

**AGENDA**  
**CITY OF RICHARDSON - CITY PLAN COMMISSION**  
**APRIL 7, 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 March 17, 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 and Landscape Plans – IANT (companion to Item 6):** A request for approval of site and landscape plan for two (2) building expansions totaling 34,000 square feet to the existing site. The 5-6 acre site is located at 840 Abrams Road, southwest corner of Spring Valley Road and Abrams Road. Applicant: Shasul Arefin, Stream Waters Group, representing Islamic Association of North Texas. Staff: *Israel Roberts.*
- 3. Revised Site and Landscape Plans – FUMC:** A request for approval of revised site and landscape plans to reflect two (2) building expansions to the site totaling 58,000 square feet. The 14.55-acre site is located at 503 N. Central Expressway, south of Arapaho Road and west of Central Expressway. Applicant: Taylor Boswell, RLG, representing First United Methodist Church. Staff: *Israel Roberts.*
- 4. Amending Plat – II Creeks Addition, Lot 23A, Block C:** A request for approval of an amending plat of II Creeks Addition Lots 23 and 24, Block C to combine two (2) lots into one (1) lot. The 0.11-acre site is located at 2617 Stoneleigh Circle on the west side of Custer Parkway, north of Lookout Drive. Applicant: Carol Harris, Dietrichson Fine Custom Homes. Staff: *Mohamed Bireima.*

**PUBLIC HEARINGS**

- 5. Replat – Galatyn Park North Addition, Lots 1B, 3, 4 and 5, Block C and Open Space Lots 3, 4 and 5, Block X (continued from March 17, 2015):** Consider and take necessary action on a request for approval of a replat of Lot 1A, Block C of Galatyn Park North to create seven (7) lots. The 52.60-acre site is located at the southeast corner of President George Bush Highway and Plano Road. Applicant: Kayla Welsh, representing Kimley-Horn and Associates. Staff: *Dan Tracy.*

6. **Replat – Greener Square Addition, Lot 1D, Block B (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of Lot 1C, Block B of the Greener Square Addition to accommodate two (2) building expansions totaling 34,000 square feet to the 5.6-acre site located at 840 Abrams Road, southwest corner of Spring Valley Road and Abrams Road. Applicant: Shasul Arefin, Stream Waters Group, representing Islamic Association of North Texas. *Staff: Israel Roberts.*
7. **Zoning File 15-05 – Food Truck Park:** Consider and take necessary action on a request for approval of a Special Permit and a Special Development Plan to modify the development standards of the Main Street/Central Expressway Form Based Code for a proposed food truck park and private club to be located at 522 Bishop Avenue, east side of Bishop Avenue between Davis Street and Rayflex Drive. The property is current zoned PD Planned Development. Applicant: Michelle Chesney, representing Preston Bend Properties, LLC. *Staff: Chris Shacklett.*
8. **Zoning File 15-06 – Skilled Nursing Facility:** Consider and take necessary action on a request for a change in zoning from C-M Commercial with special conditions to PD Planned Development and approval of a Special Permit for a nursing/convalescent home to be located at 1601 Richardson Drive, east side of Richardson Drive between Melrose Drive and the Kansas City Southern railroad. Applicant: Rodney Owens, representing GO Properties. *Staff: Chris Shacklett.*
9. **Zoning File 15-07 – Drive-thru Restaurant:** Consider and take necessary action on a request for a Special Permit for a restaurant with drive-thru service at 1405 E. Renner Road, northeast corner of Renner and Plano Roads. Applicant: Matthew Booth, representing CityLine-REG, 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, April 3, 2015.

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Kathy Welp, Executive Secretary