The Plan Commission of the City of Garland met in regular session on Monday, February 28, 2011, 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 Scott LeMay Commissioner Christopher Ott

## STAFF PRESENT

Deputy City Attorney Mark Dempsey
Asst. Director Anita Russelmann
Secretary Brenda Owens
Staff Maxwell Fisher
Staff Chasidy Allen

## **CALL TO ORDER**

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

## **MINUTES**

# Approval of the Minutes for the regular meeting of February 14, 2011

**Motion** was made by Commissioner Hoffman, seconded by Commissioner LeMay to **approve** the Minutes of the February 14, 2011 meeting. **Motion carried: 6** Ayes, 0 Nays. Commissioners Moore and Luckie abstained due to absence from the February 14, 2011 meeting.

## PUBLIC HEARING PLATS

# Replat - Bella Vista Habitat Addition

The applicant has withdrawn their plat application.

#### **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-10 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 East Campbell Road.** (File 10-31) (Postponed from the January 10, 2011 Agenda)

The applicant has requested a postponement to the March 14, 2011 meeting.

**Motion** was made by Commissioner Luckie, seconded by Commissioner Moore to **approve** the applicant's request for **postponement** to the March 14, 2011 meeting. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of **Masterplan**, requesting approval of 1) a Concept Plan for Shopping Center Uses, 2) a Detail Plan for Retail Sales with Gasoline Pumps, 3) a Specific Use Permit for said Retail Sales with Gasoline Pumps (RaceTrac) on property zoned Planned Development (PD) District 08-52 for Shopping Center Uses, 4) variances to the IH635 Development Standards regarding the following: Section 34.20(B)(1) and (B)(1)(a), landscape buffer and buffer tree plantings; Section 34.21(C)(3)(a) number of freestanding signs; Section 34.21(C)(4)(b)(i) amount of attached or wall signage; and, Section 34.22 lighting provisions, and 5) a waiver of Section 31.28(B) of the City of Garland Code of Ordinances regarding construction of a sidewalk along Shiloh Road. **The property is located west of S. Garland Avenue, east of S. Shiloh Road, and north of McCree Road.** (File 11-04)

Representing Masterplan was Dallas Cothrum, 900 Jackson, Ste. 640, Dallas, Texas 75202 who made a power point presentation outlining the concept and detail plans for the property. He stated the variance regarding attached signage could be removed from their request. Also representing Masterplan was Santos Martinez.

Eddie Liebman of the Weitzman Group, 3102 Maple Avenue, Dallas, Texas was there representing the owner of the property. He outlined some of the history of the property and the challenges the property has for locating interested developers.

Several residents spoke in favor of the project. Scott Beidelman, 916 Old Orchard Don E Howard III, 1109 Bardfield Avenue Floyd Delle, 2533 Robin Lane

Others that spoke in opposition were: Lisa Eddes, 2133 Camden Drive Susan Roter, 913 Old Orchard Eula Axe, 904 Treasure Road Christi Baughman, 2612 Harris

Dallas Cothrum spoke again to address some of the questions brought out by some of the speakers and the discussion.

The main discussion centered on the landscape plans for the southern portion of the site. Because this is an entry way to the city, this portion of the site is significant to the Commissioner's consideration of this request.

**Motion** was made by Commissioner Welborn, seconded by Commissioner Dalton to **approve** a **postponement** for 30 days to the March 28, 2011 meeting. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of **Applebee's of Texas**, requesting approval of 1) a Detail Plan for a Restaurant on property zoned Planned Development (PD) District 06-37 for Freeway Uses, and variances to the IH 635 Development Standards including 2) Section 34.20.B.1 regarding landscape buffer and tree planting requirements and 3) Section 34.21.C.4.b regarding attached signage. **This property is located at 1540 Eastgate Drive, north of Eastgate Drive and west of Saturn Road.** (File 11-08)

Staff recommends postponement to the March 14, 2011 meeting to allow additional time for the applicant to address staff comments.

**Motion** was made by Commissioner Welborn, seconded by Commissioner Luckie to **approve** the **postponement** to the March 14, 2011 meeting. **Motion carried: 8** Ayes, 0 Nays.

#### **ADJOURNMENT**

With no further business to come before the Plan Commission, the meeting was adjourned at 8:49 p.m.

The City of Garland, Texas
Approved:
Scott LeMay Vice-Chairman
Attest:
Brenda Owens Secretary