

**CITY OF RICHARDSON**  
**CITY PLAN COMMISSION MINUTES – SEPTEMBER 1, 2009**

The Richardson City Plan Commission met September 1, 2009 at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** David Gantt, Chairman  
Bill Hammond, Vice Chair  
Gerald Bright, Commissioner  
Janet DePuy, Commissioner  
Barry Hand, Commissioner  
Jim Henderson, Commissioner  
Scott, Jessen, Commissioner  
Marilyn Frederick, Alternate  
Thomas Maxwell, Alternate

**CITY STAFF PRESENT:** Sam Chavez, Asst. Director of Dev. Svcs. - Planning  
Israel Roberts, Development Review Manager  
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.

**INTRODUCTION OF NEW MEMBERS**

Chairman Gantt welcomed the new Commission members, Ms. Frederick and Mr. Maxwell serving as alternates, and recognized Ms. DePuy and Mr. Jessen as regular members. He also stated that he felt honored to serve as Chairman of the Commission and wished to thank the City Council for his appointment.

**MINUTES**

**1. Approval of the minutes of the regular meeting of August 18, 2009.**

**Motion:** Commissioner Jessen moved to approve the minutes of August 18, 2009 as presented; second by Commissioner Henderson. 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. **Amending Plat for Galatyn Park North Lot 1B, Block A:** A request for approval of an amending plat to abandon easements to accommodate the installation of transformers along the eastern portion of the site. The property is located at 3510 Wyndham Lane; southeast corner of Wyndham Lane and Infocom Drive.

**Motion:** Vice Chair Hammond moved to approve the Consent Agenda as presented; second by Commissioner Bright. Motion passed 7-0.

### **PUBLIC HEARING**

3. **Replat for University Village No. 2, Lots 1D, 2D and 3, Block 2 being a replat of University Village No. 2, Lots 1C and 2C, Block 2:** A request for approval of a replat to subdivide Lot 2C into two lots to create Lot 3, dedicate easements to accommodate the new lot and to relocate the lot line separating Lots 1C and 2C. The property is located at 1407 and 1501 E. Belt Line Road, and 120 N. Plano Road; generally at the northeast corner of Plano and Belt Line Roads.

Mr. Roberts advised that the request was for a replat to create an out-parcel lot for the Goodyear store, and to relocate the common property line between existing Lots 1C and 2C. He added that no improvements were associated with the replat, and the request complied with all City subdivision regulations.

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

There were no comments in favor or opposition and Chairman Gantt closed the public hearing.

Vice Chair Hammond asked how many people currently owned the corner piece of property. Mr. Roberts replied that there is one owner, but it will be two after the Goodyear store purchases the property in question.

Commissioner Jessen wanted to know if the new lot met the City's parking requirements.

Mr. Roberts stated that the new lot, Lot 3, met the criteria for parking, landscaping and site design.

Commissioner Hand stated that he was very concerned about the continued subdivision of commercial property in the City and felt it might inhibit future redevelopment.

Vice Chair Hammond stated that he agreed with Commissioner Hand's position, especially as it pertained to the multiple property owners in the area of the Spring Valley DART station; however, in this particular instance with only two property owners, he was not as concerned.

Commissioner Henderson noted that once parcels are divided and sold there is less control over the property due to multiple ownerships and felt this added to the proliferation of undesirable retail sites in the City.

Chairman Gantt and Commissioner Bright stated they generally agreed with Commissioner Hand's statement, but as long as the replat complied with the City's subdivision regulations, the Commission was legally required to approve the request.

**Motion:** Commissioner Bright moved to approve Item 3 as presented; second by Commissioner Jessen. Motion passed 5-2, with Commissioners Hand and Henderson opposed.

### **STAFF REPORTS**

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

Mr. Chavez advised that item one of the Development Status Report would be postponed until the October 15, 2009 CPC meeting. Also, item 3, Clear Wireless Antenna, would be placed on hold with a possible date before the Commission of October 6, 2009.

Mr. Roberts added that on the September 15<sup>th</sup> agenda, there would be the re-approval of the Breckinridge Commons Concept Plan due to slight changes in the design.

Commissioner Henderson asked if the proposed plasma center at Plano and Buckingham Roads would be back on the report, and where would the new Carl's Jr. be located.

Mr. Chavez advised that the applicant and owner of the property were still in negotiations regarding the plasma center, and more than likely would have to resubmit and go back through the development review process. He added that the existing Kentucky Fried Chicken restaurant on Campbell Boulevard would be torn down and the Carl's Jr. would take its place.

Vice Chair Hammond wanted to know what the difference was between the wireless antenna requests that come before the Commission, and those that are approved administratively by the staff.

Mr. Chavez replied that generally anything that is administratively approved has to conform to the City's ordinance for antennas. The section of the code that deals with antenna does not specifically state the word "platform", and as long as multiple antennas serve the same purpose there can be a rational number of platforms.

Mr. Chavez explained that during the review process, the staff will look at what is placed on the ground, for example: if there are three existing shelters and the proposal is for a fourth,

the staff usually declines the request and suggests the applicant apply for a special permit or go through the zoning process. Also, if there is an existing special permit or ordinance that places a limit on the number of platforms, the staff will ask the applicant if they wish to go before the Commission to ask for an amendment or suggest they retract the request.

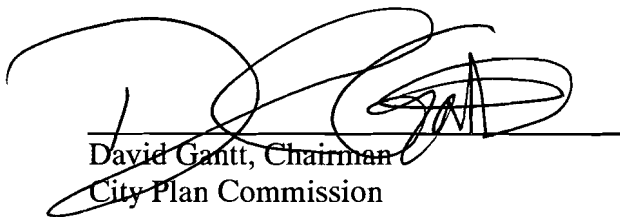
Vice Chair Hammond expressed his concern about the lack of distinction between the definition of an antenna and a platform and wanted to know how the staff would distinguish between the two.

Mr. Chavez explained that those that meet the criteria of the zoning or ordinance are administratively approved. However, if the staff determines that by requesting another platform there would be the need for another shelter, the applicant is informed that the request exceeds the number of antennas and the request is denied.

Vice Chair Hammond and Commissioner Jessen suggested that if there is any doubt on the part of the staff, they would prefer that the item come before the Commission.

Commissioner DePuy reminded the Commission that in the past they had discussed the possibility of disguising antennas or putting them on buildings and water towers and suggested that might be the best route to take.

With no further business before the Commission, Chairman Gantt adjourned the meeting at 7:26 p.m.



David Gantt, Chairman  
City Plan Commission