Plan Commission Minutes - June 13, 2011

The Plan Commission of the City of Garland met in regular session on Monday, June 13, 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 Paul Hoffman
Chairman Scott Roberts
Commissioner Robert Vera
Commissioner Scott LeMay
Commissioner Christopher Ott

STAFF PRESENT

Deputy City Attorney Mark Dempsey
Secretary Brenda Owens
Staff Maxwell Fisher
Staff Chasidy Allen

CALL TO ORDER

Chairman 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 May 9, 2011

Motion was made by Commissioner Hoffman, seconded by Commissioner Moore to **approve** the Minutes of the May 9, 2011 meeting. **Motion carried: 6** Ayes, 0 Nays, Commissioner Ott abstained due to absence from the May 9th meeting.

PLAT

Final Plat – South 5th Street Habitat for Humanity Addition

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to **approve** the plat per staff recommendation. **Motion carried: 7** Ayes, 0 Nays.

MISCELLANEOUS

Consideration of the application of Sellstate Metro Realty, requesting modification of a front yard platted building line in association with the existing residence. The property is located at 7402 Vineyard Trail. (File BL 11-01)

Kenneth Tucker, 810 Holden Ct, Garland was available for questions.

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to approve the request per staff recommendation. **Motion carried: 7** Ayes, 0 Nays.

Consideration of semi-annual Impact Fee Report to City Council.

Chairman Roberts outlined the contents of the report.

Motion was made by Commissioner Moore, seconded by Commissioner Hoffman to **approve** forwarding the report for consideration. **Motion carried: 7** Ayes, 0 Nays.

VARIANCES

Consideration of the application of Springleaf Financial, requesting approval of a variance to Section 34.21(C)(4)(b)(ii) of the IH635 Development Standards regarding attached sign area. The property is located at 1350 Northwest Highway, Suite 119. (File LBJ 11-02)

Speaking on behalf of the applicant was Greg Turner, 2830 N Beach St., Haltom City. He was available for questions.

The questions centered on the potential difficulties presented if signage were limited to the IH635 Development Standards.

Motion was made by Commissioner Hoffman, seconded by Commissioner LeMay to **approve** the request as presented. **Motion carried: 6** Ayes, 1 Nay by Commissioner Moore.

ZONING

Consideration of the application of the City of Garland, requesting approval of amendment of the City of Garland's Comprehensive Zoning Ordinance No. 4647 by amending Section 52: Lake Ray Hubbard Lake Edge Development Standards regarding regulations related to residential accessory structures. (File 11-16)

Maxwell Fisher, Principal Planner for the City of Garland outlined the requested amendments for the benefit of the public and members present.

Motion was made by Commissioner Hoffmann, seconded by Commissioner Moore to **approve** the amendments to the Lake Ray Hubbard Lake Edge Development Standards. **Motion carried: 7** Ayes, 0 Nays.

Consideration of the application of Alfonso Vasquez, requesting approval of a Specific Use Permit for a Recycling Center on property zoned Industrial-1 (I-1) District. The property is located at 704 Walnut Circle East. (File 11-17)

The applicant, Alfonso Vasquez, 707 Moonlight was available for questions.

Kathleen Walshe, 506 Shorecrest, Garland resident, spoke in opposition to the request. Her concerns included noise, bugs and rodents, trash, traffic, and criminals bringing in illegally gathered materials.

The applicant was called back to the podium to address these concerns.

Motion was made by Commissioner Moore, seconded by Commissioner LeMay to **approve** the Specific Use Permit for a Recycling Center for a period of 5 years, tied to Alloy Right Recyclers. This Specific Use Permit is for this suite only. Outside storage is prohibited.
Motion carried: 6 Ayes, 1 Nay by Commissioner Roberts.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:46 p.m.

The City of Garland, Texas

Approved:

_Scott Roberts_____
Chairman

Attest:

_Brenda Owens_____
Secretary