

**AGENDA**  
**CITY OF RICHARDSON – CITY PLAN COMMISSION**  
**TUESDAY, MAY 7, 2019 AT 7:00 P.M.**  
**CIVIC CENTER – COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

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**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. Update on the Collins/Arapaho Transit-Oriented Development and Innovation District Rezoning Initiative.**
  - B. Discussion of Regular Agenda items.**
  - C. 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 April 16, 2019.**

**CONSENT**

All items listed under the Consent Agenda are considered to be routine by the City Plan Commission and will be enacted 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. Site Plan, Landscape Plan & Elevations – La Quinta Inn & Suites:** Consider and take the necessary action on a request for approval of a site plan, landscape plan, and building elevations to accommodate the development of a 4-story, 104-room, limited service hotel. The 2.111-acre lot is located at 495 W. President George Bush Highway, on the south side of President George Bush Highway, between Custer Parkway and Alma Road. Applicant: Anant Patel, representing Nilkanthvarni Hospitality LLC. *Staff: Chris Shacklett*

**VARIANCE**

- 3. Variance 19-04 – DATA of Richardson:** Consider and take necessary action on a request for a variance from Chapter 21, the Subdivision and Development Code, to waive the requirement for on-site parking for a religious institution and allow required parking to be located across the street at Yale Elementary (1900 E. Collins Boulevard). The subject property is located at 1900 Forestwood Drive, at the northeast corner of Forestwood Drive and Collins Boulevard. Applicant: Moshe Segal, representing Young Jewish Couples. *Staff: Daniel Harper*

## PUBLIC HEARING

4. **Replat – Custer Court Addition, Lot 6A, Block A:** Consider and take the necessary action on a request for approval of a replat to accommodate the development of a 4-story, 104-room, limited service hotel. The 2.111-acre lot is located at 495 W. President George Bush Highway, on the south side of President George Bush Highway, between Custer Parkway and Alma Road. Applicant: Anant Patel, representing Nilkanthvarni Hospitality LLC. *Staff: Chris Shacklett*
5. **Replat – Richardson Heights No. 9, 2<sup>nd</sup> Section, Lots 10A & 11, Block 102:** Consider and take the necessary action on a request for approval of a residential replat of Lot 10, Block 102, a 2.662-acre lot, located on the north side of Holly Drive, on the west side of Mimosa Drive, currently zoned for the R-1100-M Residential District. The purpose of the replat is to create two (2) lots from one (1) lot and to dedicate easements. Applicant: Jerre Boling, Richardson Independent School District, representing the request on behalf of the owner, Community Christian Church. *Staff: Daniel Harper*
6. **Zoning File 19-07 – Richardson Square:** Consider and take necessary action on a request for approval of a zoning change from LR-M(2) Local Retail to a PD Planned Development District with a base of LR-M(2) Local Retail and three Special Permits to accommodate the development of three restaurants with a drive-through and two additional retail building uses on approximately 13.18 acres located south of Belt Line Road and east of Plano Road. The property is currently zoned LR-M(2) Local Retail. Applicant: Matt Moore, Claymoore Engineering, representing ATR Corinth Beltline & Plano, LLC. *Staff: Amy Mathews*
7. **Zoning File 19-12 – Town North Mazda:** Consider and take necessary action on a request for approval of a Special Development Plan for 3.25 acres of land to allow for the exterior remodel and expansion of an existing motor vehicle sales/leasing (new), facility located on the northeast corner of S. Central Expressway and W. Phillips Street. The property is currently zoned PD Planned Development – Main Street/Central Expressway Form Based Code (Central Place Sub-District). Applicant: James Stephenson, VLK Architects, Inc. representing Town North Automotive, Inc. *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, MAY 3, 2019.

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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.