CITY OF RICHARDSON CITY PLAN COMMISSION MINUTES – OCTOBER 16, 2012

The Richardson City Plan Commission met October 16, 2012, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Janet DePuy, Commissioner (Acting Chair)

Marilyn Frederick, Commissioner

Eron Linn, Commissioner Don Bouvier, Alternate Randy Roland, Alternate

MEMBER ABSENT: David Gantt, Chairman

Barry Hand, Vice Chair Gerald Bright, Commissioner Thomas Maxwell, Commissioner

CITY STAFF PRESENT: Michael Spicer, Director- Development Services

Sam Chavez, Asst. Director - Dev. Svcs - Planning Susan Smith, Asst. Director - 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, agenda items, and a presentation on the Main/Central Expressway enhancement/redevelopment study. No action was taken.

MINUTES

1. Approval of the minutes of the regular business meeting of October 2, 2012.

Motion: Commissioner Roland made a motion to approve the minutes as presented; second by Commissioner Linn. Motion passed 5-0.

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 – Noah Event Center (companion to Item 4): A request for approval of site, landscape and building elevation plans for the development of a 9,256 square foot event center on 1.87-acres located at 2251 N. Greenville Avenue, north of Greenville Avenue, east of Glenville Avenue. The site is zoned I-M(1) Industrial

3. **Site Plan and Landscape Plan – Sara Grocery:** A request for approval of a site plan and landscape plan for a 66-space parking lot on 0.59-acres located at 808 S. Sherman Street, north of Spring Valley Road, on the west side of S. Sherman Street. The site is zoned PD Planned Development.

Motion: Commissioner Frederick made a motion to approve the Consent Agenda as presented; second by Commissioner Roland. Motion passed 5-0.

PUBLIC HEARING

4. **Replat – Greenway Addition, Lots 8A and 9, Block 6 (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of the Greenway Addition, Lot 8, Block 6 to create two (2) lots, Lots 8A and 9 totaling 8.27-acres. The sites are located at 2210 Glenville Drive and 2251 N. Greenville Avenue, the northeast corner of Glenville Drive and Greenville Avenue.

Mr. Roberts stated the applicant was requesting to replat the property into two (2) lots to develop the previously approved Noah's event center on proposed Lot 9. He added that the proposed replat dedicated the necessary easements for the development of the events center, and complied with the City's Subdivision and Zoning requirements and Ordinance 3884.

With no questions from the Commission, Acting Chairperson DePuy opened the public hearing.

Mr. Elton Haacke, representing Noah's, 2231 E. Murray Holliday Road, Salt Lake City, Utah, stated Noah's was a great operator of event space and felt the project will be a good addition to the City.

No other comments were made in favor or opposed and Acting Chairperson DePuy closed the public hearing.

Motion: Commissioner Linn made a motion to approve Item 4 as presented; second by Commissioner Bouvier. Motion passed 5-0.

PRESENTATIONS

5. Presentation by John Webb, Planning Manager – Development Services, City of Frisco, titled "Underperforming Retail Center."

Mr. Webb's spoke about the growth of commercial development in the United States; the pros and cons of development driven by market forces – taxes and market decline; closing of commercial chain stores; and what can be done with abandoned buildings (repurposing).

No action was taken.

Richardson City Plan Commission Minutes October 16, 2012

6. Presentation by Monica Heid, Community Project Manager – Development Services, City of Richardson regarding an updated on the E. Arapaho/Collins Enhancement/Redevelopment study.

Ms. Heid updated the Commission on the status of the E. Arapaho/Collins enhancement/redevelopment study by identifying the consultants chosen, progress made, upcoming events, and the timeline.

No action was taken.

ADJOURN

With no further business before the Commission, Acting Chairperson DePuy adjourned the regular business meeting at 8:14 p.m.

Janet DePuy, Acting Chairperson City Plan Commission