

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – APRIL 2, 2019**

The Richardson City Plan Commission met on April 2, 2019, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** Ron Taylor, Chairman  
Randy Roland, Vice Chairman  
Tom Maxwell, Commissioner  
Stephen Springs, Commissioner  
Bill Ferrell, Commissioner  
Ken Southard, Commissioner  
Marilyn Frederick, Commissioner  
Dorothy McKearin, Alternate  
Gwen Walraven, Alternate

**CITY STAFF PRESENT:** Sam Chavez, Assistant Director – Dev. Services – Planning  
Chris Shacklett, Development Review Manager  
Amy Mathews, Senior Planner  
Connie Ellwood, Executive Secretary

**BRIEFING SESSION**

Prior to the start of the regular business meeting, the City Plan Commission met with staff regarding staff reports, agenda items and rezoning initiatives. No action was taken.

**REGULAR BUSINESS MEETING**

**1. Approval of Minutes of the regular business meeting on March 5, 2019.**

**Motion:** Commissioner Maxwell made a motion to approve the minutes as presented; second by Commissioner Southard. Motion approved 7-0.

**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.*

**Staff Comments**

Mr. Shacklett presented regarding Replat – Centennial Buckingham Addition – Lot 15C & 18, Block A, stating the purpose of the replat is subdivide an existing lot into two (2) lots and to dedicate and abandon easements to accommodate the development of a 10,000-square foot childcare center on Lot 15C (western lot) which was approved in 2018 to accommodate the childcare center.

He stated the existing easements and setbacks would remain and this replat would dedicate access and utility easements and abandon fire lane and drainage easements across both lots. Mr. Shacklett concluded his presentation stating this replat did comply with all Planned Development district regulations as well all zoning and subdivision regulations and made himself available for questions.

### **Commission Discussion**

Vice Chairman Roland asked how addresses were obtained for the site and how that process worked.

Mr. Shacklett responded that the addresses for the plats would be listed on the first page of the plat under 'Addresses'. For this request, Lot 15C is listed as 524 Centennial and Lot 18 is 528 Centennial. Once a plat is approved by CPC, the plat would be filed at the county who would in turn route the information to internal departments and utilities communicating the address.

With no questions for staff, Chairman Taylor opened the public hearing.

### **Public Comments**

With no comments received in favor or in opposition from the public, Chairman Taylor closed the public hearing.

### **Commission Action**

**Motion:** Vice Chairman Roland made a motion to approve Replat – Centennial Buckingham Addition as presented; second by Commissioner Frederick. Motion approved 7-0.

Chairman Taylor spoke to the remainder of the published agenda specifically concerning agenda item numbers 3 through 6. He explained that due to an administrative error which resulted in improper notification for zoning cases: 19-03 – Townhome Development; 19-05 – Texas Horizon Academy; 19-08 – The Brave Hummingbird Healing Studio; and 19-09 – Biolife Plasma Services, these cases would not be part of the public hearing. He stated that anyone who would like to speak about a specific case, would allowed to do so, however, the Commission would not comment or take any action on any of the items.

### **Public Remarks**

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.*

Anthony Rice, 1505 Creekside Drive, Richardson came forward to express his concerns with the proposed development. He stated this development would become rental property, owned by individuals that do not reside in Richardson or in the state of Texas. He elaborated further that this development is geared towards a transient population and would request reconsideration of this request.

Rowell Lubbers, 1640 Windy Way, Richardson came forward to ask for clarity on case 19-03 and when it would go before the commission. He also asked specifically what the administrative error was that resulted in improper notification.

Sam Chavez responded, the public hearing for case 19-03 is tentatively scheduled for May 21, 2019 and further explained the administrative error was in creating mailing labels through the 'mail-merging' process. The file inadvertently removed the street address of the recipients for approximately 20% of those that required notification, only listing the name, the spouses name, city, state and zip code.

Pam Strouse, 1704 Piper Court, Richardson came forward to express her concern about the additional traffic that 48 additional townhomes would put on an already congested Arapaho Road. She further stated that overflow traffic has already funneled through the surrounding neighborhood streets. She expressed that a traffic study should be conducted before considering this request.

Gloria Sopko, 1003 Grant Drive, Richardson came forward to express her concern regarding the development of the townhomes on a small 4-acre tract of land among abutting developments. She also expressed her concern about current traffic and the potential for increased traffic through the residential streets.

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.*

Clarification: The property is located at 1416 E. Collins Boulevard, east of N. Plano Road and south of E. Collins Boulevard.

No public comments were received.

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.*

No public comments were received.

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.*

Pam Strouse, 1704 Piper Court, Richardson came forward and stated she was not in favor of this request. Her concerns are about the clientele for this form of establishment. She also provided ideas for redevelopment of the area to include establishments for shopping and dining.

Commissioners Springs inquired on the notification date for zoning cases: 19-05 – Texas Horizon Academy; 19-08 – The Brave Hummingbird Healing Studio; and 19-09 – Biolife Plasma Services.

Mr. Chavez responded that notifications will be mailed on Friday, April 5, 2019 for the City Plan Commission meeting being held on Tuesday, April 16, 2019.

**Adjourn**

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 7:21 p.m.

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Ron Taylor, Chairman