

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, NOVEMBER 5, 2013
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 City Plan Commission regular business meeting of October 15, 2013.

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. Richardson International Business Center:** A request for approval of a revised site and landscape plan for a 2,000 square foot addition to the existing 35,300 square foot office/warehouse building. The 1.97-acre site is located at 1100-1101 Executive Drive, on the north side of Arapaho Road east of Bowers Road and west of International Parkway. Applicant: Abraham Yu, representing the Richardson International Business Center. Staff: *Mohamed Bireima*.
- 3. II Creeks, Lot 34A, Block C:** A request for approval of an amending plat for one (1) lot totaling 0.13 acres located at 2644 Stoneleigh Circle Drive, north of Lookout Drive, west of Custer Parkway and is zoned PD Planned Development. Applicant: Richard Dietrichson, representing Dietrichson Co., Inc. Staff: *Mohamed Bireima*.
- 4. II Creeks, Lot 16A and 17A, Block C:** A request for approval of an amending plat for two (2) lots totaling 0.17 acres, located at 2626 and 2634 Provencial Lane, north of Lookout Drive, west of Custer Parkway. The property is zoned PD Planned Development. Applicant: Richard Dietrichson, representing Dietrichson Co., Inc. Staff: *Mohamed Bireima*.

VARIANCES

- 5. VAR 13-10 Mohawk Elementary School:** Consider and take necessary action on a request for approval of a variance from Chapter 21, the Subdivision and Development code, Article II, Section 21-47(d) to waive the required screening wall along the northern property line. The site is located at 1500 Mimosa Drive, northeast corner of Mimosa Drive and Melrose Drive and is zoned R-1500-M Residential District. Applicant: Jeff Groth of Corgan Associates, representing Richardson Independent School District. Staff: *Israel Roberts*.

6. **VAR 13-11 Richland Elementary School:** Consider and taken necessary action on a request for approval of a variance from Chapter 21, the Subdivision and Development Code, Article II, Section 21-47(d), to waive the required screening wall along the southern and eastern property lines. The site is located at 550 Park Bend Drive on the south side of Park Bend Drive, east of Abrams Road. The property is zoned R-1500-M Residential District. Applicant: Patrick Glenn of Glenn, Perkins and Will, representing Richardson Independent School District. *Staff: Israel Roberts.*

PUBLIC HEARINGS

7. **Zoning File 13-13:** Consider and take necessary action on a request for a change in zoning from LR-M(2) Local Retail, PD Planned Development, and TO-M Technical Office to PD Planned Development for the development of a pedestrian-oriented, mixed-use development on approximately 58.5 acres located on the west side of Central Expressway, generally bounded by Collins Boulevard to the west, Palisades Boulevard and Galatyn Parkway West Extension to the south, and Palisades Creek Drive to the north. Applicant: Larry Good, GFF Planning, representing JP Realty Partners, Ltd. *Staff: Chris Shacklett.*
8. **Zoning File 13-20:** Consider and take necessary action on a request to revise the Spring Valley Station Planned Development, Ordinance 3831, to allow up to 30 single family residences and remove the rights for multi-family units on approximately 3.8 acres of land located on the north side of Spring Valley Road, between Greenville Avenue and Floyd Branch Creek. The property is currently zoned PD Planned Development. Applicant: David Gleeson, L & B Realty Advisors, LLP, representing Centennial Park Richardson, Ltd. *Staff: Chris Shacklett.*
9. **Zoning File 13-23:** Consider and take necessary action on a City-initiated amendment to the Comprehensive Zoning Ordinance (Appendix A) of the *Code of Ordinances*, Article I, Section 2 (Definitions), by adding the definition of E-cigarette establishments and by amending Article XXII-A, Section 2 (Special Permits – Use Regulations) to allow E-Cigarette establishments upon approval of a Special Permit in the LR-M(1) and LR-M(2) Local Retail Districts and the C-M Commercial District. Applicant: City of Richardson. *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) 744-4100, or (972) 744-4001.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, November 1, 2013.

Kathy Welp, Executive Secretary