

## AGENDA

**CITY OF RICHARDSON - CITY PLAN COMMISSION  
FEBRUARY 21, 2012  
7:00 P.M.  
CIVIC CENTER – COUNCIL CHAMBERS  
411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 6:30 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 regular business meeting of February 7, 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 Plan, Landscape Plan and Building Elevations for Alta Creekside (companion to Item 4):** A request for approval of a site plan, landscape plan and building elevations for a 162-unit multi-family complex. The 13.64-acre site is located at the southeast corner of President George Bush Turnpike and Custer Parkway. Applicant: Craig Lewis, representing Womack-Hampton Architects. *Staff: Israel Roberts.*
3. **Site Plan, Landscape Plan for Chicken Express (companion to Item 5):** A request for approval of a site plan, landscape plan, and building elevations for development of a 3,182 square foot restaurant with a drive-thru. The 1.29-acre site is located at the northwest corner of Lake Park Way and Campbell Road. Applicant: Eric Seeley, representing Pogue Engineering. *Staff: Israel Roberts.*

### PUBLIC HEARINGS

4. **Replat Lot 2B and 5, Block A of the Custer Court Addition (companion to Item 2):** Consider and take necessary action for a request for approval of a replat of Lot 2A, Block A of the Custer Court Addition and an unplatted tract of land into two (2) lots for the development of a 162-unit multi-family complex on proposed Lot 5, Block A. The 14.87-acre site is located at the southeast corner of President George Bush Turnpike and Custer Parkway. Applicant: Craig Lewis, representing Womack-Hampton Architects. *Staff: Israel Roberts.*
5. **Replat Lot 3A, Block 2 of the University World Addition (companion to Item 3):** Consider and take necessary action for a request for approval of a replat of Lot 3, Block 2 of the University World Addition to dedicate easements for the development of a restaurant with a drive-thru. The 1.29-acre site is located on the northwest corner of Lake Park Way and Campbell Road. Applicant: Eric Seeley, representing Pogue Engineering. *Staff: Israel Roberts*

6. **Zoning File 12-02:** Consider and take necessary action for a request by Howard L. Lawson, representing the Lawson Company, for a change in zoning from C-M Commercial with special conditions to C-M Commercial with special conditions and I-M(1) Industrial with a Special Permit for an indoor self-service warehouse with special conditions for a portion of 528 W. Arapaho Road, north side of Arapaho Road, west of Custer Road. Applicant: Howard L. Lawson. *Staff: Sam Chavez.*

**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, February 17, 2012.

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Kathy Welp, Executive Secretary