Garland, Texas
September 12, 2012

The Plan Commission of the City of Garland met in regular session on Monday, September 10, 2012, at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commissioner	Stan Luckie
Commissioner	Nettie Malcolm
Commissioner	Wayne Dalton
Commissioner	John O'Hara
Commissioner	Truett Welborn
Chairman	Scott Roberts
Commissioner	Robert Vera
Commissioner	Scott LeMay
Commissioner	Christopher Ott

STAFF PRESENT

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

CALL TO ORDER

Chairman Roberts called the meeting to order and Commissioner Luckie 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 27, 2012.

Motion was made by Commissioner Vera, seconded by Commissioner Dalton to **approve** the Minutes of the August 27, 2012 meeting. **Motion carried: 9** Ayes, 0 Nays.

ZONING

Consideration of the application of Garland Partners requesting approval of a change of zoning from Planned Development (PD) Districts 00-63 and 87-28 for Freeway Uses and Agriculture (AG) District to a Planned Development (PD) District for Mixed-Use with Conditions and Concept Plan in the SH 190 Overlay District. The property is located southwest of President George Bush Tollway, northwest of Holford Road, north of the Spring Creek Forest and east of Naaman Forest Boulevard. (File Z 12-41)

Consideration of the application of GHA Architecture/Development, requesting approval of 1) a Specific Use Permit for Restaurant, Drive-Through, 2) a Detail Plan, and 3) a variance to Sections 34.20 (B)(1) and 34.20 (B)(1)(ii) of the IH 635 Development Standards regarding landscaping requirements on property zoned Planned Development (06-37) District for Freeway Uses. The property is located at 1500 Eastgate Drive. (File 12-42)

Consideration of the application of Dowdey, Anderson, & , Inc., requesting approval of 1) a change of zoning from Planned Development (PD) District 09-07 for Townhouses to a Planned Development (PD) District for Single Family (Patio Homes) with Conditions, 2) a Concept Plan and 3) a Detail Plan in the SH 190 Overlay District. The property is located southwest of Firewheel Parkway and Castle Drive. (File 12-43)

These applicants, File Z 12-41 Garland Partners, File Z 12-42 GHA Architecture/Development and File Z 12-43 Dowdey, Anderson, & Assoc., have all requested a postponement to the September 24, 2012 Plan Commission meeting.

Motion was made by Commissioner LeMay, seconded by Commissioner Vera to **approve** all three requests for postponement to the September 24, 2012 meeting. **Motion carried: 9** Ayes, 0 Nays.

Consideration of the application of Wes Parnell, requesting approval of 1) a Specific Use Permit for Restaurant with Drive Through and 2) variances to Sections 34.19(A)(2)(a)(i), 34.21(C)(3)(b)(i), 34.21(C)(3)(c)(i), and 34.21(C)(4)(b)(i) of the IH 635 Development Standards regarding the required rear and side setbacks for structures, minimum setback and maximum height for freestanding signs, and maximum sign area for attached signs on property zoned Shopping Center (SC) District in the IH 635 Overlay District. The property is located at 2002 Eastgate Drive. (File 12-44)

The applicant, Wes Parnell, 5540 Ledgestone, outlined his need for the variances he has requested. With a new understanding of the legal, non-conforming status of the existing pole sign, he is withdrawing the request for the variances related to the freestanding sign.

The location of the dumpster requiring the rear and side setback variance was requested because it worked better for the parking and backing from the nearby parking spaces. The variance for attached signage is due to the new prototype requirements of the Chicken Express corporate branding being used nationwide.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **approve** the Specific Use Permit for a period of 25 years tied to Chicken Express, noting that the variances related to the pole sign have been withdrawn by the applicant and approve the variances related to the location of the dumpster and the attached signage as requested. **Motion carried: 9** Ayes, 0 Nays.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:19 p.m.

The City of Garland, Texas

Approved:

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Chairman

Attested:

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Secretary