

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, MARCH 4, 2014
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 February 18, 2014.**

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. **Dover Elementary School (Companion to item 6).** A request for approval for site and landscape plans for Dover Elementary. The 8.79-acre site is located at 700 Dover Drive, at the southwest corner of Dover Drive and Colfax Drive. Applicant; Jeff Groth, Corgan Associates, representing Richardson Independent School District. *Staff: Israel Roberts.*
3. **Applebee's (Companion to item 7).** A request for approval of site and landscape plan for a 4,580 square foot restaurant. The 0.85-acre site is located at 125 N. Plano Road, on the west side of Plano Road, north of Belt Line Road. Applicant: Randy Helmberger, Helmberger Associates, representing LG Plano Belt Line, LLC. *Staff Israel Roberts.*
4. **Multiple Restaurant Sites (Companion to item 7).** A request for approval of site and landscape plans for three (3) restaurant buildings totaling 18,522 square feet. The 4.13-acre site is located at 1301 E. Belt Line Road, on the north side of Belt Line Road, west of Plano Road. Applicant: Matt Moore, ClayMoore Engineering, representing LG Plano Belt Line, LLC. *Staff: Israel Roberts.*

ACTION ITEMS

5. **Master Sign Plan – CityLine:** A request for approval of a master sign plan for CityLine. The nearly 35 acre site is located south of President George Bush Highway, between Plano Road and the DART Light Rail Line. Applicant: Michael Alost, KDC, and Carolyn Wilder, RSM Design, representing KDC Real Estate Development and Investment. *Staff: Susan M. Smith, AICP.*

PUBLIC HEARINGS

6. **Replat – Richardson Heights Addition, Lot 19, Block 77 (Companion to item 2):** Consider and take necessary action on a request for a replat of Block 77 of the Richardson Heights Addition to dedicate easements for the expansion of Dover Elementary School. The 8.79-acre site is located at 700 Dover Drive, at the southwest corner of Dover Drive and Colfax Drive. Applicant; Jeff Groth, Corgan Associates, representing Richardson Independent School District. *Staff: Israel Roberts.*
7. **Replat – Skaggs-Albertsons Addition, Lots 1A and 7, Block A (Companion to items 3 and 4):** Consider and take necessary action on a request for a replat of Lot 1A, Block A of the Skaggs-Albertsons Addition into two (2) lots. The 4.98-acre site is located at 125 N. Plano Road (Lot 7) and 1301 E. Belt Line Road (Lot 1A), on the north side of Belt Line Road, west of Plano Road. Applicant: Randy Helmberger, Helmberger Associates, representing LG Plano Belt Line, LLC. *Staff Israel Roberts.*

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 5:30 p.m., Friday, February 28, 2014.

Cindy Wilson, Secretary