

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – MAY 15, 2018**

The Richardson City Plan Commission met on May 15, 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
Tom Maxwell, Commissioner
Randy Roland, Commissioner
Stephen Springs, Commissioner
Bill Ferrell, Commissioner
Dorothy McKearin, Alternate
Ken Southard, Alternate

MEMBERS ABSENT: Marilyn Frederick, 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 May 1, 2018.

Motion: Commissioner Maxwell made a motion to approve the minutes with one typographical correction; second by Commissioner Southard. Motion approved 7-0.

PUBLIC HEARING

- 2. Zoning File 18-10 – Richardson High School:** Consider and take the necessary action on a request for approval of a zoning change from PD Planned Development for R-1500-M and R-950-M Residential to PD Planned Development for R-1500-M and R-950-M Residential with modified development standards to accommodate a multi-purpose activity center on the west side of Mimosa Drive, between Elmwood Drive and Cherrywood Drive on the Richardson High School campus located at 1250 W. Belt Line Road. Applicant: Karl A. Crawley, Masterplan, representing Richardson Independent School District. *Staff: Sam Chavez.*

Mr. Chavez explained Zoning File 18-10 is a new zoning case. The previous zoning case 18-10 was withdrawn by the applicant. He stated the Richardson Independent School District (RISD) was requesting to amend the existing Planned Development (PD) District for the Richardson High School and Jr. High campus. The governing ordinance of the subject property had two tracts. Tract A – the high school campus side located on the north side of W. Belt Line Road; and Tract B – property located on the south side of W. Beltline Road. Tract A, the high school campus site, was the subject of the request.

The applicant was requesting to amend the existing PD Planned Development's standards to accommodate the proposed construction of an 80,000 square foot Multi-Purpose Activity Center (MAC – indoor athletic facility) on the school's campus without the required Special Permit with modified development standard specific to the proposed facility. The property is zoned PD for the R-1500-M district.

The development standards established in Ordinance Number 4214 (current zoning on the subject Tracts) would remain intact, with exception of the following proposed modified development standards:

- Removal of the Special Permit requirement for the Multi-Purpose Activity Facility (MAC).
- Allow the MAC with a maximum building height of fifty-three (53) feet measured to the top of the barrel roof.
- Allow reduction in the masonry from 80% to 68% for the north elevation and from 80% to 71% on the south elevation in accordance with their proposed building elevations.

Ms. Sandra Hayes, Assistant Superintendent with the Richardson Independent School District, 400 South Greenville Avenue, stated information regarding the multi-purpose activity centers (MACs) was shared through:

- Five community meetings held at Richardson High School.
- Fliers sent to neighborhood HOA's.
- Flyers sent to Elementary and Junior High campus PTA's.

Ms. Hayes also stated that Campus and District leadership were available to answer any questions.

Commissioner Roland asked for clarity on the façade of the proposed building and if it would mirror the existing campus school structure.

Ms. Hayes confirmed yes.

Commissioner Southard asked whether the neighborhood public meetings had in any substantial changes or concessions resulting from the meetings.

Ms. Hayes confirmed no; however, concerns were raised about the amount of additional traffic that was being generated by the current construction of the 3-story building addition. She pointed out that her personal contact information was made available publicly, yet she had received no calls in opposition.

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

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 recommend approval Zoning File 18-10 Richardson High School; second by Commissioner DePuy. Motion approved 7-0.

3. **Zoning File 18-11 – JJ Pearce High School (continued from the May 1, 2018, CPC meeting):** Consider and take the necessary action on a request for approval of a zoning change from R-1500-M Residential to PD Planned Development for R-1500-M Residential with modified development standards to accommodate a multi-purpose activity center west of Mimosa Drive, on the south side of Senior Way on the JJ Pearce High School campus located at 1600 N. Coit Road. Applicant: Karl A. Crawley, Masterplan, representing Richardson Independent School District. *Staff: Sam Chavez.*

Mr. Chavez stated the applicant was requesting to establish a PD Planned Development for the R-1500-M Residential District which incorporates a majority of the previously approved standards discussed under the “Background” section and to establish modified development standards to accommodate the proposed construction of an 80,000 square foot Multi-Purpose Activity Center (MAC – indoor athletic facility) on the school’s campus subject to the following proposed modified development standards:

- Allow the MAC with a maximum building height of fifty-three (53) feet measured to the top of the barrel roof.
- Allow reduction in the masonry from 80% to 68% for the north elevation and from 80% to 71% on the south elevation in accordance with their proposed building elevations.
- Allow administrative approval of the development plans.
- Allow a minimum of 992 parking spaces to be provided, with a future 79 spaces shown, for a total of 1071 parking spaces.

