GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, July 11, 2022, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present:	Scott Roberts, Chairman
	Christopher Ott, 1st Vice Chair
	Douglas Williams, 2nd Vice Chair
	Wayne Dalton, At Large
	Julius Jenkins, Commissioner
	Stephanie Paris, Commissioner
	John O'Hara, Commissioner
	Christi Baughman, Commissioner
	Michael Rose, Commissioner
Staff Present:	Shawn Roten, Senior Assistant City Attorney
	Scott Levine, First Assistant City Attorney
	Tracy Allmendinger, Recording Secretary
	Will Guerin, Planning Director
	Nabiha Ahmed, Lead Development Planner

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

a. Consider approval of the Plan Commission Minutes for the June 27, 2022 meeting. **APPROVED**

Motion was made by 2nd Vice Chair Douglas Williams, and seconded by Commissioner Michael Rose

Vote: 9 - 0

2. PLATS

a. P 22-17 Firehweel Plaza Lot 7 Replat **APPROVED**

Motion was made by 2nd Vice Chair Douglas Williams, and seconded by Commissioner Michael Rose

Vote: 9 - 0

b. P 22-18 Expansion Addition Final Plat **APPROVED**

Motion was made by 2nd Vice Chair Douglas Williams, and seconded by Commissioner Michael Rose

Vote: 9 - 0

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

3. ZONING

a. Consideration of the application of **Khoa Tran**, requesting approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District. This property is located at 1238 Belt Line Road, Suite 361. (District 8) (File Z 22-06 – Specific Use Provision) **APPROVED**

The applicant was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request as presented. Seconded by Commissioner Williams. **Motion carried: 9** Ayes, **0** Nays.

b. Consideration of the application of **Khoa Tran**, requesting approval of a Plan for a Tattooing/Body Piercing Establishment on a property zoned Community Retail (CR) District. This property is located at 1238 Belt Line Road, Suite 361. (District 8) (File Z 22-06 – Plan) **APPROVED**

Motion was made by Commissioner Jenkins to approve the request as presented. Seconded by Commissioner Williams. **Motion carried: 9** Ayes, **0** Nays.

4. MISCELLANEOUS

a. Consideration of the application of **Jimmy Wallace Guitars**, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the addition of a Projecting Sign and a Wall Sign on a property zoned Downtown (DT) District, Downtown Square (DS) sub-district. This property is located at 514 Main Street. (District 2) (File DD 22-01) **APPROVED**

The applicant, Jimmy Wallace, 514 Main Street, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission, staff and applicant regarding additional signage above the roofline, increase of allowable square footage, signage lighting movement, and build timeframe of the signage.

Mr. Wallace also stated the downtown businesses are also in support of the request.

Motion was made by Commissioner Dalton to close the public hearing and up for discussion. Seconded by Commissioner Jenkins.

Commissioner Dalton and Jenkins spoke in favor of the request, but did express some concern regarding the suggested ten (10) foot height of the sign.

Commissioner Aubin spoke in favor of the request and acknowledged the applicant should not have to submit a second request if additional signage is considered or needed.

Chairman Roberts suggested the applicant survey the parapet wall for structural soundness and possible fortification to the façade to support the signage.

Commissioner Rose asked a follow-up question of the applicant regarding the building timeframe in correlation to the downtown construction.

The applicant stated they are prepared to begin development once approved; if warranted, they will wait if needed due to the downtown construction.

Commissioner Dalton asked a follow-up question whether the applicant would be utilizing LED lights or neon.

The applicant stated the sign would be constructed using neon.

Motion was made by Commissioner Aubin to **approve** the request for the signage; with the allowance for lighting movement in the projecting sign, the signage is only allowed for retail music uses, a sixty-six (66) square-foot wall sign allowance, and a vertical height up to ten (10) feet above the top of the building and a maximum allowance of 100 square feet for the projecting sign. Seconded by Commissioner Rose. **Motion carried: 9** Ayes, **0** Nays.

5. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:36 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Tracy Allmendinger, Secretary