

**CITY OF RICHARDSON**  
**CITY PLAN COMMISSION MINUTES – OCTOBER 04, 2018**

The Richardson City Plan Commission met on October 4, 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  
Randy Roland, Commissioner  
Stephen Springs, Commissioner  
Ken Southard, Alternate  
Dorthy McKearin, Alternate

**MEMBERS ABSENT:** Tom Maxwell, Commissioner  
Marilyn Frederick, Commissioner  
Ron Taylor, Chairman  
Bill Ferrell, Commissioner

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

**BRIEFING SESSION**

Prior to the regular business meeting, the City Plan Commission met with staff in the Council Chambers located on the first floor to receive training on technology upgrades. No action was taken.

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 September 18, 2018.**

**Motion:** Commissioner Roland made a motion to approve the minutes as presented; second by Commissioner Southard. Motion approved 5-0.

**PUBLIC HEARING**

- 2. Replat – Custer Court, Lots 3D and 6, Block A:** Consider and take necessary action on a request for approval of a replat of one (1) lot into two (2) lots. The 4.749-acre site is located at 495 W. President George Bush Highway, on the south side of President George Bush Highway, between Custer Parkway and Alma Road. Applicant: Anant Patel, representing Nilkanthyarni Hospitality LLC. *Staff: Chris Shacklett.*

### **Staff Comments**

Mr. Shacklett presented regarding Replat – Custer Court, Lots 3D and 6, Block A. He stated this was a request to subdivide one lot into two lots. Lot 3C would be subdivided into 2 lots; Lot 3D and Lot 6 with the dedication of mutual access easements and utility easements. Mr. Shacklett stated there was no proposed development at this time and the replat did conform with City Subdivision regulations.

### **Commission Discussion**

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

### **Public Comments**

With no comments in favor or in opposition, Vice Chair DePuy closed the public hearing.

### **Commission Action**

**Motion:** Commissioner Springs made a motion to recommend approval of Replat – Custer Court, Lots 3D and 6, Block A; second by Commissioner McKearin. Motion approved 5-0.

3. **Replat – Galatyn Urban Center, Lot 8A, Block A:** Consider and take necessary action on a request for approval of a replat of a 4.8-acre lot to accommodate the development of a 372-unit multi-family development. The subject property is located at 2305 Plaza Boulevard, at the northwest corner of Galatyn Parkway and Plaza Boulevard. Applicant: Scott Scherer, Harris Kocher Smith, representing DD Galatyn 4.8, LLC. *Staff: Chris Shacklett*

### **Staff Comments**

Mr. Shacklett presented regarding Replat – Galatyn Urban Center, Lot 8A, Block A. He stated as part of this request there would be several easements dedicated, including multiple utility easements, an electric easement, and drainage easements. Mr. Shacklett stated this replat request did conform with City Subdivision regulations.

### **Commission Discussion**

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

### **Public Comments**

Scott Scherer, 101 Summit Avenue, Fort Worth, Texas, 76102, the applicant, approached to make himself available for questions.

With no further comments in favor or in opposition, Vice Chair DePuy Closed the public hearing.

### **Commission Action**

**Motion:** Commissioner Roland made a motion to approve Replat – Galatyn Urban Center, Lot 8A, Block A; second by Commissioner Southard. Motion approved 5-0.

4. **Replat – Richardson Service Center Addition, Lot 1, Block 1:** Consider and take necessary action on a request for approval of a replat of Lot 1, Block 1 of the Richardson Health Center Addition, a portion of the Richardson Sports Addition and an unplatted 18.05-acre tract of land into one (1) lot to consolidate City of Richardson owned property and to dedicate right-of-way for adjacent streets. The subject property is located at 1260 Columbia Drive, on the south side of Columbia Drive, between Plano Road and Glenville Drive. Applicant/Owner: City of Richardson. *Staff: Chris Shacklett.*

**Staff Comments**

Mr. Shacklett presented regarding Replat – Richardson Service Center Addition, Lot 1, Block 1. He stated the City was requesting to take 3 lots and combine them into 1 lot. Mr. Shacklett stated this plat did conform to City Subdivision and Zoning regulations and made himself available for questions from the Commission.

**Commission Discussion**

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

**Public Comments**

With no comments in favor or in opposition, Vice Chair DePuy closed the public hearing.

**Commission Action**

**Motion:** Commissioner McKearin made a motion to approve Replat – Richardson Service Center Addition, Lot 1, Block 1; second by Commissioner Southard. Motion approved 5-0.

