

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JULY 17, 2012**

The Richardson City Plan Commission met July 17, 2012, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman
Barry Hand, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Thomas Maxwell, Commissioner
Don Bouvier, Alternate

MEMBERS ABSENT: Eron Linn, Commissioner

CITY STAFF PRESENT: Michael Spicer, Director- Development Services
Sam Chavez, Asst. Director of Dev. Svcs – Planning
Susan Smith, Asst. Director of Dev. Svcs – Dev. & Eng.
Monica Heid, Community Projects Manager
Israel Roberts, Development Review Manager
Chris Shacklett – Planner
Mohamed Bireima – Planning Technician
Kathy Welp, Executive Secretary

BRIEFING SESSION

Prior to the start of the Briefing Session, the City Plan Commission met with staff to receive a briefing on staff reports, agenda items, and the Main Street/Central Expressway Way redevelopment/enhancement study. No action was taken.

MINUTES

1. Approval of the minutes of the regular business meeting of July 3, 2012.

Motion: Commissioner Frederick made a motion to approve the minutes as presented; second by Commissioner DePuy. Motion passed 7-0.

PUBLIC HEARINGS

2. Replat Canyon Creek Country Club Addition No. 11: Consider and take necessary action on a request for approval of a residential replat to combine Lot 22, Block 57, of the Canyon Creek Country Club Addition No. 11 and 0.43-acre tract of land into a single lot. The site is located at 3213 Tam O'Shanter Lane and zoned R-1800-M Residential.

Mr. Bireima stated the purpose of the replat was to dedicate a floodway and drainage easement, and to combine Lot 22 and an unplatted 0.43-acre tract into a single lot. He added that the replat complied with the City zoning and subdivision regulations and no correspondence had been received.

With no questions or comments from the Commission, Chairman Gantt opened the public hearing.

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

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

- 3. Zoning File 12-10 Motor Vehicle Service Station:** Consider and take necessary action on a request by Kenneth D. Baca, representing Victron Stores, LP, for a Special Permit for a motor vehicle service station with modified development standards. The 1.25-acre site is located at the northwest corner of President George Bush Turnpike and Renner Road, and is zoned C-M Commercial and supports a vacant motor vehicle service station.

Mr. Shacklett stated the applicant was requesting a Special Permit for a motor vehicle service station and convenience store with five, double-sided gas pumps located at the northwest corner of Renner Road and President George Bush Turnpike (PGBT). The site was developed in 2001, prior to the 2008 amendment of the Comprehensive Zoning Ordinance requiring Special Permits for motor vehicle service stations. The station has been vacant for more than six months; therefore, the applicant is required to obtain a Special Permit as the site no longer has nonconforming rights to a motor vehicle service station.

Mr. Shacklett pointed out the plan indicated a proposed hooded left turn lane that is under review by the City's Traffic Department to allow east bound Renner Road traffic to enter the site, but vehicles exiting the station would not be able to make a left back out across Renner Road.

In addition to the Special Permit request, Mr. Shacklett stated the applicant was requesting two variances to validate some existing nonconforming issues: 1) allow a reduction in the internal stacking at the gas pumps; and 2) allow a building with a maximum height of 31' 7" (to the top of parapet), whereas the City's code allows a maximum height of 29 feet.

Mr. Shacklett concluded his presentation stating the site complied with the PGBT design guidelines, and the applicant was planning to replace any missing or dying landscape material. He added that if the request was recommended for approval, the motion should include the conditions of attaching the zoning exhibit and elevations, as well as the variances previously mentioned.

Commissioner Bright asked if the applicant would be required to do something with the barren landscaping at the corner of west bound Renner Road and southbound PGBT. He also wanted to know where the hooded left turn lane would be located.

Mr. Shacklett replied that even though the hard corner has a very large right-of-way area and is not part of the applicant's property, the applicant would most likely re-sod the area given that it had not been maintained since the site was vacated last year.

Regarding the hooded left turn lane, Mr. Shacklett replied that it would be located on the eastbound side of Renner Road, west of the intersection of Renner Road and PGBT.

Commissioner DePuy asked if the right-of-way in question was irrigated.

Mr. Shacklett replied that he was not sure if it was irrigated or not.

Vice Chair Hand expressed concern about forcing retailers to place trees in front of their stores and referenced photos of the site to demonstrate how, if trimmed improperly, the trees can detract from the site. In addition, Mr. Hand stated he thought the hooded left turn lane was a great idea, but wanted to know why it had not been included in the drawings.

Mr. Shacklett replied the applicant was working with the City's Traffic Department on the design of the turn lane, but that it would align with the existing driveway on Renner Road.

Chairman Gantt asked if the turn lane was within the purview of the Commission.

