

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – SEPTEMBER 18, 2018

The Richardson City Plan Commission met on September 18, 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
Ken Southard, Alternate
Dorothy McKearin, Alternate

MEMBERS ABSENT: Stephen Springs, Commissioner
Bill Ferrell, Commissioner

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Services – Planning
Chris Shacklett, Development Review Manager
Amy Mathews, Senior Planner
Daniel Harper, Planner
Tiffany Herron, Administrative Secretary I

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 21, 2018.

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

VARIANCE

- 2. Variance 18-03 - Prewitt Dental Office:** Consider and take necessary action on a request for a variance from Chapter 21, the Subdivision and Development Code, to waive the requirement for a 6-foot screening wall along the west property line and a request for a variance to allow a reduced open space requirement for the side or rear of a non-residential building abutting a residential district along the west property line for the property located at 501-509 W. Campbell Road. Applicant: Sarah M. Harper, Harper Design PLLC, representing William Prewitt, Pony Boat, LLC. *Staff: Chris Shacklett.*

Staff Comments

Mr. Shacklett presented regarding Variance 18-03 – Prewitt Dental Office. He stated this was a request for two variances both of which were related to screening, open space/setbacks along the west property line of the subject property. Mr. Shacklett stated the current proposal was for a 3,600-square foot medical office building on the east side of the property.

He stated that the first variance the applicant requested was a waiver to the 6-foot screening wall along the west property line because the property was zoned residentially; however, the property was not a residential development.

The second variance request related to open space requirements where a non-residential development abuts a residentially zoned property. Mr. Shacklett explained the applicant would meet the required open space setback adjacent to the residential property to the south. However, the potential future building would likely be closer to the western property line than the 46-foot or 60-foot open space requirement adjacent to residentially zoned property. The applicant requested this requirement be waived because the potential future building would side or back to a property that is not developed as single family residential. Mr. Shacklett concluded his presentation and stated there was no correspondence received in favor or against this request.

Commission Discussion

Commissioner Roland confirmed with Mr. Shacklett that the applicant would be required to maintain the space along the 6-foot screening wall.

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

With no comments in favor or opposed received from the public, Chairman Taylor asked for a motion.

Motion: Commissioner Roland made a motion to recommend approval of Variance 18-03 – Prewitt Dental Office; second by Vice Chair DePuy. Motion approved 7-0.

PUBLIC HEARING

- 3. Replat – Rockwell-Shiloh Subdivision, Lot 2C:** Consider and take 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 PPBC, #3 LP. Staff: Daniel Harper.

Staff Comments

Mr. Harper presented regarding Replat – Rockwell-Shiloh Subdivision, Lot 2C. Mr. Harper stated with the requested construction of the 345-space parking lot, the applicant would combine two (2) lots into one (1) lot, add five easements including a 10-foot pedestrian easement, a 24-foot mutual access

easement, a 10-foot utility easement, a 15-foot sewer easement and a 15-foot drainage easement. Mr. Harper concluded his presentation and stated the plat complied with the City's Subdivision regulations.

Commission Discussion

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

Public Comments

Mr. Randy Eardley, Wier & Associates, Inc. 2201 East Lamar Boulevard, Arlington, Texas 76006 made himself available to answer any questions.

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

Commission Action

Motion: Vice Chair DePuy made a motion to approve Replat – Rockwell-Shiloh Subdivision, Lot 2C; second by Commissioner McKearin. Motion approved 7-0.

4. **Replat – Galatyn Park North Addition, Lot 1C & 7, Block C:** Consider and take necessary action on a request for approval of a replat of one (1) lot, totaling 34.29 acres into two (2) lots to accommodate the development of a 306-unit multi-family development on a 3.28-acre lot. The remaining acreage will be platted as a 30.42-acre lot with no proposed development and a 0.59-acre right-of-way dedication to accommodate the development. The subject property is located between CityLine Drive and President George Bush Highway, east of Wilshire Way. Applicant: Aaron Graves, Kimley-Horn and Associates, Inc., representing BCS East Land Investments, LP. *Staff: Chris Shacklett.*

Staff Comments

Mr. Shacklett presented regarding Replat – Galatyn Park North Addition, Lot 1C & 7, Block C. He stated the request for this replat was to subdivide one (1) lot into two (2) lots and to dedicate right-of-way to accommodate the development of a multi-family development.

