

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – DECEMBER 4, 2018**

The Richardson City Plan Commission met on December 04, 2018, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Ron Taylor, Chairman
Randy Roland, Vice Chairman
Tom Maxwell, Commissioner
Stephen Springs, Commissioner
Bill Ferrell, Commissioner
Ken Southard, Commissioner
Dorthy McKearin, Alternate
Gwen Walraven, Alternate

MEMBERS ABSENT: Marilyn Frederick, Commissioner

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Services – Planning
Tiffany Herron, Administrative Secretary I
Amber Hogg, Administrative Clerk

BRIEFING SESSION

Prior to the start of the regular business meeting, the City Plan Commission met with staff regarding staff reports, agenda items and rezoning initiatives. No action was taken.

REGULAR BUSINESS MEETING

1. Approval of Minutes of the regular business meeting on November 20, 2018.

Motion: Commissioner Maxwell made a motion to approve the minutes as presented; second by Commissioner Ferrell. Motion approved 7-0.

PUBLIC HEARING

- 2. Zoning File 18-27 – Eiland Coffee (continued from November 6, 2018, CPC meeting):** Consider and take necessary action on a request for approval of a Major Modification to accommodate the development of a four-story, 12,296 square foot coffee roasting business and restaurant with drive-through service on 0.367 acres located at the southwest corner of James Drive and S. Central Expressway, and an off-site parking lot on 0.71 acres located on the north side of James Drive, west of S. Central Expressway. The properties are zoned PD Planned Development - West Spring Valley (Area "A"). Applicant: Rusty Ridge, ID Studio4, representing Eiland Coffee Roasters. *Staff: Sam Chavez.*

Staff Comments

Mr. Chavez presented regarding Zoning File 18-27 – Eiland Coffee. He received an email from the applicant requesting the case be continued to the December 18, 2018 City Plan Commission Meeting. He noted that staff had no further presentation regarding the case and made himself available for questions.

Commission Discussion

With no questions for staff, Chairman Taylor opened the public hearing.

Public Comments

No comments were received in favor or in opposition from the public.

Commission Action

Motion: Commissioner Southard made a motion to continue Zoning File 18-27 – Eiland Coffee to December 18, 2018; second by Commissioner Springs. Motion approved 7-0.

Adjourn

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 7:05 p.m.

Ron Taylor, Chairman