

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, APRIL 3, 2018 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 6:00 P.M. 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 March 22, 2018.**

PUBLIC HEARING

- 2. Zoning File 18-08 – The Cottages on Mimosa:** Consider and take the necessary action on a request for approval of a zoning change from LR-M (1) Local Retail to PD Planned Development to accommodate the development of a maximum 77-unit apartment community on approximately 4.61 acres located at 1900 Mimosa Drive, south of W. Campbell Road. The property is zoned LR-M (1) Local Retail. Applicant: Jason Leeds, Leeds Real Estate Services, Inc., representing Pavillion Mimosa Holdings, Ltd. *Staff: Amy Mathews.*
- 3. Zoning File 18-02 – Pharmco Cellular Antenna:** Consider and take the necessary action on a request for approval of a zoning change from TO-M Technical Office to PD Planned Development for TO-M Technical Office with modified development standards to allow a cellular antenna on approximately 0.49 acres located at 302 S. Bowser Road, south of Frances Way. Applicant: Peter Kavanaugh, Zone Systems, Inc., representing Pharmco International, Inc. *Staff: Amy Mathews.*
- 4. Zoning File 18-03 – Edgecore Data Center:** Consider and take the necessary action on a request for approval of a zoning change from I-M(1) Industrial to PD Planned Development for I-M(1) Industrial with modified development standards on approximately 33.36 acres located at the northeast corner of Shiloh Road and Research Drive, south of Breckinridge Boulevard. Applicant: Chet Leugers, Pacheco Koch, representing Mount Elbert Capital Partners. *Staff: Amy Mathews.*
- 5. Zoning File 18-05 – Chick-fil-A:** Consider and take the necessary action on a request to amend an existing Special Permit for a restaurant with drive-through service on 0.82 acres located at 106 W. Campbell Road, northwest of Campbell Road and Alamo Road. The property is currently zoned C-M Commercial. Applicant: Brian Burger, PE, Burger Engineering, LLC, representing LG 75 Campbell, LLC. *Staff: Amy Mathews.*

6. **Zoning File 18-06 – Hertz Car Sales & Rental:** Consider and take the necessary action on a request for approval of a Special Permit for Motor Vehicle Sales/Leasing, Used and Motor Vehicle Rental located at 201 N. Central Expressway, at the northwest corner of N. Central Expressway and W. Tyler Street. The property is currently zoned PD Planned Development Main Street/Central Expressway Form Based Code (Central Place Sub-district). Applicant: Hamid Poury, 201 Central LLC. Staff: Amy Mathews.

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 30, 2018.

CONNIE ELLWOOD, 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.