

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – JULY 17, 2018**

The Richardson City Plan Commission met on July 17, 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  
Marilyn Frederick, Commissioner  
Tom Maxwell, Commissioner  
Bill Ferrell, Commissioner  
Randy Roland, Commissioner  
Dorothy McKearin, Alternate  
Ken Southard, Alternate

**MEMBERS ABSENT:** Ron Taylor, Chairman  
Stephen Springs, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Assistant Director – Dev. Services – Planning  
Chris Shacklett, Development Review Manager  
Daniel Harper, Planner  
Dan Tracy, Assistant Director – Development & Engineering  
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**

1. Approval of Minutes of the regular business meeting on June 19, 2018.

**Motion:** Commissioner Maxwell made a motion to approve the minutes as presented;  
Second by Commissioner Frederick. Motion approved 7-0.

**CONSENT ITEMS**

2. **Lighting Plan – The Episcopal Church of the Epiphany:** Consider and take the necessary action on a request for approval of a site lighting plan. The site is located at 421 Custer Road, on the southwest corner of Custer Road and Greenleaf Drive. Applicant: Michael Ufer, representing The Episcopal Church of the Epiphany. *Staff: Daniel Harper.*
3. **Site Plan and Landscape Plan – Region 10:** Consider and take the necessary action on a request for approval of a site plan and landscape plan to accommodate the construction of a 5,545 square foot building expansion. The site is located at 400 E. Spring Valley Road, on the northeast corner of Centennial Boulevard and Abrams Road. Applicant: Frank Canedy, RLK Engineering, Representing Region 10. *Staff: Daniel Harper.*

### **Commission Action**

**Motion:** Commissioner Roland made a motion to approve the consent agenda as presented; second by Commissioner Southard. Motion approved 7-0.

### **VARIANCE**

- 4. Variance 18-02 – KDC Richardson Data Center:** Consider and take the necessary action on a request for a variance from Chapter 21, the Subdivision and Development Code, for a reduced parking ratio for a data center and to waive the requirement for a 6-foot screening wall along a portion of the south property line. The property is located at 1510 E. Lookout Drive, on the south side of Lookout Drive, east of Plano Road. Applicant: Bradley Moss, Kimley-Horn and Associates, Inc., representing Doug Hocker, Dallas DC A, LLC. *Staff: Chris Shacklett.*

### **Staff Comments**

Mr. Shacklett stated that the applicant requested to continue this request to the August 7, 2018, CPC Meeting. The variance request is for a reduction in parking ratio for a data center as well as a waiver for a portion of a screening wall along the south property line. A similar variance request was requested and granted to 2015 for the adjacent data center to the west.

### **Public Comments**

Mr. Allan Davis came forward to speak in favor of the data center. He stated that he resides behind the property and has no concerns as data centers typically have few employees and are relatively quiet. He asked for clarity on the screening wall beginning and ending.

Mr. Shacklett responded that the existing data center located at 1402 East Lookout Drive, has a screening wall that extends from Plano Road eastbound for the entirety of the south property line. It continues onto the subject property for about forty-feet then ties into the southwest corner of the ONCOR screening wall. The ONCOR wall goes approximately 360-feet further east. Where the ONCOR wall ends there is approximately 40-feet of ONCOR property before it meets the Owens Right of way. The applicant technically is required to request a waiver for the 40-feet plus the entirety of the ONCOR wall. The applicant is requesting to not build an additional wall onto the ONCOR wall which would essentially be behind the ONCOR wall, screening the same thing

### **Commission Discussion**

None

### **Commission Action**

**Motion:** Commissioner Roland made a motion to continue variance 18-02 to the August 7, 2018, CPC Meeting; second by Commissioner McKearin. Motion approved 7-0.

## **PUBLIC HEARING**

- 5. Replat – Region 10 Addition, Lot 1A, Block A:** Consider and take the necessary action on a request for approval of a replat to accommodate the expansion of an existing building. The 7.124-acre lot is located at the northeast corner of Centennial Boulevard and Abrams Road. Applicant: Frank Canedy, RLK Engineering, representing Region 10. *Staff: Daniel Harper.*

### **Staff Comments**

Mr. Harper stated the purpose of this replat is to abandon a fire lane easement, a dedicated 10-foot by 30-foot utility easement and a 10-foot sanitary sewer easement. The utility easement is being moved to reflect the on-ground conditions.

