

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JANUARY 21, 2014**

The Richardson City Plan Commission met on January 21, 2014, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Barry Hand, Chairman
Gerald Bright, Vice Chair
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Eron Linn, Commissioner
Thomas Maxwell, Commissioner
Bill Ferrell, Alternate
Stephen Springs, Alternate

MEMBERS ABSENT: Randy Roland, Commissioner

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Svcs – Planning
Israel Roberts, Development Review Manager
Kathy Welp, Executive Secretary

BRIEFING SESSION

Prior to the start of the regular business meeting, the City Plan Commission met with staff to receive a briefing on staff reports and agenda items. No action was taken.

MINUTES

1. Approval of the minutes of the regular business meeting of January 7, 2014.

Motion: Commissioner DePuy made a motion to approve the minutes as presented; second by Commissioner Maxwell. Motion passed 7-0.

CONSENT AGENDA

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 and Landscape Plans (companion to Item 4):** A request for approval of a revised site and landscape plan to reflect the remodel of a former restaurant into a multi-tenant building. The 1.26-acre site is located at 350 S. Plano Road, on the west side of Plano Road, south of Belt Line Road. Applicant: Travis Bousquet, The Bousquet Group, representing Richardson Lynx LLC. *Staff: Israel Roberts.*
- 3. Site, Landscape and Building Elevation Plans – Raising Cane’s (companion to Item 4):** A request for approval of a 3,575 square foot restaurant with a drive-thru. The 0.84-acre site is located at 320 S. Plano Road, on the west side of Plano Road, south of Belt Line Road. Applicant: John Spiars, Spiars Engineering, representing Richardson Lynx LLC. *Staff: Israel Roberts.*

Motion: Vice Chair Bright made a motion to approve the Consent Agenda as presented; second by Commissioner Linn. Motion approved 7-0.

PUBLIC HEARING

4. **Replat - Richland Village Shopping Center Addition (companion to Items 2 and 3):** Consider and take necessary action on a replat of the Richland Village Shopping Center Addition, Lot 2, Block 2 to create two (2) lots. The 2.10-acre site is located at 320 and 350 S. Plano Road, on the west side of Plano Road south of Belt Line Road. Applicant: Travis Bousquet, The Bousquet Group, representing Richardson Lynx LLC. *Staff: Israel Roberts.*

Mr. Roberts explained the purpose of the replat was to subdivide the existing lot into two (2) lots for the development of a Raising Cane's restaurants and the redevelopment of the existing Furr's Cafeteria into a restaurant and retail building.

With no questions or comments from the Commission, Chairman Hand opened the public hearing.

Mr. Travis Bousquet, The Bousquet Group, representing Richardson Lynx, LLC, 6501 S. Carroll Boulevard, Denton, Texas, stated he was available to answer any questions.

Commissioner Linn asked if the opposition from the adjacent land owner mentioned in the previous meeting had been worked out.

Mr. Bouquet replied a compromise had been reached and there would be a reduction in the square footage for the existing Furr's building to accommodate additional square footage for the Raising Cane's restaurant.

No other comments in favor or opposed were received and Chairman Hand closed the public hearing.

Motion: Commissioner Ferrell moved to approve Item 3 as presented; second by Commissioner Frederick. Motion approved 7-0.

ADJOURN

With no further business before the Commission, Chairman Hand adjourned the regular business meeting at 7:09 p.m.

Barry Hand, Chair
City Plan Commission