

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – DECEMBER 18, 2018**

The Richardson City Plan Commission met on December 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
Randy Roland, Vice Chairman
Tom Maxwell, Commissioner
Stephen Springs, Commissioner
Ken Southard, Commissioner

MEMBERS ABSENT: Marilyn Frederick, Commissioner
Bill Ferrell, Commissioner
Dorthy McKearin, Alternate
Gwen Walraven, Alternate

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Services – Planning
Chris Shacklett – Development Review Manager
Amy Mathews, Senior Planner
Daniel Harper, Planner
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 December 4, 2018.

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

PUBLIC HEARING

- 2. Replat – Flextronics Richardson, Lot 1 & 2, Block A:** Consider and take necessary action on a request for approval of a residential replat of 12.955 acres of property located on the west and east sides of Telecom Parkway at the northern city limit line, currently zoned PD Planned Development for the R-1500-M Residential District. The purpose of the replat is to combine platted and un-platted property to create two (2) lots and to dedicate easements. Applicant: Nathan Forney, Kimley-Horn, representing HS 79.70 Blue Light Plano, LP. *Staff: Daniel Harper.*

Staff Comments

Mr. Harper presented regarding Replat – Flextronics Richardson, Lot 1 & 2, Block A, stating this request was a replat of lot 4, Block A of the Flextronics campus addition as well as the inclusion of 10.56-acres of un-platted property. The purpose of the request is to create two (2) lots and to dedicate easements. The applicant is proposing to plat lot 4 of the Flextronics campus addition as well as 10.56-acres of un-platted property. The un-platted property is zoned PD and allows for 16 residential lots, however the developer has no plan to move forward with development of this property but is dividing the property for potential sale in the future. Lot 1 consists of 12.625-acres with a 150-foot Texas Power & Light Co. easement as well as a 20-foot Enserch Corporation easement. Lot 2 consists of .33-acres. New floodway and drainage easement are being dedicated along the western end of Lot 1. A 30-foot building setback is being abandoned along the western property line of Lot 1. The plat does meet all the cities subdivision ordinance standards for approval.

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 – Flextronics Richardson, Lot 1 & 2, Block A as presented; second by Commissioner Southard. Motion approved 5-0.

- 3. Zoning File 18-27 – Eiland Coffee (continued from November 6, 2018, CPC meeting):** 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: Chris Shacklett.*

Staff Comments

Mr. Shacklett presented regarding Zoning File 18-27 – Eiland Coffee. Mr. Shacklett reviewed the original submittal and discussed changes that have been made since the November 6, 2018 City Plan Commission Meeting. These changes included relocation and reconfiguration of driveway locations, service access, pedestrian access to the parking lot, and dumpster location.

Mr. Shacklett stated there were addendums which included a proposed landscape plan for the offsite parking lot and a requirement for after burner or wet scrubber to eliminate potential concerns or nuisances in proximity to the residential developments. Mr. Shacklett stated they received 6 letters in opposition and 74 letters in favor of the applicant's request. Mr. Shacklett concluded his presentation and made himself available for questions.

Commission Discussion

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

Public Comments

Rusty Ridge, 2485 Rosedale Street, Highland Village, Texas 75077 and Clay Eiland, 13112 Brushcreek Lane, Dallas, Texas 75240, the applicants, made themselves available for questions. Mr. Ridge stated they made a concerted effort to address previous concerns. Mr. Eiland thanked the Commission for their patience in modifying the application.

Vice Chairman Roland asked how much time it took to fulfill an order through the drive through.

Mr. Eiland stated a customer is expected to leave the window every 45 seconds. He noted their menu in the drive through would be limited and this would include pre-made items.

Commissioner Maxwell asked how many vehicles they predicted would be in the drive through during peak time.

Mr. Eiland stated they usually see a maximum of 9 cars during peak time in the drive through.

Commissioner Southard asked if they anticipated any need for a waiting area in the drive through or any digital feature where customers could order ahead.

Mr. Eiland stated due to the nature of their menu, they did not anticipate any waiting area being needed. He also stated they would consider a digital feature for pre-orders; however, it would not be for the drive-through.

Vice Chairman Roland asked for clarification on the wet scrubbers to assist with any potential odors and at what times of day these odors might occur.

