Development Status Report

City of Richardson, Texas ◆ Development Services Department

Updated: January 9, 2014

#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS			
1	ZF 13-21 Self-Service Warehouse NE of E. Campbell Rd. & N. Plano Rd.	A request for a change in zoning from LR-M(2) Local Retail to PD Planned Development to accommodate a self-service warehouse to be located on approximately 5.3 acres of land located at the northeast quadrant of Campbell Road and Plano Road. The property is currently zoned LR-M(2) Local Retail. Applicant: William S. Dahlstrom, Jackson Walker, L.L.P., representing WC Campbell Business Center LP. *Staff: Chris Shacklett.*	**City Plan Commission** November 19, 2013 *Recommended Approval* **City Council** January 13, 2014 *Continued from the November 25, 2013 City Council meeting*
2	ZF 13-22 Fadi's Mediterranean Restaurant 1601 N. Central Expy.	A request for a Special Permit for a smoking establishment to be located at 1601 N. Central Expressway (west side of Central Expressway, between Campbell Road and Collins Boulevard). The property is currently zoned C-M Commercial. Applicant: Ayman Alkurdi, Moose Construction LLC, representing Mediterranean Foods LLC. *Staff: Chris Shacklett*.	**City Plan Commission** November 19, 2013 *Recommended Approval* **City Council** January 13, 2014
n/a	ZF 13-17 Comprehensive Zoning Ordinance Amendment *(City-wide Request)*	A City-initiated amendment to the Comprehensive Zoning Ordinance (Appendix A), Article XXII-F (Residential Exterior Construction Standards) Section 1 of the Code of Ordinances relative to orientation of garages on single family residential lots**.** *Staff: Sam Chavez*.	**City Plan Commission** December 17, 2013 *Continued Indefinitely*
VARIANCES			
3	VAR 13-12 TDI Richardson SW of Custer Pkwy. & President George Bush Turnpike	A request by Kevin Gaskey, representing Kimley-Horn and Associates for approval of a variance from Chapter 21, the Subdivision and Development Code, for a waiver from the physical separation requirement between apartment communities of more than 250 units. The property is located on the south side of President George Bush Highway, west of Custer Parkway and is zoned PD Planned Development. *Staff: Israel Roberts.*	**City Plan Commission** November 19, 2013 Recommended Approval **City Council** January 13, 2014

