

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JUNE 17, 2014**

The Richardson City Plan Commission met on June 17, 2014, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Barry Hand, Chairman
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Eron Linn, Commissioner
Tom Maxwell, Commissioner
Randy Roland, Commissioner
Stephen Springs, Alternate

MEMBERS ABSENT: Gerald Bright, Vice Chair
Bill Ferrell, Alternate

CITY STAFF PRESENT: Michael Spicer, Director – Development Services
Sam Chavez, Assistant Director – Dev. Svcs. - Planning
Israel Roberts, Development Review Manager
Chris Shacklett, Sr. Planner
Kathy Welp, 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 a work session. No action was taken.

MINUTES

1. Approval of the minutes of the regular business meeting of June 3, 2014.

Chairman Hand asked to change a statement he made regarding a street name in Zoning File 14-13 from Prairie Creek to Palisades Creek Drive, and Commissioner Maxwell requested a change in wording to clarify a statement he made on page 3, paragraph 5, last sentence.

Ms. Welp advised that both changes had been made between the time of the briefing session and the regular business meeting.

Motion: Commissioner Roland made a motion to approve the minutes as corrected; second by Commissioner Maxwell. Motion passed 7-0.

CONSENT ITEMS

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 and Landscape Plan – The Church in Richardson: A request for approval of a site and landscape plan for a one story religious facility. The 3.38-acre site is located at 1701 Jupiter Road on the west side of Jupiter Road, north of Collins Boulevard and is zoned R-1250-M.

- 3. Site and Landscape Plan - Raytheon:** A request for approval of a site and landscape plan for four (4) buildings totaling, 490,290 square feet for an office complex. The 30.49-acre site is located at 1751 CityLine Drive, at the southwest corner of President George Bush Highway and Wyndham Lane.

Motion: Commissioner Maxwell made a motion to approve the Consent Agenda as presented; second by Commissioner DePuy. Motion approved 7-0.

PUBLIC HEARINGS

- 4. Replat - The Church in Richardson Addition, Lot 1A, Block 1 (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of Lot 1, Block 1 of The Church in Richardson Addition to dedicate easements to accommodate future development. The 3.38-acre site is located at 1701 Jupiter Road on the west side of Jupiter Road, north of Collins Boulevard and is zoned R-1250-M.

Mr. Roberts reported the applicant was requesting a replat to accommodate the redevelopment of The Church in Richardson and the abandonment of easements associated with the redevelopment. He stated that the replat complied with the City's subdivision regulations.

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

Mr. Greg Edwards, Greg Edwards Engineering Services, 1621 Amanda Ct., Ponder, Texas, stated the proposed replat would abandon certain easements to relocate an electric transformer on the property and that he was available to answer any questions from the Commission.

No other comments or questions were made in favor or opposed and Chairman Hand closed the public hearing.

Motion: Commissioner DePuy made a motion to approve Item 4 as presented; second by Commissioner Roland. Motion approved 7-0.

- 5. Replat – Galatyn Park North Addition, Lot 2B, Block C (companion to Item 3):** Consider and take necessary action on a request for approval of replat of lot 2A, Block C of the Galatyn Park North Addition to dedicate right-of-way and easements for future development. The 30.49-acre site is located at 1751 CityLine Drive, at the southwest corner of President George Bush Highway and Wyndham Lane.

Mr. Roberts stated that the proposed replat would dedicate right-of-ways, easements, and abandons other easements for the development of a 490,000 square foot office complex. He added that the replat complied with the City's subdivision regulations.

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

Mr. Eron Graves, Kimley-Horn Associates, 12750 Merit Drive, Dallas, Texas, stated the replat would dedicate utility easements for water purposes as well as dedicate 0.6 acres of street right-of-way.

No other comments were received in favor or opposed and Chairman Hand closed the public hearing.

Motion: Commissioner Roland made a motion to approve Item 5 as presented; second by Commissioner Maxwell. Motion approved 7-0.

6. **Zoning File 14-16 – Childcare Center:** Consider and take necessary action for a change in zoning from O-M Office with special conditions to PD Planned Development for the development of a childcare center on a portion of a 2.91-acre lot. The property is located at the southwest corner of Jonsson Boulevard and Tatum Street and is currently zoned O-M Office.

