



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, June 27, 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
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 June 13, 2022 **APPROVED** meeting.

Motion was made by 2nd Vice Chair Douglas Williams, and seconded by Commissioner Stephanie Paris

Vote: 6 - 0

2. PLATS

- a. P 22-16 Striker Marquis Conveyance Plat

APPROVED

Motion was made by 2nd Vice Chair Douglas Williams, and seconded by Commissioner Stephanie Paris

Vote: 6 - 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 **Spiars Engineering**, requesting approval of 1) a Detail Plan for Single-Family Detached Homes and 2) an Alley Waiver. This property is located at 3000 South Country Club Road. (District 3) (File Z 20-24 – Detail Plan) **(The applicant requests postponement of this case to a future Plan Commission meeting. The postponement date is unknown at this time. New notification letters will be mailed out when it is ready to move forward.)**

POSTPONED

- b. Consideration of the application of **Spiars Engineering**, requesting approval of an amendment to Planned Development (PD) District 18-33. This property is located at 2698 North President George Bush Turnpike. (District 1) (File Z 22-24 – Zoning)

APPROVED

Consideration of the application of **Spiars Engineering**, requesting approval of an amendment to Planned Development (PD) District 18-33. This property is located at 2698 North President George Bush Turnpike. (District 1) (File Z 22-24 – Zoning)

The applicant, David Bond, 765 Custer Road, Plano, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and the applicant regarding alternative shading options, clarification of the number of canopy trees to be re-planted, and clarification on the number of canopy trees being provided.

The architect assisting the applicant, Nash Thomas, 3500 Maple Drive, Dallas, Texas, provided comments on providing additional [covered]

parking.

Michael and Penny Dyer, 3900 Grapevine Parkway, Apt. 523, Grapevine, Texas, expressed concern regarding access from the west to their property.

Motion was made by Commissioner Paris to close the public hearing. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**

There was discussion and clarification among the Plan Commission and staff regarding canopy trees, and shading alternatives.

Motion was made by Commissioner Williams to **approve** the request per staff recommendation with the condition they work with staff to provide additional canopy shading. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

- c. Consideration of the application of **Spiars Engineering**, requesting approval of Detail Plan for Multi-Family development. This property is located at 2698 North President George Bush Turnpike. (District 1) (File Z 22-24 – Detail Plan)

APPROVED

Consideration of the application of **Spiars Engineering**, requesting approval of Detail Plan for Multi-Family development. This property is located at 2698 North President George Bush Turnpike. (District 1) (File Z 22-24 – Detail Plan)

Motion was made by Commissioner Williams to **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

4. **ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 7:28 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Tracy Allmendinger, Secretary