearing. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 0 Nays.**

Motion was made by Commissioner Aubin to postpone the request until the August 8, 2022 Plan Commission Meeting, per the applicant's request. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 0 Nays.**

- b. Consideration of the application of **JLB Partners, LLC / Masterplan**, requesting approval of **APPROVED** 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)

Motion was made by Commissioner Aubin to postpone the request until the August 8, 2022 Plan Commission Meeting, per the applicant's request. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 0 Nays.**

The Plan Commission recessed at 10:33 p.m.
The Plan Commission reconvened at 10:38 p.m.

3. MISCELLANEOUS

- a. Consideration of the application of **Aaron Comer / Scout Cold Logistics, LLC**, requesting approval of a Variance to Section 4.29 (A)(2) of the Garland Development Code requiring full compliance of landscaping requirements. This property is located at 2600 McCree Road. (District 5) (File SL 22-01) **APPROVED**

The applicant, Aaron Comer, 2655 Lejeune Road, Miami, Florida 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 Dalton. **Motion carried: 7 Ayes, 0 Nays.**

- b. Consider amending Section 2.52, "Special Standards for Certain Uses," Section 6.03, "Definitions," and Table 7-1 "Downtown District Land Use Matrix," of Section 7.06 of the Garland Development Code, regarding Mobile Food Truck Parks. **APPROVED**

There was discussion among the Plan Commission and staff regarding the use in the Downtown area, clarification on refuse containers, permanent versus temporary restrooms, size of the food court, requirement of the type of mobile food unit allowed, an ordinance pertaining to entertain (music), suggestion of a Specific Use Provision (SUP), and the definition a Food Truck.

Motion was made by Commissioner Aubin to close the public hearing and move forward with the draft ordinance with recommendations regarding hours of operation on weekends, requirements of and location and screening of solid waste containers, proportionality of restrooms, live music consideration, types of food vehicles, and evaluation of Specific Use Provisions versus other cities. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

4. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 11:05 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Tracy Allmendinger, Secretary