

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – APRIL 2, 2013**

The Richardson City Plan Commission met on April 2, 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
Randy Roland, Alternate

MEMBER ABSENT: Don Bouvier, Alternate

CITY STAFF PRESENT: Sam Chavez, Assistant Director - Dev. Svcs – Planning
Israel Roberts, Development Review Manager
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 19, 2013.

Motion: Commissioner DePuy made a motion to approve the minutes as presented; second by Commissioner Frederick. 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. Brick Row Cabana and Pool:** A request for approval of a revised site and landscape plan with building elevations for a 900 square foot cabana and pool at Brick Row. The 0.24-acre site is located at 152 Brick Row, on the south side of Brick Row west of the creek. Applicant: Scott Levy, L&B Realty Advisors, representing Centennial Park Richardson, LP. Staff: *Israel Roberts.*

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

VARIANCES

3. **Variance 13-05:** Consider and take necessary action on a request by Camie Young, representing Campbell Plaza, Ltd., for a variance to the Subdivision and Development Code, Article III, Subsection 21-52(i), *Off Street Parking*, to allow a reduction in the number of required parking spaces for the Campbell Plaza shopping center located at 581 W. Campbell Road.

Mr. Bireima advised that the applicant was requesting a variance to the City's Subdivision and Development Code to facilitate a reduction in the required parking that would in turn allow the applicant to lease the remaining two vacant retail spaces. He added that the applicant provided a parking study and at the peak times only 51 of the 91 parking spaces were occupied.

Chairman Gantt asked if the building configuration or parking lot had been changed since it was originally constructed.

Mr. Bireima replied that no changes had taken place since then.

Chairman Gantt and Commissioner Frederick stated that the property was adjacent to a large shopping center with ample parking and, based on the parking survey, they did not have an issue with the request.

Motion: Commissioner Frederick made a motion to recommend approval of Variance 13-05 as presented; second by Commissioner Bright. Motion approved 7-0.

4. **Variance 13-06:** Consider and take necessary action on a request by Tommy Bell, representing Barnet Signs, for a variance to the sign regulations of the Spring Valley Station District to allow a monument sign with digital display of gasoline prices.

Mr. Roberts stated the applicant was requesting a variance to the sign regulations of the Spring Valley District (District) to allow a monument sign with digital display for the proposed 7-Eleven at Centennial Boulevard and Spring Valley Road. He added that the District has its own sign regulations that are separate from the City's Chapter 18 regulations and digital signs are not permitted; however, if the requested sign was located outside the District it would conform to the Chapter 18 regulations.

Mr. Roberts explained that the monument sign met all the other requirements in the District's design standards (height and maximum amount of text lettering), therefore, other than the applicant's request for a digital display there were no other deviations being requested.

Chairman Gantt asked to confirm that the proposed sign would conform to the City's sign regulations if located outside the District.

Mr. Roberts replied that was correct.

Motion: Vice Chair Hand made a motion to approve Variance 13-06 as presented; second by Commissioner Maxwell. Motion approved 7-0.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:09 p.m.

David Gantt, Chairman
City Plan Commission