AGENDA

A meeting of the Plan Commission of the City of Garland, Texas will be held Monday, September 10, 2012, at 7:00 p.m. in the Council Chambers of City Hall, 200 North Fifth Street.

A pre-meeting will begin at 6:40 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 August 27, 2012 meeting.

ZONING

1. Consideration of the application of **Garland Partners** requesting approval of a change of zoning from Planned Development (PD) Districts 00-63 and 87-28 for Freeway Uses and Agriculture (AG) District to a Planned Development (PD) District for Mixed-Use with Conditions and Concept Plan in the SH 190 Overlay District. The property is located southwest of President George Bush Tollway, northwest of Holford Road, north of the Spring Creek Forest and east of Naaman Forest Boulevard. (File Z 12-41) *There is a request to postpone this case to the September 24, 2012 meeting.*

2. Consideration of the application of **GHA Architecture/Development**, requesting approval of 1) a Specific Use Permit for Restaurant, Drive-Through, 2) a Detail Plan, and 3) variances to Sections 34.20 (B)(1) and 34.20 (B)(1)(ii) of the IH 635 Development Standards regarding landscaping requirements on property zoned Planned Development (06-37) District for Freeway Uses in the IH 635 Overlay District. The property is located at 1500 Eastgate Drive. (File 12-42) *There is a request to postpone this case to the September 24, 2012 meeting.*

3. Consideration of the application of **Dowdey, Anderson, & Associates, 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) *There is a request to postpone this case to the September 24, 2012 meeting.*

4. Consideration of the application of **Wes Parnell**, requesting approval of 1) a Specific Use Permit for Restaurant with Drive Through and 2) variances to Sections 34.19(A)(2)(a)(i), 34.21(C)(3)(b)(i), 34.21(C)(3)(c)(i), and 34.21(C)(4)(b)(i) of the IH 635 Development Standards regarding the required rear and side setbacks for structures, minimum setback and maximum height for freestanding signs, and maximum sign area for attached signs on property zoned Shopping Center (SC) District in the IH 635 Overlay District. The property is located at 2002 Eastgate Drive. (File 12-44)

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.