

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – AUGUST 21, 2018**

The Richardson City Plan Commission met on August 21, 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
Stephen Springs, Commissioner
Randy Roland, Commissioner
Ken Southard, Alternate

MEMBERS ABSENT: Ron Taylor, Chairman
Dorothy McKearin, Alternate

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Services – Planning
Chris Shacklett, Development Review Manager
Amy Mathews, Senior Planner
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 August 7, 2018.

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

CONSENT

2. Site & Landscape Plans – Raytheon: Consider and take the necessary action on a request for approval of site and landscape plans to accommodate the construction of security fencing and vehicular gates on an 8.28-acre lot located at 1601 N. Plano Road at the northwest corner of Plano Road and Collins Boulevard. Applicant: Michael J. Dattilo II, MJDII Architects, Inc., representing Raytheon, Inc. *Staff: Chris Shacklett.*

Motion: Commissioner Springs made a motion to approve the Consent Agenda as presented; second by Commissioner Roland. Motion approved 7-0.

VARIANCE

- Variance 18-02 -- KDC Richardson Data Center (continued from the August 7, 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 this request is for two (2) variances for the KDC Richardson Data Center located at 1510 E. Lookout Drive on the south side of Lookout Drive, east of Plano Road. The first request is for a reduction in the parking ratio for a data center use. The second variance request is to waive requirement for a screening wall along the south property line adjacent to residentially zoned property.

The applicant is requesting to reduce the parking ratio for this facility which is being used as a data center facility housing a large amount of electronic equipment, typically computers, servers and other associated equipment. The City of Richardson does not have a specific parking ratio for a data center; therefore, the data center portion of buildings in Industrial zoning districts are typically parked at a warehouse ratio (1 space per 1,000 square feet of building area). Based on the applicant's statement, there will rarely be more than twenty (20) employees at the facility at any given time; however, a minimum of 119 parking spaces would still be required. The proposed request represents an overall reduction of approximately 41%. The data center to the west is approximately 129,000 square feet and received a variance to allow an approximately 58% reduction in the number of required parking spaces. Per the approved variance, the site is required fifty-six (56) parking spaces in lieu of 134 spaces. The applicant states data centers typically maintain a very low percentage of occupants, typically located within the office area (29,229 square feet), along with a few visitors and contractors. The applicant states that the datacenter area (101,400 square feet) utilizes employees that are located within the office area, thereby reducing the need for parking to be assigned to the data center area.

The applicant is also requesting to waive the requirement for a screening wall for a total width of the property, except for the western portion of the property between the Oncor substation and the property to the west, where a screening wall already exists. Although the applicant is requesting to waive the screening requirement for a 400-foot long section along the south property line, the existing Oncor substation screen wall is approximately 360 feet long and would provide screening of the subject development which will be located north of the substation. No screening is proposed to extend east of the Oncor property because there will be no buildings or equipment yard area east of the existing wall. Also, a wall extension to the east would require building additional wall on Oncor's property, which the applicant states would not be feasible.

This case was continued from the August 7, City Plan Commission meeting so the applicant would have an opportunity to speak to the residents. One letter in opposition has been received mainly because of the landscaping on the existing site which has been brought to the attention of the applicant.

We also had two residents present at the July 17, 2018 City Plan Commission meeting that were in favor of the variances being requested.

Commission Discussion

Vice Chair DePuy asked if there was anyone in attendance that would like to speak regarding this case.

Commissioner Roland asked if consideration was being made to change the parking ordinance for these types of uses instead of approving multiple variances for these requests. He also asked about the screening wall and who would maintain the landscaping for the strip of land adjacent to the alley.

Mr. Shacklett responded changes to the parking ordinance had been considered. An internal study was completed several years ago involving several other municipalities around the country to see how they addressed this issue. Some preliminary suggestions were provided; however, no changes were accepted. In certain Planned Development Districts, we have addressed this and added the use as a defined use and added the parking ratio within those Planned Developments. He also stated the applicant would be responsible for the maintenance on the outside of the wall to the alley.

Mr. Kurt Peterson, 4237 Forbes Drive, Plano representing KDC came forward to answer any questions. He stated that they would be maintaining the entire property.

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

Motion: Commissioner Roland made a motion to recommend approval of Variance 18-02 – KDC Richardson Data Center; second by Commissioner Frederick. Motion approved 7-0.

