

**CITY OF RICHARDSON**  
**CITY PLAN COMMISSION MINUTES – APRIL 3, 2018**

The Richardson City Plan Commission met on April 3, 2018, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** Ron Taylor, Chairman  
Janet DePuy, Vice Chair  
Marilyn Frederick, Commissioner  
Tom Maxwell, Commissioner  
Randy Roland, Commissioner  
Stephen Springs, Commissioner  
Dorothy McKearin, Alternate  
Ken Southard, Alternate

**MEMBERS ABSENT:** Bill Ferrell, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Assistant Director – Dev. Svcs. – Planning  
Amy Mathews, 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 22, 2018.**

Commissioner Frederick noted the minutes of March 22, 2018, did not list Commissioner Frederick as absent. Commissioner Frederick was absent.

**Motion:** Commissioner McKearin made a motion to approve the minutes as amended; second by Commissioner Ferrell. Motion approved 7-0.

**PUBLIC HEARING**

**2. Zoning File 18-08 – The Cottages on Mimosa:** Consider and take the necessary action on a request for approval of a zoning change from LR-M (1) Local Retail to PD Planned Development to accommodate the development of a maximum 77-unit apartment community on approximately 4.61 acres located at 1900 Mimosa Drive, south of W. Campbell Road. The property is zoned LR-M (1) Local Retail. Applicant: Jason Leeds, Leeds Real Estate Services, Inc., representing Pavillion Mimosa Holdings, Ltd. *Staff: Amy Mathews.*

Ms. Mathews advised the applicant requested that this case be continued to the April 17, 2018, City Plan Commission meeting.

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

Mr. Roland stated that the Commission members did not have any information regarding the case in their agenda packet and would not be able to speak to any public commentary.

Ms. Christy Goodwin, 1218 Huntington. Ms. Goodwin advised that the subject location was for proposed rental property. She stated her awareness of this case being continued to April 17, 2018, however, wanted it officially noted that the Richardson citizens and Hunting Street residents in the audience (15) opposed rental property.

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

**Motion:** Commissioner Roland made a motion to continue Zoning File 18-08 – The Cottages on Mimosa to the April 17, 2018; City Plan Commission meeting, second by Commissioner Southard. Motion approved 7-0.

- 3. Zoning File 18-05 – Chick-fil-A:** Consider and take the necessary action on a request to amend an existing Special Permit for a restaurant with drive-through service on 0.82 acres located at 106 W. Campbell Road, northwest of Campbell Road and Alamo Rd. The property is currently zoned C-M Commercial. Applicant: Brian Burger, PE, Burger Engineering, LLC, representing LG 75 Campbell, LLC. *Staff: Amy Mathews.*

Ms. Mathews advised the applicant requested this case be continued to the May 1, 2018, City Plan Commission meeting.

**Motion:** Commissioner Roland made a motion to continue Zoning File 18-05 – Chick-fil-A to the May 1, 2018; City Plan Commission meeting, second by Commissioner Frederick. Motion approved 7-0.

- 4. Zoning File 18-02 – Pharmco Cellular Antenna:** Consider and take the necessary action on a request for approval of a zoning change from TO-M Technical Office to PD Planned Development for TO-M Technical Office with modified development standards to allow a cellular antenna on approximately 0.49 acres located at 302 S. Bowser Road, south of Frances Way. Applicant: Peter Kavanaugh, Zone Systems, Inc., representing Pharmco International, Inc. *Staff: Amy Mathews.*

Ms. Mathews advised the subject property was located at 302 S. Bowser Road. The applicant was requesting a change of zoning from Technical Office to PD Planned Development for the TO-M District with modified development standards to build a commercial cellular antenna facility with increased height and reduced setbacks. The current site included a 6,200 square foot medical office research facility and associated parking of which no changes would be made. The subject location for the cellular antenna was a 2,000 square foot lease space located at the south end of the property and would be fully enclosed by a masonry wall. In addition to the increase in the height allowance for the monopole, the applicant was requesting modifications to the setbacks for the proposed development elements.

Ms. Mathews stated the Comprehensive Zoning Ordinance allowed free-standing antenna installations if they complied with the height regulations of the applicable zoning district. Due to proximity to the residential zoning districts, the antenna height was limited to 25 feet. As proposed the cell tower would be 129 foot tall. T-Mobile's request included additional room to accommodate 2 other carriers within the enclosure and on the monopole. She also stated one letter in opposition had been received for this request.

Ms. McKearin asked for clarity about the wall or screening around the location.

Ms. Mathews confirmed that there would be a masonry screening wall around the monopole, and ground mounted equipment.

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

Mr. Peter Kavanaugh, 1620 Handily Drive, Dallas, TX representing CTG Communications, stated the request, if approved, would provide them the ability to provide better phone and 911 coverage. Mr. Kavanaugh presented map illustrating cell phone coverage and photos of nearby cellular installations. He concluded that installing the monopole in this area would optimize the system so the surrounding areas would be less taxed.

Commissioner Roland asked about the color of the monopole.

Mr. Kavanaugh responded that it would be a galvanized steel pole.

