

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, AUGUST 1, 2023, AT 7:00 P.M.
RICHARDSON POLICE DEPARTMENT, MULTIPURPOSE ROOM #1103
200 N. GREENVILLE AVENUE
RICHARDSON, TX 75081

The City Plan Commission meeting will be held in the Multipurpose Room #1103 of the Richardson Police Department. 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>).

BRIEFING SESSION: 6:15 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in Multipurpose Room #1103 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 #1103

MINUTES

- 1. Approval of minutes of the regular business meeting of July 18, 2023.**

VARIANCE

- 2. Variance 23-01 – Zion Church Screening Variance:** Consider and take necessary action on a request for a variance to Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article XXII-C, Sec. 22(a) to waive the requirement to screen parking areas for religious institutions in residential districts from the view of adjacent single-family residential districts. The property is located at 1620 E. Arapaho Road, on the south side of Arapaho Road, east of Bell Meade Drive. *Property Owner: Anish Abraham, representing Zion Church. Staff: Aaron Zilz.*
- 3. Variance 23-02 – Pet Supplies Plus Parking Variance:** Consider and take necessary action on a request for a variance to Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article XXII-D, Sec. 1(h)(1)(1)(2) to allow a 31-space parking reduction to accommodate an 11,647-square foot retail use within an approximately 63,000-square foot building. The property is located at 1300 E. Belt Line Road, on the south side of Belt Line Road, west of Plano Road. *Property Owner: Mark Cohen, Duane Texas Properties, LLC. Staff: Aaron Zilz.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL AND AT THE RICHARDSON POLICE DEPARTMENT ON OR BEFORE 5:30 P.M., FRIDAY, JULY 28, 2023.

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 ADACCOORDINATOR@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.