Mr. Shacklett stated as part of this replat the applicant proposed to dedicate 0.59-acres of right-of-way for the future extension of Hunt Street and an extension of Foxboro Drive. He stated as part of this replat there would be multiple pedestrian easements, utility easements, water easements, and drainage easements dedicated. Mr. Shacklett stated the plat complied with the City subdivision and zoning regulations.

Commission Discussion

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

Public Comments

No comments in favor or in opposition from the public were received, therefore Chairman Taylor closed the public hearing.

Commission Action

Motion: Commissioner Frederick made a motion to approve Replat – Galatyn Park North Addition, Lot 1C & 7, Block C; second by Commissioner Southard. Motion approved 7-0.

5. **Zoning File 18-24 – Office/Retail Building:** Consider and take necessary action on a request for approval of a Special Development Plan for the development of a 6,163 square foot, single-story building. The property is located at 107 S. Sherman Street and is currently zoned PD Planned Development Main Street/Central Expressway Form Based Code (Central Place Sub-district). Applicant: Yu-Ju Chang and Jeroen Van Cauwelaert. *Staff: Amy Mathews.*

Staff Comments

Ms. Mathews presented on Zoning File 18-24 – Office/Retail Building. She noted the property was currently zoned PD Planned Development Main Street/Central Expressway in the Main Street Central Sub-District. The applicant requested a Special Development plan to allow for flexibility as they were not able to meet all the guidelines in place primarily due to parking. The proposed building would be a 6,163 square foot, single-story building which would be used as an office use for roughly half of the building, and the other half would be leased.

Ms. Mathews stated the current requirement for parking was 21 spaces. The applicant requested a reduction in parking requirements to allow for 16 spaces. In addition, the applicant would build two alleys; however, the paved width behind the parking spaces would be 20 feet instead of 22.5 feet. Ms. Mathews concluded her presentation and stated the applicant's proposed building would meet all the Main Street/Central Expressway Form Based Code. The building's exterior façade would be constructed of brick with storefront windows, which is what the subdistrict requires, along with canopies over entrances.

Commission Discussion

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

Public Comments

Quan Smith, 6337 Ravendale Lane, Dallas, Texas 75214, the architect for the project made herself available for questions. She stated their intention with the request would be to help revitalize the area and induce a more pedestrian friendly environment.

Jeroen Van Cauwelaert and Yu-Ju Chang, 3625 Granada Avenue, Dallas, Texas, 75205, the applicants made themselves available for questions.

Commissioner Maxwell inquired about the parking reduction and the amount of handicapped parking spaces proposed. He confirmed having 25% of parking being handicapped was more than what was required from the Americans with Disabilities Act.

Ms. Smith confirmed they would be open to reducing the amount of handicapped parking spaces.

Commissioner Roland asked the applicant what type of law they practice with regards to the volume of clients and what business they foresee leasing in the other part of the building.

Mr. Cauwelaert stated their practice consisted of himself and Ms. Chang. He confirmed the traffic would be limited. They are unaware of what the other space would consist of but believed it would be suited for a small office space.

Rick Shay, the property owner of 201 through 209 West Main Street, approached to speak in opposition of the request. He stated he has been at the Main Street location for the past 40 years and was against this because he believed this goes against the original plan for the Main Street Sub-District. Mr. Shay believed combining the existing empty lots and single-story buildings into a 3 or 4-story building would be preferable.

Commissioner Roland spoke of the streetscapes on Sherman Street and Polk Street consisting of bike lanes, which this request would be consistent with.

No further comments in favor or in opposition were received from the public, and with no additional questions from the commission, Chairman Taylor closed the public hearing.

Commission Action

Vice Chair DePuy noted the request specified that the proposal meet all the Main Street/Central Expressway PD Standards except the parking requirements and parking backup requirements. She spoke in favor of this request and believed they were following the standards of that PD and the requirements that have been put in place.

Commissioner Roland confirmed with Ms. Mathews that if parking requirements were met, these could have been administratively approved.

Commissioner Maxwell requested the applicant work with staff to reconsider the amount of accessible parking compared to regular parking.

Motion: Vice Chair DePuy made a motion to recommend approval of Zoning File 18-24 – Office/Retail Building; second by Commissioner Roland. Motion approved 7-0.

