

## AGENDA

**CITY OF RICHARDSON – CITY PLAN COMMISSION  
TUESDAY, SEPTEMBER 17, 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 **Huffines 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.**
  - C. City Plan Commission Interviews – Discussion.**
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### **REGULAR BUSINESS MEETING: 7:00 P.M. – COUNCIL CHAMBERS**

#### **MINUTES**

- 1. Approval of minutes of the regular business meeting of September 3, 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 and Landscape Plan – Restaurant Pad Site:** Consider and take the necessary action on a request for approval of a site plan and landscape plan to accommodate the development of a 3,500-square foot building on a 0.603-acre lot located at 1445 E. Belt Line Road, east of Plano Road, on the north side of Belt Line Road. Property Owner: Ban Tan, representing TFW Properties, LLC. Staff: Chris Shacklett.

#### **PUBLIC HEARING**

- 3. Replat – Spring Creek Business Park, Lot 3D, Block 5:** Consider and act on a request to replat Lots 3C and 4, Block 5 of Spring Creek Business Park to combine two (2) lots into (1) lot to allow for an accessory use to a religious institution to be located on the same lot as the religious institution. The 6.081-acre lot is located at 1450 E. Campbell Road, east of Plano Road, on the south side of Campbell Road and currently zoned LR-M(2) Local Retail. Property Owner: Sami Hage, representing St. Philopateer Coptic Orthodox Church. Staff: Chris Shacklett

4. **ZF 19-18 Special Permit – The Soccer Box:** Consider and act on a Special Permit request for a 10,400-square foot indoor youth soccer training and soccer facility on 3.97 acres currently zoned LR-M(2) Local Retail, located at 1600 N. Plano Road, Suite 1500, north of E. Collins Boulevard, on the east side of N. Plano Road. Property Owner: Gary Yeh, Key Point Management, Inc. *Staff: Sam Chavez*

**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, SEPTEMBER 13, 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 LINDSAY TURMAN, ADA COORDINATOR, VIA PHONE AT 972 744-0908, 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.