

The background is a technical survey map. It features several property lots with their boundaries defined by bearings and distances. For example, one lot is bounded by a line of 157.07' with a bearing of S86°46'20"E. Another lot has a boundary of 118.28' with a bearing of S89°12'16"E. The map also includes various annotations such as 'Detail 'C'', 'See...', and '3713'. A prominent feature is a vertical line labeled '(PRIVATE) LEDGESONE COUN...' with a bearing of 744°E and a distance of 5.37'. Other lines are labeled with bearings like '10' D.E.', '10' U', and '10' U.E.'. Distances are given in feet, and some bearings are in degrees, minutes, and seconds.

City of Richardson City Plan Commission Agenda Packet Tuesday, May 15, 2018

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AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, MAY 15, 2018 AT 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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REGULAR BUSINESS MEETING: 7:00 P.M. – COUNCIL CHAMBERS

MINUTES

1. **Approval of minutes of the regular business meeting of May 1, 2018.**

PUBLIC HEARING

2. **Zoning File 18-10 – Richardson High School:** Consider and take the necessary action on a request for approval of a zoning change from PD Planned Development for R-1500-M and R-950-M Residential to PD Planned Development for R-1500-M and R-950-M Residential with modified development standards to accommodate a multi-purpose activity center on the west side of Mimosa Drive, between Elmwood Drive and Cherrywood Drive on the Richardson High School campus located at 1250 W. Belt Line Road. Applicant: Karl A. Crawley, Masterplan, representing Richardson Independent School District. *Staff: Sam Chavez.*
3. **Zoning File 18-11 – JJ Pearce High School (continued from the May 1, 2018, CPC meeting):** Consider and take the necessary action on a request for approval of a zoning change from R-1500-M Residential to PD Planned Development for R-1500-M Residential with modified development standards to accommodate a multi-purpose activity center west of Mimosa Drive, on the south side of Senior Way on the JJ Pearce High School campus located at 1600 N. Coit Road. Applicant: Karl A. Crawley, Masterplan, representing Richardson Independent School District. *Staff: Sam Chavez.*
4. **Zoning File 18-12 – Berkner High School (continued from the May 1, 2018, CPC meeting):** Consider and take the necessary action on a request for approval of a zoning change from R-1500-M Residential and R-1800-M Residential to PD Planned Development for R-1500-M Residential with modified development standards to accommodate a multi-purpose activity center on the west side of Yale Boulevard, between JJ Pearce Drive and Eastfield Drive on the Berkner High School campus located at 1600 E. Spring Valley Road. Applicant: Karl A. Crawley, Masterplan, representing Richardson Independent School District. *Staff: Sam Chavez.*

5. **Zoning File 18-13 – Healthy Hippo Outdoor Market:** Consider and take the necessary action on a request for approval of a Special Permit for a temporary open air market located at 430 N. Coit Road, south of W. Arapaho Road, on the east side of N. Coit Road. Applicant: Brian Burger, PE, Burger Engineering, LLC, representing LG 75 Campbell, LLC. *Staff: Amy Mathews.*

6. **Zoning File 18-15 – Logic Escape Room:** Consider and take the necessary action on a request for approval of a Special Permit for an indoor commercial amusement center located at 2050 N. Plano Road, east of N. Plano Road, on the north side of Campbell Road. Applicant: Paul Beck, Logic Escape Rooms. *Staff: Amy Mathews.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, MAY 11, 2018.

CONNIE ELLWOOD, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING TAYLOR LOUGH, ADA COORDINATOR, VIA PHONE AT 972 744-4208, VIA EMAIL AT ADACoordinator@cor.gov, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

Briefing Session B

Development Status Report & Map

Agenda Item 1

**Approval of the Minutes of the May 1, 2018
City Plan Commission Meeting**

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – MAY 1, 2018**

The Richardson City Plan Commission met on May 1, 2018, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Ron Taylor, Chairman
Janet DePuy, Vice Chair
Marilyn Frederick, Commissioner
Tom Maxwell, Commissioner
Randy Roland, Commissioner
Stephen Springs, Commissioner
Bill Ferrell, Commissioner
Dorothy McKearin, Alternate
Ken Southard, Alternate

MEMBERS ABSENT: No members absent

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Svcs. – Planning
Amy Mathews, Sr. Planner
Connie Ellwood, Executive Secretary

BRIEFING SESSION

Prior to the start of the regular business meeting, the City Plan Commission met with staff regarding staff reports, agenda items and rezoning initiatives. No action was taken.

REGULAR BUSINESS MEETING

MINUTES

1. Approval of minutes of the regular business meeting of April 17, 2018.

Motion: Commissioner Maxwell made a motion to approve the minutes as submitted; second by Commissioner Roland. Motion approved 7-0.

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. Site & Landscape Plans – Multi-tenant building:** A request for approval of a revised site plan and landscape plan for a 1,999-square foot addition to an existing 3,000-square foot building to accommodate a drive-through lane for a restaurant in a multi-tenant building, located at 508 Centennial Boulevard, on the south side of Centennial Boulevard, east of Whitehall Drive. Applicant: Deyab Oweis, Oweis Engineering Consultant, representing BJH1 Investment LLC. Staff: *Chris Shacklett.*

Motion: Commissioner Roland made a motion to approve the consent agenda as presented; second by Commissioner DePuy. Motion approved 7-0.

PUBLIC HEARING

3. **Zoning File 18-10 – Richardson High School:** Consider and take the necessary action on a request for approval of a Special Permit to allow a multi-purpose activity center for property located at the northwest corner of W. Belt Line Road and Mimosa Drive. Applicant: Karl A. Crawley, Masterplan, representing Richardson Independent School District. *Staff: Sam Chavez.*

Mr. Chavez stated the applicant was requesting to withdraw the request.