- Zoning File 18-26 – Platinum Development:** Consider and take necessary action on a request for approval of a change in zoning from R-1250-M Residential to a Planned Development District to accommodate the development of a self-service warehouse and retail uses on approximately 2.59 acres located at the southwest corner of Abrams Road and Buckingham Road. The property is zoned R-

1250-M Residential. Applicant: Maxwell J. Fisher, AICP, Masterplan, representing Mohamed I. Jetpuri & Yasmin Farida Revocable Living Trust. *Staff: Amy Mathews*

Staff Comments

Ms. Mathews presented on Zoning File 18-26 – Platinum Development. She stated the proposed land for this project was vacant and was currently zoned R-1250-M Residential. The applicant requested to change the zoning to allow for the use of a warehouse/self-storage facility. Warehouse/self-storage facilities are typically only allowed in industrial districts upon approval of a Special Permit. This request for a self-service warehouse with retail and office space would require a zoning change to a PD Planned Development for the LR-M(1) District with the additional use of the storage while prohibiting the uses of convenience stores and repair shops for household and personal items.

Ms. Mathews stated the building would have a potential 4 floors with 3 floors being above ground and one being a basement. She noted that according to the future land use plan this property was designated as neighborhood/residential. While this request did not meet the future land use plan, the applicant believed it would be beneficial at this location and intersection.

Ms. Mathews explained that the applicant requested to have a set parking requirement of 12 spaces and 7 for the office use. She stated this reduction was requested based on the notion that the storage facility would be accessed through an interior corridor. Most activity for the proposed retail center would be external, while unloading and loading would be done in the interior as well. The businesses could access the back of their suites via that internal corridor but the residents and people coming to those retail areas would use the parking in front. The applicant also requested a waiver from the requirement to build a 6-foot screening wall along the south side as the building would act as a screening wall itself. Ms. Mathews concluded her presentation and stated the building would not have any openings or exits and all windows on the south side would be faux windows to maintain a cohesive look.

Commission Discussion

Commissioner Roland confirmed with Ms. Mathews that under the restricted use list “repair shop” refers to electronics or furniture and did not refer to automobiles. However, she stated automobile repair would not be allowed in this zoning district.

Commissioner Roland queried how many other storage areas were in residential areas in Richardson.

Mr. Chavez confirmed most storage facilities were in industrial areas.

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

Public Comments

Maxwell J. Fisher, Masterplan, 900 Jackson Street, Dallas, Texas, 75202, representing Platinum Development presented on this request. He noted their request was different from typical storage facilities in both use and appearance. Mr. Fisher presented on other developments they have completed in North Texas and stated they received increased neighborhood engagement, safety, and provide the

office look without cars or traffic. He stated the prospective neighborhood retail would be a small restaurant, coffee shop or café. Mr. Fisher stated they implemented a high volume of neighborhood engagement to ensure any queries were addressed on this request.

Vice Chair DePuy confirmed that the potential basement would have the same storage as the ground floor.

Mr. Fisher stated there would simply be an elevator to take people to their unit and while there would be a chance they don't build it, they would like to have the rights to build the basement.

Vice Chair DePuy asked Mr. Fisher to expand upon the external lighting.

Mr. Fisher stated the retail part would have pedestrian lighting. The parking lot would not have lighting as there was concern about lighting and sign lighting reaching across Buckingham. He also stated the parking lot is lit by wall lights on the building which shine down to provide security but there would be no glare.

Vice Chair DePuy asked if they had conducted a study to see what types of retail would benefit or struggle in this request.

David Jones, 4510 Clubhouse Circle, Dallas, Texas, 75240, approached to speak as the project's retail broker. He stated that ultimately the combination of retail in a neighborhood environment with storage had worked extraordinarily well. Mr. Jones noted the types of retail facilities they have leased to in the past included dentistry, a workout facility, nail and hair salons, and donut shops. He hopes for an upscale coffee shop in this facility.

Commissioner Frederick requested to confirm the times of operation for the storage and retail facility.

Mr. Fisher stated the storage facility hours were generally 6 a.m. to 9 p.m. or 10 p.m. Retail would depend on the use, for example if there was a café, they would stay open until 9 p.m., while an office would maintain office hours closing at 5 p.m.

Mohamed Jetpuri, the applicant and owner of the property approached to speak in favor. He believed this would be an exciting project and appreciated the unique style of development.

No further comments in favor or opposed were received from the public, therefore Chairman Taylor closed the public hearing.

Commission Action

Motion: Commissioner McKearin made a motion to recommend approval for Zoning File 18-26 – Platinum Development; second by Chairman Taylor. Motion approved 7-0.

Adjourn

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 8:17 p.m.

Janet DePuy, Vice Chair

APPROVED