

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – NOVEMBER 06, 2018**

The Richardson City Plan Commission met on November 6, 2018, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** Ron Taylor, Chairman  
Tom Maxwell, Commissioner  
Stephen Springs, Commissioner  
Bill Ferrell, Commissioner  
Ken Southard, Commissioner  
Gwen Walraven, Alternate  
Dorthy McKearin, Alternate

**MEMBERS ABSENT:** Randy Roland, Commissioner  
Stephen Springs, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Assistant Director – Dev. Services – Planning  
Dan Tracy, Assistant Director – Dev. Services - Engineering  
Chris Shacklett, Development Review Manager  
Amy Mathews, Senior Planner  
Michael Flores, Graduate Engineer  
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 October 16, 2018.**

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

**CONSENT AGENDA**

**2. Final Plat – Heights Park Addition, Lot 1, Block 1:** A request for approval of a final plat to define the limits of Heights Park, dedicate rights of way for the surrounding streets, and show existing easements on the property. Applicant: City of Richardson. *Staff: Dan Tracy*

**Commission Action**

**Motion:** Commissioner Frederick made a motion to approve Final Plat – Heights Park Addition, Lot 1, Block 1; second by Commissioner Ferrell. Motion approved 7-0.

## **PUBLIC HEARING**

3. **Replat – Berkner High School, Lot 1A, Block A:** Consider and take necessary action on a request for approval of a residential replat to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the Berkner High School campus. The 45.40-acre lot is zoned PD Planned Development for the R-1500-M Residential District and is located at 1600 E. Spring Valley Road, southwest corner of Spring Valley Road and Yale Boulevard. Applicant: Dale R. White, RLG Consulting Engineers, representing Richardson Independent School District. *Staff: Chris Shacklett.*

### **Staff Comments**

Mr. Shacklett presented regarding Replat – Berkner High School, Lot 1A, Block A. He stated no correspondence was received from the public and the replat did comply with City Zoning and Subdivision Regulations. He concluded his presentation and made himself available for questions.

### **Commission Discussion**

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

### **Public Comments**

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

### **Commission Action**

**Motion:** Commissioner Southard made a motion to approve Replat – Berkner High School, Lot 1A, Block A; second by Commissioner Maxwell. Motion approved 7-0.

4. **Replat – Richardson High School Addition, Lot 1B, Block A:** Consider and take necessary action on a request for approval of a residential replat to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the Richardson High School campus. The 40.63-acre lot is zoned PD Planned Development for the R-1500-M Residential District and is located at 1250 W. Belt Line Road, northwest corner of Belt Line Road and Mimosa Drive. Applicant: Dale R. White, RLG Consulting Engineers, representing Richardson Independent School District. *Staff: Chris Shacklett.*

### **Staff Comments**

Mr. Shacklett presented regarding Replat – Richardson High School Addition, Lot 1B, Block A. He stated no correspondence was received from the public and the replat did comply with City Zoning and Subdivision Regulations. He concluded his presentation and made himself available for questions.

### **Commission Discussion**

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

### **Public Comments**

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

### **Commission Action**

**Motion:** Commissioner McKearin made a motion to approve Replat – Richardson High School Addition, Lot 1B, Block A; second by Commissioner Southard. Motion approved 7-0.

5. **Replat – JJ Pearce Addition, Lot 1A, Block A:** Consider and take necessary action on a request for approval of a residential replat to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the JJ Pearce High School campus. The 45.93-acre lot is zoned PD Planned Development for the R-1500-M Residential District and is located at 1600 N. Coit Road, northeast corner of Coit Road and Melrose Drive. Applicant: Dale R. White, RLG Consulting Engineers, representing Richardson Independent School District. Staff: *Chris Shacklett*.

### **Staff Comments**

Mr. Shacklett presented regarding Replat – JJ Pearce Addition, Lot 1A, Block A. He stated no correspondence was received from the public and the replat did comply with City Zoning and Subdivision Regulations. He concluded his presentation and made himself available for questions.

