Garland, Texas
March 28, 2012

The Plan Commission of the City of Garland met in regular session on Monday, March 26, 2012, 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	John O'Hara
Commissioner	Truett Welborn
Chairman	Scott Roberts
Commissioner	Scott LeMay
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Mark Dempsey
Asst. Director	Anita Russelmann
Secretary	Brenda Owens
Staff	Maxwell Fisher
Staff	Josue De La Vega

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 March 12, 2012.

Motion was made by Commissioner Moore, seconded by Commissioner LeMay to **approve** the Minutes of the March 12, 2012 meeting. **Motion carried: 8** Ayes, 0 Nays.

PUBLIC HEARING PLAT

Replat – Luna Estates No. 1 Addition

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

Replat – The Greens No. 7 Addition

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

ZONING

Consideration of the application of Deleshia Taylor, requesting approval of a Specific Use Permit for a Child Care Center on property zoned Single Family-7 (SF/7/G/3) District. The property is located at 716 Chandler Drive. (File 12-12)

Speaking first was the applicant, Deleshia Taylor. She addressed a question discussed in the pre-meeting regarding the drop off area.
Speaking on behalf of the church was Pastor Chalk, 716 Chandler Drive.

Concerned neighbors of the church:
Richard Fortner, 1108 Belmont and Gerald Jimenez, 1112 Belmont
They were concerned about the increased traffic the daycare would bring to the neighborhood and the lack of fencing was also mentioned as a concern.

The applicant, Deleshia Taylor, and staff addressed these concerns. The maximum number of children would be 50 and the playground area will be fenced. Also the children are required, by law, to be signed in and out, so they will be escorted in and out by parents or staff if riding the bus.

Motion was made by Commissioner Moore, seconded by Commissioner LeMay to **approve** the Specific Use Permit for a Child Care Center for a period of 10 years tied to the church, the Greater Davis Chapel Church of God in Christ. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of Realty Capital Corporation, requesting approval of 1) a change of zoning from Agriculture (AG) District to a Planned Development (PD) District for Multi-Family Uses, and 2) variances to the following sections of the State Highway 190 Development Standards (Ord. #5565): 2.1) Section 34.18(D)(1) dwelling unit mix, 2.2) Section 34.18(D)(2) maximum building height, 2.3) Section 34.18(D)(3)(b) roof pitch 2.4) Section 34.18(D)(3)(c) roof-mounted equipment, 2.5) Section 34.18(D)(3)(d) vaulted ceilings 2.6) Section 34.18(D)(8) security systems requirements, 2.7 Section 34.20(B)(3)(a)(iii) site landscaping/open space, and 2.8) Section 34.23(A)(5)(c) garage parking space provisions. The property is located south and west of Bunker Hill Road and north and west of Miles Road. (File 12-13)

Presenting for Realty Capital was Tim Coltart, 8333 Douglas Ave, Dallas, Texas. He highlighted other projects they have done and the site as it relates to the George Bush Tollway, Rowlett Creek and the proposed Six Cities Hike and Bike Trail that will run through the southern portion of the subject property.

Also speaking was Dan Quinto, Architect for Roaring Brook Development Co, 101 Summit Avenue, Fort Worth, Texas. He addressed questions regarding the type and architectural style of the housing product envisioned and the request for approval of the PD prior to a Concept Plan being developed. A Concept Plan and Detail Plan will be required as a condition to the Planned Development if approved.

Also addressing the Commission was Donna Chalker, 4901 Bunker Hill, Garland, Texas. She has many concerns which included the high number of proposed units, the quality of the proposed development and what she feels is a “change of vision” for this property.

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to **approve** the change of zoning from Agriculture (AG) to a Planned Development for Multi-Family Uses and all of the requested variances as recommended by staff with one addition, the inclusion of the

slide presented in the power point demonstrating the future corridor road and trail connectivity and that more information be provided to City Council regarding the vision for the concept and detail plans. **Motion carried: 8** Ayes, 0 Nays.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 8:13 p.m.

The City of Garland, Texas

Approved:

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Chairman

Attested:

_____
Secretary