CITY OF RICHARDSON CITY PLAN COMMISSION MINUTES - MAY 15, 2012

The Richardson City Plan Commission met May 15, 2012, 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

Thomas Maxwell, Commissioner

Don Bouvier, Alternate Eron Linn, Alternate

MEMBERS ABSENT: Marilyn Frederick, Commissioner

CITY STAFF PRESENT: Michael Spicer, Director of Development Services

Susan Smith, Asst. Direct of Dev. Svcs – Dev. & Engr. Sam Chavez, Asst. Director of Dev. Svcs – Planning

Israel Roberts, Development Review Manager

Mohamed Bireima, Planning Technician

Kevin Laughlin, City Attorney Kathy Welp, Executive Secretary

BRIEFING SESSION

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

BUSINESS MEETING

Chairman Gantt stated Commissioner Maxwell would be recusing himself from Items 2, 3, and 7 and asked Commissioners Bouvier and Linn to alternately vote in his place. In addition, he added that the order of items would be changed with Items 2, 3, and 7 moving to the end of the agenda at which time Commissioner Maxwell would leave the Council Chamber. (Items will be shown in their original order in the minutes.)

MINUTES

1. Approval of the minutes of the regular business meeting of May 1, 2012.

Motion: Commissioner DePuy made a motion to approve the minutes as presented; second

by Commissioner Linn. 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. Site and Landscape Plan Collins Technology Park (companion to Item 7): A request for approval of a site and landscape plans for a 121,368 square foot data center on 7.17-acres located at 850 E. Collins Boulevard; on the south side of E. Collins Boulevard, west of International Parkway.
- 3. Site and Landscape Plan Collins Technology Park (companion to Item 7): A request for approval of site and landscape plans for a 48,425 square foot data center on 4.32-acres located at 904 Quality Way; on the south side of Quality Way, west of International Parkway.
- 4. Final Plat and Common Area Landscape Plan Savoy Trace Addition: Consider A request for approval of a final plat for a 42-lot single-family subdivision with nine common area lots, located at the northwest corner of Lake Park Way and Jonsson Boulevard.
- 5. Revised Landscape Plan Christian World Church: A request for approval of a revised landscape plan for a religious institution on 5.80-acres located at 891 Abrams Road; the southeast corner of Centennial Boulevard and Abrams Road.

Commissioner Maxwell asked to have Items 2 and 3 removed for separate vote.

Motion: Commissioner Bright made a motion to approve Consent Agenda Items 4 and 5; second by Commissioner Bouvier. Motion passed 7-0.

Motion: Commissioner Hand made a motion to approve Consent Agenda Items 2 and 3; second by Vice Chair Hammond. Motion passed 7-0.

VARIANCE

6. Variance 12-04 Villas of Buckingham: Consider and take necessary action on a request for approval of a variance from Article III, Section 21-47, Screening and Open Space, of Chapter 21 of the City of Richardson Code of Ordinances to allow a two-foot high wrought-iron extension atop the perimeter six-foot high masonry screening wall. The property is located at the southwest corner of Centennial Boulevard and Whitehall Drive.

Mr. Bireima advised that the Homeowners Association (HOA) for the Villas of Buckingham was requesting a variance to the City's Code of Ordinances to add a 2-foot wrought-iron extension on top of the existing 6-foot masonry screening wall. He stated the motivation behind the request came from recent burglaries to some of the homes and a recommendation from the Police Department to increase the height of the wall.

Mr. Bireima noted that the HOA had hired a structural engineer to look at adding an additional two feet of brick and mortar, but the engineer stated the wall would not support the additional load. He added that the HOA was requesting the two-foot extension be of wrought-iron and pointed out that the City Council had approved a similar variance for the Bank of America data center on Wyndham Road.

Commissioner Bouvier asked if the HOA was mandatory and whether all the homeowners had agreed to the proposal.

Mr. Bireima replied it was a mandatory HOA and, according to the applicant, all the current homeowners had agreed to the plan.

Commissioner Linn asked if staff knew of any neighborhoods that had added wrought-iron extensions to a masonry wall.

Mr. Bireima replied that he did not.

Commissioner Bright asked how many burglaries had occurred in the subdivision.

Mr. Bireima replied that he did not know, but the applicant was present and could answer the question.

Mr. Mohammed Islam, 817 Samia Lane, Richardson, Texas, President of the Homeowners Association for the Villas of Buckingham, stated that there had been two burglaries within a two month timeframe in 2011 where the suspects came over the wall along Centennial Boulevard. He added they had installed surveillance cameras and, after a meeting with the Richardson Police Department, were advised that raising the height of the wall might be an added deterrent.

Commissioner DePuy asked if any burglaries had occurred in 2012. She also wanted to know if the HOA had considered other options besides adding the wrought-iron, such as additional cameras.

Mr. Islam replied that they had not had any additional burglaries, but felt it was better to increase the height of the wall before anything else happened.

