

**CITY OF RICHARDSON**  
**CITY PLAN COMMISSION MINUTES – OCTOBER 18, 2011**

The Richardson City Plan Commission met October 18, 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  
Barry Hand, Commissioner  
Don Bouvier, Alternate  
Eron Linn, Alternate

**MEMBER ABSENT:** Thomas Maxwell, Commissioner

**CITY STAFF PRESENT:** Michael Spicer, Director of Development Services  
Sam Chavez, Asst. Director of Dev. Svcs. – Planning  
Susan Smith, Asst. Director of Dev. Svcs. – Dev & Eng.  
Israel Roberts – Development Review Manager  
Chris Shacklett, Planner  
Kathy Welp, Executive Secretary

**BRIEFING SESSION**

Prior to the regular business meeting, the City Plan Commission met with staff to receive a briefing on agenda items and staff reports. No action was taken.

**MINUTES**

**1. Approval of the minutes of the regular business meeting of October 4, 2011.**

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

**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. Revised Site plan and Revised Landscape Plan for Royal Catering:** A request for approval of revised site and landscape plans for a 290 square foot expansion to an existing 3,215 square foot building. The 0.4-acre site is located at the southwest corner of S. Floyd Road and Central Expressway. Applicant: Scott Roberts, Creative Architects.

**Motion:** Commissioner Bright made a motion to approve the Consent Agenda as presented; second by Commissioner Frederick. Motion passed 7-0.

### **PUBLIC HEARING**

3. **Zoning File 11-19:** A request by Roy L. Wilshire, representing Kimley-Horn and Associates, Inc., for a change in zoning from LR-M(1) Local Retail and O-M Office with special conditions and A-950-M Apartment to LR-M(1) Local Retail with modified development standards for properties located at 314, 318 and 320 E. Main Street, and 335 and 337 E. Polk Street (south side of Main Street, north of Polk Street, west of Abrams Road).

Mr. Shacklett advised the applicant was requesting to rezone five lots to Local Retail-M(1) with modified development standards that would accommodate an urban scaled development to increase the walkability of the site and make it more pedestrian friendly. He added that the area was within one of the redevelopment/enhancement areas outlined in the City's 2009 Comprehensive Plan, which stated that one of the City's goals was to create a more "pedestrian-oriented" vision with retail shops, restaurants and buildings.

Mr. Shacklett presented graphic depictions of the area and proposed buildings stating the applicant would demolish the existing restaurant and office building on the property and construct a new restaurant and retail market, but would do the demolition and construction in phases to mitigate the impact to the restaurant. He also reviewed some of the other features of the proposed plan including:

- **Building Size:** 8,370-square foot restaurant with mezzanine, and 8,620-square foot market with mezzanine. The total building area including mezzanine areas is 16,990 square feet.
- **Building Materials:** The building's exterior façades will be constructed with brick, stone, and other non-masonry trim materials. The restaurant's exterior façade will be approximately 75% masonry (percent of building's façade area) and the retail market's exterior façade will be approximately 79% masonry (percent of building's façade area). Each individual elevation will be a minimum of 72% masonry construction. A clay tile roof will be utilized on the front elevations of the buildings.
- **Setbacks:** Front: 17 feet along Main Street and 10 feet along Abrams Road. No setback is required along the western property line. The rear setback for both buildings will be set back a minimum of 24 feet from the south property line.
- **Height:** Restaurant - 35'2" (top of cornice) / Market - 39'4" (top of cornice)
- **Floor Area Ratio:** 0.26:1 / Maximum 0.50:1 Allowed.
- **Landscaping Percentage:** 12.8% proposed, 7% required.

- **Building Orientation:** Both buildings face onto Main Street. The restaurant provides patio dining along Main Street with the main entrance located on the west side of the building. The market's main entrance is located at the northeast corner of the building.
- **Number of Parking Spaces:** 68 proposed; 64 required per applicant's proposed parking regulations.
- **Driveways:** The site is accessed from driveways on Main Street, Abrams Road and Polk Street. The Main Street driveway consolidates three existing driveway into one; thereby, reducing the number of potential traffic movement along Main Street.

