Garland, Texas
February 29, 2012

The Plan Commission of the City of Garland met in regular session on Monday, February 27, 2012, at 7:00 p.m. in the Council Chambers at City Hall with the following members present:

Commissioner	Stan Luckie
Commissioner	Louis Moore
Commissioner	Wayne Dalton
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	Maxwell Fisher
Staff	Josue De la Vega

CALL TO ORDER

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

MINUTES

Approval of the Minutes for the regular meeting of February 13, 2012.

Motion was made by Commissioner Luckie, seconded by Commissioner Dalton to **approve** the Minutes of the February 13, 2012 meeting. **Motion carried: 7** Ayes, 0 Nays, with Commissioner Moore abstaining due to absence from the last meeting.

MISCELLANEOUS

Consideration of the application of Texas Custom Signs, 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 5702 N. Jupiter Road. (File SV 12-04)

Speaking on behalf of the applicant and available for questions was Kenneth Krippner, 3237 Creekbend, Garland.

There were no questions of this speaker.

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

ZONING

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 an additional postponement to the next meeting, March 12, 2012, to allow time to address staff's comments.

Motion was made by Commissioner Welborn, seconded by Commissioner Moore to **approve** the applicant's request for postponement to the March 12, 2012 Plan commission meeting. **Motion carried: 8** Ayes, 0 Nays.

Consideration of the application of Firewheel Ventures, requesting approval of 1) a Detail Plan for Medical Clinic/Offices and Office, General Uses on property zoned Planned Development (PD) District 03-09 for General Business Uses and 2) variances to the State Highway 190 Development Standards (Ordinance 5565) regarding the following items: 2a) Section 34.19(A)(2)(a)(i) regarding a building setback from a side property line; 2b) Section 34.19(A)(2)(a)(ii) regarding building/structure setbacks from a property abutting a residential district; and, 2c) Section 34.19 (C)(2) regarding the maximum parking allowances in the front yard. The property is located south of Naaman School Road, east of Goldenwood Drive. (File 12-09)

Speaking on behalf of the applicant was Bryan Hull, 600 Wentworth, Richardson, TX 75081. He gave a brief outline of the request. There were no questions of this speaker.

Motion was made by Commissioner Ott, seconded by Commissioner Moore to **approve** the Detail Plan for Medical Clinic/Offices and all of the requested variances 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 7:10 p.m.

The City of Garland, Texas

Approved:

_____
Chairman

Attest:

_____
Secretary