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

Ms. Sandra Hayes, Assistant Superintendent representing the Richardson Independent School District, 400 South Greenville Avenue, stated she was available to answer any questions. She stated information regarding the multi-purpose activity centers (MACs) was shared through:

- Two community meetings held at Pearce High School in November and February.
- Construction signs on campus with website information and phone numbers.
- Fliers sent to Elementary and Junior High campus PTA’s.

She stated she received several phone calls specific to city signage and zoning information. She also clarified that this initiative was part of the May 2016 bond referendum. Prior to going to the community in May for this vote, meetings were held at all campuses to share information. The Pearce project originally had the MAC on the south side closer to the southeast corner of the property. At that time, the community asked the district to review the building location on the property. Based on that review, the building location shifted to its current proposed location.

No further questions were asked of the staff and no 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 18-11 JJ Pearce High School; second by Commissioner Springs. Motion approved 7-0.

4. **Zoning File 18-12 – Berkner High School (continued from the May 1, 2018, CPC meeting):** Consider and take the necessary action on a request for approval of a zoning change from R-1500-M Residential and R-1800-M Residential to PD Planned Development for R-1500-M Residential with modified development standards to accommodate a multi-purpose activity center on the west side of Yale Boulevard, between JJ Pearce Drive and Eastfield Drive on the Berkner High School campus located at 1600 E. Spring Valley Road. Applicant: Karl A. Crawley, Masterplan, representing Richardson Independent School District. Staff: Sam Chavez.

Mr. Chavez stated the applicant was requesting to establish a PD Planned Development for the R-1500-M Residential District to incorporate the existing on-site conditions with regard to building heights for one and two-story buildings, to validate all existing buildings and existing pole-mounted lighting that did not comply with the height regulations, exempt athletic fences from maximum height requirements, and to establish modified development standards to accommodate the proposed construction of an 80,000 square foot Multi-Purpose Activity Center (MAC – indoor practice facility) on the school’s campus subject to the following proposed modified development standards:

- Allow the MAC with a maximum building height of fifty-three (53) feet measured to the top of the barrel roof.
- Allow reduction in the masonry from 80% to 68% for the east elevation and from 80% to 71% on the west elevation in accordance with their proposed building elevations.
- Allow administrative approval of the development plans.
- Exempt the masonry screening wall requirement along the south property line.
- Allow a minimum of 1,152 parking spaces to be provided.

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

Ms. Sandra Hayes, Assistant Superintendent with the Richardson Independent School District, 400 South Greenville Ave., stated she was available to answer any questions. She stated information regarding the multi-purpose activity centers (MACs) was shared through:

- Two community meetings held at Berkner High School in November and February
- Construction signs on campus with website information and phone numbers
- Fliers sent to HOA’s, Elementary and Junior High campus PTA’s

She stated that a community member had come forward requesting consideration for relocation of the MAC, providing alternative recommendations. In meeting with the architects and facilities team, it was discovered it to be cost prohibitive to build the MAC on an existing parking lot and to build a new parking lot. These costs were not built into the project as part of the approved bond. The Principal and Athletic Coordinator for Berkner High School were in attendance for questions.

Commissioner Roland asked for clarification on the following:

- The distance between the building face and the right of way
- The existing chain-link fencing
- Entrances and exits to the fire lanes
- How students would enter the facility

Mr. Wayne Rayno, HKS Architects 350 N. Saint Paul Street, Dallas, Texas stated students would enter the facility utilizing an extra-wide sidewalk connector from the existing band and fine arts building, around the relocated shot-put and tennis court bleachers. The path was referenced as the connector on the right field line outside the baseball field from the athletic area. The areas located between the fences of the tennis court and the baseball field would be enhanced with paving, making it a more accessible route for students. Proximities, student routing, timing to and from classes between buildings, and after school facility use were all considered when choosing the location.

Mr. Rayno also confirmed the building face was located at the required setback from the right-of-way. The setback was closer to the paving; however, the street paving was a boulevard equating to more lanes, and additional distance between the neighborhood and the new building. The lower part of building would act as a buffer for the neighborhood, with the tallest part of the building located 100 feet away from the paved street and an additional 70-feet from the face of the building.

Chairman Taylor asked whether student traffic would be internal to the property itself.

Mr. Rayno confirmed yes.

Commissioner Southard stated the two residential properties located directly across from the proposed site had side yards facing the proposed site. He asked if there were many windows facing this direction.

Mr. Rayno confirmed that the property to the left's side-yard has half of the green field exposed to it. The property to the right's side-yard does not.

