

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

Commissioner	Stan Luckie
Commissioner	Chester Johnson
Commissioner	Wayne Dalton
Commissioner	John O'Hara
Commissioner	Truett Welborn
Chairperson	Scott Roberts
Commissioner	Robert Vera
Commissioner	Maxwell Fisher
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 O'Hara 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 11, 2013.

Motion was made by Commissioner Dalton, seconded by Commissioner O'Hara to **approve** the minutes of the March 11, 2013 meeting. **Motion carried: 8** Ayes, 0 Nays, and Commissioner Johnson abstained, appointed on March 19th.

ELECTION OF FIRST VICE-CHAIRMAN

Motion was made by Commissioner Luckie, seconded by Commissioner Vera for **Wayne Dalton** as First Vice-Chairman. **Motion carried: 8** Ayes, 0 Nays, Commissioner Dalton abstained.

ELECTION OF SECOND VICE-CHAIRMAN

Due to Commissioner Welborn's withdrawal as Second Vice-Chairman an election for a new Second Vice-Chairman was held.

Motion was made by Commissioner Ott, seconded by Commissioner Luckie for **Robert Vera** as Second Vice-Chairman. **Motion carried: 8** Ayes, 0 Nays, Commissioner Vera abstained.

PLATS

Replat – Williams Retail Estates Addition

Motion was made by Commissioner Ott, seconded by Commissioner Dalton to **approve** the plat per staff recommendation. **Motion carried: 9** Ayes, 0 Nays.

Replat – Golden Meadows No. 3 Addition

Motion was made by Commissioner Ott, seconded by Commissioner Vera to **approve** the plat per staff recommendation. **Motion carried: 9** Ayes, 0 Nays.

Final Plat – Cypress Cove Phase 1 Addition

Motion was made by Commissioner Dalton, seconded by Commissioner Fisher to **approve** the plat per staff recommendation. **Motion carried: 9** Ayes, 0 Nays.

ZONING

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 speakers representing and in support of the applicant were:

Ed Jackson, 6010 Troon Circle, Garland introduced the project as a partnership between Integrated Real Estate Group and Garland Housing Finance Corporation.

Philip G Burke, President of GHFC, 1810 Winterberry Trail, Garland introduced the other speakers:

Richard Simmons, President and Founder of Integrated Real Estate Group, 3110 W Southlake Blvd., Southlake. He referenced the Hometown at Garland project on Castle as one of their developments.

Michael Livingston, Vice President of Garvon, Inc., the land owner, 12015 Shiloh Road, Dallas. He said the only serious interest they had for buying the property since 1994 was for Multi-Family housing.

Kenneth W Fambro II, 3110 W Southlake Blvd., Southlake outlined the details of the Concept Plan for the project and the amenities they plan to offer.

Joseph Reue, Architect, 10701 Corporate Drive, Ste 290, Stafford answered questions.

Also present and in support was Frank Pollacia, 609 W 15th Street, Plano and John Jacobs, 102 N Shiloh, Ste 306, Garland.

Nearby residents that spoke in opposition were:

Henry Rodriguez, 805 Tearose, Garland
Jeff Stofl, 501 Bayshore Drive, Garland
Gary Pate, 517 Bayshore Drive, Garland
Joe Walshe, 506 Shorecrest, Garland
Dennis Groves, 422 Bayshore, Garland
Marcia Murphy, 1122 Trellis Drive, Garland
Angelita Rios, 813 Tearose Drive, Garland

Their concerns included the increase in crime, decline in property values, traffic and overcrowding of the schools.

Residents present and registering their position as opposed were:

Sharon Gray, i27 Maple Drive, Garland
Mervyn Sanchez, 309 Rosewood Hills, Garland
Andrade Erick, 821 Rex Lane, Garland
Tabroga Acosta and Maria Garcia, 809 Tearose Drive, Garland
Martha Moses, 410 Bayshore, Garland
Dana Moses, 410 Bayshore, Garland
Pauline Hines, 414 Bayshore, Garland
Sally Blankenship, 405 Bayshore, Garland
Shin Tong Hah, 817 Tearose, Garland
Reda Groves, 422 Bayshore, Garland

Motion was made by Commissioner Johnson, seconded by Commissioner Welborn to close the public hearing and open the floor for discussion. Motion carried: 9 Ayes, 0 Nays.

Motion was made by Commissioner Johnson, seconded by Commissioner Welborn to **deny** the request as recommended by staff. Motion carried: 8 Ayes, 1 Nay by Commissioner Fisher.

