Garland, Texas
June 12, 2012

The Plan Commission of the City of Garland met in regular session on Monday, June 11, 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	Robert Vera
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Mike Betz
Asst. Director	Anita Russelmann
Secretary	Brenda Owens
Staff	Tracy Allmendinger
Staff	Josue De La Vega

CALL TO ORDER

Chairman Roberts called the meeting to order and Plan 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 May 14, 2012.

Motion was made by Commissioner Moore, seconded by Commissioner Dalton to **approve** the Minutes of the May 14, 2012 meeting. **Motion carried: 8** Ayes, 0 Nays.

PLATS

Final Plat – Carriage Homes on the Lake Addition

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

Replat – Heritage Square Animal Center Addition

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

VARIANCE

Consideration of the application of Moore Designs, requesting approval of variances to the Screening and Landscape Standards regarding 1) landscape buffer requirements (Section 7.1) and 2) parking lot screening (Section 9.4.2). The property is located at 104 North Shiloh Road. (File LS 12-02)

Representing the applicant was Kevin Moore, 102 N. Shiloh, Garland, Texas.

He presented pictures of the current location and explained the proposed construction and landscape plan. He told the Commissioners that it would increase the cost of the construction considerably to meet the standards and would create a financial hardship.

Motion was made by Commissioner Ott, seconded by Commissioner Dalton to **approve** the request for a variance to the landscape buffer requirements and parking lot screening. **Motion carried: 8** Ayes, 0 Nays.

ZONING

Consideration of the application of Heights Venture Architects, requesting approval of 1) an amendment to a Specific Use Permit for Restaurant with Drive-Through and 2) a variance to Section 34.18(B)(2) of the IH 30 Development Standards regarding exterior walls on property zoned Freeway (FW) District and within the IH 30 Overlay. The property is located at 501 West Interstate 30 Freeway. (File 12-26)

William Lonsdale, Architect, 6798 Cortona Lane, Frisco, TX 75034 was available for questions.

Motion was made by Commissioner O'Hara, seconded by Commissioner Moore to **approve** the request as recommended by staff. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of Brenda and Amy Reyes, requesting approval of a change of zoning from Planned Development (PD) for Office 1 Uses to Planned Development (PD) for General Business Uses on property zoned Planned Development (PD) 06-23 for Office 1 (O-1) Uses. The property is located at 2829 Saturn Road. (File 12-27)

The applicant was not available for this hearing.

Representing nearby property owners opposed to the request were:

William Yocam, 2805 Saturn Road, Garland
Robert King, 1204 Saturn Springs, Garland
Shellye Scott, 2633 Ashley, Garland

Concerns that were presented included the unkept condition of the property (demonstrated with pictures), any increased traffic that some additional uses might cause and the decline of the neighborhood that has been caused by some uses that have been allowed to come in over the last few years. Also a petition with 55 signatures of citizens opposed to the request was presented to the Commission.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **deny** the request per staff recommendation. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of RaceTrac, requesting approval of 1) an amendment to Planned Development District condition B.2 regarding the Landscape Plan and 2) a variance to Section 34.20(B)(1)(a) of the IH635 Development Standards regarding landscape buffer tree plantings on property zoned Planned Development District (PD 11-04) for Shopping Center Uses with a Specific Use Permit for Retail Sales with Gasoline Pumps. The property is located at 3401 South Garland Avenue. (File 12-28)

Representing RaceTrac was Mark Housewright, 900 Jackson, Ste 640, Dallas, Texas 75202.

He showed pictures of the proposed changes to the landscape plan that need to be made to accommodate a utility easement on the property. The tall Shumard Red Oaks need to be replaced with smaller Crepe Myrtles to avoid low hanging lines. The species of the Crepe Myrtle will be determined and approved by staff at a later date.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **approve** the request as recommended by staff. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of Pink Consulting LP, requesting approval of 1) an amendment to a Specific Use Permit for Restaurant, Drive-Through, 2) a variance to Section 34.21(C)(3)(a)(i)(b) of the IH 30 Development Standards regarding Restaurants with Drive-through menu signs on property zoned Freeway (FW) District and within the IH 30 Overlay. The property is located at 509 West Interstate 30 Freeway. (File 12-29)

Phil Water with Rogue Architects, 513 Main St., Fort Worth was there representing McDonald's. He gave a short power point presentation outlining their request.

Motion was made by Commissioner O'Hara, seconded by Commissioner Luckie to **approve** the request as recommended by staff. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of TW Towing Co, Inc, requesting approval of a Specific Use Permit for Vehicle Pound on property zoned Industrial 1 (I-1) District. The property is located at 3806 Dividend Drive. (File 12-30)

Speaking on behalf of the applicant were:
Beverly Blair, 2308 Owens Blvd., Richardson
Darwin Morrow, 7601 Churchill Way, Ste 1721, Dallas

They were both available for questions.

The discussion centered on the existing fencing surrounding the property and the storage of vehicles on the property. The storage would be short term when the companies they provide service to are closed, overnight and on weekends.

Motion was made by Commissioner Vera, seconded by Commissioner Moore to **approve** the request as recommended by staff with the condition that the chain link fence be replaced with a solid fencing. After some discussion, Commissioner Moore withdrew his second. Commissioner Vera made a 2nd motion, seconded by Commissioner Luckie to approve the request as recommended by staff with no condition added. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of Harrison French & Assoc, requesting approval of a Specific Use Permit for Retail Sales with Gas Pumps on property zoned Shopping Center (SC) District. The property is located at 1426 Belt Line Road. (File 12-31)

Ricardo Doi, 361 Spring Meadow, Fairview and Michael Montgomery, 1109 Ashby Drive, Allen were there representing the applicant and available for questions.

Mr. Doi gave an overview of the proposed site plan, signage and landscaping proposed.

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to **approve** the request for 20 years tied to 7-Eleven as recommended by staff. **Motion carried: 8** Ayes, 0 Nays.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:55 p.m.

The City of Garland, Texas

Approved:

Scott Roberts_____
Chairman

Attested:

Brenda Owens_____
Secretary