

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, NOVEMBER 06, 2018 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 5:45 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. Update on the Collins/Arapaho Transit-Oriented Development and Innovation District Study.**
 - B. Discussion of Regular Agenda items.**
 - C. 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 October 16, 2018.**

CONSENT AGENDA

2. **Final Plat – Heights Park Addition, Lot 1, Block 1:** A request for approval of a final plat to define the limits of Heights Park, dedicate rights of way for the surrounding streets, and show existing easements on the property. Applicant: City of Richardson. *Staff: Dan Tracy.*

PUBLIC HEARING

3. **Replat – Berkner High School, Lot 1A, Block A:** Consider and take necessary action on a request for approval of a residential replat to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the Berkner High School campus. The 45.40-acre lot is zoned PD Planned Development for the R-1500-M Residential District and is located at 1600 E. Spring Valley Road, southwest corner of Spring Valley Road and Yale Boulevard. Applicant: Dale R. White, RLG Consulting Engineers, representing Richardson Independent School District. *Staff: Chris Shacklett.*
4. **Replat – Richardson High School Addition, Lot 1B, Block A:** Consider and take necessary action on a request for approval of a residential replat to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the Richardson High School campus. The 40.63-acre lot is zoned PD Planned Development for the R-1500-M Residential District and is located at 1250 W. Belt Line Road, northwest corner of Belt Line Road and Mimosa Drive. Applicant: Dale R. White, RLG Consulting Engineers, representing Richardson Independent School District. *Staff: Chris Shacklett.*
5. **Replat – JJ Pearce Addition, Lot 1A, Block A:** Consider and take necessary action on a request for approval of a residential replat to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the JJ Pearce High School campus. The 45.93-acre lot is zoned PD Planned Development for the R-1500-M Residential District and is located at 1600 N. Coit Road, northeast corner of Coit Road and Melrose Drive. Applicant: Dale R. White, RLG Consulting Engineers, representing Richardson Independent School District. *Staff: Chris Shacklett.*

6. **Replat – Fall Creek Park, Lots 4A & 5, Block 1:** Consider and take necessary action on a request for approval of a replat to subdivide one (1) lot into two (2) lots to accommodate the development of a restaurant with drive-through service. The 1.72-acre lot is located at 2311 N. Central Expressway, northwest corner of Central Expressway and Fall Creek Drive. Applicant: Callie Aaker, Kimley-Horn and Associates, Inc., representing Hat Creek Burger Richardson, LLC. Staff: *Michael Flores*.
7. **Zoning File 18-27 – Eiland Coffee:** Consider and take necessary action on a request for approval of a Major Modification to accommodate the development of a four-story, 12,296 square foot coffee roasting business and restaurant with drive-through service on 0.367 acres located at the southwest corner of James Drive and S. Central Expressway, and an off-site parking lot on 0.71 acres located on the north side of James Drive, west of S. Central Expressway. The properties are zoned PD Planned Development - West Spring Valley (Area “A”). Applicant: Rusty Ridge, ID Studio4, representing Eiland Coffee Roasters. Staff: *Sam Chavez*.
8. **Zoning File 18-30 – Ten50 Barbecue:** Consider and take necessary action on a request to amend a Special Permit for a restaurant and private club located at 1050 N. Central Expressway. The property is zoned I-M(1) Industrial. Applicant: Donald F. Sopranzi, representing Triangle 75 Ltd. 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, NOVEMBER 2, 2018.

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.