

City of Richardson City Plan Commission Agenda Packet Tuesday, December 7, 2021

To advance to the background material for each item in the agenda, click on the item title in the agenda or click on Bookmarks in the tool bar on the left side of your screen.

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, DECEMBER 7, 2021 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

City Plan Commission Meetings are held in the City Council Chambers. Members of the public may also watch City Plan Commission meetings online (<https://www.cor.net/video>) or on cable.

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>).

BRIEFING SESSION: 6:30 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the City Council Chambers to receive a briefing on:

- A. Discussion of Regular Agenda items**
 - B. Staff Report on pending development, zoning permits, and planning matters**
-

REGULAR BUSINESS MEETING: 7:00 P.M. – COUNCIL CHAMBERS

MINUTES

1. **Approval of minutes of the regular business meeting of November 2, 2021.**

PUBLIC HEARING

2. **Zoning File 21-26 – Special Permit – Permanent Cosmetics:** Consider and act on a Special Permit request for a permanent cosmetics use in an existing salon suite space located at 1821 N. Greenville Avenue on a 5.64-acre lot currently zoned PD Planned Development located on the south side of E. Campbell Road, west of N. Greenville Avenue. Property Owner: Stacey Griggs, MAA, representing Post Eastside LTD PS. Staff: *Daniel Harper*.

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, DECEMBER 3, 2021.

CONNIE ELLWOOD, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING LINDSAY TURMAN, ADA COORDINATOR, VIA PHONE AT 972 744-0908, 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.

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top, Lot 21 is in the middle, and Lot 22 is at the bottom. A street named 'COURT' runs diagonally across the middle. Another street, 'LEDGESTON', is visible at the bottom. Various measurements in feet and inches are scattered throughout the map.

Agenda Item 1

Approval of the Minutes of the November 2, 2021
City Plan Commission Meeting

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – NOVEMBER 2, 2021

The Richardson City Plan Commission met on November 2, 2021, at 7:00 p.m. in the City Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Bryan Marsh, Vice Chairman
Kenneth Southard, Commissioner
Stephen Springs, Commissioner
Joe Costantino, Commissioner
Gwen Walraven, Commissioner
Gary Beach, Commissioner

MEMBERS ABSENT: Randy Roland, Chairman
Sibyl LaCour, Commissioner
Michael Keller, Commissioner

CITY STAFF PRESENT: Sam Chavez, Interim Director – Development Services
Chris Shacklett, Interim Asst Director - Planning
Daniel Harper, Senior Planner
Jeff Jackson, 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 and agenda items. No action was taken.

REGULAR BUSINESS MEETING

1. Approval of Minutes of the regular business meeting on October 7, 2021.

Motion: Commissioner Springs made a motion to approve the minutes as presented;
Seconded by Commissioner Beach. Motion passed 6-0.

CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine by the City Plan Commission and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless desired, in which case any item(s) may be removed from the Consent Agenda for separate consideration.

2. Replat – JJ Pearce Addition, Lot 1B, Block A: Consider and act on a request for approval of a replat of Lot 1A, Block A of JJ Pearce Addition to dedicate and abandon easements to accommodate the expansion of the existing high school and other site modifications. The 45.93-acre lot is located at 1600 N. Coit Road, at the northeast corner of Coit Road and Melrose Drive. *Property Owner: Richardson Independent School District. Staff: Daniel Harper.*

Motion: Commissioner Southard made a motion to approve the consent agenda as presented. Seconded by Commissioner Beach. Motion Passed 6-0.

PUBLIC HEARING

Zoning File 21-23 Special Permit – Massage Establishment (My Foot Spa): Consider and act on a request for approval of a Special Permit for a massage establishment to be located in a 1,715-square foot lease space in a multi-tenant retail building located at the northeast corner of Campbell Road and Collins Boulevard. Owner: Ari Feinstein, NW Canyon Creek, LP. Staff: Chris Shacklett.

Mr. Shacklett began his presentation stating the request was for approval of a Special Permit for a 1,715-square foot lease space located in a multi-tenant retail building at the northeast corner of Campbell Road and Collins Boulevard and that the property is zoned C-M Commercial.

Mr. Shacklett stated the Comprehensive Zoning Ordinance was amended in 2016 to define massage establishment and to require a Special Permit for the use in all non-residential and non-apartment zoning districts. He stated the tenant is relocating from a lease space, where they have been located since 2014, on a property to the east that is owned by the same owner as the subject property.

Mr. Shacklett provided information about the current massage establishment provided to staff by the applicant:

- Primary services provided is foot massage, but full body massage services are also offered.
- All the therapists are licensed massage therapists.
- The current hours of operation are 10:00 a.m. to 8:30 p.m., seven (7) days a week and that the hours would remain the same at the proposed location.

Mr. Shacklett concluded his presentation stating that no correspondence regarding the request had been received. He then made himself available for questions.

