

# **City of Richardson City Plan Commission Agenda Packet February 19, 2013**

**To advance to the background material for each item in the agenda, click on the item title in the agenda or click on Bookmarks in the tool bar on the left side of your screen.**

## AGENDA

**CITY OF RICHARDSON – CITY PLAN COMMISSION  
FEBRUARY 19, 2013  
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. 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 City Plan Commission regular business meeting of February 5, 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. **Brick Row 7-Eleven (companion to Item 5):** A request for approval of a site and landscape plan with building elevations for the development of a 3,024 square foot gas station. The 0.94-acre site is located at 170 E. Spring Valley Road, the southeast corner of Spring Valley Road and Centennial Boulevard. Applicant: Michael Hampton, Lend Lease. *Staff: Israel Roberts.*
3. **Afrah (companion to Item 6):** A request for approval of a site and landscape plan with building elevations for the development of a 8,367 square foot restaurant and a 8,618 square foot retail building. The 1.41-acre site is located at 314 E. Main Street, the southwest corner of Main Street and Abrams Road. Applicant: Fahim Khan, FK Design, representing ZNH Corporation. *Staff: Israel Roberts.*
4. **Routh Creek Parkway:** A request for approval of a final plat for the dedication of 1.18-acres for right-of-way for the extension of a portion of Routh Creek Parkway located north of Renner Road. Applicant: Brad Moss, Kimley-Horn and Associates, representing Bush/75 Partners, Ltd. *Staff: Susan Smith.*

### PUBLIC HEARINGS

5. **McKamy Park Triangle Addition (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of Lot 2, Block 1 of the McKamy Park Triangle Addition to dedicate easements for the development off a gas station. The 0.94-acre site is located at 170 E. Spring Valley Road, the southeast corner of Spring Valley Road and Centennial Boulevard. Application: Michael Hampton, Lend Lease, representing TCG Brick Row Triangle, LP. *Staff: Israel Roberts.*

6. **Arnold Addition (companion to Item 3):** Consider and take necessary action on a request for approval of a replat of Lots 1 and 2, Block A of the Arnold Addition, and a 0.93-acre tract of land located within the Original Town of Richardson into one lot for the development of a restaurant and a retail store. The 1.41-acre site is located at 314 E. Main Street, the southwest corner of Main Street and Abrams Road. Applicant: Fahim Khan, FK Design, representing ZNH Corporation. *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 5:30p.m., Friday, February 15, 2013.

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Kathy Welp, Executive Secretary

