The Plan Commission of the City of Garland met in regular session on Monday, April 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 Wayne Dalton Commissioner Commissioner John O'Hara Truett Welborn Commissioner Scott Roberts Chairman Commissioner Robert Vera Commissioner Scott LeMay Commissioner **Christopher Ott**

STAFF PRESENT

Deputy City Attorney
Asst. Director
Secretary
Staff
Staff
Anita Russelmann
Brenda Owens
Josue De La Vega
Daniel Krzyzanowski

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 April 9, 2012.

Motion was made by Commissioner Moore, seconded by Commissioner Dalton to **approve** the Minutes of the April 9, 2012 meeting. **Motion carried: 9** Ayes, 0 Nays.

VARIANCE

Consideration of the application of Anchor Sign, requesting approval of a variance to Section 34.21(C)(4)(b)(ii) of the IH 635 Development Standards (Ordinance 5565) regarding the maximum allowable sign area for attached signs on Multi-Tenant Buildings. The property is located at 1202 West Centerville Road. (File LBJ 12-02)

Russell Walter, 95 Bocatain Street, Charleston, SC spoke on behalf of the applicant Anchor Sign. He outlined their request and the justifications for it.

The applicant is requesting two signs to advertise Dollar Tree that total 164 square feet and the IH 635 Development Standards only allow 80 square feet.

Motion was made by Commissioner Welborn to deny the request, however after some discussion amongst the Commissioners, he amended his motion to **approve** a variance for 120 square feet of

attached signage, seconded by Commissioner Dalton. **Motion carried: 9** Ayes, 0 Nays.

Consideration of the application of Randall Reed's Prestige Ford, requesting approval of variances to the following sections of the IH 635 Development Standards: 1) Section 34.21(C)(3)(a)(i) regarding the maximum number of allowed freestanding signs on one site, 2) Section 34.21(C)(3)(b)(i) regarding the minimum required setback of a freestanding sign from the street right-of-way and 3) Section 34.21(C)(3)(c)(i) regarding the maximum allowable sign area and sign height for a freestanding sign. The property is located at 3601 South Shiloh Road. (File (LBJ 12-03)

The staff requested a postponement to the next Plan Commission meeting on May 14, 2012. The applicant has not provided complete information as to evaluate the request.

Motion was made by Commissioner Welborn, seconded by Commissioner Moore to **approve** the request for a postponement to the May 14, 2012 Plan Commission meeting as recommended by staff. **Motion carried: 9** Ayes, 0 Nays.

Consideration of the application of Church of God (Holiness), requesting approval of a variance to Section 10-311(A) of the Comprehensive Zoning Ordinance regarding the use of metal as a building facade within an Agriculture (AG) District. This property is located at 1881 Apollo Road. (File MO 12-01)

Speaking on behalf of the church was Pastor Joe Partain, 1881 Apollo Road, Garland.

The Pastor showed color charts of the proposed metal building and described the location of the building, visibility from Apollo, entrances to the building and landscaping planned.

Motion was made by Commissioner LeMay, seconded by Commissioner Welborn to **approve** the variance for all facades of the proposed building. **Motion carried: 9** Ayes, 0 Nays.

ZONING

Consideration of the application of Winkelmann & Associates, requesting approval of 1) a change of zoning from PD (Planned Development) District 81-61 to a Planned Development District for General Business Uses, 2) a Detail Plan for Athletic Club/Instruction, 3) a Specific Use Permit for Restaurant, Drive-Through, 4) a Detail Plan for Restaurant, Drive-Through and Medical Office/Clinic, 5) variances to the following sections of the IH 635 Development Standards (Ordinance No. 5565): 5.1) Section 34.21(C)(4)(b)(i) regarding the maximum allowable area of attached signs; 5.2)Section 34.21(C)(3)(a)(i) regarding the maximum number of allowed freestanding signs on one site; 5.3)Section 34.18(B)(2) regarding the maximum percentage of non-masonry materials; 5.4)Section 34.18(B)(1) regarding the maximum number of allowed building materials; 5.5)Section 34.19 (C)(2) regarding parking in front of the building; 5.6) Section 34.19(A)(2)(a)(i) regarding minimum setbacks from property lines not adjacent to a street; 5.7)Section 34.19(A)(1)(a)(ii) regarding minimum setbacks from property lines

adjacent to a street; 5.8)Section 34.20(B)(1) regarding landscape buffer depth; 5.9)Section 34.20(B)(1)(a)(i) regarding landscape buffer plantings, 6) a variance to Section 10-200 of Comprehensive Zoning Ordinance No. 4647 regarding number of required parking spaces and 7) a variance to Section 25-600 of Comprehensive Zoning Ordinance No. 4647 regarding maximum building height. The property is located east of Saturn Road, south of Marketplace Drive, and northwest of Centerville Road. (File 12-16)

Making the presentation for the applicant was, Maria C Bonilla, 6750 Hillcrest Plaza Drive, Ste 325, Dallas.