Mr. David Sacher, 7225 S. Janmar Court, Dallas, Texas came forward representing the property owner. He commented that the tenant was well established in Richardson for approximately eight (8) years providing reflexology and foot massage services. Their interest was to downsize the suite as their current location was too large and costly. He then made himself available for questions.

With no further questions of the applicant or staff, Vice Chairman Marsh opened the public hearing and asked if there was anyone that wanted to speak in favor or opposition to the request. Seeing none, Vice Chairman Marsh closed the public hearing and asked for further comment or a motion from the Commission.

Motion: Commissioner Beach made a motion to recommend approval of Zoning File 21-23 – Special Permit – My Foot Spa. Seconded by Commissioner Walraven. Motion Passed 6-0.

3.

ADJOURN

With no further business before the Commission, Chairman Roland adjourned the regular business meeting at 7:11 p.m.

Bryan Marsh, Vice Chairman

DRAFT

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top, Lot 21 is in the middle, and Lot 22 is at the bottom. Street names include 'COURT' and 'LEDGESTON'. Dimensions and bearings are also visible on the map.

Agenda Item 2

Zoning File 21-26:
Permanent Cosmetics

ZONING FILE 21-26

Attachments:

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Concept Plan (Exhibit "B")
5. Overall Eastside Development Exhibit (Exhibit "C")
6. Applicant's Statement
7. Notice of Public Hearing
8. Notification List



TO: City Plan Commission
FROM: Daniel Harper, Senior Planner *DH*
DATE: December 7, 2021
RE: **Zoning File 21-26: Special Permit – Permanent Cosmetics**

REQUEST

Special Permit request for a permanent cosmetics use, to include micropigmentation and microblading, for an existing salon suite lease space on a 5.64-acre lot currently zoned PD Planned Development, located at 1821 N. Greenville Ave, Suite 100, south side of E. Campbell Road, west of N. Greenville Avenue. (See applicant’s statement for further explanation)

APPLICANT/PROPERTY OWNER

Diep V. Nguyen, Nina PhiBrows LLC / Stacey Griggs, MAA, representing Post Eastside LTD PS

EXISTING DEVELOPMENT

The subject property is developed with three (3) mixed-use commercial and multi-family residential buildings. The property is part of a larger 14.8-acre mixed-use development known as Eastside, which is developed with multiple buildings containing retail, restaurant, office and multi-family uses and a central open space.

ADJACENT ROADWAYS

N. Greenville Ave: 4-lane divided Arterial, 14,900 vehicles per day on all lanes, north and southbound, south of E. Campbell Road. (September 2019)

E. Campbell Road: 6-lane divided Arterial, 29,000 vehicles per day on all lanes, east and westbound, west of Lakeside Blvd. (September 2020)

SURROUNDING LAND USE AND ZONING

North: Neighborhood Mixed-Use; PD Planned Development
South: Office; PD Planned Development
East: Office/Warehouse; PD Planned Development
West: Neighborhood Mixed-Use; PD Planned Development

FUTURE LAND USE PLAN

Neighborhood Mixed-Use

Neighborhood Mixed-Use areas are characterized by mixed or multiple land uses occurring within a single development and/or a single building. These districts are typically built around small, pedestrian-friendly blocks and common open space. Uses include various types of residential (single-family and multi-family), retail, personal service, and neighborhood-scale offices. The overall intensity of development within Neighborhood Mixed-Use is generally low to medium depending upon surrounding land uses and the transportation infrastructure serving the area.

Future Land Uses of Surrounding Area:

North: Neighborhood Mixed-Use

South: Neighborhood Mixed-Use

East: Office/Industry

West: Neighborhood Mixed-Use

EXISTING ZONING

PD Planned Development per Ordinance Number 3535.

TRAFFIC/INFRASTRUCTURE IMPACTS

The proposed request will not have a significant impact on the surrounding roadway system nor impact existing utilities in the area since it is only a request to allow a permanent cosmetics facility within an existing retail building; therefore, a Traffic Impact Analysis was not required.

STAFF COMMENTS

Background:

In 2005, the subject property was zoned PD Planned Development District to allow a mixed-use development on a 14.8-acre property located on the south side of E. Campbell Road, between N. Central Expressway and N. Greenville Avenue. The property was developed in 2007 through 2008 with a 4-story building, including retail space and individual garages on the ground floor with three (3) floors of apartments (31 units) above.

The 8,109-square foot ground floor retail space is occupied by Imagique Salon Suites. The business provides multiple suites that are rented to individuals offering hair, nail, and skin services which are allowed by right per the definition of “barber or beauty salon”.

Request:

The applicant is requesting a Special Permit to allow a permanent cosmetics use to include micropigmentation and microblading services within an approximately 12-foot by 10-foot suite within the salon suites lease space. The proposed use is not listed in the Comprehensive Zoning Ordinance (CZO) and is not considered a use allowed within a “barber or beauty salon” use;

therefore, it is considered an unlisted use. An unlisted use may be allowed upon approval of a Special Permit.

