

The Plan Commission of the City of Garland met in regular session on Monday, October 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	Christopher Ott

STAFF PRESENT

Asst. City Attorney	Mike Betz
Asst. Director	Anita Russelmann
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 October 10, 2011

Motion was made by Commissioner Hoffman, seconded by Commissioner Dalton to **approve** the Minutes of the October 10, 2011 meeting. **Motion carried: 6 Ayes, 0 Nays** with Commissioners Luckie and Moore abstaining due to absence from the October 10th meeting.

PUBLIC HEARING PLAT

Final Plat – Eastgate Marketplace Addition

Motion was made by Commissioner Welborn, seconded by Commissioner Moore to **approve** the plat per staff recommendation. **Motion carried: 8 Ayes, 0 Nays.**

MISCELLANEOUS

Consider the semi-annual Impact Fee Report.

Motion was made by Commissioner Luckie, seconded by Commissioner LeMay to **approve** forwarding the report to City Council. **Motion carried: 8 Ayes, 0 Nays.**

ZONING

Consideration of the application of Jerry's Express Car Wash, requesting approval of 1) an amended Concept Plan and 2) a Detail Plan for a Car Wash on property zoned Planned Development (PD)

District 09-33 for Shopping Center Uses, 3) variances to Section 7.1 and Section 6.1 of the Screening and Landscape Standards regarding landscape buffer and screening from residential districts, and 4) a variance to Section 30.105 of the Sign Ordinance regarding the number of freestanding signs. The property is located northeast of the intersection of N. Jupiter Road and Arapaho Road. (File 11-30)

Speakers for the applicant included:

Everett Roberts, 6300 Ridglea Place, Ste 404, Fort Worth
James Nader, Architect, 309 W Seventh St, Ste 920, Fort Worth
Walter Owen, 3709 Mockingbird Lane
Doug Cookston, 4665 Bryant Irving Road, Fort Worth
Joe Domeier from Quik Trip, 1120 N Industrial Blvd., Euless

The presentation and discussion included:

Site layout and function
Noise level in the vacuum area
Number of employees and their role during operating hours
Maintenance of the site
Operation of the car wash and volume of cars
Justification for additional signage

Resident, Paula Rhodes, 3334 Brook Glen Drive, Garland, spoke in opposition to the proposed Car Wash. She expressed concerns that included the increase in traffic noise, excessive signage and the fact that there are already several existing car washes nearby.

Motion was made by Commissioner LeMay, seconded by Commissioner Welborn to close the Public Hearing and open the floor for discussion.
Motion carried: 8 Ayes, 0 Nays.

Discussion amongst the Commissioners followed.

Motion was made by Commissioner LeMay, seconded by Commissioner Moore to **approve** 1) an amended Concept Plan, and 2) a Detail Plan for a Car Wash with the requested variances as submitted by the applicant to both the Screening and Landscape Standards regarding landscape buffer and screening from residential districts and the Sign Ordinance regarding the number of freestanding signs. The motion also included limiting the decibel level of the vacuum area to 55 decibels measured at the east property line and also that the canopy columns at the end of the vacuum areas be encased in stone to match the building. **Motion carried: 7 Ayes, 1 Nay** by Commissioner Roberts.

Consideration of the application of Onyx Builders, requesting approval of 1) a change of zoning from Planned Development (PD) District 05-55 for Single Family, Attached Uses (Townhouses) to a Planned Development (PD) District for Single Family Uses, and 2) a Detail Plan for 63 single family residences. The property is located north of the intersection of Roan Road and Rowlett Road. (File 11-31)

Speaking on behalf of the applicant was Jim Douglas, 2309 Avenue K, Suite 100, Plano, Texas. He gave a short presentation of their development plans and addressed the need for 1650 square foot minimum house size.

Winfred Marler, President of the HOA for the Shores of Eastern Hills, 1601 Hill Creek, Garland, spoke on behalf of the board members. They are in favor of the request as long as the minimum and average house size remains as recommended by staff (minimum 1900 square feet with no more than 10% between 1750 square feet and 1900 square feet), and a wrought iron fence with masonry columns and landscaping is installed along Roan Road to match the screening along Roan Road in the Shores of Eastern Hills.

Other Residents voicing their concerns were:
Kelli Barefield, 1206 Lakebreeze Drive, Garland
Andy Barefield, 1206 Lakebreeze Drive, Garland
Homer Thompson, 1809 Lake Bluff Drive, Garland
Kanti Chhagan, 1509 Lake Bluff Drive, Garland
Senthil Kumar, 1305 Coastal Drive, Garland

Their concerns included:
Selling price and impact on property values
House and lot size
Screening on Roan Road
Use of lakefront property
Overloading of schools

Jim Douglas gave a brief rebuttal to the concerns.

Motion was made by Commissioner Dalton, seconded by Commissioner Hoffman to close the Public Hearing and open the floor for discussion.
Motion carried: 8 Ayes, 0 Nays.

Discussion followed regarding the minimum house size and average house size proposed for this Planned Development.

Motion was made by Commissioner Dalton, seconded by Commissioner Moore to **approve** the applicant's request for the change in zoning and the Detail Plan for 63 single-family residences. This approval included a condition requiring a minimum house size of 1650 square feet and allowing no more than 10% to be built with the minimum house size of 1650 square feet, and requiring an average house size of 2200 square feet. The motion also required a 5 foot tall ornamental metal fence with masonry columns with 6 foot evergreen shrubs along Roan Road, in lieu of a masonry screening wall, beginning 4 lots from its intersection with Rowlett Road. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 9:36 p.m.

The City of Garland, Texas

Approved:

Scott Roberts
Chairman

Attest:

Brenda Owens
Secretary