

The Plan Commission of the City of Garland met in regular session on Monday, December 9, 2013, at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commissioner	Stan Luckie
Commissioner	Scott Roberts
Commissioner	Chester Johnson
Commissioner	Wayne Dalton
Commissioner	John O'Hara
Commissioner	Robert Vera
Commissioner	Maxwell Fisher
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Mark Dempsey
Staff	Anita Russelmann
Secretary	Tracy Allmendinger

CALL TO ORDER

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

MINUTES

Approval of Minutes for the regular meeting of November 25, 2013.

Motion was made by Commissioner Vera, seconded by Commissioner Ott to **approve** the minutes of the November 25, 2013 meeting. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Roberts abstained due to absence from this meeting

PLATS

Replat – Garvon Jupiter Industrial Park Addition Replat

Motion was made by Commissioner O'Hara, seconded by Commissioner Dalton to close the Public Hearing and **approve** the request per staff recommendation. **Motion carried: 8 Ayes, 0 Nays.**

Final Plat – RaceTrac Garland Avenue Addition

Motion was made by Commissioner O'Hara, seconded by Commissioner Johnson to close the Public Hearing and **approve** the request per staff recommendation. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Fisher recused himself from this case.

VARIANCE

Consideration of the application of National Signs LLC, requesting approval of variances to the IH 635 Development Standards including to 1) Section 34.21(C)(3)(a) regarding the number of freestanding signs and 2) Section 34.21(C)(3)(b) and Section

34.21(C)(3)(c) regarding the setback, size and height of a freestanding sign on property zoned Planned Development (PD) District 88-27 for Office/Showroom Uses. This property is located at 1950 Marketplace Drive. (LBJ 13-01)

The applicant, Dewayne Washington, 1950 Marketplace Drive Garland, TX, provided additional information regarding the monument signage and setback, size and height being requested.

Motion was made by Commissioner Fisher, seconded by Commissioner Luckie to close the Public Hearing and open discussion. **Motion carried: 8 Ayes, 0 Nays.**

Commissioner Luckie stated he approved of the requested monument sign, but it needs to meet the 7 foot height requirement and 50 square foot sign area limitation.

Motion was made by Commissioner Fisher, seconded by Commissioner Dalton to **approve** the monument sign and relocation of the pylon sign, limiting the height of the monument sign to 7 feet, the sign area to 50 square feet per code and reducing the setback from 15 feet to 10 feet. **Motion carried: 8 Ayes, 0 Nays.**

ZONING

Consideration of the application of First Texas Homes, Inc., requesting approval of an amended Detail Plan for Single Family Detached Dwelling Units on a property zoned Planned Development (PD) District 06-02 for Single Family Uses. The property is located between Merlin Drive and Lake Ray Hubbard. (File 13-45) (Postponed from November 25, 2013)(Requesting postponement to the January 13, 2014 Plan Commission meeting)

Motion was made by Commissioner Luckie, seconded by Commissioner O'Hara to **approve** postponement of this case to January 13, 2014 **Motion carried: 7 Ayes, 0 Nays.** Commission Dalton recused himself from this case.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:13 p.m.

The City of Garland, Texas

Approved:

Scott Roberts
Chairman

Attested:

Tracy Allmendinger
Secretary