

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, NOVEMBER 4, 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 October 21, 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, Landscape, and Building Elevation Plans – Eastside Phase II (companion to Item 7):** A request for approval of site and landscape plans with building elevations to reflect the development of a 280-unit, four-story apartment complex. The 4.81-acre site is located at 1705 N. Greenville Avenue, on the west side of Greenville Avenue, south of Campbell Road. Applicant: Michael Doggett, Winkleman and Associates, representing AGF Greenville II, LTD. *Staff: Israel Roberts.*
- 3. Site, Landscape, Building Elevation, and Lighting Plans – Breckinridge Commons Retail Center (companion to Item 8):** A request for approval of site and landscape plan with building elevations and a lighting plan for the development of two (2) one-story multi-tenant retail buildings. The 1.99-acre site is located at 4140 E. Renner Road, on the south side of Renner Road, west of North Star Road. Applicant: John Benzer, Civil Point Engineers, representing Maroney Renner 37 LP. *Staff: Israel Roberts.*
- 4. Site and Landscape Plans – Fitness Center (companion to Item 9):** A request for approval of site and landscape plans for the development of a 25,000 square foot fitness center. The 3.43 acre site is located at 1301 E. Belt Line Road, north side of Belt Line Road, west of Plano Road. Applicant: Clay Christy, ClayMoore Engineering, representing LG Plano Belt Line LLC. *Staff: Israel Roberts.*
- 5. Site, Landscape, and Building Elevation Plans – Lone Star Cold Storage (companion to item 10):** A request for approval of site and landscape plans with building elevations for an expansion to the existing cold storage facility. The 12.4-acre site is located at 401 N. Grove Road, at the northwest corner of Grove Road and Apollo Road. Applicant: Gene Millar, Team Group, representing AAMP Holdings Inc. *Staff: Israel Roberts.*
- 6. Amending Plat – Pitman and Stults Addition, Lot 9A, Block 1:** A request for approval of an amending plat of Lot 9 and a portion of Lot 8, Block 1 of the Pittman and Stults Addition to create a single lot of record. The 0.75-acre site is located at 337 Pittman Drive, at the northwest corner of Pittman Drive and Abrams Road. Applicant: Robert Schneeberg, Gonzalez and Schneeberg Engineers, representing Jonathan H. Dai. *Staff: Israel Roberts.*

PUBLIC HEARINGS

7. **Replat – Eastside Addition, Phase II: Lots 1A and 2, Block A (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of Lot 3, Block A of the Central Park Addition and Block A of the R&B Corporate Park Addition to create two (2) lots, abandon and dedicate easements. The 13.29-acre site is located at 1701 and 1735 N. Greenville Avenue, on the west side of Greenville Avenue, south of Campbell Road. Applicant: Michael Doggett, Winkleman and Associates, representing AGF Greenville II, LTD. *Staff: Israel Roberts.*
8. **Replat – Breckinridge Commons Addition, Lot 3C, Block A (companion to Item 3):** Consider and take necessary action on a request for approval of a replat of Lot 3B, Block A of the Breckinridge Commons Addition to reflect the relocation of an access and utility easement. The site is located at 4140 E. Renner Road, on the south side of Renner road, west of North Star Road. Applicant: John Benzer, Civil Point Engineers, representing Maroney Renner 37 LP. *Staff: Israel Roberts.*
9. **Replat – Skaggs-Albertsons Addition, Lots 1B and 8, Block A (companion to Item 4):** Consider and take necessary action on a request for approval of a replat of Lot 1A, Block A of the Skaggs-Albertsons Addition to create two (2) lots and dedicate easements. The 4.12 acre site is located at 1301 and 1325 E. Belt Line Road, north side of Belt Line Road, west of Plano Road. Applicant: Clay Christy, ClayMoore Engineering, representing LG Plano Belt Line LLC. *Staff: Israel Roberts.*
10. **Replat – Richardson Industrial Park Addition, Lot 9A (companion to Item 5):** Consider and take necessary action on a request for approval of a replat of Lot 9 of the Richardson Industrial Park Addition to relocate easements. The 12.4-acre site is located at 401 N. Grove Road, at the northwest corner of Grove Road and Apollo Road. Applicant: Gene Millar, Team Group, representing AAMP Holdings Inc. *Staff: Israel Roberts.*
11. **Zoning File 14-32 – Turkish Community Center (continued from October 21, 2014):** 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.*
12. **Zoning File 14-37 – Afrah:** Consider and take necessary action on a request for approval of a Special Permit for a smoking establishment. The property is currently zoned LR-M(1) Local Retail and is located at 314 E. Main Street; the southwest corner of Main Street and Abrams Road. Applicant: Nabil Elhorr, representing Z.N.H. Corporation. *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 31, 2014.

Kathy Welp, Executive Secretary