

AGENDA
CITY OF RICHARDSON - CITY PLAN COMMISSION
SEPTEMBER 20, 2016, 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 5:30 P.M. – HUFFHINES CONFERENCE ROOM Prior to the regular business meeting, the City Plan Commission will meet with staff in the Huffhines 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 September 6, 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 and Landscape Plans – Bank of America Data Center (companion to Item 4):** A request for approval of a site plan and landscape plan for development of a utility yard and associated screening wall for an existing data center. The 24.95-acre site is located at 3000 Telecom Parkway, southeast corner of Telecom Parkway and Breckinridge Boulevard. Applicant: Grayson K. Hughes, Stantec, representing Bank of America. *Staff: Chris Shacklett.*

VARIANCE

- 3. Variance 16-05 – 1016 & 1018 Lindale Lane:** Consider and take the necessary action on a request for a variance from Chapter 21, the Subdivision and Development code to allow side lot lines that are not perpendicular or radial to the front property lines in a residential district. The properties are located at 1016 and 1018 N. Lindale Lane. Applicant: Tom Chawana, Going Forward, Inc. and Jesse C. Wallace, Jr. *Staff: Chris Shacklett.*

PUBLIC HEARINGS

- 4. Replat - Shiloh Business Park Addition, Lot 1F, Block B (companion to Item 2):** Consider and take the necessary action on a request for approval of a replat of Lot 1E, Block B to accommodate the development of a utility yard and associated screening wall for an existing data center. The 24.95-acre site is located at 3000 Telecom Parkway, southeast corner of Telecom Parkway and Breckinridge Boulevard. Applicant: Grayson K. Hughes, Stantec, representing Bank of America. *Staff: Chris Shacklett.*
- 5. Replat – First Assembly of God Addition, Lot 1A, Block D:** Consider and take the necessary action on a request for approval of a replat for the development of a single-story, 10,178-square foot activity center on the west side of the existing 7,107-square foot sanctuary. The 4.47-acre site is located at 1620 E. Arapaho Road at the southeast corner of Arapaho Road and Bell Meade Drive. Applicant: Hugo Monsanto, Monsanto Architects, representing Zion Gospel Church. *Staff: Mohamed Bireima.*

6. **Replat – First Presbyterian Church Addition, Lots 1B, and 2, Block A:** Consider and take the necessary action on a request for approval of a replat of Lot 1A, Block A to subdivide one (1) existing lot into two (2) lots to accommodate the sale of an approximate 27,000-square foot lot. The 7.17-acre site is located at 271 N. Walton Street on the west side of Walton south of Terrace and La Salle Drives. Applicant: Don Magner, City of Richardson, on behalf of First Presbyterian Church of Richardson. *Staff: Chris Shacklett.*

7. **Zoning File 16-21 – Eastside Phase II:** Consider and take the necessary action on a request for an amendment to an existing PD Planned Development District to establish an alternate Concept Plan and associated development standards to allow for an increase in the number of apartment units. The Property is located at 1705-1735 N. Greenville Avenue on the west side of Greenville Avenue between Alma Road and Campbell Road. Applicant: William Dahlstrom, representing Jackson Walker, L.L.P. *Staff: Sam Chavez.*

8. **Zoning File 16-22 – Massage Establishment:** Consider and take the necessary action on a request for approval of a Special Permit for a massage establishment. The property is zoned LR-M(2) Local Retail and located at 1411 E. Campbell Road on the north side of Campbell Road east of Plano Road. Applicant: George Owen, representing The Gift of Touch Massage Therapy. *Staff: Sam Chavez.*

9. **Zoning File 16-24 – Main Street/Central Expressway Enhancement/Redevelopment Rezoning Initiative (Phase III):** Consider and take the necessary action on a request to amend the existing PD Planned Development Main Street/Central Expressway Form Based Code’s development standards and expand the boundaries of the district, rezoning approximately 540 acres allowing retail, commercial, single family and multi-family residential, mixed-use, office, manufacturing, and institutional uses. The property is located on the east and west sides of Central Expressway, generally bounded by: Rayflex Drive, Interurban Street, Arapaho Road, Greenville Avenue, and Apollo Road on the northeast; LaSalle Drive, Abrams Road, Phillips Street, DART right-of-way, East Spring Valley Road and Greenville Avenue on the east; Buckingham Road and city limit line on the south; TI Boulevard, St. Paul Drive, West Spring Valley Road, Central Expressway, the alley along the east side of the Richardson Heights Second Installment Addition, the alley along the south and west sides of the Richardson Heights Village SC Addition, and Lindale Lane on the west; the alley along the southern boundary of the Richardson Heights 4 Addition, Custer Road, the south and east boundaries of the Central Terrace Addition, and the north boundary of the Barlow Place Addition on the northwest. Applicant: City of Richardson. *Staff: Tina Firgens.*

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 16, 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 ADACCOORDINATOR@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.