

**AGENDA**  
**CITY OF RICHARDSON – CITY PLAN COMMISSION**  
**TUESDAY, DECEMBER 18, 2018 AT 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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**REGULAR BUSINESS MEETING: 7:00 P.M. – COUNCIL CHAMBERS**

**MINUTES**

- 1. Approval of minutes of the regular business meeting of December 4, 2018.**

**PUBLIC HEARING**

- 2. Replat – Flextronics Richardson, Lot 1 & 2, Block A:** Consider and take necessary action on a request for approval of a residential replat of 12.955 acres of property located on the west and east sides of Telecom Parkway at the northern city limit line, currently zoned PD Planned Development for the R-1500-M Residential District. The purpose of the replat is to combine platted and unplatted property to create two (2) lots and to dedicate easements. Applicant: Nathan Forney, Kimley-Horn, representing HS 79.70 Blue Light Plano, LP. *Staff: Daniel Harper.*
- 3. Zoning File 18-27 – Eiland Coffee (continued from December 4, 2018, CPC meeting):** 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: Chris Shacklett.*
- 4. Zoning File 18-33 – Richardson Village:** Consider and take necessary action on a request for approval of a zoning change from C-M Commercial to PD Planned Development for the C-M Commercial district with modification of the off-street parking requirements. The approximate 7.25 acre site is located north of Belt Line Road, on the east side of Plano Road. Applicant: Houshang Jahvani, Jahvani Consulting Engineers, Inc. *Staff: Amy Mathews.*

5. **Zoning File 18-34 – Two Creeks Marketplace:** Consider and take necessary action on a request for approval of a Special Permit for a temporary open-air market located at 110 W. Campbell Road. The property is currently zoned C-M Commercial. Applicant: Micah Scrogginthorpe, Two Creeks Marketplace. *Staff: Amy Mathews.*
  
6. **Zoning File 18-35 – Velvet Snout Canine Adventure Center:** Consider and take necessary action on a request to rescind ordinance numbers 2080-A, 2806-A, and 2820-A for Child Care Centers, and approval of a Special Permit for a dog daycare and boarding facility, located at 1010 Hampshire Ln. The property is currently zoned C-M Commercial. Applicant: Laura Couch, The Velvet Snout Canine Adventure Center. *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, DECEMBER 14, 2018.

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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.