Garland, Texas
May 15, 2013

The Plan Commission of the City of Garland met in regular session on Monday, May 13, 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	Tracy Allmendinger
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 Fisher 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 23, 2013.

Motion was made by Commissioner Dalton, seconded by Commissioner Vera to **approve** the minutes of the April 23, 2013 meeting. **Motion carried: 9** Ayes, 0 Nays.

VARIANCE

Consideration of the application of Academy Sports, requesting approval of a variance to Section 34.21(C)(4)(b)(i) of the SH 190 Development Standards (Ordinance 5565) regarding the maximum allowable attached sign area for a single occupant building on property zoned Planned Development (PD) 12-56 for Shopping Center Uses. The property is located at 4920 North Garland Avenue. (File 13-01)

Representing the applicant was James P Beckett, 10212 Metric Blvd., Austin, TX 78758.

This applicant has requested an increase in signage that is proportional to the size of the building. The size being requested is the standard signage on 99% of the Academy Sports buildings.

Motion was made by Commissioner Luckie, seconded by Commissioner Dalton to **approve** the requested variance. **Motion carried: 8** Ayes, 1 Nay by Commissioner Welborn.

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)

Representing the applicant was William Chandler, 1301 Waters Ridge, Lewisville, TX.

The applicant was available for questions and covered several points regarding their request. Their market analysis of the area indicated this to be a prime location for their school and it would be a feeder school to their Orchard Hills Vista Academy. They already have 350 kids signed up and will need to have a lottery to select the 225 students they have planned for. Also they had a traffic study done for this location and no traffic problems were perceived, but they are willing to stagger their start and release times if needed. The landlord is planning to improve the parking lot regardless of whether they are approved for this request.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **deny** the request for the Specific Use Permit for a Charter School. **Motion carried: 6** Ayes, 3 Nays by Commissioners Johnson, Fisher and Ott.

Consideration of the application of FJLC & Associates, requesting approval of 1) a Specific Use Permit for Restaurant, Drive-Through and 2) a variance to Section 34.19(A)(2)(a)(i) of the IH 635 Development Standards regarding setbacks on property zoned Planned Development (PD) District 69-54 for Industrial 1 Uses and in the IH 635 Overlay. The property is located at 2135 Northwest Highway. (File 13-19)

Representing the applicant and available for questions was Brian Mathis, 4055 International Pkwy, Fort Worth, TX.

There were no questions of this speaker.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **approve** the request for a Specific Use Permit for Restaurant Drive Through for a period of 30 years tied to Starbucks as recommended by staff**.** Motion carried: **9** Ayes, 0 Nays.

Consideration of the application of Cristela Romo, requesting approval of a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District. The property is located at 219 West Kingsley Road Suite 322. (File 13-20)

This applicant, Cristela Romo, 10863 Estacado Drive, Dallas, 75228 was available for questions.

Motion was made by Commissioner Welborn, seconded by Commissioner Fisher to **approve** the request for a Specific Use Permit for Reception Facility 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 7:23 p.m.

The City of Garland, Texas

Approved:

Scott Roberts_____
Chairman

Attested:

Brenda Owens_____
Secretary