AGENDA

CITY OF RICHARDSON – CITY PLAN COMMISSION TUESDAY, AUGUST 20, 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 August 6, 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. **Islamic Association of North Texas (IANT) (companion to Item 4):** A request for approval of a site and landscape plan for a two-story, 34,597 square foot classroom and office building at the existing IANT campus. The 5.64-acre site is located at 840 Abrams Road, southwest corner of Spring Valley Road and Abrams Road. Applicant: Jamal Gharbieh, representing the Islamic Association of North Texas (IANT), *Staff: Israel Roberts*.
- 3. Chicken Express (continued from August 6, 2013 meeting): A request for approval of a revised landscape plan for a 3,200 square foot drive-through restaurant located at 1240 W. Campbell Road, northwest corner of Campbell Road and Lake Park Way. The property is zoned LR-M(1) Local Retail. Applicant: Michael B. rice, Rice Independence Group, LLC, representing A&S Ellington Properties, LLC. *Staff: Mohamed Bireima*.

PUBLIC HEARINGS

4. **Replat – Greener Square Addition, Lot 1C, Block B (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of Lot 1B, Block B of the Greener Square Addition to dedicate easements. The 5.64-acre site is located at 840 Abrams Road, southwest corner of Spring Valley Road and Abrams Road. Applicant: Jamal Gharbieh, representing the Islamic Association of North Texas. *Staff: Israel Roberts*.

- 5. **Replat McKamy Park Addition, Lots 3-8, Block C and Lots 3-9, Block D:** Consider and take necessary action on a request for approval of a replat of the McKamy Park Addition, Lot 1B, Block C, and Lot 1B, Block D to create thirteen (13) townhome lots. The 0.669-acre site is located at 552 Alexandra Avenue (Lot 1B, Block D), and 628 Alexandra Avenue (Lot 1B, Block C); at the northwest and southwest corners of Alexandra Avenue and Brick Row. Applicant: Scott Whitwer, CB Jeni Homes, representing L&B Realty Advisors, LLP. *Staff: Israel Roberts*.
- 6. **Zoning File 13-15:** Consider and take necessary action on a request by Matt Wells, Zoe's Kitchen, representing Star of Texas Real Estate, LLC, to amend a Special Permit for a restaurant with drive-through service for revised building elevations at 222 W. Campbell Road, north side of Campbell Road, west of Central Expressway. The property is currently zoned C-M Commercial. *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) 744-4100, 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, August 16, 2013.
Kathy Welp, Executive Secretary