Development Status Report

City of Richardson, Texas ◆ Development Services Department

Updated: March 27, 2014

#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS			
1	ZF 14-02 Four Bullets Brewery 640 N. Interurban St.	A request for a Special Permit for a microbrewery to be located at 640 N. Interurban Street, east side of Interurban Street south of Arapaho Road on property zoned I-M(1) Industrial. Applicant: Andrew Smeeton, representing Four Bullets Brewery. *Staff: Chris Shacklett.*	**City Plan Commission** February 18, 2014 *Recommended Approval* **City Council** March 24, 2014 *Approved*
2	ZF 14-04 McDonalds 105 S. Coit Rd.	A request by Dave Larsen, representing Larsen & Associates Architects, to amend a Special Permit for a restaurant with drive-through service for revised building elevations and concept plan at 105 S. Coit Road (southeast corner of Coit Road and Belt Line Road). The property is currently zoned C-M Commercial. *Staff: Chris Shacklett.*	**City Plan Commission** March 18, 2014 *Recommended Approval* **City Council** April 14, 2014 *Tentative*
3	ZF 14-05 Beck Creek Estates SW of Telecom Pkwy. & Richardson city limits	A request by Jim Douglas, representing Douglas Properties, Inc., for a change in zoning from I-M(1) Industrial and I-M(2) Industrial to PD Planned Development for the development of a single-family community to be located on approximately 13.6 acres of land located on the west side of Telecom Parkway at the northern city limits. The property is currently zoned I-M(1) Industrial and I-M(2) Industrial. *Staff: Chris Shacklett.*	**City Plan Commission** March 18, 2014 *Recommended Approval* **City Council** April 14, 2014 *Tentative*
n/a	ZF 14-08 Comprehensive Zoning Ordinance Amendment *(City-wide Request)*	A City-initiated amendment to the Comprehensive Zoning Ordinance (Appendix A), by amending Article XXII-A, Section 2, Special Permits, to allow motor vehicle storage lots upon approval of a Special Permit in non-residential zoning districts. *Staff: Chris Shacklett*	**City Plan Commission** March 18, 2014 *Recommended Approval* **City Council** March 24, 2014 *Approved*
4 5	MTP 14-01 Master Transportation Plan Amendment *(City-wide Request)*	A request for City-initiated amendments to the Master Transportation Plan and the Comprehensive Plan: 1) In the area of the future UTD Rail Station on the Cotton Belt Rail Corridor by adding an extension of Rutford Ave. as a north/south collector street between Synergy Park Blvd. and Waterview Pkwy. 2) In the area of the Bush Turnpike Rail Station on the DART Light Rail Corridor by adjusting the alignment of Infocom Dr. between the DART rail corridor and Wyndham Dr., changing the name of Infocom Dr. on the Plan to CityLine Dr., and removing minor collector streets between the State Highway 190 Access Road and CityLine Dr. *Staff: Dave Carter*	**City Plan Commission** March 18, 2014 *Recommended Approval* **City Council** March 24, 2014 *Approved*

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City of Richardson, Texas ◆ Development Services Department