### **Commission Discussion**

None

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

### **Public Comments**

None

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

### **Commission Action**

**Motion:** Commissioner McKearin made a motion to recommend approval of Replat – Region 10 Addition, Lot 1A, Block A; second by Commissioner Southard. Motion approved 7-0.

- 6. Replat – Comfort Plaza Estates Addition, Lot 3A:** Consider and take the necessary action on a request for approval of a replat to remove the existing 40-foot building line. The 1.434-acre lot is located at the northeast corner of Central Expressway and Lookout Drive. Applicant: David Kochalka, Kimley-Horn and Associates, Inc. representing Snj-Tx Hotels LLC. *Staff: Chris Shacklett.*

### **Staff Comments**

Mr. Shacklett explained that the subject property had come before the City Planning Commission and City Council once before to request a zoning approval for future development of a hotel. As part of this request, the front setback along central expressway was reduced from a 40-foot setback to 0-foot setback due to the narrowness of the lot. There is a 10-foot landscape and pedestrian easement along the central expressway. The main purpose of this request is to abandon the 40-foot build line for purposes of closing on the property. The plat does comply with the city's zoning and subdivision regulations.

### **Commission Discussion**

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

### **Public Comments**

None

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

### **Commission Action**

**Motion:** Commissioner McKearin made a motion to recommend approval of Replat – Comfort Plaza Estates Addition, Lot 3A; second by Commissioner Southard. Motion approved 7-0.

- 7. Replat – Bush Central Station West Addition, Lots 2B & 3, Block B:** Consider and take the necessary action on a request for approval of a replat to subdivide one (1) lot into two (2) lots. The 3.618-acre lot is located at the southwest corner of W. CityLine Dr. and Red Moon Way. Applicant: Alex Rathburn, Kimley-Horn and Associates, Inc. representing BC Station Partners LP. *Staff: Chris Shacklett.*

### **Staff Comments**

Mr. Shacklett explained that the subject property had come before the City Planning Commission and City Council once before to request a variance to allow a lot without frontage on a public or private street. The purpose of that request was for the purpose of subdividing the property into (2) lots. The lot without frontage will be owned and maintained by the property owner's association. The remaining 2.4-acre lot could be marketed for future development. This plat includes the floodway and drainage easement which encompasses all the Lot 3, Block B to the south. There is an access easement located at the southeast corner to provide dedicated access from a public street (Red Moon Way) across lot 2B and on to lot 3. A 12-foot wide pedestrian easement is being dedicated which will allow for a future trail in that area to be located on the property. The property does comply with the city's zoning and subdivision regulations.

### **Commission Discussion**

None

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

### **Public Comments**

None

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

### **Commission Action**

**Motion:** Commissioner Maxwell made a motion to recommend approval of Replat – Bush Central Station West Addition, Lots 2B & 3, Block B; second by Commissioner Ferrell. Motion approved 7-0.

- 8. Zoning File 18-21 – Royal Garden Towns (continued from June 19, 2018 CPC Meeting):** Consider and take the necessary action on a request for approval of a change in zoning from R-1250-M Residential to PD Planned Development for the RA-1100-M Townhomes District with modified development standards for the development of a (97) lot, single-family attached home subdivision on approximately 9.4-acres located at the southeast corner of Greenville Avenue and Centennial Boulevard. Applicant: Amna Paryani, Greenville Development, Inc. *Staff: Sam Chavez.*

### **Staff Comments**

Mr. Chavez began by stating this item was continued from the June 19, 2018 CPC Meeting and the public hearing remained open, therefore no additional notices were mailed out. The property is located between Greenville Avenue and Abrams Road on the south side of Centennial Boulevard. The applicant is requesting to rezone the subject sites to a PD Planned Development for the RA-1100-M an Attached (Townhome) District with modified standards to accommodate a townhome residential development. The applicant took into consideration the comments made by the commission at the June 19, 2018, CPC Meeting and made the following adjustments.

The applicant is now proposing to build (80) townhome units for a density of 8.49 units per acre; (55) visitor parking spaces with a new parking ratio of visitor parking at .68 space per unit. There was also a trip generation memo, and a comparison to other townhome developments with single family detached units. Information regarding garage sizes when compared to national home builders was also included in the packet as well as proposed floor plans and information regarding storage availability within the units and self-storage facilities within the vicinity.

