

**AGENDA**  
**CITY OF RICHARDSON – CITY PLAN COMMISSION**  
**TUESDAY, AUGUST 3, 2021 AT 7:00 P.M.**  
**CIVIC CENTER – COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

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City Plan Commission Meetings are held in the City Council Chambers. Members of the public may also 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>).

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**BRIEFING SESSION: 6:30 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 July 20, 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 – Richardson Heights Estates, 3<sup>rd</sup> Installment, Lots 13A & 14, Block 83:** Consider and act on a request for approval of a replat of Lot 13, Block 83 of the Third Installment of Richardson Heights Estates to subdivide the existing 9.25-acre lot into two (2) lots to accommodate the development of a 950-square foot restaurant with drive-through service on a 0.4609-acre lot. The 9.25-acre site is located at the southwest corner of W. Arapaho Road and West Shore Drive. *Property Owner: David Dombroff, Wasa Properties Arapaho Village, LLC. Staff: Daniel Harper.*

**PUBLIC HEARING**

- 3. Zoning File 21-14 – Special Permit – Dutch Bros Coffee:** Consider and act on a request to amend a Special Permit related to hours of operation for a restaurant with drive-through service on 0.52 acres of a 9.25-acre lot 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.*

**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, JULY 30, 2021.

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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 ADACCOORDINATOR@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.