

AGENDA  
CITY OF RICHARDSON - CITY PLAN COMMISSION  
NOVEMBER 17, 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 November 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

- 2. Final Plat – Bush Central Station West Addition:** A request for approval of a final plat for a 4.48-acre lot located on the north side of CityLine Drive, between US 75 and DART Light Rail. Applicant: Sarah Scott, Kimley-Horn and Associates, representing Maple Multi-Family Development, LLC. *Staff: Chris Shacklett.*
- 3. Amending Plat – Crystal Creek Addition, Lots 20A & 21A, Block A:** A request for approval of an amending plat of Lots 20 and 21, Block A of the Crystal Creek Addition to adjust the lot line between Lot 20 and Lot 21. The subject residential lots are located at 2913 and 2917 Annoor Drive. Applicant: Robert Richardson, CBG Surveying, representing Abdellatif Bellaour. *Staff: Mohamed Bireima.*

**PUBLIC HEARINGS**

- 4. Zoning File 15-27 – Racetrac:** Consider and take necessary action on a request for approval of a change in zoning from I-FP(2) Industrial with special conditions to LR-M(2) Local Retail, and approval of a Special Permit for a motor vehicle service station. The property is located at 700 and 720 E. Arapaho Road, southwest corner of Arapaho Road and Bowser Road. Applicant: Tommy Mann & Laura Hoffmann, Winstead PC, representing RaceTrac Petroleum, Inc. *Staff: Chris Shacklett.*
- 5. Zoning File 15-30 – Phenix Salon Suites:** Consider and take necessary action on a request for approval of a Special Permit for a massage establishment(s) limited to no more than 660 square feet within a salon suites lease space located at Phenix Salon, 100 S. Central Expressway, southwest corner of Central Expressway and Belt Line Road. The property is currently zoned PD Planned Development. Applicant: Kalpita Patel, representing VRKP 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, November 13, 2015.

\_\_\_\_\_  
Kathy Welp, Executive Secretary