AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, MAY 21, 2024, AT 7:00 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75082

The City Plan Commission meeting will be held in the Multipurpose Room #CH 157 of the Richardson City Hall located at 2360 Campbell Creek Boulevard, Richardson, TX 75082. Members of the public may also watch City Plan Commission (CPC) meetings online (https://www.cor.net/citv). **Cablecast viewing of CPC meetings for U-verse and Spectrum customers is temporarily unavailable due to a fire which damaged Richardson City Hall. Cablecast services will be restored as soon as possible.**

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 Multipurpose Room #CH 157 at the above listed address 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. – MULTIPURPOSE ROOM #CH 157

MINUTES

1. Approval of minutes of the regular business meeting of April 16, 2024 and May 7, 2024.

CONSENT AGENDA

All items listed under the consent agenda are considered to be routine by the City Plan Commission and will be enacted upon 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 Center, Lot 10C: Consider and act on a request for a replat of Lot 10B of the Richardson Center to dedicate an Oncor easement and multiple water easements for future redevelopment for retail and commercial uses. The 9.065-acre tract is located at the southeast corner of South Plano Road and East Belt Line Road. *Owner: Vu Tran, VM Holding Company, Inc. Staff: Dan Tracy*

PUBLIC HEARING

3. ZF 24-07 Waterwood Villas: Consider and act on a request to rezone approximately 2.22 acres located at 2251 N. Glenville Drive, on the west side of N. Glenville Drive, south of Waterwood Drive, from I-M(1) Industrial to PD Planned Development with modified development standards for a multi-family development. Owner: Midas Richardson III, LLC. *Staff: Derica Peters.*

4. ZF 24-08 ATRE Waterview Student Apartments: Consider and act on a request to amend the PD Planned Development for a 13.03-acre development located between Waterview Parkway and President George Bush Highway, east of Frankford Road, to allow student-purpose built apartments on the east side of the property in lieu of apartments and amendments to the development standards. Owner: Mehrdad Mazaheri. *Staff: Sam Chavez.*

5. **ZF 24-10 Restaurant Park:** Consider and act on a request for an amendment of an approved Major Modification of the West Spring Valley PD Planned Development District for approximately 5.3-acres located at 740 S. Central Expressway, on the west side of S. Central Expressway between Floyd Road and James Drive, to allow a Micro-Brewery/Brewpub and amendment of the development standards. Property Owner: Richardson RP Development Corp. c/o Hermansen Land Dev. Inc. *Staff: Sam Chavez.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT RICHARDSON CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, MAY 17, 2024.

A.J. CASTANEDA, EXECUTIVE SECRETARY
DEVELOPMENT SERVICES – PLANNING

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, LOCATED AT 2360 CAMPBELL CREEK BLVD, SUITE 550, RICHARDSON, TX 75082, VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT ADACOORDINATOR@COR.GOV.

PURSUANT TO SECTION 46.03, PENAL CODE (PLACES WEAPONS PROHIBITED), A PERSON MAY NOT CARRY A FIREARM OR OTHER WEAPON ON THIS PROPERTY. *

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE RICHARDSON ROOM AND/OR COUNCIL CHAMBERS OR ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY PLAN COMMISSION IS HELD.