

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – NOVEMBER 6, 2012**

The Richardson City Plan Commission met November 6, 2012, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman
Barry Hand, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Eron Linn, Commissioner
Thomas Maxwell, Commissioner
Don Bouvier, Alternate
Randy Roland, Alternate

MEMBER ABSENT: Marilyn Frederick, Commissioner

CITY STAFF PRESENT: Sam Chavez, Assistant Director - Dev. Svcs – Planning
Jim Lockart, Assistant Director – Engineering
Israel Roberts, Development Review Manager
Chris Shacklett, Planner
Mohamed Bireima, Planning Technician
Kathy Welp, Executive Secretary

BRIEFING SESSION

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

MINUTES

1. Approval of the minutes of the regular business meeting of October 16, 2012.

Commissioner DePuy asked to correct the vote on the motion for Item 1 from 7-0 to 5-0, and the adjournment statement from Chairman Gantt to Acting Chairperson DePuy.

Motion: Commissioner Linn made a motion to approve the minutes as corrected; second by Commissioner Roland. 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. Site Plan, Landscape Plan – Shire Phase II (companion to Item 6): A request for approval of site and landscape plan for a two-story, 56-unit, 64,845 square foot independent living facility. The 2.77-acre site is located at 3601 Shire Boulevard, northwest corner of Shire Boulevard and Infocom Drive and is zoned PD Planned Development.

3. **Building Elevations – Shire Phase II, Building J:** A request for approval of building elevations for a one-story, 5,644 square foot restaurant. The 0.69-acre site is located at 3617 Shire Boulevard, on the south side of President George Bush Highway, west of Shire Boulevard and is zoned PD Planned Development.
4. **Lighting Plan – Trinity Bible Church:** A request for approval of a lighting plan for an existing sand volleyball court. The 4.52-acre site is located at 400 W. Campbell Road, the northwest corner of Campbell Road and Canyon Creek Drive and is zoned R-1250-M Residential District.
5. **Revised Site and Landscape Plans – Malani Jewelers:** A request for approval of revised site and landscape plans for the existing single-story 4,213 square foot retail building. The 0.52-acre site is located at 300 S. Central Expressway, west side of Central Expressway, south of Belt Line Road and is zoned C-M Commercial.

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

PUBLIC HEARINGS

6. **Replat – Shire Phase II Lots 1A, 3A, 4A and 5, Block A (companion to Item 2):** Consider and take necessary action on a request for approval of The Shire Phase II, Lots 1, 3 and 4, Block A to dedicate easements and create Lot 5. The 8.62-acre site is located at 3601 Shire Boulevard (Lot 4A), 3605 Shire Boulevard (Lot 3A), 3609 Shire Boulevard (Lot 1A), and 3617 Shire Boulevard (Lot 5), the northwest corner of Shire Blvd. and Infocom Drive.

Mr. Roberts advised that the applicant was requesting a replat of The Shire Phase II Addition to relocate a private drainage easement on Lot 4A to accommodate the development of the previously approved independent living facility. He added that the replat met all the City's subdivision design standards.

With no questions from the Commission, Chairman Gantt opened the public hearing. No comments were received either in favor or opposed and the Chairman closed the public hearing.

Motion: Commissioner Roland made a motion to approve Item 6 as presented; second by Commissioner Linn. Motion passed 7-0.

7. **Zoning File 12-17:** Consider and take necessary action on a request by John T. Evans, representing SWC Beltline G.P. Inc., to revoke Ordinance 2903-A, a Special Permit for retail sales in conjunction with a wholesale distribution center for men's clothing and approval of a Special Permit for a restaurant and/or private club with modified development standards in an I-M(1) Industrial District. The site is located at 1050 N. Central Expressway, approximately 1,000 feet north of Arapaho Road, on the east side of Central Expressway, and is zoned I-M(1) Industrial.

Mr. Shacklett advised that the applicant was requesting revocation of an existing Special Permit for the former K & G retail/wholesale establishment, and approval of a new Special Permit for a restaurant and/or private club in an Industrial District. He added that the Special Permit, for the restaurant and private club, had to do with possible changes to Chapter 4 of the City's alcoholic beverage code.

