

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, APRIL 16, 2019 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 6:00 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the **Huffhines 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 Joint Meeting with the City Council and the City Plan Commission of April 1, 2019.**
- 2. Approval of minutes of the regular business meeting of April 2, 2019.**

VARIANCE

- 3. Variance 19-03 – Skyven Technologies:** Consider and take necessary action on a request for a variance from Chapter 21, the Subdivision and Development Code, to allow alternative screening in lieu of the required masonry screening wall or living screen in order to screen ground level equipment located along the north property line for the property located at 1201 International Parkway, north of E. Arapaho Road, between International Parkway and E. Executive Drive. Applicant: Arun Gupta, Skyven Technologies. *Staff: Daniel Harper.*

PUBLIC HEARING

- 4. Zoning File 19-05 – Texas Horizon Academy:** Consider and take necessary action on a request for approval of a Special Permit for a private school located at 1416 E. Collins Boulevard, east of N. Plano Road, south side 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 on a request for approval of a Special Permit for a massage therapy establishment located within an existing building at 1701 Gateway Boulevard east of N. Collins Boulevard at the southwest corner of Gateway Boulevard and Municipal Drive. 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 on 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.
7. **Zoning File 19-11 – Silver Pyramid Learning and Healing Center:** Consider and take necessary action on a request for approval of a Special Permit for a spiritual advisor, metaphysical classroom space, and massage establishment located at 101 S. Coit Road. The property is currently zoned C-M Commercial. Applicant: Sheryl A. Baird, Silver Pyramid. Staff: Amy Mathews.

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, APRIL 12, 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.