

AGENDA

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

A pre-meeting will begin at 6:15 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 November 26, 2012 meeting.

PLATS

Plat – AECW Addition

VARIANCES

1. Consideration of the application of **Daisy Brand**, requesting approval of variances to sections 34.18(B)(1) and 34.18(B)(2) of the IH 635 Development Standards regarding materials on exterior walls and 10-311 of the Comprehensive Zoning Ordinance No. 4647 regarding the use of metal as a building façade material. The property is located at 3636 Leon Road. (File (LBJ 12-06))

ZONING

1. Consideration of the application of **Good Fulton & Farrell**, requesting approval of 1) a change of zoning from Planned Development (PD) District 68-40 for Retail Uses to a Planned Development (PD) District for General Business Uses and Multi-Family Uses, 2) a Concept Plan for Multi-Family Uses and General Business Uses, 3) variances to the IH635 Development Standards Ordinance 5565 pertaining to Section 34.18(D) unit size and mix, maximum building height, roof pitch, vaulted ceilings, and clubhouse size; Section 34.19 (D) multi-family building placement; Section 34.20 (B)(1) landscape buffers along thoroughfares; Section 34.20 (B)(3)(iii) site landscaping; and, Section 34.20(C)(4) perimeter screening, and 4) a variance to Section 12-530 of Comprehensive Zoning Ordinance 4647 regarding off-street parking requirements. This property is located east of Interstate Highway 635, south of Centerville Road, Garland, Texas. (This request was postponed from the November 26, 2012 meeting.) (File 12-51)
2. Consideration of the application of **Joe Pokawa**, requesting approval of a Specific Use Permit for a Reception Facility on property zoned Planned Development (PD) District 84-116 for Industrial Uses. The property is located at 2734 West Kingsley Road, Suite J2. (This request was postponed from the November 26, 2012 meeting.) (File 12-53)

3. Consideration of the application of **Turcotte Development Group**, requesting approval of 1) amendments to Planned Development (PD) 05-63 for Shopping Center Use, 2) a Concept Plan with conditions, 3) a Detail Plan with conditions, and 4) variances to sections 34.18(B)(1) and 34.18(B)(2) of the SH 190 Development Standards regarding materials on exterior walls. The property is located near the southern corner of Naaman Forest Boulevard and North Garland Avenue, south of and adjacent to Mayor Foundation Addition. (File 12-56)

MISCELLANEOUS

Consideration of the Impact Fee Report for March 22, 2012 – September 21, 2012