

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

BRIEFING SESSION: 6:00 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. Discussion of Regular Agenda items

B. 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 June 21, 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.

- 2. Lighting Plan – Asian American Baptist Church:** A request for approval of a lighting plan for a proposed parking lot expansion on the west side of the church campus. The 4.24-acre site is located at 801 W. Campbell Road, the southwest corner of Campbell Road and West Shore Drive. Applicant: Larry Kempke, Hennessey Engineering, representing Asian American Baptist Church. *Staff: Mohamed Bireima.*
- 3. Revised Landscape Plans and Building Elevations – Cambria Hotel:** A request for approval of revised landscape plans and building elevations for a four-story, 119-room limited service hotel. The 2.55-acre site is located at 3605 Shire Boulevard at the northeast corner of Infocom Drive and Wyndham Lane. Applicant: Tom Jones, Binkley & Barfield, C&P, Inc., representing Jara Hotels 3, LLC. *Staff: Chris Shacklett.*

PUBLIC HEARINGS

- 4. Replat – Shiloh Business Park Addition, Lot 1E, Block B:** Consider and take necessary action on a request for approval of a replat of Shiloh Business Park Addition, Lot 1E, Block B to incorporate unplatted land. The 29.9-acre site is located at 3000 Telecom Parkway at the southeast corner of Breckinridge Boulevard and Telecom Parkway. Applicant: Grayson Hughes, Bury-DFW, representing Bank of America. *Staff: Mohamed Bireima.*
- 5. Replat – Galatyn Park North Addition, Lot 3, Block C:** Consider and take necessary action on a request for approval of a replat of Lot 3, Block C of the Galatyn Park North Addition into two (2) lots to dedicate right-of-way easements to accommodate multi-family developments. The 6.64-acre site is located at 1410 State Street at the northeast corner of Plano Road and CityLine Drive. Applicant: Aaron Graves, Kimley-Horn and Associates, representing BCS East Land Investments, LP. *Staff: Mohamed Bireima.*

6. **Zoning File 16-16 – Massage Establishment:** Consider and take necessary action on a request for a Special Permit for a massage establishment to be located at 401 W. President George Bush Highway on the south side of the highway between Custer Parkway and Alma Road, The property is currently zoned PD Planned Development. Applicant: Brian Showalter, representing Reid Properties. *Staff: Chris Shacklett.*
7. **Zoning File 16-17 – Rezone Property to PD Planned Development:** Consider and take necessary action on a request to rezone 27.93 acres of land from I-FP(1) Industrial District to PD Planned Development for the I-FP(1) Industrial District to remove the existing Shiloh Airport north clear zone and to defer submittal of development plans until the site is proposed for development. The property is located at the northeast corner of Breckinridge Boulevard and Shiloh Road. Applicant: Chris Stout, Jones Lang LaSalle Americas, Inc., representing Rockwell Collins. *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, JULY 1, 2016.

DANA SLECHTA, ADMINISTRATIVE SECRETARY I

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.