

City of Richardson City Plan Commission Agenda Packet Tuesday, September 18, 2018

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
TUESDAY, SEPTEMBER 18, 2018 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 5:45 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the Huffhines 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.**

EXECUTIVE SESSION: In compliance with Section 551.071(1) of the Texas Government Code, the City Plan Commission will convene into closed session to discuss the following:

- Nilkanthvarni Hospitality, LLC v. City of Richardson, City of Richardson Plan Commission (Ron Taylor, Janet DePuy, Marilyn Frederick, Thomas J. Maxwell, Jr., Randy Roland, Bill Ferrell and Stephen Springs), City of Richardson Director of Development Services (Michael Spicer), Retford Investments, LLC, EES Real Estate Management, LLC, MobileComm Ventures, LLC, CBAX Properties IV, LLC, and Custer Commons Office Park Association, No. 417-02115-2017 in the 417th Judicial District Court of Collin County, Texas

RECONVENE INTO REGULAR SESSION: City Plan Commission will reconvene into open session and take action, if any, on matters discussed in executive session.

REGULAR BUSINESS MEETING: 7:00 P.M. – COUNCIL CHAMBERS

MINUTES

- 1. Approval of minutes of the regular business meeting of August 21, 2018.**

VARIANCE

- 2. Variance 18-03 – Prewitt Dental Office:** Consider and take necessary action on a request for a variance from Chapter 21, the Subdivision and Development Code, to waive the requirement for a 6-foot screening wall along the west property line and a request for a variance to allow a reduced open space requirement for the side or rear of a non-residential building abutting a residential district along the west property line for the property located at 501-509 W. Campbell Road. Applicant: Sarah M. Harper, Harper Design PLLC, representing William Prewitt, Pony Boat, LLC. *Staff: Chris Shacklett.*

PUBLIC HEARING

- 3. Replat – Rockwell-Shiloh Subdivision, Lot 2C:** Consider and take necessary action on a request for approval of a replat of two (2) lots into one (1) lot to accommodate the construction of a 345-space parking lot on the south side of the existing office development. The 17.97-acre lot is located at 3300 E. Renner Road, on the south side of Renner Road, between Shiloh Road and Telecom Parkway. Applicant: Randall Eardley, Wier & Associates, Inc., representing PPBC, #3 LP. *Staff: Daniel Harper.*

4. **Replat – Galatyn Park North Addition, Lot 1C & 7, Block C:** Consider and take necessary action on a request for approval of a replat of one (1) lot, totaling 34.29 acres into two (2) lots to accommodate the development of a 306-unit multi-family development on a 3.28-acre lot. The remaining acreage will be platted as a 30.42-acre lot with no proposed development and a 0.59-acre right-of-way dedication to accommodate the development. The subject property is located between CityLine Drive and President George Bush Highway, east of Wilshire Way. Applicant: Aaron Graves, Kimley-Horn and Associates, Inc., representing BCS East Land Investments, LP. *Staff: Chris Shacklett.*

5. **Zoning File 18-24 – Office/Retail Building:** Consider and take necessary action on a request for approval of a Special Development Plan for the development of a 6,163 square foot, single-story building. The property is located at 107 S. Sherman Street and is currently zoned PD Planned Development Main Street/Central Expressway Form Based Code (Central Place Sub-district). Applicant: Yu-Ju Chang and Jeroen Van Cauwelaert. *Staff: Amy Mathews.*

6. **Zoning File 18-26 – Platinum Development:** Consider and take necessary action on a request for approval of a change in zoning from R-1250-M Residential to a Planned Development District to accommodate the development of a self-service warehouse and retail uses on approximately 2.59 acres located at the southwest corner of Abrams Road and Buckingham Road. The property is zoned R-1250-M Residential. Applicant: Maxwell J. Fisher, AICP, Masterplan, representing Mohamed I. Jetpuri & Yasmin Farida Revocable Living Trust. *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, AUGUST 14, 2018.