# **Development Status Report**



# Development Status Report

City of Richardson, Texas • Development Services Department

Updated: February 15, 2013

#	Name/Location	Project Information	Status
<b>ZONING/SPECIAL PERMITS</b>			
1	ZF 13-01 7-Eleven 3601 N. Jupiter Rd.	A request by Michael Hampton, representing Lend Lease, for a Special Permit for a motor vehicle service station with modified development standards located at 3601 N. Jupiter Road (Southwest corner of President George Bush Turnpike and Jupiter Road). The property is currently zoned LR-M(2) Local Retail. Applicant: William S. Dahlstrom. <i>Staff: Chris Shacklett.</i>	<b>City Plan Commission</b> January 15, 2013 <i>Recommended Approval</i>  <b>City Council</b> February 11, 2012 <i>Approved</i>
2	ZF 13-02 Bridgewater Crossing SE of W. Renner Rd. & Sharp Ln.	A request by Brian Wilson, representing Toll Brothers, for amendments to the existing special conditions to allow the use of stucco on the south elevations of homes for three (3) lots adjacent to The Reserve subdivision for the development located at the southeast corner of Renner Road and Sharp Lane. The property is currently zoned RP-1500-M Patio Home. <i>Staff: Chris Shacklett.</i>	<b>City Plan Commission</b> January 15, 2013 <i>Recommended Approval</i>  <b>City Council</b> February 11, 2012 <i>Approved for 2 of 3 lots</i>
3	ZF 13-03 Honest 1 Auto Care 1380 W. Belt Line Rd.	A request by Maxwell J. Fisher, representing Masterplan, to revoke Ordinance 2635-A, a Special Permit for a drive-through restaurant, and approval of a Special Permit for a motor vehicle repair shop – major to be located at 1380 W. Belt Line Road (northeast corner of Belt Line Road and Coit Road). The property is currently zoned C-M Commercial. <i>Staff: Chris Shacklett.</i>	<b>City Plan Commission</b> January 15, 2013 <i>Recommended Approval</i>  <b>City Council</b> February 11, 2012 <i>Approved revocation of drive-through restaurant Special Permit; Denied approval of motor vehicle repair shop Special Permit</i>
<b>VARIANCES</b>			
		No current Variance applications.	
<b>PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS</b>			
4	RISD Admin Addition 400 S. Greenville Ave.	<b>Final Plat:</b> A request by Jerry Fang, representing RLG, for approval of a final plat of one lot, totaling 13.47-acres, located at 400 S. Greenville Avenue, southwest corner of Greenville Avenue and Phillips Street. Applicant: Jerry Fang, RLG Consulting Engineers, representing Richardson Independent School District. <i>Staff: Israel Roberts.</i>	<b>City Plan Commission</b> February 5, 2013 <i>Removed from agenda by the applicant</i>



# Development Status Report

City of Richardson, Texas • Development Services Department

#	Name/Location	Project Information	Status
<b>PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS (CONT'D)</b>			
5	Greenville Center Addition 900 S. Greenville Ave.	<b>Amending Plat:</b> A request for approval of an amending plat of one lot totaling 7.90-acres located at 900 S. Greenville Avenue, west side of Greenville Avenue, north of Buckingham Road. Applicant: Jerry Fang, RLG Consulting Engineers. Staff: <i>Israel Roberts.</i>	<b>City Plan Commission</b> February 5, 2013 <i>Removed from agenda by the applicant</i>
6	Richland Meadows Addition 600 Ashfield St.	<b>Vacation of Plat:</b> A request for approval of a vacation of an amending plat for Lot 2A, Block 10 of Richland Meadows Additional Phase II, located at 600 Ashfield Street. The property is zoned R-1100-M Residential. Applicant: Mohammed Hanif Jetpuri. Staff: <i>Mohamed Bireima.</i>	<b>City Plan Commission</b> February 5, 2013 <i>Approved</i>
7	7-Eleven 170 E. Spring Valley Rd.	<b>Replat:</b> A request for approval of a replat of Lot 2, Block 1 of the McKamy Park Triangle Addition to dedicate easements for the development off a gas station. The 0.94-acre site is located at 170 E. Spring Valley Road, the southeast corner of Spring Valley Road and Centennial Boulevard. Application: Michael Hampton, Lend Lease, representing TCG Brick Row Triangle, LP. Staff: <i>Israel Roberts.</i>  <b>Site Plan, Landscape Plan, and Elevations:</b> A request for approval of a site and landscape plan with building elevations for the development of a 3,024 square foot gas station. The 0.94-acre site is located at 170 E. Spring Valley Road, the southeast corner of Spring Valley Road and Centennial Boulevard. Applicant: Michael Hampton, Lend Lease. Staff: <i>Israel Roberts.</i>	<b>City Plan Commission</b> February 19, 2013
8	Routh Creek Parkway NE of Renner Rd. & DART Rail Corridor	<b>Final Plat:</b> A request for approval of a final plat for the dedication of 1.18-acres for right-of-way for the extension of a portion of Routh Creek Parkway located north of Renner Road. Applicant: Brad Moss, Kimley-Horn and Associates, representing Bush/75 Partners, Ltd. Staff: <i>Susan Smith.</i>	<b>City Plan Commission</b> February 19, 2013