With no questions for staff, Chairman Taylor opened the public hearing.

Mr. Michael Longanecker, Executive Director of Facilities for the Richardson Independent School District stated he was available to answer any questions.

Mr. Stephen Spencer, 1227 Ashland Drive, stated he was in favor of the request, but had concerns with the continued on-street parking Ashland Drive from students and teachers.

Mr. Longanecker clarified that the request was for an indoor practice facility, that no additional staff would be hired nor did it increase the capacity of the school, therefore no additional parking would be required.

No further questions were asked of the staff and no further comments, in favor or opposed, were received; therefore, Chairman Taylor closed the public hearing.

Motion: Commissioner Roland made a motion to withdraw Zoning File 18-10 – Richardson High School; second by Commissioner Frederick. Motion approved 7-0.

4. **Zoning File 18-11 – JJ Pearce High School:** Consider and take the necessary action on a request for approval of a zoning change from R-1500-M Residential to PD Planned Development for the R-1500-M Residential District and Special Permit for the existing Cellular Antenna with modified development standards to allow a multi-purpose activity center for property located at the northeast corner of N. Coit Road and Melrose Drive. Applicant: Karl A. Crawley, Masterplan, representing Richardson Independent School District. *Staff: Sam Chavez.*

Mr. Chavez stated the applicant requested this item be continued to the May 15, 2018 Commission meeting.

With no questions for staff, Chairman Taylor opened the public hearing.

Mr. Michael Longanecker, Executive Director of Facilities for the Richardson Independent School District stated he was available to answer any questions.

No further questions were asked of the staff and no comments, in favor or opposed, were received; therefore, Chairman Taylor continued the public hearing.

Motion: Commissioner Roland made a motion to continue Zoning File 18-11 – JJ Pearce High School to the May 15, 2018 Commission meeting; second by Commissioner Springs. Motion approved 7-0.

5. **Zoning File 18-12 – Berkner High School:** Consider and take the necessary action on a request for approval of a zoning change from R-1500-M Residential and R-1800-M Residential to PD Planned Development for the R-1500-M Residential District with modified development standards to allow a multi-purpose activity center for property located at the southwest corner of E. Spring Valley Road and S. Yale Boulevard. Applicant: Karl A. Crawley, Masterplan, representing Richardson Independent School District. *Staff: Sam Chavez.*

Mr. Chavez stated the applicant requested this item be continued to the May 15, 2018 Commission meeting.

With no questions for staff, Chairman Taylor opened the public hearing.

Mr. Michael Longanecker, Executive Director of Facilities for the Richardson Independent School District stated he was available to answer any questions.

No further questions were asked of the staff and no comments, in favor or opposed, were received; therefore, Chairman Taylor continued the public hearing.

Motion: Commissioner Maxwell made a motion to continue Zoning File 18-12 – Berkner High School to the May 15, 2018 Commission meeting; second by Commissioner DePuy. Motion approved 7-0.

6. **Zoning File 18-05 – Chick-fil-A (continued from the April 3, 2018, CPC meeting):** Consider and take the necessary action on a request to amend an existing Special Permit for a restaurant with drive-through service on 0.82 acres located at 106 W. Campbell Road, northwest of Campbell Road and Alamo Rd. The property is currently zoned C-M Commercial. Applicant: Brian Burger, PE, Burger Engineering, LLC, representing LG 75 Campbell, LLC. *Staff: Amy Mathews.*

Ms. Mathews stated the request was to amend an existing Special Permit to allow updates to the existing drive-through service. An additional 350 square-feet would be added to the east side of the existing structure for a total of 4,033 square feet. The existing dumpsters would be relocated offsite to the north adjacent property in accordance with an agreement with the adjacent property owner. The existing drive-through would be modified to add a second by-pass lane to the north. The two lanes will merge into one to allow for continued circulation. The proposed modifications to the exterior façade will comply with the applicable zoning district. Metal aluminum canopies will be added to shade staff during peak working hours on the north and west side of the building over the drive-through lanes. The new canopies would be comprised of metal aluminum, with partial brick columns. In addition, the existing roof top lattice work will be removed.

With no questions for staff, Chairman Taylor opened the public hearing.

Mr. Brian Burger, 17103 Preston Road, Dallas, stated he was available to answer any questions.

Mr. Ferrell asked for clarity on use of a drive-through lane to get to the bypass lane.

Mr. Burger confirmed the use of the drive-through lane to utilize the bypass; however that would occur in the event that if a customer with a large order was in the que which would allow the 2nd customer to bypass the vehicle and not be required to wait.

No further questions were asked of the staff and no comments, in favor or opposed, were received; therefore, Chairman Taylor closed the public hearing.

Motion: Commissioner Roland made a motion to recommend approval of Zoning File 18-05 – Chic-Fil-A, as presented; second by Commissioner Ferrell. Motion approved 7-0.

ADJOURN

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 7:22 p.m.

Ron Taylor, Chairman
City Plan Commission

DRAFT

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top with address 3801 and lot 22 is at the bottom with address 3709. A street named 'COURT' runs diagonally across the middle. Another street, 'LEDGESTO', is visible at the bottom. Various measurements in feet are scattered throughout the map.

Agenda Item 2

**Zoning File 18-10:
Richardson High School**

Agenda Item 3

**Zoning File 18-11:
J.J. Pearce High School**

Agenda Item 4

**Zoning File 18-12:
Berkner High School**

Agenda Item 5

**Zoning File 18-13:
Healthy Hippo Outdoor Market**

Agenda Item 6

**Zoning File 18-15:
Logic Escape Room**