

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – MARCH 6, 2018**

The Richardson City Plan Commission met on March 6, 2018, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Ron Taylor, Chairman
Janet DePuy, Vice Chair
Bill Ferrell, Commissioner
Tom Maxwell, Commissioner
Randy Roland, Commissioner
Stephen Springs, Commissioner
Ken Southard, Alternate

MEMBERS ABSENT: Dorothy McKearin, Alternate

CITY STAFF PRESENT: Michael Spicer, Director of Development Services
Sam Chavez, Assistant Director – Dev. Svcs. – Planning
Susan Smith, Assistant Director – Dev. Svcs. – Dev. & Eng.
Chris Shacklett, Sr. Planner
Dan Tracy, Development Engineer
Amy Mathews, Sr. Planner
Michael Flores, Graduate Engineer
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

MINUTES

1. Approval of minutes of the regular business meeting of February 16, 2018.

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

CONSENT ITEMS

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. Amended Master Sign Plan - CityLine:** A request for approval of an amendment to the Master Sign Plan for CityLine. The nearly 35 acre site is located south of President George Bush Highway, between Plano Road and the DART Light Rail Line. Applicant: Ashley Allen, Carter-Haston, representing KDC Real Estate Development and Investments. *Staff: Susan Smith.*

Motion: Commissioner Springs made a motion to approve item 2 of the Consent Agenda as presented; second by Commissioner Frederick. Motion approved 7-0.

PUBLIC HEARING

- 3. Zoning File 17-28 – Ink.Corporated:** A request for approval of a Special Permit for a Cosmetic Tattooing Establishment. The property is currently zoned O-M Office and is located at 304 S. Cottonwood Drive, between W. Belt Line Road and Stagecoach Drive, on the west side of S. Cottonwood Drive. Applicant: Chris Torres, Ink.Corporated. *Staff: Amy Mathews.*

Ms. Mathews clarified that Cosmetic Tattooing is not currently defined in the City of Richardson Comprehensive Zoning Ordinance and therefore required a Special Permit. She explained the tattooing was a specialized practice known as scalp pigmentation and scalp tattooing. The use is designated as ‘permanent makeup’ by the State Department of Health Services. The licensing falls under tattooing and body piercing studios. Ms. Mathews stated the applicant is the resident technician and holds the licensing. She concluded her presentation by stating the Special Permit would be limited to the applicant and their business. The hours of operation were listed as Tuesday through Saturday, Noon to 8 p.m.

Commissioner Springs asked if regardless of what kind of tattoo business might want to locate in Richardson, would they all require a Special Permit along with the same license from the State.

Ms. Mathews confirmed yes, any type of tattoo practice whether it was body tattoos, permanent make up, or scalp aesthetic, would require a Special Permit and the same license from the State.

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

Mr. Chris Torres, 304 S. Cottonwood Drive, Richardson, explained that he helps people who are experiencing hair loss issues by providing the illusion of a full head of hair in the form of scalp pigmentation. He stated it does wonders for his clients, and he has been receiving positive feedback.

Commissioner Maxwell asked Mr. Torres if would be available to come in on Sunday or Monday and extend his hours of operation or was he currently restricted from working on Mondays.

Mr. Torres advised he would address his client’s needs and accommodate them on a Monday if necessary.

Commissioner Maxwell pointed out that he would be in violation of the Special Permit because it clearly reads Tuesday through Saturday.

Commissioner DePuy asked Mr. Torres where his current business is located.

Mr. Torres advised he currently works at Boss Frog Tattoo in McKinney, Texas and stated he does scalp tattooing currently in addition to other body art.

Commissioner DePuy asked Mr. Torres if he would only do scalp tattooing at the Richardson location.

Mr. Torres confirmed the Richardson location would solely be scalp tattooing because customers preferred privacy and a better atmosphere.

Chairman Taylor asked Mr. Torres if he had gauged the demand for this service and was confident he would have customers for this process and during the requested hours of operation.

Mr. Torres confirmed yes.

Commissioner Southard asked Mr. Torres how people were referred to his business.

Mr. Torres advised people are looking for hair restoration through advertising and different, safe, and affordable alternatives.

No further questions were asked of the applicant and no further comments, in favor or opposed, were received, therefore, Chairman Taylor closed the public hearing.

Commissioner Maxwell suggested adjusting the hours of operation to include Monday to provide flexibility to the applicant.

Commissioner Springs asked Ms. Mathews what would prevent the applicant from having a traditional tattoo parlor.

Ms. Mathews stated one of the conditions would be that the Special Permit was specific to the applicant's name, the name of the business, and that it detailed the service was cosmetic.

Mr. Chavez stated staff and the applicant discussed how to prevent the transformation of the intent versus what was not desired, which was a tattoo parlor. He stated one limiting factor is the hours of operation. Mr. Chavez additionally advised the Special Permit would be limited to the Dallas Scalp Aesthetics, with the stated intent. Anything outside of this would be a violation of the Special Permit should it be approved.

Motion: Commissioner DePuy made a motion to approve Zoning File 17-28 with the added condition the applicant is allowed to be open Monday through Saturday, Noon to 8 p.m.; second by Commissioner Maxwell. Motion approved 7-0.

4. **Zoning File 18-01 – Velvet Snout:** A request to amend an existing Special Permit (Ordinance 4237) for a Special Permit for a dog daycare, and boarding facility located at 1230 E. Belt Line Road, south side of E. Belt Line Road between S. Glenville Drive and S. Plano Road. The property is currently zoned LR-M(2) Local Retail. Applicant: Laura Couch, The Velvet Snout. *Staff: Amy Mathews.*

Ms. Mathews advised the subject site came through last November and an ordinance was approved by City Council to change the name to Destination Pet. The Special Permit was originally under Velvet Snout and the owner's name. The Special Permit that was changed in 2017 is now irrelevant as the owners did not sell the business to Destination Pet. The applicant has returned to request the name be updated, and is not proposing any other changes.

Commissioner Roland asked if this was only a name change and what was it required to be changed to?

Ms. Mathews stated the options were included The Velvet Snout, The Velvet Snout with the applicant's names, or just a dog daycare and boarding establishment.

With no further question, Chairman Taylor opened the public hearing.

Laura Couch, 7360 Paldao Drive, Dallas, Texas, stated she would request the name be changed to only The Velvet Snout or the use in the event that the business were to sell in the future.

No further questions were asked of the applicant and no further comments, in favor or opposed, were received, therefore, Chairman Taylor closed the public hearing.

Commissioner DePuy stated it would be best to issue the Special Permit to the use; a dog daycare and boarding facility, in lieu of issuing the Special Permit to the business name and/or person as requested by the applicant.

Commissioner Roland stated there was no foreseeable problem with naming the property in the general use description, as the Special Permit would terminate if a new owner purchased the facility.

Mr. Chavez advised if the Special Permit for a dog daycare and kennel facility were issued, the section that deals with its termination would no longer be relevant. The Special Permit would be for a dog daycare and boarding establishment and a change in ownership or business name would not void the Special Permit. The language that speaks about termination is tied to the entity, and the Special Permit use would be tied to the property.

Motion: Commissioner Springs made a motion to approve item 4 of the Consent Agenda as presented; subject to issuing the Special Permit for a dog daycare and dog boarding establishment in lieu of to “Velvet Snout and Laura Couch and/or Tracey Henderson”, second by Commissioner Roland. Motion approved 7-0.

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 7:37 p.m.

Janet DePuy, Vice Chairman
City Plan Commission

APPROVED