Garland, Texas
May 22, 2012

The Plan Commission of the City of Garland met in regular session on Monday, May 14, 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	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 Plan Commissioner Moore gave the Invocation and led the Pledge of Allegiance to the United States Flag.

MINUTES

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

Motion was made by Commissioner Moore, seconded by Commissioner Dalton to **approve** the Minutes of the April 23, 2012 meeting. **Motion carried: 9** Ayes, 0 Nays.

PLATS

Final Plat – Wynn Joyce Substation Addition

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

Replat – Plaza South Replat Addition

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

VARIANCE

Consideration of the application of Randall Reed's Prestige Ford, requesting approval of variances to the following sections of the IH 635 Development Standards: 1) Section 34.21(C)(3)(a)(i) regarding the maximum number of allowed freestanding signs on one site, and 2) Section 34.21(C)(3)(c)(i) regarding the maximum allowable sign

area and sign height for a freestanding sign. The property is located at 3601 South Shiloh Road. File (LBJ 12-03)

Representing the applicant was Justin Dee Wright, 3601 S Shiloh, Garland.
Representing Chandler Signs was Matt Wilson, 3201 Manor Way, Dallas.

They outlined their request and were available for questions.

There was a discussion that included the history of the sign requiring the variance, the visibility of the existing sign, and the location proposed for the sign.

Motion was made by Commissioner Welborn, seconded by Commissioner LeMay to **deny** the request per staff recommendation. **Motion carried: 6** Ayes, 3 Nays by Commissioners Ott, Moore and Luckie.

ZONING

Consideration of the application of United Towing & Transport Dallas, requesting approval of a Specific Use Permit for a Wrecker Service on property zoned Commercial 2 (C-2) District and Industrial 1 (I-1) District. The property is located at 2521 Oakland Street. (File 12-22)

Representing the applicant and available for questions was Gary Douglas, 2521 Oakland St., Garland.

He was asked if he was aware that no storage of vehicles (other than tow trucks) would be permitted on the site and he said he was.

Motion was made by Commissioner Welborn, seconded by Commissioner O'Hara to **approve** the request as recommended by staff. **Motion carried: 9** Ayes, 0 Nays.

Consideration of the application of Loveth/Tony, requesting approval of a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District. The property is located at 3338 Broadway Boulevard Suite 302/304. (File 12-25)

Both of the applicants, Tony and Loveth Okwilagwe, 3338 Broadway, Garland were present to outline their request and answer questions.

Motion was made by Commissioner Dalton, seconded by Commissioner Moore to **approve** the request for a Specific Use Permit for a Reception Facility for a period of 10 years tied to Loveth/Tony. **Motion carried: 9** Ayes, 0 Nays.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 8:00 p.m.

The City of Garland, Texas

Approved:

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Chairman

Attested:

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Secretary