Plan Commission Minutes - December 13, 2010

The Plan Commission of the City of Garland met in regular session on Monday, December 13, 2010, at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commissioner	Stan Luckie
Commissioner	Louis Moore
Commissioner	Wayne Dalton
Commissioner	Paul Hoffman
Commissioner	Truett Welborn
Chairman	Scott Roberts
Commissioner	Lori Dodson
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Mark Dempsey
Director	Neil Montgomery
Asst. Director	Anita Russelmann
Secretary	Brenda Owens
Staff	Maxwell Fisher
Staff	Chasidy Allen
Staff	Angela Calvin
Staff	Daniel Krzyzanowski
Staff	Teresa Biddick
Staff	Christine Maguire

CALL TO ORDER

Chairperson 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 November 22, 2010

Motion was made by Commissioner Hoffman, seconded by Commissioner Dodson to **approve** the Minutes of the November 22, 2010 meeting. **Motion carried: 7** Ayes, 0 Nays. Commissioner Moore abstained due to absence from the last meeting.

ZONING

Consideration of the application of Winkelmann & Associates, requesting approval of 1) a change of zoning from Single Family-16 (SF/16/E/1) District to a Planned Development (PD) District for Single Family-7 Uses, 2) a Concept Plan with conditions, and 3) a waiver

of Section 31.28(B) of the City of Garland Code of Ordinances regarding construction of a sidewalk along Campbell Road. The property is located at 1080 E. Campbell Road. (File 10-31)

The applicant has requested postponement to the January 10, 2011 meeting.

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to **approve** the applicant's request for postponement to the January 10, 2011 meeting. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of Integrated Real Estate Group, requesting approval of 1) an amendment to Planned Development (PD) District 08-38 for Multi-Family Uses (Independent Senior Living), 2) an amended Concept Plan, 3) a Detail Plan, 4) variances to the Senior Living Standards regarding Section 34.51 (B)(3)(a) and Section 34.51 (B)(3)(b) regarding personal storage space and common storage space, respectively, and 5) a waiver from Section 31.28(B) of the City of Garland Code of Ordinances regarding sidewalk construction. The property is located southeast of the intersection of Castle Drive and County Club Road. (File 10-33)

The speakers were:
Representing the applicant was Kenneth Fambro, 3110 W Southlake Blvd., Southlake
Jim Bradshaw representing the Car Wash at 1502 Castle, Garland

Mr. Fambro presented a briefing of their plan with emphasis on the variances requested regarding storage.

Mr. Bradshaw was interested in the use of the site directly behind the property at 1502 Castle, proposed fencing, and ingress and egress. This site is to be fenced open space at this time.

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to **approve** the 1) an amendment to the Planned Development District 08-38, 2) an amended Concept Plan, 3) a Detail Plan, 4) variances to the Senior Living Standards regarding personal and common storage space, and 5) a waiver regarding sidewalk construction. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of Zone Systems, requesting approval of 1) a Specific Use Permit for a Restaurant with Drive Through on property zoned Freeway (FW) District, and 2) variances to Section 34.18(B)(2), 34.21(C)(3)(b), and 34.21(C)(4)(b)(i) of the Interstate Highway 30 Development Standards (Ord. 5565) regarding exterior building materials, attached sign requirements and menu board height, respectively. The property is located west of Broadway Boulevard, south of Interstate Highway 30. (File 10-34)

The applicant has requested postponement to the January 10, 2011 meeting.

Motion was made by Commissioner Hoffman, seconded by Commissioner Dalton to **approve** the applicant's request for **postponement** to the January 10, 2011 meeting. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of Mauricio Olmedo, requesting approval of a Specific Use Permit for Kindergarten, Preschool or Child Care Center on property zoned Single Family (SF/7/G/3) District. The property is located at 2004 Sixteenth Street, south of West Miller Road, between Fifteenth and Sixteenth Street. (File 10-35)

The applicant, Mauricio Olmedo, 2004 Sixteenth St, Garland, was available for questions. There were no questions from the Commissioners.

Connie Childress, 1513 Nash, Garland, asked if the teachers were going to be certified.

The applicant stated that they plan to only operate a day care at this time and the teachers would not be certified. If they change to include Preschool or Kindergarten classes, appropriate staff would be hired.

Motion was made by Commissioner Welborn, seconded by Commissioner Dalton to **approve** the Specific Use Permit for a Child Care Center for a period of 10 years tied to Children's World Day Care Center as recommended by staff. **Motion carried: 8** Ayes, 0 Nays.

MISCELLANEOUS

Hold a public hearing to consider the Envision Garland Comprehensive Plan.

The following people provided testimony regarding the proposed Comprehensive Plan:

Phillip Lathrop, 2921 S Garland Avenue, Garland
Steve Zamani, 2929 S Garland Avenue, Garland
Greg Yearsley, 523 Butternut, Garland
Karen Wilson, 1030 Creekwood, Garland
Erick Howell, 3518 Ridgestone, Garland
Donna Harris, 706 Carrol Drive, Garland
Christi Baughman, 2612 Harris, Garland
Phyliss George, 212 S Twelfth, Garland
Connie Childress, 1513 Nash, Garland
Alyson Archer, 2112 W Spring Creek, Plano
Rick Leisner, 3302 Buckethorn Court, Garland
Helen Harkness, 2818 S Country Club, Garland

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 8:32 p.m.

The City of Garland, Texas

Approved:

Scott Roberts
Chairman

Attest:

Brenda Owens
Secretary