Mr. Shacklett advised the application was requesting to rezone the property in question from O-M Office with special conditions to PD Planned Development with a base O-M Office zoning district to facilitate the development of a childcare center to be located on the northern portion of the property. He added the property was located east of the Lenox campus and south of the Savoy Landing patio home development currently under construction.

Mr. Shacklett stated the applicant was requesting a PD Planned Development District (PD) to modify some of the special conditions that were approved under the existing zoning as well as a request for additional exceptions. He added that as proposed, the one-story, 12,000 square foot childcare center (northern half of property) and any future development on the southern portion of the lot would be the same or more restrictive than the requirements of the O-M Office Zoning District, which would be the base district for the proposed PD.

Mr. Shacklett concluded his presentation by highlighting some of the requested special conditions:

- The height of the buildings on both sections of land would be limited to four stories;
- The front 30-foot landscape setback would remain the same; but a reduction in side and rear setbacks was requested;
- Construction of a sidewalk along Jonsson Boulevard, but a request for a waiver for a sidewalk along Tatum Street;
- The maximum FAR would remain the same;
- The parking requirements would be 1:300;
- Allow playground equipment to be located within the side and rear setbacks; and
- Allow storage of a small school bus in a designated parking space.

Commissioner Frederick noted that in another zoning case a drive-through had been proposed and was denied because of the close proximity to a day care and wanted to know if there would be any restrictions on the property to the south because of the closeness to the proposed playground areas.

Mr. Shacklett replied that the southern tract of land would have the same development rights as the childcare center, but would not have rights for retail without coming back before the Commission.

Commissioner Frederick clarified that she wanted to know what the requirements would be for any type of construction and what would be needed to protect the playground.

Mr. Shacklett said the property to the south could develop as office and if the parking was on the same side of the building as the childcare center, the City would require adequate separation (landscape island) to prevent cars from bumping into the 6-foot wrought iron fence on the southern border of the childcare facility.

Commissioner Linn asked for clarification as to where the main entrance would be for the center. He also wanted to know if the requested sidewalk waiver was due to Tatum Street being a dead-end street.

Mr. Shacklett replied the entrance would be on the east side of the building facing Jonsson Boulevard and confirmed the sidewalk waiver was indeed due to the fact that Tatum Street was a dead-end and the applicant felt there would be very little pedestrian traffic in the area.

Chairman Hand asked if the dashed line on Exhibit B bisecting the property of the proposed ordinance was indicative of a property line.

Mr. Shacklett said it would be the approximate location of a property line and, if the proposed childcare center was approved, the applicant would return at a later date to plat the property into two lots.

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

Mr. Camen Wong, 2390 E. Camelback Road, Phoenix, Arizona, stated Primrose Schools was excited to be proposing a second school in the City and felt the school would be a good compliment to the homes and office buildings in the area. He added that during site plan and development, Primrose focused on safety for their students and children would only be allowed to enter and exit through the front doors of the facility.

Chairman Hand asked if the market analysis showed that potential customers would be from single-family homes or corporate users. He also wanted to know if the parents would be dropping off and picking their children up at certain times or was it more of a come and go situation.

Mr. Wong said most parents look at schools that are either close to work or close to home and they have found that most like to drop their children off at a day care that is close to work.

Regarding the drop off and pick up times, Mr. Wong stated that parents can come and go at any time, but the busiest times are from 7:30 a.m. to 8:30 a.m. in the morning and from 3:30 p.m. to 5:30 p.m. in the evening.

Chairman Hand asked if there would be a sidewalk along Tatum Street and Mr. Shacklett replied the applicant was requesting a waiver from that requirement.

No other comments were received in favor or opposed and Chairman Hand closed the public hearing.

Chairman Hand said he had a concern with the lack of a sidewalk along the full length of the property from the Lenox complex down the full length of Jonsson Boulevard.

Mr. Shacklett said in addition to Tatum Street coming to a dead-end at the Lenox complex, the area east of the childcare center is a fire lane and loading docks so the likelihood of pedestrian traffic would be minimal at best.

Commissioner Linn asked to confirm if a sidewalk waiver had also been granted for the Savoy Landing development just north of the proposed site.

Mr. Shacklett replied that they had been granted a sidewalk waiver west of Jonsson Boulevard.

Commissioner DePuy said she did not think there was reason to have a sidewalk along Tatum Street because of a lack of access from the Lenox campus.

