Plan Commission Minutes - January 24, 2011

The Plan Commission of the City of Garland met in regular session on Monday, January 24, 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	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	Christine Maguire

CALL TO ORDER

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

MINUTES

Approval of the Minutes for the regular meeting of January 10, 2011

Motion was made by Commissioner Hoffman, seconded by Commissioner Moore to **approve** the Minutes of the January 10, 2011 meeting. **Motion carried: 9** Ayes, 0 Nays.

VARIANCES

Consideration of the application of Barnett Signs, requesting approval of a variance to Section 34.21(C)(3)(a)(i)(b) of the SH 190 Development Standards (Ordinance 5565) regarding the sign area and height of a menu board sign associated with a Taco Bell restaurant. The property is located at 3160 Lavon Drive. (File SH190 11-01)

Zeke Bullock, 4250 Action Drive, Mesquite, Texas 75150 spoke on behalf of Barnett Signs.

Dock Green, 205 W Avenue G, Garland also spoke in favor of the request.

Mr. Bullock gave a brief presentation regarding the request. This location only has Taco Bell items on the menu board and will not require the additional piece shown on the left side of the menu board. The logo style trim at the top is an optional item. They are working on changing out the menu boards at 20 locations at this time and only Garland and Plano are requiring variances.

There was a discussion amongst the Commissioners regarding approving some increase in the allowed size.

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to **approve** a variance regarding the sign area for a menu board which would allow for a maximum of 55 square feet. The request regarding height of the menu board was not approved. **Motion carried: 8** Ayes, 1 Nay by Commissioner Hoffman.

Consideration of the application of Barnett Signs, requesting approval of a variance to Section 34.21(C)(3)(a)(i)(b) of the Interstate Highway 30 Development Standards (Ordinance 5565) regarding the sign area and height of a menu board sign associated with a Taco Bell restaurant. The property is located at 5709 Broadway Boulevard. (File IH30 11-01)

Zeke Bullock, 4250 Action Drive, Mesquite, Texas 75150 spoke on behalf of Barnett Signs.

This location is a dual location requiring additional items on the menu board. Other than that, this request is the same as the previous request.

Motion was made by Commissioner Hoffman, seconded by Commissioner Moore to **approve** a variance regarding the sign area for a menu board to allow for a maximum of 57 square feet. The request regarding height of the menu board was not approved. **Motion carried: 6** Ayes, 3 Nays by Commissioners Dodson, Roberts and Luckie.

Consideration of the application of Barnett Signs, requesting approval of a variance to Section 34.21(C)(3)(a)(i)(b) of the Interstate Highway 635 Development Standards (Ordinance 5565) regarding the sign area and height of a menu board sign associated with a Taco Bell restaurant. The property is located at 1050 Northwest Highway. (File IH635 11-01)

Zeke Bullock, 4250 Action Drive, Mesquite, Texas 75150 spoke on behalf of Barnett Signs.
Dock Green, 205 W Avenue G, Garland spoke again in support of this request.

This request is identical to the previous request except for the location.

Motion was made by Commissioner Welborn, seconded by Commissioner Moore to **approve** a variance regarding the sign area for a menu board to allow for a maximum of 57 square feet. The request regarding height of the menu board was not approved. **Motion carried: 6** Ayes, 3 Nays by Commissioners Dodson, Roberts and Luckie.

ZONING

Consideration of the application of Professional Design Service, requesting approval of 1) a change of zoning from Shopping Center (SC) District to Commercial-1 (C-1) District and 2) a Specific Use Permit for Auto Repair, Major. The property is located at 1919 North Plano Road. (File 11-02)

Reginald B Sharp, 1919 North Plano Road, Garland was there to represent the applicant, Professional Design Service. He gave a brief presentation regarding the request.

He stated there would be no painting and priming at this location. Vehicles would be stored here a shorter period of time because of that. They would be transferred to a separate location for the final work.

Some discussion followed amongst the Commissioners.

Motion was made by Commissioner Dodson, seconded by Commissioner Luckie to **deny** the applicant's request per staff recommendation. **Motion carried: 9** 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)

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

Motion was made by Commissioner Welborn, seconded by Commissioner Dodson to **approve** the applicant's request for postponement to the February 14, 2011 meeting. **Motion carried: 9** 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:

Randall Dunning, 257 Bellwood, Garland
Erick Howell, 3518 Ridgestone Drive, Garland
C C Parker, 4132 CR 3111, Campbell, TX
Liz Moser, 1614 Iroguois, Garland
Matt Moser, 1614 Iroquois, Garland
Ted Mumaw, 1213 W Avenue A, Garland
Mark King, CEO of MicroPac, 2905 Windham Lane, Richardson
Dock C Green, 205 W Avenue G, Garland
Donna Harris, 706 Carroll, Garland
Paul Mayer, Chamber of Commerce, 6309 Chelsea Way, Garland

Motion was made by Commissioner Luckie, seconded by Commissioner LeMay to close the public hearing and discuss the recommendation to City Council. **Motion carried: 9** Ayes, 0 Nays.

Consider and make a recommendation to the City Council regarding adoption of the Envision Garland Comprehensive Plan.

Several of the Commissioners spoke in support of the proposed Comprehensive Plan. They all believe it is ready to be forwarded to City Council for their consideration. Additional public hearings will be held before City Council rules on the proposed plan.

Motion was made by Commissioner Hoffman, seconded by Commissioner Dalton to **approve** the Envision Garland Comprehensive Plan and forward it to City Council for their consideration. **Motion carried: 9** Ayes, 0 Nays.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 8:58 p.m.

The City of Garland, Texas

Approved:

___Scott Roberts_____
Chairman

Attest:

___Brenda Owens_____
Secretary