Mr. Shacklett highlighted some of requested modifications to the development standards for the LR-M(1) District:

- **Building Materials:** Reduce percentage of masonry for elevations from 85% to 72% for the restaurant, and 77% for the market. The reduced masonry requirement would allow architectural details to be added to the trim and cornices to enhance the Mediterranean feel of the buildings.
- **Building Setbacks:** Reduce setback requirements along Main Street to 17 feet and 10 feet along Abrams Road in lieu of the required 40-foot setback, which would provide a building design that is typical of urban development. The reduced setbacks would allow parking to be internal to the site, towards the rear of the building instead of in the front which provides a more pedestrian friendly environment.
- **Building Height:** The LR-M(1) Local Retail district allows a maximum height of forty (40) feet: twenty-five (25) feet for the first story and fifteen (15) feet for the second story; however, the applicant is proposing heights of 35'2" and 39'4" for the restaurant and market, respectively. Both buildings would only be one (1) story in height; therefore, the maximum height that would be allowed by ordinance would be 25 feet, which is also the maximum allowable height for buildings located within 150 feet of residential and apartment zoning districts. As proposed, the requested additional height will help to create an urban street edge that, combined with the decreased setbacks, will contribute to the pedestrian friendly nature of the development.

In addition to the proposed development standards, the applicant was seeking modifications to screening and parking requirements from Chapter 21 of the Subdivision and Development Code. Below is a list of the proposed standards:

- **Reduced rear open space:** Allow the rear of the restaurant and retail market buildings within 24 feet of the south property line. The existing Afrah building is located approximately twenty-five (25) feet from the residential property to the south, and the applicant will provide a 6-foot masonry wall along the southern property lines adjacent to the apartments per Chapter 21 requirements.

- **Alternative Screening:** Construct a wrought iron fence with a living screen along the eastern and western property lines adjacent to the parking on the southern half of the property. This proposed alternative would provide a softer edge along the perimeter of the site while still providing the intended visual screen.
- **Modified Parking Ratios:** Revise parking ratios to require less parking than the typical City of Richardson parking ratios, such as:
  - Restaurant: 1 space per 150 square feet (mezzanine area not to be included in parking calculation)
  - Retail: 1 space per 333 square feet (mezzanine area not to be included in parking calculation)
  - Total parking required: 64 parking spaces
  - Total parking provided: 68 parking spaces
  - A synergy should be created between the uses in that many of the customers will be going to the market and to the restaurant.
- **Reduced Landscape Buffer:** Construct a 5-foot landscape buffer in lieu of a 10-foot landscape buffer along Polk Street to preserve as much on-site parking as possible. The applicant will be providing a 4-foot high screening hedge within the landscape buffer to screen the parking along Polk Street.

In closing his presentation, Mr. Shacklett stated the elevations would be a combination of CMU stone and other non-masonry trim materials that would be used for the decorative architectural features at the top of the buildings and cornices. He added that the requested height, reduced setbacks, and masonry would add to urban edge that would create a more pedestrian friendly area.

Vice Chair Hammond asked if there was a covered area between the two buildings.

Mr. Shacklett replied that the shaded area between the two buildings on the site plan was patterned concrete paving.

Commissioner Bouvier asked to confirm that the pattern of the concrete, light standards and design for the walls would be determined during the site plan review process.

Mr. Shacklett replied that was correct.

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

Mr. Roy Wilshire, Kimley-Horn and Associates, 12700 Park Central Drive, Suite 1800, Dallas, Texas, stated they were excited to bring the project to the Commission and pointed out that it incorporated many of the design standards from the W. Spring Valley enhancement study and felt it would set the tone for the revitalization of Main Street.

Mr. Wilshire reported that Afrah was a family owned business that started in 2002 as a pastry shop and had grown to include the restaurant, but has since outgrown the current remodeled fast food building. He added that the new restaurant would have an outdoor dining area facing Belt Line Road, and parking between the two buildings would be located on a plaza-like area that could serve as a site to host special events.

Regarding the screening on the south side of the parking lot, Wilshire reiterated they were requesting a wrought iron fence with a living screen, but along the north side adjacent to the two residential properties there would be the standard masonry wall. He added that the parking lot at the back would be the first project constructed, then the restaurant would be built, and finally the market. Also, two of the three driveways on Belt Line Road would be closed along with one of the two on Polk Street.

