AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, JULY 1, 2025, AT 7:00 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75082

Closed Executive Session Authorized
As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session to seek confidential legal advice from the City Attorney on any listed agenda item.

Meeting Information

- Public hearing information: https://www.cor.net/PublicHearing
- Public Comment Cards for comments or public hearings can be found at www.cor.net/PublicCommentForm and submitted online by 5:00 p.m. on the date of the meeting or in person before the meeting begins to be included in the public record.
- City Planning Commission meetings are available for viewing via live-stream online and on-demand at https://www.cor.net/citv.

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.

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 the minutes of the regular business meeting of June 17, 2025.**

CONSENT AGENDA

2. **Replat – 190 Corporate Center, Lot 1D, Block A:** Consider and act on a request for a replat of Lot 1C, Block A, of the 190 Corporate Center to dedicate water easements and abandon certain easements. The 3.174-acre tract of land is located south of Breckinridge Boulevard, east of N. President George Bush Highway, and west of Shiloh Road. *Owner: Jeff Anderson, HHRE Richardson MOB, LLC Staff: Aaron Zilz.*

PUBLIC HEARING

3. **Zoning File 25-10 – Special Permit & Special Development Plan – Ayat Restaurant:** Consider and act on a request for a Special Development Plan and a Special Permit for a Drive-Through Restaurant within an existing building on a 0.7-acre lot located at the northwest corner of Sherman Road and Spring Valley Road and currently zoned Main Street/Central Expressway PD Planned Development (Railside Sub-District). *Owner: The Jibrins LLC. Staff: Derica Peters.*

4. **Zoning File 25-11 – PD Planned Development – Telecom Warehouse:** Consider and act on a request to change the zoning on 66.56 acres located at the southwest corner of Breckinridge Blvd and Telecom Pkwy from l-M(1) Industrial District to PD Planned Development for the l-M(1) Industrial District with modified development standards for an office/warehouse building. *Owner: Michael Schack, HIG/DSP Richardson Owner LLC. Staff: Derica Peters.*

5. **Zoning File 25-12 – Major Modification – The Leaves:** Consider and act on a request for a major modification to the development standards of the West Spring Valley PD Planned Development District on approximately 8.5 acres located at 1230 W. Spring Valley Road to accommodate the development of 5 new residential buildings containing a total of 11 units on an existing site developed for nursing home, an independent living facility and supporting residential uses. *Owner: The Leaves Inc. Staff: Derica Peters*.

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, JUNE 27, 2025.

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A.J. CASTANEDA, EXECUTIVE SECRETARY
DEVELOPMENT SERVICES

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 OF ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY PLAN COMMISSION IS HELD.