Mr. Shacklett stated the proposal was to convert the 20,000 square foot building into a 13,000 square foot central Texas barbeque restaurant. To achieve the change, the applicant proposed to remove approximately 1/3 of the roof structure on the east side to provide a covered walkway and a driveway connecting the northern and southern parking lots.

Mr. Shacklett stated the northwest corner of the building encroached into the 40-foot front setback. The applicant was not proposing to expand the building, but with the expansion of Central Expressway over the years the property line has moved back into the property and the applicant is requesting the area be made conforming as part of the Special Permit.

In addition, Mr. Shacklett said the applicant was asking to forgo the 10-foot meandering sidewalk required under the U.S. 75 design guidelines and leave the existing sidewalk in place along their property. He added that north of the applicant's property there were no other sidewalks and most of the property was DART right-of-way.

Mr. Shacklett concluded his presentation by noting that the building would be built in a 1930's industrial design with over 80 percent masonry, and although the City's Master Transportation Plan calls for the extension of the east/west Woodall Drive, which would run directly south of the property in question to U.S. 75, there are no plans in the near future to complete that extension.

Chairman Gantt asked if recommended special condition, item 3, was correct in the staff report or were there some elevations missing from the Commission's packet.

Mr. Shacklett replied there was a typographical error and the item should read "*...and Elevations (Exhibit C)*".

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

Mr. John Evans, 9030 Briarwood Lane, Dallas, Texas, SWC Beltline, representing the future property owner, stated they felt the proposed restaurant would be an excellent use of the property and good for the City.

Mr. Robert Tabak, Tabak Design Group, 7607 Currin Drive, Dallas, Texas, stated the architecture for building was derived from the future owner's desire to create a barbeque restaurant in the style of Texas cooking that dates back over 100 years. He added that the two-story component represented an old municipal building that could have been built in the 1930's using authentic type materials seen in buildings from that era.

Mr. Tabak explained the changes that will be made to the building highlighting the driveway connecting the north and south parking lots, the pedestrian walkway, the smoking pit, the internal floor plan, and other components of the proposed redesign.

Chairman Gantt asked if the smoke stack would be decorative or a working smoke stack.

Mr. Tabak replied that the enclosed smokers would feed the smoke stack, but the pit areas would not.

Commissioner DePuy asked the purpose of the driveway, whether it would be difficult for patrons to find the entrance since it was located at the back of the building, and was there another restaurant similar in nature to the proposed design.

Mr. Tabak replied that because the north parking lot was much smaller than the south lot, and the fact that the service road was one-way, it seemed best to have some type of internal means to funnel traffic to the south lot. He added that there will be signage directing patrons to the entrance of the building.

Regarding a similar type restaurant, Mr. Tabak said there is a restaurant with a similar serving style in the City of Coppell, but the proposed restaurant was not part of a chain. Also, to indicate the quality of the operation and food to be served, Tabak noted that the operator of the proposed restaurant would be Larry Levine, the founder of Chili's restaurants,

Commissioner Bright asked if the company was affiliated with the Central Barbeque in Memphis.

Mr. Tabak replied that it was not.

Commissioner Bouvier asked what would be the total indoor area after removing the portion of the building for the driveway.

Mr. Tabak replied the total square footage would be 12,600 with 2,000 square feet of that on the second floor (600 square feet for mechanical equipment, and 1,400 square feet for storage and office space). He added the upstairs will not be used for serving food.

Mr. Erdinc Filiz, 430 Buckingham Road, Richardson, Texas, stated he was a student at the University of Texas at Dallas and was in attendance as a requirement for one of his classes. He felt the addition of a restaurant would add to the economic growth of the City; was responsive to the Comp Plan designation of transit oriented growth/mixed land use; and would generate additional sales tax revenue.

Vice Chair Hand and Commissioner Linn complimented the applicant for their design, interest, and investment in a site that had the potential to be very difficult to redevelop.

Commissioner Bouvier added that the Commission has spent many hours discussing the redevelopment of property along U.S. 75 and felt the proposed project was an example of what he would like to see on some of the other properties along that corridor.

Commissioner Maxwell asked why Ordinance 2903A was being repealed.

