

AGENDA
CITY OF RICHARDSON - CITY PLAN COMMISSION
AUGUST 4, 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 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 July 21, 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. Revised Site & Landscape Plans – Prairie Creek Elementary School:** A request for approval of revised site and landscape plans to reflect a 9,191 square foot expansion to the existing elementary school. The 8.0-acre site is located at 2120 E. Prairie Creek Drive, southwest corner of Prairie Creek Drive and Parkside Drive. Applicant: Jeff Groth, Corgan Architects, representing Richardson Independent School District. *Staff: Israel Roberts.*
- 3. Site Plan – CityLine Market Phase 2 (companion to item 5).** A request for approval of a site plan to construct two retail buildings totaling 21,630 square feet. The 3.10 acre site is located at 1551 and 1555 E. Renner Road; northwest corner of Renner Road and the extension of Foxboro Drive. Applicant: Matt Lucas, Kimley-Horn and Associates, representing BCS Land Development One GP. *Staff: Susan Smith.*

VARIANCE

- 4. Variance 15-12 – Highland Estates:** Consider and take necessary action on a request for approval of a variance from Chapter 21 of the Subdivision and Development Code, Article III, Section 21-46(e), *Lots and Blocks*, to allow side lot lines that are not perpendicular or radial to the front property line within a residential district. The properties are located at 423 E. Spring Valley Road and 518 S. Lois Lane, northwest corner of Spring Valley Road and Lois Lane. Applicant: Jamal Gharbieh. Staff: Israel Roberts.

PUBLIC HEARINGS

5. **Replat – Galatyn Park North, Lot 6A, Block B (companion to item 3).** Consider and take necessary action on a request for approval of a replat of Galatyn Park North, Lot 6, Block B. The 3.10 acre site is located at 1551 and 1555 E. Renner Road; northwest corner of Renner Road and the extension of Foxboro Drive. Applicant: Matt Lucas, Kimley-Horn and Associates, representing BCS Land Development One GP. *Staff: Susan Smith.*
6. **Zoning File 15-14 – Crystal Creek PD Amendments:** Consider and take necessary action on a request for approval to amend the Crystal Creek PD Planned Development, Ordinance Number 3796, to modify development standards related to the development of an 11.3-acre single-family subdivision located on the west side of Holford Road, south of Chainhurst Drive. Applicant: Ahmed Helaluzzaman, representing Richardson Crystal Creek Homeowners Association. *Staff: Chris Shacklett.*
7. **Zoning File 15-17 – Good Fortune Supermarket:** Consider and take necessary action on a request for approval of a Special Permit for a large scale retail/service store to be located at 400 N. Greenville Avenue, northeast corner of Greenville Avenue and Terrace Drive. The property is currently zoned PD planned Development under the Main Street/Central Expressway Form Based Code. Applicant: Johnny Lee, representing Terrace Shopping Center, Ltd. *Staff: Chris Shacklett.*
8. **Zoning File 15-18 – American First National Bank:** Consider and take necessary action on a request for approval of a Special Permit for a bank with a drive-thru facility to be located at 400 N. Greenville Avenue, northeast corner of Greenville Avenue and Terrace Drive. The property is currently zoned PD planned Development under the Main Street/Central Expressway Form Based Code. Applicant: Johnny Lee, representing Terrace Shopping Center, Ltd. *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, July 31, 2015.

Kathy Welp, Executive Secretary