The Plan Commission of the City of Garland met in regular session on Monday, September 12, 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	Robert Vera
Commissioner	Scott LeMay
Commissioner	Christopher Ott

STAFF PRESENT

Asst. City Attorney	Mark Dempsey
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 Welborn gave the Invocation and led the Pledge of Allegiance to the United States Flag.

MINUTES

Approval of the Minutes for the regular meeting of August 22, 2011

Motion was made by Commissioner Moore, seconded by Commissioner Luckie to **approve** the Minutes of the August 22, 2011 meeting. **Motion carried: 9** Ayes, 0 Nays.

MISCELLANEOUS

Consideration of the application of Rita Segovia, requesting approval of a House Conversion for use as Sunday school classes on property zoned Single-Family (SF/7/G/3) District. The property is located at 409 Freeman Drive. (File HC 11-01)

The applicant has requested a postponement of this case to the October 10, 2011 meeting.

Motion was made by Commissioner Moore, seconded by Commissioner Hoffman to **approve** the applicant's request for a postponement to the October 10, 2011 Plan Commission meeting. **Motion carried: 9** Ayes, 0 Nays.

ZONING

Consideration of the application of Frank Vu, LLC, requesting approval of 1) a Specific Use Permit for a Recycling Center on

property zoned Industrial-1 (I-1) District and 2) a variance to Section 10-200 of the Comprehensive Zoning Ordinance regarding parking requirements. The property is located at 209 Range Drive. (File 11-22)

The speakers were:
Jim Jarvis, 601 Shepherd Drive, Garland
Frances Estes, owner of property at 214 Range Drive, Garland

Jim Jarvis outlined all the changes made to the site plan, addressing all the concerns addressed at the previous meeting.

Frances Estes presented copies of an article about a south Dallas recycling company that is very successful but many feel is holding back the area's progress. She again noted concerns regarding the traffic on Fourth Street and potential for flight and toxins. She was also requesting limiting the term of the Specific Use Permit.

Motion was made by Commissioner Ott, seconded by Commissioner LeMay to **approve** the request per staff recommendation. Commissioner Luckie requested a friendly amendment to limit the term to a period of 10 years tied to Frank Vu. The maker of the motion and the second concurred with this request. **Motion carried: 9** Ayes, 0 Nays.

Consideration of the application of the DAOUD Investment Inc, requesting approval of a Specific Use Permit for a Convenience Store on property zoned Planned Development (PD) District 76-15 for General Business Uses. The property is located at 961 West Centerville Road. (File 11-23)

There were no speakers present.

Motion was made by Commissioner Welborn, seconded by Commissioner Hoffman to **approve** the request per staff recommendation. **Motion carried: 9** Ayes, 0 Nays.

Consideration of the application of Fourth Street Investments, requesting approval of a Detail Plan for approximately 71 single family residential lots on property zoned Planned Development (PD) District 11-19 for Single Family Uses. The property is located north of Belt Line Road, east of Wagon Wheel Road, and southwest of North Garland Avenue. (File 11-24)

Representing the applicant and available for questions was Shane Jordan, 5016 Tennyson Parkway, Plano, Texas 75024.

There were no questions of this speaker.

Motion was made by Commissioner LeMay, seconded by Commissioner Moore to **approve** the request per staff recommendation. **Motion carried: 9** Ayes, 0 Nays.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:28 p.m.

The City of Garland, Texas

Approved:

_____
Chairman

Attest:

_____
Secretary