

The Plan Commission of the City of Garland met in regular session on Monday, December 10, 2012, at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commissioner	Wayne Dalton
Commissioner	John O'Hara
Commissioner	Truett Welborn
Chairperson	Scott Roberts
Commissioner	Scott LeMay
Commissioner	Christopher Ott

#### **STAFF PRESENT**

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

#### **CALL TO ORDER**

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

#### **MINUTES**

**Approval of the Minutes for the regular meeting of November 26, 2012.**

**Motion** was made by Commissioner LeMay, seconded by Commissioner Dalton to **approve** the Minutes of the November 26, 2012 meeting. **Motion carried: 5 Ayes, 0 Nays, with Chairman Roberts abstaining due to absence from the last meeting.**

#### **PLATS**

##### **Plat – AECW Addition**

**Motion** was made by Commissioner O'Hara, seconded by Commissioner LeMay to **approve** the plat per staff recommendation. **Motion carried: 6 Ayes, 0 Nays.**

#### **VARIANCE**

**Consideration of the application of Daisy Brand, requesting approval of variances to sections 34.18(B)(1) and 34.18(B)(2) of the IH 635 Development Standards regarding materials on exterior walls and 10-311 of the Comprehensive Zoning Ordinance No. 4647 regarding the use of metal as a building façade material. The property is located at 3636 Leon Road. (File (LBJ 12-06))**

Representing the applicant and available for questions was Mark Plunk, 2402 Westlake Drive, Rowlett. There were no questions of this speaker.

**Motion** was made by Commissioner Welborn, seconded by Commissioner LeMay to **approve** the request as recommended by staff.  
**Motion carried: 6 Ayes, 0 Nays.**

## ZONING

**Consideration of the application of Good Fulton & Farrell, requesting approval of 1) a change of zoning from Planned Development (PD) District 68-40 for Retail Uses to a Planned Development (PD) District for General Business Uses and Multi-Family Uses, 2) a Concept Plan for Multi-Family Uses and General Business Uses, 3) variances to the IH635 Development Standards Ordinance 5565 pertaining to Section 34.18(D) maximum building height, roof pitch, and vaulted ceilings, Section 34.19 (D) multi-family building placement; 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 east of Interstate Highway 635, south of Centerville Road. (File 12-51)**

This applicant has requested a postponement until the January 28, 2013 Plan Commission meeting.

**Motion** was made by Commissioner Welborn, seconded by Commissioner Dalton to **approve** the request for postponement to the January 28, 2013 meeting. **Motion carried: 6 Ayes, 0 Nays.**

**Consideration of the application of Joe Pokawa, requesting approval of a Specific Use Permit for a Reception Facility on property zoned Planned Development (PD) District 84-116 for Industrial Uses. The property is located at 2734 West Kingsley Road, Suite J2. (File 12-53)**

This applicant has requested a postponement until the January 14, 2013 Plan Commission meeting.

**Motion** was made by Commissioner LeMay, seconded by Commissioner Ott to **approve** the request for postponement to the January 14, 2013 meeting. **Motion carried: 6 Ayes, 0 Nays.**

**Consideration of the application of Turcotte Development Group, requesting approval of 1) amendments to Planned Development (PD) 05-63 for Shopping Center Use, 2) a Concept Plan with conditions, 3) a Detail Plan with conditions, and 4) variances to sections 34.18(B)(1) and 34.18(B)(2) of the SH 190 Development Standards regarding materials on exterior walls. The property is located near the southern corner of Naaman Forest Boulevard and North Garland Avenue, south of and adjacent to Mayor Foundation Addition. (File 12-56)**

Representing the applicant and available for questions was Pieter Kessels, 5949 Sherry Lane, Suite 755, Dallas 75225.

The only question was in regards to the staff's recommendation to exclude 4 Motor Vehicle and Related Uses from the list of permitted uses for the Shopping Center District in the 190 Overlay.

**Motion** was made by Commissioner Dalton, seconded by Commissioner O'Hara to **approve** all of the requests except to exclude the 4 Motor Vehicle and Related Uses from the permitted uses for Shopping Center District in the 190 Overlay as recommended by staff. **Motion carried: 6 Ayes, 0 Nays.**

#### **MISCELLANEOUS**

**Consideration of the Impact Fee Report for period of March 22, 2012 through September 21, 2012.**

**Motion** was made by Commissioner LeMay, seconded by Commissioner Welborn to **approve** forwarding the report to City Council. **Motion carried: 6 Ayes, 0 Nays.**

#### **ADJOURNMENT**

With no further business to come before the Plan Commission, the meeting was adjourned at 7:11 p.m.

**The City of Garland, Texas**

**Approved:**

Scott Roberts  
Chairman

**Attested:**

Brenda Owens  
Secretary