PUBLIC HEARING

- 4. Replat – Electrospace Systems Addition, Lots 1B & 2A, Block 1:** 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 construction of security fencing and vehicular gates. The 21.42-acre lot is located at the northwest corner of Plano Road and Collins Boulevard. Applicant: Michael J. Dattilo II, MJDII Architects, Inc., representing Raytheon, Inc. *Staff: Chris Shacklett.*

Staff Comments

Mr. Shacklett explained that the purpose of the replat is to dedicate and abandon easements to allow a fence and gates to be constructed to secure the property located at 1601 N. Plano Road (Lot 2A). The work that is being completed is for the property located at 1601 N. Plano Road, however, to address some of the changes and access to the site as well as the location of utility easements, the property to the west, 1301 E. Collins is also part of this replat. There are multiple existing easements that will remain including, multiple access and utility easements, drainage, utility and street easements will be included throughout both lots. This plat 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

Mr. Mike Dattilo II, 4004 Beltline Road, Addison, TX of MJDII Architects, Inc. representing Raytheon, Inc., came forward to answer any questions.

No comments were received from the applicant, no comments in favor or opposed were received from the public, and there were no questions from the Commission, therefore, Vice Chair DePuy closed the public hearing.

Commission Action

Motion: Commissioner Ferrell made a motion to approve Replat – Electrospace Systems Addition, Lots 1B & 2A, Block 1; second by Commissioner Southard. Motion approved 7-0.

5. **Replat – Rockwell-Shiloh Subdivision, Lot 2C:** Consider and take the necessary action on a request for approval of a replat of two (2) lots into one (1) lot to accommodate the construction of a 345-space parking lot on the south side of the existing office development. The 17.97-acre lot is located at 3300 E. Renner Road, on the south side of Renner Road, between Shiloh Road and Telecom Parkway. Applicant: Randall Eardley, Wier & Associates, Inc., representing Preferred Real Estate Investments, Inc. *Staff: Daniel Harper.*

Staff Comments

Mr. Harper stated that the applicant requested to withdraw this replat.

Commission Action

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

6. **Zoning File 18-22 – Calvary Pentecostal Church:** Consider and take the necessary action on a request for approval of a change in zoning from O-M Office to PD Planned Development for the O-M Office District to allow a two-story, 2,484 square foot addition to an existing church facility located less than 150 feet from residentially zoned property. The property is located at 725 W. Arapaho Road. Applicant: Jeffrey A. Peters, Quantum Builders, Inc. representing Calvary Pentecostal Church. *Staff: Daniel Harper.*

Staff Comments

Mr. Harper explained that the subject site is currently zoned O-M Office district. The applicant is requesting that the zoning be changed to a PD Planned Development for the O-M Office District with modified development standards for the development of a two-story building with a maximum height of 29 feet to be located within 150 feet of residential zoning district.

The proposed addition shows a two-story building brick addition of 4,956 square feet to be located on the east side of the existing 11,410-square foot structure to create a combined 16,366-square foot building. This addition does not increase the seating capacity of the worship sanctuary, so no additional parking will be required. The addition would be used primarily for Sunday school, bible studies and other classes associated with the church. The O-M office district allows a maximum building height of forty (40) feet for a building located between 150 feet and 300 feet of a residential zoning district. The proposed conditions would be a building height of limited to two stories not exceed 29 feet in height and would be located within 150 feet of the residential zoning district. Another condition is that the site plan be able to be approved through an administrative approval by staff.

Commission Discussion

None

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

Public Comments

Mr. Jeff Peters, 4923 Voyager Drive, Frisco, TX of Quantum Builders, Inc., came forward to answer any questions from staff.

Commissioner Roland asked if the residents behind the church had been contacted.

Mr. Peters confirmed that he and church staff had personally met with all the residents except for one resident and there was no opposition to the proposed addition.

No additional comments were received from the applicant, no comments in favor or opposed were received from the public, and there were no additional questions from the commission, therefore, Vice Chair DePuy closed the public hearing.

Commission Action

Motion: Commissioner Maxwell made a motion to recommend approval of Zoning File 18-22 – Calvary Pentecostal Church with the condition that the site plan be approved administratively; second by Commissioner Frederick. Motion approved 7-0.

