# CITY OF RICHARDSON CITY PLAN COMMISSION MINUTES – OCTOBER 2, 2012

The Richardson City Plan Commission met October 2, 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

Randy Roland, Alternate

**MEMBER ABSENT:** Don Bouvier, 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

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 18, 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 Courtesy Nissan (companion to Item 5): A 21,611 square foot motor vehicle repair shop on 1.72-acres located at 1700 Gateway Boulevard; on the east side of Gateway Boulevard, south of Municipal Drive.
- 3. **Site Plan, Landscape Plan and Building Elevations Brick Row Cabana and Pool**: A 362 square foot cabana with a pool on a 0.24-acre site located at 152 Brick Row; north of Spring Valley Road, west of Greenville Avenue.

4. **Revised Concept Plan – Turnpike Commons West:** Reflects the existing development of a 126-room full-service hotel; two (2) multi-family communities totaling 360 units; two (2) proposed apartment communities totaling 360 units; and approximately 30 acres of undeveloped land within the nearly 94 acre area (Tracts R-1 and R-2 under Ordinance 2588-A) located at the southwest corner of President George Bush Highway and Custer Parkway.

**Motion:** Commissioner Bright made a motion to approve the Consent Agenda as presented; second by Commissioner DePuy.

Commissioner Frederick stated she would like to thank the applicant for making improvements to the concept plan and asked to read a statement into the record:

"I would like to know how many high-end apartments do we think Richardson can handle. When will the "Move Special" banners start appearing in some of the older complexes that are around, and just because we can get financing, is this the highest and best use of this prime real estate that is next to a major road, whether it be a toll road or Highway 75? Are we looking at what is the best for Richardson? The citizens of Richardson really do deserve responsible decisions and so do the school districts that are affected by the higher density housing. My calculations are, in a rectangular area of approximately ¾ of a mile by ½ mile, we are going to ultimately have 1,750 apartments. I strongly suggest that for the future, Council give serious consideration to adjust the decisions and zoning that were made many years ago, especially regarding multi-family zoning along these corridors. You just have to look at LBJ and some of the cities west of Addison to see what can happen; is this what we are willing to accept?"

Motion passed 7-0.

# **PUBLIC HEARINGS**

5. Replat – Gateway Plaza Addition, Lots 2B and 3, Block A being a replat of the Gateway Plaza Addition Lots 2A and 2, Block A (companion to Item 2): Two lots totaling 5 acres located at 1777 N. Central Expressway and 1700 Gateway Boulevard; on the west side of Central Expressway, south of Municipal Drive.

Mr. Roberts stated that the applicant was requesting approval of a replat for Gateway Plaza Addition Lots 2A and 2 into two (2) lots with the proposed replat dedicating a mutual access easement across the two lots, and abandoning unnecessary fire lane and electrical easements. He added that the proposed replat met the subdivision and design standards.

With no questions 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 5 as presented; second by Commissioner Bright. Motion passed 7-0.

6. Replat – Synergy Park Addition, Lots 4A and 5, Block A being a replat of the Synergy Park Addition Lot 4, Block A: Two lots totaling 20.87 acres, located at 3355 Waterview Parkway and 3405 Waterview Parkway; on the east side of Waterview Parkway, north of Frankford Road.

Mr. Roberts stated the requested replat would divide the property and create a new lot, Lot 5, for future sale. He noted that an additional easement would be added to extend the drainage easement to Lot 4, and the proposed replat met all subdivision and design standards.

Chairman Gantt asked if Lot 5 was bisected by the red line shown on the graphic.

Mr. Roberts replied that Lot 5 extended to the west side of the mutual access easement next to Waterview Parkway.

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

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

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

## **VARIANCE**

7. Variance 12-09 – Alta Creekside: Consider and take necessary action on a request by Mark Housewright, representing Custer Creekside, LLC, for a variance to Chapter 21 of the Subdivision and Development Code, Article III, Section 21-58(b) to waive the requirement of a perimeter fence for an apartment community. Alta Creekside apartment community is located at 3650 Custer Parkway; southeast corner of President George Bush Highway and Custer Parkway.

