

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – APRIL 3, 2012**

The Richardson City Plan Commission met April 3, 2012, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Barry Hand, Commissioner
Thomas Maxwell, Commissioner

MEMBERS ABSENT: Bill Hammond, Vice Chair
Don Bouvier, Alternate
Eron Linn, Alternate

CITY STAFF PRESENT: Michael Spicer, Director of Dev. Svcs.
Sam Chavez, Asst. Director of Dev. Svcs. – Planning
Susan Smith, Asst. Director of Dev. Svcs – Dev. & Eng.
Israel Roberts, Development Review Manager
Chris Shacklett, Planner
Kevin Laughlin, City Attorney
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.

MINUTES

1. Approval of the minutes of the regular business meeting of March 20, 2012.

Motion: Commissioner Bright made a motion to approve the minutes as presented; second by Commissioner Maxwell. Motion passed 6-0.

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. Site Plan, Landscape Plan and Building Elevations with exceptions for Brick Row Multi-family Buildings D and E (companion to Item 3): A request for approval of a preliminary plat for a site plan, landscape plan, and building elevations for development of two (2) buildings with a total of 77 multi-family units. The 2.52-acre site is located at 151 Brick Row.

Motion: Commissioner Frederick made a motion to approve the Consent Agenda as presented; second by Commissioner Hand. Motion passed 6-0.

PUBLIC HEARINGS

3. **Replat Lot 1C, Block O and Lot 1C, Block P of the McKamy Park Addition (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of Lot 1B, Block O and Lot 1B, Block P of the McKamy Park Addition and a 1.87-acre tract of unplatted property for the development of Brick Row multi-family Buildings D and E. The 3.65-acre site is located at 151 and 165 Brick Row.

Mr. Roberts reported that the request was for a replat to combine platted and unplatted land to accommodate the previously approved Brick Row Buildings D and E. He added that the proposed replat met all City Subdivision regulations.

No questions were asked of staff and Chairman Gantt opened the public hearing.

No comments were made in favor or in opposition and Chairman Gantt closed the public hearing.

Motion: Commissioner Bright made a motion to approve Item 3 as presented; second by Commissioner DePuy. Motion passed 6-0.

4. **Zoning File 12:04:** Consider and take necessary action on a request by Bo Chapman, representing Lake Park Townhomes, LTD, for approval of amendments to the existing PD Planned Development special conditions to reduce the minimum lot size for lots along the northern property line, increase the number of units allowed in a townhome building and for approval of building elevations for a proposed townhome development. The 8.76-acre site is located on the north side of Lake Park Way, east of Coit Road and is zoned PD Planned Development for the RA-1100-M Residential Attached (Townhome) District with special conditions.

Mr. Shacklett advised that the request involved three (3) amendments to the existing PD that was approved in 2005 under Ordinance Number 3505.

The first amendment pertained to the minimum lot area of eight (8) lots located along the northern property line. The request was to allow the lot area to be 1,800 square feet in lieu of 1,920 square feet. The PD allowed the depth of the subject lots to be reduced to 75 feet in lieu of 80 feet, but did not specifically reduce the lot area to correspond with the reduced lot depth. The remaining lots would be 24 feet by 80 feet (1,920 square feet).

The second request pertained to the maximum number of units allowed in a townhome building. The PD stated that development should be accordance with the R-1100-M Townhome regulations which limits the number of units in a building to six units; however, the approved Concept Plan reflects a 7-unit building. The amendment would clear up any discrepancies between the Concept Plan and the base regulations the PD references.

The third and final request would allow for building elevation approval in Phase II including three estate style buildings, six urban style buildings, as well as an amenity building. The PD ordinance did not require elevations with the PD; however, it did state that prior to approval of the subdivision plat for the property, building elevations would have to be approved by the City Council upon recommendation by the Commission. Staff suggested that since the applicant was already going through amendments to the PD, it would be beneficial and save time to get the building elevations approved with their request.

In closing, Mr. Shacklett presented graphics of the elevations and noted that three pieces of correspondence had been received, all of which were from owners in Phase I and expressed concerns with visitor parking and driveways in Phase I rather than the proposed amendments.

Commissioner DePuy asked if the letters were from residents in the Estate area of Phase I.

Mr. Shacklett replied yes. A large number of visitor parking spaces are located along the west property line of Phase I opposite of where the Estate area is located; however, in Phase II they have spread the visitor parking areas throughout the development.

Chairman Gantt asked if there was any difference in the length and width of the driveways in Phase II as opposed to those in Phase I.

Mr. Shacklett replied they should be the same and noted that a townhome development was only required to have two enclosed parking spaces, which meant the driveway lengths could vary depending on the building's placement on the lot and the style of the home.

With no further questions, Chairman Gantt opened the public hearing.

Mr. Harley Rice, representing Humphries and Partners, 5339 Alpha Road, Dallas, Texas, stated he was available to answer any questions the Commission might have.

No questions were asked of the applicant and Chairman Gantt called for any comments in opposition. None were made and the public hearing was closed.

Chairman Gantt noted that the first two requests appeared to be administrative errors and the intent of the ordinance was to allow those items. He added that the buildings seemed to be the same size, and the lots in question were a little smaller, but that did not detract from the overall development. In addition, the 7-unit request was acceptable, and the elevations appeared to be very similar in material and design to Phase I.

Commissioner Hand stated that he was generally in agreement with Mr. Gantt, but had concerns about the distribution of visitor parking, similar to the apprehension expressed by the correspondence received. He added that the Commission was charged with being stewards of available land in the City and if a project was allowed that did not have enough guest parking, or it was not distributed correctly within the development, it might ultimately affect the value of the property.

Mr. Shacklett stated that Phase II conformed with the number of guest parking spaces required in the PD.

Chairman Gantt stated that he counted 21 visitor parking spaces for the proposed 42 Estate units, all either close by or within one-half block. He agreed that the Commission needed to pay attention to parking, and the applicant could have done a better job distributing it through the eastern end of the development, but it was adequate.

Commissioner DePuy commented that she did not have as much concern about the guest parking, but the width and length of each driveway could prove to be an issue.

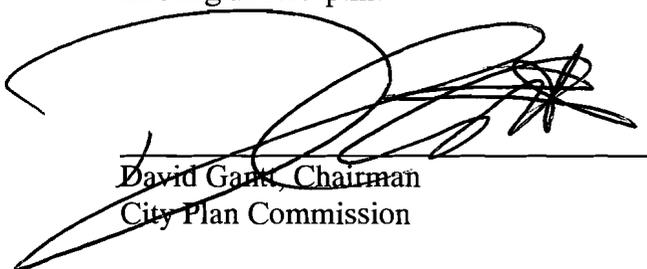
Mr. Laughlin stated that while he appreciated the Commissioner's concerns about the site plan, that item had not been posted on the agenda for discussion. He added that the depth of driveways might be covered under the first two requested amendments, but suggested the Commission was beyond the scope of the posting to continue with the discussion.

Chairman Gantt stated that whether the Commission approved the item or not, the point made by Mr. Hand was that the Commission needed to pay attention for any future development and address the issue at that time.

Motion: Commissioner DePuy made a motion to recommend approval of Zoning File 12-04; second by Commissioner Bright. Motion passed 6-0.

ADJOURN

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



David Gantt, Chairman
City Plan Commission