### **Commission Discussion**

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

### **Public Comments**

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

### **Commission Action**

**Motion:** Commissioner Ferrell made a motion to approve Replat – JJ Pearce Addition, Lot 1A, Block A; second by Commissioner Southard. Motion approved 7-0.

6. **Replat – Fall Creek Park, Lots 4A & 5, Block 1:** Consider and take necessary action on a request for approval of a replat to subdivide one (1) lot into two (2) lots to accommodate the development of a restaurant with drive-through service. The 1.72-acre lot is located at 2311 N. Central Expressway, northwest corner of Central Expressway and Fall Creek Drive. Applicant: Callie Aaker, Kimley-Horn and Associates, Inc., representing Hat Creek Burger Richardson, LLC. Staff: *Michael Flores*.

### **Staff Comments**

Mr. Flores presented regarding Replat – Fall Creek Park, Lots 4A & 5, Block 1. He noted as part of this replat there would be multiple water easements, drainage easements, access easements and utility easements dedicated by this plat. He stated the replat did comply with City Zoning and Subdivision Regulations. Mr. Flores concluded his presentation made himself available for questions.

### **Commission Discussion**

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

### **Public Comments**

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

### **Commission Action**

**Motion:** Commissioner Maxwell made a motion to approve Replat – Fall Creek Park, Lots 4A & 5, Block 1; second by Commissioner Frederick. Motion approved 7-0.

7. **Zoning File 18-27 – Eiland Coffee:** Consider and take necessary action on a request for approval of a Major Modification to accommodate the development of a four-story, 12,296 square foot coffee roasting business and restaurant with drive-through service on 0.367 acres located at the southwest corner of James Drive and S. Central Expressway, and an off-site parking lot on 0.71 acres located on the north side of James Drive, west of S. Central Expressway. The properties are zoned PD Planned Development - West Spring Valley (Area “A”). Applicant: Rusty Ridge, ID Studio4, representing Eiland Coffee Roasters. *Staff: Sam Chavez.*

### **Staff Comments**

Mr. Chavez presented regarding Zoning File 18-27 – Eiland Coffee. He stated this was a request for approval of a major modification to the West Spring Valley Planned Development District. He noted in 2015 there was a Major Modification request which was approved, and as part of that Major Modification there were Development Standards unique to the approved development known as the Richardson Restaurant Park Development. In this request, there was specific language which prohibited drive-through restaurants without approval of a major modification.

Mr. Chavez noted Tract 1 was at the southwest corner of James Drive and Central Expressway and Tract 2 was located on the north side of James Drive, west of Central Expressway. He presented the Proposed Development Standards requested in Exhibit B which addressed uses, building regulations, area regulations, parking regulations, landscape requirements, streetscape standards, screening and lighting. Part of the Development Standards included amenity zones and landscape buffer zones.

Mr. Chavez noted there were two points of access proposed which would circulate in a counter-clockwise motion to the drive-through queuing area. He did note the potential for a buildup in cars if the queuing lane was completely full which could result in queuing of vehicles into James Drive and the blockage of parking spaces on the north side of the building. If the on-site parking spaces were not available, the off-site parking lot located on the north side of James Drive would be used and result in pedestrians crossing James Drive to access the building.

Mr. Chavez discussed Exhibit D and displayed the building elevations containing the four-story restaurant, coffee roasting operation and office. He specified this proposed building itself did comply with the West Spring Valley Planned Development District. The final exhibit discussed was the street cross sections exemplifying the proposed amenity zones. Mr. Chavez noted the key elements of the Proposed Major Modifications including the uses and streetscapes in Tract 1 and uses in Tract 2. Mr. Chavez concluded his presentation, stated he received three letters in correspondence all in opposition to the request and made himself available for questions.

### **Commission Discussion**

Commissioner Southard confirmed with Mr. Chavez that the plans were reviewed by the Police and Fire Department for approval and there were no concerns from either department.

Commissioner Southard asked for the contents of the third letter in opposition.

