AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, OCTOBER 1, 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

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MINUTES

1. **Approval of minutes of the City Plan Commission regular business meeting of September 17, 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. **First International Bible Church (companion to Item 3):** A request for approval of a site and landscape plan for the development of a one-story, 11,503 square foot religious facility. The 1.74-acre site is located at 1233 E. Belt Line Road, on the north side of Belt Line Road, west of Plano Road. Applicant: Norman Patten, Norman Patten Associates, representing First International Bible Church. *Staff: Israel Roberts*.

PUBLIC HEARINGS

3. **Belt Line/Glenville Addition, Lots 2, 3A and 6, Block 2 (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of Block 2 of the McDonald Heights East Addition and Lot 3 of the Belt Line/Glenville Addition into three lots. The 3.85-acre site is located at 1231 (Lots 3A, 1233 (Lot 2), and 1235 (Lot 6) Belt Line Road; on the north side of Belt Line Road, west of Plano Road. Applicant: Norman Patten, Norman Patten Associates, representing the First International Bible Church, Greg Cohlmia and the Yun Management Company, LLC. *Staff: Israel Roberts*.

4. **Zoning File 13-05:** Consider and take the necessary action on a request by Travis Bousquet, representing The Bousquet Group, Inc., to rezone a 2.1-acre lot from LR-M(1) Local Retail with special conditions to LR-M(1) Local Retail with amended special conditions to accommodate redevelopment of an existing restaurant building and for approval of a Special Permit for a Restaurant with drive-through service located at 350 S. Plano Road, on the west side of Plano Road, south of Belt Line Road. The property is currently zoned LR-M(1) Local Retail. Applicant: Travis Bousquet. *Staff: Chris Shacklett.*

5. **Zoning File 13-16:** Consider and take the necessary action on a request by Robert Sommerfelt, representing Gym Ratz Basketball Skills Club, LLC, for approval of a Special Permit for a basketball skills gym with modified development standards to be located at 850 N. Dorothy Drive, on the east side of Dorothy Drive, south of Arapaho Road. The property is currently zoned I-M(1) and I-FP(2) Industrial. Applicant: Robert Sommerfelt. *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, September 27, 2013.

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Kathy Welp, Executive Secretary