AGENDA

CITY OF RICHARDSON – CITY PLAN COMMISSION
NOVEMBER 6, 2012
7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 6:00 P.M. 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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MINUTES

1. **Approval of minutes of the City Plan Commission regular business meeting of October 16, 2012.**

CONSENT AGENDA

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 – Shire Phase II, Independent Living Facility (companion to Item 6):** A request for approval of a site and landscape plan for a two-story, 56-unit, 64,845 square foot independent living facility. The 2.77-acre site is located 3601 Shire Boulevard; the northwest corner of Shire Boulevard and Infocom Drive and is zoned PD Planned Development. Applicant: Tom Jones, Binkley and Barfield, representing Shire Development LLC. *Staff: Israel Roberts.*

3. **Building Elevations – Shire Phase II, Building J:** A request for approval of building elevations for a one-story, 5,644 square foot restaurant. The 0.69-acre site is located at 3617 Shire Boulevard, on the south side of President George Bush Highway, west of Shire Boulevard and is zoned PD Planned Development. Applicant: Tom Jones, Binkley and Barfield, representing Shire Development LLC. *Staff: Israel Roberts.*

4. **Lighting Plan – Trinity Bible Church:** A request for approval of a lighting plan for an existing sand volleyball court. The 4.52-acre site is located at 400 W. Campbell Road, the northwest corner of Campbell Road and Canyon Creek Drive and is zoned R-1250-M Residential District. Applicant: Alan Lowrie, representing Trinity Bible Church. *Staff: Mohamed Bireima.*

5. **Revised Site and Landscape Plans – Malani Jewelers:** A request for approval of revised site and landscape plans for the existing single-story, 4,213 square foot retail building. The 0.52-acre site is located at 300 S. Central Expressway, west side of Central Expressway, south of Belt Line Road and is zoned C-M Commercial. Applicant: Jeff Monroe, representing Southern Botanical. *Staff: Mohamed Bireima.*

PUBLIC HEARINGS

6. **Shire Phase II – Lots 1A, 3A, 4A and 5, Block A (companion to Item 2):** Consider and take necessary action on a request for a replat of The Shire Phase II, Lots 1, 3 and 4, Block A to dedicate easement and create Lot 5. The 8.62-acre site is located at 3601 Shire Boulevard (Lot 4A), 3605 Shire Boulevard (Lot 3A), 3609 Shire Boulevard (Lot 1A) and 3617 Shire Boulevard (Lot 5), the northwest corner of Shire Boulevard and Infocom Drive. Applicant: Tom Jones, Binkley and Barfield, representing Shire Development LLC. *Staff: Israel Roberts.*

7. **Zoning File 12-17:** Consider and take necessary action on a request by John T. Evans, representing SWC Beltline G.P. Inc., to revoke Ordinance 2903-A, a Special Permit for retail sales in conjunction with a wholesale and distribution center for men's clothing and approval of a Special Permit for a restaurant and private club with modified development standards in an I-M(1) Industrial District. The site is located at 1050 N. Central Expressway, approximately 1,000 feet north of Arapaho Road, on the east side of Central Expressway, and is zoned I-M(1) Industrial. Applicant: John T. Evans. *Staff: Chris Shacklett*.

8. **Zoning File 12-18:** Consider and take necessary action on a request by Michael J. Wright, representing M.J. Wright & Associates, Inc., to amend the O-M Office special conditions to accommodate the development of five (5) 1-story office buildings on a property located on the north side of Campbell Road, west of Waterview Parkway. The property is currently zoned O-M Office. Applicant: Michael J. Wright. *Staff: Chris Shacklett.*

ADJOURN

The City Hall/Civic Center is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 744-4000, or (TDD) 1-800-735-2989.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, November 2, 2012.

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Kathy Welp, Executive Secretary