Mr. Chavez stated the concern was regarding the development itself in the fact it had a drive-through facility.

Commissioner Ferrell asked if there was any talk of a painted crosswalk, speedbump, or traffic easing modifications for the off-site parking across James.

Mr. Chavez stated staff would prefer not to have speed bumps, and there was no talk of traffic calming modifications from the applicant.

Commissioner Ferrell asked for the number of spaces in the queuing line at the Starbucks on Beltline.

Mr. Chavez stated there was 9 queuing spaces at that Starbucks site with 5 on-site parking spaces.

Commissioner Maxwell queried the condition of the parking lot to the North.

Mr. Chavez stated the condition of the surface was currently a mixture of gravel and bare ground and was formerly a Poncho's satellite parking lot location many years ago.

Commissioner Maxwell confirmed with Mr. Chavez the existing screening wall was masonry and the dumpster could be serviced by sanitation, as the dumpster was serviced at that location in the past.

Commissioner Maxwell asked if lighting was discussed in the parking lot.

Mr. Chavez stated lighting was discussed in the Development Standards and the applicant would be limited to the types of lighting standards and intensity if they chose to light the parking lot.

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

### **Public Comments**

Rusty Ridge, 2428 Rosedale Street, Highland Village, Texas 75077 the architect for the application approached to speak in favor of the case and made himself available for questions. He stated the continued business of having their roastery was the key component of the plans. Selling coffee happened to be a byproduct. He noted they had been speaking to many local Home Owners Associations and were met with a lot of support. Mr. Ridge stated they were trying to bring a beautification and improved landscaping to the area, even if it was not on-site.

Commissioner McKearin confirmed the major part of the business was primarily for roasting coffee. She asked if the business wanted to have more coffee roasters.

Mr. Ridge stated in the current location they have one roasting machine; this development was expected to house two.

Commissioner Walraven asked if there was any venting process.

Mr. Ridge confirmed there was a vent for each roaster.

Clay Eiland, 13112 Bush Creek Lane, Dallas, TX 75240, the applicant approached to speak in favor of the case and made himself available for questions. He stated there would be two vent pipes for each roaster, but he also would use after burners. Legally it was not required, but knowing a neighborhood would be close, he would rather have an after burner to burn the smoke off to avoid any potential issues. He stated the main objective was to have a café on the first floor, and the second floor and rooftop would be dedicated to food and coffee. He stated he has a strong relationship with the community based off his business in the past 9 years.

Commissioner Southard asked if there would be much truck traffic expected.

Mr. Eiland stated there would be very little truck traffic as everything was shipped commercially.

Commissioner Southard asked if the applicant had any thoughts regarding pedestrian traffic crossing James Drive with safety in mind.

Mr. Eiland stated he did not but would be open to some type of striping. Safety was a major concern, and the off-site parking lot was needed and would prefer it be controlled and safe.

Commissioner Maxwell asked if 64 parking spaces was necessary and if all products would be available through the drive-through.

Mr. Eiland stated 64 parking spaces were necessary as he was building a destination for people to stay, and only limited items would be available through the drive-through menu.

Chairman Taylor asked what the hours of operation would be for the consumer, where employees would park and what the seating capacity would be.

Mr. Eiland stated they would be open 7 days per week, usually starting at 6:00 AM during the workweek. He was open to opening at 10:00 AM on weekends and predicts they would need 12 parking spaces for staff members.

Mr. Ridge stated the seating capacity would be under 200 seats.

Commissioner Frederick clarified with the applicant there would be an elevator in the building.

