Development Status Report

City of Richardson, Texas ◆ Development Services Department

Updated: February 27, 2014

#	*Name/Location*	*Project Information*	*Status*
ZONING/SPECIAL PERMITS			
1	ZF 14-01 Electronic Cigarette Establishment 401 W. President George Bush Turnpike	A request by Chris James, representing Edge Vapes, to amend the existing PD Planned Development regulations by adding electronic-cigarette establishment as an allowed use on a 5.5-acre lot located at 401 W. President George Bush Turnpike (south side of President George Bush Turnpike, between Custer Parkway and Alma Road). The property is currently zoned PD Planned Development. *Staff: Chris Shacklett.*	**City Plan Commission** February 4, 2014 *Recommended Approval* **City Council** February 24, 2014 *Denied*
2	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 *Tentative*
VARIANCES			
3a	VAR 14-01 Dover Elementary School 700 Dover Dr.	A request by Jeff Groth, representing RISD for approval of a variance from Chapter 21, the Subdivision and Development Code, to waive the required screening wall along the southern and western property lines. The site is located at 700 Dover Dr. and is zoned R-1500-M Residential. *Staff: Israel Roberts.*	**City Plan Commission** February 4, 2014 *Recommended Approval* **City Council** February 24, 2014 *Approved*
4	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 *Tentative*
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
5	Central Park Addition NW of Collins Blvd. & Glenville Dr.	**Replat:** A request for a replat of Lot 1A, Block E of the Central Park Addition into two (2) lots. The property is located at 1601-1651 Glenville Drive, the west side of Glenville Drive, north of Collins Boulevard and is zoned I-M(1) Industrial. Applicant: Harry Rowell, Harry Rowell and Associates, representing Technology Partners II, L.P. *Staff: Israel Roberts.*	**City Plan Commission** February 18, 2014 *Approved*

#	Name/Location	Project Information	Status
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS *(CONT'D)*			
6	CityLine SW of President George Bush Turnpike & N. Plano Rd.	**Master Sign Plan:** A request for approval of a Master Sign Plan for CityLine. The 38.5-acre site is located south of President George Bush Highway, between Plano Road and the DART Light Rail Line. Applicant: Michael Alost, KDC, and Carolyn Wilder, RSM Design, representing KDC Real Estate Development and Investment. *Staff: Susan M. Smith.*	**City Plan Commission** March 4, 2014
7a	Skaggs-Albertsons Addition NW of E. Belt Line Rd. & N. Plano Rd.	**Replat:** A request for a replat of Lot 1A, Block A of the Skaggs-Albertsons Addition into two (2) lots. The 4.98-acre site is located at 125 N. Plano Road (Lot 7) and 1301 E. Belt Line Road (Lot 1A), on the north side of Belt Line Road, west of Plano Road. Applicant: Randy Helmberger, Helmberger Associates, representing LG Plano Belt Line, LLC. *Staff Israel Roberts.*	**City Plan Commission** March 4, 2014
7b	Applebee's 125 N Plano Rd.	**Site & Landscape Plans:** A request for approval of a site and landscape plan for a 4,580 square foot restaurant. The 0.85-acre site is located at 125 N. Plano Road, on the west side of Plano Road, north of Belt Line Road. Applicant: Randy Helmberger, Helmberger Associates, representing LG Plano Belt Line, LLC. *Staff Israel Roberts.*	**City Plan Commission** March 4, 2014
7c	Multiple Restaurant Sites 1301 E. Belt Line Rd.	**Site & Landscape Plans:** A request for approval of a site and landscape plan for three (3) restaurant buildings totaling 18,522 square feet. The 4.13-acre site is located at 1301 E. Belt Line Road, on the north side of Belt Line Road, west of Plano Road. Applicant: Matt Moore, ClayMoore Engineering, representing LG Plano Belt Line, LLC. *Staff: Israel Roberts.*	**City Plan Commission** March 4, 2014
3b	Richardson Heights Addition SW of Dover Dr. & Colfax Dr.	**Replat:** A request for a replat of Block 77 of the Richardson Heights Addition to dedicate easements for the expansion of Dover Elementary School. 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 4, 2014
3c	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 4, 2014

