

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – JULY 7, 2009**

The Richardson City Plan Commission met July 7, 2009, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** John DeMattia, Chairman  
David Gantt, Vice Chair  
Gerald Bright, Commissioner  
Richard Ferrara, Commissioner  
Bill Hammond, Commissioner  
Jim Henderson, Commissioner  
Janet DePuy, Alternate  
Scott Jessen, Alternate

**MEMBER ABSENT:** Barry Hand, Commissioner

**CITY STAFF PRESENT:** Susan Smith, Asst. Director of Dev. Svcs. – Dev. & Eng.  
Sam Chavez, Asst. Director of Dev. Svcs. - Planning  
Israel Roberts, Development Review Manager  
Chris Shacklett, Planner  
Mohamed Bireima, Planning Technician  
Kathy Welp, Executive Secretary

**STUDY SESSION**

Prior to the regular business meeting, the Plan Commission met with staff in an open study session at 6:30 p.m. to receive a briefing on posted agenda items.

In addition, at the start of the business meeting, Chairman DeMattia acknowledged and welcomed the students from the University of Texas at Dallas Urban Management class.

**MINUTES**

**1. Approval of the minutes of the regular meeting of June 16, 2009.**

**Motion:** Approve the June 16, 2009 minutes as presented; Commissioner Henderson, second by Commissioner Hammond. Motion passed 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. **Final Plat for Lots 1 and 2, Block A of the Breckenridge Commons Addition:** Two lots totaling 12.8 acres located at 3521 and 3551 North Star Road; the southwest corner of Renner and North Star Roads.
3. **Site Plan, Landscape Plan and Building Elevations for Kids R Kids (companion to Item 2).** A 17,000 square foot daycare facility on a 2.06-acre lot located at 3521 North Star Road.

**Motion:** Approve the Consent Agenda as presented; Commissioner Bright, second by Vice Chair Gantt. Motion passed 7-0.

### **CONCEPTUAL MASTER LAND USE PLAN**

4. **Breckenridge Commons:** A proposal for a master land use plan and conceptual architectural images for future non-residential development of approximately 12.8 acres at the southwest corner of Renner Road and North Star Road.

Mr. Roberts stated that the concept plan reflected two out-parcels, one for the Kids R Kids day care center that was just approved, and the second for a 6,000 square foot retail/gas station. Per Ordinance 3752, a master land use plan was required prior to the development of the remaining 12.80-acre parcel. He added that if the concept plan was approved by the Commission and the City Council, the gas station would be required to secure a Special Permit prior to construction.

Mr. Roberts noted that the concept plan also showed 12,000 square feet of office/medical space, 39,000 square feet of retail, and 15,000 square feet of restaurant space. In addition, the proposed concept plan had two major points of access along Renner and North Star Roads with a deceleration lane and a median cut.

Mr. Roberts explained that the applicant had submitted two sets of architectural images detailing brickwork, design, and development styles that were reflective of the mixed-use development on the north side of Renner Road.

Commissioner Ferrara asked why the pair of buildings in the center of site were so close together, and doubted whether the building code would allow windows on the parallel sides of the buildings. He recommended that the plan be changed to show a single two-story building as opposed to two, one-story buildings.

Commissioner Ferrara also asked that a larger radius be applied to the northeast corner where some of landscape seemed to be bunched together.

Mr. Roberts replied that if the space between the two buildings is less than 10 feet, there are no windows or doors; however, if the space is larger than 10 feet, then doors and windows can be added.

Mr. Chavez stated that if the plans indicate that the buildings do not meet the building code, then the size of the building would be reduced so there could be separation.

Vice Chair Gantt asked if the two buildings could be combined into a single structure.

Mr. Roberts noted that the concept plan was designed by the applicant, but it could easily be changed to a single two-story building.

Mr. Ron Walden, 777 E. 15<sup>th</sup> Street, Plano, Texas, representing the owner, Moroney-Renner, stated that the details of the plan may have been too specific and that the plan was merely a proposed design. He added that the building size, number of parking spaces and setbacks were hypothetical based on the current zoning.

Mr. Walden noted that in Lot 3, the stated size and dimension of each building would be determined by whoever the tenant will be, and the available 9 acres would be more than adequate should a grocery store want to come to the area.

Mr. Walden felt the center two buildings could be made into a single two-story building, but again stressed that the plan was a proposal of what the land could be used for.

Chairman DeMattia asked staff if zoning would allow a two-story building. Mr. Roberts replied that it did.

Mr. Walden commented that the wider radius at the northeast corner was a good idea, and thought the deceleration lane was adequate.

Commissioner Ferrara asked the applicant if the plan was approved, would he object to the stipulation that the center buildings have windows all around as opposed to blank walls. He also expressed concern about the building listed as retail next to the day care center and thought it should be changed to an office building.

Mr. Walden responded that the suggestion of a single two-story building would be better than two, single-story buildings. In regard to the building next to the day care, he hesitated in changing it from retail and would have to look at the other types of uses allowed by zoning.

Mr. Chavez stated the property was zoned to allow the suggested type of uses and by restricting the type of use the Commission would be amending the zoning and the item before the Commission was not a zoning amendment.

Chairman DeMattia asked if the master concept plan was approved and a building design came forward later that was not in major conformance with the plan, would the developer have to come before the Commission again.

Mr. Roberts stated yes, that was correct.

Commissioner Hammond asked to go on record that it would be better to have deceleration lanes for the Renner Road entrance and another one for the entrance to the day care center.

Commissioner Henderson expressed concern over the proximity of the gas station to the day care center.

Commissioner Bright asked staff if the deceleration lane on Renner Road could be extended to a greater length.

Mr. Roberts replied that he could sit down with the transportation engineers and review the traffic lanes. However, he reminded the Commission that the day care was just approved and a deceleration lane was not part of the plan, plus there was an existing inlet by the day care.

Chairman DeMattia asked if someone knew the traffic counts for the morning and evening rush hours on Renner and North Star Roads.

Commissioner Ferrara responded that the traffic flow volume map showed 30,000 - 40,000 trips per day on Renner Road, and 10,000 -20,000 trips per day on North Star Road.

With no further questions or comments, Chairman DeMattia called for the motion.

**Motion:** Commissioner Ferrara recommended approval of Item 4 with the following conditions:

- Regarding the two center buildings on the concept plan, if the building code does not allow windows on both facing walls at the current separation, those buildings should be re-oriented or become a single two-story building.
- After review with traffic the department, the deceleration lane on Renner Road should be extended 50 feet further to the west.

second by Commission Hammond. Motion passed 7-0.

## **STAFF REPORTS**

5. **Future Agenda Items:** Staff identification of future zoning cases, plats, development plans and work session briefing items.

Ms. Smith noted that a new style of Development Report was included in the Commissioner's packets giving the status of zoning/special permits, development plan

approvals, administrative approvals, and building permits. She also pointed out that the same information was available on the department's web site and by clicking on a link in the on line document, the user could go to the plans and accompanying documents.

Mr. Chavez reported that the City had won the Celebrating Leadership in Development Excellence (CLIDE) award from the North Central Texas Council of Governments and made the award available for anyone to see.

Commissioner Henderson asked about the Plasma Center listed on the Staff Report from the previous meeting that was scheduled to be reviewed during the current meeting.

Mr. Chavez replied that the applicant requested the item be placed on hold.

With no further business before the Commission, Chairman DeMattia adjourned the meeting at 7:56 p.m.



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John DeMattia, Chairman  
City Plan Commission