

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, APRIL 15, 2014
7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 5:30 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. Review and discuss next steps for Main Street/Central Expressway Corridor Enhancement/Redevelopment Study.**
 - B. Discussion of Regular Agenda items.**
 - C. Staff Report on pending development, zoning permits and planning matters.**
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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.

- 1. Plans & Elevations – Hampton Inn (companion to item 5):** A request for approval of a site and landscape plan with building elevations for development of a 64,800 square foot limited service hotel. The 2.35-acre site is located at 2250 N. Glenville Road, on the east side of Glenville Road, north of Greenville Avenue. Applicant: Nick Patel, Richardson Lodging II. *Staff: Israel Roberts.*
- 2. Plans – Buckingham Flats (companion to item 6):** A request for approval of a site and landscape plan for the development of an 82-unit apartment complex. The 3.09-acre site is located at 951 Abrams Road, at the northeast corner of Abrams Road and Park Bend Drive. Applicant: Edward Arshock, MA Engineering, representing SJR Investments. *Staff: Israel Roberts.*
- 3. Plans – North Central Ford (companion to Item 7):** A request for approval of a site and landscape plan for the development of a 74,839 square foot showroom and service building, and an 8,117 square foot fleet office. The 10 acre site is located at 1819 N. Central Expressway, southwest corner of N. Central Expressway and Municipal Drive. Applicant: Oscar Mohkamkar, ASM Architects, Inc., representing Sonic Development, LLC. *Staff: Israel Roberts.*
- 4. Concept Plan – Brick Row Townhomes:** A request for approval of a concept plan for nineteen (19) townhomes with exceptions at Brick Row. The 3.95-acre site is located at 201-207 Emily Lane, west side of alley “B” between Jacob Drive and Karen Crossing. Applicant: Scot Whitwer, CB Jeni Homes, representing L&B Realty Advisors, LLP. *Staff: Israel Roberts.*

PUBLIC HEARINGS

- 5. Replat – Greenway Addition, Lots 8B and 10, Block 6 (companion to item 1):** Consider and take necessary action on a request for approval of a replat of the Greenway Addition Lot 8A, Block 6 to create two (2) lots. The 6.40-acre site is located at 2210 and 2250 Glenville Road, at the northeast corner of Glenville Road and Greenville Drive. Applicant: Nick Patel, representing Richardson Lodging II, and Verizon Business Network. *Staff: Israel Roberts.*

6. **Replat – Buckingham Estates Addition, Lot 29B, Block B (companion to item 2):** Consider and take necessary action on a request for approval of a replat of the Buckingham Estates Addition, Lots 29A, 30A, and 32, Block B into one (1) lot. The 3.09-acre site is located at 951 Abrams Road, at the northeast corner of Abrams Road and Park Bend Drive. Applicant: Edward Arshock, MA Engineering, representing SJR Investments. *Staff: Israel Roberts.*

7. **Replat – Gateway Plaza Addition, Lot 1A, Block A (companion to Item 3):** Consider and take necessary action on a request for approval of a replat of the Gateway Plaza Addition, Lot 1, Block A to dedicate easements. The 10-acre site is located at 1819 N. Central Expressway, southwest corner of N. Central Expressway and Municipal Drive. Applicant: Oscar Mohkamkar, ASM Architects, Inc., representing Sonic Development, LLC. *Staff: Israel Roberts.*

8. **ZF 14-11 – CityLine East:** Consider and take necessary action on a request to convert the conventional zoning standards under PD Planned Development District to form-based standards under a PD Planned Development District to accommodate a mixed-use development on approximately 63 acres. The property is located on the south side of President George Bush Turnpike, east of Plano Road. Applicant: Michael Alost, representing KDC Real Estate Development and Investments. *Staff: Chris Shacklett.*

9. **ZF 14-03 – Restaurant Park:** Consider and take necessary action on a request for a change in zoning from PD Planned Development (West Spring Valley Corridor PD) to PD Planned Development to accommodate the development of multiple restaurant pad sites on approximately 5.1 acres. The property is located at the southwest corner of US 75 and James Drive. Applicant: Kirk Hermansen, Hermansen Land Development. *Staff: Sam Chavez.*

10. **ZF 14-07 – Eastside Phase 2:** Consider and take necessary action on a request for a change in zoning from IP-M(1) Industrial Park and LR-M(1) Local Retail to PD Planned Development for the development of a mixed-use project to include multi-family, office, hotel and retail uses on approximately 13.3 acres. The property is located on the west side of Greenville Avenue, south of Campbell Road. Applicant: Bill Dahlstrom, representing Jackson Walker, LLP. *Staff: Sam Chavez.*

11. **ZF 14-10 – Northside at UTD:** Consider and take necessary action on a request for a change in zoning from TO-M Technical Office to PD Planned Development for the development of a university-oriented mixed-use development on approximately 13.2 acres. The property is located on the north side of Synergy Park Boulevard between Rutford Avenue and Floyd Road. Applicant: Brent Miller, representing Wynne Jackson, Inc. *Staff: Michael Spicer.*

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, April 11, 2014.

Kathy Welp, Executive Secretary