Mr. Shacklett replied that K&G was a wholesale business and since retail sales were not allowed by right in an Industrial District, a Special Permit was granted to add retail to their business. The condition to revoke that special permit will remove those rights from the site.

With no other comments in favor or opposed, Chairman Gantt closed the public hearing.

Motion: Vice Chair Hand made a motion to recommend approval of Zoning File 12-17 as presented; second by Commissioner Bouvier.

Chairman Gantt asked if his prior recommendation to change special condition 3 to read "Exhibit C" instead of Exhibits C1-C3 should be a part of the motion.

Vice Chair Hand said it should and Commissioner Bouvier concurred.

Motion passed 7-0.

8. **Zoning File 12-18:** Consider and take necessary action on a request by Michael J. Wright, representing M. J. Wright & Associates, Inc., to amend the O-M Office special conditions to accommodate the development of five (5) 1-story office buildings on a property located on the north side of Campbell Road, west of Waterview Parkway. The property is zoned O-M Office.

Mr. Shacklett advised that the applicant was requesting to amend the special conditions of the property's Office zoning to allow reduced setbacks along the rear and east property line, and to allow a driveway on Campbell Road.

Mr. Shacklett noted that in 2010 a similar case came before the Commissioner; however, residents from Edith Circle objected to the development due to drainage problems from the property into their street. The Commission denied the request and the applicant appealed to the City Council, but the item was tabled indefinitely pending a drainage study for the west fork of Cottonwood Creek and the property in question. He added that Jim Lockart, Assistant Director of Engineering for the City, was present and could speak to the types of mitigation that have and will take place.

Regarding the driveway on Campbell Road, Mr. Shacklett indicated that when Ordinance 3079 was approved for the Lennox development, it stated that no driveway cuts would be allowed between Waterview Parkway and Lark Park Way. In addition, the applicant feels a driveway into their property would be beneficial for west bound traffic, as well as a hooded left turn lane to allow east bound traffic into the property.

Mr. Shacklett concluded his presentation by stating staff was requesting a special condition of a parking ratio of 1:250 as part of the zoning change, which would provide the development a set parking ratio as opposed to a parking ratio that could be established as a result of a future code amendment. In addition, the JJ Pearce Homeowners Association did not have any objections and felt the proposal would provide a positive impact to the community.

Commissioner Maxwell asked if there would be a requirement for screening the mechanical equipment. He also wanted to know if the dumpster location could be moved from the east side of the property to the north side.

Mr. Shacklett replied there would be requirements to screen the mechanical equipment and the details will be shown during the development plan approval process. He added that the dumpster location had been approved by the City's Sanitation Department

Regarding relocating the dumpster, Mr. Shacklett stated the location of the dumpster could be changed, but the City's Sanitation Department said the current location would work for them, plus if the location was facing south the dumpster gates would open facing Campbell Road.

Commissioner Maxwell asked if a condition could be added to the motion to have brick and stone incorporated into the dumpster screen to match the building elevations.

Mr. Shacklett replied the dumpster screen was required to be masonry, but if the Commission wanted to require matching brick and stone it could be part of the motion.

Vice Chair Hand asked about comments on page 2 whether that reflected the total lot coverage available or the maximum floor to area ratio allowed.

Mr. Shacklett replied the total floor area was 35% because they are allowed two stories and at 29,500 square feet they are at the maximum amount of building space for the number of parking spaces required.

Commissioner DePuy asked if there would be access to the properties to the west if a driveway cut was made onto Campbell Road.

Mr. Shacklett replied there is a curb cut onto Jonsson through a mutual access easement.

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

Mr. Michael Wright, M.J. Wright Architects, 8233 Mid Cities Boulevard, North Richland Hills, Texas, stated he was available for any questions.

Commissioner Bouvier asked if there was ever any consideration of upgrading the quality of the roof material.

Mr. Wright replied that the composition shingles would provide a nice buffer between the businesses to the north and the residential area to the south. He added that they could go from the 240 pound shingle to a 300 pound shingle, plus the proposed shingle is designed with an articulation.

Commissioner Linn asked what type of businesses would be located in this type of a business park.

Mr. Kevin Afkami, 7203 Bellmeade Drive, Colleyville, Texas, stated he was a dentist by trade and the primary target for tenants would be dental and medical specialists. He added they were already in discussion with a physical therapy group and a surgical group.