The following is a list of those who submitted appearance cards in opposition of Zoning File 18-12:

- Mrs. Sandra Smith, 1900 Eastfield Dr., Richardson, Texas 75081
- Mr. Ronnie George, 1957 East Park, Richardson, Texas 75081
- Mr. Joseph Kopf, 1700 Rainbow Dr., Richardson, Texas 75081
- Mrs. Ingrid Booth, 1801 Eastfield Dr., Richardson, Texas 75081
- Mr. John Booth, 1800 Eastfield Dr., Richardson, Texas 75081
- Mrs. Carole Boldt, 1809 Baltimore Dr., Richardson, Texas 75081
- Mr. Roger Boldt, 1809 Baltimore Dr., Richardson, Texas 75081
- Mr. David D. Owen, 1201 Green Meadow, Richardson, Texas 75081
- Mr. Rejes Abila, 1905 Eastfield Dr., Richardson, Texas 75081
- Mr. Charlie Green, 1905 Eastfield Dr., Richardson, Texas 75081
- Mr. Ron Hair, 1711 Baltimore Dr., Richardson, Texas 75081
- Mrs. Jean Hair, 1711 Baltimore Dr., Richardson, Texas 75081
- Mrs. Rachel Wright, 180 Berkner Dr., Richardson, Texas 75081
- Mrs. Jennifer G. Lopez, 1923 JJ Pearce Dr., Richardson, Texas 75081
- Mrs. Rikki McPhail, 1800 JJ Pearce Dr., Richardson, Texas 75081
- Mr. Hagan McPhail, 1800 JJ Pearce Dr., Richardson, Texas 75081
- Mrs. Chealsea Henderson, 1903 Baylor Dr., Richardson, Texas 75081
- Mr. Wayne Nieman, 1963 Eastpark Dr., Richardson, Texas 75081

- Mrs. Chris Nieman, 1963 Eastpark Dr., Richardson, Texas 75081
- Mrs. Deena Martin, 1812 Richland Dr., Richardson, Texas 75081
- Mr. Dave Owen, 1201 Green Meadow, Richardson, Texas 75081

Summary of the comments and concerns:

- Emotional attachment to the green space;
- Do not want to look at an industrial looking structure;
- MAC would be located on a major thoroughfare in the neighborhood (Yale Boulevard); part of the Boulevard is a bike lane;
- Bike path was important to the neighborhood;
- The proposed MAC was too close to the Boulevard;
- The MAC would hinder quality of life for the neighborhood;
- No notification through the Springridge Elementary Board PTA provided;
- The suggested building height would actually be much higher when considering the ground level of the field. It would increase the height to more than 53-feet

With no further comments in favor or opposed, Chairman Taylor closed the public hearing.

Commissioner McKearin stated she felt that some concessions could be made that may cost money, but the resident's quality of life would be positively affected.

Chairman Taylor commented that he closed the public hearing in error and re-opened the public hearing so that the applicant had an opportunity to answer or respond to comments in opposition.

Ms. Sandra Hayes, Assistant Superintendent with the Richardson Independent School District, 400 South Greenville Ave., clarified the following:

- She would confirm the contact for the Springridge PTA;
- She spoke with Gene Lawrence, the HOA President, who had received the information for dissemination

Commissioner Roland asked what the residents would be looking at if facing the front of the MAC.

Mr. Rayno stated the elevation closest to Yale Boulevard would be curtain wall glass and brick resembling a small institutional or commercial type building. The doors would be 10-foot in width by 10-foot in height on the backside of the building for safest and quickest access for the Fine Arts students and faculty. These doors would be for student and faculty access.

Mr. Chavez confirmed that based on project development plans there would be a 2-foot grade difference between Yale Boulevard and the proposed finished floor elevation on the building. He went on to discuss the setbacks, stating all Richardson schools are developed on residentially zoned property. Based on this, the school district's structures were considered public buildings and are allowed by right in every zoning district including single family zoned property allowing for 30-foot front yard setbacks and 20-foot side yard setbacks.

With no further comments in favor or opposed, Chairman Taylor closed the public hearing.

Commissioner Roland reiterated all points that the district requested for approval:

- Additional 2-foot variance from the 40-foot measurement line as granted in the 2002 variance approved.
- Masonry stucco requirements are 80%. The district requested a 12% variance on front façade of building and 8% variance on the rear façade of building.
- 6-foot masonry wall would not be required for non-residential use instead of the chain-link fence down the alley.

Commissioner Roland concluded by stating the school district could build a similar project without being required to come before the City Planning Commission or the City Council which was within their right on the zoned property.

Commissioner Maxwell concurred with Commissioner Roland's comments; however, he stated that some consideration could be given to moving the MAC if several tennis courts were moved.

Commissioner Springs stated it would be beneficial to have 3-dimensional renderings of the proposed structure to alleviate many questions or concerns.

