

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
APRIL 4, 2017, 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 6:00 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the East Conference room located on the first floor to receive a briefing on:

A. Discussion of Regular Agenda items

B. Staff Report on pending development, zoning permits, and planning matters

REGULAR BUSINESS MEETING: 7:00 P.M. – COUNCIL CHAMBERS

MINUTES

1. Approval of minutes of the regular business meeting of March 21, 2017.

CONSENT ITEMS

All items listed under the Consent Agenda are considered to be routine by the City Plan Commission and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless desired, in which case any item(s) may be removed from the Consent Agenda for separate consideration.

- 2. Amending Plat – Palisades Town Central Addition:** A request for approval of an amending plat for Lots 12 and 13, Block H to relocate the common lot line. The 0.11-acre site is located at 2475 and 2479 Empire Drive. Applicant: Matt Duenwald, Kimley-Horn & Associates, Inc., representing K. Hovnanian Homes. *Staff: Mohamed Bireima.*
- 3. Amending Plat – Palisades Town Central Addition:** A request for approval of an amending plat for Lots 10 and 11, Block E to relocate the common lot line. The 0.12-acre site is located at 2476 and 2480 Castle Ridge Drive. Applicant: Matt Duenwald, Kimley-Horn & Associates, Inc., representing K. Hovnanian Homes. *Staff: Mohamed Bireima.*
- 4. Site Plan, Landscape Plan, and Elevations – Shell Gas Station (companion to Item 5):** A request for approval of site plan, landscape plan and elevations for a 3,400-square foot motor vehicle service station. The 0.703-acre site is located at 699 W. Renner Road, southeast corner of Renner Road and Custer Parkway. Applicant: Billy Campbell, representing Big Score Investors, LLC. *Staff: Chris Shacklett.*

PUBLIC HEARINGS

- 5. Replat – Custer-Renner Addition (companion to Item 4):** Consider and take the necessary action on a request for approval of a replat of Lot 1A for the development of a 3,400-square foot motor vehicle service station. The 0.703-acre site is located at 699 W. Renner Road, southeast corner of Renner Road and Custer Parkway. Applicant: Billy Campbell, representing Big Score Investors, LLC. *Staff: Chris Shacklett.*

6. **Zoning File 17-07 – Sara’s Bakery (continued from March 21, 2017 meeting):** Consider and take the necessary action on a request for approval of a Special Permit for Large Scale Retail/Service Store and a Special Development Plan for changes to the building façade. The property is located at 750 S. Sherman Street and currently zoned PD Planned Development for the Main Street/Central Expressway Form Based Code (Railside Sub-district). Applicant: Sarah Holnbeck, representing CTA Architects Engineers. *Staff: Amy Mathews.*
7. **Zoning File 17-08 – Primrose School:** Consider and take the necessary action on a request for approval of a Special Permit for a childcare center located at the northwest corner of N. Plano Road and Greenville Avenue. The property is currently zoned I-M(2) Industrial. Applicant: Travis Bousquet, The Bousquet Group, representing Primrose School. *Staff: Amy Mathews.*
8. **Zoning File 17-09 – Thrive Affordable Vet Care:** Consider and take the necessary action on a request for approval of a Special Permit for a veterinary office located at 904 Audelia Road, the west side of Audelia Road south of Centennial Boulevard. The property is currently zoned O/C Office/Commercial. Applicant: Alton Klein, Red Mountain Group, representing Richardson PLM, LLC. *Staff: Amy Mathews.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, MARCH 31, 2017.

KATHY WELP, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING TAYLOR LOUGH, ADA COORDINATOR, VIA PHONE AT 972 744-4208, VIA EMAIL AT ADACoordinator@COR.GOV, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.