

**AGENDA**  
**CITY OF RICHARDSON - CITY PLAN COMMISSION**  
**MARCH 15, 2016, 7:00 P.M.**  
**CIVIC CENTER – COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 6:00 P.M. – EAST CONFERENCE ROOM** 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 February 16, 2016.**

**PUBLIC HEARINGS**

- 2. Zoning File 16-02 – CityLine Single Family:** Consider and take necessary action on a request for a change in zoning from PD Planned Development for C-M Commercial to PD Planned Development to accommodate the development of a single-family neighborhood on a 2.44 acre tract of land. The property is located at CityLine Drive and the future extension of Foxboro Drive. Applicant: Trevor Brickman, representing Centre Living Homes. *Staff: Sam Chavez.*
- 3. Zoning File 16-04 – PDQ:** Consider and take necessary action on a request for approval of a Special Permit for a restaurant with drive-through service to be located at 2060 N. Coit Road, east side of Coit Road, north of Campbell Road. The property is currently zoned LR-M(2) Local Retail. Applicant: Dan H. Smith, representing Foremark Real Estate Services. *Staff: Chris Shacklett.*
- 4. Zoning File 16-05 – Courtesy Nissan:** Consider and take necessary action on a request for approval of a Special Permit for on-site accessory parking to be located at 1701-1801 Gateway Boulevard, west side of Gateway Boulevard between Municipal Drive and Omni Drive. The property is currently zoned O-M Office. Applicant: John McFaddin, representing Courtesy Nissan. *Staff: Chris Shacklett.*
- 5. Zoning File 16-06 – McDonald’s:** Consider and take necessary action on a request for approval of a Special Permit for a restaurant with drive-through service to be located at 1251 E. Belt Line Road, north side of Belt Line Road, west of Plano Road. The property is currently zoned C-M Commercial. Applicant: Leslie Ford, representing Rogue Architects. *Staff: Sam Chavez.*

6. **Zoning File 15-33 – Residences on Duck Creek Trail (continued from February 2, 16, and March 1, 2016 meetings):** Consider and take necessary action on a request for a change in zoning from R-1800-M Residential to PD Planned Development to accommodate the development of a maximum 60-unit apartment community. The 4.4 acre site is located at 700 N. Plano Road, east side of Plano Road south of Arapaho Road. Applicant: Travis Thompson, representing Twin Rivers Capital Partners II, LLC. *Staff: Chris Shacklett.*

**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 11, 2016.

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Kathy Welp, 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.