Micropigmentation and microblading is the method of applying natural pigments into the dermal layer (layer of skin below the top layer) of skin. Permanent makeup is regulated by the licensing requirements for Tattoo and Body Piercing Studios by the Texas Department of State Health Services. Texas requires any business that is in the practice of producing an indelible mark or figure on the human body by inserting pigments under the skin to license with the Department of State Health Services. The applicant is currently applying to acquire a license from the Department of State Health Services.

Permanent makeup is used for a variety of cosmetic enhancements such as permanent eyebrows, eye liner, and lip liner/color.

No exterior modifications to the building are proposed as part of this request. The hours of operation are Monday through Sunday from 8:00 a.m. to 6:00 p.m.

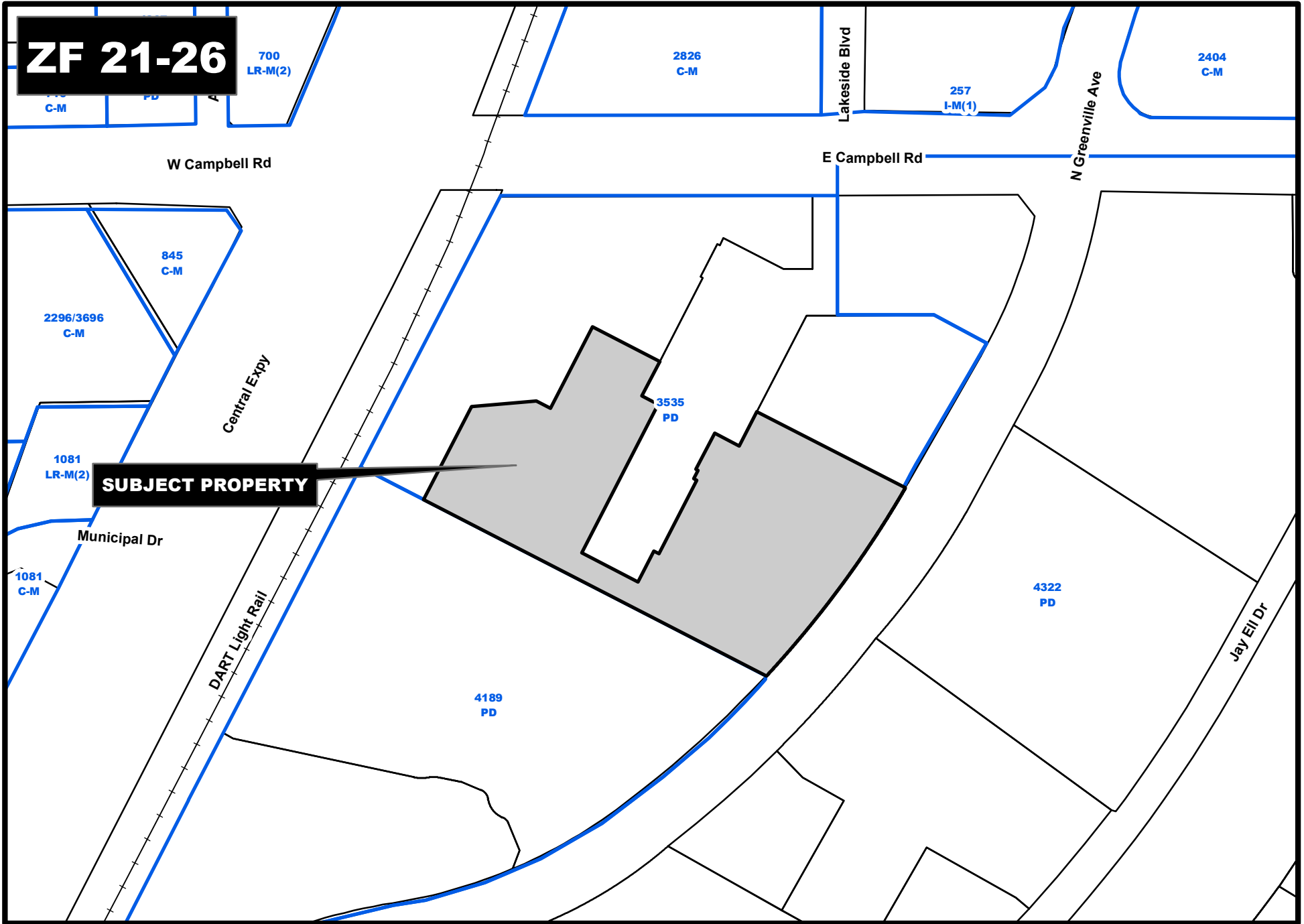
Correspondence: To date, staff has not received any correspondence regarding this request.