Commissioner DePuy spoke regarding the bond program which specifies funding amounts by voters. Being cognizant of additional costs for relocating the MAC and/or building new tennis courts to accommodate this would not be sending the community a good message about the bond program. She continued by stating residents that lived at the edge of subdivisions with empty fields located across the street should have an expectation that future development would occur. In conclusion, Commissioner DePuy also agreed that it would be beneficial to have 3-dimensional renderings illustrating the project.

Motion: Commissioner Roland made a motion to recommend approval of Zoning File 18-12 Berkner High School; second by Commissioner DePuy. Motion approved 5-2 (Commissioners Maxwell & McKearin opposed)

5. **Zoning File 18-13 – Healthy Hippo Outdoor Market:** Consider and take the necessary action on a request for approval of a Special Permit for a temporary open air market located at 430 N. Coit Road, south of W. Arapaho Road, on the east side of N. Coit Road. Applicant: Brian Burger, PE, Burger Engineering, LLC, representing LG 75 Campbell, LLC. *Staff: Amy Mathews.*

Ms. Mathews stated the applicant was requesting a Special Permit to allow a temporary open air market to operate on Sundays from 9:00 a.m. – 5:00 p.m. in a portion of the parking lot along Coit Road. The outdoor health market would be dedicated to health and wellness services and vendors of natural foods and other products. The use required approval of a Special Permit in Local Retail, Commercial, and certain Planned Development Zoning Districts.

Commissioners Roland, Southard, and Vice Chair Depuy inquired on vendor parking and how it would be controlled.

Ms. Mathews responded that the vendors would park towards the back of the open-air market to allow the front parking for customers of the market and surrounding restaurants.

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

Ms. Shadia Slaieh, 430 N. Coit Road, owner of Natural Health Shops explained the open-air market would provide an avenue to host health related events and workshops allowing customers to interact with health vendors and educators in a fun and engaging way.

Commissioner Ferrell asked for some clarity on the types of vendors and products that would be occupying space within the market.

Ms. Slaieh responded the products were specialized. She clarified that these types of products were sometimes difficult to explain, therefore, it would be helpful to have the actual vendor onsite.

Vice Chair DePuy and Commissioner Southard asked if food products were offered and how would the market would be advertised.

Ms. Slaieh responded the focus of the market would not be on consumable products such as fruit and vegetables, however would like the option to sell those products. Advertisement for the market would be comprised of current customer base and social media.

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

Motion: Commissioner Springs made a motion to recommend approval of Zoning File 18-13 – Healthy Hippo Outdoor Market; second by Chairman Taylor. Motion approved 7-0.

6. **Zoning File 18-15 – Logic Escape Room:** Consider and take the necessary action on a request for approval of a Special Permit for an indoor commercial amusement center located at 2050 N. Plano Road, east of N. Plano Road, on the north side of Campbell Road. Applicant: Paul Beck, Logic Escape Rooms, Inc. *Staff: Amy Mathews.*

Ms. Mathews explained the proposed amusement center would be comprised of escape rooms providing real-life experiences where a team of players would be “locked” inside a room and together solve a series of puzzles in order to escape within an allotted period of time, typically one hour. The applicant planned to provide new themes every few months in order to provide variety and to encourage return customers. The proposed hours of operation would be 11:00 a.m. to 11:00 p.m. Monday through Friday and 9:00 a.m. to 11:00 p.m. on Saturdays and Sundays, including private parties and corporate events. Outside food and drink would not be allowed in the themed rooms; and no alcohol will be allowed on premise. However, there would be a party room where players could bring their own refreshments, excluding alcohol.

Vice Chair DePuy inquired about signage for the business.

Ms. Mathews stated that they could potentially put a panel on the existing multi-tenant monument sign.

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

Mr. Michael Beck, 2050 N. Plano Road, applicant, made himself available for any questions.

Commissioner DePuy inquired about signage or lack thereof, and if the applicant had other escape rooms.

Mr. Beck stated that the lack of signage was purposeful. Studies showed if an escape room was harder to find, it would do better and it was part of the appeal. Ticket sales and reservations would be done on-line.

Commissioner McKearin asked about the hours of operation, specifically Sunday operation with the surrounding neighborhood.

Mr. Beck replied that the traffic and noise level would be unnoticeable or subdued, as most escape rooms occupy office space.

With no further comments in favor or opposed, Chairman Taylor asked for a motion.

Motion: Commissioner McKearin made a motion to recommend approval Zoning File 18-15 – Logic Escape Rooms, Inc.; second by Commissioner Ferrell. Motion approved 7-0.

ADJOURN

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 9:06 p.m.

Ron Taylor, Chairman
City Plan Commission