5. **Zoning File 18-19 – Serene Plaza:** Consider and take necessary action on a request for approval of Special Permits for multi-family and a drive-through facility and a Special Development Plan with modified development standards on approximately 4.5 acres located at 811 S. Central Expressway, at the northeast corner of Central Expressway and Spring Valley Road. The property is currently zoned PD Planned Development Main Street/Central Expressway – Gateway Commercial Subdistrict. Applicant: Jack A Romigh, Serene Builder, representing Serene Plaza LLC. *Staff: Sam Chavez.*

**Staff Comments**

Mr. Chavez presented regarding Zoning File 18-19 – Serene Plaza. He stated this was a request for approval of a Special Development Plan for a mixed-use development and Special Permits for multi-family and a drive-through facility for Comerica Bank. The subject site was zoned Planned Development, known as the Main Street/Central Expressway Form Based Code. Mr. Chavez summarized the three phases of the development request, and detailed what exceptions to the Code the applicant was requesting for each tract and development standards. Mr. Chavez finalized his presentation and made himself available for questions.

### **Commission Discussion**

Commissioner McKearin asked for clarification on the acreage and unit requirement and why there was such an excess.

Mr. Chavez stated the Gateway Sub-District required a minimum density of 40 units per acre. The applicant was proposing 82 units per acre, which exceeded the minimum. The excess was based on the size of the tract. Tract 4 was 1.95-acres in size, at 160-acres it equated to 82 units per acre.

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

### **Public Comments**

Jack Romigh, 811 S. Central Expressway, Richardson, Texas, 75080, the applicant, approached to make himself available for questions and gave a presentation in favor of the request.

Vice Chair DePuy asked for clarification on what was on the rooftop of the office building.

Mr. Romigh stated they anticipate a restaurant or bar.

Commissioner Springs stated he did not have any issues for what the request contained. He asked if there was a plan for the order of the development, and how Tracts 1 through 3 would be parked while Tract 4 was in construction.

Mr. Romigh stated he would get a shared parking agreement with the neighbors, which had been addressed informally. He also believed that development was about 2 years away and not an immediate concern for the owners.

Commissioner Springs discussed the gateway feature and asked staff if the sign would be in an easement or dedication, so it would be maintained by someone specific.

Mr. Chavez stated this would be handled at the time of the development plan. At the time the plat would come through, the property owner would dedicate the maintenance easement or use easement in that area. It was further down the road, but there would be a coordinated effort on the East and West intersections.

Commissioner Roland asked the applicant if all three buildings would look similar in material.

Mr. Romigh confirmed they would look similar.

With no further comments in favor or in opposition, Vice Chair DePuy closed the public hearing.

### **Commission Action**

Commissioner Springs spoke in favor of the request and welcomed the level of investment going in such a gateway corner for the City. He would recommend approval with the gateway feature to come back before the Commission and would not like to hold up progress of this development.

Mr. Chavez stated it was not the correct point in time to discuss the design of the gateway. He stated they would need to coordinate proposing intersections, but language that required the dedication or designation of a use easement for this purpose would be sufficient at this point.

**Motion:** Commissioner Springs made a motion to recommend approval of Zoning File 18-19 – Serene Plaza with a dedication of a use easement for the future development of the gateway feature to be determined; second by Commissioner McKearin. Motion approved 5-0.

6. **Zoning File 18-28 – The Shire Apartments Maintenance Building:** Consider and take necessary action on a request for a zoning amendment to the Shire Phase II PD Planned Development to allow the addition of a maintenance building located at 3601 Shire Boulevard, on the north side of Infocom Drive, between Wyndham Lane and Shire Boulevard. The property is zoned PD Planned Development. Applicant: Sawako Miyama, Miyama USA Duck Creek, Inc. *Staff: Amy Mathews.*

### **Staff Comments**

Ms. Mathews presented regarding Zoning File 18-28 – The Shire Apartments Maintenance Building. She stated the applicant was requesting to amend the existing PD to allow an accessory building as an allowed use. It would be on the southwest side of the existing building. The accessory building would have a maximum height of 10 feet adjacent to an 8-foot masonry screening wall which encloses the pool area. She summarized the location and building materials and stated the landscaping requirements would still be able to be met and there would be no requirements for parking. There would be a sidewalk that went to the unit, primarily used to transport items for storage in the accessory building. She finalized her presentation and made herself available for questions.

### **Commission Discussion**

Commissioner Springs requested confirmation on any setback requirement for the west side of the building.

Ms. Mathews stated the accessory building would be allowed to be at the property line as part of this submittal and PD request.

Commissioner Roland asked what would be facing the screening wall on the other side of the construction fence.

Mr. Chavez stated it was an amenity area for the hotel next door.

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

### **Public Comments**

Sawako Miyama, 3202 Princeton Avenue, Dallas, Texas 75205, the applicant, approached to make herself available for questions.

Commissioner Roland if the accessory building would match the white stone cap and columns on the existing amenity wall.

Ms. Miyama stated that was correct, her intent was to match the proposed maintenance building with the existing building.

Eric Royal, 517 Wales Court, Coppell, Texas 75019, approached to speak in favor of the case and spoke in favor of the intention to follow the appearance of the existing structure.

With on further comments in favor or in opposition, Vice Chair DePuy closed the public hearing.

