

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, MARCH 5, 2019 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 5:30 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the **East Conference Room** located on the first floor to receive a briefing on:

- A. Orientation by City Attorney regarding duties/responsibilities of City Plan Commission**
 - B. Discussion of Regular Agenda items.**
 - C. Staff Report on pending development, zoning permits, and planning matters.**
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REGULAR BUSINESS MEETING: 7:00 P.M. – COUNCIL CHAMBERS

MINUTES

- 1. Approval of minutes of the regular business meeting of February 19, 2019.**

VARIANCE

- 2. Variance 19-02 – Radial Lot Line Variance:** Consider and take the necessary action on a request for a variance from Chapter 21, the Subdivision and Development Code, to allow side lot lines that are not perpendicular or radial to the tangent or curved street lines in a residential district to replat two (2) lots into three (3) lots. The properties are located at 1030 W. Belt Line Road and 10 Shadywood Place. Applicant: Phillip Halff / Owners: Phillip Halff and Patrick & Lisa Tavares. *Staff: Daniel Harper.*

PUBLIC HEARING

- 3. Zoning File 18-36 – Gillett Industries:** Consider and take necessary action on a request for approval of a zoning change from I(M)-1 Industrial and R-1500-M Residential to PD Planned Development for I(M)-1 Industrial with modified development standards. The approximately 4.3-acre property is located east of Shiloh Road, south of Research Drive. Applicant: Patricia Fant, G&A McAdams, representing the Duchossois Group, Inc. *Staff: Amy Mathews.*
- 4. Zoning File 19-04 – Naturich Cosmetique Labs:** Consider and take necessary action on a request for approval of a zoning change from I(M)-1 Industrial to PD Planned Development for I(M)-1 Industrial with a Special Permit for Heavy Manufacturing and modified development standards on approximately 8.82 acres located at south of Research Drive and west of Telecom Parkway. Applicant: Prakash C. Purohit, Naturich Labs, Inc. *Staff: Amy Mathews.*

5. **Zoning File 19-06 – Comprehensive Zoning Ordinance Text Amendment – Special Permits:** Consider and take necessary action on a City-initiated amendment to Article XXII-A (Special Permits) of the Comprehensive Zoning Ordinance (Appendix A), by amending Section 7 (Special permit time or operation restrictions) in its entirety, by providing time and operation regulations, timeframes for acquisition of building permits and certificates of occupancy, and termination provisions related to special permits. *Staff: Sam Chavez.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, MARCH 1, 2019.

CONNIE ELLWOOD, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING TAYLOR LOUGH, ADA COORDINATOR, VIA PHONE AT 972 744-4208, VIA EMAIL AT ADACOORDINATOR@COR.GOV, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.