

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, MARCH 2, 2021 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

City Plan Commission Meetings are held in the City Council Chambers. Due to social distancing, seating in the Council Chambers will be limited. Members of the public are encouraged to watch City Plan Commission meetings online (<https://www.cor.net/video>) or on cable.

Persons not attending the meeting who would like their views to be made a part of the public record may utilize the online Public Comment Card (<https://www.cor.net/PublicCommentForm>).

BRIEFING SESSION: 6:00 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the City Council Chambers to receive a briefing on:

- A. Discussion of Regular Agenda items**
 - B. Staff Report on pending development, zoning permits, and planning matters**
-

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

MINUTES

- 1. Approval of minutes of the regular business meeting of February 2, 2021.**

CONSENT AGENDA

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. Replat – Belt Line / Glenville Addition, Lot 5A:** Consider and act on a request for approval of a replat of Lot 5 of the Belt Line / Glenville Addition to dedicate and abandon easements to accommodate the development of a 7,500-square foot multi-tenant retail building with a restaurant with drive-through service. The 0.751-acre lot is located at 1225 E. Belt Line Road, on the north side of Belt Line Road, east of Glenville Drive. *Property Owner: Tony Ramji, Victory Shops Richardson Sq., LLC. Staff: Chris Shacklett.*
- 3. Replat – The Crossings at Greenville Addition:** Consider and act on a request for approval of a residential replat of Lot 1, Block A of Rosehill Addition, Phase III and Lots 1 through 10, Block B and Creekview Court Common Area of Rosehill Addition, Phase II to subdivide the property and to dedicate and abandon easements to accommodate the development of a 79-lot townhome development. The 9.424-acre site is located on the south side of Centennial Boulevard, between Greenville Avenue and Abrams Road. *Property Owner: Murtuza Ghose, Greenville Development Inc. Staff: Chris Shacklett.*

PUBLIC HEARING

4. **Zoning File 21-01 – Dutch Bros Coffee:** Consider and act on a request for a Special Permit for a restaurant with drive-through service on 0.52 acres of a 9.25-acre lot currently zoned C-M Commercial located west of West Shore Drive, on the south side of W. Arapaho Road. *Property Owner: David Dombroff, Wasa Properties Arapaho Village, LLC. Staff: Daniel Harper*

5. **Zoning File 21-02 – ProShield Auto Glass:** Consider and act on a request for a Special Permit for motor vehicle repair-minor (auto glass repair and installation) on 1.38 acres currently zoned Main Street/Central Expressway PD Planned Development (Gateway Commercial Sub-District) located at 610 S. Sherman Drive, Suite 102, south of W. Phillips Street, on the west side of S. Sherman Street. *Property Owner: Ridley Culp, Stream Realty Partners. Staff: Daniel Harper.*

6. **Zoning File 21-03 – Service King:** Consider and act on a request for major modifications to the development standards of the West Spring Valley PD Planned Development District on approximately 3.1 acres located at 808 S. Central Expressway, north of W. Spring Valley Road, on the west side of S. Central Expressway to allow remodeling of the existing 14,800 square foot single-story office building and the addition of carports. *Property Owner: Sam Hanson, Service King Collision Repair Centers. 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, FEBRUARY 26, 2021.

CONNIE ELWOOD, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING LINDSAY TURMAN, ADA COORDINATOR, VIA PHONE AT 972 744-0908, 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.