



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, February 11, 2019, in the Council Chambers at the William E. Dollar Municipal Building, 200 North 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
Christopher Ott, 2nd Vice Chairman

Staff Present: Mike Betz, Deputy City Attorney
Tracy Allmendinger, Recording Secretary
Denise Phillips, Planning Technician
Will Guerin, Planning Director
Kira Wauwie, Principal Planner
Nabiha Ahmed, 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 Ott to **approve** the Consent Agenda as presented, seconded by Commissioner Hallman, to approve items 1a and 2a. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Welborn did not vote due to his absence from the January 28, 2019 meeting.

1. MINUTES

- a. **APPROVED** Consider approval of Minutes for the January 28, 2019 meeting.

2. PLATS

- a. **APPROVED** P 19-03 GISD Natatorium Addition Final Plat, Lots 1 & 2, Block 1

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. **APPROVED** Consideration of the application of **Development Engineering Consultants, LLC**, requesting approval of 1) an Amendment to Planned Development (PD) 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33)

The applicant Jay Grogan, 6331 Desco Drive, Dallas, Texas 75225 provided an overview of the request and elaborated on their commitment to providing access to the adjoining property. Mr. Grogan presented updated conditions including clarification on allowable uses on the commercial/retail tract [Lot 3]; a minimum of 10% open space is required for each project on Lots 2, 3, and 4; amending the maximum building height from 42 feet to 44 feet on Lot 1; and clarification regarding the swimming pool size on Lot 1. Mr. Grogan concurred with the PD conditions drafted regarding future vehicular access and landscaping maintenance.

Mike Dyer, 3900 Grapevine Mills Parkway, Apartment 523, Grapevine, Texas 76051 spoke of concerns regarding access to his property.

Commissioner Dalton questioned the applicant if they would be willing to provide access to the adjoining property at this time.

Motion was made by Commissioner Dalton, to **approve** the application as presented, including the conditions presented by the applicant during the hearing. Seconded by Commissioner Welborn. **Motion carried: 8 Ayes, 0 Nays.**

- b. **APPROVED** Consideration of the application of the **City of Garland**, requesting approval of a Change in Zoning from Planned Development (PD) 99-44 District for Cluster and Patio Homes to Single-Family Attached (SFA) District (townhouses). This property is located at 2901 Arapaho Road. (District 7) (File Z 18-49)

Motion was made by Commissioner Ott, seconded by Commissioner Edwards to **approve** per staff recommendation. **Motion carried: 8 Ayes, 0 Nays**

4. ADJOURN

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:46 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Tracy Allmendinger, Secretary