The Plan Commission of the City of Garland met in regular session on Monday, April 22, 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

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

CALL TO ORDER

Chairman Roberts called the meeting to order and Commissioner Vera gave the Invocation and led the Pledge of Allegiance to the United States Flag.

MINUTES

Approval of the Minutes for the regular meeting of April 8, 2013.

Motion was made by Commissioner Dalton, seconded by Commissioner Johnson to **approve** the minutes of the April 8, 2013 meeting. **Motion carried: 8** Ayes, 0 Nays, Commissioner Roberts abstained due to absence from this meeting.

ZONING

Consideration of the application of Responsive Education Solutions requesting approval of a Specific Use Permit for a Charter School on property zoned Industrial-1 (I-1) District. This property is located at 2800 West Kingsley Road, Suite 103. (File 13-17)

This applicant has requested a postponement to the May 13, 2013 Plan Commission meeting.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **approve** the request for postponement to the May 13, 2013 meeting. **Motion carried: 9** Ayes, 0 Nays.

Consideration of the application of North Garland Children's Childcare & Academy, requesting approval of a Specific Use Permit for Child Care Center on property zoned Single Family (SF/10/C/3) District. The property is located at 5840 North Garland Avenue. (File 13-18)

Representing the applicant and available for questions was Elizabeth Coleman, 2801 Denton Tap Road, #313, Texas. There were no questions of this speaker.

Homeowner, Erma Sendrowski, 909 W Muirfield Road, Garland spoke in opposition to the request. She had concerns regarding the effects of bringing this business to the neighborhood. Also her husband, Joe Sendrowski, 909 W Muirfield Road, Garland spoke in opposition. He had concerns regarding the additional traffic problems the child care center might cause.

Selmore Haines, 5840 N Garland Avenue, Garland, the church Business Manager, spoke in favor of the request. The church previously had a child care center several years ago and is ideal for this type of business that would not be open during the hours that the church conducts services.

Motion was made by Commissioner Luckie, seconded by Commissioner Vera to **approve** the request as recommended by staff with a change to a term of 15 years for the Specific Use Permit for a Child Care Center tied to **North Garland Children's Childcare & Academy.** Motion carried: 9 Ayes, 0 Nays.

Consideration of the application of FJLC & Associates, requesting approval of 1) a Specific Use Permit for Restaurant, Drive-Through and 2) variances to Sections 34.19(A)(2)(a)(i) and 34.21(C)(4)(b)(i) of the IH 635 Development Standards regarding setbacks and sign area on property zoned Planned Development (PD) District 69-54 for Industrial 1 Uses and within the IH 635 Overlay. This property is located at 2135 Northwest Highway. (File 13-19)

This applicant has requested a postponement to the May 13, 2013 Plan Commission meeting.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **approve** the request for postponement to the May 13, 2013 meeting. **Motion carried: 9** Ayes, 0 Nays.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:15 p.m.

The City of Garland, Texas

Approved:

_Scott Roberts_____
Chairman

Attested:

_Brenda Owens_____
Secretary