

AGENDA
CITY OF RICHARDSON - CITY PLAN COMMISSION
APRIL 5, 2016, 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 5:30 P.M. – EAST CONFERENCE ROOM 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. **Open Meeting Training with City Attorney**
 - B. **Discussion of Regular Agenda items**
 - C. **Staff Report on pending development, zoning permits, and planning matters**
-

REGULAR BUSINESS MEETING: 7:00 P.M. - COUNCIL CHAMBERS

MINUTES

1. **Approval of minutes of the regular business meeting of March 1, 2016.**
2. **Approval of minutes of the regular business meeting of March 15, 2016.**

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.

3. **Site Plan, Landscape Plan, and Building Elevations – Richardson Nursing Home (companion to Item 6):** A request for approval of site, landscape and building elevations for a two-story, 40,065 square foot nursing home. The 3.53 acre site is located at 1610 Richardson Drive on the east side of Richardson Drive north of Melrose Drive. Applicant: John Measles, John Thomas Engineering, representing Go Properties 6, LLC. *Staff: Mohamed Bireima.*
4. **Amended Master Sign Plan – CityLine:** A request for approval of an amendment to the Master Sign Plan for CityLine. The nearly 35 acre site is located south of President George Bush Highway, between Plano Road and the DART Light Rail Line. Applicant: Michael Alost, KDC, and Lorena Holguin, Corgan and Associates, representing KDC Real Estate Development and Investment. *Staff: Susan M. Smith.*

VARIANCE

5. **Variance 16-02 – Richardson ISD Administration:** Consider and take necessary action on a request for a variance from Chapter 21, Subdivision and Development Code, Article III, Section 21-47(b), *Screening and Open Space*, for a waiver to the masonry screening requirement for a nonresidential use abutting a residential use. The site is located at 400 S. Greenville Avenue. Applicant: Robert Howman, Glenn Engineering representing Richardson ISD. *Staff: Mohamed Bireima.*

PUBLIC HEARINGS

6. **Replat – McCutchin Subdivision No. 2, Lot 3A (companion to Item 3):** Consider and take necessary action on a request for approval of a replat of Lot 3 of the McCutchin Subdivision No. 2 and an unplatted tract to develop a two-story, 40,065 square foot nursing home on a 3.54 acre site located at 1610 Richardson Drive, north of Melrose Drive. Applicant: John Measles, John Thomas Engineering, representing Go Properties 6, LLC. *Staff: Mohamed Bireima.*
7. **Replat – Rockwell Addition, Lot 4C, Block 3:** Consider and take necessary action on a request for approval of a replat for Lot 4B, Block 3 of the Rockwell Addition to abandon easement and to dedicate easements to accommodate utilities. The 11.13 acre site is located at 1350 N. Greenville Avenue at the southeast corner of Greenville Avenue and E. Collins Boulevard. Applicant: Robert Jebavy, Bury-DFW, Inc., representing Greenvue Apartments, Ltd. *Staff: Mohamed Bireima.*
8. **Zoning File 16-04 – PDQ (continued from March 15, 2016 meeting):** Consider and take necessary action on a request for approval of a Special Permit for a restaurant with drive-through service to be located at 2060 N. Coit Road, east side of Coit Road, north of Campbell Road. The property is currently zoned LR-M(2) Local Retail. Applicant: Dan H. Smith, representing Foremark Real Estate Services. *Staff: Chris Shacklett.*
9. **Zoning File 16-07 – AutoZone:** Consider and take necessary action on a request for approval of a Special Permit for a “motor vehicle repair shop, minor” use to be located at 1325 E. Belt Line Road, north side of Belt Line Road, west of Plano Road. The property is currently zoned C-M Commercial and LR-M(2) Local Retail. Applicant: Jeff Kauerz, representing AutoZone Parts, Inc. *Staff: Chris Shacklett.*

ADJOURN

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 1, 2016.

KATHY WELP, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING TAYLOR LOUGH, ADA COORDINATOR, VIA PHONE AT 972 744-4208, VIA EMAIL AT ADACoordinator@COR.GOV, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.