

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, NOVEMBER 19, 2024, AT 7:00 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75082

The City Plan Commission meeting will be held in the Multipurpose Room #CH 157, of the Richardson City Hall located at 2360 Campbell Creek Boulevard, Richardson, TX 75082. Members of the public may also watch City Plan Commission (CPC) meetings via live-stream online and on-demand at (<https://www.cor.net/city>).

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>).

BRIEFING SESSION: 6:15 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in Multipurpose Room #CH 157 at the above listed address 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. – MULTIPURPOSE ROOM #CH 157

MINUTES

- 1. Approval of minutes of the regular business meetings of October 3, 2024, and October 29, 2024.**

PUBLIC HEARING

- 2. Zoning File 24-21 PD Planned Development- Lennox Innovation R&D Center: (Continued from October 3, 2024)** Consider and act on a request to rezone approximately 7.52-acres from O-M Office with special conditions to PD Planned Development for the O-M Office District with amended development standards to accommodate the development of a 45,000-square foot research and development building at 2140 Lake Park Boulevard, on the north side of Lake Park Boulevard, east of Lake Park Way. Owner: Lennox International Inc. *Staff: Derica Peters.* (Requesting continuation to December 17, 2024, meeting)
- 3. Zoning File 24-24 PD Planned Development - Valencia Villas: (Continued from October 3, 2024)** Consider and act upon a request for approval to rezone approximately 4.08-acres located at 601 E. Main Street, north of E. Main Street, east of Grove Road, from R-1500-M Residential Temp District to PD Planned Development District for a townhome development with 38-units. Owner Jamy Properties LLC. *Staff: Derica Peters.* (Requesting continuation to December 3, 2024, meeting)
- 4. Zoning File 24-25 Special Permit – Haraz Coffee House:** Consider and act of a request for approval of a Special Permit for a restaurant with drive-through service on a 0.85-acre lot currently zoned O/C Office/ Commercial within a 3,000-square foot existing lease space located at 508 Centennial Boulevard, south of Centennial Boulevard, west of Audelia Road. Owner: Jamal Gharbieh, representing Centennial Falls, LLC. *Staff: Derica Peters.*
- 5. Zoning File 24-27 Special Permit – 7 Brew Coffee:** Consider and act on a request for approval of a Special Permit for a restaurant with drive-through service, on a 0.62-acre lot currently zoned LR-M(2) Local Retail, located at 1230 E. Belt Line Road, west of Plano Road. Owner: GMC Pursuit JV LLC. *Staff: Derice Peters.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT RICHARDSON CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY SEPTEMBER 27, 2024.

A.J. CASTANEDA, EXECUTIVE SECRETARY
DEVELOPMENT SERVICES

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, LOCATED AT 2360 CAMPBELL CREEK BLVD., SUITE 550, RICHARDSON, TX 75082. VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT 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 OF ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY PLAN COMMISSION IS HELD.