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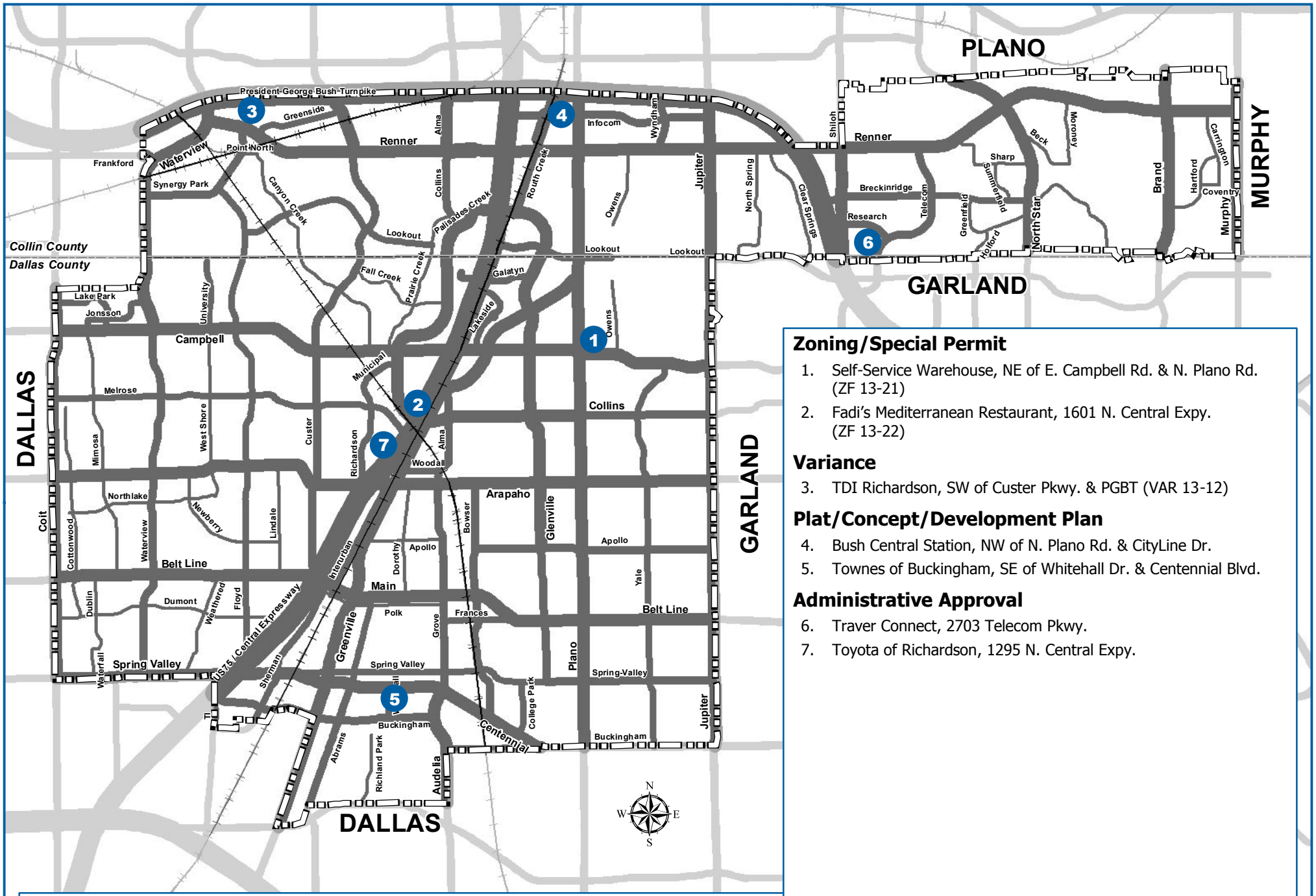
#	Name/Location	Project Information	Status
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
4	Bush Central Station NW of N. Plano Rd. & CityLine Dr.	**Final Plat:** A request for approval of a final plat for four (4) lots, one (1) open space lot, and dedication of rights-of-way within 11.69-acres, located north of CityLine Drive, west of Plano Road. Applicant: Brad Moss, Kimley-Horn and Associates, representing BCS West Land Investments, L.P. *Staff: Susan M. Smith.*	**City Plan Commission** December 17, 2013 *Approved*
5	Townes of Buckingham SE of Whitehall Dr. & Centennial Blvd.	**Replat:** A request for approval of a replat of Lots 10 and 11, Block A and Lots 16 and 17, Block B of the Buckingham Estates Addition; Lot 12C, Block B of the Buckingham Addition and previously abandoned Willingham Drive right-of-way into an 81-lot townhome neighborhood with six (6) common areas. The 7.04-acre site is located at 811-909 Willingham Drive, on the east side of Whitehall Drive, between Centennial Boulevard and Buckingham Road. Applicant: Brian Umberger, Texas Development Services, LLC, representing Centurion American. *Staff: Israel Roberts.* **Site, Landscape, and Building Elevation Plans:** A request for approval of the site and landscape plan and building elevations for the development of an 81-unit townhome neighborhood with private streets. The property is located on the east side of Whitehall Drive, south of Centennial Boulevard and is zoned O/C Office/Commercial with a Special Permit for townhomes. Applicant: Brian Umberger, representing Texas Development Services. *Staff: Israel Roberts.*	**City Plan Commission** January 7, 2014 *Approved*
ADMINISTRATIVE APPROVALS			
6	Traver Connect 2703 Telecom Pkwy., Suite 140	Revised the site and landscape plans to reflect the installation of a covered patio within the service yard at the rear side of the building.	**Staff** December 11, 2013 *Approved* **Staff Memo**
7	Toyota of Richardson 1295 N. Central Expy.	Revised the site and landscape plans to reflect the replacement of the existing asphalt parking with new concrete paving on the north and east sides of the existing building. New landscape islands will be provided at the ends of parking rows within the paved areas.	**Staff** December 19, 2013 *Approved* **Staff Memo**



Zoning/Special Permit

1. Self-Service Warehouse, NE of E. Campbell Rd. & N. Plano Rd. (ZF 13-21)
2. Fadi's Mediterranean Restaurant, 1601 N. Central Expy. (ZF 13-22)

Variance

3. TDI Richardson, SW of Custer Pkwy. & PGBT (VAR 13-12)

Plat/Concept/Development Plan

4. Bush Central Station, NW of N. Plano Rd. & CityLine Dr.
5. Townes of Buckingham, SE of Whitehall Dr. & Centennial Blvd.

Administrative Approval

6. Traver Connect, 2703 Telecom Pkwy.
7. Toyota of Richardson, 1295 N. Central Expy.

1 0.5 0 1 2 Miles

Development Status Map

City of Richardson, Texas

Updated: January 9, 2014