Chairman Hand somewhat agreed with Ms. DePuy, but pointed out if there was ever an occasion to leave the Lenox campus during work hours to go visit a child at the center, there was no easy walkable link between the two areas.

Ms. DePuy pointed out that the backside of the Lenox campus was their service and loading docks so it was unlikely people would be walking through that area.

Mr. Hand reminded the Commission that when the waiver was granted for the development on the north side of Tatum Street it was done with the thought that pedestrian traffic would cross to the south side of the street to connect to a future development.

Mr. Shacklett added that the reason the connection was there was to provide access to go south on Jonsson Boulevard from Tatum Street and not west on Tatum because it was a dead-end.

Commissioner Springs asked if there were sidewalks on both sides of Tatum Street going eastward. He also pointed out that there is a line item in the Capital Improvement Program (CIP) for disjointed or left out sidewalks throughout the city and by not constructing the sidewalk along Tatum Street the Commission would be creating a problem the CIP line item was trying to fix.

Mr. Shacklett replied that there will be a sidewalk on the north side from Jonsson Boulevard to Waterview Parkway when the current development is finished; however, on the south side the topography is not conducive to a sidewalk.

Commissioner Maxwell pointed out that if the applicant was required to construct the sidewalk along Tatum Street, it would not connect with the fire lane behind the campus because Lenox owned the 20 to 30-foot section of land between the development and their campus.

Commissioner Linn said he agreed with Mr. Springs and felt the sidewalk along Tatum Street should be constructed.

Commissioner DePuy stated she thought the proposed land use was appropriate and it would be a great amenity for the area. In addition, she felt the sidewalk along Tatum Street was not an important element and would not deny the application just because of a sidewalk.

Commissioner Springs agreed that as a land use issue the proposed childcare center was appropriate, but he would be more in support if the sidewalk along Tatum Street required.

Chairman Hand asked if the intention to replat the property into two pieces was an attempt to avoid the sidewalk along Jonsson Boulevard.

Mr. Shacklett replied that could be part of the applicant's thinking and suggested the applicant might be able to answer that question. He advised that a sidewalk could be constructed along Jonsson Boulevard on the applicant's property at the same time as the construction of the childcare center.

Mr. Chavez noted there is a sidewalk on the east side of Jonsson Boulevard, but added the more logical pedestrian pathway would be on the west side of Jonsson Boulevard.

Mr. Wong stated their main concern was safety for the children and their parents and did not think that parents walking their children through the loading dock and the many utilities in the area would be a safe environment. Regarding a sidewalk along the southern portion of Jonsson Boulevard, Mr. Wong said that when that portion of the property was developed, a sidewalk would be part of the development requirements.

Chairman Hand stated it was always better to complete pedestrian infrastructure as much as possible, and added that the community as a whole was in favor of more walkable areas and sidewalks.

Mr. Shacklett noted that the Commission could add a special condition to the PD to require the sidewalks be built along the entire frontage of Jonsson Boulevard at the time of development.

Commissioner Linn said he thought requiring a sidewalk along the entire frontage of Jonsson Boulevard should be made a special condition of the PD, and thought there was enough room for a sidewalk along Tatum Street from Jonsson Boulevard to the site's north driveway.

Commissioner Springs stated that if a sidewalk was not built when developing a site that was how a city winds up with gaps in their sidewalks all over town.

Commissioner DePuy asked about the utilities mentioned by Mr. Wong and whether the utilities were too close to the street to add a sidewalk.

Mr. Shacklett said he thought there was six separate ground-mounted utilities split between the applicant's property and the Lenox property. He added there were areas where pedestrian easements could be granted for sidewalks, but noted that any pedestrian crosswalk should be created in front of where vehicles would stop as opposed to behind where they stop.

Commissioner DePuy again stated she did not think a sidewalk along Tatum Street would make sense, but was in favor of a sidewalk along Jonsson Boulevard.

Commissioner Frederick said that if the Commission asked for a sidewalk along Tatum Street it could encourage pedestrian to cut through private property (Lenox), but she was in favor of the sidewalk along Jonsson Boulevard.

Commissioner Linn asked what type of screening would be used for the utilities and wanted to know if there were any utility issues east of the driveway along Tatum Street to Jonsson Boulevard.