# Development Status Report

City of Richardson, Texas ♦ Development Services Department

#	Name/Location	Project Information	Status
<b>PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS (CONT'D)</b>			
9	Afrah Restaurant and Market 314 E. Main St.	<p><b>Replat:</b> A request for approval of a replat of Lots 1 and 2, Block A of the Arnold Addition, and a 0.93-acre tract of land located within the Original Town of Richardson into one lot for the development of a restaurant and a retail store. The 1.41-acre site is located at 314 E. Main Street, the southwest corner of Main Street and Abrams Road. Applicant: Fahim Khan, FK Design, representing ZNH Corporation. Staff: <i>Israel Roberts.</i></p> <p><b>Site Plan, Landscape Plan, and Building Elevations:</b> A request for approval of a site and landscape plan with building elevations for the development of a 8,367 square foot restaurant and a 8,618 square foot retail building. The 1.41-acre site is located at 314 E. Main Street, the southwest corner of Main Street and Abrams Road. Applicant: Fahim Khan, FK Design, representing ZNH Corporation. Staff: <i>Israel Roberts.</i></p>	<b>City Plan Commission</b> February 19, 2013
<b>ADMINISTRATIVE APPROVALS</b>			
10	VFW Post 1040 Hampshire Ln.	Revised the site plan to reflect the installation of a recycle collection box on one parking stall at the northeast corner of the property on behalf of <i>Paralyzed Veterans of America – Lone Star Chapter</i> . The <i>Comprehensive Zoning Ordinance</i> permits accessory uses in parking lots such as collection boxes for recyclable material when conducted by a charitable organization. 16 parking spaces are required by code for this site, 49 spaces are provided with this amendment.	<b>Staff</b> February 4, 2013 <i>Approved</i>
11	North Dallas Community Bible Church 1010-1020 Sherman St.	Revised the site plan to reflect the installation of a recycle collection box on one parking stall at the northwest corner of the property on behalf of <i>Oasis – A Second Chance Operation</i> . The <i>Comprehensive Zoning Ordinance</i> permits accessory uses in parking lots such as collection boxes for recyclable material when conducted by a charitable organization. 286 parking spaces are required by code for this site, 295 spaces will be provided with this amendment.	<b>Staff</b> February 4, 2013 <i>Approved</i>

