

AGENDA

**CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, SEPTEMBER 16, 2014
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.**
 - C. Discuss scheduling future work session for review of Form Based Codes and Development Review Process.**
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MINUTES

- 1. Approval of minutes of the City Plan Commission regular business meeting of September 2, 2014.**

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. Site and Landscape Plans – Arapaho Office Center (companion to Item 6):** A request for approval of site and landscape plan to reflect the demolition of a 22,430-square foot building and an expanded parking lot. The property is located 250 E. Arapaho Road, southwest corner of Arapaho Road and Grove Road and is zoned I-M(1) Industrial and I-FP(2) Industrial Districts. Applicant: Randy Eardley, representing Weir and Associates. Staff: Israel Roberts.
- 3. Final Plat, Site and Landscape Plan – Canyon Creek Vet Clinic:** A request for approval of a final plat, site and landscape plans to reflect the development of a 3,992-square foot veterinary clinic. The site is located at 2717 Custer Parkway and is zoned LR-M(2) Local Retail. Applicant: David Bond, representing Spiars Engineering. Staff: *Israel Roberts.*
- 4. Amending Plat – II Creeks:** A request for approval of an amending plat to combine three lots into two lots. The lots are located at 2686, 2690, and 2694 Provincial Lane and zoned PD Planned Development. Applicant: Carol Harris, representing Dietrichson Fine Homes. Staff: *Mohamed Bireima.*

5. **Amending Plat – II Creeks:** A request for approval of an amending plat to combine two lots into one lot. The lots are located at 2674 and 2678 Provincial Lane and zoned PD Planned Development. Applicant: Carol Harris, representing Dietrichson Fine Homes. *Staff: Mohamed Bireima.*

PUBLIC HEARINGS

6. **Replat – Richardson Industrial Park Addition Lot 12A (companion to Item 2):** Consider and take necessary action on a request for approval of replat of Lot 12 of the Richardson Industrial Park Addition. The property is located 250 E. Arapaho Road, southwest corner of Arapaho Road and Grove Road and is zoned I-M(1) Industrial and I-FP(2) Industrial. Applicant: Randy Eardley, representing Weir and Associates. Staff: Israel Roberts.
7. **Zoning File 14-17:** Consider and take necessary action on a request to amend the Caruth Property Transit Oriented Development PD Planned Development, Ordinance 3805, relative to approximately 55 acres of land located on the north side of Renner Road, east of US 75 and bounded by the President George Bush Turnpike to the north. Applicant: Larry Good, representing Good Fulton Farrell Planning. *Staff: Sam Chavez.*
8. **Zoning File 14-26:** Consider and take necessary action on a request for approval of a Special Permit for a restaurant with drive-thru service in a multi-tenant building. The property is located at 1301 and 1401 W. Campbell Road, south side of Campbell Road east of Coit Road and is currently zoned LR-M(2) Local Retail. Applicant: Lawrence A. Cates, representing Cates-Clark & Associates, LLP. *Staff: Chris Shacklett.*
9. **Zoning File 14-27:** Consider and take necessary action on a request for approval for a change in zoning from TO-M Technical Office to PD Planned Development to allow on-premise alcohol sales in an existing suite hotel, and to retain the Special Permit for the suite hotel (Ordinance 3334-A). The property is located at 2301 N. Central Expressway. Applicant: Rob Baldwin, representing Baldwin Associates. *Staff: Chris Shacklett.*

ADJOURN

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Susan Mattison, ADA Coordinator, via phone at 972-744-0908, via email at ADACoordinator@cor.gov or by appointment at 1621 E. Lookout Drive, Richardson, Texas 75082.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30 p.m., Friday, September 12, 2014.

Kathy Welp, Executive Secretary