

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – MARCH 1, 2011**

The Richardson City Plan Commission met March 1, 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
Jim Henderson, Commissioner
Don Bouvier, Alternate
Thomas Maxwell, Alternate

CITY STAFF PRESENT: Sam Chavez, Asst. Director of Dev. Svcs. – Planning
Monica Heid, Community Projects Manager
Susan Smith, Asst. Director of Dev. Svcs. – Dev. & Engr.
Israel Roberts, Development Review Manager
Cindy Wilson, Administrative Secretary I

BRIEFING SESSION

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

Note: It was noted in the briefing session that Commissioner Bouvier would be late in attending the meeting.

A. Agenda Items

Mr. Roberts briefed the Commission on the agenda items. No action was taken.

B. Staff Reports

Mr. Chavez briefed the Commission on upcoming development items. No action was taken.

MINUTES

- 1. Approval of the minutes of the regular meeting of February 15, 2011.**

Commissioner Bright requested to add the word “there” to the seventh page, second paragraph, and first line after the word “if.”

Motion: Commissioner Bright made a motion to approve the minutes as amended; second by Commissioner DePuy. 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. **Preliminary Plat of Crystal Creek Addition:** A request for approval of a preliminary plat for an 11.28-acre tract into 35 single-family lots. The site is located south of Chainhurst Drive, west of Holford Road.
3. **Concept Plan:** A request for approval of a revised concept plan for Tract R-13B located on the north side of Renner Road between Plano Road and Fire Station No. 5.

Commissioner Henderson asked to have Item 3 removed for separate discussion.

Motion: Commissioner Frederick made a motion to recommend approval of Consent Agenda Item 2 presented; second by Vice Chair Hammond. Motion passed 7-0.

SEPARATE DISCUSSION

3. **Concept Plan:** A request for approval of a revised concept plan for Tract R-13B located on the north side of Renner Road between Plano Road and Fire Station No. 5.

Mr. Roberts advised that Item 3 was a request for a revised Concept Plan for Tract R-13B of Ordinance 2587-A, and the site was located generally on the north side of Renner Road, south of President George Bush Turnpike, east of Plano Road, and west of Fire Station Number 5. He added that the Commission would be reviewing a section of the tract that was 7.15-acre in size and for a proposed data center.

Mr. Roberts reminded the Commissioners of an earlier meeting where variances were approved for a reduction in parking and to allow a wrought-iron fence along the eastern property line. He added that the uses allowed by right on the tract were residential, but the City Council has the right to allow additional uses such as office and research facilities, which includes a data center, and that use was approved by the Council on February 14, 2011.

The tract in question was east of Wyndham Lane and contained two lots: one that had been developed as a data center for the Bank of America; and the second lot, which is undeveloped and where the applicant was proposing to construct a 72,000 square foot data center.

Commissioner Henderson explained that his request to remove the item for further discussion was based on his concern for a pending agreement between the City and owner of the Tract for a 600-foot buffer for multi-family development. In addition, he noted there was another owner involved with Lot 2, Block A, which was within the proposed 600-foot buffer.

Vice Chair Hammond asked that the applicant give consideration to designing the data center so it would look more like a typical office building with windows as opposed to solid-wall construction.

Motion: Commissioner Bright made a motion to approve Consent Agenda Item 3 as presented; second by Commissioner Henderson. Motion passed 7-0.

PUBLIC HEARING

- 4. Replat of Lots 1 and 2, Block 1 of the Creekdale Estates Addition No. 2, Fourth Section, and Lot 9A, Block 7 of the Creekdale Estates Addition No. 2, Third Section:** A request for approval of a replat for a 0.89-acre tract of unplatted land into two (2) lots and to accurately reflect the ownership boundary of Lot 9A. The site is located at 312, 314 and 2218 Sutton Place.

Mr. Roberts stated the purpose of the replat was to subdivide the property into two lots for on a 0.89-acre tract of unplatted land for the purpose of developing two new homes, and to accurately reflect the ownership boundaries of Lot 9A, Block 7. He added that two new homes would be constructed once the existing home on the unplatted 0.89-acre lot was demolished, and no changes were proposed for the other existing home on Lot 9A.

Commissioner Hand asked if the shallow inner-most radius represented the current condition, and would there be a change in the property line.

Mr. Roberts replied the shallow radius was the current property line, and the sharper radius represented the edge of the proposed street easement. He added that due to the design of the street at this corner, the current sidewalk was not within the public right-of-way and the street easement was being dedicated to ensure that any public infrastructure was completely located within the easement for any future maintenance.

