

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, JUNE 19, 2018 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

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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REGULAR BUSINESS MEETING: 7:00 P.M. – COUNCIL CHAMBERS

MINUTES

- 1. Approval of minutes of the regular business meeting of June 5, 2018.**

PUBLIC HEARING

- 2. Zoning File 18-14 – Tom Thumb Fuel Center:** Consider and take the necessary action on a request for approval of zoning change from LR-M(2) Local Retail to PD Planned Development for LR-M(2) Local Retail with modified development standards to allow for a motor vehicle service station on approximately 20.71 acres located at the northeast corner of N. Coit Road and W. Campbell Road. Applicant: C.J. Ponton, PE, Kimley-Horn, representing Tri-State Commercial Associates. *Staff: Amy Mathews.*
- 3. Zoning File 18-16 – Hat Creek Burger Co.:** Consider and take the necessary action on a request for approval of a change in zoning from TO-M Technical Office to PD Planned Development for TO-M Technical Office with modified development standards for the development of two drive-through restaurants located at 2311 N. Central Expressway. Applicant: Sam Brown, Hat Creek Burger Co. *Staff: Amy Mathews.*
- 4. Zoning File 18-18 – Duck Creek Professional Park:** Consider and take the necessary action on a request for a change in zoning from LR-M (1) Local Retail to PD Planned Development for the O-M Office District with modified development standards for the development of two office buildings on approximately 2.5 acres located at 998 N. Plano Road. Applicant: Travis Thompson, Duck Creek Professional Park, Ltd. *Staff: Daniel Harper.*
- 5. Zoning File 18-20 – The Learning Experience:** Consider and take the necessary action on a request for approval of a change in zoning from O/C Office/Commercial to PD Planned Development for the O/C Office/Commercial District with modified development standards for the development of a childcare center on approximately 3.4 acres located at 528 Centennial Boulevard. Applicant: Jonathan Hake, Cross Engineering, representing Centennial Blvd. LP. *Staff: Amy Mathews.*

6. **Zoning File 18-21 – Royal Garden Towns:** Consider and take the necessary action on a request for approval of a change in zoning from R-1250-M Residential to PD Planned Development for the RA-1100-M Townhomes District with modified development standards for the development of a 97 lot, single-family attached home subdivision on approximately 9.4 acres located at the southeast corner of Greenville Avenue and Centennial Boulevard. Applicant: Anna Paryani, Greenville Development, Inc. *Staff: Sam Chavez.*

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, JUNE 15, 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.