### **Commission Action**

**Motion:** Commissioner Roland made a motion to recommend approval for Zoning File 18-28 –The Shire Apartments Maintenance Building; second by Commissioner McKearin. Motion approved 5-0.

7. **Zoning File 18-29 – Town Central:** Consider and take necessary action on a request for a Special Development Plan with modified development standards on approximately 14.5 acres located at northeast corner of Main Street/Belt Line Road and Central Expressway for a mixed-use development. The property is currently zoned PD Planned Development Main Street/Central Expressway – Central Place Subdistrict. Applicant: Scott Scherer, PE, Harris Kocher Smith. *Staff: Sam Chavez.*

### **Staff Comments**

Mr. Chavez presented regarding Zoning File 18-29 – Town Central. He stated in late 2016 a Special Development plan was approved for this site. He compared the previously approved exhibit with the current proposed exhibit. He highlighted the main differences, though stated they were mostly similar in comparison. Mr. Chavez discussed proposed modified development standards for Blocks A, B, C and D and made himself available for questions.

### **Commission Discussion**

Commissioner Springs asked why Street A was head-in and not angled.

Mr. Chavez believed the applicant would be able to achieve more parking spaces in this manner.

Commissioner Roland asked why there were two options for Block D on the restaurant proposal, and when option 2 would be engaged.

Mr. Chavez stated the city asked the applicant to look at alternative designs, which is why they show a second option as an effort to engage the restaurant building with the fabric of the residential area.

Commissioner Roland asked for clarification on what City owned green space was close to this development.

Mr. Chavez stated he believed the majority of the property along the east side of Interurban Street was DART right of way. The City had been working with DART to improve that area through trails, and the property north of Greer Street was under private ownership which could entail some development.

Vice Chair DePuy asked for confirmation on number of residential units proposed on Blocks A, B and C.

Mr. Chavez confirmed the residential units were 340, 45 and 45 respectively.

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

### **Public Comments**

Paris Rutherford, 7001 Preston Road, Dallas, Texas 75205, with Catalyst Development approached to present in favor of the request. He spoke of previous urban developments around the country he has engaged in and explained they found two major issues in the original plans, which were the length of the block and the open space requirement. He described the desire to have a cohesive, collection of buildings and not a monolithic development. Mr. Rutherford stated they were using the same landscape architect employed by the City and expressed the desire for visual interest in relation to the location. He made himself available for questions.

Commissioner Roland asked for clarification on which development phase would happen first.

Mr. Rutherford stated the residential portion, Blocks A, B and C, would go into one phase. Blocks B and C would not be worked on immediately, but the intention was to go from South to North in one extended construction phase without downtime.

Vice Chair DePuy asked for explanation on any retail studies the applicant executed for this proposal in relation to ensure support from surrounding residential areas.

Mr. Rutherford stated the entire ground floor of Block A would be retail and primarily restaurant. This development would be coordinated with other development projects in downtown. The intention would be for this to be a major part of a larger, major downtown development and have an interesting, mixed-use experience. He stated this would not be driven solely by the residents on-site.

Vice Chair DePuy asked if walkability to this area from nearby residents was considered.

Mr. Rutherford stated their hope was to create something so compelling, that the City would solve other issues relating to streetscape, graphics and lighting in the surrounding walking areas.

Commissioner Springs spoke in favor of this request. He had reservations on the open space and choice for angled parking.

Mr. Rutherford stated the City would make better use of the DART property to assist in better use of the open space. Additionally, with the number of trees and landscaping, it would not look like a parking lot and was confident that traffic from either direction would have access and space for parking.

Mr. Spicer stated relative to the DART property, the City had been in dialogue for a couple of years regarding leases and licensing. There was an agreement in principle and designs they have worked through. He stated the City is getting closer to taking possession of the property in terms of a licensing agreement. This would be formalized over the next 12-16 months as some of the existing agreements start to phase out.

Commissioner Southard asked for clarification on the timeframe of the project.

Mr. Rutherford stated the overall timing was an important process and they would have started faster had he not felt the need to change the plan. He estimated 10 months to design for one set, and 3 years out from now there would be a finished project.

Commissioner Roland asked if there were any plans for the property on the corner.

Mr. Rutherford stated right now it was a fragmented space but felt it deserved conversation with the owners of the nearby restaurant.

Vice Chair DePuy asked about the size of the bedrooms in the townhomes.

Mr. Rutherford stated it would mostly be 2 bedrooms, with 2 and 3 stories, generally with a garage and the front containing a multipurpose room.

With no further comments in favor or in opposition, Vice Chair DePuy closed the public hearing.

### **Commission Action**

**Motion:** Commissioner Springs made a motion to recommend approval for Zoning File 18-29 – Town Central; second by Commissioner Roland. Motion approved 5-0.

### **Adjourn**

With no further business before the Commission, Vice Chair DePuy adjourned the regular business meeting at 8:42 p.m.

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Janet DePuy, Vice Chair