

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, APRIL 2, 2019 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 6:30 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the **Huffines Conference Room** located on the first floor 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. – COUNCIL CHAMBERS

MINUTES

- 1. Approval of minutes of the regular business meeting of March 5, 2019.**

PUBLIC HEARING

- 2. Replat – Centennial Buckingham Addition – Lot 15C & 18, Block A:** Consider and take necessary action on a request for approval of a replat to subdivide one (1) lot into two (2) lots to accommodate the development of a childcare center on the western lot. The 3.38-acre lot is located at 528 Centennial Boulevard, on the south side of Centennial Boulevard, west of Audelia Road. Applicant: Jonathan Hake, Cross Engineering Consultants, Inc., representing DFW Centennial Blvd LP. *Staff: Chris Shacklett.*
- 3. Zoning File 19-03 – Townhome Development:** Consider and take necessary action on a request for approval of a zoning change from R-1800-M Residential to PD Planned Development for RA-1100-M Townhome with modified development standards. The approximately 4.47 acre property is located at 1620 E. Arapaho Road, southeast corner of Arapaho Road and Bell Meade Drive. Applicant: Rob Baldwin, Baldwin Associates, representing First Assembly of God Church. *Staff: Amy Mathews.*
- 4. Zoning File 19-05 – Texas Horizon Academy:** Consider and take necessary action a request for approval of a Special Permit for a private school located at 1416 E. Collins Boulevard, west of N. Plano Road and south of E. Collins Boulevard. The property is zoned O-M Office. Applicant: Nusret Kaya, Raindrop Foundation. *Staff: Amy Mathews.*
- 5. Zoning File 19-08 – The Brave Hummingbird Healing Studio:** Consider and take necessary action a request for approval of a Special Permit for a massage therapy establishment located within an existing building at 1701 Gateway Boulevard. The property is currently zoned O-M Office. Applicant: Maria E. Rodriguez, The Brave Hummingbird Healing Studio. *Staff: Amy Mathews.*

6. **Zoning File 19-09 – Biolife Plasma Services:** Consider and take necessary action a request for approval of a request for approval of a Special Permit for a plasma collection center (an unlisted use) located at 1425 E. Belt Line Road, a 14,000 square foot lease space within an existing 31,476 square foot single-story building located adjacent to N. Plano Road. The property is currently zoned PD Planned Development for the C-M Commercial District. Applicant: Jeff Tarris, JCW Development LLC. *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 29, 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.