

AGENDA
CITY OF RICHARDSON - CITY PLAN COMMISSION
JULY 21, 2015
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.

MINUTES

1. Approval of minutes of the regular business meeting of July 7, 2015.

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. Revised Site & Landscape Plans – St. Philopateer Coptic Orthodox Church (companion to Item 6):** A request for approval of site and landscape plans for a 17,410 square foot building expansion at the existing church campus. The 3.97 acre site is located at 1450 E. Campbell Road, south side of Campbell Road, east of Plano Road. Applicant: Osama Nashed, A.N.A. Consultants, representing St. Philopateer Coptic Orthodox Church. *Staff: Mohamed Bireima.*
- 3. Site & Landscape Plans and Building Elevations – Carmel Car Wash:** A request for approval of site and landscape plans, and building elevations for a car wash located on 0.68-acres at 1400 E. Campbell Road, southeast corner of Campbell and Plano Roads. Applicant: Travis Bousquet, The Bousquet Group, representing Carmel Car Wash. *Staff: Israel Roberts.*
- 4. Revised Site & Landscape Plans – Episcopal Church of the Epiphany:** A request for approval of revised site and landscape plans to reflect a 7,988 square foot expansion to the existing religious facility. The 5.05-acre site is located at 421 Custer Road, southwest corner of Custer Road and Greenleaf Drive. Applicant: Lynn Kadleck, Kadleck and Associates, representing the Episcopal Church of the Epiphany. *Staff: Israel Roberts.*
- 5. CityLine Market Phase 2 (companion to item 7):** A request for approval of a site plan to construct two retail buildings totaling 21,630 square feet. The 3.10 acre site is located at 1551 and 1555 E. Renner Road; northwest corner of Renner Road and the extension of Foxboro Drive. Applicant: Matt Lucas, Kimley-Horn and Associates, representing BCS Land Development One GP. *Staff: Susan Smith.*

PUBLIC HEARINGS

6. **Replat – Spring Creek Business Park, Lot 3C Block 5 (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of Lot 3B, Block 5 of Spring Creek Business Park to accommodate a 17,410 square foot building expansion on the 3.97 acre site located at 1450 E. Campbell Road, south side of Campbell Road east of Plano Road. Applicant: Osama Nashed, A.N.A. Consultants, representing St. Philopateer Coptic Orthodox Church. *Staff: Mohamed Bireima*
7. **Replat – Galatyn Park North, Lot 6A, Block B (companion to item 5):** Consider and take necessary action on a request for approval of a replat of Galatyn Park North, Lot 6, Block B. The 3.10 acre site is located at 1551 and 1555 E. Renner Road; northwest corner of Renner Road and the extension of Foxboro Drive. Applicant: Matt Lucas, Kimley-Horn and Associates, representing BCS Land Development One GP. *Staff: Susan Smith.*
8. **Zoning File 15-16 – ABC Beauty Academy:** Consider and take necessary action on a request for approval of a Special Permit for a beauty training academy to be located at 2109 E. Buckingham Road, north side of Buckingham Road, west of Jupiter Road. The property is currently zoned LR-M(2) Local Retail. Applicant: Kaler Nguyen, representing ABC Beauty Academy. *Staff: Sam Chavez.*
9. **Zoning File 15-19 – West Spring Valley Corridor PD:** Consider and take necessary action on a request for an amendment to Exhibit C, Sign Standards, of Ordinance 4054, a major modification of the West Spring Valley Corridor PD. The property is located on the west side of Central Expressway south of James Drive and zoned PD Planned Development. Applicant: Kirk H. Hermansen, representing Richardson RP Property, LLC. *Staff: Sam Chavez.*

ADJOURN

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Susan Mattison, ADA Coordinator, via phone at 972-744-0908, via email at ADACoordinator@cor.gov or by appointment at 1621 E. Lookout Drive, Richardson, Texas 75082.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30 p.m., Friday, July 17, 2015.

Kathy Welp, Executive Secretary