

The Plan Commission of the City of Garland met in regular session on Monday, May 12, 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

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 Luckie gave the Invocation and led the Pledge of Allegiance to the United States Flag

MINUTES

Approval of Minutes for the regular meeting of April 14, 2014.

Motion was made by Commissioner Dalton, seconded by Commissioner Welborn to **approve** the minutes of the April 14, 2014 meeting. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Luckie and Vera abstained due to absence from the last meeting.

PUBLIC HEARING PLATS

Replat – Jupiter Center Addition Replat of Lot 1, Block 1

Representing the applicant, Kevin Ware, 11410 Fourth Rd, Pilot Point, TX 76258 was available for questions.

The applicant Freddie Montemayor, 1604 Syracuse Dr., Richardson, TX 75081 was available for questions.

Motion was made by Commissioner Fisher, seconded by Commissioner Vera to close the Public Hearing and **approve** the request per staff recommendation. **Motion carried: 8 Ayes, 0 Nays.** Commissioner Luckie recused himself from this case.

Replat – Graue Addition Replat of Lot 2, Block 1

The applicant Don Rankin, 2321 Daybreak Trail, Plano, TX was available for questions.

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

PLATS

Preliminary Plat – Heron’s Bay Estates No. 2

Representing the applicant, Stephen C. Stolte, 9102 Spring Hollow Dr., Dallas, TX 75243, was available for questions.

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

VARIANCES

1. Consideration of the application of **America’s Best Value**, requesting approval of variances to the IH 30 Development Standards including to 1) Section 34.21(C)(3)(a) regarding the allowable number of freestanding signs and 2) Section 34.21(C)(3)(b)(ii) regarding the required setback between two freestanding signs on property zoned Freeway (FW) District. This property is located at 6222 Broadway Boulevard. (District 3) (I30 14-01)

The applicant Kash Parbhu, 6222 Broadway Blvd, Garland, TX was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Dalton seconded by Commissioner Fisher to close the Public Hearing and **approve** the request per staff recommendation with the provision that existing signage be reduced as presented by the applicant . **Motion carried: 9 Ayes, 0 Nays.**

2. Consideration of the application of **MetroTex Association of Realtors**, requesting approval of a variance to Section 34.21(C)(4)(b)(ii) of the IH 30 Development Standards regarding the maximum allowable attached sign area for a multi-tenant building on property zoned Freeway (FW) District. This property is located at 608 West Interstate 30 Highway Suite 413. (District 4) (I30 14-02)

Representing the applicant, Joe Mazza, 4137 Rossy Sq., Dallas, TX 75244 was available for questions.

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

ZONING

1. **Consideration of the application of Zone Systems Inc, requesting approval of 1) a change of zoning from Planned Development (PD) District 84-50 for Single Family Uses to a Planned Development (PD) District for Limited General Business Uses, 2) a Specific Use Permit for an Antenna, Commercial Type 2, and 3) variances to Section 10-306.4(B) and 25-441 of the Comprehensive Zoning Ordinance regarding the minimum distance from a freestanding telecommunication antenna to a residential district and the required setback of any structure to any interior property line adjacent to a residential district. The property is located at 5134 Northwest Highway. (District 4) (File 14-18)**

Representing the applicant Peter Kavanagh, 1620 Handley, Dallas, TX 75208, gave a brief overview of the application request. The applicant remained available for questions.

Questions were raised to whether or not this was a collapsible pole, if it would be used as a flag pole and would additional providers be located on this pole.

The following Garland residents spoke with concerns regarding possible health risks, possible collapse of the tower, addition of further portable buildings on the adjacent school property, and the potential negative impact on the land value, they were:

Alice Johnson, 809 Rockledge Dr, Garland, TX
Terry Weightman, 5113 Barcelona Dr, Garland, TX
James C. Kleinmerel, 602 Barcelona Dr, Garland, TX

Registering their position as opposed but not speaking, Toni Kleinmerel, 602 Barcelona Dr, Garland, TX

Speaking in support of the request, Frances Hiner, 1113 Intervale Drive, Garland, TX,

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

Commissioners stated they would not have an issue approving this application, but requested additional information concerning the possibility of additional portable buildings being added at a later date to the adjacent school property and the impact the tower location may have on future plans of the school.

Motion was made by Commissioner O'Hara, seconded by Commissioner Luckie to **postpone** this application until the next scheduled meeting on June 9, 2014. **Motion carried: 9 Ayes, 0 Nays.**

2. **Consideration of the application of Troy Crosson, requesting approval of a Specific Use Permit for a Reception Facility on property zoned Central Area 1 (CA-1) District. The property is located at 620 Main Street. (District 2) (File 14-20)**

The applicant Troy Crosson, 620 Main Street, Garland, TX, was available for questions.

Commissioner Fisher asked the applicant if he has explored the possibility of offsite parking and if neighboring businesses would enter into a parking agreement.

The applicant stated he has looked into the use of valet parking.

There was discussion among the commissioners regarding the need for a parking plan.

Representing the Downtown Garland Business Association, Kim Everett, 2413 Mockingbird Lane, Garland, TX expressed concern regarding downtown parking if events would be held during the daytime hours.

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

Commissioners had additional discussion regarding the parking requirement and the need to identify parking locations for this use.

Motion was made by Commissioner Johnson, seconded by Commissioner Luckie to **approve** the request per staff recommendation. **Motion carried: 9 Ayes, 0 Nays.**

MISCELLANEOUS

1. **Consideration of canceling the May 26, 2014 and December 22, 2014 Plan Commission meetings.**

Motion was made by Commissioner Luckie, seconded by Commissioner Johnson to **approve** the cancellation of both meetings. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 8:42 p.m.

The City of Garland, Texas

Approved:

Wayne Dalton
Chairman

Attested:

Tracy Allmendinger _____
Secretary