

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – NOVEMBER 20, 2018**

The Richardson City Plan Commission met on November 20, 2018, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** Ron Taylor, Chairman  
Randy Roland, Vice Chairman  
Marilyn Frederick, Commissioner  
Stephen Springs, Commissioner  
Bill Ferrell, Commissioner  
Ken Southard, Commissioner  
Dorthy McKearin, Alternate

**MEMBERS ABSENT:** Gwen Walraven, Alternate  
Tom Maxwell, 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  
Tiffany Herron, Administrative Secretary I  
Amber Hogg, Administrative Clerk

**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 November 6, 2018.**

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

**CONSENT AGENDA**

All items listed under the Consent Agenda are considered to be routine by the City Plan Commission and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless desired, in which case any item(s) may be removed from the Consent Agenda for separate consideration.

- 2. Site & Landscape Plans – Richardson Data Center:** Consider and take necessary action on a request for approval of a site plan and landscape plan to accommodate the development of a data center. The 8.0846-acre lot is at 1510 E. Lookout Drive, on the southside of Lookout Drive, east of Plano Road. Applicant: Kevin Graham, Kimley-Horn and Associates, Inc., representing Dallas DC A, LLC. *Staff: Chris Shacklett.*

### **Commission Action**

**Motion:** Commissioner Ferrell made a motion to approve Site & Landscape Plans – Richardson Data Center; second by Commissioner Springs. Motion approved 7-0.

### **PUBLIC HEARING**

3. **Replat – Spring Creek Farm South, Lot 3A:** Consider and take necessary action on a request for approval of a replat to accommodate the development of a data center. The 8.0846-acre lot is located on the south side of Lookout Drive, east of Plano Road. Applicant: Kevin Graham, Kimley-Horn and Associates, Inc., representing Dallas DC A, LLC. *Staff: Chris Shacklett.*

### **Staff Comments**

Mr. Shacklett presented regarding Replat – Spring Creek Farm South, Lot 3A. 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 Springs made a motion to approve Replat – Spring Creek Farm South, Lot 3A; second by Commissioner Southard. Motion approved 7-0.

4. **Zoning File 18-31 – Pollo Regio:** Consider and take necessary action on a request for approval of a Major Modification to accommodate the development of a restaurant with drive-through service on a 0.52-acre parcel located at 1250 W. Spring Valley Road. The property is zoned PD Planned Development West Spring Valley Corridor (Area “G”). Applicant: David Gregory, Icon Consulting Engineers, representing Pollo Regio. *Staff: Amy Mathews.*

### **Staff Comments**

Ms. Mathews presented regarding Zoning File 18-31 – Pollo Regio. She stated the use of a restaurant with a drive-through would be allowed only per approval of a Major Modification. She stated the proposed building would be 2 stories with 20 parking spaces. Ms. Mathews reviewed the propositions included in the Major Modification request regarding the Use, Building Regulations and Streetscape Standards. Within the Building Regulations, the applicant proposed a northern building entry, 3-foot wide awnings, and a reduction in the required window percentage. Regarding the Streetscape Standards, the applicant proposed a 4-foot setback in lieu of the 8-foot requirement. 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**

The applicant David Gregory, Icon Consulting, 2840 W Southlake Boulevard, Southlake, Texas 76092, approached to make himself available for questions and the architect Naomi Contreras, ID Studio 4, 1431 Greenway Drive, Irving, Texas 75038, approached to make herself available for questions.

Commissioner Ferrell asked if other configurations were looked at where the building would be facing Spring Valley.

Mr. Gregory confirmed they looked at many configurations and tried to meet the PD as closely as possible, however they were limited by the zoning regulations, specifically the build-to zone.

Vice Chairman Roland asked if there were any plans for the greenspace west of the building.

Mr. Gregory stated that would be a traditional greenspace which would be heavily landscaped. They believed it would be more aesthetically pleasing to have a vegetative screen to also conform with City of Richardson regulations regarding screening of utilities.

Commissioner Frederick asked for explanation on the request to change the awning from 6 feet to 3 feet.

Ms. Contreras stated they shortened the awning as it was their understanding the awnings were not able to be 6 feet, however if this was a misunderstanding they were able to lengthen the awnings.

