

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – AUGUST 7, 2018**

The Richardson City Plan Commission met on August 7, 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  
Bill Ferrell, Commissioner  
Stephen Springs, Commissioner  
Dorothy McKearin, Alternate  
Ken Southard, Alternate

**MEMBERS ABSENT:** Randy Roland, 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 July 17, 2018.**

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

**VARIANCE**

- 2. Variance 18-02 -- KDC Richardson Data Center (continued from the July 17 CPC Meeting):** 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 the applicant has requested a second continuance to the August 21, City Plan Commission meeting. This would give them the opportunity to meet with the neighborhood to discuss the variance. Mr. Shacklett reiterated that this case is not a public hearing item; however, the commission could call on anyone to speak in the event they cannot make the August 21, 2018 CPC meeting.

### **Commission Discussion**

Chairman Taylor asked if there was anyone in attendance that would like to speak regarding this case.

No comments were received from the applicant, no comments in favor or opposed were received from the public, and there were no questions from staff, therefore, Chairman Taylor asked for a motion.

**Motion:** Commissioner Maxwell made a motion to continue Variance 18-02 – KDC Richardson Data Center to the August 21, 2018 CPC Meeting; second by Commissioner McKearin. Motion approved 7-0.

### **PUBLIC HEARING**

- 3. Replat – Shiloh Business Park, Lot 5A, Block B:** Consider and take the necessary action on a request for approval of a replat to accommodate the construction of four (4) buildings, totaling 447,000 square feet, for an office and warehouse development. The 38.39-acre lot is located at 2900 Telecom Parkway, on the east side of Telecom Parkway, south of Breckinridge Boulevard. Applicant: Jason Nunley, representing Jackson Shaw Co. Staff: *Chris Shacklett*.

### **Staff Comments**

Mr. Shacklett explained that the purpose of the plat is to dedicate and abandon easements to accommodate the development of four (4) office/warehouse buildings totaling 447,000 square feet. Several access and utility and drainage easements are being dedicated to this development. Additionally, there are existing sanitary-sewer easements, as well as proposed sanitary-sewer easements and a pedestrian easement dedicated along Telecom Parkway. A 115-foot drainage easement that currently runs along the Southwest portion of the property is being abandoned and rededicated as a narrower easement to accommodate drainage on the site, with continued drainage easements to the Southeast along the south property line and at the northeast corner of the subject property. This plat does comply with the city's zoning and subdivision regulations.

### **Commission Discussion**

None

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

### **Public Comments**

No comments were received from the applicant, no comments in favor or opposed were received from the public, and there were no questions from staff, therefore, Chairman Taylor closed the public hearing.

### **Commission Action**

**Motion:** Commissioner Springs made a motion to approve Replat – Shiloh Business Park, Lot 5A, Block B; second by Commissioner DePuy. Motion approved 7-0.

4. **Replat – Shiloh Business Park, Lot 1H, Block B:** Consider and take the necessary action on a request for approval of a replat to abandon and dedicate a water easement. The 24.94-acre lot is located at 3000 Telecom Parkway, at the southeast corner of Telecom Parkway and Breckinridge Boulevard. Applicant: Joshua Jezek, Pacheco Koch, LLC, representing Bank of America. Staff: Chris Shacklett.

### **Staff Comments**

Mr. Shacklett explained that the subject property is located directly adjacent to the property the commission just discussed in Item 3. The property is the site of the Bank of America data center. As part of the expansion of their utility yard, additional water lines were added to accommodate this expansion. The only change being requested to this plat is the relocation of an easement to accommodate the actual location of the water line that was constructed. This plat does comply with the city's zoning and subdivision regulations.

### **Commission Discussion**

None

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

### **Public Comments**

No comments were received from the applicant, no comments in favor or opposed were received from the public, and there were no questions from staff, therefore, Chairman Taylor closed the public hearing.

### **Commission Action**

**Motion:** Commissioner Maxwell made a motion to approve Replat – Shiloh Business Park, Lot 1H, Block B; second by Commissioner Frederick. Motion approved 7-0.

5. **Replat – Bush Central Station Addition, Lots 1A & 2, Block C:** Consider and take the necessary action on a request for approval of a replat of one (1) lot into two (2) lots to accommodate the development of two (2) multi-family developments. The 7.63-acre site is located on the south side of CityLine Drive, between Plano Road and Routh Creek Parkway. Applicant: Shay Geach, Kimley-Horn and Associates, Inc., representing BCS MF II, LLC. Staff: Chris Shacklett.

### **Staff Comments**

Mr. Shacklett explained that the current property is located between Routh Creek Parkway and Plano Road, on the south side of CityLine Drive. He stated this request splits one lot into two along with the dedication of right-of-way for the extension of Marathon Avenue to the north to accommodate the development of two (2) multi-family developments totaling 435 units. Each development is four (4) stories in height and provides structured parking. The plat reflects existing easements that were dedicated by separate instruments. In addition, it dedicates approximately one-half acre of land as right-of-way for the extension of Marathon Avenue, as well as the dedication of pedestrian easements along Routh Creek Parkway, CityLine Drive, and Plano Road. A water line easement along Plano Road and a drainage easement at the corner of Routh Creek and Peloton Drive are also being abandoned and relocated. This plat does comply with the city's zoning and subdivision regulations.

### **Commission Discussion**

None

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

### **Public Comments**

No comments were received from the applicant, no comments in favor or opposed were received from the public, and there were no questions from staff, therefore, Chairman Taylor closed the public hearing.

### **Commission Action**

**Motion:** Commissioner Springs made a motion to approve Replat – Bush Central Station Addition, Lots 1A & 2, Block C; second by Commissioner DePuy. Motion approved 7-0.

### **Adjourn**

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 7:15 p.m.

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Janet DePuy, Vice Chair