

**AGENDA**  
**CITY OF RICHARDSON - CITY PLAN COMMISSION**  
**SEPTEMBER 6, 2011**  
**7:00 P.M.**  
**CIVIC CENTER – COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

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**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. Agenda items**

**B. Staff Report**

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**MINUTES**

**1. Approval of minutes of the regular business meeting of August 16, 2011.**

**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. Revised Site plan and Revised Landscape Plan for Royal Catering:** A request for approval of revised site and landscape plans for a 290 square foot expansion to an existing 3,215 square foot building. The 0.4-acre site is located at the southwest corner of S. Floyd Road and Central Expressway. Applicant: Scott Roberts, Creative Architects. *Staff: Israel Roberts.*

**VARIANCES**

- 3. Variances 11-09, 11-10, and 11-11 for Corporate Square:** A request for approval of three (3) variances from the Subdivision and Development Code located at 1100 Executive Drive, 1200 W. Executive Drive, and 1201 E. Executive Drive. Applicant: Mark Aston, Maverick Commercial. *Staff: Israel Roberts.*
- a. Article III, Section 21-30(a.1), *Approval standards for non-residential district landscape plans*, to permit a reduced landscape percentage for proposed Lot 1A;
  - b. Article III, Section 21-30(a.1). *Approval standards for non-residential district landscape plans*, to permit a reduced landscape percentage for proposed Lot 3; and
  - c. Article III, Section 21-52(i), *Off-Street Parking*, to allow a reduction in required parking for an existing office/warehouse building on proposed Lot 1A.

**PUBLIC HEARINGS**

- 4. Zoning File 11-14:** A request by the City of Richardson for refinements to the PD Ordinance for the West Spring Valley Corridor, which encompasses approximately 197 acres north of West Spring Valley Road, between Coit Road and Central Expressway, and is bounded on the north by single-family neighborhoods. The proposed amendments include clarification and standardization of language, reorganization of certain sections, edits to tables and graphics and other minor changes. Applicant: City of Richardson. *Staff: Monica Heid.*

5. **Zoning File 11-15:** A request by Fred Phillips, representing RH of Texas LP, for a change in zoning from O-M Office zoning with special conditions to RP-1500-M Patio Home zoning with modified development standards on a property located at the northwest corner of Lake Park Way and Jonsson Boulevard. The property is currently zoned O-M Office. Applicant: Fred Phillips, representing RH of Texas, LP. *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, September 2, 2011.

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Kathy Welp, Executive Secretary