Andrew Laska, 502 Hyde Park Drive, Richardson, Texas 75080, approached to speak in opposition to the case. He represented the Richardson Heights Neighborhood Association and stated as a group they were opposed to this case. He stated they support the continuation and furtherance of progress in the West Spring Valley Zoning Ordinance, however this plan was completely in contrary to the intent of the plan and the ordinance.

Barry Hand, 710 Laguna Drive, Richardson, Texas 75080, approached to speak in opposition to the case. He stated this area was previously stigmatized for its degradation and this potential development would exacerbate the problem. He believed this was the wrong and inappropriate land use. He had nothing against Pollo Regio but urged the Commission to be patient and wait for the right developer to better match the vision of this area.

Mr. Gregory approached and stated the two former speakers brought up good points but wanted to note that in this PD, restaurants were allowed. The reason why they were at the meeting was due to the drive-through request. If they did not have the drive-through, this would be allowed by right. He noted they met with staff many times to create the best plan possible and honor the vision of what the neighborhoods have.

Vice Chairman Roland asked if the Pollo Regio restaurant chain always contain drive-throughs.

Ms. Contreras stated most did and most patronage would come from the drive-through.

Chairman Taylor asked if the applicant would entertain the possibility of developing this Pollo Regio without a drive-through.

Mr. Gregory stated the owner's direction was to try to get approval of a drive-through use.

With no further comments in favor or in opposition, Chairman Taylor closed the public hearing.

### **Commission Action**

Commissioner Frederick was not in favor of the case as it went against the original plan and vision to improve the neighborhood.

Vice Chairman Roland found it difficult to speak in favor of the case and was unsure as this plan displayed if the public had an ability to enter the restaurant other than by car.

Chairman Taylor agreed with Commissioner Frederick and Vice Chairman Roland and was not in favor of the case. He noted the possibility existed to continue the application and give the applicant a chance to reconsider the drive-through.

Commissioner Springs was not in favor of continuation and spoke in favor of recommending denial of the request. Ultimately, he did not believe this was the best use for this site.

**Motion:** Commissioner McKearin made a motion to continue Zoning File 18-31 – Pollo Regio indefinitely; second by Commissioner Roland. Motion approved 5-2.

5. **Zoning File 18-32 – Mimosa Place:** Consider and take necessary action on a request for approval of a zoning change from LR-M(1) Local Retail to PD Planned Development for the R-1500-M District with modified development standards to accommodate an eighteen (18) lot single-family development. The 4.6-acre parcel is located at 1900 Mimosa Drive, southeast of Campbell Road and Mimosa Drive. Applicant: Ben Caldwell, Shaddock Caldwell Builders & Developers, LLC, representing Pavillion Mimosa Holding, Ltd. *Staff: Amy Mathews.*

### **Staff Comments**

Ms. Mathews presented regarding Zoning File 18-32 – Mimosa Place. She stated the applicant requested to rezone the subject property to allow for a single-family residential development. Ms. Mathews noted the Fire Marshall had reviewed and approved the cul-de-sac length which slightly exceeded the maximum 500-foot allowable length. The applicant would reconfigure the existing detention pond to take storm water from the subject site and surrounding areas. The applicant was proposing to build an 8-foot screening fence on the north and east side and to incorporate the existing masonry screening wall along the south property which would all be the responsibility of the Home Owner's Association.

Ms. Mathews reviewed the proposed Modified Development Standards which included Building Regulations regarding use of fiber cement siding for purposes of masonry requirement calculations, minimum lot area, minimum lot width, minimum lot depth, maximum lot coverage, reduced front, side and rear setbacks and allowance of non-perpendicular lot lines. She stated the president of the adjacent neighborhood association sent a letter in favor and a resident also sent a letter in favor. Ms. Mathews concluded her presentation and made herself available for questions.

### **Commission Discussion**

Commissioner Ferrell clarified with Ms. Mathews the applicant requested to waive the preliminary plat requirement as they were providing a high level of detail as to have that requirement waived.

Vice Chairman Roland asked if there were other areas in Richardson which had a 10-foot rear yard setback and a 5-foot setback to the front porch stoop.