The perimeter screening fence will be built along Greenville Avenue, Centennial Boulevard and a portion of Abrams Road. It will be made up of metal tubular fence, with brick columns. Garages will be accessed from access/fire lane easements.

The applicant proposed the following modification to the development standards:

- Increasing the minimum living area from 1,300 to 1,320 square feet.
- 3-story, not to exceed 55-feet in height, be allowed for Blocks A, B, E and F as they are currently restricted to a 2-story height limitation not to exceed 40-feet

- Minimum lot size of 1,430 square feet, district requirements are a minimum lot size of 1,750 square feet,
- Minimum lot width of 22- feet. District requirements are a minimum lot width of 25-feet.
- Minimum lot depth of 65-feet. District requirements are a minimum lot depth of 70-feet.
- Maximum lot coverage of 92%. District requirements allow a lot coverage of 75%
- Minimum setback from access/fire lane easement of 5-feet.
- Minimum setback from Open Space Lot of Zero 0-feet, with the exception that the front door shall be setback a minimum of six 6-feet from the property line.
- Minimum separation between buildings of 15-feet. District requirements a minimum setback of 10-feet. The increased setback allows for better utilization of the area as an amenity.
- Increasing the minimum visitor parking ratio from .5 spaces per unit to .69 spaces per unit

Additionally, the applicant is requesting the following additional modified standards regarding Chapter 21-Subdivision and Development Code as part of their request:

- In lieu of a 6-foot masonry wall for the perimeter fencing, they are proposing a six 6-foot tall tubular metal screening fence with brick columns along the Centennial, Greenville Avenue and Abrams Road., east and west boundary of the development.
- In lieu of the minimum 15-foot wide required ally pavement, they are proposing a 24-foot wide access/fire lane easement which will serve the same function as an alley (access and utility service corridor).
- A partial sidewalk waiver for the development. Although the community will not be gated and the access/fire lane easements will not be private “streets”, sidewalks will not be provide across the garage side of the lots; however, perimeter sidewalks will be provided along Centennial Boulevard and Greenville Avenue, in addition to the sidewalks that will be provided in the open space lots to create a network of public sidewalks within the proposed development.
- That the lots be platted with access/fire lane easement frontage in lieu of public street right-of-way. This provision supplants the Subdivision and Development Code requirement that lots front on a public street.

### **Commission Discussion**

Commissioner Frederick asked for clarity of the front yard setback from Centennial Boulevard.

Mr. Chavez stated that the setback for these structures from the road is made up of 20-feet of a common area lot, and then an additional 12-feet from the property line to the edge of the pavement for a total of 32-feet of actual separation from the roadway pavement to the front of the building.

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

## **Public Comments**

Ms. Anna Paryani, the applicant came forward to make herself available for questions. – (Inaudible)

Mr. Kelly Dockwiler, 1909 Forestwood Drive, Richardson, Texas came forward to make himself available for questions. (Inaudible)

Mr. Dockwiler stated that both the applicant and developer made every consideration regarding comments received in the CPC on June 19, 2018 and adjustments were made.

He provided examples of what the open spaces could potential be within the development (e.g. ornamental décor, covered sitting spaces, etc.). He spoke to the size of the garages and that a full-size suburban does fit in the garage. He also spoke about unit storage for the development. The development will have an Home Owner's Association that will maintain the property; therefore, no storage space for yard equipment would not be needed by the residents. He also stated there would be laundry facilities within the units and that there are (5) mini-storage facilities within the immediate area for residents to easily utilize for additional storage.

Commissioner Maxwell expressed his thanks for the developer taking into consideration the comments from the City Plan Commission meeting on June 19, 2018.

Vice Chair DePuy commented on the garage doors and that she is hopeful the builder/developer will not use wood doors because of the maintenance associated with them.

Ms. Paryani responded they would take that into consideration. She does prefer a contemporary look with the look of a wood door and would more than likely go with a metal door that looks like wood as an upgrade option.

Mr. Daniel Gonzales, 307 Prince Albert Court came forward to ask who the target audience was for this development and what the price point would be for these units. He questioned if the target audience was the individuals attending the Mosque located in the neighboring location. If they were the target audience, how will it impact parking and traffic?

