

The Plan Commission of the City of Garland met in regular session on Monday, August 12, 2013, at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Chairperson	Scott Roberts
Commissioner	Stan Luckie
Commissioner	Chester Johnson
Commissioner	Wayne Dalton
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Robert Vera
Commissioner	Maxwell Fisher
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Mark Dempsey
Staff	Chasidy Allen
Staff	Josue De La Vega
Secretary	Tracy Allmendinger

CALL TO ORDER

Commissioner Dalton called the meeting to order and gave the Invocation and led the Pledge of Allegiance to the United States Flag.

MINUTES

Approval of Minutes for the regular meeting of July 22, 2013.

Motion was made by Commissioner Vera, seconded by Commissioner Welborn to **approve** the minutes of the July 22, 2013 meeting. **Motion carried: 7 Ayes, 0 Nays.** Commissioners Luckie and Fisher abstained due to absence from the last meeting.

PLATS

Final Plat – Benson Addition

Motion was made by Commissioner Dalton, seconded by Commissioner O'Hara to **approve** the plat. **Motion carried: 9 Ayes, 0 Nays**

VARIANCE

Consideration of the application of Angel Robinson requesting approval of variances to 1) Sections 34.18(B)(1) and 34.18(B)(2) of the SH 190 Development Standards regarding materials on exterior walls and 2) Section 10-311 of the Comprehensive Zoning Ordinance No. 4647 regarding the use of metal as a façade material. The property is located at 3232 Lavon Drive, Garland, TX. (File SH 13-02)

Motion was made by Commissioner Luckie, seconded by Commissioner Dalton to close the Public Hearing and **approve** the request as recommended by staff. **Motion carried: 9 Ayes, 0 Nays.**

ZONING

Consideration of the application of Hutton Growth One, LLC requesting approval of 1) a Detail Plan and 2) a variance to Section 34.21(C)(3)(a)(i)(a) of the SH 190 Development Standards regarding the allowable number of monument signs on a single sign site. The property is located at 5550 Lavon Drive, Garland, TX (File 13-30)

Representing the applicant Ben Berry, 3555 Keith Street, Suite 109, Cleveland, TN 37312. Mr. Berry gave a brief overview of the plans for this property and remained available to answer any questions.

Motion was made by Commissioner Luckie, seconded by Commissioner Fisher to close the Public Hearing and **approve** the request per staff recommendation. **Motion carried: 9 Ayes, 0 Nays.**

Consideration of the application of RaceTrac, requesting approval of 1) an amendment to Planned Development (PD) District 12-28 for Shopping Center Uses, 2) a Detail Plan, 3) a Specific Use Permit for Retail Sales with Gas Pumps and 4) a variance to section 34.21(C)(4)(b)(i) of the IH 635 Development Standards regarding the maximum allowable sign area for attached signage. The property is located at 3401 S. Garland Road, Garland, TX (File 13-31)

Representing the applicant, Mark Housewright, 900 Jackson St. #640 Dallas, TX 75202 and Drew Cunningham, 3225 Cumberland Blvd, Atlanta, Georgia 30339.

Mr. Housewright gave a detailed presentation, specifically addressing the proposed signage by RaceTrac and remained available to answer any questions.

Motion was made by Commissioner Welborn, seconded by Commissioner Johnson to close the Public Hearing and **approve** the request per staff recommendation for the Detail Plan and variance allowing additional signage. **Motion carried: 8 Ayes, 0 Nays.** Commission Fisher recused himself from this case.

Consideration of the application of Mitchell Planning Group, LLC, requesting approval of an amendment to Planned Development (PD) District 09-20 for Freeway Uses. The property is located at south of IH30, west of Broadway Boulevard, Garland, TX (File 13-32)

Representing the applicant, Karen Mitchell 7823 Nine Mile Bridge Road, Ft. Worth, TX. Ms. Mitchell gave a brief presentation on the request to amend the Planned Development (PD) and remained available to answer any questions.

Motion was made by Commissioner O'Hara, seconded by Commissioner Dalton to close the Public Hearing and **approve** the amendment to the Planned Development (PD) and amend the Concept Plan to combine lots 10 and 11 per staff recommendation. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:31 p.m.

The City of Garland, Texas

Approved:

Scott Roberts
Chairman

Attested:

Tracy Allmendinger
Secretary