

The Plan Commission of the City of Garland met in regular session on Monday, November 11, 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
Secretary	Tracy Allmendinger

#### **CALL TO ORDER**

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

#### **MINUTES**

**Approval of Minutes for the regular meeting of October 28, 2013.**

**Motion** was made by Commissioner Luckie, seconded by Commissioner Johnson to **approve** the minutes of the October 28, 2013 meeting. **Motion carried: 8 Ayes, 0 Nays.** Commissioner Vera abstained due to absence from this meeting.

#### **VARIANCE**

**Consideration of the application of Lakewood Brewing Company, requesting approval of 1) a variance to section 9.4 of the Screening and Landscape Standards regarding the screening and landscape of parking areas and 2) a variance to Section 10-311 of the Comprehensive Zoning Ordinance regarding the use of metal as a building façade material. This property is located at 2306 Executive Drive. (LS 13-03/ MO 13-03)**

The applicant Wim Bens, 823 Cordova Street, Dallas, TX 75041 spoke briefly regarding the request and remained available for questions. There were no questions of this applicant.

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

## ZONING

**Consideration of the application of Apartment Development Services, requesting approval of 1) a change in zoning from Agriculture (AG) District to a Planned Development (PD) District for Multi-Family Uses, 2) a Concept Plan and 3) a variance to Section 34.19(D) of the IH 30 Development Standards regarding building placement. The property is located at the northwest intersection of Bobtown Road and Waterhouse Boulevard. (File 13-35) (This request was postponed from the October 14, 2013 meeting.)**

Representing the applicant, Mike Anderson, 3819 Town Crossing, Ste. 200, Mesquite, TX gave a brief presentation outlining the design changes and remained for questions.

Residents present and registering their position in support were:

Jeremy Benton, 301 S. Shiloh Road, Garland, TX  
Kurt Green, 4906 Wordsworth, Garland, TX  
Debra Killman, 522 Tacoma Drive, Garland, TX  
Don Killman, 522 Tacoma Drive, Garland, TX  
Sandy Phillips, 7009 Jack Franzen, Garland, TX  
Ronald Phillips, 7009 Jack Franzen, Garland, TX

Nearby residents present and registering their position in support were:

Jack Jones, 8414 Meadowview, Rowlett, TX  
Charlotta Jones, 8414 Meadowview, Rowlett, TX  
Bobby Stanley, 18 Fireside Drive, Rockwall, TX

**Motion** was made by Commissioner Dalton, seconded by Commissioner Luckie to close the Public Hearing and open discussion **Motion carried: 9 Ayes, 0 Nays.**

Commissioners questioned the design and layout of the proposed development and stated it was similar to the existing apartments within the area. The applicant stated an urban designed apartment complex would be out of character with the surrounding properties.

**Motion** was made by Commissioner Dalton, seconded by Commissioner Welborn, to **deny** the request per staff recommendation **Motion carried: 6 Ayes, 3 Nays** from Commissioner Ott, Fisher, and Luckie.

## ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:28 p.m.

**The City of Garland, Texas**

**Approved:**

Wayne Dalton  
Chairman

**Attested:**

Tracy Allmendinger  
Secretary