CITY OF RICHARDSON CITY PLAN COMMISSION MINUTES – JUNE 18, 2013

The Richardson City Plan Commission met on June 18, 2013, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Barry Hand, Vice Chair

Gerald Bright, Commissioner Eron Linn, Commissioner Don Bouvier, Alternate Randy Roland, Alternate

MEMBERS ABSENT: David Gantt, Chairman

Janet DePuy, Commissioner Marilyn Frederick, Commissioner Thomas Maxwell, Commissioner

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Svcs - Planning

Israel Roberts, Development Review Manager

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 June 4, 2013.

Motion: Commissioner Roland made a motion to approve the minutes as presented; second by Commissioner Bright. Motion passed 5-0.

PUBLIC HEARING

2. **Turnpike Commons West Addition, Lots 4 and 5, Block A:** Consider and take necessary action on a request for approval of a replat of a portion of the Greenside Drive Addition and a 28.88-acre tract of unplatted property to create two (2) lots. The 30.01-acre site is located at 905 W. President George Bush Highway (Lot 4) and 955 W. President George Bush Highway (lot 5), on the south side of President George Bush Highway, west of Custer Parkway. Applicant: Kevin Gaskey, Kimley-Horn and Associates, representing Eden Tree Properties, LTD, and Hall Irving Hotel, LTD. *Staff: Israel Roberts*.

Mr. Roberts advised the replat had been before the Commission in December 2012 and approved; however, after receiving approval from the Commission, the owner requested a delay in filing the plat with the county due to various issues arising from discussions with Oncor Electric. Subsequently, the originally approved 50-foot wide easement has been reduced to 20 feet and the staff felt the replat should come before the Commission for reapproval.

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Mr. Roberts noted that no other changes had been proposed to the remaining portion of the replat, and the replat complied with all City subdivision design standards.

No questions were asked of staff and Vice Chair Hand opened the public hearing.

Mr. Kevin Gaskey, Kimley-Horn and Associates, 12750 Merritt Drive, Dallas, Texas, concurred with Mr. Roberts' statement and said the change in the easement was the result of redesign work on the part of Oncor that enabled the reduction in the width of the easement.

Commissioner Roland noted the electrical lines were being moved from the center to the west side of the property and ask if there would be any structures or parking built in the area of the easement.

Mr. Gaskey replied there will be no structures or parking built in the easement.

No other comments were received in favor or opposed and Vice Chair Hand closed the public hearing.

Commissioner Roland asked staff if most of the utility easements throughout the city varied in size, or would the proposed easement be one of the narrowest. He also wanted to know the type of power lines being relocated.

Mr. Roberts replied the size of the easement would depend on the type of electrical line being installed with transmission lines requiring a larger easement as opposed to a standard power pole line that has a narrower easement.

Mr. Gaskey added there were two utilities using the pole - lines were for local electrical distribution as well as a line for AT&T.

Motion: Commissioner Linn made a motion to approve Item 2 as presented; second by Commissioner Bouvier. Motion approved 5-0.

ADJOURN

With no further business before the Commission, Vice Chair Hand adjourned the regular business meeting at 7:06 p.m.

Barry Hand, Vice Chair City Plan Commission