CITY OF RICHARDSON CITY PLAN COMMISSION MINUTES – MARCH 19, 2013

The Richardson City Plan Commission met on March 19, 2013, 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: Sam Chavez, Assistant Director - Dev. Svcs – Planning

Israel Roberts, Development Review Manager

Chris Shacklett, Senior Planner

Mohamed Bireima, Planning Technician

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 March 5, 2013.

Motion: Commissioner Frederick 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. **Asian American Baptist Church:** A request for approval of a revised site and landscape plan for the development of a 14,500 square foot gymnasium and classroom building at the existing Asian American Baptist Church campus. The 4.24-acre site is located at 801 W. Campbell Road, southwest corner of Campbell Road and West Shore Drive.

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

VARIANCE

3. Variance 13-01 301 and 305 Maple Street: Consider and take necessary action on a request for a variance to Chapter 21: Subdivision and Development Code, Article III, Section 21-46(e), to allow a non-radial side lot line between two single family residential lots. The subject properties are located at 301 and 305 Maple Street, the northeast corner of Greenville Avenue and Maple Street.

Mr. Bireima stated the applicant was requesting a variance to the Subdivision and Development Code to allow a side lot line between two single-family lots that would not be at a right angle with the front property line as required by the Code. He added that the property owners propose to replat Lot 18 and the remainder of Lot 17, Block B in the future to create three residential lots, but would like to maintain the current alignment of the side lot line on Lot 19 which not only represents current ownership, but also the location of an existing fence.

Vice Chair Hand asked for clarification regarding the variance and how it would impact the three existing homes. He also wanted to know if Lots 18A and 17A would be platted together.

Mr. Bireima replied that the owners wanted to replat the property; however, the ordinance requires the side lot line between the two tracts of property to be at a ninety degree angle with the front property line. He added that the future replat would create three separate lots as opposed to two lots to reflect current ownership.

Mr. Chavez added that the variance request was needed as a result of the property owners' intent to replat the properties and that the variance is needed before the replat can be submitted for consideration.

Vice Chair Hand asked if the Commission would see the proposed platting on the new lots.

Mr. Bireima replied yes, if the City Council approves the variance.

Chairman Gantt asked if there were any future property issues if the variance was approved.

Mr. Bireima replied that he did not anticipate any issues.

Commissioner Bouvier asked if there were two or three lots.

Mr. Bireima replied there are three ownership tracts of land; however, there are currently only two platted lots.

Motion: Commissioner DePuy made a motion to recommend approval as presented; second by Commissioner Bright.

Vice Chair Hand asked if there were two houses on one platted lot.

Mr. Bireima replied yes. He added that the property will be replatted at a later date if the City Council approves the variance request.

Mr. Chavez added that the properties were subdivided by metes and bounds and the variance request represents the initial step in the replatting process. He added that in order to proceed, the applicant needed the variance to allow the non-radial line to remain and, if the variance is approved by City Council, the applicant will come before the Commission requesting to replat the property.

Motion approved 7-0.

PUBLIC HEARING

4. **Zoning File 13-04:** Consider and take necessary action on a City-initiated amendment to the Sign Standards (Section VII, Subsection B.1.b., "Signs, General") of the West Spring Valley Corridor Planned Development District (Ordinance 3839) to establish a maximum sign area of two-hundred (200) square feet per façade for Mixed Use, Commercial and Live/Work building types.

Mr. Shacklett stated that the City was initiating a request to amend the West Spring Valley (WSV) Corridor Planned Development District Regulations under Ordinance 3839, Section VIII, "Sign Standards", to establish a maximum sign area of two hundred (200) square feet per ground floor façade for mixed-use, commercial, and live/work building types.

Mr. Shacklett stated that the current PD allows signs to be much larger than those allowed elsewhere in the City, which is governed under Chapter 18 of the Code of Ordinances prohibiting attached signage in excess of 200 square feet. The requested change would affect existing buildings in WSV, specifically single-tenant buildings with large blank facades with little or no architectural detailing.

Chairman Gantt stated he did not have any concerns

Vice Chair Hand asked if the proposed amendment was simply to fix an oversight from the original regulations.

Mr. Shacklett replied that the request was a way to tighten up the sign regulations.

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

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Ms. Mariya Askari, 919 S. Weatherred, Apt 115, Richardson, Texas, stated she had received a letter notifying her of the meeting and was concerned that the City was attempting to take her home with the requested change.

Chairman Gantt advised that was not the case and the City was only attempting to tighten the regulations of the WSV PD regarding how signs were regulated.

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

Motion: Commissioner Bright made a motion to recommend approval as presented; second by Vice Chair Hand. Motion approved 7-0.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:22 p.m.

David Gantt, Chairman
City Plan Commission