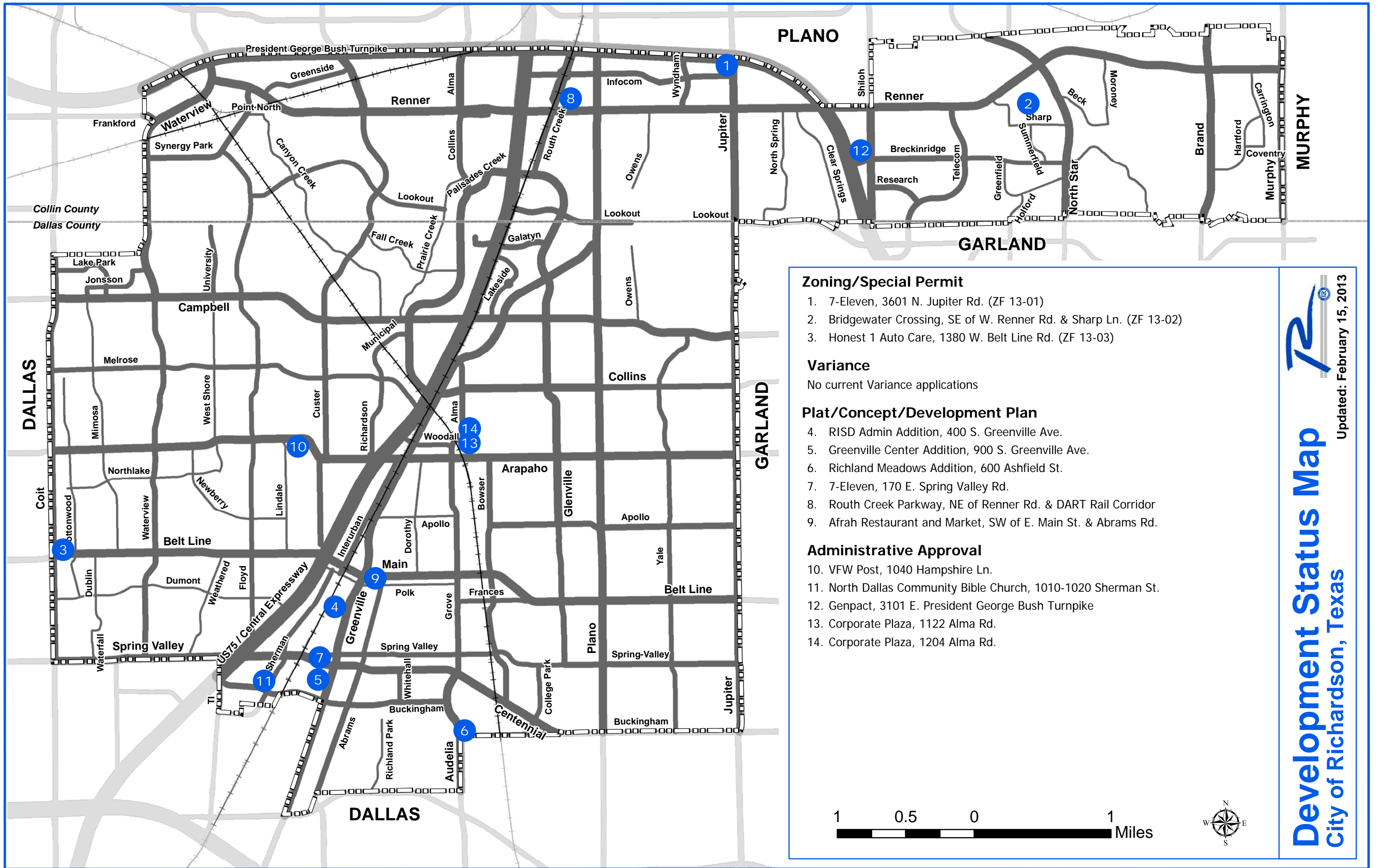


# Development Status Report

City of Richardson, Texas • Development Services Department

#	Name/Location	Project Information	Status
<b>ADMINISTRATIVE APPROVALS (CONT'D)</b>			
12	Genpact 3101 E. President George Bush Turnpike	Revised the site plan to reflect the removal of twelve (12) parking spaces to accommodate the installation of an emergency generator (7'-10" high) and a fuel tank (8'-7" high) on the east side of the existing two-story office building. The proposed equipment will be enclosed by a 9'-4" high masonry screening wall, which will be finished to match the building. 400 parking spaces are required by code for this site; 723 spaces will be provided with this amendment.	<b>Staff</b> February 7, 2013 <i>Approved</i>
13	Corporate Plaza 1122 Alma Rd.	Revised the site and landscape plans to reflect the installation of a 13'-6" generator, screened by a 14' tall masonry screening wall along the eastern side of the building. To accommodate the generator, four (4) parking spaces will be removed from the site. 282 spaces are required by code for this site, 305 will be provided with this amendment.	<b>Staff</b> February 8, 2013 <i>Approved</i>
14	Corporate Plaza 1204 Alma Rd.	Revised the site plan to reflect the installation of a temporary restriping plan for the existing parking lot and the installation of a 5' wide sidewalk on the south side of the site that provides pedestrian access to the property to the south.	<b>Staff</b> February 8, 2013 <i>Approved</i>





**Zoning/Special Permit**

- 1. 7-Eleven, 3601 N. Jupiter Rd. (ZF 13-01)
- 2. Bridgewater Crossing, SE of W. Renner Rd. & Sharp Ln. (ZF 13-02)
- 3. Honest 1 Auto Care, 1380 W. Belt Line Rd. (ZF 13-03)

**Variance**

No current Variance applications

**Plat/Concept/Development Plan**

- 4. RISD Admin Addition, 400 S. Greenville Ave.
- 5. Greenville Center Addition, 900 S. Greenville Ave.
- 6. Richland Meadows Addition, 600 Ashfield St.
- 7. 7-Eleven, 170 E. Spring Valley Rd.
- 8. Routh Creek Parkway, NE of Renner Rd. & DART Rail Corridor
- 9. Afrah Restaurant and Market, SW of E. Main St. & Abrams Rd.

