AGENDA

A meeting of the Plan Commission of the City of Garland, Texas will be held Monday, March 25, 2013, 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 March 11, 2013 meeting.

MISCELLANEOUS

Election of First Vice-Chairman

PLATS

Replat – Williams Retail Estates Addition
Replat – Golden Meadows No. 3 Addition
Final Plat – Cypress Cove Phase 1 Addition

ZONING

1. 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) (This request was postponed from the March 11, 2013 Plan Commission meeting)

2. Consideration of the application of **Vincent De Jesus**, requesting approval of a Specific Use Permit for Contractor Equipment and Storage on property zoned Commercial 2 (C-2) District. The property is located at 3120 Denton Drive. (File 13-11)

3. Consideration of the application of **CBRE Healthcare Services**, requesting approval of a Specific Use Permit for Medical Office/Clinic on property zoned Industrial 1 (I-1) District. The property is located at 900 North Shiloh Road. (File 13-12)

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 **Garland by the Hyatt, LLC.** requesting approval of 1) a change in zoning from Planned Development (PD) District 06-79 for Freeway Uses to a Planned Development (PD) District for Multi-Family Uses, 2) a Specific Use Permit for an Assisted Living Facility and 3) a Concept Plan. The property is located at the northwest corner of Naaman Forest Boulevard and Elliott Avenue. (File 13-13)

5. Consideration of the application of **Firewheel Welcome Ltd.,** requesting approval of 1) a change in zoning from Planned Development (PD) District 06-79 for Freeway Uses to a Planned Development (PD) District for Multi-Family Uses (Independent Senior Living) and 2) a Concept Plan. The property is located in the 5100 Block of North George Bush Highway, west of 5101 N. George Bush Highway (Hyatt Place Hotel). (File 13-14)

6. Consideration of the application of **Alfonso Vasquez**, requesting approval of a Specific Use Permit for Recycling Center on property zoned Industrial 1 (I-1) District. The property is located at 704 Walnut Circle East. (File 13-15)

7. Consideration of the application of **Atlantic Hotels Ltd.**, requesting approval of 1) amendments to Planned Development (PD) District 08-26, 2) an amended Detail Plan and 3) a variance to Section 34.19(A) (2)(a)(iii) of the IH 30 Development Standards regarding setbacks on a property zoned Planned Development (PD) District 08-26 for Freeway Uses and within the IH 30 Overlay. The property is located at 4412 Bass Pro Drive. (File 13-16) (Requesting postponement to the April 8, 2013 Plan Commission meeting)

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