7. **Zoning File 18-23 – Great Achievers Preschool:** Consider and take the necessary action on a request for approval of a Special Permit for a 4,025-square foot childcare center located within an existing church facility. The property is located at 1210 W. Belt Line Road and is currently zoned R-1250-M Residential. Applicant: Carol Bakken Herrman, Great Achievers Preschool. *Staff: Amy Mathews.*

Staff Comments

Ms. Mathews explained that applicant is requesting an approval of a Special Permit for a 4,025-square foot childcare center located within an existing church facility located at 1210 W. Beltline Road.

The City requires a Special Permit for a childcare center in all zoning districts, unless it is associated with an onsite church (place of worship). As proposed the school is not associated with St. Luke's Lutheran Church. The request includes six classrooms and an office space along with both indoor and outdoor recreation areas comprised of the existing enclosed outdoor play area as well as the indoor gymnasium and chapel. The proposal meets the City's required minimum 30 square feet of indoor building space per child and 80 square feet of fenced outdoor space per child on the playground. The applicant is requesting a maximum enrollment of 72 children, ages infant to pre-K, even though the State's licensing department would allow up to 110 children based on the maximum classroom capacity per the six proposed classrooms.

Two external emergency exit doors will be added to the classrooms for infant evacuation up to 18 months of age. This will be done to follow State and City of Richardson Fire Evacuation requirements. The childcare center will operate Monday through Friday, year-round with set holidays and closures, with the set hours of operation from 7:00 am to 6:00 pm. with drop off and pick up procedures that will require parents to enter the premises via St. Luke's Drive, proceeding through the parking lot on the north side of the building to the education portion of the building, where parents will park and walk children in/out of the building. There will be no drop off or pick up outside or at the entry to the building. In addition, there are over 150 available parking spaces located on-site for use. Additionally, a new condition has been put in place for Special Permits in that the applicant is required to get their certificate of occupancy within 6 months and establish the use within 6 months or the Special Permit becomes null and void.

Ms. Mathews also stated one letter was received in favor of this request.

Commission Discussion

Commissioner Southard inquired about the climbing equipment that would be added later and if it would be required to come before the Commission again or would it be an administrative approval by staff.

Ms. Mathews responded that it would not require an approval and would not be required to come before the Commission.

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

Public Comments

Ms. Carol Herrman, 624 Dumont, Richardson, TX came forward to answer any. She spoke about her experience with church-based programs. She went on to say that her parents were the founders of their church and the opportunity has presented itself again for a child care center.

Commissioner Southard asked the applicant if she was comfortable with the 6-month timeline of starting the operation with the Special Permit.

Ms. Herrman responded yes. The intent was to start the program as soon as approval was provided. She continued by saying work on installing the two exit doors could not be addressed until the approval is given by City Council in September.

Commissioner Ferrell asked for clarification on where the parents will drop children off, and would it be through the western door.

Ms. Herrman responded yes, and that they could also enter from the north side at the playground where there is a sidewalk. She went on to say that parent drop-off times would be between the hours of 7:00 a.m. to 9:00 a.m. depending on the working environment and the pick-up times would be between the hours of 3:00 p.m. to 7:00 p.m. staggered.

Vice Chair DePuy asked about the kitchen facilities and if there would there be refrigeration provided for the children that bring lunches.

Ms. Herrman responded yes.

No further comments in favor or opposed were received from the public, therefore, Vice Chair DePuy closed the public hearing.

Commission Action

Motion: Commissioner Frederick made a motion to recommend approval Zoning File 18-23 – Great Achievers Preschool; second by Commissioner Southard. Motion approved 7-0.

8. **Zoning File 18-25 – Lamborghini Dallas:** Consider and take the necessary action on a request for approval of a Special Development Plan and Special Permit to allow for the exterior remodel, including a 15,240 square foot expansion of an existing motor vehicle sales/leasing, new facility. The property is located at 601 South Central Expressway and is currently zoned PD Planned Development Main Street/Central Expressway Form Based Code (Gateway Commercial Sub-district). Applicant: Rick Ferrara, Gensler, representing Boardwalk Auto Group. *Staff: Sam Chavez.*

Staff Comments

Mr. Chavez stated the property is located at 601 South Central Expressway and is currently zoned PD Planned Development Main Street/Central Expressway Form Based Code. More specifically, the property is in the Gateway Commercial Sub-district. He went on to explain the existing site is made up of a total of 20,450 square foot, single-story motor vehicle sales/leasing facility. It has 189 parking spaces, 83 of which are publicly accessible. There are two points of access on Central Expressway and one point of access on Sherman Street. There is a perimeter 6-foot tall security chain-link fence. The applicant's request is comprised of two parts:

1. Approval of Special Development Plan for the expansion of the existing motor vehicle sales and leasing facility and for remodeling of the structures exterior. The Main Street/Central Expressway Code requires approval of a Special Development Plan for modifications that the Code does not deem as Minor Modifications.

