

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JUNE 7, 2011**

The Richardson City Plan Commission met June 7, 2011, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman
Bill Hammond, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Jim Henderson, Commissioner
Thomas Maxwell, Alternate

MEMBERS ABSENT: Barry Hand, Commissioner
Don Bouvier, Alternate

CITY STAFF PRESENT: Sam Chavez, Asst. Director of Dev. Svcs. – Planning
Chris Shacklett, Planner
Kathy Welp, Executive Secretary

BRIEFING SESSION

Prior to the regular business meeting, the Plan Commission met with staff to receive a briefing on:

A. Agenda Items

The Commission was briefed on the agenda items. No action was taken.

B. Staff Reports

The Commission was briefed on upcoming development items. No action was taken.

MINUTES

1. Approval of the minutes of the regular business meeting of May 17, 2011.

Motion: Commissioner DePuy made a motion to approve the minutes as presented; second by Commissioner Henderson. Motion passed 7-0.

PUBLIC HEARINGS

- Zoning File 11-08:** A request by Graham Irvine, representing JAH Realty, LP, to allow a maximum 20% of the building square footage to be occupied by incidental retail, restaurant or personal services activities in an office or industrial building in lieu of the maximum 10% allowed in IP-M(1) Industrial Park District at 930 E. Campbell Road, southwest corner of Campbell Road and Firman Drive.

Mr. Shacklett advised that the subject building was located at 930 E. Campbell Road, between Firman and Jay Ell Drives, and was 72,594 square feet in size. He added that the applicant was requesting to increase the allowable percentage for incidental retail, restaurant, and personal services from 10% to 20%.

Shacklett noted there were two restaurant tenants currently in the building and the applicant would like to add an additional nine to 10 thousand square feet of retail and restaurant space to take advantage of the frontage on Campbell Road.

With no questions from the Commission, Chairman Gantt opened the public hearing.

Mr. Graham Irvine, representing JAH Realty, 1601 Elm Street, Dallas, Texas, stated he was available for questions. No questions were asked.

No other comments were made either in favor or opposition and Chairman Gantt closed the public hearing.

Commissioner DePuy said she thought it was a good idea to increase the retail area at the front of the building.

Motion: Vice Chair Hammond made a motion to recommend approval of Zoning File 11-08 as presented; second by Commissioner Bright. Motion passed 7-0.

- Zoning File 11-09:** A request by Wayne Clendening, representing DB Constructors, Inc., to rezone a tract of land located east of Grove Road, west of the KCS Railroad, approximately 550 feet north of Apollo road from I-M(1) Industrial and I-FP(2) Industrial to I-FP(2) Industrial with modified development standards.

Mr. Shacklett stated the proposed zoning request had four components: repeal of Ordinance 2241-A, consolidate the property from two zoning districts into one – I-FP(2), approve a variance to create a flag lot, and approve a variance for a reduction of 10 parking spaces. He added that in answer to a question raised in the study session, the property was not located in the Tax Increment Financing (TIF) district, but was located within an area designated on the Comprehensive Plan as an Enhancement/Redevelopment district.

Shacklett pointed out that Go Industries occupied an existing a 58,000 square foot warehouse and office facility on Lot 2 and noted that as the business had grown, the owners realized they wanted to expand their facility to keep their operations near their headquarters in Richardson as opposed to another facility in Clifton, Texas. He added that as part of the request the applicant was proposing to build a 27,000 square foot warehouse located on a portion of Lot 3 that is currently owned by KCS Railroad (KCS), and KCS would retain ownership of the remaining portion of the lot, which would create a flag lot.

Mr. Shacklett stated that the building would be built with a combination of concrete tilt-walls and metal panels as opposed to masonry construction, but a masonry screening wall would be required adjacent to the residential properties located to the south. In addition, he noted that based on the amount of office and warehouse space, the property would require 102 parking spaces; however, the applicant was proposing only 92 spaces stating they would like to preserve as much of the landscaping on their property as possible.

