

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

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 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

REGULAR BUSINESS MEETING: 7:00 P.M. - COUNCIL CHAMBERS

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.

1. **Amending Plat – Palisades Town Central Addition:** A request for approval of an amending plat to modify a pedestrian easement on one (1) residential lot. The 0.07-acre site is located at 268 Palisades Boulevard at the northeast corner of Palisades Boulevard and Cathedral Drive. Applicant: Matt Duenwald, Kimley-Horn and Associates, representing DRP TX 1, LLC. *Staff: Chris Shacklett.*
2. **Amending Plat – Palisades Town Central Addition:** A request for approval of an amending plat to relocate lot lines and maintenance easements for five (5) residential lots and one (1) common area lot. The 0.37-acre site is located at 2476-2496 Cathedral Drive on the east side of Cathedral Drive, south of Golden Gate Drive. Applicant: Matt Duenwald, Kimley-Horn and Associates, representing DRP TX 1, LLC. *Staff: Chris Shacklett.*
3. **Site and Landscape Plans – Mark Twain Elementary School (companion to Item 6):** A request for approval of site and landscape plans for two (2) building additions, totaling 8,581 square feet to the existing 55,179 square foot elementary school. The site is located at 1200 Larkspur Drive on the southeast corner of Larks Drive and Glenville Drive. Applicant: T. John Casey, Glenn Engineering Corp., representing Richardson Independent School District. *Staff: Chris Shacklett.*

VARIANCE

4. **Variance 16-06 – Aldi Grocery Store:** Consider and take the necessary action on a request for approval of a variance from Chapter 21, the Subdivision and Development Code, Article III, Section 21-47(l), *Open Space*, to allow a reduced open space setback for a non-residential site abutting a residential district to accommodate a building expansion. The property is located at 1549 E. Belt Line Road. Applicant: Bryan Burger, Burger Engineering representing Aldi Texas, LLC. *Staff: Mohamed Bireima.*

PUBLIC HEARINGS

- 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 – Mark Twain Elementary School Addition, Lot 1A, Block A (companion to Item 3):** Consider and take the necessary action on a request for a replat for two (2) building additions totaling 8,581 square feet to the existing 55,179-square foot Mark Twain Elementary School. The site is located at 1200 Larkspur Drive on the southeast corner of Larks Drive and Glenville Drive. Applicant: T. John Casey, Glenn Engineering Corp., representing Richardson Independent School District. *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, SEPTEMBER 30, 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.