

**AGENDA**  
**CITY OF RICHARDSON - CITY PLAN COMMISSION**  
**SEPTEMBER 6, 2016, 7:00 P.M.**  
**CIVIC CENTER – COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 6:00 P.M. – HUFFINES 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**
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**REGULAR BUSINESS MEETING: 7:00 P.M. - COUNCIL CHAMBERS**

**MINUTES**

1. **Approval of minutes of the regular business meeting of August 16, 2016.**

**PUBLIC HEARINGS**

2. **Replat – Bush Central Station West Addition:** Consider and take necessary action on a request for approval of a replat for Lot 1, Block B of the Bush Central Station West Addition to create two (2) lots from a single lot. The 6.39-acre site is located at 155-165 W. CityLine Drive at the southeast corner of Central Expressway and CityLine Drive. Applicant: Brad Moss, Kimley-Horn and Associates, representing BC Station Partners, LP. *Staff: Susan Smith.*
3. **Zoning File 16-18 – UTD Transit Oriented Development (continued from August 16, 2016 meeting):** 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.*
4. **Zoning File 16-20 – Sultan Café:** Consider and take necessary action on a request for approval of a Special Permit for an expansion of an existing non-conforming smoking establishment. The property is zoned PD Planned Development and located at 201 S. Greenville Avenue, southeast corner of Greenville Avenue and Polk Street. Applicant: Hassan Naser, AAA Pro Services. *Staff: Sam Chavez.*
5. **Zoning File 16-21 – Eastside Phase II:** Consider and take necessary action on a request to amend the PD Planned Development District for a mixed-use project by increasing the number of allowable apartment units and removing development rights for office and retail uses. The property is located at 1705-1735 N. Greenville Avenue, west side of Greenville Avenue between Alma Road and Campbell Road. Applicant: William Dahlstrom, representing Jackson Walker, L.L.P. *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, SEPTEMBER 2, 2016.

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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 ADACOOORDINATOR@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.