Ms. Mathews stated there were no others; however, the applicant used the Savoy Developments as a base reference for the proposed standards which had similar development standards.

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

### **Public Comments**

The applicant, Ben Caldwell, 105 East Main Street, Richardson, Texas 75081 approached and gave a presentation on the case. He stated they sought to get feedback and input throughout this process and initially reached out to the Home Owner's Association, meeting with and presenting to the board of the Reservation and speaking to the president of the JJ Pearce reservation for their support. He presented regarding their architecture and believed in their high-quality product being a good fit for this area. He concluded his presentation and made himself available for questions.

Commissioner Springs expressed concern regarding guest parking.

Mr. Caldwell stated they intentionally sought to avoid crowded parking with the 20-foot setback for the garage and believed guests would park in the drive-way and then occupy on-street parking.

Commissioner Frederick appreciated that the applicant took the time to develop this plan and believed it was exactly what Richardson needed. She asked if the applicant would consider tandem garages.

Mr. Caldwell stated they would absolutely consider this with lots 13 through 18.

Vice Chairman Roland asked for the applicant to discuss the masonry wall and the maintenance agreement.

Mr. Caldwell stated they would paint the wall to match the quality of the potential development. They evaluated tearing down the masonry wall and would be open to that potential, however, they unanimously heard from the neighbors that the wall would like to be kept. He felt confident regarding the painting and its upkeep.

Chairman Taylor asked if the homes would be on a build-to-suit basis.

Mr. Caldwell stated they would market the homes during the development phase and take custom builds but would likely develop two or three plans and put an initial home there to function as a model home.

Commissioner Southard asked if there were any cost-effective alternatives to concrete drive-ways the applicant had considered.

Mr. Caldwell stated there was not a lot of flexibility to do anything besides non-permeable material, however, they had engineers to ensure the development would not affect anyone downstream.

Commissioner Springs voiced concern about the parking arrangement and asked if the HOA would help ensure people parked in their garage. He also wanted to go on record and state the median at Mimosa was a challenging and odd exercise for most people who weren't used to it. He would rather see the median out of the way than see inevitable curb hopping.

Mr. Caldwell believed in this scenario with the front-facing garages they would have a better potential situation to ensure home owners and guests have more than sufficient parking and believed the layout would reduce congestion with guest parking.

Scott Rooker, 1405 Chickasaw Drive, Richardson, Texas 75080 approached to speak in favor of the case. He stated he served on the HOA Board and was very much in support of what the applicant was proposing. He noted they did not like what previous developers had approached the neighborhood with in the past and did not see any issues regarding the school which was favorable to the HOA.

Ryan Sterling, 1111 Huntington Drive, Richardson, Texas 75080 approached to speak in favor of the case. He stated he had family who would want to move back into Richardson and this development was exactly what they were looking for.

Marshall Chase, 1220 Huntington Drive, Richardson, Texas 75080 approached to speak in favor of the case. He believed this development would improve the value of the neighborhood.

Clifton Baker, 1319 Huntington Drive, Richardson, Texas 75080 approached to speak in favor of the case. He believed this was the perfect infill property and was happy there was a low-density development with low impact on the schools and traffic.

George Demacore, 1222 Huntington Drive, Richardson, Texas 75080 approached to express concern regarding the height and rear setback. He spoke in favor of the development and the other requests but asked if the applicant would consider a two-tiered setback requirement depending on the height of the home.

Mr. Caldwell stated a solution they would entertain would be to add language for lots 13 through 18, for two-story houses, to adhere to a 25-foot rear yard setback.

With no further comments in favor or in opposition, Chairman Taylor closed the public hearing.

**Commission Action**

**Motion:** Commissioner Springs made a motion to recommend approval of Zoning File 18-32 – Mimosa Place with the condition Lot 13 through Lot 18 would have a 25-foot rear setback for a 2-story house, and the cul-de-sac could exceed the 500-foot maximum length per the zoning exhibit; second by Commissioner Southard. Motion approved 7-0.

**Adjourn**

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 8:39 p.m.

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Ron Taylor, Chairman

APPROVED