Motion: The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add, or amend conditions, or recommend denial of the request.

Should the CPC recommend approval of the applicant's request, the motion should include the following special conditions:

1. The use of the Property for a permanent cosmetics/micropigmentation use, as herein defined, shall be limited to the area shown on the concept plan attached as Exhibit "B" and made a part thereof. No more than one (1) suite within the salon suite subject lease space, not to exceed 150 square feet, as shown on Exhibit "B" shall be used as a permanent cosmetics/micropigmentation use.
2. No other person, company, business, or legal entity may operate a permanent cosmetics/micropigmentation facility on the property other than Diep V. Nguyen and additional licensed and/or micropigmentation certified individuals shall be allowed to perform permanent cosmetics/micropigmentation procedures, as defined herein. The Special Permit granted pursuant to this Ordinance automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
3. Permanent cosmetics/micropigmentation means a process of injecting pigments below the epidermal layer of the skin to replicate or enhance the natural appearance of eyebrows, eyeliner, and lip liner/full lip color, but excludes the pigmentation of any other part of the body with characters, symbols, or representations of art.

Council Hearing Date : The earliest possible City Council hearing date is January 31, 2022.



ZF 21-26 Zoning Map
Special Permit - Permanent Cosmetics
1821 N. Greenville Ave #100

