

AGENDA

**CITY OF RICHARDSON – CITY PLAN COMMISSION
THURSDAY, OCTOBER 9, 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.**
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MINUTES

1. **Approval of minutes of the City Plan Commission regular business meeting of September 16, 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 – Datacenter Park (companion to Item 6):** A request for approval of a site and landscape plan for the development of a 138,185-square foot data center located at 907 Security Row. The property is currently zoned I-FP(2) Industrial. Applicant: Josh Jezek, representing Pacheco Koch. *Staff: Israel Roberts.*
3. **Amending Plat – II Creeks Addition:** A request for approval of an amending plat to combine two residential lots into a single lot. The lots are located at 2646 and 2650 Provencial Lane and zoned PD Planned Development. Applicant: Carol Harris, representing Dietrichson Fine Homes. *Staff: Mohamed Bireima.*

VARIANCE

4. **Variance 14-05 – Jupiter Shopping Center:** Consider and take necessary action on a request for a variance from Chapter 21, the Subdivision and Development Code, for a reduction in parking to accommodate a restaurant. The site is located at the southwest corner of President George Bush Highway and Jupiter Road and is zoned LR-M(2) Local Retail. Applicant: Kenneth Novorr. *Staff: Mohamed Bireima.*

PUBLIC HEARINGS

5. **Replat – Synergy Park Addition:** Consider and take necessary action on a request for approval of a replat of Lot 4, Block A of the Synergy Park Addition into two lots. The site is located on the south side of President George Bush Highway, west of Waterview Parkway and is zoned TO-M Technical Office. Applicant: Hilary Von Ashen, representing Kimley-Horn and Associates. *Staff: Israel Roberts*

6. **Replat – Collins Technology Park Addition (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of Lots 4C and 6B, Block 1 of the Collins Technology Park Addition into three (3) lots. The site is located at 907 Security Row, 1215 Integrity Drive and 908 Quality Way and is zoned I-FP(2). Applicant: Josh Jezek, representing Pacheco Koch. *Staff: Israel Roberts.*
7. **Replat – Richardson Industrial Park Addition:** Consider and take necessary action on a request for approval of a replat of Lot 13A of the Richardson Industrial Park Addition to dedicate easements. The site is located at 300 E. Arapaho Road and is zoned for the I-M(1) Industrial District and the I-FP(2) Industrial Fire Proof District. Applicant: Stephen Crawford, representing Halff and Associates. *Staff: Israel Roberts.*
8. **Zoning File 14-28 – Hertz Car Rental:** Consider and take necessary action on a request for approval of a Special Permit for a motor vehicle rental located in a single-tenant building and offering more than ten (10) vehicles for rent in conjunction with motor vehicle sales/leasing – used. The property is zoned C-M Commercial and located at 233 N. Central Expressway, west side of the expressway, north of Belt Line Road. Applicant: John Elledge, representing the Hertz Corporation. *Staff: Chris Shacklett.*
9. **Zoning File 14-29 – Golden Chick:** Consider and take necessary action on a request for revocation of Ordinance 2885-A, approval of a Special Permit for a restaurant with drive-thru service, change in zoning from LR-M(1) Local Retail, LR-M(2) Local Retail with special conditions, C-M Commercial with special conditions to LR-M(1) Local Retail. The property is a 0.843-acre tract of land located at 445 W. Arapaho Road, southwest corner of Arapaho Road and Civic Center Drive. Applicant: Brian Gilbert, representing GFC Leasing. *Staff: Chris Shacklett.*
10. **Zoning File 14-30 – Ingram Terrace Patio Home Development:** Consider and take necessary action on a request for approval for a change in zoning from LR-M(2) Local Retail with special conditions to PD Planned Development for the development of a maximum 64-home patio home community on approximately 8.63 acres. The property is located at the northeast corner of Renner Road and Brand Road. Applicant: Matt Duenwald, representing Kimley-Horn & 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, October 3, 2014.

Kathy Welp, Executive Secretary