Garland, Texas
August 15, 2012

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

Commissioner	Stan Luckie
Commissioner	Nettie Malcolm
Commissioner	Wayne Dalton
Commissioner	John O'Hara
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	Josue De La Vega

CALL TO ORDER

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

MINUTES

Approval of the Minutes for the regular meeting of July 23, 2012.

Motion was made by Commissioner LeMay, seconded by Commissioner Vera to **approve** the Minutes of the July 23, 2012 meeting. **Motion carried: 8** Ayes, 0 Nays, and 1 Abstained (Commissioner Malcolm newly appointed).

PLAT

Replat – North Star Market Addition

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

MISCELLANEOUS

Consideration of the application of Whisperwood Apartments, requesting approval of a variance to Section 30.109(2) of the Sign Ordinance regarding the minimum required setback for freestanding signs on property zoned Multi-family (MF-18) District. The property is located at 220 South Jupiter Road. (File SV 12-06)

Representing the applicant was Carlos Reyes, 4306 McKinney Ave., Apt. F, Dallas, TX 75205.

Mr. Reyes gave a brief presentation of their need for this variance request.

Motion was made by Commissioner Vera, seconded by Commissioner Welborn to **approve** the variance as recommended by staff allowing a monument sign to be placed 1 foot from the front property line with the condition that the maximum allowable area of 10 square feet is not exceeded. After some discussion regarding the maximum allowable area of signage, Commissioner Vera amended his motion to allow a maximum of 10 square feet on each panel of a V-shaped sign. **Motion carried: 9** Ayes, 0 Nays.

Consideration of the application of Oscar Heydari, requesting approval of a variance to Section XII.4 of the Downtown Development Standards regarding required parking lot landscaping on property zoned Commercial (C-2) District. The property is located at 119 Main Street. (File DD 12-01)

The applicant, Oscar Heydari, PO Box 831083, Richardson, TX 75083, outlined his request and answered questions from the Commission.

Motion was made by Commissioner Dalton, seconded by Commissioner LeMay to **approve** the request as presented by the applicant. **Motion carried: 8** Ayes, 1 Nay by Commissioner Welborn.

ZONING

Consideration of the application of Tiffany Enriquez, requesting approval of a Specific Use Permit for Child Care Center on property zoned Planned Development (PD) 78-87 District for Retail Uses. The property is located at 2121 Northwest Highway, Suite 116 and 117. (File 12-38)

Tiffany Enriquez, the applicant, 4434 Point Blvd, Ste 107, Garland, was available for questions.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **approve** the Specific Use Permit for a period of 10 years tied to Tiffany Enriquez per staff recommendation. **Motion carried: 9** Ayes, 0 Nays.

Consideration of the application of Cornerstone United Methodist Church, requesting approval of a Specific Use Permit for Child Care Center on property zoned Agriculture (AG) District. The property is located at 7502 North Garland Avenue. (File 12-39)

Representing the applicant and available for questions was the Director, Anna England, 7502 N Garland Ave, Garland.

Terry Blair, 7509 Briarglen Court, Garland, a nearby resident, had questions regarding the number of students that would be allowed and how this might affect traffic in the area.

The child care center would continue to operate as they are currently. They have 40 students and are licensed by the state for a maximum of 46.

Motion was made by Commissioner Luckie, seconded by Commissioner LeMay to **approve** the Specific Use Permit for a period of 20 years tied to Cornerstone United Methodist Church 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 7:41 p.m.

The City of Garland, Texas

Approved:

_____
Chairman

Attested:

_____
Secretary