The Plan Commission of the City of Garland met in regular session on Monday, February 13, 2012, at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commissioner Stan Luckie Commissioner Wayne Dalton Paul Hoffman Commissioner Commissioner Truett Welborn Chairman Scott Roberts Commissioner Robert Vera Commissioner Scott LeMay Christopher Ott Commissioner

STAFF PRESENT

Deputy City Attorney
Asst. Director
Secretary
Staff
Staff
Anita Russelmann
Brenda Owens
Maxwell Fisher
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 January 23, 2012.

Motion was made by Commissioner Hoffman, seconded by Commissioner Welborn to **approve** the Minutes of the January 23, 2012 meeting. **Motion carried: 8** Ayes, 0 Nays.

PLAT

Final Plat – Avalon Residential Care Addition

Motion was made by Commissioner Dalton, seconded by Commissioner LeMay to **approve** the plat per staff recommendation. **Motion carried: 8** Ayes, 0 Nays.

PUBLIC HEARING PLAT

Final Plat – KC Investments Addition

Motion was made by Commissioner Vera, seconded by Commissioner Dalton to **approve** the plat per staff recommendation. **Motion carried: 8** Ayes, 0 Nays.

MISCELLANEOUS

Consideration of the application of Woodland Graphics, requesting approval of a variance to Section 30.109(2) of the City of Garland Sign Ordinance regarding setback requirements for a freestanding sign. The property is located at 1702 North Jupiter Road. (File SV 12-03)

Speaking on behalf of the applicant and available for questions was Jackie Green, 3630 Marquis, Garland.

There were no questions of this speaker.

Motion was made by Commissioner Vera, seconded by Commissioner Luckie to **approve** the request as recommended by staff. **Motion carried: 8** Ayes, 0 Nays.

ZONING

Consideration of the application of All American Scrap Metal, requesting approval of a Specific Use Permit for a Recycling Center on property zoned Commercial-2 (C-2) District. The property is located at 200 Rayburn Street. (File 12-06)

Roy Gaines, 200 Rayburn St. Garland, was available for guestions.

Questions from the Commissioners included the negative responses received from some of the surrounding property owners, the type of scales used for weighing incoming product, and whether the operation would include processing or just sorting of materials.

Motion was made by Commissioner LeMay, seconded by Commissioner Vera to **approve** the Specific Use Permit for a period of 5 years tied to All American Scrap Metal as recommended by staff with a change to condition "E" removing the word "processing". **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of M & I Ventures LLC, requesting approval of a Specific Use Permit for a Retail Sales with Gasoline Pumps on property zoned General Business (GB) District. The property is located at 3032 Broadway Boulevard. (File 12-07)

The applicant has requested a postponement to the next meeting, February 23, 2012, to allow time to address staff's comments.

Motion was made by Commissioner Welborn, seconded by Commissioner Dalton to **approve** the applicant's request for postponement to the February 23, 2012 Plan commission meeting. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of Firewheel Master Partnership Ltd, requesting approval of an amendment to items VII.E.2. and 9. and the accompanying exhibit (Exhibit D) of Planned Development Districts 02-25 and 03-53 regarding regulation of freestanding signs. The property is located north of President George Bush Turnpike and east of Lavon Drive. (File 12-08)

Speaking on behalf of the applicant was Evan Beattie, Architect with Good, Fulton & Farrell Architects, 2808 Fairmont St., Ste 300, Dallas.

There were some questions regarding which signs would be digital and the content displayed on the digital signs.

Motion was made by Commissioner Luckie, seconded by Commissioner LeMay to **approve** the amendments to Planned Development Districts 02-25 and 03-53 regarding regulation of free standing signs as recommended by staff. **Motion carried: 8** Ayes, 0 Nays.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:25 p.m.

The City of Garland, Texas
Approved:
Scott Roberts Chairman
Attest:
Brenda Owens Secretary