Garland, Texas
June 14, 2013

The Plan Commission of the City of Garland met in regular session on Monday, June 10, 2013, at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

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

STAFF PRESENT

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

CALL TO ORDER

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

MINUTES

Approval of the Minutes for the regular meeting of May 13, 2013.

Motion was made by Commissioner Dalton, seconded by Commissioner Welborn to **approve** the minutes of the May 13, 2013 meeting. **Motion carried: 8** Ayes, 0 Nays.

PLATS

Preliminary Plat – Castle Point Phase One Addition

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

Final Plat – TBCW Addition Replat of Lot 2, Block 1

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

ZONING

Consideration of the application of Jamal Premjee, requesting approval of 1) a Specific Use Permit for Retail Sales with Gas Pumps on property zoned General Business (GB) District 2) a variance to Section 25-441 of the Comprehensive Zoning Ordinance No. 4647 regarding the minimum required rear setback and 3) variances to Sections 7.1 and 7.1.2 of the Screening and Landscape Standards regarding the required landscape buffer. This property is located on the northern corner of Broadway Boulevard and East Centerville Road. (File 13-21)

Representing the applicant was Alexandra Matis, 5817 Vista Glen Lane. There were no questions.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **approve** per staff recommendations for the Specific Use Permit for Retail Sales with Gas Pumps. **Motion carried: 8** Ayes, 0 Nays.

Consideration of application for Oak Ridge Investments requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan. This property is located northwest of the intersection of West Campbell Road and Callejo Road. (File 13-22)

Applicant requested postponement to the June 24, 2013 Plan Commission meeting.

Motion was made by Commissioner Luckie, seconded by Commissioner Welborn to **approve** the request for postponement to June 24, 2013. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of Sundance Behavioral Health, requesting 1) an amendment to Planned Development (PD) District 97-31 for Health Services Uses and 2) a Specific Use Permit for Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized. This property is located at 2696 West Walnut Street; south of West Walnut Street and west of North Shiloh Road. (File 13-23)

Representing the applicant, Randy Kaniecki, 5656 Brookstown, Dallas, TX, provided clarification on the type of care, treatment, length of stay and security measures that will be given and allowed at this facility. He also testified that no medical treatment would be administered and that 911 would be called in the event medical treatment would be needed.

Representing Garland Economic Partnership was Ayako Schuster 520 N. Glenbrook, Garland, Texas expressed support for this facility and was available for questions.

Representing the owners, Steve Waters 2707 Ursula Court, Mansfield, Texas, was available for questions.

Also available for questions were Henry In, 4313 Silverwood Trail; Eric Nunnally, 1250 E. Copland Road, Arlington, TX 76011.

Chairperson Roberts introduced into record a petition of 16 signatures in opposition of the request.

David Moorehead, 3402 Burning Tree Lane, Garland, Texas spoke in favor of the request. He did express concerns about the facility operating on a 24/7 basis.

Motion was made by Commissioner Luckie, seconded by Commissioner Welborn to **approve** the request as recommended by staff. **Motion carried: 8** Ayes, 0 Nays.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:53 p.m.

The City of Garland, Texas

Approved:

Scott Roberts _____
Chairman

Attested:

Tracy Allmendinger_____
Secretary