

## AGENDA

**CITY OF RICHARDSON - CITY PLAN COMMISSION  
MARCH 3, 2015  
7:00 P.M.  
CIVIC CENTER – COUNCIL CHAMBERS  
411 W. ARAPAHO ROAD**

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**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 regular business meeting of February 3, 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 Plan, Landscape Plan and Elevations – Brick Row Townhomes (companion to Item 6):** A request for approval of site, landscape and elevations plans for sixteen (16) townhomes. The 1.63-acre site is located at the northwest corner of Spring Valley Road and Greenville Avenue. Applicant: Scot Whitwer, Green Brick Partners, representing Centennial Park Richardson, LTD. *Staff: Israel Roberts.*
3. **Site Plan, Landscape and Elevations – Starbucks (companion to Item 7):** A request for approval of site, landscape and elevation plans for the development of an 800 square foot drive-thru restaurant. The 0.35-acre site is located at 501 W. Belt Line Road, southwest corner of Belt Line Road and Central Expressway. Applicant: Sara Martin, Sterling Design Associates, representing BM Capital Investments, LLC. *Staff: Israel Roberts.*
4. **Amending Plat – Bush Central Station Addition, Lot 1A, Block I:** A request for approval of an amending plat to combine two (2) lots into a single lot totaling 11.62 acres, located at 1201 State Street and 3661 Plano Road; the southwest corner of PGBH and Plano Road. Applicant: Brad Moss, Kimley-Horn, representing KDC Development LLC. *Staff: Susan M. Smith.*
5. **Amending Plat – Hill Street, Hunt Street, Newton Street, and Keffler Street:** A request for approval of an amending plat to change street names, located between Routh Creek Parkway and Plano Road, north of Cityline Drive. Applicant: Brad Moss, Kimley-Horn, representing KDC Development LLC. *Staff: Susan M. Smith.*

## PUBLIC HEARINGS

6. **Replat – McKamy Park Addition, Lots 1D, 15-28, Block A and Lots 26-29, Block I (companion to Item 2):** Consider and take necessary action on a request for approval of a replat to accommodate the development of sixteen (16) townhomes on a 1.63-acre site located at the northwest corner of Spring Valley Road and Greenville Avenue. Applicant: Scot Whitwer, Green Brick Partners, representing Centennial Park Richardson, LTD. *Staff: Israel Roberts.*
7. **Replat – Richardson Heights Village Shopping Center Addition, Lot 4A (companion to Item 3):** Consider and take necessary action on a request for approval of a replat to accommodate the development of an 800 square foot drive-thru restaurant. The 0.35-acre site is located at 501 W. Belt Line Road at the southwest corner of Belt Line Road and Central Expressway. Applicant: Sara Martin, Sterling Design Associates, representing BM Capital Investments, LLC. *Staff: Israel Roberts.*
8. **Zoning File 15-01 – Smoking Establishment:** Consider and take necessary action on a request for change in zoning of an 8.1-acre site from I-M(1) Industrial with special conditions to PD Planned Development to allow additional uses and a request for approval of a Special Permit for a smoking establishment. The 3,700 square foot lease space is located at 1002 N. Central Expressway, east side of Central Expressway, north of Arapaho Road. Applicant: Mary Ryan Bedosky, representing Calypso Products, Inc. *Staff: Chris Shacklett.*
9. **Zoning File 15-02 – Event Center:** Consider and take necessary action on a request for revocation of Ordinance 4057 and approval of a Special Permit for an approximately 4,500 square foot event/community center to be located at 999 E. Arapaho Road, north side of Arapaho Road between Executive Drive and International Parkway. The property is currently zoned I-M(1) Industrial. Applicant: Charlie Chen, representing C&P TMS Group, LP. *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, February 27, 2015.

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Kathy Welp, Executive Secretary