



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, February 25, 2019, in the Council Chambers at the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, Garland, Texas, with the following members present:

- Present: Chairman Scott Roberts
Commissioner Wayne Dalton
Commissioner Preston Edwards
Commissioner Truett Welborn
2nd Vice Chairman Christopher Ott
- Absent: Commissioner Steven Hallman
Commissioner John O'Hara
Commissioner Douglas Williams
- Staff Present: Brian England, Deputy City Attorney
Tracy Allmendinger, Recording Secretary
Denise Phillips, Planning Technician
Will Guerin, Planning Director
Josue De la Vega, Development Planner

CONSENT AGENDA

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 Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Welborn, to approve item 1a. **Motion carried: 5 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of Minutes for the February 11, 2019 meeting.

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 **Kimley-Horn**, requesting approval of 1) an amendment to Planned Development (PD) 12-41 District, 2) an amended Concept Plan for Dwelling, Multi-Family and Office, Retail & Service Uses and 3) a Detail Plan for Dwelling, Multi-Family on a property zoned Planned Development (PD) 12-41 District for Mixed-Use. This property is located at 6310 Naaman Forest Boulevard and 6501 North President George Bush Highway. (District 7) (File Z 18-41)

The applicant, Maxwell Fisher, 900 Jackson Street, Dallas, Texas 75202 provided a brief overview of the request and provided additional information as to greenbelt area, the number of carports and the materials being used on the carports, and the size of the dog park and its amenities.

Resident, Bruce Grantham, 3122 Cross Timbers Lane, Garland, Texas 75044 spoke of concerns that commercial development possibilities are being lost in Tract 1, the number of units being constructed per acre, and the number of carports.

Commissioner Ott inquired as to enhancing the greenbelt area with possible walking trails connecting to the future development of Tract 2.

Chairman Roberts inquired as to the materials used on the carport areas.

Commissioner Welborn inquired as to the size of the dog park and the seating provided within the area.

Commissioner Dalton inquired as to the amenities within the dog park area.

Motion was made by Commissioner Ott, to **approve** the application as presented and to amend by adding picnic tables near the dog park area, and allow painted poles on some of the carport areas. Seconded by Commissioner Dalton. **Motion carried: 5 Ayes, 0 Nays.**

Vote: 5 - 0

- b. Consideration of the application of **Tread Source LLC**, requesting approval of a Specific Use Provision (SUP) for Truck/Bus Repair on a property zoned Industrial (IN) District. This property is located at 1305 South Shiloh Road. (District 6) (File Z 19-01)

The applicant, Mark Madison, 5301 Brougham Lane, Plano, Texas 75023 provided a brief overview of the request, their willingness to add trees to the frontage areas, and the storage time of vehicles on the property.

Commissioner Welborn inquired as to adding trees along the frontage areas.

Commissioner Edwards inquired as to the maximum storage time for vehicles on the property.

Motion was made by Commissioner Ott, to **approve** the application as presented and to amend by adding trees as applicable every 75 feet along both frontage areas. Seconded by Commissioner Welborn. **Motion carried: 5 Ayes, 0 Nays.**

Vote: 5 - 0

3. ADJOURN

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:32 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Tracy Allmendinger, Secretary