

AGENDA

**CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, JANUARY 20, 2015
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 **Huffhines 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 January 6, 2015.**

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 – Pollo Tropical (companion to Item 4):** A request for approval of site, landscape and elevation plans for the development of a 3,641 square foot drive thru restaurant. The 0.82-acre site is located at 106 W. Campbell Road, north side of Campbell Road west of Alamo Drive. Applicant: Joshua Millsap, Bury, Inc., representing Leon Capital Group. *Staff: Israel Roberts.*
3. **Preliminary Plat – Ingram Terrace:** A request for approval of a preliminary plat for a 62 lot single family subdivision with private streets. The 8.6-acre site is located at 5401 E. Renner Road, on the northeast corner of Renner Road and Brand Road. Applicant: Matt Duenwald, Kimley-Horn and Associates, representing CND-Ingram Terrace. *Staff: Israel Roberts.*

PUBLIC HEARINGS

4. **Replat – K-Mart Plaza Addition Lots 1B and 4, Block 1 (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of Lot 1, Block 1 of the K-Mart Plaza addition into two (2) lots. The 11.67-acre site is located at 106 and 110 W. Campbell Road, north side of Campbell Road west of Alamo Drive. Applicant: Joshua Millsap, Bury, Inc., representing Leon Capital Group. *Staff: Israel Roberts.*

5. **Replat – Palisades Town Central Addition:** Consider and take necessary action on a request for approval of a replat of the Palisades Central Addition, Lots 1 – 3, 4B, 5A-7A, 8-11, Block A and reserve parcel C into 101 single-family lots, 22 common area lots and nine (9) additional lots with private streets. The 76.23-acre site is located at the northeast corner of Collins Boulevard and Palisades Boulevard. Applicant: Matt Duenwald, Kimley-Horn and Associates, representing JP-Palisades, LLC. *Staff: Israel Roberts.*

6. **Zoning File 14-39 – Drive-thru Restaurant (continued from January 6, 2015 meeting):** Consider and take necessary action on a request for a change in zoning from C-M Commercial District with special conditions to PD Planned Development District to allow a restaurant with drive-thru service and other site modifications on property located at 811 S. Central Expressway, northeast corner of Central Expressway and Spring Valley Road. Applicant: Jarrod Blake, representing BH Dallas Portfolio LLC. *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, January 16, 2015.

Kathy Welp, Executive Secretary