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



RICHARDSON
 TEXAS

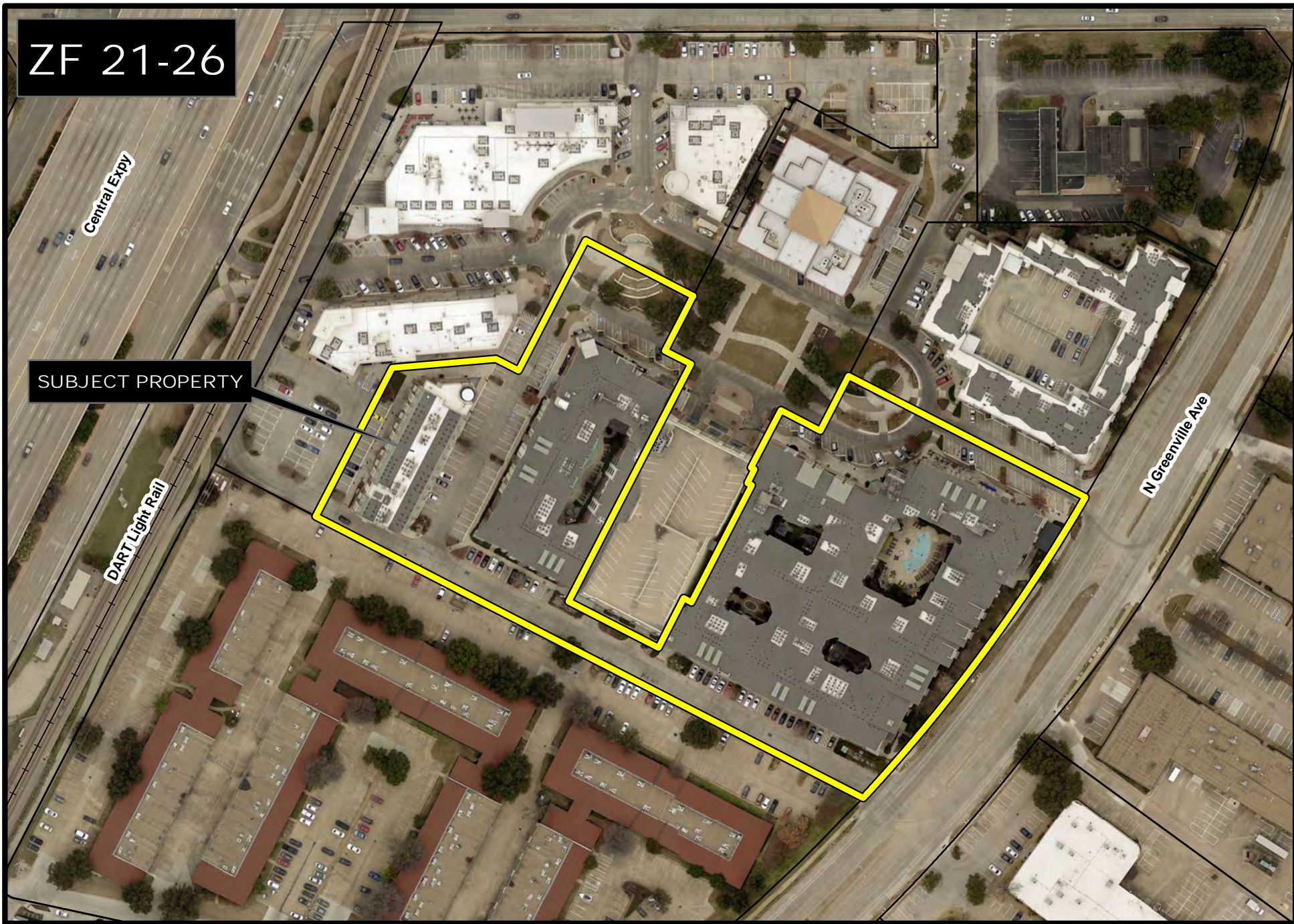
ZF 21-26

Central Expy

SUBJECT PROPERTY

DART Light Rail

N Greenville Ave

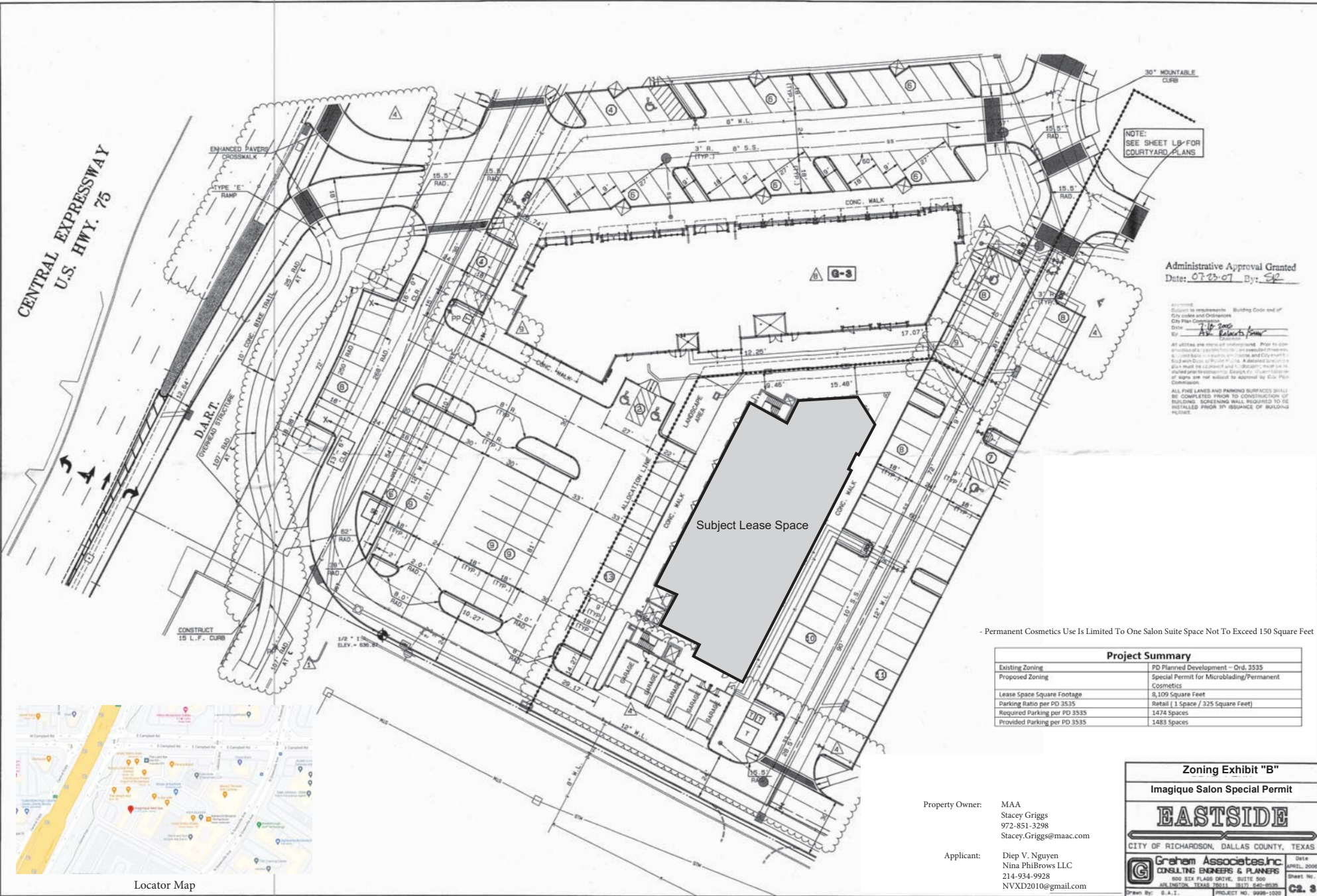


ZF 21-26 Aerial Map
Special Permit - Permanent Cosmetics
1821 N. Greenville Ave #100

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CENTRAL EXPRESSWAY
U.S. HWY. 75



NOTE:
SEE SHEET LB-FOR
COURTYARD PLANS

Administrative Approval Granted
Date: 07-23-07 By: SP

Approved Subject to requirements Building Code and all City codes and Ordinances City Plan Commission Date: 7/16/2007 By: Mike Edwards, Planner
All utility and other structures shall be installed prior to construction of building. A detailed schedule shall be submitted and approved by City prior to construction. All signs are not subject to approval by City Plan Commission.
ALL FIRE LANES AND PARKING SURFACES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF BUILDING. SCREENING WALL REQUIRED TO BE INSTALLED PRIOR TO ISSUANCE OF BUILDING PERMIT.

