

The Plan Commission of the City of Garland met in regular session on Monday, January 23, 2012, at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commissioner	Stan Luckie
Commissioner	Louis Moore
Commissioner	Wayne Dalton
Commissioner	Paul Hoffman
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	Maxwell Fisher

CALL TO ORDER

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

MINUTES

Approval of the Minutes for the regular meeting of January 9, 2012.

Motion was made by Commissioner Moore, seconded by Commissioner Dalton to **approve** the Minutes of the January 9, 2012 meeting. **Motion carried: 8 Ayes, 0 Nays** with Commissioner Hoffman abstaining due to absence from the last meeting.

PLAT

Final Plat – Range Industrial Park No. 11

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

MISCELLANEOUS

Consideration of the application of Anchor Signs, Inc, requesting approval of a variance to Section 34.21(C)(4)(b)(ii) of the SH 190 Development Standards (Ordinance 5565) regarding the allowed sign area of an attached sign on a multi-tenant building. The property is located at 2405 Firewheel Parkway. (File SH 190 12-01)

Speaking on behalf of the applicant was Joe Funderburk, 2200 Discher St., Charleston, SC 29405.

He stated they could reduce the size of the lettering to 21 $\frac{3}{4}$ " which would require 54 square feet of signage, instead of 72 square feet as requested.

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to **approve** the request as amended to allow for 54 square feet of attached signage. **Motion carried: 9 Ayes, 0 Nays.**

Consider canceling the May 28, 2012 and December 24, 2012 Plan Commission meetings.

Motion was made by Commissioner Moore, seconded by Commissioner Vera to **approve** the cancellation of both meetings. **Motion carried: 9 Ayes, 0 Nays.**

ZONING

Consideration of the application of Garland Eastgate LP, requesting approval of 1) a change of zoning from Planned Development (PD) Districts 06-37 and 07-70 for Freeway Uses to a Planned Development (PD) District for Multi-Family Uses and Freeway Uses, 2) a Concept Plan for Multi-Family Uses and Freeway Uses, 3) variances to the IH635 Development Standards Ordinance 5565 pertaining to Section 34.18(D)(3) roof pitch and vaulted ceilings; Section 34.19(D) multi-family building placement; Section 34.20 (B)(1) landscape buffers along thoroughfares; Section 34.20 (B)(3)(iii) site landscaping; and, Section 34.20(C)(4) perimeter screening, and 4) a variance to Section 12-530 of Comprehensive Zoning Ordinance 4647 regarding off-street parking requirements. This property is located north of Marketplace Drive, west of Saturn Road (File 11-32)

Representing Garland Eastgate LP was Michael Clark of Winkelman & Assoc., 6750 Hillcrest Plaza, Ste 325, Dallas, and Jeff Good, Architect with Good Fulton & Farrell, 2808 Fairmont, Ste 300, Dallas

The applicant testified that Garland Eastgate has been marketing the original Planned Development with some success for the past 5-6 years and is seeking this change to allow for the flexibility of adding the Multi-Family. The retail will support the multi-family and the multi-family will support the retail.

There were questions regarding some of the access drives, the detention ponds, and screening. This is only a Concept Plan, when a developer joins the team, a Detail Plan will be presented which will answer these questions.

There was further discussion regarding the change from retail to multi-family. This is a change to allow more marketing flexibility. Mr. Clark testified that they don't have a multi-family developer yet. A junior retail tenant could still come forward with a Detail Plan.

Motion was made by Commissioner Welborn, seconded by Commissioner Luckie to **approve** 1) the change of zoning, 2) a Concept Plan for Multi-Family Uses and Freeway Uses, 3) variances to roof pitch and vaulted ceilings, multi-family building placement, landscape buffers along thoroughfares, site landscaping and perimeter screening, and 4) a variance regarding off-street parking requirements as recommended by staff. **Motion carried: 7 Ayes, 2 Nays** by Commissioners Moore and Roberts.

Consideration of the application of Garland Cinema Inc, requesting approval of 1) a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District, and 2) a variance to Section 12 (12-530) of Comprehensive Zoning Ordinance 4647 regarding off-street parking requirements. The property is located at 3310 W. Walnut Street. (File 12-03)

The owner, Sanjay Chandrahas, 3310 W Walnut St, Garland was available for questions.

The hours of operation were discussed.

Motion was made by Commissioner Vera, seconded by Commissioner Moore to **approve** the Specific Use Permit for a period of 5 years tied to Sanjay Chandrahas. The hours of operation were modified to 6pm to 2am on weekdays and noon to 2am on weekends and days when school is not in session. **Motion carried: 9 Ayes, 0 Nays.**

Consideration of the application of Perren Gasc, requesting approval of 1) a change of zoning from Planned Development (PD) District 80-42 for General Business Uses to Commercial-1 District, and 2) a Specific Use Permit for Automotive Repair, Major. The property is located at 5615 Broadway Boulevard. (File 12-04)

Representing the applicant was Austin Schenkel, 3102 Maple, Ste 350, Dallas.

The applicant revised the request to a Planned Development for Commercial 1 uses and indicated they are in agreement with striking the uses proposed by staff.

There were questions regarding the parking of vehicles for long periods of time and the average turn around time for transmission repair.

Motion was made by Commissioner Hoffman, seconded by Commissioner Welborn to **approve** 1) a Planned Development for Commercial 1 (C-1) uses striking the uses listed by staff in addition to those proposed by the applicant, and allowing Transmission Repair as the only Major Automotive Repair use, and 2) a Specific Use Permit for Automotive Repair, Major (Transmissions only) for a period of 10 years tied to AAMCO Transmission. **Motion carried: 8 Ayes, 1 Nay** by Commissioner Dalton.

Consideration of the application of Harrison French & Associates, requesting approval of a Specific Use Permit for Retail Sales with Gas Pumps on property zoned Shopping Center (SC) District. The property is located at 2510 Belt Line Road. (File 12-05)

Larae Tucker of Harrison French & Assoc., 809 SW A Street, Bentonville, AR was available for questions.

Motion was made by Commissioner LeMay, seconded by Commissioner Hoffman to **approve** the Specific Use Permit for a period of 20 years tied to 7-Eleven, Inc. 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 8:11 p.m.

The City of Garland, Texas

Approved:

Scott Roberts
Chairman

Attest:

Brenda Owens
Secretary