**Administrative Approval**

- 10. VFW Post, 1040 Hampshire Ln.
- 11. North Dallas Community Bible Church, 1010-1020 Sherman St.
- 12. Genpact, 3101 E. President George Bush Turnpike
- 13. Corporate Plaza, 1122 Alma Rd.
- 14. Corporate Plaza, 1204 Alma Rd.

# **Agenda**

## **Item 1**

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – FEBRUARY 5, 2013**

The Richardson City Plan Commission met on February 5, 2013, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** Barry Hand, Vice Chair  
Gerald Bright, Commissioner  
Janet DePuy, Commissioner  
Thomas Maxwell, Commissioner  
Don Bouvier, Alternate  
Randy Roland, Alternate

**MEMBERS ABSENT:** David Gantt, Chairman  
Marilyn Frederick, Commissioner  
Eron Linn, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Assistant Director - Dev. Svcs – Planning  
Israel Roberts, Development Review Manager  
Mohamed Bireima, Planning Technician  
Kathy Welp, Executive Secretary

**BRIEFING SESSION**

Prior to the start of the regular business meeting, the City Plan Commission met with staff to receive a briefing on staff reports, agenda items, and an update on the Main/Central and E. Arapaho /Collins Enhancement/Redevelopment studies. The briefing session was split into two segments with Part 1 occurring prior to the regular business meeting, and Part 2 after the regular business meeting. No action was taken in either segment.

**MINUTES**

**1. Approval of the minutes of the regular business meeting of January 15, 2012.**

**Motion:** Commissioner DePuy made a motion to approve the minutes as presented; second by Commissioner Roland. Motion passed 6-0.

**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. Final Plat – RISD Admin Addition:** A request by Jerry Fang, representing RLG, for approval of a final plat of one lot, totaling 13.47-acres, located at 400 S. Greenville Avenue, southwest corner of Greenville Avenue and Phillips Street. Applicant: Jerry Fang, RLG Consulting Engineers, representing Richardson Independent School District. *Staff: Israel Roberts.*
- 3. Amending Plat – Greenville Center Addition:** A request by for approval of an amending plat of one lot totaling 7.90-acres located at 900 S. Greenville Avenue, west side of Greenville Avenue,

north of Buckingham Road. Applicant: Jerry Fang, RLG Consulting Engineers. Staff: *Israel Roberts*.

4. **Vacation of Plat – Richland Meadows Addition Phase II, Lot 2A, Block 10:** A request for approval of a vacation of an amending plat for Lot 2A, Block 10 of Richland Meadows Additional Phase II, located at 600 Ashfield Street. The property is zoned R-1100-M Residential. Applicant: Mohammed Hanif Jetpuri. Staff: *Mohamed Bireima*.

**Motion:** Commissioner Bright made a motion to remove Items 2 and 3 from the Consent Agenda per a request from the applicant; second by Commissioners Bouvier. Motion passed 6-0.

**Motion:** Commissioner Roland made a motion to approve Consent Agenda Item 4 as presented; second by Commissioner Maxwell. Motion passed 6-0.

### **ADJOURN**

With no further business before the Commission, Vice Chair Hand adjourned the regular business meeting at 7:06 p.m. and reconvened the briefing session in the East Conference room.

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Barry Hand, Vice Chair  
City Plan Commission

# **Agenda**

## **Item 2**

# **Agenda**

## **Item 3**

# **Agenda**

## **Item 4**

# **Agenda**

## **Item 5**