

**AGENDA**  
**CITY OF RICHARDSON – CITY PLAN COMMISSION**  
**TUESDAY, MARCH 21, 2023, AT 7:00 P.M.**  
**RICHARDSON ISD ADMINISTRATION BUILDING**  
**400 S. GREENVILLE AVENUE**  
**RICHARDSON, TX 75081**

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City Plan Commission Meetings are held in the School Board Meeting Room at the Richardson ISD Administration Building. Members of the public may also watch City Plan Commission (CPC) meetings online (<https://www.cor.net/CITV>). **Cablecast viewing of CPC meetings for U-verse and Spectrum customers is temporarily unavailable due to a fire which damaged Richardson City Hall. Cablecast services will be restored as soon as possible.**

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: 6:00 P.M.** Prior to the regular business meeting, the City Plan Commission will meet with staff in in the School Board Meeting Room at the above listed address to receive a briefing on:

- A. Discussion of Regular Agenda items**
  - B. Review and discuss the Comprehensive Plan Update and project branding**
  - C. Staff Report on pending development, zoning permits, and planning matters**
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**REGULAR BUSINESS MEETING: 7:00 P.M. – SCHOOL BOARD MEETING ROOM**

**MINUTES**

1. **Approval of minutes of the regular business meeting of March 7, 2023.**

**PUBLIC HEARING**

2. **Zoning File 23-04 – Planned Development & Special Permit – K9 Resorts:** Consider and act on a request to rezone a 2.5-acre lot located at 2100 Alamo Road, on the east side of Alamo Road, north of Campbell Road, from LR-M(2) Local Retail to PD Planned Development for the LR-M(2) Local Retail District with amended development standards and for approval of a Special Permit for a dog daycare and boarding kennel within an existing building with an outdoor play area. *Property Owner: Keith Koop, Bravo Central, LLC. Staff: Chris Shacklett.*
3. **Zoning File 23-05 – Special Permit – China Spa Massage Establishment:** Consider and act on a request for approval of a Special Permit for a massage establishment located within an existing building on a 0.83-acre lot currently zoned Main Street/Central Expressway PD Planned Development (Centennial Green Sub-District), located at 210 E. Spring Valley Road, on the south side of Spring Valley Road, west of Greenville Avenue. *Property Owner: Yuanli Tang, Kuro Uma LLC. Staff: Derica Peters.*

**ADJOURN**

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL AND AT THE RICHARDSON ISD ADMINISTRATION BUILDING ON OR BEFORE 5:30 P.M., FRIDAY, MARCH 17, 2023.

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CHRIS SHACKLETT, ASST. DIRECTOR OF  
DEVELOPMENT SERVICES – PLANNING

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, LOCATED AT 2003 E. RENNEN ROAD, RICHARDSON, TX 75082, VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT [ADACoordinator@cor.gov](mailto:ADACoordinator@cor.gov).

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 PLAN COMMISSION IS HELD.