The Plan Commission of the City of Garland met in regular session on Monday, February 25, 2013, at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commissioner	Stan Luckie
Commissioner	Wayne Dalton
Commissioner	John O'Hara
Commissioner	Truett Welborn
Chairperson	Scott Roberts
Commissioner	Robert Vera
Commissioner	Maxwell Fisher

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 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 11, 2013.

Motion was made by Commissioner Vera, seconded by Commissioner Luckie to **approve** the minutes of the February 11, 2013 meeting. **Motion carried: 7** Ayes, 0 Nays.

PLATS

Plat – Morris Manor Addition

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

VARIANCES

Consideration of the application of Salinas Concrete, requesting approval of a variance to section 9.4 of the Screening and Landscape Standards regarding the screening and landscape of parking areas. The property is located at 917 East Walnut Street. (File LS 12-03)

Representing the applicant was Osiel Salinas, 917 E Walnut, Garland.

After obtaining a variance from the Board of Adjustment for a required number of parking spaces, he is trying to obtain a variance to the landscaping required in the new concrete parking lot.

Several Commissioners expressed a desire to grant part of the variance for at least the back part of the site. There was some discussion as to what would be best for the front next to Walnut.

Motion was made by Commissioner Luckie to grant a partial variance requiring landscaping for only the east side of the front of the site still allowing for the 4 parking spaces on that side. Following further discussion, Commissioner Luckie withdrew his original motion and made a new motion to postpone a decision to the next meeting on March 11, 2013, seconded by Commissioner Dalton. **Motion carried: 5** Ayes, 2 Nays by Commissioners Welborn and Fisher.

ZONING

Consideration of the application of Douglas Properties, Inc., requesting approval of 1) a change in zoning from Planned Development (PD) District 70-52 for Apartments, Retail, and Townhouses to a Planned Development (PD) District for Single Family Uses and 2) a Concept Plan. The property is located east of Centerville Road and north of Miller Road. (File 13-01)

The applicant has requested a further postponement to the March 11, 2013 meeting.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **approve** the request for postponement to the March 11, 2013 meeting. **Motion carried: 7** Ayes, 0 Nays.

Consideration of the application of Integrated Real Estate Group, requesting approval of 1) a change of zoning from Planned Development (PD) District 95-20 for Commercial 1 Uses and Shopping Center District to a Planned Development (PD) District for Multifamily Uses (18 units per acre) and 2) a Concept Plan with conditions. The property is located near the southeastern corner of Lavon Drive and Castle Drive, adjacent to Shorehaven Village III Addition and Shorehaven Village 1st Installment Addition. (File 13-04)

The applicant has requested a further postponement to the March 11, 2013 meeting.

Motion was made by Commissioner Luckie, seconded by Commissioner Dalton to **approve** the request for postponement to the March 11, 2013 meeting. **Motion carried: 7** Ayes, 0 Nays.

Consideration of the application of Total Pharmacy Ennis, requesting approval of an amendment to Planned Development (PD) District 90-23 for Industrial Uses including a Health Care Practitioner's Office to add Pharmacy as a permitted use. The property is located at 2046 Forest Lane. (File 13-06)

The applicant, Adekimle Tometi, 3636 N MacArthur Blvd, Ste 100, Irving, 75062 gave a brief background of his other pharmacies and his plans for this location in Garland.

There were no questions of this speaker.

Motion was made by Commissioner Vera, seconded by Commissioner Fisher to approve the amended planned development per staff recommendation. **Motion carried: 7** Ayes, 0 Nays.

Consideration of the application of Leonel Gonzalez, requesting approval of a change in zoning from Agriculture (AG) District to Single Family(SF/7/D/3) District. The property is located at 5010 – 5014 Country Club Drive, north of Rowlett Road and northeast of South Country Club Road. (File 13-07)

The applicant, Leonel Gonzalez, was there to represent his father-in-law, the owner of the property and was available for questions. There were no questions of this speaker.

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

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:35 p.m.

The City of Garland, Texas

Approved:

Scott Roberts
Chairman

Attested:

Brenda Owens
Secretary