Also available for questions was Steven Grissen of L A Fitness, 1701 Northwest Hwy, Dallas.

The questions and discussion centered on the variances regarding attached signage and free-standing signs, the feasibility of increasing the landscape buffer along Centerville Road by removing additional parking spaces and on the amount of parking needed.

Motion made by Commissioner Welborn, seconded was Commissioner Moore to approve 1) the Planned Development for General Business uses, 2) a Detail Plan for Athletic Club/Instruction, 3) a Specific Use Permit for a Restaurant with Drive-Through, 4) a Detail Plan for Restaurant, Drive-Through and Medical Office/Clinic, 5) variances regarding the maximum percentage of non-masonry material, the maximum number of allowed building materials, parking in front of the building, minimum setbacks from property lines not adjacent to a street & adjacent to a street, landscape buffer depth, landscape buffer plantings, number of required parking spaces, and maximum building height as outlined by the applicant. In addition, a variance was approved to allow 700 square feet of attached signage on the L A Fitness and, a variance was approved to allow an existing pole sign off Centerville Road to remain and one new monument sign at the entrance off Saturn Road. Motion carried: 9 Ayes, 0 Nays.

Consideration of the application of Columbus Realty Partners Ltd. requesting approval of 1) a Detail Plan for Multi-Family Uses; 2) amendments to the Planned Development (PD) District conditions; 3) variances to the Zoning Ordinance #4647 for Section 10-200 regarding minimum parking requirements for multi-family uses; and 4) variances to the SH190 Development Standards (Ord. #5565), including: Section 34.18(B)(5) parking structure openings, Section 34.18(D)(1) dwelling unit mix, Section 34.18(D)(2) maximum building height, Section 34.18(D)(3)(b) roof pitch, Section 34.18(D)(3)(c) roofmounted equipment, Section 34.18(D)(3)(d) vaulted ceilings, Section 34.18(D)(4) storage facilities, Section 34.18(D)(5) regarding clubhouses, Section 34.18(D)(6) regarding swimming pools, Section 34.18(D)(8) security systems requirements, Section 34.19(A)(1)(a)(ii) setbacks adjacent to streets, Section 34.19(D)(1) building placement, Section 34.20(B)(1) reduction of landscape buffers, Section 34.20 (B) (2) (b) interior parking lot landscaping, Section 34.20 (B) (3)(a) (iii) minimum landscape or open space area. The property is located at the northeastern corner of River Fern Ave and Horseshoe Drive. (File 12-19)

Representing the applicant was David Meyers, 12700 Park Central Dr, Dallas, 75251

Also assisting with the presentation was the architect, Mark Wolf, 8340 Meadow Road, Ste 150, Dallas, 75231

The presentation included elevations depicting this new phase and how it relates to the first phase, the Parkside at Firewheel. The new phase includes a pool and club house and pedestrian bridges connecting the new elements to the existing ones.

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to **approve** the request as outlined and as recommended by staff. **Motion carried: 9** Ayes, 0 Nays.

Consideration of the application of Barclay Construction, requesting approval of 1) a Detail Plan for Medical Office/Clinic and 2) amendments to the conditions in PD (Planned Development) District 03-22. The property is located at 3475 Collins Boulevard. (File 12-20)

Representing Barclay Construction was Randy Gaubert, 2408 Scenic Court, Garland.

Questions were asked regarding access to the property and if any change in the median on Collins is proposed.

Motion was made by Commissioner LeMay, seconded by Commissioner Vera to **approve** 1) the Detail Plan for Medical Office/Clinic and 2) amendments to the conditions in PD 03-22 as recommended by staff. **Motion carried: 9** Ayes, 0 Nays.

Consideration of the application of Joe Pokawa, requesting approval of a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District. The property is located at 3420 Broadway Boulevard, Ste. 125. (File 12-21)

The applicant, Joe Pokawa, 1563 Cedarcrest Circle, Mesquite, outlined his plan for the reception facility. Questions from the Commissioners regarding the hours of operation, noise and the types of events to be held were the focus of the discussion.

Resident, Jackie Brown, 1313 Iroquois, Garland registered her opposition to the proposed reception facility.

Motion was made by Commissioner Dalton, seconded by Commissioner O'Hara to **deny** the request 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 8:10 p.m.

Approved:		
Chairman	 	

The City of Garland, Texas

Attested:	
Secretary	