



# GARLAND

## MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, July 8, 2019, 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  
Wayne Dalton, Commissioner  
Steven Hallman, Commissioner  
Preston Edwards, Commissioner  
John O'Hara, Commissioner  
Truett Welborn, Commissioner  
Douglas Williams, Commissioner  
Michael Rose, Commissioner  
Christopher Ott, 2nd Vice Chairman

Staff Present: Brian England, Deputy City Attorney  
Denise Phillips, Asst. Recording Secretary  
Will Guerin, Planning Director  
Kira Wauwie, Principal Planner  
Nabiha Ahmed, Development Planner

All items marked with asterisks (\*\*) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Welborn to **approve** the Consent Agenda as presented, seconded by Commissioner Williams, to **approve** item 1a. **Motion carried: 6 Ayes, 0 Nays.** Commissioners Dalton, Rose and Ott did not vote due to their absence from this meeting.

### 1. MINUTES

- a. Consider approval of Minutes for the June 24, 2019 meeting.

**APPROVED**

### 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 **Provident Realty**, requesting approval of 1) **APPROVED** an amendment to Planned Development (PD) District 95-56 for Community Retail Uses, 2) a Concept Plan and 3) a Detail Plan for a Convenience Store Use and a Retail, Fuel Pumps Use. This property is located at 5345 North George Bush Turnpike. (District 1) (File Z 19-07)

The applicant, Dorothy Parks, 7040 Westlake, Dallas, Texas, 75214, presented a brief overview of the request and provided additional information on the number of fuel pumps, roadway access locations, and the access agreement already established.

The applicant's representative from Murphy USA, Jared Westmoreland, 1818 Summit Avenue, Dallas, Texas, 75206 stated that this location will be an independent fuel station and is not in connection with Walmart.

Chairman Roberts inquired as to the number of roadway access locations and the access agreement already established.

Commissioner Welborn inquired as to the location of the proposal in conjunction to the surrounding area's fuel pump locations.

Commissioner Rose inquired as to how many fuel pumps are proposed.

**Motion** was made by Commissioner Dalton, to close the public hearing and **approve** the request with an amendment to exclude from the PD the following uses: Automotive Repair, Minor; Equipment Leasing; Indoor, Athletic Club / Instruction, Indoor; Landscape Nursery; and Temporary Use or Building. Seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays**

## 3. ADJOURN

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:11 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Denise Phillips, Asst. Recording Secretary