Garland, Texas
October 11, 2012

The Plan Commission of the City of Garland met in regular session on Monday, October 8, 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	Chasidy Allen
Staff	Josue De La Vega

CALL TO ORDER

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

MINUTES

Approval of the Minutes for the regular meeting of September 24, 2012.

Motion was made by Commissioner LeMay, seconded by Commissioner Vera to **approve** the Minutes of the September 24, 2012 meeting. **Motion carried: 9** Ayes, 0 Nays.

PLATS

Final Plat – Rexico Addition

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

Final Plat – Wagon Wheel Crossing Addition

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

VARIANCES

Consideration of the application of Accent Graphics, requesting approval of a variance to Section 34.21(C)(4)(b)(i) of the IH 30 Development Standards regarding the maximum allowed sign area of an attached sign(s) on property zoned Freeway (FW) District within the IH 30 Overlay. This property is located at 501 West IH 30. (File IH30-01)

Representing Wendy's International was Anna M Campbell, 8600 Freeport Pkwy, Irving, TX 75063.

She presented graphics showing some of the remodeled locations representing the new branding Wendy's has started nationwide. The new image they are trying to present was conveyed as justification for their variance request.

Steven Morris with Accent Graphics, 523 E Rock Island Road, Grand Prairie, TX was also available to answer questions.

Motion was made by Commissioner O'Hara, seconded by Commissioner Dalton to **approve** the variance request as requested. **Motion carried: 9** Ayes, 0 Nays.

ZONING

Consideration of the application of Dowdey, Anderson, & , Inc., requesting approval of 1) a change of zoning from Planned Development (PD) District 09-07 for Townhouses to a Planned Development (PD) District for Single Family (Patio Homes) with Conditions, 2) a Concept Plan and 3) a Detail Plan in the SH 190 Overlay District. The property is located southwest of Firewheel Parkway and Castle Drive. (File 12-43)

This applicant has requested an additional postponement to the October 22, 2012 Plan Commission meeting.

Motion was made by Commissioner Luckie, seconded by Commissioner Malcolm to **approve** the request for postponement to the October 22, 2012 Plan Commission meeting. **Motion carried: 9** Ayes, 0 Nays.

Consideration of the application of General Improvement Co, requesting approval of a Specific Use Permit for Medical Office/Clinic on property zoned Neighborhood Service (NS) District. The property is located at 3630 North Shiloh Road. (File 12-48)

Mohammed Mansour, 3305 Mosswood Drive, Plano, 75074 presented his request and was available for questions.

Motion was made by Commissioner LeMay, seconded by Commissioner Ott to **approve** the Specific Use Permit for a Medical Office/Clinic for a period of 15 years tied to Mohammed Mansour. **Motion carried: 9** Ayes, 0 Nays.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:38 p.m.

The City of Garland, Texas

Approved:

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Chairman

Attested:

_____
Secretary