

AGENDA

**CITY OF RICHARDSON - CITY PLAN COMMISSION
SEPTEMBER 1, 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.

MINUTES

1. **Approval of minutes of the regular business meeting of August 18, 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 – Campbell Creek Office (companion to Item 3):** A request for approval of revised site and landscape plans to reflect a 45,158-square foot expansion to the existing office building. The 20.4-acre site is located at 2280 N. Greenville Avenue at the southwest corner of Greenville Avenue and Campbell Creek Boulevard. Applicant: David McCune, MPI Architects, representing 2280 Greenville Venture LP. *Staff: Mohamed Bireima.*

PUBLIC HEARINGS

3. **Replat – Campbell Creek Addition, Lot 5B, Block A (companion to Item 2):** Consider and take the necessary action on a request for approval of a replat of Lots 5A and 6A, Block A of the Campbell Creek Addition to combine two (2) lots to accommodate a 45,158 square foot expansion to the existing office building. The 20.4-acre site is located at 2280 N. Greenville Avenue at the southwest corner of Greenville Avenue and Campbell Creek Boulevard. Applicant: David McCune, MPI Architects, representing 2280 Greenville Venture LP. *Staff: Mohamed Bireima*
4. **Replat – Pittman and Stults Addition, Lot 19, Block 3:** Consider and take the necessary action on a request for approval of a replat of a portion of Lot 9, Block 3 of the Pittman and Stults Addition to create a legal lot of record to accommodate future development. The 0.25-acre site is located at 334 Maple Street, at the southwest corner of Maple Street and Abrams Road. Applicant: James Carroll, Carroll Consulting Group, LP, representing Arshad Syed. *Staff: Israel Roberts.*

5. **Zoning File 15-14 – Crystal Creek PD Amendments (continued from August 4, 2015):** 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*.
6. **Zoning File 15-21 – Banana RC Raceway:** Consider and take the necessary action on a request for a Special Permit for an indoor radio controlled race track to be located at 521 W. Campbell Road, south side of Campbell Road, east of Nantucket Drive. The property is currently zoned LR-M(2) Local Retail. Applicant: Randy Novak, representing Banana RC Raceway. Staff: *Chris Shacklett*.
7. **Zoning File 15-22 – Wee Care Day and Night Childcare Learning Center:** Consider and take the necessary action on a request for a Special Permit for a childcare center to be located at 132 N. Glenville Drive, east side of Glenville Drive, north of Belt Line Road. The property is currently zoned O-M Office. Applicant: Alisa White-Burton, representing Wee Care Day and Night Childcare Learning Center. Staff: *Chris Shacklett*.
8. **Zoning File 15-23 – RISD Operations Center:** Consider and take the necessary action on a request for a change in zoning from O-M Office, R-1500-M Residential, and R-850-M Residential to PD Planned Development to accommodate the development of the Richardson ISD Operations Service Center, including, but not limited to, office, motor vehicle storage/repair, and warehouse uses. The property is located on the east side of Greenville Avenue north of Walnut Streets. Applicant: Ken Kessler, PBK, representing Richardson Independent School District. Staff: *Sam Chavez*.

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, August 28, 2015.

Kathy Welp, Executive Secretary