

AGENDA

**CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, NOVEMBER 18, 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 November 4, 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 Elevation Plans – West Campbell Office Park:** A request for approval of site, landscape and elevations plans for two (2) one-story office buildings totaling 13,684 square feet. The 3.18-acre site is located at 1050-1090 W. Campbell Road; on the north side of Campbell Road, west of Waterview Parkway and is zoned O-M Office. Applicant: Michael Wright, MJ Wright and Associates, representing Campbell Office Park, LLC. *Staff: Israel Roberts.*
- 3. Site and Landscape Plans – Custer Court (companion to Item 6):** A request for approval of site and landscape plans for combining two (2) lots and adding 129 parking spaces to an existing 125,190 square foot office building. The 7.57-acre site is located at 501 W. President George Bush Highway, on the south side of President George Bush Highway, east of Custer Parkway. Applicant: Randy Yeardeley, Weir and Associates, representing Equity Office. *Staff: Israel Roberts.*
- 4. Preliminary Plat – Palisades:** A request for approval of a preliminary plat for 102 single family lots and sixteen (16) common area lots with private streets. The 21.59-acre site is located at the northeast corner of Palisades Boulevard and Collins Boulevard. Applicant: Matt Duenwald, Kimley-Horn and Associates representing JP-Palisades, LLC. *Staff: Israel Roberts.*
- 5. Final Plat – Bush Central Station, Lot 2, Block H; Lots 1 and 2, Block I; and Lots 2, 3, 4 and 5, Block X:** A request for approval of a final plat for seven lots totaling 17.96 acres, located at 1109 – 1230 State Street and 3661 Plano Road; the southwest corner of President George Bush Highway and Plano Road. Applicant: Brad Moss, Kimley-Horn Associates, representing KDC. *Staff: Susan Smith.*

PUBLIC HEARINGS

6. **Replat – Custer Court Addition, Lot 1B, Block B (companion to Item 3):** Consider and take necessary action on a request for approval of a replat of Lots 1A and 2B, Block B of the Custer Court Addition in to one (1) lot. The 7.57-acre site is located at 501 W. President George Bush Highway, on the south side of President George Bush Highway, east of Custer Parkway. Applicant: Randy Yeardley, Weir and Associates, representing Equity Office. *Staff: Israel Roberts.*
7. **Replat – Central Park Addition, Lots 6A, 9 and 10, Block B:** Consider and take necessary action on a request for approval of a replat of Lot 6, Block B of the Central Park Addition to create three (3) lots. The 6.32-acre site is located at 1810-1840 N. Greenville Avenue and 1819 Jay Ell Drive, east side of Greenville Avenue, south of Campbell Road. Applicant: Lynn Kadlek, Kadlek and Associates representing Campbell Greenville Partnership, LTD. *Staff: Israel Roberts.*
8. **Zoning File 14-32 – Turkish Community Center (continued from October 21, 2014 and November 4, 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 a proposed two-story building for office, assembly and tutoring rooms. 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.*
9. **Zoning File 14-38 – Brick Row Townhomes:** Consider and take necessary action on a request to amend the Spring Valley Station District PD Planned Development, Ordinance 4032, to increase the development rights for townhomes and to allow the development of townhomes on approximately 1.63 acres on the north side of Spring Valley Road between Greenville Avenue and Floyd Branch Creek. Applicant: Scot Whitwer, representing CB Jeni Homes. *Staff: Chris Shacklett.*
10. **Zoning File 14-40 – Galatyn Properties:** Consider and take necessary action on a request for approval of a change in zoning on three (3) tracts of land: Tract 1 - approximately 34 acres located at the northeast corner of N. Glenville Drive and Routh Creek Parkway; Tract 2 - approximately 9 acres located at the northeast corner of N. Central Expressway and Galatyn Parkway; and Tract 3 - approximately 6 acres located at the southwest corner of Galatyn Parkway and N. Glenville Drive from I-M(1) Industrial (Tract 1), C-M Commercial (Tract 2), and I-M(1) Industrial (Tract 3) to PD Planned Development. Applicant: William Dahlstrom, representing Jackson Walker, L.L.P. *Staff: Michael Spicer.*

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, November 14, 2014.

Kathy Welp, Executive Secretary