AGENDA

A meeting of the Plan Commission of the City of Garland, Texas will be held Monday, March 11, 2013, at 7:00 p.m. in the Council Chambers of City Hall, 200 North Fifth Street.

A pre-meeting will begin at 5:15 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 February 25, 2013 meeting.

PLATS

Preliminary Plat – Cypress Cove Phase 1 Addition
Final Plat – Wallace Pump Station Addition
Preliminary Plat – Hillside on the Lake Addition

VARIANCES

1. Consideration of the application of **Salinas Concrete**, requesting approval of a variance to section 9.4 of the Screening and Landscape Standards regarding the screening and landscape of parking areas. The property is located at 917 East Walnut Street. (File LS 12-03) (Postponed from the February 25, 2013 Plan Commission meeting)

2. Consideration of the application of **Wal-Mart Real Estate Business Trust,** requesting approval of a variance to Section 7.1 of the Screening and Landscape Standards regarding the landscape buffer. This property is located at 101 West Buckingham Road. (LS 13-02)

3. Consideration of the application of **Wal-Mart Real Estate Business Trust,** requesting approval of variances to sections 30.105(2)(c) and 30.105(3)(e) of the Sign Ordinance regarding setbacks and maximum allowable sign area and height of monument signs. This property is located at 101 West Buckingham Road. (SV 13-03)

ZONING

1. Consideration of the application of **Douglas Properties, Inc.**, requesting approval of 1) a change in zoning from Planned Development (PD) District 70-52 for Apartments, Retail, and Townhouses to a Planned Development (PD) District for Single Family Uses and 2) a Concept Plan. This property is located North of East Miller Road and east of East Centerville Road. (File 13-01) (Postponed from the February 25, 2013 Plan Commission Meeting)

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.

2. Consideration of the application of **Integrated Real Estate Group**, requesting approval of 1) a change of zoning from Planned Development (PD) District 95-20 for Commercial 1 Uses and Shopping Center District to a Planned Development (PD) District for Multifamily Uses (18 units per acre) and 2) a Concept Plan with conditions. This property is located near the southeastern corner of Lavon Drive and Castle Drive, adjacent to Shorehaven Village III Addition and Shorehaven Village 1st Installment Addition. (File 13-04) (Postponed from the February 25, 2013 Plan Commission meeting. Requesting postponement to the March 25, 2013 Plan Commission meeting)

3. Consideration of the application of **Restoration Fellowship Church**, requesting approval of a Specific Use Permit for a Kindergarten, Preschool, or Child Care Center on property zoned Planned Development (PD) District 78-87 for Retail Uses in the IH 635 Overlay District. This property is located at 2121 Northwest Highway, Suite 116. (File 13-08)

4. Consideration of the application of **Wal-Mart Real Estate Business Trust**, requesting approval of 1) a Specific Use Permit for Retail Sales with Gas Pumps 2) a variance to Section 10-200 of the Comprehensive Zoning Ordinance No. 4647 regarding the minimum required parking count and 3) a variance to Section 30.106(1)(a) of the Sign Ordinance regarding the maximum allowable area for attached signs. The property is located at 101 West Buckingham Road. (File 13-09)

5. Consideration of the application of **C1S Group**, requesting approval of a Specific Use Permit for a High Risk Use on property zoned Industrial-1 (I-1) District. This property is located at 3414 Hermann Drive. (File 13-10)

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.