Ms. Lisa Swift, GSO Architects, 5310 Harvest Hill, Dallas, Texas, stated that when designing the buildings they chose materials to accent the Mediterranean architecture with light stone, tile roofs, covered walkways, and patios along Belt Line Road to reinforce the pedestrian friendly atmosphere. She explained that their request for additional EIFS was to enhance the decorative items on the building such as cornices, lintels, and accent bands.

Commissioner Bouvier said he liked the design and asked if the details and materials would be used on all four sides of the buildings

Ms. Swift replied that the towers would be finished on all four sides.

Commissioner DePuy said she felt the patio area on the north side of the building was one of the most important parts of the design and asked if there would be landscaping between the curb and the sidewalk that was next to the patio.

Mr. Wilshire replied that the area between the curb and the sidewalk was 14 feet wide and would contain a combination of trees and landscaping. He added that if Main Street was widened in the future, the area would decrease in size.

Commissioner DePuy complimented the applicant on the design and the redevelopment of the property and asked if the market would sell Mediterranean grocery items.

Mr. Wilshire replied that was the intent and the market would cater to the same clientele who frequented the restaurant.

Commissioner Linn asked about the placement of the dumpster enclosures and why they were not placed further back in the parking lot.

Mr. Wilshire replied that the dumpsters were placed at those locations because of proximity to the structures and after discussions with the City's Sanitation Department.

Commissioner Hand asked for clarification on grass in the amenity zone and whether the exhibit reflected the width of the zone. He also wanted to know why the east and south elevations seemed to have stucco, and was it listed under the EIFS category.

Mr. Wilshire replied that the amenity was not necessarily grass, and the zone would be a little narrower if the street was widened.

Regarding the east and west elevations, Ms. Swift replied that they planned to use stucco to highlight the area between the columns and walls because glass windows would not be applicable due to the location behind those walls of the kitchen for the restaurant. She added that the stucco was listed under the masonry category and would be applied on top of the CMU.

Commissioner Hand also wanted to know why the applicant was requesting a reduction in masonry; whether the exhibit was a master plan or was it an exact depiction of what would be built; and, how would the overhead utilities be handled.

Ms. Swift replied that if they were required to use the full 85% masonry many of the decorative elements would have to be removed from the design, and Mr. Wilshire said the exhibit depicted exactly how the buildings would be constructed, and the overhead utilities on the property would be moved underground.

Commissioner Hand said that sometimes the City required parking ratios can be lower than what commercial enterprises require, and he was a proponent of letting retailers set their own destiny on how they wanted to park the site to stay in business, but felt the levels requested by the applicant may not be optimal to ensure the success of the business.

Mr. Wilshire replied that he was convinced that the parking ratios would work based on the synergy between the two businesses and the interaction from one building to the other, in addition to increased pedestrian traffic along Belt Line Road.

Chairman Gantt asked to clarify the statement about the overhead utilities being moved underground and if that also applied to the parking lot.

Mr. Wilshire replied that there will be a transformer in the parking lot, but the wires will all be underground.

Vice Chair Hammond asked why the design did not show access to the buildings from the parking lot side as opposed to the front of the buildings.

Mr. Wilshire replied that although the majority of the parking was at the back of the lot, they felt there was enough direct access to both buildings through walkways from the parking lot, and most urban scale buildings had parking at the rear of the building.

Commissioner Linn asked if there was a DART bus stop close by and did the applicant intend to request one.

Mr. Wilshire replied that he did not know if one was close by or if the applicant intended to request one, but remarked that the downtown Main Street light rail station had been closed.

Commissioner DePuy commended the applicants on the project and noted that the patio dining and water feature would most likely bring more foot traffic to the area and suggested that the new buildings could possibly act as a catalyst for further development.

Mr. Richard Ferrara, consultant for the applicant, 405 N. Waterview, Richardson, Texas, asked to add three pieces of information to the presentation – first, it was the intention of the design team when designing the parking area to create a space that could be used for multiple purposes; second, the hours of operation for the two businesses would not be in sync and consequently the issue of shared parking would not be that dramatic; and third, that under the EIFS shown on the elevations there will be masonry so the calculations that deducted the surface space of the EIFS from the total amount was, in his opinion, incorrect. He added that the City's masonry ordinance was not specific as to what was put on top of the masonry, just that the building was of masonry construction.

