

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

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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>).

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**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 meeting of July 16, 2024.**

**PUBLIC HEARING**

- 2. Zoning File 24-17 Special Permit – Coram Deo Academy:** Consider and act on a request for approval of a Special Permit for a private school on an 8.6-acre lot currently zoned Local Retail LR-M(2) located within an existing building at 1301 Abrams Road, on the east side of Abrams Road, north of Walnut Street. Owner: Don Kim, Binnerri Presbyterian Church. Staff: Derica Peters.
- 3. Zoning File 24-18 Special Development Plan – The Nest Wellness Village:** Consider and act on a request for approval of a Special Development Plan to allow a non-residential mixed-use health and wellness center comprised of multiple buildings in lieu of residential development on 1.33 acres, including 0.042 acres for a total of 1.37 acres currently zoned Main Street/Central Expressway PD Planned Development District (Main Street Sub-District) located at the southeast corner of E. Kaufman Street and S. Texas Street. Owner: Scott Sanders and the City of Richardson. Staff: Derica 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, AUGUST 2, 2024.

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A.J. CASTANEDA, EXECUTIVE SECRETARY  
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 2360 CAMPBELL CREEK BLVD, SUITE 550, 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.