TIFFANY HERRON, ADMINISTRATIVE 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

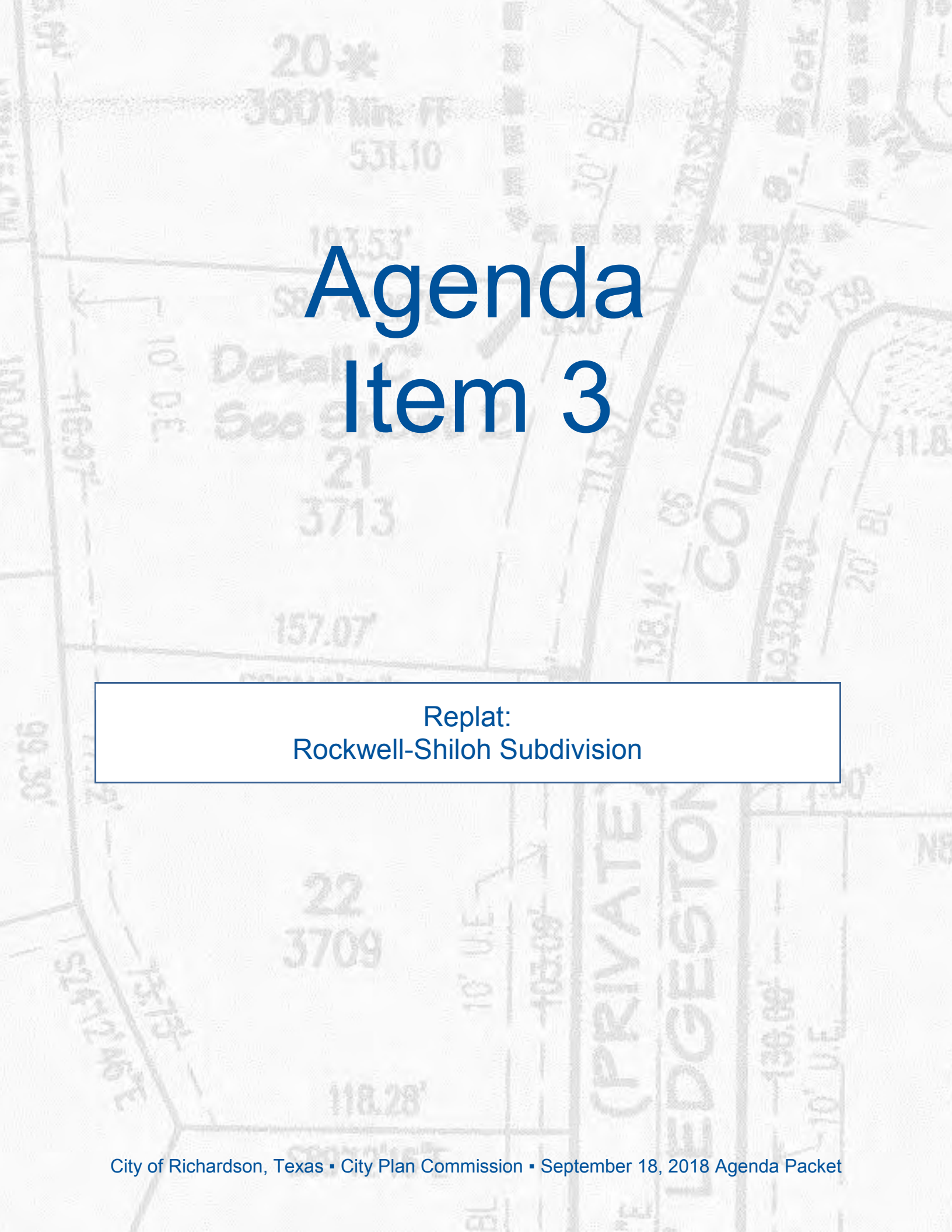


Agenda Item 1

Approval of the Minutes of the August 21, 2018
City Plan Commission Meeting

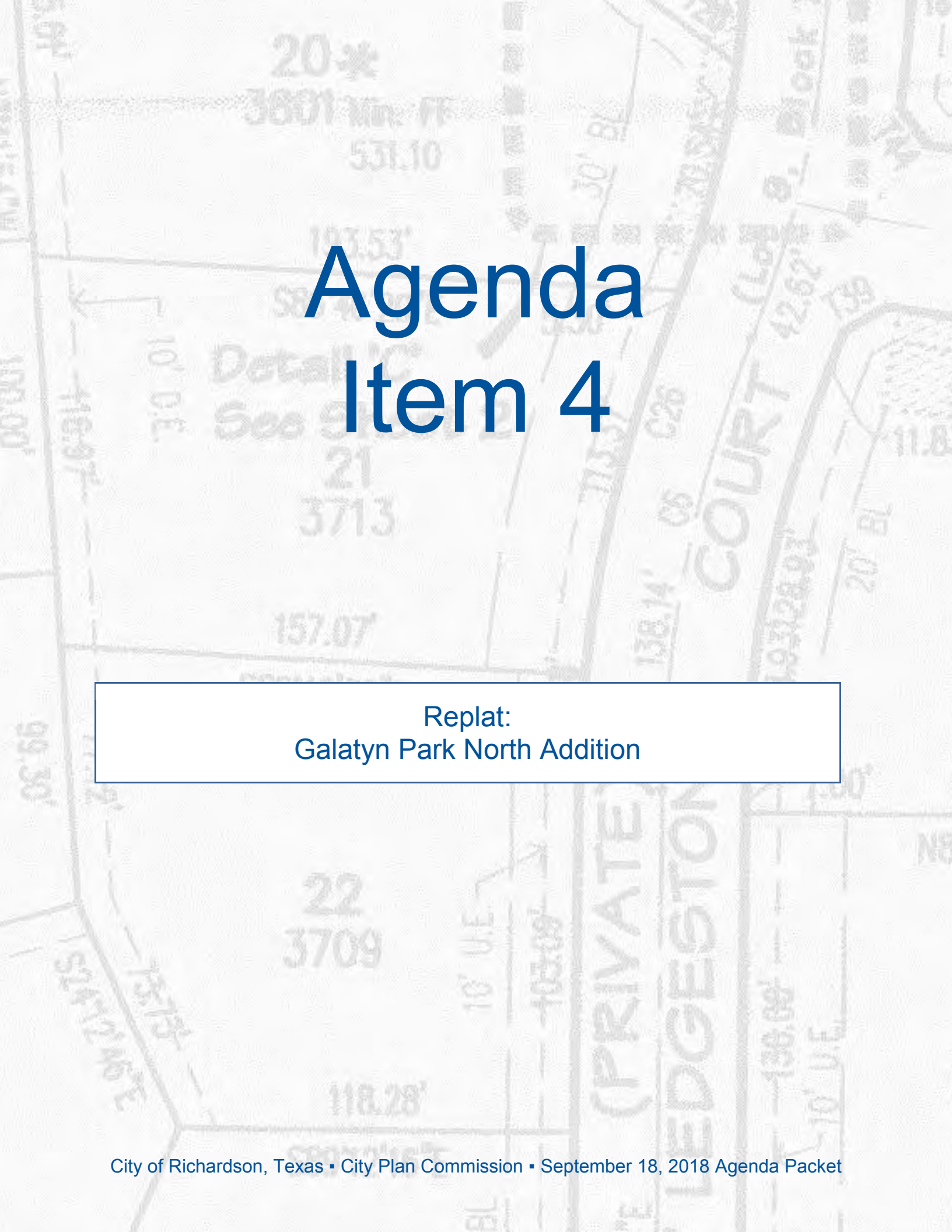
Agenda Item 2

Variance 18-03:
Prewitt Dental Office



Agenda Item 3

Replat:
Rockwell-Shiloh Subdivision



Agenda Item 4

Replat:
Galatyn Park North Addition

Agenda Item 5

Zoning File 18-24:
Office/Retail Building

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top, Lot 21 is in the middle, and Lot 22 is at the bottom. A street named 'COURT' runs diagonally across the lots. Another street, 'LEDGESTON', is visible at the bottom. Various measurements in feet are scattered throughout the map.

Agenda Item 6

Zoning File 18-26:
Platinum Development