Consideration of the application of Vincent De Jesus, requesting approval of a Specific Use Permit for Contractor Equipment and Storage on property zoned Commercial 2 (C-2) District. The property is located at 3120 Denton Drive. (File 13-11)

The applicant, Vincente De Jesus, 1313 Cove Drive, Garland, was available for questions. There were no questions.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **approve** the request as recommended by staff. **Motion carried: 9 Ayes, 0 Nays.**

Consideration of the application of CBRE Healthcare Services, requesting approval of a Specific Use Permit for Medical Office/Clinic on property zoned Industrial 1 (I-1) District. The property is located at 900 North Shiloh Road. (File 13-12)

Representing the applicant and available for questions was the architect, Carole Blythe, 401 N Houston Street Dallas. There were no questions.

Motion was made by Commissioner Ott, seconded by Commissioner Vera to **approve** the request as recommended by staff. **Motion carried: 8 Ayes, 0 Nays, Commissioner Luckie recused himself from hearing this case.**

Consideration of the application of Garland by the Hyatt, LLC requesting approval of 1) a change in zoning from Planned Development (PD) District 06-79 for Freeway Uses to a Planned Development (PD) District for Multi-Family Uses, 2) a Specific Use Permit for an Assisted Living Facility and 3) a Concept Plan. The property is located at the northwest corner of Naaman Forest Boulevard and Elliott Avenue. (File 13-13)

Representing the applicant was Ted Pittman, 9264 W Lake Highlands, Dallas. He gave a presentation of the overall project and the history of the site and how it would correlate to the original Planned Development 06-79.

Motion was made by Commissioner Luckie, seconded by Commissioner Fisher to **deny** the request as recommended by staff. **Motion carried: 9 Ayes, 0 Nays.**

Consideration of the application of Firewheel Welcome Ltd., requesting approval of 1) a change in zoning from Planned Development (PD) District 06-79 for Freeway Uses to a Planned Development (PD) District for Multi-Family Uses (Independent Senior Living) and 2) a Concept Plan. The property is located in the 5100 Block of North George Bush Highway, west of 5101 N. George Bush Highway (Hyatt Place Hotel). (File 13-14)

Ted Pittman was available for questions for this case as well.

Motion was made by Commissioner Luckie, seconded by Commissioner Johnson to **approve** the request as presented by the applicant. **Motion carried: 8 Ayes, 1 Nay** by Commissioner Roberts.

Consideration of the application of Alfonso Vasquez, requesting approval of a Specific Use Permit for a Recycling Center on property zoned Industrial 1 (I-1) District. The property is located at 704 Walnut Circle East. (File 13-15)

The applicant, Alfonso Vasquez, 707 Moonlight Drive, Garland was available for questions. He was asked if he was alright with changing the gate to a solid gate as requested by staff; Mr. Vasquez responded that he was in agreement to provide a solid gate.

Nearby resident, Rolando Arellano, 602 Greencove, spoke in support of the request, stating that they had been a good neighbor.

Two nearby residents spoke in opposition to the request stating noise and traffic as their main concerns. They were:
Rene Estrada, 513 Greencove Drive, Garland
Joe Walsh, 506 Shorecrest Drive, Garland

Motion was made by Commissioner Johnson, seconded by Commissioner Vera to **approve** the request as recommended by staff for a period of 5 years tied to Alloy Right Recyclers and includes a requirement that prohibits any outdoor processing of materials and limiting outdoor storage to not extend above the eight foot tall screening wall. **Motion carried: 5 Ayes, 4 Nays** by Commissioners Luckie, O'Hara, Welborn and Roberts.

Consideration of the application of Atlantic Hotels Ltd., requesting approval of 1) amendments to Planned Development (PD) District 08-26, 2) an amended Detail Plan and 3) a variance to Section 34.19(A) (2)(a)(iii) of the IH 30 Development Standards regarding setbacks on a property zoned Planned Development (PD) District 08-26 for Freeway Uses and within the IH 30 Overlay. The property is located at 4412 Bass Pro Drive. (File 13-16)

Staff has requested this case be postponed to the April 8, 2013 Plan Commission meeting.

Motion was made by Commissioner Dalton, seconded by Commissioner O'Hara to **approve** the request for **postponement** as recommended by staff. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 9:35 p.m.

The City of Garland, Texas

Approved:

Scott Roberts
Chairman

Attested:

Brenda Owens
Secretary