CITY OF RICHARDSON CITY PLAN COMMISSION MINUTES – OCTOBER 4, 2011

The Richardson City Plan Commission met October 4, 2011, 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

Marilyn Frederick, Commissioner

Barry Hand, Commissioner

Thomas Maxwell, Commissioner

Don Bouvier, Alternate Eron Linn, Alternate

CITY STAFF PRESENT: Michael Spicer, Director of Development Services

Susan Smith, Asst. Director of Dev. Svcs. – Dev. & Engr.

Israel Roberts, Development Review Manager

Kathy Welp, Executive Secretary

BRIEFING SESSION

Prior to the regular business meeting, the City Plan Commission met with staff to receive a briefing on agenda items and staff reports. No action was taken.

REGULAR BUINESS MEETING

Prior to the start of the business meeting, Chairman Gantt announced that items on the agenda would be taken out of order with Item 6 going before Item 5.

MINUTES

1. Approval of the minutes of the regular business meeting of September 20, 2011.

Motion: Vice Chair Hammond made a motion to approve the minutes as presented; second by Commissioner Bright. 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. **Revised Building Elevations for Evergreen at Richardson:** A request for approval of revised building elevations for Evergreen at Richardson to reflect the installation of solar panels on the roof. The 5.91-acre site is located on the west side of North Star Road, south of Renner Road.

- 3. Site and landscape plans for Collins Tech Park (companion to Item 5): A request for approval of a site and landscape plan for an 11,032 square foot data center. The 6.96-acre site is located at the northeast corner of Alma Road and Security Row.
- 4. Site and landscape plan for English Color & Supply (companion to Item 6): A request for approval of a site and landscape plan for a 19,280 square foot office and warehouse. The 1.73-acre site is located on the east side of Grove Road, south of Arapaho Road.

Commissioner Maxwell requested to remove Item 3 for separate consideration and Vice Chair Hammond asked the same for Item 2.

Motion: Commissioner Frederick made a motion to approve Consent Agenda Item 4 as presented; second by Commissioner DePuy. Motion passed 7-0.

SEPARATE CONSIDERATION

2. **Revised Building Elevations for Evergreen at Richardson:** A request for approval of revised building elevations for Evergreen at Richardson to reflect the installation of solar panels on the roof. The 5.91-acre site is located on the west side of North Star Road, south of Renner Road.

Mr. Roberts reported that Item 2 was a request to revise the elevations for Evergreen at Richardson to include solar panels on the south facing roof line and no other changes were being proposed. He added that in 2010, the Commission approved original elevations and roofing material and staff felt that the current request was significant enough to bring it back before the Commission.

Vice Chair Hammond asked for additional information on the type of solar panels and what alternatives had been considered.

Mr. Craig Overmiller and Mr. Roger Jennings, Texas Solar Power Company, 1703 W. Koenig Lane, Austin, Texas, presented graphic depictions of the type of solar panels that would be installed noting that the same panels were being installed at DFW Airport. He added that the panels had been chosen specifically because they had "zero reflectivity" meaning the light would go through the panel and not be reflected back. Also, the panels would be installed on the south roof line, which was away from the main thoroughfares of Renner and North Star Roads.

Chairman Gantt asked if the panels would be facing into the interior courtyard.

Mr. Overmiller replied that over half of the panels would face the interior courtyard, and Mr. Jennings added that because of the angle of decent for North Star Road the panels would be less visible.

Vice Chair Hammond asked if the panels would be flat against the roof or would they be angled. He also wanted to know if there were other alternatives that the builder could use for solar energy collection.

Mr. Overmiller replied that the panels would be flat and only raised 4 inches off the roof. He added that a product similar to a composite shingle had been removed from the market last year because of problems with the installation of the shingles causing leaks in the roof and the shingles delaminating.

Commissioner DePuy asked if the non-reflective panels were the industry standard, and if the problem with reflectivity was more of a concern for airports.

Mr. Overmiller replied that reflectivity was not as much a problem with residential use as it would be at the airport, and research had discovered that when sun light was not reflected off the panels the energy efficiency was increased, which made the proposed panels the industry standard.

Commissioner Hand asked if any studies had been done about the type of loads that would be generated and taken off the solar panel grids. He also wanted to know what the offset percentage would be.