Mr. Chavez replied that all median openings are under the jurisdiction of the City and reviewed by the Traffic Department.

Vice Chair Hand asked how the current proposal compared to a previous case on Plano and Belt Line Roads regarding the queuing of vehicles at the gas pump.

Mr. Shacklett replied that the ordinance, as written, required 57 feet from the center of the pump to the back of a parking space. The current proposal has 43 feet from the center of the pump to the back of the parking spaces and was similar to the new QT gas station on Belt Line Road.

Mr. Chavez added the Plano Road site was increasing the number of pumps as well as adding a convenience store, which caused customers to drive around the pumps to get to the store. At the current location, the site provides efficient access to the convenience store.

Vice Chair Hand asked if the current site was built as nonconforming, or had the City's policy changed since 2001.

Mr. Shacklett replied that he was not sure if the site was built as nonconforming, but staff is now putting all similar sites through the Special Permit process to validate existing site conditions.

Chairman Gantt asked if staff thought there would be an issue on the current site if 10 cars were fueling at the same time.

Mr. Shacklett replied he did not think there would be a problem and the design was a typical layout for these types of businesses. He added that many applicants who approach the City are surprised at the 57-foot requirement and refer to it as a “sea of concrete”.

Commissioner Bright asked what the stacking distance was to the west at the service station on Plano and Belt Line Roads.

Mr. Shacklett replied that he thought it was either 41 or 43 feet, which was comparable to the proposed site; however, that site had other issues including no landscaping, problems with the placement of the canopy, and the fact that if a right turn lane was installed on Belt Line Road, the turn lane would be within 25 feet of the gas pumps.

Commissioner Maxwell asked if there was a mutual access agreement between the current site and the adjacent site and, if not, should it be removed from the site plan.

Mr. Shacklett replied that in 2001, the Comprehensive Plan showed Clear Springs Drive extending north across Renner Road, behind the service station, and connecting to the PGBT frontage road, but that segment was removed from the Plan. He added that if the Commission recommended approval, the motion could state the removal of the connection at the southwest portion of the property from the site plan.

Commissioner Bouvier asked about a possible contradiction between comments in the packet stating the site conformed to the PGBT guidelines, but in another paragraph it stated “that it will need to be replanted as approved on the landscape plan”. He also wanted to know how the landscaping on the property would be monitored.

Mr. Shacklett replied there was a previously approved landscape plan showing where all the trees and shrubs were located and that is what conformed to the guidelines. As it exists today, the site has dead and missing plant material and the applicant would be required to replant that material to conform to the guidelines.

Regarding the monitoring of the landscaping, Mr. Shacklett stated the City’s Community Services Department would inspect the property prior to the site receiving a Certificate of Occupancy (CO).

Commissioner Bouvier asked if the station would be rebranded as a Shell service station.

Mr. Shacklett replied that the applicant could speak to exactly what they would be doing with the canopy and signage as part of the rebranding.

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

Mr. Ken Baca, representing Victron Energy, 105 YMCA Drive, Waxahachie, Texas, stated his company was a large Shell distributor and the Shell brand would be retained. He added there will not be any changes to the building façade, but they would be cleaning up the site, signage, and landscaping.

Regarding the request for a hooded left turn lane, Mr. Baca stated their in-house architect submitted a design to the City that was well received, and they were waiting on an engineering survey of the median to identify where all of the improvements/modifications would be made. He added that any trees disturbed by the construction would either be replanted on the median while respecting visibility sight lines, or planted on their site with the permission of the City.

Chairman Gantt stated he appreciated the applicant's commitment to replant any trees if the turn lane was approved.

Commissioner Bouvier asked if approval of the hooded left turn lane was a condition of approval from Shell.

Mr. Baca replied Shell was not holding his company captive to the approval of the hooded left turn lane, and they had purchased the store without it, but felt it was an essential part of making the store a success. He added that they would most likely be adding a quick serve restaurant to the convenience store.

With no further comments in favor or opposed, Chairman Gantt closed the public hearing.

Commissioner DePuy commented that she thought the proposal was a good plan for the site and did not have any concerns about a left turn lane.

Chairman Gantt stated that he thought the proposal would be a nice improvement to the site and for the City.

Motion: Commissioner Bright made a motion to recommend approval of Item 3 as presented; second by Commissioner Bouvier.

Vice Chair Hand asked for clarification on the egress and ingress of the hooded left turn lane.

Mr. Shacklett replied it would be a “left in” only turn lane and any vehicle wishing to continue eastbound on Renner Road would have to exit onto the PGBT frontage road and make a left turn at the signal light.

Motion passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:37 p.m.

David Gantt, Chairman
City Plan Commission