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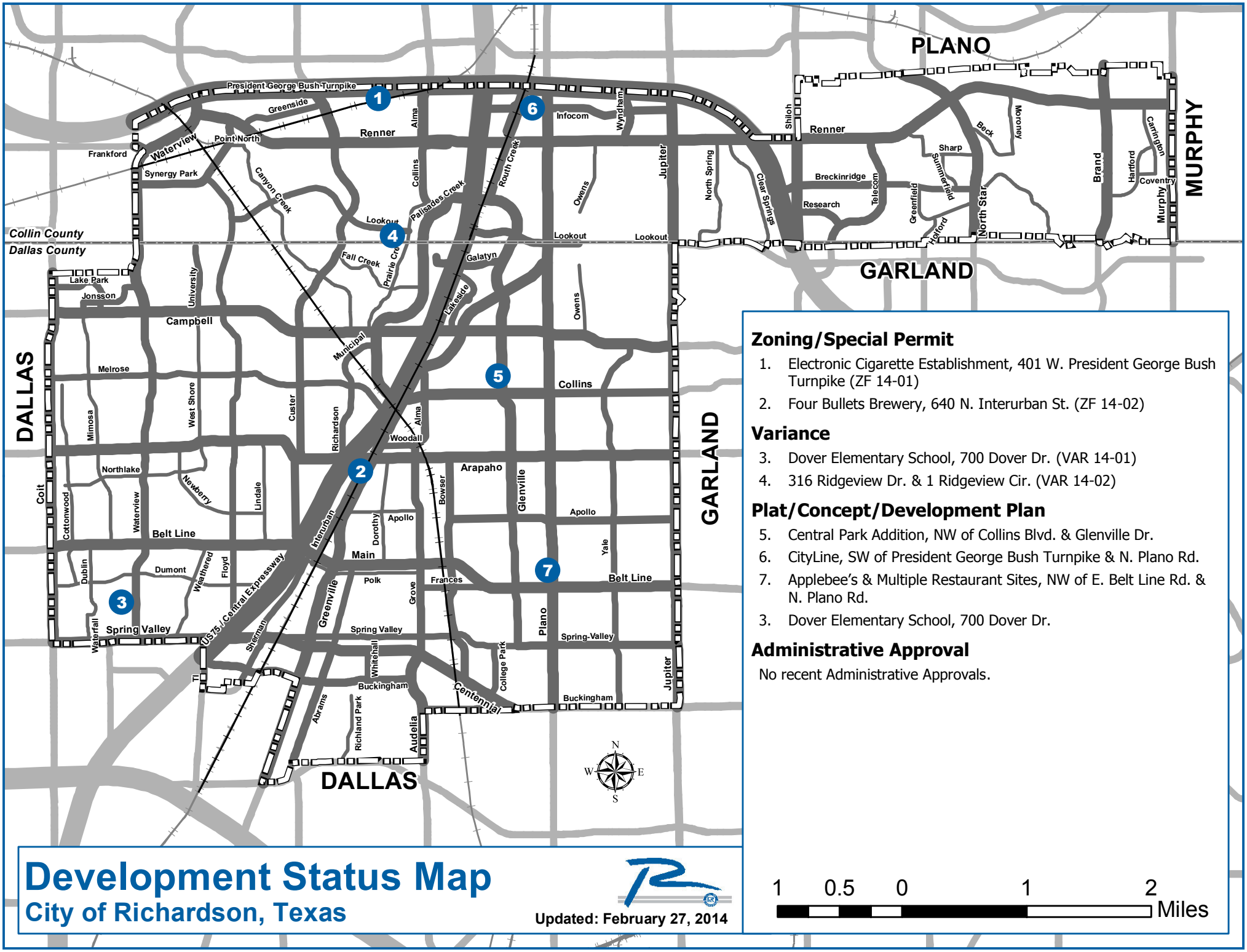
#	Name/Location	Project Information	Status
ADMINISTRATIVE APPROVALS			
		No recent Administrative Approvals	



Zoning/Special Permit

1. Electronic Cigarette Establishment, 401 W. President George Bush Turnpike (ZF 14-01)
2. Four Bullets Brewery, 640 N. Interurban St. (ZF 14-02)

Variance

3. Dover Elementary School, 700 Dover Dr. (VAR 14-01)
4. 316 Ridgeview Dr. & 1 Ridgeview Cir. (VAR 14-02)

Plat/Concept/Development Plan

5. Central Park Addition, NW of Collins Blvd. & Glenville Dr.
6. CityLine, SW of President George Bush Turnpike & N. Plano Rd.
7. Applebee's & Multiple Restaurant Sites, NW of E. Belt Line Rd. & N. Plano Rd.
3. Dover Elementary School, 700 Dover Dr.

Administrative Approval

No recent Administrative Approvals.

1 0.5 0 1 2 Miles

Development Status Map

City of Richardson, Texas

Updated: February 27, 2014