Mr. Andrew Laska, 502 Hyde Park, Richardson, Texas, stated he was in favor of the proposed redevelopment.

With no further comments in favor, Chairman Gantt called for those opposed.

Ms. Barbara Summers, 406 E. Polk Street, Richardson, Texas, said she was not fully opposed to the item, but had concerns that the parking may not be sufficient and any overage would spill out onto Polk Street. She added that traffic from special events could also affect emergency vehicles due to the close proximity of the police/fire departments across the street.

There were no other comments in opposition and Chairman Gantt asked if the applicant wanted to make a rebuttal statement.

Mr. Wilshire said the only comment he had was to request approval of the item from the Commission.

With no further comments or questions, Chairman Gantt closed the public hearing.

Chairman Gantt asked if the apprehension regarding EIFS use had been addressed with the Commission and Mr. Hand said that based on the comments from Mr. Ferrara, he was satisfied with the response.

Chairman Gantt remarked that although there had been concerns expressed during the public hearing about parking, he agreed with the applicant that the market and restaurant would be open at different times with very little overlap in schedules.

Commissioner Frederick asked if it would be appropriate for residents to make a request to the City for “resident only” parking signs similar to those around the high school football stadium.

Chairman Gantt replied that could be a possible solution, and the homeowners association or the residents could request the signs from the City, but reminded the Commission that the parking on Polk Street was not part of the current zoning request.

Mr. Chavez advised the Commission that the same parking ratios were used for both the W. Spring Valley and Bush/75 developments.

Commissioner DePuy said she felt with the restaurant and the market not being open at the same time the proposed parking should be sufficient, but asked how many parking spaces were currently available for the restaurant. She also wanted to know if the extra parking along Polk Street might be related to the apartments in the area.

Mr. Shacklett replied that there were 30 parking spaces currently available with spaces along the front and sides of the building. He added that the parking on Polk Street was most likely overflow from the apartments on the south side of the street.

Commissioner Bright said he had a concern about the overlap time between the proposed restaurant and market and the impact that would have on parking. He wanted to know what would be the operating hours of both establishments.

Chairman Gantt asked the applicant or a representative to answer the question and Mr. Ferrara replied the peak hours for the restaurant would be during lunch and dinner times and would close at midnight; and the market would open at 10:00 a.m. and close at 9:00 p.m.

Commission Linn asked if the City had discussed with the applicant the problem of illegal parking in the proposed lot.

Mr. Shacklett replied the subject had not been discussed with the applicant, but said they would most likely post signs advising that parking was limited to market and restaurant customers only.

Chairman Gantt remarked that as private property, the owner could tow vehicles that were illegally parked, but suggested that the level of detail regarding parking was something that should be covered at a later time and not during the zoning process.

Commissioner Hand said he would support the proposal as written, but also noted that as the City changed from a quiet suburban community to a more urban environment, there would be some growing pains and the densities would increase; however, this would be good news because of the increase in commerce for the applicant and the City.

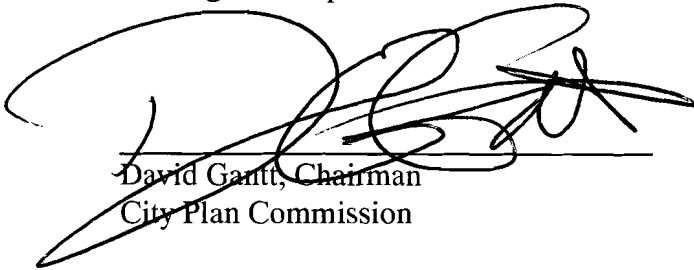


Commissioners Bright, Bouvier, DePuy and Vice Chair Hammond complimented the applicant on the proposed changes to their business and felt it worked well with the surrounding neighborhood.

**Motion:** Commissioner Bouvier made a motion to recommend approval of Item 3 as presented; second by Commissioner Hand. Motion passed 7-0.

**ADJOURN**

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 8:01 p.m.



David Gantt, Chairman  
City Plan Commission