

AGENDA

**CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, OCTOBER 21, 2014
7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD**

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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MINUTES

- 1. Approval of minutes of the City Plan Commission regular business meeting of October 9, 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. Common Area Landscape Plan – Villas of Nantucket (companion to Item 5):** A request for approval of a common area landscape plan for a 13-lot, single family subdivision with one (1) common area lot. The 1.61-acre site is located at the northeast corner of Nantucket Drive and Old Campbell Road. Applicant: Harry Purdom, representing HPGC Ventures, LLC. *Staff: Israel Roberts.*
- 3. Site and Landscape Plans – Project Black Flag (companion to Item 6):** A request for approval of a revised site plan and landscape plan to construct a one-story, 129,180 square foot data center. The 14.93-acre site is located at 1402 E. Lookout Drive; the southeast corner of Lookout Drive and Plano Road. Applicant: Brad Moss, representing Kimley-Horn and Associates. *Staff: Susan M. Smith.*
- 4. Site and Landscape Plans – CityLine Market Pad Site (companion to Item 7):** A request for approval of site and landscape plans for the development of two (2) free-standing restaurant buildings totaling approximately 10,000 square feet. The 1.91-acre site is located at 1425 E. Renner Road, the north side of Renner Road, east of Plano Road. Applicant: Matt Booth, representing Regency Centers Corp. *Staff: Chris Shacklett.*

PUBLIC HEARINGS

- 5. Replat – Villas of Nantucket Addition and Sweet Addition, Lot 1A, Block A (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of Lot 1, Block A of the Sweet Addition and 1.66-acres of unplatted property to create a 13-lot, single-family subdivision with one (1) common area lot and one (1) commercial lot. The 2.88-acre site is located at the northeast corner of Nantucket Drive and Old Campbell Road. Applicant: Greg Cooney, representing HPGC Ventures LLC and Balie and Beverly Griffith. *Staff: Israel Robert.*
- 6. Replat – Spring Creek Farm South Addition, Lots 1A and 3 (companion to Item 3).** Consider and take necessary action on a replat of Spring Creek Farm South Lot 1 to create two (2) lots. The 23.01-acre site is located at 1402 E. Lookout Drive (Lot 1A) and 1510 E. Lookout Drive (Lot 3); the southeast corner of Lookout Drive and Plano Road. Applicant: Brad Moss, Kimley-Horn and Associates. *Staff: Susan M. Smith.*

7. **Replat – Galatyn Park North Addition, Lot 3A, Block B (companion to Item 4):** Consider and take necessary action on a request for approval of a replat of Lots 3 and 4, Block B of Galatyn Park North Addition into one (1) lot. The 1.91-acre site is located at 1425 E. Renner Road; on the north side of Renner Road, east of Plano Road. Applicant: Matt Booth, representing Regency Centers Corp. *Staff: Chris Shacklett.*
8. **Zoning File 14-31 – Adult Day Care:** Consider and take necessary action on a request for approval of a Special Permit for an adult day care facility. The property is currently zoned C-M Commercial and is located at 327 W. Spring Valley Road; on the south side of Spring Valley Road, east of Central Expressway. Applicant: Quoc-Anh C. Tran. *Staff: Chris Shacklett.*
9. **Zoning File 14-32 – Turkish Community Center:** Consider and take necessary action on a request to revoke Ordinance 2390-A, a Special Permit for the Young Women’s Christian Association (YWCA), and approval of a request for a Special Permit for a community center to include assembly uses and temporary lodging. The property is currently zoned O-M Office and is located at 1416 E. Collins Boulevard; the south side of Collins Boulevard, east of Plano Road. Applicant: Robert Boyd, representing Robert Boyd Architects. *Staff: Mohamed Bireima.*
10. **Zoning File 14-33 – Starbucks Drive-thru:** Consider and take necessary action on a request to revoke Ordinance 4063, a Special Permit for a restaurant with drive-thru service, and for approval of a change in zoning from C-M Commercial to PD Planned Development to allow a restaurant with drive-thru service. The property is currently zoned C-M Commercial and is located at 501 W. Belt Line Road; the southwest corner of Belt Line Road and Central Expressway. Applicant: Jonathan Spencer, representing Sterling Design Associates, LLC. *Staff: Chris Shacklett.*
11. **Zoning File 14-35 – Comprehensive Zoning Ordinance Amendment (Temporary Open Air Markets):** Consider and take necessary action on a City-initiated request to amend the Comprehensive Zoning Ordinance (Appendix A), Article I, Section 2 (Definitions), by adding the definition of Temporary Open Air Markets and by amending Article XXII-A, Section 2 (Special Permits – Use Regulations) to allow Temporary Open Air Markets upon approval of a Special Permit in the LR-M(1) and LR-M(2) Local Retail Districts, C-M Commercial District, and PD Planned Development. Applicant: City of Richardson. *Staff: Sam Chavez.*
12. **Zoning File 14 - 36 – Texas Instruments RFAB:** Consider and take necessary action on a request for a change in zoning from I-M(1) Industrial with special conditions to PD Planned Development to accommodate the development of non-masonry utility buildings. The property is currently zoned I-M(1) Industrial and is located at 300 W. Renner Road; the northwest corner of Renner Road and Alma Road. Applicant: Eric R. Kuehmeier, representing Page Southerland Page, Inc. *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 17, 2014.

Kathy Welp, Executive Secretary