

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, MAY 1, 2018 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 6:15 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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REGULAR BUSINESS MEETING: 7:00 P.M. – COUNCIL CHAMBERS

MINUTES

- 1. Approval of minutes of the regular business meeting of April 17, 2018.**

CONSENT ITEMS

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 & Landscape Plans – Multi-Tenant Building:** A request for approval of a revised site plan and landscape plan for a 1,999-square foot addition to an existing 3,000-square foot building to accommodate a drive-through lane for a restaurant in a multi-tenant building, located at 508 Centennial Boulevard, on the south side of Centennial Boulevard, east of Whitehall Drive. Applicant: Deyab Oweis, Oweis Engineering Consultant, representing BJH1 Investment LLC. *Staff: Chris Shacklett.*

PUBLIC HEARING

- 3. Zoning File 18-10 – Richardson High School:** Consider and take the necessary action on a request for approval of a Special Permit to allow a multi-purpose activity center for property located at the northwest corner of W. Belt Line Road and Mimosa Drive. Applicant: Karl A. Crawley, Masterplan, representing Richardson Independent School District. *Staff: Sam Chavez.*
- 4. Zoning File 18-11 – JJ Pearce High School:** Consider and take the necessary action on a request for approval of a zoning change from R-1500-M Residential to PD Planned Development for the R-1500-M Residential District and Special Permit for the existing Cellular Antenna with modified development standards to allow a multi-purpose activity center for property located at the northeast corner of N. Coit Road and Melrose Drive. Applicant: Karl A. Crawley, Masterplan, representing Richardson Independent School District. *Staff: Sam Chavez.*

5. **Zoning File 18-12 – Berkner High School:** Consider and take the necessary action on a request for approval of a zoning change from R-1500-M Residential and R-1800-M Residential to PD Planned Development for the R-1500-M Residential District with modified development standards to allow a multi-purpose activity center for property located at the southwest corner of E. Spring Valley Road and S. Yale Boulevard. Applicant: Karl A. Crawley, Masterplan, representing Richardson Independent School District. *Staff: Sam Chavez.*

6. **Zoning File 18-05 – Chick-fil-A (continued from the April 3, 2018, CPC meeting):** Consider and take the necessary action on a request to amend an existing Special Permit for a restaurant with drive-through service on 0.82 acres located at 106 W. Campbell Road, northwest of Campbell Road and Alamo Rd. The property is currently zoned C-M Commercial. Applicant: Brian Burger, PE, Burger Engineering, LLC, representing LG 75 Campbell, LLC. *Staff: Amy Mathews.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, APRIL 27, 2018.

CONNIE ELLWOOD, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING TAYLOR LOUGH, ADA COORDINATOR, VIA PHONE AT 972 744-4208, VIA EMAIL AT ADACoordinator@COR.GOV, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.