Mr. Rick Hart, 267 Queen Victoria Court, Rosehill Estates the adjoining property. He stated two of the concerns for the Rosehill Estate residents are the flood plain and traffic issues.

The flood plain runs across the back properties of the Rosehill Estate residents. Currently, there is a large porous area of dirt which soaks up water. As the development occurs, the land will become non-porous and the water will have to go somewhere. The creek has already flooded into one of the residents' backyard. The concern is the impact of the concrete to this creek and the flooding of the creek to the current residents within the Rosehill Estate subdivision.

The second concern is traffic. Specifically, the egress and exit onto Greenville Avenue. He spoke about the challenges they face entering and exiting their subdivision. Residents currently exit the subdivision onto Centennial Boulevard or the south side of development. They are essentially required to exit the subdivision, make a right turn onto Centennial Blvd thus creating a large circle of traffic on Centennial posing a potentially dangerous scenario for residents wanting to cross over Centennial Boulevard instead of making the large circle.

Mr. Jeff Large, 885 Cogswald Court, Richardson, Texas spoke in opposition of the case. He reiterated the comments of Mr. Hart concerning traffic flow and drainage. He also voiced his concern about the width of the garages.

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

Ms. Paryani responded to the question about the marketing audience. She stated that she was envisioning marketing to a younger demographic with a price point of \$350 - \$370K. The marketing would be directed to individuals that are interested in this lifestyle and could afford this housing.

Commissioner Maxwell asked staff to speak to residents' drainage concerns and when that would be addressed.

Mr. Dan Tracey stated that the drainage concern would be studied if this case is approved and goes into the development plan phase. No detailed topography and modeling has taken place at this time. Much of this basin and up to the north on this branch of Floyd is fully developed. With all the impervious surfaces, there will be an effect, but it is insignificant considering the water draining down this creek is from upstream. It will be studied further when it goes to the next step. We also require that the limits of the flood plain be dedicated, but also the 2-foot free board requirement which requires a vertical 2-foot separation of between the flood plain water surface elevation and where they can build roadways and buildings. This is not something that can be addressed until there is approval of the concept.

Mr. Ferrell asked for clarity on the traffic study or analysis.

Mr. Chavez stated that a 'traffic study' was not completed, but a traffic generation memo was created. This is the first step in determining if a full traffic impact analysis needs to take place. Based on the fact this property is zoned residential; based on the number of trips that were generated; and based on the traffic manual itself, this site did not warrant a traffic impact analysis. Our Traffic Engineers reviewed the trip generation memo and many of the improvements that are being required are based on their knowledge of this area.

Commissioner Southard asked if traffic leaving the development would be discouraged from making a left turn onto southbound Greenville Avenue.

Mr. Chavez confirmed that a traffic diverter would be required at the existing median opening discouraging the left turn.

Mr. Chavez explained that the trip generator assigns a set number of trips per unit. The traffic manual for a single-family detached unit assigns a daily trip of 9.52 trips per unit. A single-family attached unit is assigned a daily trip 5.81 trips per unit. The trips for a single-family attached unit is lower than your typical single-family detached development. As an example, a trip generation for forty-seven detached units at 9.52 trips would generated approximately 447 daily trips per unit, while 80-units of single-family attached units at 5.81 trips per unit would generate approximately 464 daily trips per unit.

Vice Chair DePuy stated that discussion took place during the briefing session providing clarity on the differences in calculating trip generation for a single-family detached versus single-family attached unit. She reiterated that the parking in the townhomes would be limited and it would be unlikely that a family with multiple kids at driving age would move into a townhome community because of lack of parking. The market would be focused on a young adult demographic.

Commissioner Maxwell commented that every city is required to use the ITE trip analysis manual. All municipalities utilize the same manual.

#### **Commission Action**

**Motion:** Commissioner Maxwell made a motion to recommend approval of Zoning File 18-21 – Royal Garden Towns as presented; Second by Commissioner Roland. Motion approved 6-1 (McKearin Opposed).

#### **Adjourn**

With no further business before the Commission, Vice Chair DePuy adjourned the regular business meeting at 8:15 p.m.

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Janet DePuy, Vice Chair