Ms. Smith stated that the property had previously received approval for the development of a 162-unit, two-story, apartment community, which is currently under construction. She added the applicant was requesting approval to waive the required perimeter fence and that the community was isolated by streets, railroad, and an office complex so security and separation between properties would not be a concern. In addition, eliminating the perimeter fence projected a more attractive image for the community, and allowed for the incorporation of a gateway feature that would benefit the City and development as suggested previously by the Commission during the development plan approval process.

Ms. Smith noted the proposed gateway feature would be located at the intersection and measured 46 feet in length, 10 feet in height, and the base utilized limestone, lueder stone caps and blade, and metal lettering, which was similar to materials used in many of the City's gateway projects.

Ms. Smith concluded her presentation by stating that if the Commission recommended approval of the applicant's request, the motion should include a statement requiring the construction of the gateway feature as presented.

Commissioner Roland asked if there were existing fences along the rail tracks due to his concern about the safety if the rail line becomes a light rail.

Ms. Smith replied there were some apartment complexes and businesses that backed up to the rail line right-of-way (ROW) that have perimeter fences, but there are also some retail developments that did not and it would be up to Dallas Area Rapid Transit (DART) to install a fence.

Commissioner Linn, who works for DART, stated that along the ROW at Central Expressway there were chain link fences separating the light rail line from the adjacent properties to keep individuals from crossing the tracks.

Chairman Gantt agreed with Mr. Roland, but pointed out that even if the applicant built a fence along the length of their property line, there would still be a large piece of property without a fence along the office complex.

Commissioner Roland asked if the complex to the west had a fence along the ROW.

Ms. Smith replied that she believed the complex had a wrought iron or chain link fence.

Chairman Gantt asked if the applicant wanted to come forward to address the Commission.

Mr. Dallas Cothrum, representing Wood Partners, 900 Dallas Street, Dallas, Texas, stated that after the Commission passed the original approval, a discussion was held with staff and a Council member representing the district about having a significant gateway feature that would be consistent with other gateway features in the City. In order to pay for the feature, they were seeking relief from constructing the perimeter fence, which he felt was not consistent with a townhome development.

Mr. Cothrum acknowledged staff's help in designing the gateway feature, and thought the type of resident they were anticipating would not have an impact on the local school district.

Chairman Gantt stated he thought a fence along the ROW would make the development look too enclosed, and the discussion about the fence was more of a safety issue than an aesthetic issue, but felt DART would take care of that if and when the Cotton Belt Line goes through. He liked the gateway feature and asked if the planters in the gateway feature would have irrigation.

Mr. Cothrum replied both he and the developer would work with DART to try and acquire a nicer looking fence when the Cottonbelt Rail line goes through, and confirmed the planter would have an irrigation system.

Commissioner Frederick asked if the leuder stone would have a similar pattern to the one depicted in the rendering, and would there be any landscaping around the base of the feature.

Mr. Cothrum replied that he did not have that level of information available, but thought there would be landscaping off to the side as opposed to in front of the feature.

Chairman Gantt reminded everyone that the landscape plan would have to be changed with the addition of the feature and will come back for review by the Commission.

Commissioner Maxwell asked if it was the intent of the applicant to keep the two fire access drives the same and not turn them into fully accessible drives. He also wanted to know how the applicant would keep residents from using those drives.

Mr. Cothrum replied the drives would remain as fire access drives and keeping the residents from using them as fully functioning driveways would be a management operational issue to enforce.

Vice Chair Hand stated that he was in agreement with the requested variance, and that removing the fence was an improvement, but reminded the Commission that he was still in favor of more vertical scale or gateway element along President George Bush Turnpike and the proposed feature was not what he had in mind. A 4 to 10 story building would be a gateway into the City for the scale of turnpike, and although he did not have a problem with the proposal as a sign for a townhome community, he did not think it was iconic or a gateway to the City.

Chairman Gantt stated he agreed and wanted to clarify that Mr. Hand's comments were not necessarily directed at the applicant since it was not the applicant's responsibility to build something iconic on their property just because the Commission would like to see something of a larger scale. He added that he would like the Texas Department of Transportation (TxDOT) to give the City permission to put something more iconic in the ROW at the corner; however, it was his understanding that the City had asked TxDOT and was denied.

**Motion:** Commissioner DePuy made a motion to recommend approval of Item 7 including requiring the construction of the gateway feature as presented; second by Commissioner Frederick. Motion passed 7-0.

### **ADJOURN**

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

Janet DePuy, Acting Chairwoman City Plan Commission