

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, MARCH 16, 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: 6:15 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**
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REGULAR BUSINESS MEETING: 7:00 P.M. – COUNCIL CHAMBERS

MINUTES

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

PUBLIC HEARING

- 2. Zoning File 21-04 – Jasmine Cafe:** Consider and act on a request for a Special Development Plan with modifications to the development standards of the Main Street/Central Expressway PD Planned Development (Railside Sub-District) on approximately 2.01 acres located at 820 and 850 S. Sherman Street, north of W. Spring Valley Road, on the west side of S. Sherman Street to allow a flag lot associated with a new 2,555 square foot single story office building, a new 1,800 square foot single-story addition and an amended concept plan. *Owner: Sammy Jibrin, Majestic Cast Inc. Staff: Sam Chavez*
- 3. Zoning File 21-05 – Fuzzy Tails:** Consider and act on a request for a special permit for a dog daycare within a 2,640 square foot lease space of a 15,000 square foot single-story building on a 1.38-acre lot currently zoned LR-M(2) Local Retail located at 810 W. Arapaho Road, west of West Shore Drive, on the north side of W. Arapaho Road. *Owner: Michelle Norwood, Quine & Associates. Staff: Daniel Harper.*

4. **Zoning File 21-06 – ATR Richardson Square:** Consider and act on a request to amend the current zoning on approximately 13.143 acres currently zoned PD Planned Development for LR-M(2) Local Retail with Special Permits for three (3) restaurants with drive-through service located southeast of the southeast corner of S. Plano Road and E. Belt Line Road related to a revised concept plan, elimination of a required turn lane along E. Belt Line Road, and to allow for a flag lot configuration for proposed Lot 10B, including modified development standards. *Property Owners: John Dickey, ATR Corinth Beltline & Plano, LLC., David Vu Tran, VM Holding Companies and Trust of Koutzoglou A & Helene KK 1978 Family. 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, MARCH 12, 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.