

**AGENDA**  
**CITY OF RICHARDSON – CITY PLAN COMMISSION**  
**TUESDAY, SEPTEMBER 21, 2021 AT 7:00 P.M.**  
**CIVIC CENTER – COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

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City Plan Commission Meetings are held in the City Council Chambers. Members of the public may also watch City Plan Commission meetings online (<https://www.cor.net/video>) or on cable.

Persons not attending the meeting who would like their views to be made a part of the public record may utilize the online Public Comment Card (<https://www.cor.net/PublicCommentForm>).

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**BRIEFING SESSION: 5:30 P.M.** Prior to the regular business meeting, the City Plan Commission will meet with staff in the City Council Chambers 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 September 7, 2021.**

**PUBLIC HEARING**

2. **Zoning File 21-15 – PD Planned Development – Haven at Waterview (continued from September 7, 2021):** Consider and act on a request to rezone 4.17 acres located east of Frankford Road, on the north side of Waterview Parkway from TO-M Technical Office to PD Planned Development for the A-950-M Apartment District with modified development standards to allow development of a 12-story apartment building with 195 units to accommodate approximately 526 beds. Owner: Mehrdad Mazaheri, George Bush Highway Investment LLC. *Staff: Chris Shacklett.*
3. **Zoning File 21-13 – Special Development Plan and Special Permit – Sherman Lofts:** Consider and act on a request for a Special Development Plan and Special Permit for a 3.78-acre lot located at the southeast corner of W. Spring Valley Road and S. Sherman Street currently zoned Main Street/Central Expressway PD Planned Development (Creative Corporate Sub-District) to allow development of a 4-story, mixed use development consisting of 299 apartment units, 3 live/work units and co-working space. Owner: Bruce Harig, Lang Spring Valley LLC. *Staff: Sam Chavez*
4. **Zoning File 21-17 – Major Modification and Special Permit – Dave’s Hot Chicken:** Consider and act on a request for a Major Modification to amend the concept plan and development standards and a Special Permit for a 2,800-square foot restaurant with drive-through service on approximately 5.1 acres currently zoned West Spring Valley PD Planned Development located on the west side of S. Central Expressway, between S. Floyd Road and James Drive. Owners: Kirk Hermansen, Richardson RP Property LLC and Richardson RP Development, Corp. *Staff: Sam Chavez*
5. **Zoning File 21-18 – Major Modification and Special Permit – Eiland Coffee:** Consider and act on a request for a Major Modification and a Special Permit for a property currently zoned West Spring Valley PD Planned Development to accommodate development of a two (2) story, 2,980-square foot restaurant with drive-through service on 0.61 acres located at the southwest corner of James Drive and S. Central Expressway, and a single-story, 5,152-square foot coffee roaster/warehouse/office facility on 0.67 acres located on the north side of James Drive, west of S. Central Expressway. Owners: David Harrel, 724 S Central LP and Clay Eiland, Eiland Coffee Holdings. *Staff: Sam Chavez*

6. **Zoning File 21-19 – PD Planned Development and Special Permit – Dogtopia:** Consider and act on a request to rezone a 0.906-acre lot located at the northwest corner of N. Jupiter Road and Infocom Drive from PD Planned Development for the LR-M(2) Local Retail District with a Special Permit for a childcare facility to PD Planned Development for LR-M(2) Local Retail District with a Special Permit for a dog daycare and kennel facility. Owner: Keeson Martin, The Shire at CityLine Ltd. *Staff: Daniel Harper*
  
7. **Zoning File 21-20 – PD Planned Development – J.J. Pearce High School:** Consider and act on a request to rezone a 45.93-acre lot located at the northeast corner of N. Coit Road and Melrose Drive from PD Planned Development for the R-1500-M Residential District to PD Planned Development for the R-1500-M Residential District with amended development standards with a revised concept plan to accommodate additional building square footage, relocation of driveways and the construction of additional parking spaces. Owner: Richardson Independent School District. *Staff: Chris Shacklett*

## **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 17, 2021.

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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 THE ADA COORDINATOR, VIA PHONE AT (972) 744-0908, VIA EMAIL AT [ADACoordinator@cor.gov](mailto:ADACoordinator@cor.gov), OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

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

\*This does not apply to licensed carriers.