Commissioner DePuy asked if any of the buildings would be spec buildings. She also wanted to echo Mr. Bouvier's comments about the roof shingles.

Mr. Afkami replied that the plan was to construct the driveway, utilities and then build one or two of building east of the entry, but wait for the market to dictate how many more would be built.

No other comments were made in favor.

Mr. Bob Hutsler, 1092 Edith Circle, Richardson, Texas, expressed concern about a curb cut or driveway on Campbell Road. He stated that the traffic on Campbell Road during the morning and evening rush hours between Waterview Parkway and Edith Circle already a problem for residents and felt this could cause problems for emergency vehicles trying to enter Edith Circle. In addition, the University of Texas at Dallas is anticipating an increase in their student population from 20,000 to 30,000 and he suggested it was time for a traffic study.

No other comments were made in opposition and Chairman Gantt called for any other comments from the Commission.

Vice Chair Hand stated he did not have an issue with the quality of the design, but felt the location was not the right place for single-family residential/suburban design. His other concern was that the Commission was being asked to consider a "down zoning" to a one-story design and felt a two-story, office-looking construction would be more appropriate.

Commissioner Maxwell asked if the buildings west of the proposed development were one or two story buildings.

Mr. Shacklett replied that directly west there is a two-story building, but the remainder of the buildings in the immediate area appeared to be one story.

Commissioner Linn asked if the piece of land on the northwest corner of Waterview Parkway and Campbell Road was part of the land in question. He also felt that because of the close proximity to the University, whatever was built on that corner needed to be iconic.

Mr. Shacklett replied it was part of an undevelopable drainage easement that was owned by the Lennox Center.

Commissioner DePuy stated she was not opposed to a one-story building on the site, and felt the hooded left turn would help the residents of Edith Circle.

Commissioner Bright concurred that he had no problem with the elevations and the fact the buildings would be one-story, but wanted to hear more comments from the Commission on what they would like to see as an alternative to the material proposed for the roof.

Chairman Gantt stated the property was going to be a challenge to develop because of the unusual shape and the fact that two sides of the property border undevelopable flood plain land, and thought a one-story development was acceptable because of the adjacent one-story buildings and the residential area across the street.

Commissioner Bouvier asked if the Commission was locked into composite shingles, or could the applicant return at another time and propose a shingle that has more depth, which he felt, would improve the look of the building.

Mr. Shacklett replied that as part of a motion, the Commission could specify the weight of a shingle or a different type of material.

Mr. Shacklett said that if the Commission still had questions about the quality of the roofing material, the applicant should return to the podium to have a discussion about the materials (i.e., residential versus commercial).

Mr. Wright stated that the typical shingle on a residential home is 240 pounds and offered to go to a 300 pound “Z” line or articulated shingle.

Commissioner Maxwell said he thought some on the Commission might be looking for something other than shingles for the roofing material and asked what other material they would like to see.

Commissioner Bouvier proposed clay tile as an alternative material, but, again, stated that the location called for a more commercial looking building and suggested that tabling the item might be appropriate as opposed to getting buildings that would not stand the test of time.

Commissioner Maxwell asked staff to clarify why elevations were included in this zoning case when they are not in other cases.

Mr. Chavez replied that because of the unique nature of the proposed development – a single story building in-lieu-of a two-story building, and the addition of a curb cut, the staff thought the inclusion of the elevation would be appropriate. He added that the Commission could detach the elevations from the zoning case if they so desired.

Commissioner Maxwell asked if two-story buildings were a requirement of the PD.

Mr. Chavez replied that two stories were allowed by right in the PD and the single story, residential design was thought to be a concession for the proposed curb cut. He asked that if the Commission did not like the proposed residential design of the buildings, would they want a design that was similar to the flat-roofed commercial buildings to the west.

Commissioner Bouvier replied he was okay with the residential design, but the roof is what was causing him concern.

Chairman Gantt stated it sounded as if Mr. Bouvier was alright with the one-story, residential look, but asked if he wanted a more commercial looking pitched roof such as a standing-seam metal roof.