Chairman Gantt opened the public hearing.

Mr. Ben Caldwell, 111 N. Weathered Drive, Richardson, Texas, representing Shaddock/Caldwell Builders, stated he was available for any questions the Commission might have.

With no questions, and no further comments or questions in favor or opposed, Chairman Gantt closed the public hearing

Motion: Commissioner DePuy made a motion to approve Item 4 as presented; second by Vice Chair Hammond. Motion passed 7-0.

VARIANCES

- 5. Variances 11-03 and 11-04:** A request for approval of two (2) variances from the Subdivision and Development Code. The first variance (VAR 11-03), is a request from Article III, Section 21-47(g), *Screening and Open Space*, to eliminate the requirement for replacement or installation of additional screening for the existing ground level equipment and utilities. The second variance (VAR 11-04), is a request from Article III, Section 21-47(i), *Screening and Open Space*, to eliminate the requirement of a 6-foot high masonry screening wall for the two (2) existing dumpster locations and one (1) compactor location. The 16.01-acre site is located at 3000 Waterview, northeast corner of Waterview Parkway and Stewart Drive.

Roberts advised the applicant was requesting two variances from the Subdivision and Development Code: one, regarding screening of ground level equipment; and two, the screening of trash receptacles. He added that the applicant was proposing a 1,200 foot expansion to accommodate the addition of elevators and stairs because the building was changing from a single tenant to multiple tenants.

Variance 11-03 was a request to eliminate the requirement for additional screening for existing ground level equipment, some of which exceeded 20 feet in height (i.e., cooling tower, water tank, outside utilities, etc.). He added that the building was originally built in 1990 and the existing ground level equipment was part of the site plan prior to the amendment to the City's Subdivision and Development Code in 2007 requiring additional screening.

Regarding Variance 11-04, Mr. Roberts noted that the applicant was requesting relief from a requirement for a 6 foot masonry screening wall around a trash receptacle. He stated that the location for the compactors was also approved prior to the 2001 change in the City's Subdivision and Development Code.

Chairman Gantt suggested that the Commission discuss the variances together then vote on each one separately.

Commissioner Maxwell asked if the two variances were related to the 1,200 foot expansion, and/or to any future expansion. If not, he wanted to know if the applicant would have to come back before the Commission for approval.

Mr. Roberts replied that it was a blanket variance for the locations shown on the plan.

Chairman Gantt asked to clarify the location and approach for the dumpster for Building A

Mr. Roberts replied that the parking spaces in the photo were in the foreground and there was a loading dock in the background where the dumpster would be located.

Commissioner Henderson asked why the dumpster did not need gates to screen them from the front as with most dumpsters that have been approved in the past.

Mr. Roberts replied that the locations were approved prior to the Subdivision and Development Code having language that required screening walls and until recently gates were prohibited on dumpsters, but were now optional.

Chairman Gantt asked if the dumpster variance was denied, would the applicant be required to build one side wall at each of the three locations.

Mr. Roberts replied that was correct.

Commissioner Henderson stated that to screen one side was useless and served no purpose. He added that the other concern was possibly setting precedence for similar areas to have trash receptacles without any type of screening.

Chairman Gantt pointed out that staff's report pointed out two variances that had been approved in the past for alternate screening material – first, leaving the existing site conditions in lieu of a screen wall; and second, a wood fence was allowed, which set the precedence that the Commission had been flexible on specific locations.

Mr. Roberts pointed out that the ordinance required every dumpster to have a masonry screening wall, but if the applicant wanted something other than a masonry wall, the Commission and City Council has the option to grant a variance once an applicant applies and would be on a case-by-case basis and each application would be judged on its own merit.

Commissioner Henderson commented if the requests were reviewed on a case-by-case basis, the request for a variance to the utility screening was different from the request for the dumpster screening and he did not have a problem with that request, but felt the ordinance requiring dumpster screening would not have been enacted unless it was perceived as a necessity. Also, any type of screening would help keep any type of trash from blowing into the adjacent properties.

Commissioner Frederick noted that staff had commented in the briefing session that part of the building would be perceived as another side of the screening and would therefore deter the possibility of trash getting out of the receptacle.

Mr. Roberts agreed that when a dumpster is against a building, the staff looks at the building as one side of the screening wall.

Chairman Gantt asked if the wall to be constructed would be attached to the building.