Mr. Shacklett replied that ground-mounted utilities are required to be screened by either masonry walls or landscaping and that was part of the PD. He added that there were no utility easements along Tatum Street east of the proposed driveway.

Commissioner Springs said he did not think that two wrongs made a right and felt if there was enough right-of-way along Jonsson Boulevard for a sidewalk, there should be enough for a sidewalk along Tatum Street.

Motion: Commissioner Springs made a motion to recommend approval of Zoning File 14-16 as presented with the additional condition of requiring the completion of the entirety of the sidewalk along Jonsson Boulevard at the time of the first phase of development; second by Commissioner DePuy.

Commissioner Maxwell asked for clarification on the motion and was the sidewalk along the undeveloped portion of the property included in the motion. Chairman Hand said it was.

Commissioner Linn stated he was in support of the motion, but wanted to add that all new development should include sidewalks wherever possible. Motion approved 7-0.

- 7. Zoning File 14-18 – Limited Service Hotel:** Consider and take necessary action to revoke Ordinance Number 4008, a Special Permit for a limited service suite hotel, and approve a new Special Permit for a limited service suite hotel at 2250 N. Glenville Drive, northeast corner of Greenville Avenue and Glenville Drive. The property is currently zoned I-M(1) Industrial. porte cochère

Mr. Shacklett stated the applicant was requesting to revoke the existing Special Permit under Ordinance 4008 and request approval of a new Special Permit with a revised concept plan and elevations for the property located at the northeast corner of Greenville Avenue and Glenville Drive.

Mr. Shacklett presented a rendering of the proposed hotel illustrating a scaled-down porte cochère as well as recessed entries at the end of the building. He added that Hilton was changing the look of their Hampton Inn products and the applicant was requesting to replace the previously approved yellow brick with a white stone, the red brick with a dark gray brick, as well as changing the look of the cornice profile.

Mr. Shacklett highlighted some additional changes including a reduction in the building size due to refinements to the building footprint; removal of a portion of the second floor for a two story lobby area; and the addition one guest room with the removal of some internal storage areas.

Mr. Shacklett closed his presentation by stating the building still exceeded the City's 85 percent masonry requirement and he had not received any correspondence in favor or opposed. He noted that it appeared the applicant was not in attendance and he would attempt to answer any questions the Commission might have.

Chairman Hand said he understood that Hilton was rebranding their products with a sleeker, more modern prototype, but he had concerns the cornice did not fit in with that theme.

Mr. Shacklett replied that it was his understanding the new design was what Hilton was requiring of new Hampton Inns.

Commissioner Linn noted the cornice in the previous rendering was not as prominent, plus the porte cochère was very different and wanted to know if the Commission was required to approve either rendering as the official elevations.

Mr. Shacklett replied that the Commission was being asked to make a recommendation to the City Council and, as part of the Council's approval last year, the hotel had to be tied to the Hilton flag and Hilton was requesting the changes to the structure.

Chairman Hand asked if the rendering would be part of the ordinance.

Mr. Shacklett said the rendering would not be part of the ordinance, but the black and white elevation would be tied to the ordinance because it listed the type of materials to be used as well as the general colors for those materials. He added that Exhibits B and C-1 and C2 would be part of the ordinance.

Commissioner DePuy stated she was fine with the proposed changes to the elevations and thought the changes were cleaner and sleeker.

Commissioner Roland said that in looking at other Hilton products, the same cornice was presented on almost all of the buildings as well as some pictures of a lighter gray brick.

Mr. Shacklett noted that in discussions with the applicant the proposed changes were something that was recently required by Hilton.

Chairman Hand asked if the applicant had added the cornices to try and keep the elevation closer to what was previously approved and, if so, he did not personally think it was needed for a more modern look.

Commissioners Maxwell and Linn agreed with Mr. Hand, and Maxwell suggested that staff could let the applicant know the Commission would not mind seeing a revised version without the cornices or one where the cornice was more understated.

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

No comments or questions were received in favor or opposed and Chairman Hand closed the public hearing.

Motion: Commissioner Roland made a motion to recommend approval of Zoning File 14-18 as presented; second by Commissioner Springs. Motion approved 7-0.

ADJOURN

With no further business before the Commission, Chairman Hand adjourned the regular business meeting at 8:18 p.m.

Barry Hand, Chairman
City Plan Commission