

## AGENDA

### CITY OF RICHARDSON – CITY PLAN COMMISSION

MARCH 19, 2013

7:00 P.M.

CIVIC CENTER – COUNCIL CHAMBERS

411 W. ARAPAHO ROAD

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**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**

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### MINUTES

1. **Approval of minutes of the City Plan Commission regular business meeting of March 5, 2013.**

### CONSENT AGENDA

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. **Asian American Baptist Church:** A request for approval of a revised site and landscape plan for the development of a 14,500 square foot gymnasium and classroom building at the existing Asian American Baptist Church campus. The 4.24-acre site is located at 801 W. Campbell Road, southwest corner of Campbell Road and West Shore Drive. Applicant: Tom Amis, KMT Architects, representing Asian American Baptist Church. *Staff: Israel B. Roberts.*

### VARIANCE

3. **VAR 13-01 – 301 and 305 Maple Street:** Consider and take action on a request for a variance to Chapter 21: Subdivision and Development Code, Article 21-46(e), to allow a non-radial side lot line between two single family residential lots. The subject properties are located at 301 and 305 Maple Street, the northeast corner of Greenville Avenue and Maple Street. Applicant: Eyad Albelbaisi *Staff: Mohamed Bireima.*

### PUBLIC HEARING

4. **Zoning File 13-04:** Consider and take necessary action on a City-initiated amendment to the Sign Standards (Section VIII, Subsection B.1.b., “Signs, General”) of the West Spring Valley Corridor Planned Development District (Ordinance No.3839) to establish a maximum sign area of two-hundred (200) square feet per façade for Mixed Use, Commercial and Live/Work building types.

### ADJOURN

The City Hall/Civic Center is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 744-4100, or (972) 744-4001.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, March 15, 2013.

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Cindy Wilson, Administrative Secretary