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

**Motion:** Commissioner DePuy made a motion to recommend approval of Zoning File 18-02 with conditions specified under sections A & B of packet; second by Commissioner Roland. Motion approved 7-0.

- 5. Zoning File 18-03 – Edgecore Data Center:** Consider and take the necessary action on a request for approval of a zoning change from I-M(1) Industrial to PD Planned Development for I-M(1) Industrial with modified development standards on approximately 33.36 acres located at the northeast corner of Shiloh Road and Research Drive, south of Breckinridge Boulevard. Applicant: Chet Leugers, Pacheco Koch, representing Mount Elbert Capital Partners. *Staff: Amy Mathews.*

Ms. Mathews advised that the applicant was requesting a zoning change for 33 acres of land from I-M(1) Industrial to a Planned Development for the I-M(1) Industrial District with modified development standards. The entire area would be fenced and gated with multiple manned areas.

Tract 1 included five (5), two-story data center buildings totaling 900,000 square feet. The proposed height of the second floor was the subject of the modified standards, which would allow them to be 22 feet in height in lieu of the 15 foot requirement. All five buildings would consist of a combination of concrete tilt wall, glass, louvered screen walls, and metal architectural panels, and would have external stairways for emergency egress only.

Tract 1 also contained a proposed electrical switchyard located at the southeast corner of the site that would work with the adjacent substation and would be screened by a minimum 10'4" masonry wall that would be supplemented with landscape screening consisting of canopy trees and ornamental trees.

Tract 2 included an Oncor electrical substation. The entire substation site would be screened with a minimum 10'4" masonry wall that would be supplemented with landscape screening consisting of canopy trees and ornamental trees.

Vice Chairman DePuy asked for clarity on the trail.

Ms. Mathews illustrated that the trail would connect to other Richardson trails and was located outside the perimeter fencing of the subject site.

Commissioner Roland asked if Tract 2, the proposed electrical sub-station would be fed by overhead lines or underground lines, and asked for clarity on the proposed perimeter fencing.

Mr. Jay Demaggio, 29728 Trainfore Drive, Regard, CA, founding partner of Edgecore stated the heavily fortified fencing style had been adopted within the last 10 years as an industry standard more for perception. He confirmed the wiring feeding the electrical substation would be located over-head.

Mr. Chris Curtis, 3101 Breckenridge spoke in favor of proposed change. He stated he was familiar with Edgecore and their reputation in the industry and felt this was good for the community.

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

**Motion:** Commissioner Maxwell made a motion to recommend approval of Zoning File 18-03 as presented; second by Commissioner Springs. Motion approved 7-0.

- 6. Zoning File 18-06 – Hertz Car Sales & Rental:** Consider and take the necessary action on a request for approval of a Special Permit for Motor Vehicle Sales/Leasing, Used and Motor Vehicle Rental located at 201 N. Central Expressway, at the northwest corner of N. Central Expressway and W. Tyler Street. The property is currently zoned PD Planned Development Main Street/Central Expressway Form Based Code (Central Place Sub-district). Applicant: Hamid Poury, 201 Central LLC. Staff: Amy Mathews.

Ms. Matthews advised Hertz Car Sales & Rental was requesting approval of a special permit to allow vehicle rental and sales used on the property located at 201 N. Central Expressway. The property is currently zoned PD Main Street/Central Expressway.

The applicant was proposing to remove the existing canopy allowing for 6 additional parking spaces, to power wash and repaint the building; to add a stucco cornice to the exterior, to replace the storefront windows and doors with aluminum windows and doors, and to extend the sidewalk to connect to the existing sidewalk on Tyler Street. The subject site would be maintained and run by Hertz located at 233 N. Central Expressway with the same hours of operations, making this location a satellite location.

Mr. Maxwell asked if the satellite location would maintain the same hours of operation as the primary location at 233 N. Central Expressway.

Ms. Mathews replied yes.

Mr. Rezza Steporri, 1025 Preston Road, Plano came forward to answer questions as necessary.

Ms. DePuy asked for clarity on where cars would be dropped off and at what time of the day.

Mr. Steporri confirmed they would be driven to the site directly. There would no big trucks dropping multiple vehicles at the site.

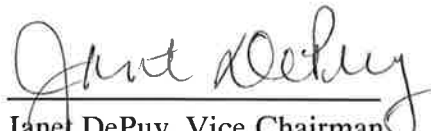
No further questions were asked of staff and no further comments, in favor or opposed, were received, therefore, Chairman Taylor closed the public hearing.

Mr. Chavez proposed language for the Commission to consider as part of the motion. On Condition Number 2, to include the following language in the last sentence to read ‘the special permit shall terminate after 6 years from the date of the passage of this ordinance and shall automatically terminate when the time limit expires’ then continue as written, and an additional condition that the hours of operation shall be limited to those for the location at 233 N. Central Expressway.

**Motion:** Commissioner McKearin made a motion to recommend approve of Zoning File 18-06 as modified; second by Chairman Taylor. Motion approved 7-0.

**ADJOURN**

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 8:18 p.m.

  
Janet DePuy, Vice Chairman  
City Plan Commission