

## AGENDA

**CITY OF RICHARDSON - CITY PLAN COMMISSION  
APRIL 18, 2017, 7:00 P.M.  
CIVIC CENTER – COUNCIL CHAMBERS  
411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 5:30 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**

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### **REGULAR BUSINESS MEETING: 7:00 P.M. - COUNCIL CHAMBERS**

#### **MINUTES**

**1. Approval of minutes of the regular business meeting of April 4, 2017.**

#### **PUBLIC HEARINGS**

- 2. Replat – Northside at UTD Addition, Lots 1A, 2 and 3, Block A:** Consider and take the necessary action on a request for approval of a replat of Lot 1, Block A and 12.23 acres of un-platted land to create three (3) lots to accommodate the development of a 275-unit apartment development. The 25.47 acre site is located on the north side of Synergy Park Boulevard between Floyd Road and Rutford Avenue. Applicant: Kevin Wier, Spiars Engineering, representing Kirk Tames, Board of Regents of the University of Texas System. *Staff: Chris Shacklett.*
- 3. Replat – Bush Central Station West Addition, Lots 1B & 2A, Block B:** Consider and take the necessary action on a request for approval of a replat of Bush Central Station West Addition, Lots 1A and 2, Block B to dedicate easements to accommodate the development of a twelve (12) story, 201 room hotel and a single story 6,500 square foot conference center. The property is located on the southwest corner of CityLine Drive and Red Moon Way. Applicant: Alex Rathbun, Kimley-Horn and Associates. *Staff: Susan Smith.*
- 4. Zoning File 17-07 – Sara’s Bakery (continued from March 21, 2017 and April 4, 2017 meetings):** 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, CTA Architects Engineers, representing Sara’s Market & Bakery. *Staff: Amy Mathews.*

5. **Zoning File 17-04 – Escape Room:** Consider and take the necessary action on a request for approval of a Special Permit for an indoor commercial amusement center located at 715 N. Glenville Drive located on the west side of N. Glenville Drive, south of E. Arapaho Road. The property is currently zoned I-M(1) Industrial. Applicant: Marty Parker, representing Bucket List Productions. *Staff: Amy Mathews.*
6. **Zoning File 17-06 – The Challenger Private School:** Consider and take the necessary action on a request for approval of a Special Permit for a private school located at 3600 Shiloh Road located on the east side of Shiloh Road, north of E. Renner Road. The property is currently zoned O-M Office. Applicant: Fred Healey, Challenger School Foundations. *Staff: Amy Mathews.*
7. **Zoning File 17-10 – Hall Park at Richardson:** Consider and take the necessary action on a request for a change in zoning from PD Planned Development for Mixed-Use Development to PD Planned Development for Mixed-Use Development with modified development standards, including an increase in residential density. The 29.9 acres is located at the southwest corner of Custer Parkway and President George Bush Turnpike (PGBT). Applicant: Blake Schroeder, Leon Capital Group, representing Edentree Properties Ltd. and Hall Irving Hotel Ltd. *Staff: Sam Chavez.*

## **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, APRIL 14, 2017.

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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.