

AGENDA
CITY OF RICHARDSON - CITY PLAN COMMISSION
AUGUST 16, 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 August 2, 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. **Site Plan, Landscape Plan and Building Elevations – Chick-fil-A (companion to Item 4):** A request for approval of a site plan, a landscape plan, and building elevations for a 5,010-square foot restaurant with drive-through service. The 1.83-acre site is located at 1400 E. Renner Road, the southeast corner of Renner Road and Plano Road. Applicant: Bryan M. Burger, Burger Engineering, LLC, representing TCG Renner Road Investors, LLC. *Staff: Chris Shacklett.*
3. **Site Plan, Landscape Plan, and Building Elevations – RaceTrac Market (companion to Item 5):** A request for approval of a site plan, a landscape plan, and building elevations for a 5,500 square foot convenience store with ten (10) double-sided gasoline pumps. The 3.39-acre site is located at 720 E. Arapaho Road, the southwest corner of Arapaho Road and Bowser Road. Applicant: Travis Bousquet, The Bousquet Group, representing Mountainprize, Inc. *Staff: Mohamed Bireima.*

PUBLIC HEARINGS

4. **Replat – Pentad Addition, Lot 1A, Block A (companion to Item 2):** Consider and take the necessary action on a request for approval of a replat to combine two (2) lots into one (1) lot to accommodate the development of a 5,010-square foot restaurant with drive-through service. The 1.83-acre site is located at 1400 E Renner Road, the southeast corner of Renner Road and Plano Road. Applicant: Bryan M. Burger, Burger Engineering, LLC, representing TCG Renner Road Investors, LLC. *Staff: Chris Shacklett.*
5. **Replat – Arapaho Bowser Addition, Lots 1 and 2, Block A (companion to Item 3):** Consider and take necessary action on a request for approval of a replat to combine an existing lot and a 0.72-acre unplatted tract to create two (2) lots to accommodate the development of a 5,500 square foot convenience store with ten (10) double-sided gasoline pumps on the eastern portion of the property. The 3.39-acre site is located at 720 E. Arapaho Road, the southwest corner of Arapaho Road and Bowser Road. Applicant: Travis Bousquet, The Bousquet Group, representing Mountainprize, Inc. *Staff: Mohamed Bireima.*

6. **Replat – Rockwell-Shiloh Subdivision, Lots 4A and 5A, Block A:** Consider and take necessary action on a request for approval of a replat to combine three (3) lots into two (2) lots to accommodate the sale of an approximate 10-acre lot. The 27.92-acre site is located at the northeast corner of Shiloh Road and Breckinridge Boulevard. Applicant: Grant Clay, Pacheco Koch LLC, representing Rockwell Collins, LLC. Staff: *Mohamed Bireima.*

7. **Zoning File 16-18 – UTD Transit Oriented Development:** Consider and take necessary action on a request for a change in zoning from TO-M Technical Office to PD Planned Development for a university/transit oriented development allowing a mix of uses. The 51.64-acre site is located west of the KCS Railroad, south of Waterview Parkway, north of Synergy Park Boulevard, and east of the proposed extension of Rutford Avenue. Applicant: Dr. Calvin Jamison, representing the University of Texas at Dallas. Staff: *Sam Chavez.*

8. **Zoning File 16-19 – Free Play Arcade:** Consider and take necessary action on a request for a revised Special Permit for an amusement arcade (Free Play) to extend the hours of operation from 11:00 p.m. to 2:00 a.m. and to remove the prohibition of the sale or service of alcoholic beverages, other than beer and wine, except for private events hosted or conducted at the property. The amusement arcade in question is located at 1730 E. Belt Line Road, south side of Belt Line Road, west of Yale Boulevard. Applicant: Corey Hyden, representing Free Play Arcade. Staff: *Sam Chavez.*

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, AUGUST 12, 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.