Mr. Eiland stated they roast daily, and they have technology within their business plan to contain smoke during roasting. He reiterated that they have an afterburner in use.

Brad Norcross, 721 Sherwood Drive, Richardson Heights, Texas 75080 approached to speak in favor of the application and believed customers would come from outside Richardson.

Cody Underwood, 606 West Lookout Drive, Richardson, Texas 75080 approached to speak in favor of the application. He worked in the industry and believed there would be no issue regarding the drive-through in this location and spoke highly of the efficiency of Eiland Coffee's product.

Lance Caughfield, 5604 Baskerville Drive, Richardson, Texas 75082 approached to speak in favor of the application. He believed in the concept and appreciated the Richardson location.

Gerald McAdams, 7057 Elmridge, Dallas, Texas 75240 approached to speak in favor of the application. He stated Eiland Coffee had a great rapport with the Dallas community and believed this would benefit the City of Richardson's community.

David Stevenson, 725 Sherwood Drive, Richardson, Texas 75080 approached to speak in favor of the application. He failed to locate people in his own neighborhood who opposed this case and believed this would add great value to the area.

Mike Folk, 632 Downing Street, Richardson, Texas 75080 approached to speak in opposition of the application. He was not opposed to a destination coffee shop. However, he stated coffee roasting was an industrial use and did not believe that property should be allowed to have that industrial use going forward. He did not believe the additions regarding wet scrubbing and after burners would prevent negative odors from permeating into the neighborhood. He stated the traffic which flows through this area is very fast and potentially dangerous. He also reminded the Commission to stay true to the Spring Valley plans.

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

Commission Action

Motion: Vice Chairman Roland made a motion to recommend approval with the revised conditions as stated in the addendum; second by Commissioner Maxwell. Motion approved 3-2 (Commissioners Springs and Southard voting in opposition).

4. **Zoning File 18-33 – Richardson Village:** Consider and take necessary action on a request for approval of a zoning change from C-M Commercial to PD Planned Development for the C-M Commercial district with modification of the off-street parking requirements. The approximate 7.25-acre site is located north of Belt Line Road, on the east side of Plano Road. Applicant: Houshang Jahvani, Jahvani Consulting Engineers, Inc. *Staff: Amy Mathews.*

Staff Comments

Ms. Mathews presented regarding Zoning File 18-33 – Richardson Village stating the request involves two lots, Lot 2E which contains three (3) buildings and is approximately 6.6-acres and Lot 4 which is currently developed with a parking lot made up of approximately 58 parking spaces and is roughly .6-acres. It is expected that a restaurant or retail building will develop on this site soon.

Lot 2E does not meet the City's off-street parking requirements for the 3 buildings and the uses, therefore, the applicant is requesting a change to the zoning from commercial (C-M) to a Planned Development (PD) to set the amount of parking minimums for the two subject lots and help eliminate the parking issue for current and future developments.

Based on the applicant's observations, they believe the existing parking is adequate for the subject site. A variance was granted in 2006 with a ten percent overall parking reduction for the subject lots and the adjacent properties (Lots 3 and 1D) however, many changes in businesses over time have resulted in parking deficiencies.

A parking study was completed as part of the submittal which reflects the existing leases and vacancies for the buildings on Lot 2E and the potential future development of a restaurant on Lot 4. The study showed that the two lots combined would be required to have 644 parking spaces according to the City's off-street parking requirements.

Commission Discussion

Commissioner Maxwell asked for clarity on if there would be 'shared parking agreement' should this request be approved.

Ms. Mathews stated there would not be a 'shared parking agreement' but that each lot would have its own required parking minimum within the PD.

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

Public Comments

Mr. Houshang Jahvani, 2121 N. Jose Lane, Carrollton, TX stated the request is to change the zoning from C-M (Commercial) to PD (Planned Development) in direct response to the parking requirements. The current parking ratio does not meet the requirements for Commercial zoning for this shopping center. Variance requests for reduction in the required parking have been granted in the past, however the current property owner, who owns both sites, is requesting the zoning change so that they will not have to apply for a variance request each time a tenant changes.

Commissioner Maxwell asked if there would be a shared parking agreement between the properties.