Commissioner Bouvier replied that he wanted roof material that was higher quality in terms of the look and style of the building, and was not opposed to a pitched roof or a standing-seam metal roof, but wanted to see what it looked like prior to approving the request.

Mr. Afkami said the market (medical/dental) is more favorable for a one-story building and suggested that he would be open to changing the elevations to meet the preferences of the Commission. He added that with the setback from Campbell Road and the proposed landscaping, the development would blend in with the surrounding open land.

Mr. Afkami pointed out that he had been working with the JJ Pearce Homeowners Association, as well as the management from the Lennox Center, and they both had approved the proposed elevations and development.

Mr. Shacklett added that the Lennox Center also had approval rights over any development in the area.

Chairman Gantt indicated the applicant was willing to revisit the elevations and asked the Commission if they wanted to approve the zoning case, but remove the elevations, or should the item be tabled and the applicant asked to revise the elevations before coming back at another time.

Commissioner Linn asked to clarify what would remain if the elevations were removed from the request.

Chairman Gantt asked staff if item 1 of the proposed special conditions could be altered to remove any mention of the elevations.

Mr. Shacklett replied the section stating *“the buildings shall be generally constructed in conformance with the attached Elevations (Exhibits “C-1” through “C-4)”* could be removed and then a new special condition deferring elevation approval to the development plan process would be added.

Chairman Gantt asked the applicant if that was acceptable.

Mr. Afkami stated he would rather have the elevations removed and proceed with the zoning case, but asked the Commission to provide him with more specific direction on what they would like to see in the new elevations.

Mr. Shacklett also asked the Commission to give detailed direction (i.e., pitched roof versus flat roof, roofing materials, etc.) on what they would like to see and reminded them that City Council will also review the case and may weigh in on what they would like to see as well.

Chairman Gantt asked if the Commission had any concerns about the height, the parking, or anything else besides the architectural style and the materials for the roof.

Commissioner DePuy stated she had no problems with the one-story, residential design and thought a two-story medical building would be a mistake. She did express concern about the stone accents and thought it could be dated, but felt with the amount of roof visible on the building it needed to be upgraded in quality; possibly a metal roof that looks like a shingle.

Commissioner Bright said he could approve the elevations as presented, but out of deference to the other members of the Commission, and the point made about the amount of roof visible, he would like a higher quality shingle roof, but would prefer to see it prior to approval.

Commissioner Maxwell indicated that he would prefer a more modern design.

Commissioner Linn concurred with Ms. DePuy that the style could be dated and preferred to see a more classical or contemporary design. However, he did like the Spanish tile roof at the shopping center at the corner of Coit and Campbell Roads.

Vice Chair Hand concurred with Mr. Linn's earlier statement about the property being a gateway to the University and felt the issue should be whether the form was appropriate as opposed to what type of shingles should be used. He sensed the applicant was open to build the right form and reminded the Commission that whatever develops will remain there for many years to come.

Chairman Gantt stated he did not have an issue with the material presented, but if the applicant chose to come back with similar elevations he would like to see a high-grade commercial shingle or possibly standing-seam metal roof similar to those at Renner Road and North Star Road.

Commissioner Maxwell asked if Mr. Hand had any problems with the site plan as presented.

Vice Chair Hand replied that he did not have problems with the site plan, and understood the finances behind one-story buildings, but still felt a more significant construction on this property was warranted.

Commissioner Roland summarized the suggestions by Commission and pointed out that the Comp Plan was a suggestion as to what the City would like to see develop, but felt the approval from the JJ Pearce Homeowners Association and Lennox Center carried more weight.

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

Motion: Commissioner Linn made a motion to recommend approval of Zoning File 12-18 with the exception of removing any reference to elevations, and that the elevations would be approved during the development plan process; second by Commissioner DePuy.

Commissioner Maxwell asked for clarification on the motion.

Commissioner Linn replied that any verbiage in Special Condition 1 after “*The development shall be constructed in conformance with the attached Concept Plan (Exhibit B)*” shall be removed, and add “*the elevations will be approved during the development plan process*”. Ms. DePuy concurred with the explanation.

Motion passed 6-1 with Commissioner Bright opposed.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 8:52 p.m.

David Gantt, Chairman
City Plan Commission