

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

The Richardson City Plan Commission met February 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  
Thomas Maxwell, Alternate  
Don Bouvier, Alternate

**CITY STAFF PRESENT:** Sam Chavez, Asst. Director of Dev. Svcs. – Planning  
Susan Smith, Asst. Director of Dev. Svcs – Dev. & Engr.  
Chris Shacklett, Planner  
Cindy Wilson, Administrative Secretary

**BRIEFING SESSION**

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

**A. Agenda Items**

Ms. Smith 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 January 18, 2011.**

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

## **PERMITTED USES**

- Galatyn Park North:** A request for approval of an office use (data center) on a 7.15-acre tract within Tract R-13B. The subject 7.15-acre site is located at the northeast corner of Renner Road and Wyndham Lane and zoned PD (Planned Development).

Ms. Smith advised that Galatyn Park North and Variances 11-01 and 11-02 were related to the same piece of property and would be briefed together.

Smith said the property was currently zoned PD (Planned Development) for uses allowed in the A-950-M Apartment District including other residential uses; however, there was a special condition under the existing ordinance that allowed the applicant to request additional uses including "office," and the applicant was proposing to develop a data center.

Ms. Smith noted that the first variance, 11-01, was a request to allow a wrought iron fence in lieu of a masonry wall along the eastern property line. She stated that the City requires a masonry screening wall when there is a non-residential use adjacent to residentially zoned property; however, even though the property to the east was zoned residential, there is a City fire station at that location and the Fire Department had no objection to the variance request.

The next variance request, 11-02, was a request to reduce the required parking for a data center. Smith stated that the City currently parks data centers at 1:250 for the manned area of a data center, and 1:1,000 for the unmanned (computer equipment), but the applicant was requesting to reduce the parking ratio to 1:3,000 square feet of building area. Based on the applicant's proposed development of a building with slightly over 72,000 square feet, the current City regulations would require 115 parking spaces, but with the requested reduction, 24 parking spaces would be required, or a reduction of 91 spaces.

Ms. Smith remarked that the proposed parking ratio complied with the Traffic Impact Analysis, and pointed out that the data center in Collins Technology Park had requested and received a parking variance for 1:300 for the manned area, and 1:3,000 for the unmanned area. She also noted that the City was in the process of concluding a parking study for data centers and the results seemed to be suggesting similar ratios to what the applicant was proposing.

Commissioner Hand asked if the fence along the east side was a security or financial issue.

Mr. Jerry Mays, representing Stream Data Centers, 434 Fall Creek Drive, Richardson, Texas, stated they would prefer to have the same type of fence on all four sides of the property, and the fence would be wrought iron with stone pilasters.

Commissioner Bright asked for more information regarding the parking study mentioned earlier by staff.

Ms. Smith replied that the City did not have parking standards for data centers, and when the centers started coming into the City they were parked as office, which would be 1:250; however, if the location was within an industrial area, staff allowed the parking for the unmanned area to be parked at 1:1,000.

Smith pointed out that only one previous parking variance for a data center had gone through the City's variance process; however, many other data centers had expressed interest in the process, but from a timing stand point they were not willing to wait and found it easier to just go ahead and construct the parking. She added that the staff had conducted a site visit to the data center just north of the proposed location and the property manager indicated the only time they used most of their 30 spaces was during a shift change.

Chairman Gantt asked if most of the other data centers in the City had retrofitted existing buildings.

Ms. Smith said that was correct and most of the parking was already in place.

Commissioner Henderson asked if the property would be part of the 600-foot buffer mentioned in Zoning Case 10-21. He also wanted to know if the property was included in that buffer, would it preclude the developer from building apartments in that area.

Chairman Gantt replied that based on the length of the eastern property line, the buffer would extend beyond the property.

Regarding building apartments, Ms. Smith replied that if there was a deed restriction for a buffer zone that included the property in question, then the answer would be yes; however, that had not been determined or confirmed.

With no further questions or comments, Chairman Gantt called for a motion on Item 2.

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

## **VARIANCES**

- 3. Variances 11-01 and 11-02 Richardson Private Data Center II (companion to Item 2):** A request for approval of a variance from Article III, Section 21-47(d), *Open Space and Screening*, and Article III, Section 21-52(i), *Off-street Parking*, for a proposed data center. The 7.15-acre tract of land is located at the northeast corner of Renner Road and Wyndham Lane.

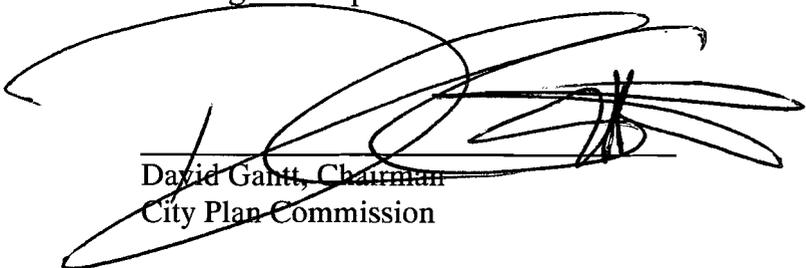
Chairman Gantt noted that two separate motions would be required: one for Variance 11-01, and another for 11-02.

**Motion:** Commissioner Bright made a motion to recommend approval of Variance 11-01 as presented; second by Commissioner DePuy. Motion passed 7-0.

**Motion:** Commissioner Hand made a motion to recommend approval of Variance 11-02 as presented; second by Commissioner Henderson. Motion passed 7-0.

**ADJOURN**

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:24 p.m.



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David Gantt, Chairman  
City Plan Commission