Regarding additional options, Mr. Islam stated they have security cameras, but the two burglaries that occurred happened by the suspects coming over the brick wall, one of which included the use of a firearm.

Commissioner Linn asked if the suspects had exited from the front or rear of the homes.

Mr. Islam replied that the suspects broke into the homes through the backyards, and in one case one of the homes was occupied so basically it was a home invasion.

Vice Chair Hammond asked if the applicant thought the proposed extension would be sufficient, or would some other type of spikes or protrusion on top of the wall do just as well.

Mr. Islam replied that the plan was to make the top of the wrought-iron sharp to prevent someone grabbing the picket and climbing over the fence. Also, the HOA was looking at bending the wrought-iron out towards the street to prevent intruders from climbing over the fence.

Regarding adding some type of protrusion on the existing wall, Mr. Islam stated they had looked at 12 inch spikes, but thought 24 inch spikes would be better.

Ms. Smith pointed out that the detail in the Commission's packet was what they would be approving; however, if the applicant decided to deviate from that design they would have to go back through the application and design process prior to coming back before the Commission.

Chairman Gantt asked if the burglaries mentioned occurred to the homes along Centennial Boulevard, and why the applicant wanted to put the extension around the whole subdivision with the exception of the wrought-iron fence on the property line by the apartment complex.

Mr. Islam replied the wrought-iron extension was needed along Centennial and Whitehall; however, the homeowners around the remainder of the perimeter said they wanted it too and felt it would not look right if it was only on some of the walls of the subdivision.

Chairman Gantt stated the Commission wanted the subdivision to look attractive and be safe, but there was some concern that the proposed wrought-iron extension would not add to the appeal of the community. He asked if the HOA had looked into taking down the existing wall and replacing it with an 8-foot wall or making the subdivision a gated community.

Mr. Islam replied the cost for rebuilding the wall was prohibitive, and they had looked into becoming a gated community, but there were still vacant lots to be sold and the City requires 100 percent approval from all homeowners to change the subdivision into a gated community. He added that 100 percent of the current homeowners approved of the proposed plan.

Commissioner Hand stated he was sensitive to any homeowner who wanted to take preventative measures to keep their home safe, but was concerned about the image the wrought-iron extension would portray along a fairly high profile corridor and the message that would send about the City and the subdivision. He stated he was against having any of the wrought-iron bend out towards the street and asked staff if the decorative rings atop the other existing fence could be added as a treatment along the proposed extension.

Mr. Islam replied the 3-foot wall with wrought iron pickets and rings was near the playground at the entrance to the subdivision.

Mr. Bireima noted that the exhibits in the Commission's package showed both the existing and proposed wall.

Chairman Gantt stated that Mr. Hand was pointing out that the top treatment of that fence looked different from the others.

Ms. Smith replied that there is an existing 3-foot high wrought iron section that goes around the playground, and at the far left and right of the exhibit was the proposed 2-foot extension.

Commissioner DePuy asked how many homes were in the subdivision.

Mr. Islam replied there are 68 homes and 14 vacant lots.

Vice Chair Hammond asked staff if adding obstacles such as wrought iron or glass on top of an existing 6-foot wall was allowed in the City's ordinances. He also wanted to know if the applicant had considered any other type of material.

Mr. Bireima replied that under the City's Subdivision and Development Ordinances, material other than masonry material was not permitted.

Regarding adding other type of material, Mr. Islam stated they had thought about it, but did not think it would enhance the community.

Commissioner Maxwell asked for clarification regarding the location in the subdivision of the 3-foot brick wall without the wrought-iron.

Mr. Bireima replied the wall was along the entrance to the subdivision on the opposite side from the 3-foot wall with wrought-iron adjoining the playground area.

Commissioner DePuy stated she had concerns about future sales in the subdivision if the wrought-iron was added to the top of the wall, and although she wanted the neighborhood to be safe, she pointed out that the subdivision was not a gated community so adding an extension to the masonry wall did not make sense and could be a detriment to the community.

Commissioner Bright said he appreciated the concerns of the neighborhood, but felt the wrought-iron extension was not consistent with the surrounding neighborhood standards and did not seem to fit in with the area.

Motion: Commissioner Bright made a motion to recommend denial of Item 6 without prejudice; second by Commissioner Maxwell. Motion passed 7-0.

PUBLIC HEARING

7. **Replat Collins Technology Park**: Consider and take necessary action on a request for approval of a replat of Lot 10, and 4A, Block 1 located at the southwest corner of E. Collins Boulevard and International Parkway.

Mr. Roberts advised that the applicant was requesting to replat Lots 4A and 10, Block 1, into three (3) lots for the development of the previously approved data centers. He stated the replat would also dedicate the necessary easements and met all the pertinent City Subdivision design regulations.

Chairman Gantt opened the public hearing and called for comments in favor.

Mr. Josh Jezek, representing Pacheco Koch, 8350 N. Central Expressway, Dallas, Texas, stated he was available for questions. None were asked.

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

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

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:43 p.m.

David Gantt, Chairman City Plan Commission