2. Approval of a Special Permit for an existing Motor Vehicle Sales/Leasing (new), facility, because of the applicant's proposed expansion of the existing facility.

In 2016 this property was re-zoned to the Main Street/Central Expressway PD. The Special Permit that existed for this site as well as many others, was revoked as part of this zoning initiative. Under the current proposal the applicant is proposing to expand the existing site by adding an additional 30,000 square feet of building area which includes a 5,780-square foot Shop Addition and a 24,220-square foot Auto Sales and Display Building, of which 14,760-square feet is designated for indoor display/parking as these vehicles are not displayed/parked outside with a total of 76 publicly accessible parking spaces. An additional 3.5 feet of right-of-way dedication along Sherman Street is required thus causing the dumpster to be relocated.

The applicant is requesting five items that are considered to be Special Development Plan standards.

1. Maximum Ground/Floor Building Area: The sub-district allows up to 30,000 square feet and the applicant is proposing 50,544 square feet of which 15,000 square feet of will be indoor parking/display.
2. Minimum Required Parking: The applicant is requesting 76 parking spaces instead of 100 parking spaces. Based on the additional building square footage proposed; 30,000 square feet, a total of 100 parking spaces are required, while 76 outside parking spaces are proposed with an additional 34 non-publicly accessible spaces within the designated indoor parking area of the Auto Sales and Display Building. Based on the applicant's request, the parking is being calculated on the amount of additional building square footage minus the square footage allocated to the indoor parking area which would be 15,240 square feet. If the required 1 space/300 square feet parking ratio is applied, the required parking would be 51 spaces, while 76 spaces are provided.
3. Landscape Buffer - The applicant is requesting to maintain the existing 10-foot wide landscape buffer along Central Expressway instead of the required 15-foot buffer. Increasing the landscape buffer width would require the elimination of the first row of parking spaces along Central Expressway.
4. Minimum Public and Private Open Space Percentage: The applicant is proposing 0% as this facility is a motor vehicle sales lot and is not intended for public/private gatherings. They are increasing the amount of landscaping area from 15% up to 16.8% which equates to approximately 2,200 square feet of additional landscaping.
5. Allowable Percentage of Secondary Exterior Façade Material - The applicant is proposing, a maximum of 68% amount of metal cladding (secondary material) be utilized. The increased percentage is a result of the limited area of the subject elevation and utilization of like material to be located on the west building elevation which represents the main entry to the facility. The Code restricts secondary exterior façade material (stucco and metal grating, cladding and panels) on each building elevation to a maximum of 25%. Except for the Partial South Elevation, the proposed elevations conform with the Code.

Commission Discussion

Commissioner Frederick asked for confirmation of the color of the building as it appears gray in the rendering.

Mr. Chavez confirmed that the building is white with minimal gray accents along the west elevation.

Chairman DePuy asked for clarity on the condition that is limited to Mr. Ambrose / Boardwalk Auto Group. If Mr. Ambrose would want to sell the property in the future, what would be required of the new property owner.

Mr. Chavez stated the new property owner would be required to come before the commission to amend the Special permit.

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

Public Comments

Mr. Rick Ferrara, 536 Melody Lane, Richardson representing Gensler Architects came forward to answer any questions from the Commission.

Commissioner Frederick asked about the building color.

Mr. Ferrara responded the building would be the Lamborghini global standard which is predominantly white with 2 columns that are very light gray, and the black metal with the Lamborghini logo.

Commissioner Springs made a general comment about the location of this project. He stated that this subdistrict gave much consideration to reducing the number of automotive establishments. This area was carved out because there were already several automotive use establishments there. The intent was to make sure that those automotive uses came before the Commission on a case by case basis.

No comments were received in favor or opposition from the public, therefore, Vice Chair DePuy closed the public hearing.

Commission Action

Motion: Commissioner Roland made a motion to recommend approval Zoning File 18-25 – Lamborghini Dallas; second by Commissioner Springs. Motion approved 7-0.

Adjourn

With no further business before the Commission, Vice Chair Depuy adjourned the regular business meeting at 8:05 p.m.

Janet DePuy, Vice Chair