

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – MARCH 22, 2018**

The Richardson City Plan Commission met on March 22, 2018, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Janet DePuy, Vice Chair
Bill Ferrell, Commissioner
Tom Maxwell, Commissioner
Dorothy McKearin, Alternate
Ken Southard, Alternate

MEMBERS ABSENT: Ron Taylor, Chairman
Marilyn Frederick, Commissioner
Randy Roland, Commissioner
Stephen Springs, Commissioner

CITY STAFF PRESENT: Michael Spicer, Director of Development Services
Sam Chavez, Assistant Director – Dev. Svcs. – Planning
Chris Shacklett, Sr. Planner
Connie Ellwood, Executive Secretary

BRIEFING SESSION

Prior to the start of the regular business meeting, the City Plan Commission met with staff regarding staff reports, agenda items and rezoning initiatives. No action was taken.

REGULAR BUSINESS MEETING

MINUTES

1. Approval of minutes of the regular business meeting of March 6, 2018.

Commissioner Maxwell noted the minutes of March 6, 2018, listed Commissioner McKearin both present and absent. Commissioner McKearin was absent.

Motion: Commissioner McKearin made a motion to approve the minutes as amended; second by Commissioner Ferrell. Motion approved 5-0.

CONSENT ITEMS

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, and Building Elevations – Smoothie King: A request for approval of a site plan, landscape plan, and building elevations for the development of a 1,530-square foot restaurant with drive-through service. The site is located at 1325 E. Belt Line Road, on the north side of Belt Line Road, west of Plano Road.

Motion: Commissioner Maxwell made a motion to approve Item 2 of the Consent Agenda as presented; second by Commissioner Southard. Motion approved 5-0.

PUBLIC HEARING

- 3. Replat – Skaggs-Albertsons Addition, Lot 8A Block A:** Consider and take the necessary action on a request for approval of a replat of a 0.7-acre lot for the development of a 1,530-square foot restaurant with drive-through service. The site is located at 1325 E. Belt Line Road, on the north side of Belt Line Road, west of Plano Road.

Mr. Shacklett advised the proposed replat was to accommodate the development of a 1,530 square foot drive-through restaurant for Smoothie King. A companion Site Plan, Landscape Plan and Building Elevation Plan was part of the consent agenda. The purpose of the replat is to dedicate a 10-foot by 10-foot water easement located along the west property line to accommodate the location of a water meter for the restaurant. No other easements are being dedicated or abandoned. The existing easements located along Belt Line Road and the SE corner of the property will remain intact. The replat does comply with the city zoning and subdivision regulations.

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

No questions were asked of the staff and no further comments, in favor or opposed, were received, therefore, Vice Chairman DePuy closed the public hearing.

Motion: Commissioner Ferrell made a motion to approve Replat – Skaggs-Albertson Addition, Lot 8A Block A as presented; second by Commissioner McKearin. Motion approved 5-0.

- 4. Zoning File 18-07 – Zoning Ordinance – Former Town of Buckingham:** Consider and take the necessary action on a request to consider amendments to Articles I through XV of the former Town of Buckingham’s Zoning Ordinance.

Mr. Spicer advised zoning file 18-07 is a city initiated process to amend multiple sections of the text of the former Town of Buckingham zoning ordinance. It is also a key tactic that City Council identified as a component of their 2017-2019 Statement of Goals, Strategies and Tactics.

The proposed text amendments are designed to improve consistency with the City Of Richardson’s Comprehensive Zoning Ordinance (CZO) and Chapter 21 Subdivision and Development standards in the Code of Ordinances. They would also address outdated terminology, conflicting or unclear references, definitions, grammatical and typographical errors.

There would be no change to any zoning classification on any property regulated by the former Town of Buckingham zoning ordinance and no non-conforming uses or structures would result from the proposed text amendments.

Mr. Spicer described how the Buckingham zoning ordinance is a cumulative zoning ordinance where uses allowed in the most restrictive districts are allowed in lesser restrictive districts.

Mr. Spicer stated that uses defined in the former Town of Buckingham ordinance would match uses in the City of Richardson CZO. Additionally, those uses that require special permits in the Richardson CZO would also require special permits under the amended Buckingham ordinance.

Vice Chairman DePuy asked if Richardson's regulations related to code enforcement applied to the former Town of Buckingham also.

Mr. Spicer stated yes.

With no further question, Vice Chairman DePuy opened the public hearing.

No further questions were asked of staff and no further comments, in favor or opposed, were received, therefore, Vice Chairman DePuy closed the public hearing.

Motion: Commissioner Maxwell made a motion to approve Zoning File 18-07 as presented; second by Commissioner Southard. Motion approved 5-0.

ADJOURN

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

Janet DePuy, Vice Chair
City Plan Commission