# AGENDA

**CITY OF RICHARDSON – CITY PLAN COMMISSION**
**AUGUST 21, 2012**
**7:00 P.M.**
**CIVIC CENTER – COUNCIL CHAMBERS**
**411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 6:00 P.M.** Prior to the regular business meeting, the City Plan Commission will meet with staff in the East Conference 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**

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## MINUTES

1. **Approval of minutes of the City Plan Commission regular business meeting of August 7, 2012.**

## CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine by the City Plan Commission and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless desired, in which case any item(s) may be removed from the Consent Agenda for separate consideration.

2. **Site Plan, Landscape Plan, and Elevation Plans – Methodist Richardson Medical Center (companion to Item 7):** A request for approval of site, landscape and building elevations for a 267,250 square foot hospital at the existing Richardson Regional Medical Center campus located at 2801 E. President George Bush Turnpike. Applicant: Glenn Hitt, representing RLG Inc. *Staff: Israel Roberts.*

3. **Revised Site Plan and Revised Landscape Plan – North Dallas Adventist Academy:** A request for approval of revised site and landscape plans for the development of a 7,309 square foot classroom building and a relocated basketball court. The site is located at 302 Centennial Boulevard, southeast corner of Greenville Avenue and Centennial Boulevard. Applicant Tom Willis, representing HH Architects. *Staff: Israel Roberts.*

## VARIANCE

4. **Variance 12-08:** Consider and take necessary action on a request by Tag Gilkson for a variance to the Subdivision and Development Code, Article III, Subsection 21-51(i) to allow a reduction in parking for the North Rich Plaza shopping Center located west of Custer Road, on the south side of Arapaho Road. Applicant: Tag Gilkson. *Staff: Israel Roberts.*

## PUBLIC HEARINGS

5. **Variance 12:07:** Consider and take necessary action on a request by Doug Jorgensen, representing Sign Manufacturing, for approval of a variance to the sign regulations of the Spring Valley Station District ordinance to allow a 20' pole sign and a digital display. The site is located at 208 W. Spring Valley Road and is zoned PD Planned Development. Applicant: Doug Jorgensen. *Staff: Mohamed Bireima.*

6. **Replat – Telecom/190 Addition (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of Lot 3F, Block 1 of the Telecom/190 Addition to accommodate the development of a 267,250 square foot hospital building at the existing RRMC campus located at 2801 E. President George Bush Highway. Applicant: Glen Hitt, representing RLG Inc. *Staff: Israel Roberts*

7. **Zoning File 12-11:** Consider and take necessary action on a request by John S. Kirk, representing Embrey Partners, Ltd., for a change in zoning from I-FP(2) Industrial with special conditions to PD Planned Development for the development of a multi-family community. The 12.75 acres site is located at the southeast corner of Greenville Avenue and Collins Boulevard and is zoned I-FP(2) Industrial. Applicant: John S, Kirk. *Staff: Chris Shacklett*.

8. **Zoning File 12-13:** Consider and take necessary action on a request by Michael F. Twichell, representing Shire Development, LLC, for an amendment to the PD Planned Development standards to accommodate the development of an independent living facility. The property is located at the northwest corner of Infocom Drive and Shire Boulevard and zoned PD Planned Development. Applicant: Michael F. Twichell. *Staff: Chris Shacklett*.

9. **Zoning File 12-14:** Consider and take necessary action on a request by Grey Stogner, representing Crestview Real Estate, LLC, for a Special Permit for a motor vehicle service station with modified development standards. The 0.96 acre site is located east of the DART Light Rail, between Spring Valley Road and Centennial Boulevard and is zoned PD Planned Development. Applicant: Grey Stogner. *Staff: Sam Chavez.*

10. **Zoning File 12-15:** Consider and take necessary action on a request by Eldon Haacke, representing Terraform Companies, for a Special Permit for a special events and entertainment facility with modified development standards. The 1.79 acre site is located north of Greenville Avenue, east of Glenville Drive and is zoned I-M(1) Industrial. Applicant: Eldon Haacke. *Staff: Sam Chavez.*

## ADJOURN

The City Hall/Civic Center is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 744-4000, or (TDD) 1-800-735-2989.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, August 17, 2012.

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Kathy Welp, Executive Secretary