



# GARLAND

## MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, June 13, 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  
Michael Rose, Commissioner

Absent: John O'Hara, Commissioner  
Christi Baughman, 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  
Angela Self, Comprehensive Planning Administrator  
Nathaniel Barnett, Senior 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 May 23, 2022 meeting. **APPROVED**

Motion was made by Commissioner Julius Jenkins, and seconded by Commissioner Michael Rose

**Vote: 7 - 0**

## **2. PLATS**

- a.** P 22-12 Town of Embree Replat

**APPROVED**

Motion was made by Commissioner Julius Jenkins, and seconded by Commissioner Michael Rose

**Vote: 7 - 0**

- b.** P 22-13 Bunker Hill Garland KAP Final Plat

**APPROVED**

Motion was made by Commissioner Julius Jenkins, and seconded by Commissioner Michael Rose

**Vote: 7 - 0**

- c.** P 22-14 Heritage Park Preliminary Plat

**APPROVED**

Motion was made by Commissioner Julius Jenkins, and seconded by Commissioner Michael Rose

**Vote: 7 - 0**

- d.** P 22-15 Millennium Village Addition Final Plat

**APPROVED**

Motion was made by Commissioner Julius Jenkins, and seconded by Commissioner Michael Rose

**Vote: 7 - 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 **Stonehawk Capital Partners, LLC / Masterplan**, requesting approval of a Change in Zoning from Planned Development (PD) District 19-22 and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 4245 Bobtown Road. (District 3) (File Z 22-16 - Zoning) **APPROVED**

Representing the applicant, Dallas Cothrum, 2201 Jackson Street, Dallas, Texas provided an overview of the request and remained available for questions.

There were no questions of this applicant.

**Motion** was made by Commissioner Rose to close the public hearing and **approve** the request as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

- b. Consideration of the application of **Stonehawk Capital Partners, LLC / Masterplan**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 4245 Bobtown Road. (District 3) (File Z 22-16 – Detail Plan) **APPROVED**

**Motion** was made by Commissioner Rose to **approve** the request as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

- c. Consideration of the application of **Craig A. Edwards**, requesting approval of a Specific Use Provision for a Convenience Store Use on a property zoned Community Office (CO) District. This property is located at 429 East Interstate Highway 30. (District 3) (File Z 22-33 – Specific Use Provision) **APPROVED**

Representing the applicant, Maxwell Fisher, 2595 Dallas Parkway, Frisco, Texas and Joshua Scott, 3333 South Congress Avenue, Delray Beach, Florida presented the request to the Plan Commission and remained available for questions.

The applicant was available for questions. There were no questions of this applicant.

**Motion** was made by Commissioner Paris to close the public hearing and **approve** the request as presented. Seconded by Commissioner Dalton. **Motion carried: 7 Ayes, 0 Nays.**

- d. Consideration of the application of **Craig A. Edwards**, requesting approval of a Plan for a Convenience Store. This property is located at 429 East Interstate Highway 30. (District 3) (File Z 22-33 – Plan) **APPROVED**

**Motion** was made by Commissioner Paris to **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried: 7 Ayes, 0 Nays.**

- e. Consideration of the application of **City of Garland**, requesting approval of Planned Development (PD) District for Mixed Uses. This property is located at 6302 Greenbelt Parkway and 6151 Duck Creek Drive (southeast side of Duck Creek Drive and Greenbelt Parkway). (District 4) (File Z 22-25 – Zoning) **APPROVED**

Commissioner Rose requested that all Detail Plan requests be presented to the Plan Commission and City Council for approval.

Garland neighbor Allicia Frye, 6065 Duck Creek Drive, Garland, Texas, asked to be made aware of any future requests regarding this property.

**Motion** was made by Commissioner Dalton to close the public hearing and **approve** the request with the provision future Detail Plans go through the Zoning process for approval by City Council. It was additionally requested that City Council review the comments presented by the Plan Commission during the pre-meeting. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

#### 4. **MISCELLANEOUS**

- a. Consider amending Article 4, “Zoning Districts,” of Chapter 2, “Zoning Regulations;” Division 2, “Land Use Matrix,” of Article 5, Chapter 2, of the Garland Development Code; and the Official Zoning Map of the City of Garland, Texas. **APPROVED**

**Motion** was made by Commissioner Williams to close the public hearing and **approve** the request as presented. Seconded by Commissioner Ott. **Motion carried: 7**

#### 5. **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