

## AGENDA

**CITY OF RICHARDSON - CITY PLAN COMMISSION  
MARCH 20, 2012  
7:00 P.M.  
CIVIC CENTER – COUNCIL CHAMBERS  
411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 6:15 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 6, 2012.**

### CONSENT AGENDA

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. Preliminary Plat of the Savoy Trace Addition:** A request for approval of a preliminary plat for a 5.87-acre tract of land for a proposed forty-two (42) single family lot patio home subdivision on property located at 1250 Jonsson Boulevard, the northwest corner of Lake Park Way and Jonsson Boulevard. The property is currently zoned RP-1500-M Patio Home with modified development standards. Applicant: Roger Dietz, representing Dietz Engineering. *Staff Israel Roberts.*

### PUBLIC HEARINGS

- 3. Variance 12-02 Brick Row Townhome Development:** Consider and take necessary action on a request by Scot Whitwer, representing CB JENI Homes, for approval of variances from Section 11, *Signs*, of the Spring Valley Station District Development Regulations. The applicant is requesting variances for three (3) freestanding signs for marketing purposes. The request allows two (2) of the three (3) signs to be located off-site; allows all three (3) signs to remain until the end of construction of the Brick Row townhomes; and, allow the sum of the three (3) signs to exceed the maximum 200 square feet. The townhome subdivision is located north of Spring Valley Road, along the west side of Greenville Avenue. Applicant: Scott Whitwer, representing CB JENI Homes. *Staff: Don Magner and Susan Smith.*
- 4. Variance 12-03 Brick Row Apartment Development:** Consider and take necessary action on a request by Chris Ray, representing Centennial Park Richardson, LTD., for approval of variances from Section 11, *Signs*, of the Spring Valley Station District Development Regulations. The applicant is requesting two (2) variances for a single free-standing sign for marketing purposes. The request allows the sign to be located off-site; and, allows the sign to remain throughout the summer leasing season for a period of six (6) months. The development is located north of Spring Valley Road, directly east of the DART light rail line. Applicant: Chris Ray, representing Centennial Park Richardson, LTD. *Staff: Don Magner and Susan Smith.*

Richardson City Plan Commission Agenda

5. **Zoning File 11-24 Bowser Self-Service Warehouse:** Consider and take necessary action on a request by Kenneth R. Smith, representing Heath Asset Management, LP, for approval of a Special Permit for a self-service warehouse with modified development standards. The 1.6 acre site is currently zoned I-FP(2) Industrial and is located at the southeast corner of Bowser Road and Alpha Drive. Applicant: Kenneth R. Smith. *Staff: Chris Shacklett.*
  
6. **Zoning File 12-03 Methodist Richardson Medical Center PD:** Consider and take necessary action on a request by Ken Hutchenrider, representing Methodist Richardson Medical Center, to rezone a 20.45-acre lot from I-M(1) Industrial with a Special Permit for a hospital to PD Planned Development for the I-M(1) Industrial District with a Special Permit with modified development standards for the expansion of the existing hospital campus located at the southeast corner of President George Bush Turnpike and Renner Road. Applicant: Ken Hutchedrider. *Staff: Chris Shacklett.*

## **ADJOURN**

The City Hall/Civic Center is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 744-4000, or (TDD) 1-800-735-2989.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, March 16, 2012.

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Kathy Welp, Executive Secretary