AGENDA

A meeting of the Plan Commission of the City of Garland, Texas will be held Monday, June 11, 2012, at 7:00 p.m. in the Council Chambers of City Hall, 200 North Fifth Street.

A pre-meeting will begin at 5:00 p.m. in the Council Chambers at City Hall, 200 North Fifth Street. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

MINUTES

Consider approval of Minutes for the May 14, 2012 meeting.

PLAT

Final Plat – Carriage Homes on the Lake Addition
Replat – Heritage Square Animal Center Addition

VARIANCES

1. Consideration of the application of **Moore Designs**, requesting approval of variances to the Screening and Landscape Standards regarding 1) landscape buffer requirements (Section 7.1) and 2) parking lot screening (Section 9.4.2). The property is located at 104 North Shiloh Road. (File LS 12-02)

ZONING

1. Consideration of the application of **Heights Venture Architects**, requesting approval of 1) an amendment to a Specific Use Permit for Restaurant with Drive-Through and 2) a variance to Section 34.18(B)(2) of the IH 30 Development Standards regarding exterior walls on property zoned Freeway (FW) District and within the IH 30 Overlay. The property is located at 501 West Interstate 30 Freeway. (File 12-26)

2. Consideration of the application of **Brenda and Amy Reyes**, requesting approval of a change of zoning from Planned Development (PD) for Office 1 Uses to Planned Development (PD) for General Business Uses on property zoned Planned Development (PD) 06-23 for Office 1 (O-1) Uses. The property is located at 2829 Saturn Road. (File 12-27)

3. Consideration of the application of **RaceTrac**, requesting approval of 1) an amendment to Planned Development District condition B.2 regarding the Landscape Plan and 2) a variance to Section 34.20(B)(1)(a) of the IH635 Development Standards regarding landscape buffer tree plantings on property zoned Planned Development District (PD 11-04) for Shopping Center Uses with a Specific Use Permit for Retail Sales with Gasoline Pumps. The property is located at 3401 South Garland Avenue. (File 12-28)

If you are a qualified individual with a disability that requires special arrangements and you plan to attend this meeting, please contact Robby Neill, the City ADA Coordinator, at (972) 205-2479 or call the Planning Department at (972) 205-2445 at least 48 hours in advance of the meeting. You may also call the City's TDD number at (972) 205-2830 or Relay Texas at TDD 1-800-735-2989. The City shall give "primary consideration" to the request of a qualified individual with a disability when determining the type of auxiliary aids and services to be offered. The Garland City Hall and Council Chambers are wheelchair accessible. Braille is not available.

4. Consideration of the application of **Pink Consulting LP**, requesting approval of 1) an amendment to a Specific Use Permit for Restaurant, Drive-Through, 2) a variance to Section 34.21(C)(3)(a)(i)(b) of the IH 30 Development Standards regarding Restaurants with Drive-through menu signs on property zoned Freeway (FW) District and within the IH 30 Overlay. The property is located at 509 West Interstate 30 Freeway. (File 12-29)

5. Consideration of the application of **TW Towing Co, Inc**, requesting approval of a Specific Use Permit for Vehicle Pound on property zoned Industrial 1 (I-1) District. The property is located at 3806 Dividend Drive. (File 12-30)

6. Consideration of the application of **Harrison French & Assoc**, requesting approval of a Specific Use Permit for Retail Sales with Gas Pumps on property zoned Shopping Center (SC) District. The property is located at 1426 Belt Line Road. (File 12-31)

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