#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS *(CONT'D)*			
6	ZF 14-06 West Park Villas SW of N. Plano Rd. & Apollo Rd.	A request by Jon Van De Voorde, representing WPC Acquisitions, Inc., for a change in zoning from I-M(1) Industrial and TO-M Technical Office to PD Planned Development for the development of a 140-home patio home community on approximately 26.3 acres. The property is located at the southwest corner of Plano Road and Apollo Road and is currently zoned I-M(1) Industrial and TO-M Technical Office. *Staff: Chris Shacklett.*	**City Plan Commission** April 1, 2014
7	ZF 14-09 Motor Vehicle Storage Lot 1320 International Pkwy.	A request by Neil Sander, Dynamic Engineering, for a Special Permit for a motor vehicle storage lot to be located at 1320 International Parkway. The property is currently zoned I-FP(2) Industrial. *Staff: Chris Shacklett.*	**City Plan Commission** April 1, 2014
VARIANCES			
8a	VAR 14-02 316 Ridgeview Dr. & 1 Ridgeview Cir.	A request for a variance from Chapter 21 of the Subdivision and Development Code to allow non-tangent side lot lines for two (2) proposed single family lots. The subject properties are located at 316 Ridgeview Drive and 1 Ridgeview Circle and are zoned R-1500-M and R-1250-M Residential, respectively. Applicant: Doug Stewart, Texas Heritage Surveying, Inc., representing Mabel and Hugh Simpson, and Daniel and Tammie Devoe. *Staff: Mohamed Bireima.*	**City Plan Commission** February 18, 2014 *Recommended Approval* **City Council** March 24, 2014 *Approved*
9	VAR 14-03 DFW Chinatown 400 N. Greenville Ave.	A request by Johnny Lee, representing Terrace Shopping Center Ltd., for approval of a variance from Chapter 21, the Subdivision and Development Code, to allow a reduction in required parking. The subject property is located at 400 N. Greenville Avenue and is zoned C-M Commercial.	**City Plan Commission** April 1, 2014
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
10	Dover Elementary School 700 Dover Dr.	**Site & Landscape Plans:** A request for approval for a site and landscape plan for Dover Elementary. The 8.79-acre site is located at 700 Dover Drive, at the southwest corner of Dover Drive and Colfax Drive. Applicant; Jeff Groth, Corgan Associates, representing Richardson Independent School District. *Staff: Israel Roberts.*	**City Plan Commission** March 18, 2014 *Approved*