Subject Lease Space

- Permanent Cosmetics Use Is Limited To One Salon Suite Space Not To Exceed 150 Square Feet

Project Summary	
Existing Zoning	PD Planned Development - Ord. 3535
Proposed Zoning	Special Permit for Microblading/Permanent Cosmetics
Lease Space Square Footage	8,109 Square Feet
Parking Ratio per PD 3535	Retail (1 Space / 325 Square Feet)
Required Parking per PD 3535	1474 Spaces
Provided Parking per PD 3535	1483 Spaces



Locator Map

Property Owner: MAA
Stacey Griggs
972-851-3298
Stacey.Griggs@maac.com

Applicant: Diep V. Nguyen
Nina PhiBrows LLC
214-934-9928
NVXD2010@gmail.com

Zoning Exhibit "B"
Imagique Salon Special Permit

EASTSIDE

CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

	Graham Associates Inc. CONSULTING ENGINEERS & PLANNERS	Date: APRIL 2008
	800 SIX FLASK DRIVE, SUITE 500 FISHTON, TEXAS 75041 (972) 505-9928	Sheet No.: C2. 3

Drawn By: S.A.I. PROJECT NO. 9999-1500

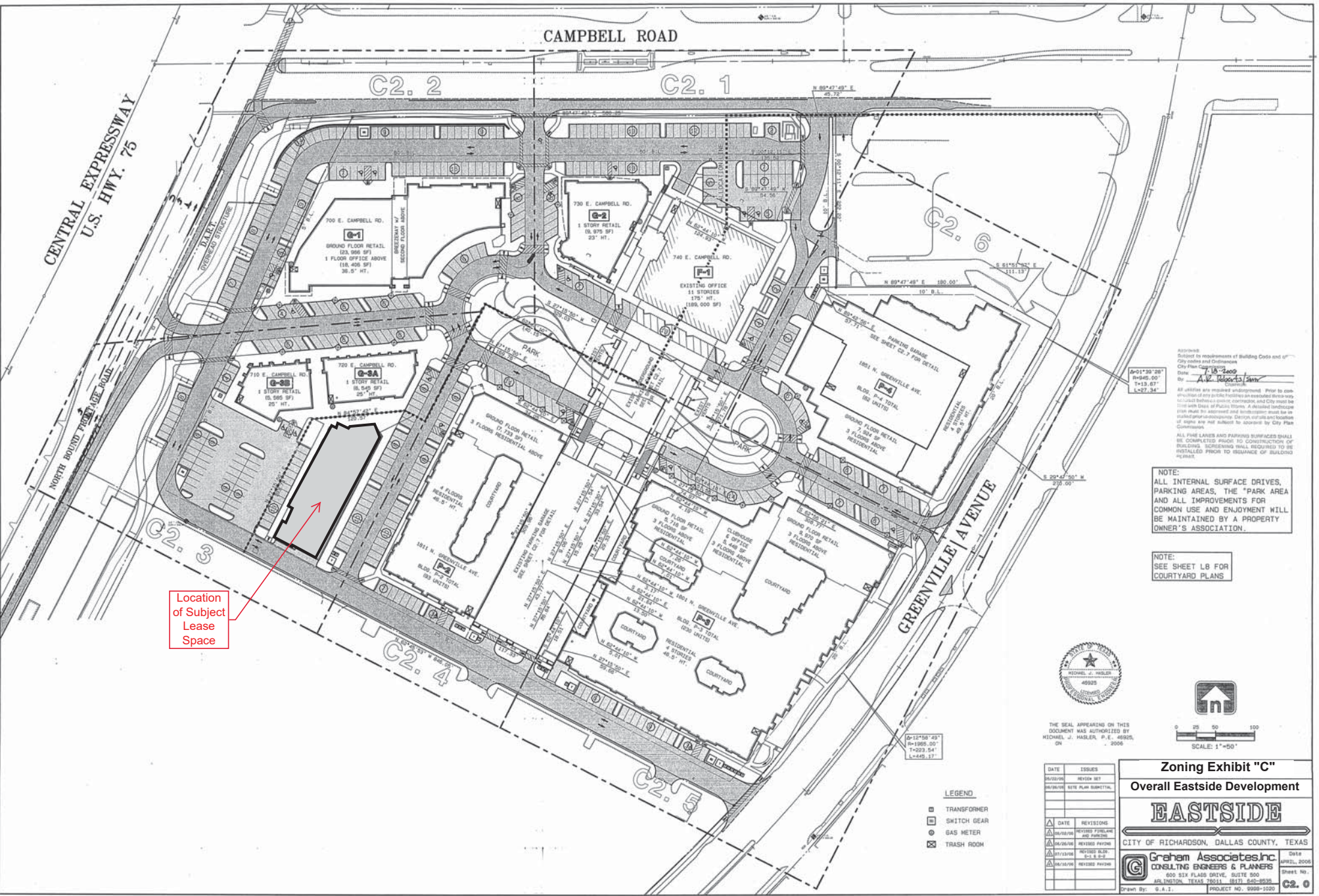
CENTRAL EXPRESSWAY
U.S. HWY. 75

CAMPBELL ROAD

NORTH BOUND FRONTAGE ROAD

GRENVILLE AVENUE

Location of Subject Lease Space



Subject to requirements of Building Code and City codes and Ordinances
City Plan Commission
By: *Mark J. ...*
Date: *...*

All utilities are required underground. Prior to construction of any public facilities an easement three-way, to be shown below ground, containing and City must be filed with State of Public Works. A detailed landscape plan must be submitted and construction must be installed prior to occupancy. Details, materials and location of signs are not subject to approval by City Plan Commission.

All FIRE LANCES AND PARFORS SURFACES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF BUILDING. SIGNAGES SHALL BE INSTALLED PRIOR TO SIGNAGE OF BUILDING FRONT.

NOTE:
ALL INTERNAL SURFACE DRIVES, PARKING AREAS, THE "PARK AREA AND ALL IMPROVEMENTS FOR COMMON USE AND ENJOYMENT WILL BE MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION.

NOTE:
SEE SHEET LB FOR COURTYARD PLANS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL J. HASLER, P.E. #48925, ON 2/25/00



SCALE: 1"=50'

- LEGEND
- TRANSFORMER
 - SWITCH GEAR
 - GAS METER
 - TRASH ROOM

DATE	ISSUES
05/02/00	REVIEW SET
04/26/00	SITE PLAN SUBMITTAL

DATE	REVISIONS
04/26/00	REVISION PERMITS AND PERMITS
04/26/00	REVISION PERMITS
07/12/00	REVISION BLDG
04/26/00	REVISION PERMITS

Zoning Exhibit "C"
Overall Eastside Development

EASTSIDE

CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS

600 SIX FLASK DRIVE, SUITE 500
MCKINNEY, TEXAS 75061 (972) 842-8535

Date: APRIL, 2006
Sheet No.: **C2.0**

Drawn by: G.A.T. PROJECT NO. 9999-1000

Oct 28th, 2021

To whom it may concern,

My name is Diep V. Nguyen (Nina). I am renting a small room/suite #139 inside the Imagique Salon Suites at 1821 N Greenville Ave Suite 100, Richardson, TX 75081. The salon's total square footage is 8300sf, and the room/suite being rented is approximately 12' x 10' square feet. I would like to apply for the Special Permit needed for semi-permanent makeup services. These services include, but not limited to, Eyebrow MicroBlading, Eyeliner, and Lips. My business hour will be Mon-Sunday from 8am-6pm.

Sincerely,

Verified by PDFFiller

Diep V. Nguyen

11/08/2021

Diep V. Nguyen



Notice of Public Hearing

City Plan Commission

An application has been received by the City of Richardson for a:

SPECIAL PERMIT

File No. ZF 21-26
Applicant Diep V. Nguyen, Nina PhiBrows LLC
Location: (See map on reverse side)
Request: **ZF 21-26 Special Permit – Permanent Cosmetics:** Consider and act on a Special Permit request for a permanent cosmetics use in an existing salon suite space located at 1821 N. Greenville Ave on a 5.64-acre lot currently zoned PD Planned Development located on the south side of E. Campbell Road, west of N. Greenville Avenue.
Property Owner: Stacey Griggs, MAA, representing Post Eastside LTD PS. Staff: Daniel Harper

The City Plan Commission will consider this request at a public hearing on:

TUESDAY, DECEMBER 7, 2021
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 5 minutes will be allocated to each person in favor of the request for purposes of addressing the City Plan Commission. A maximum of 5 minutes will also be allocated to each person in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 5-minute period.

