

Garland, Texas
March 25, 2014

The Plan Commission of the City of Garland met in regular session on Monday, March 24, 2014 at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

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

MINUTES

Approval of Minutes for the regular meeting of March 10, 2014.

Motion was made by Commissioner Vera, seconded by Commissioner Welborn to **approve** the minutes of the March 10, 2014 meeting. **Motion carried: 9 Ayes, 0 Nays.**

ZONING

Consideration of the application of Cindy Nguyen, requesting approval of a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District and a variance to Section 10-200 of the Comprehensive Zoning Ordinance regarding parking requirements. The property is located at 3465 West Walnut Street, Suite 305. (File 14-08)

The applicant, Cindy Nguyen, 901 Sunningdale, Richardson, TX 75081, addressed parking issues, clarified the establishment would not be selling alcohol, and that security would be hired for those events that do serve alcohol.

Speaking in opposition, Pete Hughes, 3326 Lariat Lane, Garland, TX, Mr. Hughes stated concerns regarding the hours of operation, noise, traffic and trash.

Motion was made by Commissioner Vera, seconded by Commissioner Johnson to close the Public Hearing and open the case for discussion. Motion **carried: 9 Ayes, 0 Nays.**

There was discussion regarding the parking variance and concerns regarding the proximity to a residential neighborhood.

Motion was made by Commissioner Vera, seconded by Commissioner Dalton to **deny** the request per staff recommendation. Motion **carried: 9 Ayes, 0 Nays.**

2. Consideration of the application of D.R. Rankin, requesting approval of a Detail Plan for a Bank or Financial Institution on a property zoned Planned Development (PD) District 02-28 for Shopping Center Uses. The property is located at the northeast corner of North Shiloh Road and Arapaho Road. (File 14-09)

Representing the applicant, Don Rankin, 2321 Daybreak Trail, Plano, TX, gave a brief overview of the request and remained available for questions.

Commissioner Fisher raised concern regarding the height of the monument sign.

Motion was made by Commissioner Fisher, seconded by Commissioner Ott to close the Public Hearing and **approve** the request per staff recommendation with the maximum height of the monument sign of 7 feet. Motion **carried: 9 Ayes, 0 Nays.**

3. Consideration of the application of Jaime Pineda, requesting approval of a Specific Use Permit for Contractor Equipment and Storage on a property zoned Commercial 2 (C-2) District. The property is located at 200 Rayburn Street. (File 14-10)

The applicant, Jaime Pineda, 200 Rayburn, Garland, TX, gave a brief overview of the establishment. He explained that business trucks are driven home by the employees and if the trucks need to remain overnight, they will be parked inside the building. The accessible parking will be relocated to the west side of the building. The applicant remained available for questions.

Motion was made by Commissioner Johnson, seconded by Commissioner Dalton to close the Public Hearing and **approve** the request per staff recommendation with the stipulation that all storage shall be inside the building. Motion **carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

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

The City of Garland, Texas

Approved:

Scott Roberts
Chairman

Attested:

Tracy Allmendinger
Secretary