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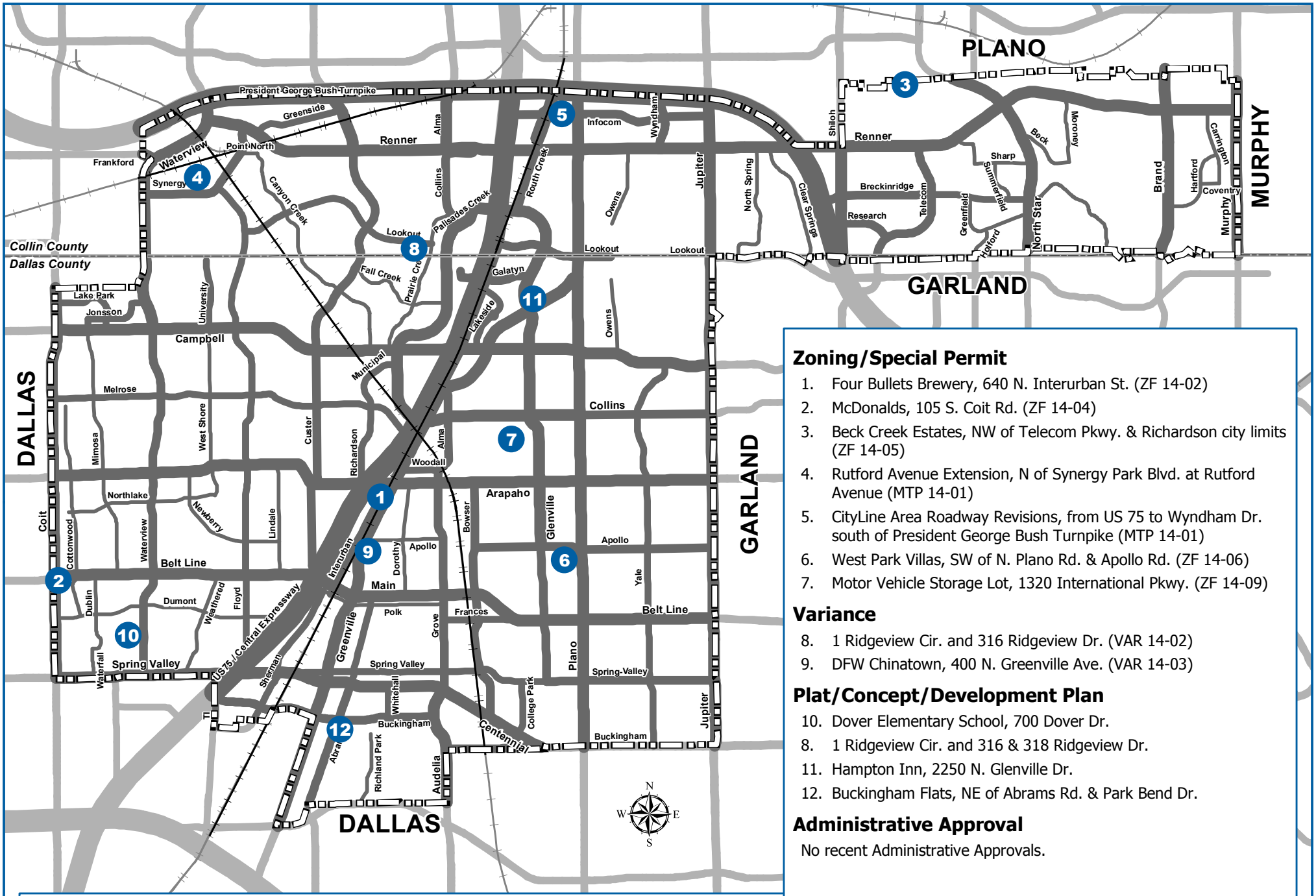
#	Name/Location	Project Information	Status
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS *(CONT'D)*			
8b	Canyon Park Estates Addition 1 Ridgeview Circle and 316 & 318 Ridgeview Dr.	**Replat:** A request for approval of a replat for three (3) residential lots totaling 1.65 acres, located at 1 Ridgeview Circle, and 316 and 318 Ridgeview Drive. The subject properties are currently zoned R-1500-M Residential and R-1250-M Residential. Applicant: Doug Stewart, Texas Home Surveying, Inc. Staff: *Mohamed Bireima*.	**City Plan Commission** April 1, 2014
11a	Greenway Addition NE of Glenville Rd. & Greenville Ave.	**Replat:** A request for 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 Avenue. Applicant: Nick Patel, representing Richardson Lodging II, and Verizon Business Network. *Staff: Israel Roberts.*	**City Plan Commission** April 1, 2014
11b	Hampton Inn 2250 N. Glenville Dr.	**Site & Landscape Plans, Building Elevations:** 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.*	**City Plan Commission** April 1, 2014
12a	Buckingham Estates Addition NE of Abrams Rd. & Park Bend Dr.	**Replat:** 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.*	**City Plan Commission** April 1, 2014
12b	Buckingham Flats NE of Abrams Rd. & Park Bend Dr.	**Site & Landscape Plans:** 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.*	**City Plan Commission** April 1, 2014
ADMINISTRATIVE APPROVALS			
		No recent Administrative Approvals	



Development Status Map

City of Richardson, Texas

Updated: March 27, 2014

Zoning/Special Permit

1. Four Bullets Brewery, 640 N. Interurban St. (ZF 14-02)
2. McDonalds, 105 S. Coit Rd. (ZF 14-04)
3. Beck Creek Estates, NW of Telecom Pkwy. & Richardson city limits (ZF 14-05)
4. Rutford Avenue Extension, N of Synergy Park Blvd. at Rutford Avenue (MTP 14-01)
5. CityLine Area Roadway Revisions, from US 75 to Wyndham Dr. south of President George Bush Turnpike (MTP 14-01)
6. West Park Villas, SW of N. Plano Rd. & Apollo Rd. (ZF 14-06)
7. Motor Vehicle Storage Lot, 1320 International Pkwy. (ZF 14-09)

Variance

8. 1 Ridgeview Cir. and 316 Ridgeview Dr. (VAR 14-02)
9. DFW Chinatown, 400 N. Greenville Ave. (VAR 14-03)

Plat/Concept/Development Plan

10. Dover Elementary School, 700 Dover Dr.
8. 1 Ridgeview Cir. and 316 & 318 Ridgeview Dr.
11. Hampton Inn, 2250 N. Glenville Dr.
12. Buckingham Flats, NE of Abrams Rd. & Park Bend Dr.

Administrative Approval

No recent Administrative Approvals.