Mr. Jahvani stated the applicant owns both properties so there is not a shared parking agreement in place, however, if it was required, they would abide by the requirement.

No comments were received in favor or in opposition from the public.

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

Commission Action

Motion: Commissioner Maxwell made a motion to recommend approval of Zoning File 18-33 – Richardson Village with the added condition that both lots 2E and Lot 4 combined provide 435 spaces and there is a shared parking agreement; second by Commissioner Springs. Motion approved 5-0.

- Zoning File 18-34 – Two Creek Marketplace:** Consider and take necessary action on a request for approval of a Special Permit for a temporary open-air market located at 110 W. Campbell Road. The property is currently zoned C-M Commercial. Applicant: Micah Scrogginthorpe, Two Creeks Marketplace. *Staff: Amy Mathews.*

Staff Comments

Ms. Mathews presented regarding Zoning File 18-34 – Two Creek Marketplace stating it is currently zoned C-M. The applicant is requesting a special permit to allow a temporary open-air market to operate on a portion of the parking lot. The use requires approval of a Special Permit in Local Retail, Commercial, and certain Planned Development Zoning Districts.

The applicant owns Scrogginthorpe's Kettle Corn business which is a mobile food stand that has participated in numerous markets and events. The applicant wants to open a temporary open-air market with a maximum of thirty vendors and space for demonstrations or for the parking of a single food-truck. Hours of operation are proposed to be on Sunday afternoons from 1:00 p.m. to 5:00 p.m. According to the City's off-street parking requirements, the site requires 488 parking spaces, which includes a ten percent parking reduction allowed to retail centers that have a combined gross building floor area of 100,000 square feet or greater. The site contains 529 parking spaces, which leaves 41 extra parking spaces. The applicant is proposing to barricade off 35 parking spaces for vendor spaces in a single drive aisle located directly north of the new Chick-fil-A, which is closed on Sundays. In addition, the Zoning Exhibit shows the location of 30 potential parking spaces for the vendors, with shopper's ability to park anywhere on-site except the barricaded area, on a first come basis.

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.

Commission Action

Motion: Commissioner Springs made a motion to recommend approval of Zoning File 18-34 – Two Creek Marketplace as presented; second by Commissioner Southard. Motion approved 5-0.

- Zoning File 18-35: Velvet Snout Canine Adventure Center:** Consider and take necessary action on a request to rescind ordinance numbers 2080-A, 2806-A, and 2820-A for Child Care Centers, and approval of a Special Permit for a dog daycare and boarding facility, located at 1010 Hampshire Ln. The property is currently zoned C-M Commercial. Applicant: Laura Couch, The Velvet Snout Canine Adventure Center. *Staff: Amy Mathews*

Staff Comments

Ms. Mathews presented regarding Zoning File 18-35 – Velvet Snout Canine Adventure Center. She stated the applicant was requesting approval of a Special Permit for a dog daycare and boarding facility and to rescind the previous Child Care Center ordinances associated with this location. She stated if the project were to be approved, the lot would require a replat. The replat would be required to be approved prior to issuance of a Certificate of Occupancy.

The applicant currently had a business on Beltline, The Velvet Snout. The applicant was renting that property and specifically wanted to purchase her own property with more outdoor area. The applicant was proposing to put decomposed granite and synthetic grass in the play area. Ms. Mathews confirmed there would be one overnight staff along with one staff person per 15 dogs, though the facility would not be open 24 hours.

There were no changes proposed to the building, though the applicant requested approval of a modification in parking spaces. Ms. Mathews concluded her presentation, stated she did not receive any correspondence regarding this project, and made herself available for questions.

Commission Discussion

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

Public Comments

The applicant Lara Couch, 7360 Paldao Drive, Dallas, Texas 75240 approached to speak in favor of her application and made herself available for any questions.

No further comments were received in favor or in opposition from the public.

Commission Action

Motion: Commissioner Springs made a motion to recommend approval of Zoning File 18-35 – Velvet Snout Canine Adventure Center as presented including the proposed 1/500 parking ratio; second by Vice Chairman Roland. Motion approved 5-0.

Adjourn

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 8:43 p.m.

Ron Taylor, Chairman