Persons who are unable to attend but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

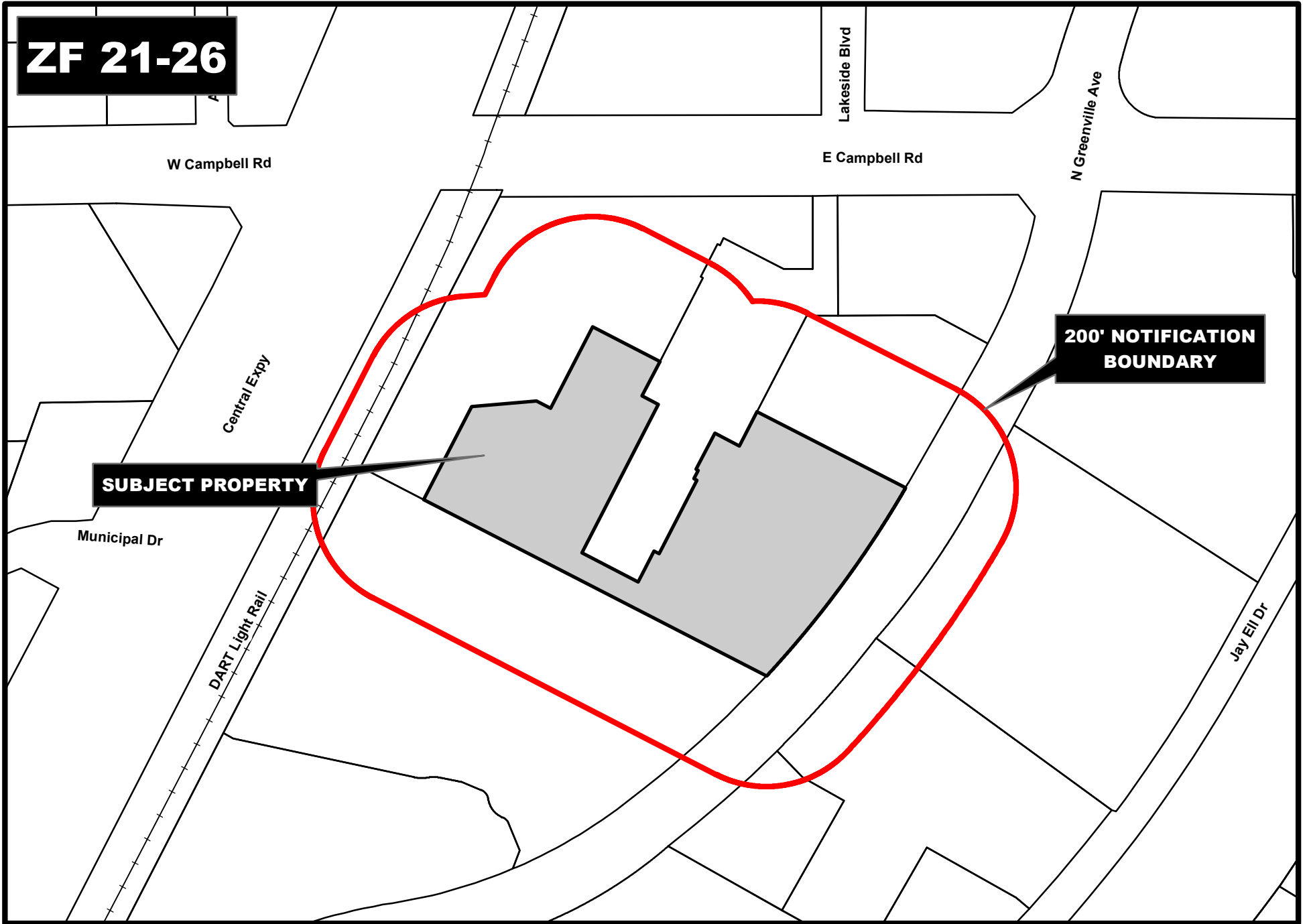
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 21-26.

Date Posted and Mailed: November 22, 2021

ZF 21-26



ZF 21-26 Notification Map
Special Permit - Permanent Cosmetics
1821 N. Greenville Ave #100

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DART
MB 7230
P O BOX 660163
DALLAS, TX 75266

NICOSO INVESTMENTS LLC
1810 N GREENVILLE AVE
RICHARDSON, TX 75081

AGF SPRINGCREEK COIT II
18111 PRESTON RD STE 1000
DALLAS, TX 75252

Diep V. Nguyen
Nina PhiBrows LLC
1821 N. Greenville Suite 139
Richardson, TX 75081

RICHARDSON TECHNOLOGY PPTIES I LP
1571 N GLENVILLE DR STE 150
RICHARDSON, TX 75081

POST APARTMENT HOMES LP
% MAA SCHINDLER
6815 POPLAR AVE STE 500
GERMANTOWN, TN 38138

POST EASTSIDE LTD PS
% MAA SCHINDLER
6815 POPLAR AVE STE 500
GERMANTOWN, TN 38138

Stacy Griggs
MAA
5040 Addison Circle #200
Addison, TX 75001

PSI GREENVILLE PARTNERS LTD
1820 N GREENVILLE AVE SUITE 100
RICHARDSON, TX 75081

RPAI RICHARDSON EASTSIDE LLC
C/O RETAIL PPTIES OF AM INC
2021 SPRING RD STE200
OAK BROOK, IL 60523

RICHARDSON ALMA II LLC
4401 N MESA ST
EL PASO, TX 79902

ZF 21-26