Development Status Report

City of Richardson, Texas ◆ Development Services Department

Updated: March 20, 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
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
4 5a	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

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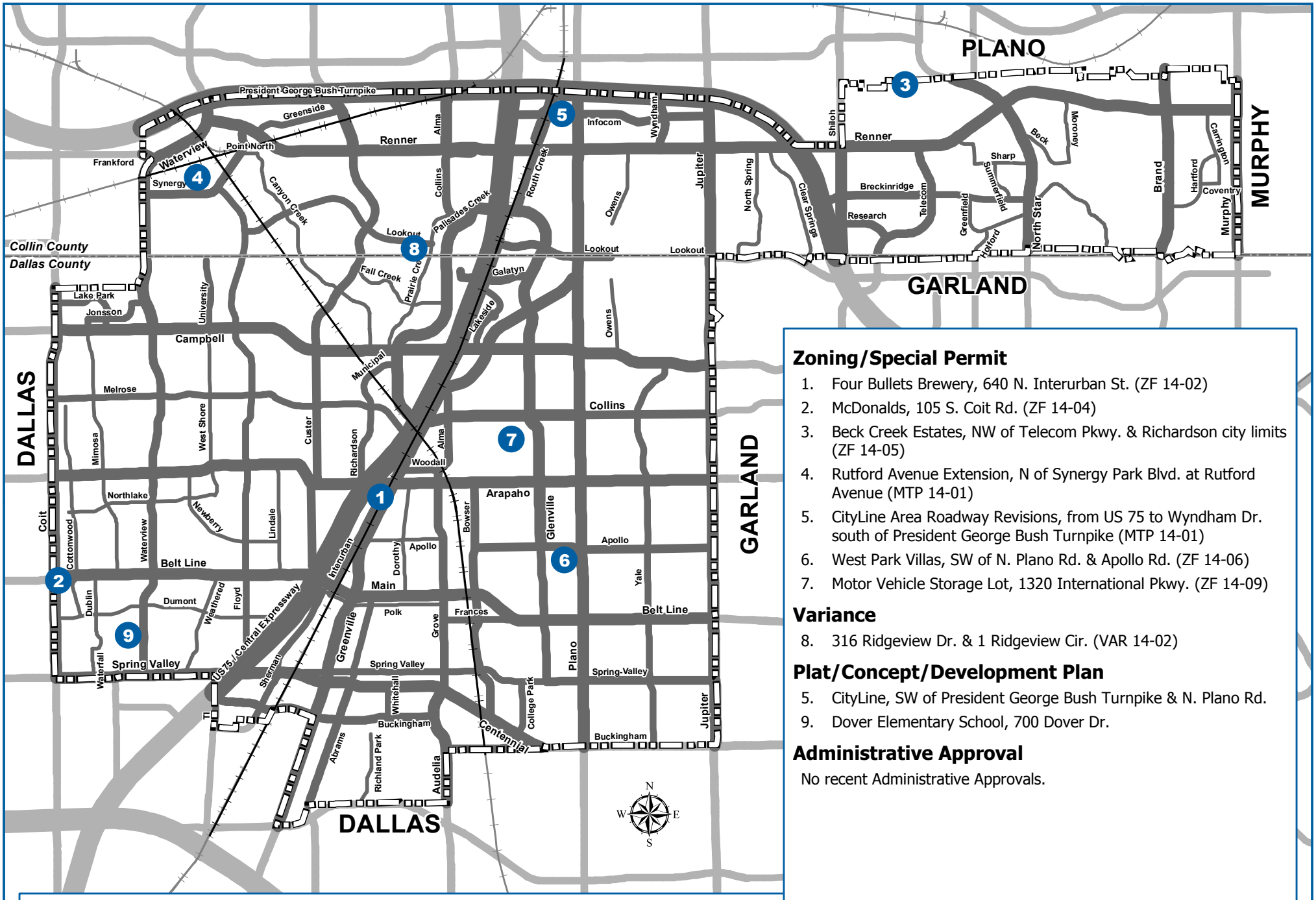
#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS *(CONT'D)*			
6	ZF 14-06 West Park Villas SW of N. Plano Rd. & Apollo Rd.	A request by Jon Van De Voorde, representing WPC Acquisitions, Inc., for a change in zoning from I-M(1) Industrial and TO-M Technical Office to PD Planned Development 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			
8	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
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
5b	CityLine Apartments 1250 Street 'E'	**Site Plan:** Administrative approval of a site plan for the construction of a five (5) story, 299 unit multi-family building and a six (6) level parking structure. *Staff: Susan M. Smith.*	**Staff** March 11, 2014 *Approved per Bush Central Station PD Code* **Staff Memo**
9	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*
ADMINISTRATIVE APPROVALS			
		No recent Administrative Approvals	



Development Status Map

City of Richardson, Texas

Updated: March 20, 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. 316 Ridgeview Dr. & 1 Ridgeview Cir. (VAR 14-02)

Plat/Concept/Development Plan

5. CityLine, SW of President George Bush Turnpike & N. Plano Rd.
9. Dover Elementary School, 700 Dover Dr.

Administrative Approval

No recent Administrative Approvals.