

**AGENDA**  
**CITY OF RICHARDSON – CITY PLAN COMMISSION**  
**TUESDAY, SEPTEMBER 18, 2018 AT 7:00 P.M.**  
**CIVIC CENTER – COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 5:45 P.M.** Prior to the regular business meeting, the City Plan Commission will meet with staff in the Huffhines 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.**

**EXECUTIVE SESSION:** In compliance with Section 551.071(1) of the Texas Government Code, the City Plan Commission will convene into closed session to discuss the following:

- Nilkanthvarni Hospitality, LLC v. City of Richardson, City of Richardson Plan Commission (Ron Taylor, Janet DePuy, Marilyn Frederick, Thomas J. Maxwell, Jr., Randy Roland, Bill Ferrell and Stephen Springs), City of Richardson Director of Development Services (Michael Spicer), Retford Investments, LLC, EES Real Estate Management, LLC, MobileComm Ventures, LLC, CBAX Properties IV, LLC, and Custer Commons Office Park Association, No. 417-02115-2017 in the 417<sup>th</sup> Judicial District Court of Collin County, Texas

**RECONVENE INTO REGULAR SESSION:** City Plan Commission will reconvene into open session and take action, if any, on matters discussed in executive session.

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

**MINUTES**

1. **Approval of minutes of the regular business meeting of August 21, 2018.**

**VARIANCE**

2. **Variance 18-03 – Prewitt Dental Office:** Consider and take necessary action on a request for a variance from Chapter 21, the Subdivision and Development Code, to waive the requirement for a 6-foot screening wall along the west property line and a request for a variance to allow a reduced open space requirement for the side or rear of a non-residential building abutting a residential district along the west property line for the property located at 501-509 W. Campbell Road. Applicant: Sarah M. Harper, Harper Design PLLC, representing William Prewitt, Pony Boat, LLC. *Staff: Chris Shacklett.*

**PUBLIC HEARING**

3. **Replat – Rockwell-Shiloh Subdivision, Lot 2C:** Consider and take necessary action on a request for approval of a replat of two (2) lots into one (1) lot to accommodate the construction of a 345-space parking lot on the south side of the existing office development. The 17.97-acre lot is located at 3300 E. Renner Road, on the south side of Renner Road, between Shiloh Road and Telecom Parkway. Applicant: Randall Eardley, Wier & Associates, Inc., representing PPBC, #3 LP. *Staff: Daniel Harper.*

4. **Replat – Galatyn Park North Addition, Lot 1C & 7, Block C:** Consider and take necessary action on a request for approval of a replat of one (1) lot, totaling 34.29 acres into two (2) lots to accommodate the development of a 306-unit multi-family development on a 3.28-acre lot. The remaining acreage will be platted as a 30.42-acre lot with no proposed development and a 0.59-acre right-of-way dedication to accommodate the development. The subject property is located between CityLine Drive and President George Bush Highway, east of Wilshire Way. Applicant: Aaron Graves, Kimley-Horn and Associates, Inc., representing BCS East Land Investments, LP. *Staff: Chris Shacklett.*
5. **Zoning File 18-24 – Office/Retail Building:** Consider and take necessary action on a request for approval of a Special Development Plan for the development of a 6,163 square foot, single-story building. The property is located at 107 S. Sherman Street and is currently zoned PD Planned Development Main Street/Central Expressway Form Based Code (Central Place Sub-district). Applicant: Yu-Ju Chang and Jeroen Van Cauwelaert. *Staff: Amy Mathews.*
6. **Zoning File 18-26 – Platinum Development:** Consider and take necessary action on a request for approval of a change in zoning from R-1250-M Residential to a Planned Development District to accommodate the development of a self-service warehouse and retail uses on approximately 2.59 acres located at the southwest corner of Abrams Road and Buckingham Road. The property is zoned R-1250-M Residential. Applicant: Maxwell J. Fisher, AICP, Masterplan, representing Mohamed I. Jetpuri & Yasmin Farida Revocable Living Trust. *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, AUGUST 14, 2018.

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TIFFANY HERRON, ADMINISTRATIVE 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.