

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – SEPTEMBER 18, 2012**

The Richardson City Plan Commission met September 18, 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
Eron Linn, Commissioner
Thomas Maxwell, Commissioner
Don Bouvier, Alternate
Randy Roland, Alternate

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.
Israel Roberts, Development Review Manager
Chris Shacklett – Planner
Kathy Welp, Executive Secretary

BRIEFING SESSION

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

MINUTES

1. Approval of the minutes of the regular business meeting of September 4, 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 Plan, Landscape Plan and Building Elevations – Burger King: A request for approval of site, landscape and building elevation plans for the development of a 3,068 square foot restaurant with drive-through service. The site is located at 177 W. Campbell Road and is zoned LR-M(2) Local Retail District with a Special Permit for a restaurant with drive-through service.

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

PUBLIC HEARINGS

- 3. Zoning File 12-07 (continued from June 5, 2012):** Consider and take necessary action on a request by Fahim U. Khan, representing DIBA Petroleum, Inc., for a Special Permit for a motor vehicle service station with modified development standards on a 0.58 acre site located at 1401 E. Belt Line Road, northeast corner of Belt Line Road and Plano Road. The property is currently zoned LR-M(2) Local Retail.

Mr. Chavez advised that during the previous presentation in June 2012, staff had raised some concerns about the lack of circulation around the fueling areas and a reduction in the landscape buffer along Plano Road from 10 feet to 1-foot when a future right turn lane was constructed. He stated the applicant was back before the Commission with revised elevations and site plan supplying the appropriate circulation around the fueling areas and a minimum of 20 feet of landscape buffer that will be reduced to 9 feet when the right turn lane is constructed. In addition, a 2,900 square foot, one-story convenience store would be built to replace the existing kiosk with elevations that blend with the surrounding businesses.

Commissioner Bright reminded the Commission of the concerns in the last submission about where the gas delivery trucks would park and the addition of some pavers to support the weight of the truck.

Mr. Chavez replied that a parking area on the south side of the property was not possible because the turning radius would not be sufficient for the large tankers, therefore, the staff suggested the fueling trucks should park and off-load in the most convenient spot. He reminded the Commission that most tankers make their deliveries in the early morning or late evening, and there are no standards for the parking of tankers when they are off-loading other than they can not be in a fire lane.

Vice Chair Hand expressed concern over the physical structure of the canopy over the door as it was drawn. He asked staff if there had been any discussions with the applicant regarding the canopy.

Mr. Chavez suggested the applicant would be better suited to answer the question and noted the applicant's architect was available for questions.

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

Mr. Fahim Khan, FK Design, 811 S. Central Expressway, Suite 417, Richardson, Texas, stated that the canopy over the door was there to emphasize the entrance to the building.

Vice Chair Hand stated that the way the canopy was drawn would make it impossible to physically construct.

Mr. Khan replied that he had designed similar canopies for other projects and the canopy in question would be at a 45 degree angle.

Commissioner Maxwell thought the drawing was missing a few lines and pointed out that the canopy was also drawn backwards in another view.

Mr. Khan stated he understood what the Commission was asking and added that the new designs were more in keeping with the surrounding buildings.

Chairman Gantt stated he thought the plan was much improved over the earlier submittal in June.

No further comments in favor or opposed were received from the public and Chairman Gantt called for any comments from the Commission before closing the public hearing.

Vice Chair Hand stated he appreciated the effort by the applicant to make the changes recommended by the Commission in the previous meeting and said he would be in support of the request.

Chairman Gantt closed the public hearing.

Motion: Commissioner Linn made a motion to recommend approval as presented; second by Commissioner DePuy. Motion passed 7-0.

4. **Zoning File 12-16:** Consider and take necessary action on a request by Duncan Kim, representing Bear Design-Build, for a Special Permit for a karaoke bar in a 2,820 square foot lease space located at 1310 W. Campbell Road, northeast corner of Campbell Road and Coit Road. The property is currently zoned LR-M(2) Local Retail.

Mr. Shacklett advised the applicant was requesting a Special Permit for a karaoke bar located between a restaurant and a tanning salon in the Lennox shopping center at the northeast corner of Campbell and Coit Roads. He stated the request for the Special Permit was necessary because the proposed use was not listed as a use in the zoning ordinance and the ordinance gives the City the ability to allow an applicant to request a Special Permit for an unlisted use if it is not listed as allowed by right in any specific zoning district.

Mr. Shacklett noted the lease space was 2,820 square feet and there would be 8 separate karaoke rooms each with tables, seating and a karaoke machine. He added the area would also have a reception/waiting area, restrooms and a small commercial kitchen at the back.

Commissioner Bright noted the application called for 74 total seats in the business and asked if there were a maximum number of occupants for each of the eight rooms.

Mr. Shacklett replied that there was not a specific occupancy rate for each room, but the occupancy rate for the whole business would be 138.

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

Mr. Chi Chen, 1310 W. Campbell Road, Suite 103, Richardson, Texas, stated that although the Dallas area had a few karaoke bars, there were none in the Plano and Richardson area. He added that with the University of Texas at Dallas just down the street, and the number of families and young people in the area it would be a good business.

Mr. Chen noted that the business will have different sized rooms with two small rooms, five medium rooms and one large room.

Commissioner DePuy asked if the applicant had previously managed a karaoke bar.

Mr. Chen replied that he had in China, but not in the United States.

Chairman Gantt and Commissioner Roland asked if the applicant thought there might be a need for earlier business hours on the weekends to accommodate children or young adult birthday parties.

Mr. Chen replied that his business was targeting the after-dinner adult crowd and the hours of operation would be 5:00 p.m. to 2:00 a.m.

Commissioner Linn asked if the applicant was anticipating having his own security present and if valet service would be available.

Mr. Chen replied that he would have cameras both inside and outside the business and he did not anticipate having a valet service.

Commissioner Bright asked if the cost would be structured on a per hour basis.

Mr. Chen replied that was correct with the larger rooms going at a higher rate.

Chairman Gantt asked if the restaurant next door would hear the music.

Mr. Chen replied that he was working with an engineer and all the walls and ceilings would be insulated, including those between the individual rooms.

Mr. Alan Sandgarten, Property Manager and Leasing Agent, 6407 Hidden Cove, Dallas, Texas, said that when the applicant approached them about the business, they too had

questions about a karaoke bar, but noted that most of the business for the facility will take place after 8:00 p.m., about the same time the restaurant next door would be winding down. He added that he was also concerned about parking and did a parking analysis during peak business hours for the restaurant and the analysis showed there was at least 20-40 spaces left in the adjacent parking lot.

Vice Chair Hand stated he thought the proposed business was interesting, but his concern was that the business would be closed when the surrounding businesses would be open.

Mr. Sangarten replied that the space had been vacant for the last four years and the surrounding businesses were doing well. Also, regarding the earlier comments about opening the business earlier for birthday parties, Sandgarten said he would be discussing that possibility with the applicant.

Chairman Gantt stated that given the location, there was a high probability the business could be successful and the market would most likely dictate whether the hours of operation should be adjusted.

With no further comments, Chairman Gantt closed the public hearing.

Motion: Commissioner Linn made a motion to recommend approval as presented; second by Commissioner Bright. Motion approved 6-1 with Commissioner DePuy opposed.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:35 p.m.

David Gantt, Chairman
City Plan Commission