

AGENDA

**CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, DECEMBER 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.**
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MINUTES

- 1. Approval of minutes of the City Plan Commission special called business meeting of November 25, 2014.**
- 2. Approval of minutes of the City Plan Commission regular business meeting of December 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.

- 3. Site, Landscape and Elevation Plans – Twin Rivers Assisted Living Center (continued from December 2, 2014, companion to Item 5):** A request for approval of site, landscape and elevation plans for a 62,864 square foot assisted living center and a 4,000 square foot medical office building. The 4.87 acre site is located at 1710-1720 N. Plano Road, east side of Plano Road, north of Collins Boulevard. Applicant: Aaron Wolf, Viewtech, Inc., representing Town North Presbyterian Church. *Staff: Israel Roberts.*
- 4. Site, Landscape and Elevations Plans – Pavilion East (companion to Item 6):** A request for approval of site, landscape and elevation plans for the development of a 4,772 square foot multi-tenant restaurant building. The 1.4-acre site is located at 1401 W. Campbell Road, south side of Campbell Road east of Coit Road. Applicant: Larry Cates, Cates-Clark and Associates, representing Pavilion East Holdings Management. *Staff: Israel Roberts.*

PUBLIC HEARINGS

- 5. Replat – Spring Creek Business Park Addition, Lots 5A, 6 and 7 (continued from December 2, 2014, companion to Item 3):** Consider and take necessary action on a request for approval of a replat of Lot 5, Block 5 of the Spring Creek Business Park Addition to subdivide Lot 5 into three (3) lots and dedicate easements to accommodate the development of an assisted living facility and medical office building on proposed Lots 6 and 7. The 9.46 acre lot is located at 1710-1776 N. Plano Road, east side of Plano Road, north of Collins Boulevard. Applicant: Aaron Wolf, Viewtech, Inc., representing Town North Presbyterian Church. *Staff: Israel Roberts.*

6. **Replat –Pavilion East Addition, Lots 1 and 2, Block A (Companion to Item 4):** Consider and take necessary action on a request for approval of a replat of Lots 1 and 2A, Block 1 of the Pavilion Addition to relocate a common property line and dedicate easements. The 18.70-acre site is located at 1301-1401 W. Campbell Road, south side of Campbell Road east of Coit Road. Applicant: Larry Cates, Cates-Clark and Associates, representing Pavilion East Holdings Management. *Staff: Israel Roberts*
7. **Zoning File 14-41 – Carmel Car Wash:** Consider and take necessary action on a request for approval of a Special Permit for a carwash to be located at 1400 E. Campbell Road, southeast corner of Campbell Road and Plano Road. The property is currently zoned LR-M(2). Applicant: John Brodersen, representing Carmel Car Wash. *Staff: Chris Shacklett.*
8. **Zoning File – 14-34 – Main Street/Central Expressway Redevelopment/Enhancement Form Based Code (continued from December 2, 2014):** Consider and take necessary action on a request for a change in zoning on approximately 255 acres (inclusive of rights-of-way) with multiple zoning districts to a PD Planned Development District to include retail, commercial, single-family residential, multi-family residential, mixed-use, office, manufacturing and institutional uses. The property is located on the east and west sides of Central Expressway, generally bounded by: Rayflex Drive, Interurban Street, Arapaho Road, Greenville Avenue, and Apollo Road on the northeast; LaSalle Drive, the alley along the west side of First Presbyterian Church Addition, and Abrams Rd on the east; Phillips Street on the south; the alley along the south and west sides of the Richardson Heights Village SC Addition on the southwest; Lindale Lane on the west; the alley along the southern boundary of the Richardson Heights 4 Addition, Custer Road, the south and east boundaries of the Central Terrace Addition, and the north boundary of the Barlow Place Addition on the northwest. Applicant: City of Richardson. *Staff: Tina Firgens.*

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, December 12, 2014.

Kathy Welp, Executive Secretary