## **AGENDA**

A meeting of the Plan Commission of the City of Garland, Texas will be held Monday, April 23, 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 April 9, 2012 meeting.

## VARIANCES

- 1. Consideration of the application of **Anchor Sign**, requesting approval of a variance to Section 34.21(C)(4)(b)(ii) of the IH 635 Development Standards (Ordinance 5565) regarding the maximum allowable sign area for attached signs on Multi-Tenant Buildings. The property is located at 1202 West Centerville Road. (File LBJ 12-02)
- 2. Consideration of the application of **Randall Reed's Prestige Ford**, requesting approval of variances to the following sections of the IH 635 Development Standards: 1) Section 34.21(C)(3)(a)(i) regarding the maximum number of allowed freestanding signs on one site, 2) Section 34.21(C)(3)(b)(i) regarding the minimum required setback of a freestanding sign from the street right-of-way and 3) Section 34.21(C)(3)(c)(i) regarding the maximum allowable sign area and sign height for a freestanding sign. The property is located at 3601 South Shiloh Road. (File (LBJ 12-03)
- 3. Consideration of the application of **Church of God (Holiness)**, requesting approval of a variance to Section 10-311(A) of the Comprehensive Zoning Ordinance regarding the use of metal as a building facade within an Agriculture (AG) District. This property is located at 1881 Apollo Road. (File MO 12-01)

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## ZONING

- 1. Consideration of the application of Winkelmann & Associates, requesting approval of 1) a change of zoning from PD (Planned Development) District 81-61 to a Planned Development District for General Business Uses, 2) a Detail Plan for Athletic Club/Instruction, 3) a Specific Use Permit for Restaurant, Drive-Through, 4) a Detail Plan for Restaurant, Drive-Through and Medical Office/Clinic, 5) variances to the following sections of the IH 635 Development Standards (Ordinance No. 5565): 5.1) Section 34.21(C)(4)(b)(i) regarding the maximum allowable area of attached signs; 5.2)Section 34.21(C)(3)(a)(i) regarding the maximum number of allowed freestanding signs on one site; 5.3) Section 34.18(B)(2) regarding the maximum percentage of non-masonry materials; 5.4)Section 34.18(B)(1) regarding the maximum number of allowed building materials; 5.5)Section 34.19(C)(2) regarding parking in front of the building; 5.6) Section 34.19(A)(2)(a)(i) regarding minimum setbacks from property lines not adjacent to a street; 5.7) Section 34.19(A)(1)(a)(ii) regarding minimum setbacks from property lines adjacent to a street; 5.8)Section 34.20(B)(1) regarding landscape buffer depth; 5.9)Section 34.20(B)(1)(a)(i) regarding landscape buffer plantings, 6) a variance to Section 10-200 of Comprehensive Zoning Ordinance No. 4647 regarding number of required parking spaces and 7) a variance to Section 25-600 of Comprehensive Zoning Ordinance No. 4647 regarding maximum building height. The property is located east of Saturn Road, south of Marketplace Drive, and northwest of Centerville Road. (File 12-16)
- 2. Consideration of the application of Columbus Realty Partners Ltd, requesting approval of 1) a Detail Plan for Multi-Family Uses; 2) amendments to the Planned Development (PD) District conditions; 3) variances to the Zoning Ordinance #4647 for Section 10-200 regarding minimum parking requirements for multifamily uses; and 4) variances to the SH190 Development Standards (Ord. #5565), including: Section 34.18(B)(5) parking structure openings, Section 34.18(D)(1) dwelling unit mix, Section 34.18(D)(2) maximum building height, 34.18(D)(3)(b) roof pitch, Section 34.18(D)(3)(c) roof-mounted Section equipment, Section 34.18(D)(3)(d) vaulted ceilings, Section 34.18(D)(4) storage facilities, Section 34.18(D)(5) regarding clubhouses, Section 34.18(D)(6) regarding swimming pools, Section 34.18(D)(8) security systems requirements, Section 34.19(A)(1)(a)(ii) setbacks adjacent to streets, Section 34.19(D)(1) building placement, Section 34.20(B)(1) reduction of landscape buffers, Section 34.20(B)(2)(b) interior parking lot landscaping, Section 34.20(B)(3)(a)(iii) minimum landscape or open space area. The property is located at the northeastern corner of River Fern Ave and Horseshoe Drive. (File 12-19)
- 3. Consideration of the application of **Barclay Construction**, requesting approval of 1) a Detail Plan for Medical Office/Clinic and 2) amendments to the conditions in PD (Planned Development) District 03-22. The property is located at 3475 Collins Boulevard. (File 12-20)
- 4. Consideration of the application of **Joe Pokawa**, requesting approval of a Specific Use Permit for a Reception Facility on property zoned Shopping Center (SC) District. The property is located at 3420 Broadway Boulevard. (File 12-21)