Mr. Shacklett noted he had addressed the issue of the proximity of the building to the northern property line, which could create problems for accessibility, but stated the City's ordinance did allow a structure to be built up to the property line as long as there was adequate fire wall protection. He added that as part of the proposed development, the applicant would be covering the open drainage channel and piping the water underground to an outfall at the east end of the property.

Commissioner Maxwell asked if the proposed outfall of the drainage system would occur on the property belonging to the railroad, or would it fall on the applicant's property.

Mr. Shacklett replied the location of the outfall was still being determined, but it would most likely be extended to an area west of the railroad line that was City property. He added that the owner's architects and engineers had been working with City staff to determine the exact location and the drainage would have to meet all the City's drainage requirements.

Commissioner Frederick asked about the drop off in the drainage area and how that would affect the installation of the extended pipe, specifically the area next to the alley.

Mr. Shacklett replied that the drop off was approximately 10-12 feet deep and equally as wide with a large headwall and 48 inch drainage pipe, but once the pipe was extended and the area was filled in and paved over it would bring the ground almost level with the alley. He added that this was the same area where a masonry wall would be located to screen the warehouse from the adjacent residential properties.

With no further questions or comments from the Commission, Chairman Gantt opened the public hearing.

Mr. Wayne Clendening, representing DB Constructors, 2400 Great Southwest Parkway, Fort Worth, Texas, stated he concurred with the staff's presentation and was available for any questions.

Commissioner Maxwell asked about the function of the overhead doors that were relatively close to the fire lanes.

Mr. Clendening replied they were meant for moving merchandise between buildings.

Commissioner DePuy asked why KCS did not take the opportunity to sell all of the property.

Mr. Clendening replied that he did not have that information, but suggested the owner of Go Industries could answer the question.

Mr. Bob Orth, owner of Go Industries, 3106 Canyon Creek Drive, Richardson, Texas, noted that his family had lived in Richardson for over 40 years and was thankful for the work the Commission and City Council, past and present, had done in keeping the City beautiful.

Mr. Orth said he had been trying to work with the railroad since the late 1990's to purchase the land, but KCS Railroad was very unresponsive and it was not until recently they were able to make the deal. He added that their plans included extending the drainage pipe and filling in and paving over the existing drainage ditch, and with the proposed expansion they would be able to hire 8 to 10 more employees.

Commissioner Frederick complimented Mr. Orth on the overall look and the landscaping of his property.

There were no other comments in favor or opposition and Chairman Gantt closed the public hearing.

Commissioner DePuy thanked Mr. Shacklett for responding to her question regarding the TIF district, but noted that the property was located within an Enhancement/Redevelopment area and was in favor of enhanced landscaping on the property.

Chairman Gantt pointed out that based on the proposed development, the required percentage of landscaping increased by 3 percent even without the parking islands usually required at the end of each parking aisle. He said he was in favor of all the items requested on the application, other than the creation of the flag lot, but understood that it was the railroad's decision not to sell that piece of property.

Commissioner DePuy asked if there was a possibility that the railroad might change their mind and sell the flag lot to Go Industries.

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Mr. Shacklett replied that he had spoken to a representative from KCS Railroad and they said KCS wanted to keep an easement of 25 feet back from the center line of the rail for any possible future development. He also pointed out that the land was currently considered a flag lot, albeit larger in size than most lots.

Chairman Gantt agreed that the lot was considered a flag lot, but at 1.79-acres it would be more viable than a smaller flag lot. He noted that the smaller lot concerned him, but not enough to not vote in favor of the item.

Mr. Chavez stated that since it was between an industrial area and railroad right-of-way it should not pose a problem.

Motion: Commissioner Frederick made a motion to recommend approval of Zoning File 11-09 with the following conditions: revocation of Ordinance 2241-A, attach Exhibits B and C, allow the variance for a flag lot, and allow a reduction in minimum parking by 10 spaces; second by Commissioner DePuy. Motion passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:34 p.m.



David Gantt, Chairman
City Plan Commission