Mr. Overmiller replied that the proposed installation would produce 100kw and that would translate into 114kw hours per year of energy production, which would remove a large carbon footprint from the building over the life of the system.

Regarding the offset percentage, Overmiller replied that 10-20 percent of electricity use would be offset.

Commissioner DePuy asked if the same type of panel could be used for residences.

Mr. Overmiller replied that the same type of panel was used for both commercial and residential applications.

Vice Chair Hammond asked how impervious the panels were to hail.

Mr. Overmiller replied that one-inch simulated hail stones were fired at 55 M.P.H. at the panels to test their strength, and a hail storm in the Austin two years ago damaged only two panels out of 5,000. He added that the panels would also be covered by a warranty.

Commissioner Frederick noted that when the building was originally proposed there was quite a bit of discussion about the color of the roof and wanted to know if the color would still be green and would the black solar panels stand out.

Mr. Overmiller replied that the color of the roof had not changed and his company had been very sensitive about the placement of the panels to avoid visibility from the major

thoroughfares. He also noted that because the panels were non-reflective and black in color, they would most likely fade into the background.

With no further comments or questions, Chairman Gantt called for a motion.

Motion: Vice Chair Hammond made a motion to approve Consent Agenda Item 2 as presented; second by Commissioner Hand. Motion passed 7-0.

Chairman Gantt noted that Commissioner Maxwell had asked to recuse himself from deliberation and voting on Items 3 and 5, therefore, Item 6 would be the next item discussed. He also asked Commissioner Bouvier to vote on Item 3 and Commissioner Linn on Item 5.

PUBLIC HEARING

6. Replat Lot 13 of the Richardson Industrial Park (companion to item 4): A request for approval of a replat for Lot 13 of the Richardson Industrial District to subdivide the property into two (2) legal lots of record. The 6.90-acre site is located at the southeast corner of Arapaho Road and Grove Road.

Ms. Smith reported that the requested replat would cover approximately 7-acres at the southeast corner of Arapaho and Grove Roads. She added that the purpose of the replat was to subdivide the property into two (2) lots so the southern tract could be developed for a 20,000 square foot warehouse and office expansion for English Color and Supply.

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

Mr. Jerry DeFeo, representing English Color and Supply, 18 Eastern Hills Drive, Garland, Texas, noted that the company had been in the City for many years and was looking forward to expanding their business and remaining in Richardson.

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

Motion: Commissioner Bright made a motion to approve Item 6 as presented; second by Commissioner DePuy. Motion passed 7-0.

Note: Commissioner Maxwell left the chamber prior to the start of discussions on Items 3 and 5.

SEPARATE CONSIDERATION

3. Site and landscape plans for Collins Tech Park (companion to Item 5): A request for approval of a site and landscape plan for an 11,032 square foot data center. The 6.96-acre site is located at the northeast corner of Alma Road and Security Row.

Chairman Gantt asked if there were any questions or comments on the item, and with none, called for a motion.

Motion: Commissioner Bright made a motion to approve Consent Agenda Item 3 as presented; second by Commissioner Hand. Motion passed 7-0.

PUBLIC HEARING

5. Replat Lots 1C, 3C, 5B, 6B, and 11, Block 1 of the Collins Technology Park Addition (companion to item 3): A request for approval of a replat for Lots 1B, 3B, 5A, and 6A, Block 1 of the Collins Technology Park Addition to subdivide Lot 6A into two (2) legal lots of record, rename Bowser Road and Alacatel Way as Datacenter Park Boulevard and Security Row, respectively, and dedicate right-of-way for the western extension of Security Row (formerly Alcatel Way). The 35.04-acre site is located on the east side of Alma Road, south of Collins Boulevard.

Mr. Roberts advised that the applicant was requesting to subdivide the property into two (2) lots to accommodate the future development of an 112,000 square foot data center on proposed Lot 5B. He added that the applicant was also requesting to rename Bowser Road and Alacatel Way as Datacenter Park Boulevard and Security Row, respectively, and dedicate right-of-way for the western extension of the new Security Row.

With no questions for staff, Chairman Gantt opened the public hearing. There were no comments in favor or opposed and Mr. Gantt closed the public hearing.

Motion: Commissioner Linn made a motion to approve Item 5 as presented; second by Commissioner Bright. Motion passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:29 p.m.

David Cantt, Chairman City Plan Commission