The following is a list of those who approached to speak in favor of Zoning File 18-27 – Eiland Coffee:

- Gerald McAdams, 7057 Elm Ridge, Dallas, Texas 75240
- Jessica Book, 1211 Cherrywood Drive, Richardson, Texas 75080
- Robert Gaze, 1312 Cloverdale Drive, Richardson, Texas 75080
- Stacey Gaze, 1312 Cloverdale Drive, Richardson, Texas 75080
- Suzanne Kirkland, 751 James Drive, Richardson, Texas 75080
- David Stephenson, 725 Sherwood Drive, Richardson, Texas 75080
- Jonathan and Nicole Kramer, 635 Stardust Lane, Richardson, Texas 75080
- David and Margaret Henderson, 2560 Castle Ridge Drive, Richardson, Texas 75080
- John and Priscilla Weidenfeller, 619 Dumont Drive, Richardson, Texas 75080

The following is a summary of the comments:

- Preference of supporting local business owner over national chains
- Eager for a drive-through coffee facility that is close to the neighborhood and safe
- Interested in the potential community space for meetings, gatherings and events
- Positive feedback regarding quality of the coffee
- Appreciative of the unique interaction with the applicant and their community engagement

Kirk Hermansen, Richardson Restaurant Park Developer, approached to speak in opposition. He stated he was not in opposition to the redevelopment of the property in concept. He noted the development seemed disjointed and had specific concerns with the drive-through lane. He expressed concern that the property would be unable to readapt to future uses and was primarily opposed to the design.

Manassah Durkin, 730 Dumont Drive, Richardson, Texas 75080, approached to speak in opposition. He noted he was the property owner of Title Loan to the south of the proposed development location. He was very concerned with the drive-through and potential buildup of traffic. He was also concerned with the presence of roasters as in a previous development project, roasters had to be removed due to the negative feedback from adjacent neighborhoods and properties.

Commissioner McKearin confirmed with Mr. Durkin the separate project which contained roasters was adjacent to a multi-family development, limited to two nights per week and then removed altogether.

Mr. Eiland stated after burners would resolve any potential smoke related issue and contain the smell.

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

### **Commission Action**

Commissioner Frederick was concerned with the off-site parking lot and expressed the need for landscaping, trees, benches and grass.

Commissioner Maxwell stated he was concerned with the safety of pedestrians crossing the street from the off-site parking lot. He noted it was unaddressed in the plans as they were presented how pedestrians would cross the street safely.

Mr. Chavez stated he understood the concerns regarding pedestrian safety.

Commissioner Southard noted the need for a connection in architecture to ensure customers were aware of the off-site parking in addition to signage indicating the availability of more parking.

Commissioner Walraven was concerned with the drive-through containing two points of entry, along with the on-site parking spaces becoming unusable if there were seven cars in the drive-through queue.

Chairman Taylor noted the community support for the business and the traffic and safety concerns identified by the Commission and asked for a motion.

**Motion:** Commissioner Maxwell made a motion to continue Zoning File 18-27 – Eiland Coffee to December 4<sup>th</sup>, 2018; second by Commissioner Taylor. Motion approved 7-0.

8. **Zoning File 18-30 – Ten50 Barbecue:** Consider and take necessary action on a request to amend a Special Permit for a restaurant and private club located at 1050 N. Central Expressway. The property is zoned I-M(1) Industrial. Applicant: Donald F. Sopranzi, representing Triangle 75 Ltd. Staff: *Amy Mathews*.

### **Staff Comments**

Ms. Mathews presented regarding Zoning File 18-30 – Ten50 Barbeque. She stated the primary request was to amend the existing Special Permit for the restaurant and private club. The original Special Permit was to comply with alcohol sales per the City's Ordinances. The applicant was now requesting to amend the zoning exhibit to remove the drive aisle on the east side of the site which connected the north and south parking lots and to add moveable seating, fire bowls, planers and additional seating in its place. Ms. Mathews concluded her presentation and made herself available for questions.



### **Commission Discussion**

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

### **Public Comments**

Donald Sopranzi, 10250 North Central Expressway, Dallas, Texas 75231, the architect for the project approached to speak in favor of the case and made himself available to answer any questions.

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

### **Commission Action**

**Motion:** Commissioner Frederick made a motion to recommend approval of Zoning File 18-30 – Ten50 Barbeque; second by Commissioner Ferrell. Motion approved 7-0.

### **Adjourn**

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 8:50 p.m.

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Ron Taylor, Chairman