The Plan Commission of the City of Garland met in regular session on Monday, March 14, 2011, at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner
1st Vice Chairman
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner
Stan Luckie
Louis Moore
Wayne Dalton
Paul Hoffman
Truett Welborn
Scott LeMay
Robert Vera

#### STAFF PRESENT

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

## **CALL TO ORDER**

First Vice Chairman LeMay called the meeting to order and Commissioner Dalton 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 28, 2011

**Motion** was made by Commissioner Moore, seconded by Commissioner Hoffman to **approve** the Minutes of the February 28, 2011 meeting. **Motion carried:** 6 Ayes, 0 Nays. Commissioner Vera abstained since he was not appointed until after the February 28, 2011 meeting.

#### **PLAT**

#### Final Plat – Hometowne at Garland Addition

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

## **VARIANCE**

Consideration of the application of Austin Bridge & Road, requesting approval of 1) a variance to Section 10-311(A)(1) of the Comprehensive Zoning Ordinance regarding the use of metal as a building façade within 100 feet of a major thoroughfare at 2799 E. Centerville Road, and 2) a variance to Section 10-311(A)(2) of the Comprehensive Zoning Ordinance regarding the use of metal as a building façade facing a public street at 101 Hebron Parkway. (File MO 11-01)

Representing the applicant, Austin Bridge & Road, was Darren Ratajski, 4817 Rowlett Road, Rowlett, Texas. He gave a brief presentation outlining his request and was available for questions.

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

### **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 February 28, 2011 Agenda)

Speaking on behalf of Winkelmann & associates was Maria Bonilla, 6750 Hillcrest Plaza Drive, Ste. 325, Dallas, Texas. Also Patrick Ryan, the property owner, 4159 Beaver Brock Lane, was available for questions.

Maria Bonilla outlined the changes that had been made to their original request in response to staff and nearby residents represented in three meetings held since the initial presentation of the request on December 13, 2010.

Homeowners speaking before the Commission in opposition to the request were:

John Burkard, 7010 Calm Meadow Court

Sean Parker, 7018 Calm Meadow Court

Robert Blesi, 21 Brae Loch, represented the Board of Directors of the Hills of Breckenridge

Suzanne Lianing, 7018 Calm Meadow Court

Mary McClellan, 7014 Calm Meadow Court

Greg McMurie, 901 Glen Meadow Court

The main concerns of the homeowners are the number of trees being removed and the drainage. The other concerns expressed at the first hearing had been addressed, but these two concerns still remain.

A brief response to their testimony followed by the applicant.

After the public hearing closed, discussion amongst the Commissioners followed.

**Motion** was made by Commissioner Luckie, seconded by Commissioner Dalton to **deny** the applicant's requests. **Motion carried: 4** Ayes, 3 Nays by Commissioners Moore, LeMay and Vera.

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, 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. (11-08) (Postponed from February 28, 2011.)

The applicant has requested a postponement to the March 28, 2011 meeting to allow additional time to address staff comments.

**Motion** was made by Commissioner Welborn, seconded by Commissioner Moore to **approve** a postponement to the March 28, 2011 meeting. **Motion carried: 7** Ayes, 0 Nays.

Consideration of the application of Paradigm Consulting, requesting approval of 1) amendments to Planned Development (PD) Districts 84-31 and 08-10 for General Business Uses, 2) a Concept Plan, 3) a Detail Plan for General Office, and 4) a variance to Section 6.1 of the Screening and Landscape Standards regarding screening adjacent to residential districts. This property is located at 4555 West Walnut Street and 513 Plano Road, north of West Walnut Street and west of Plano Road. (File 11-09)

Awad Eskander representing Paradigm Consulting, 1112 John McCain Road, Colleyville, Texas was available for questions.

There were no questions of this speaker.

**Motion** was made by Commissioner Vera, seconded by Commissioner Luckie to **approve** the applicant's requests per staff recommendation. **Motion carried: 7** Ayes, 0 Nays.

Consideration of the application of Joseph L. Hanna, requesting approval of an amendment to Planned Development (PD) District 84-10 for Single Family Uses regarding side and rear yard residential building setback requirements. The property is located at 6805 Clear Springs Circle. (File 11-10)

The applicant has requested a postponement to the March 28, 2011 meeting to allow for notification of an amendment to the Planned Development district regarding lot coverage, in addition to building setback requirements.

**Motion** was made by Commissioner Luckie, seconded by Commissioner Hoffman to **approve** the postponement to the March 28, 2011 meeting. **Motion carried: 7** Ayes, 0 Nays.

### **ADJOURNMENT**

The City of Garland, Texas

With no further business to come before the Plan Commission, the meeting was adjourned at 8:20 p.m.

Approved:	
Chairman	
Attest:	
Secretary	-