Mr. Roberts replied that generally the wall was attached to the building.

Chairman Gantt asked if there was a possibility of adding natural screening, such as a hedge, and wanted to know if the Commission would consider that possibility.

Commissioner Hand commented that it would be great if all the items could be screened, but acknowledged that the variances were examples of an existing complex with existing infrastructure and a one-size fits all approach might not apply. He might be open to having a third wall in the compactor area, but was not sure that would solve the problem of wind-blown material, which would only be solved by the addition of gates. He was comfortable with what was being proposed by the applicant, and a third wall around the compactor would be nice, but the two other dumpsters were pretty well screened behind inlets that could be improved with landscaping.

Vice Chair Hammond stated that the larger pieces of equipment, such as the water tower, were not objectionable, and felt it was up to the Commission to make it as easy as possible for businesses to come into the community, but at the same time felt there was an obligation to keep up with the codes as they are written. He added that the trash compactor was a closed system and that should eliminate the need for a screening wall, but felt there should be screening on all sides of the dumpsters that included gates.

Commissioner Maxwell concurred with Mr. Hammond's comments with regard to not screening the trash compactor.

Commissioner DePuy said she agreed with most of Mr. Hand's comments with the exception of a screening wall around the trash compactor. DePuy added that she did not have a preference about screening walls for the dumpsters, and felt if there was a problem with trash outside of the receptacles it should be handled by the Code Enforcement Department. She said she would vote to approve the item as presented.

Commissioner Bright concurred with Ms. DePuy and said he would vote to approve the item as presented.

Commissioner Hand said he was not advocating for a third screening wall, but thought if there was a consensus among the Commission he would go along with the majority and was in favor of the item as presented.

Motion: Commissioner Bright made a motion to recommend approval of Variance 11-03 as presented; second by Commissioner Henderson. Motion passed 7-0.

Motion: Commissioner DePuy made a motion to recommend approval of Variance 11-04 as presented; second by Commissioner Hand. Motion passed 4-3 with Vice Chair Hammond and Commissioners Frederick and Henderson opposed.

Note: Commissioner Bouvier joined the meeting prior to the briefing on Item 6.

BRIEFING

6. Briefing on West Spring Valley Corridor Reinvestment study.

Ms. Heid briefed the Commission on the progress of the West Spring Valley Corridor Reinvestment study, noting that the first phase—a market study and visioning process—was completed in November 2010 and the second phase—design guidelines and ordinance development—was underway.

Using slides, she described the study area boundaries, work elements and opportunities for input during Phase 1 and the Vision Statement, Framework Plan and Catalyst Projects that were developed and ratified by the stakeholders at the Community Meetings. She also presented a fly-through video animation of a redeveloped West Spring Valley Corridor.

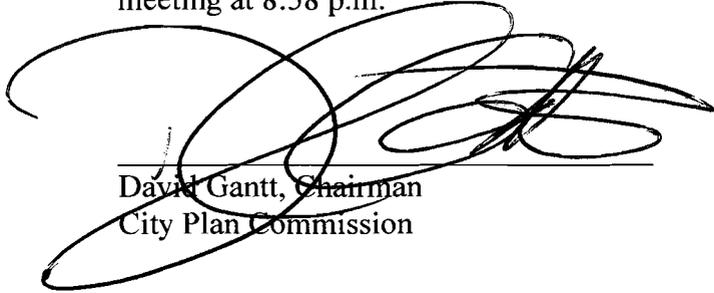
Ms. Heid then described the implementation strategy, which included a menu of more than 50 possible actions, grouped into issues categories, and a set of near-term action items. One of the near-term actions is to revise existing ordinances, which would be the focus of Phase 2. She outlined the Task Force approach the City had created to implement the strategy and gave a brief overview of a smaller companion study in the City of Dallas.

The remainder of the briefing focused on the Planned Development ordinance (PD) and Design Guidelines being drafted, which will divide the Corridor into seven subdistricts, each with a set of allowable building types and uses, and address standards for streetscapes, building features, landscaping, parking, signage, administration and street typologies. She described the public input process that had directed the development of the Design Guidelines, using slides to indicate the results of keypad polling on potential building types and images, street types, signs and awnings/canopies. Ms. Heid concluded with an overview of the schedule of key upcoming events relative to the project, which will culminate in zoning hearings and the adoption of the new PD ordinance in the April/May/June time frame.

The Commission had questions and comments; no action was taken.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 8:58 p.m.



David Gantt, Chairman
City Plan Commission