CITY OF RICHARDSON CITY PLAN COMMISSION MINUTES – JULY 2, 2013

The Richardson City Plan Commission met on July 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 Eron Linn, Commissioner

Thomas Maxwell, Commissioner

Don Bouvier, Alternate Randy Roland, Alternate

MEMBER ABSENT: Marilyn Frederick, Commissioner

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Svcs - Planning

Chris Shacklett, Senior Planner

Cindy Wilson, Administrative 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 June 18, 2013.

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

PUBLIC HEARING

2. **Zoning File 13-10:** Consider and take necessary action on a request by Jonathan G. Vinson, representing 300 North Central Ltd., for a change in zoning from I-M(1) Industrial, LR-M(1) Local Retail, and O-M Office to PD Planned Development to accommodate the reconstruction of an existing "motor vehicle sales/leasing – new" use on approximately 7.1 acres located on the east side of Central Expressway, bounded by Greer Street to the south, Jackson Street to the north, and Interurban Street to the east. *Staff: Chris Shacklett*.

Mr. Shacklett advised the applicant was requesting the rezoning to accommodate the reconstruction of a new car dealership. He added that the property was currently platted as two separate lots at 300 N. Central Expressway (three buildings housing office and showrooms), and 165 Jackson Street (three buildings housing service and detail facilities).

Mr. Shacklett stated the applicant was proposing to demolish the three existing buildings along Central Expressway and construct a 9,800 square foot addition on the west side of the current service building that would become the future showroom and office area. In addition, as part of the request, the applicant is proposing several site upgrades including increasing the landscape buffer along Central Expressway from 5 feet to 20 feet, meeting the Central Expressway Guidelines; landscape islands within the parking area; the addition of a screened area for outdoor storage of disposable liquid tanks; and tubular steel fencing along Greer Street to replace the existing chain link fence.

Mr. Shacklett pointed out that in addition to the items in the Commission's packet; staff was proposing additional conditions (Exhibit "D") that covered exterior lighting standards. He added that proposed building, pole, and monument sign conditions were also contained within the same exhibit, but the applicant was not asking for approval of any electronic signage.

In closing his presentation, Mr. Shacklett stated that by requesting a PD Planned Development as opposed to a straight CM zoning, the applicant would be tying the elevations and site plan to the ordinance if approved.

Chairman Gantt asked if the proposed fire lane and easement in front of the proposed expansion would be in alignment with the current access points. He also wanted to know if the item was approved, should the location of the proposed signs be indicated on the exhibits.

Mr. Shacklett replied that the easements would move slightly and the access points would relocate to Greer and Jackson Streets.

Regarding the location of the signs, Mr. Shacklett replied that the Commission could make the location of the signs a part of the motion to recommend approval. In addition, based on the language in the exhibit the applicant is proposing, the placement of the signs would be substantially in conformance with the exhibits and requirements of Chapter 18.

Chairman Gantt stated he understood there would be metal gates covering storage areas and noted the gates were not depicted on the south elevation of Exhibit "C2", but felt they should be added since the elevations would be part of the ordinance.

Mr. Shacklett replied that the elevation was provided to give the Commission an idea of what the proposed building would look like, but the Commission could require that the gates be added to elevations.

Commissioner Linn asked if the PD was approved and the property was sold, could the property be used for anything other than a new car dealership. He also wanted to know if there would be an impact on the Central Expressway Corridor Study if the item was approved.

Mr. Shacklett replied that it could be developed for any other use listed in C-M Commercial district as long as it met the district's requirements.

Regarding the impact of the PD, if approved, on the Central Corridor Study (CCS), the property in question is 7 acres within a 25-acre site known as the Interurban District and if the zoning was changed, there could be two possible outcomes: 1) the property could be rezoned and if the new zoning did not allow the current use, the property would become legally nonconforming, which would allow the dealership to exist and operate the business, but could not be expanded; or, 2) the current property could be separated from the Interurban District and carry a different zoning description altogether.

Commissioner DePuy asked if there was a sample or picture available of the proposed tubular fencing.

Mr. Shacklett replied there was a detail of the proposed fencing on Exhibit "B" and noted that it would be similar to a wrought iron fence.

Vice Chair Hand asked if the Comprehensive Land Use Plan envisioned automotive uses in this area

Mr. Shacklett replied that the Comprehensive Land Use Plan calls for redevelopment and enhancement through further studies, which is currently underway through the CCS, but did not specifically outline the type of businesses that would be in the area.

Vice Chair Hand noted that in the Main Street/Central Study there is mention of the psychographics for the area and there did not appear to be anything mentioned about automotive uses.

Mr. Chavez pointed out that the Main Street/Central Study did mention commercial uses, which could be retail sales, auto sales, and industrial uses; however, the study did not specifically mention the types of businesses. He added that the second phase of the study would have a more in-depth analysis of the sub-area and where the basic development standards would be determined.

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

Mr. Jonathan Vincent, 901 Main Street, Dallas, Texas, representing Auto Nation and the property owner, stated that Auto Nation felt the property and dealership in question would be greatly enhanced and the value maximized for both the owners and the surrounding community. He added that the proposed changes – demolition of the three buildings along Central Expressway, the addition to existing building for a showroom, and more landscaping would add to the attractiveness of the site.

Mr. Vincent noted that there are some non-confirming issues on the site and Auto Nation is not able to move forward on the redevelopment without passage of the PD, which would

clean up the zoning classifications. In addition, the PD will allow flexibility as to materials, fencing and upgrading the area that will be compatible with the long term vision for the area.

Commissioner DePuy concurred and felt the developed dealership would enhance the look of the area compared to the current layout, but asked the applicant if he thought the economic climate was better now than in the past.

Mr. Vincent said that although he was not in the automobile business, Auto Nation was the largest nationwide owner/operator of retail automobile dealerships, and they have other dealerships in the general area, so they most likely feel this area will have a lot of success.

Commissioner Linn thanked the applicant for their proposed development and the changes made to the lighting and signs. He asked how many employees were currently at the dealership and felt the proposed redevelopment would be very beneficial for the City.

Mr. Vincent replied that he did not know how many employees were currently at the dealership.

Vice Chair Hand concurred with Mr. Linn's comments and complimented the applicant on the architectural design of the proposed buildings. However, he expressed concerns about attempts to eliminate auto dealerships from the Comprehensive Plan, and although the suburban design of the dealership would fit just about anywhere, he had concerns that it did not apply to the redevelopment district.

Chairman Gantt also complimented the applicant on their design and felt Auto Nation would be a good corporate neighbor in the City; however, he also had concerns similar to Mr. Hand's regarding the property being in a redevelopment district and whether an automotive use was applicable. Conversely, he pointed out that new car dealerships are different from the used car and auto leasing businesses that are currently established along Central Expressway.

Chairman Gantt noted the proposed dealership would be located at the southern end of the redevelopment district and there would be a lot opportunity to develop properties to the north that would fit within the vision of the Comprehensive Plan.

Commissioner Maxwell added that the redeveloped new car dealership would act as a buffer between the Interurban District and the multi-story office building to the south.

Commissioners Bouvier, Bright and DePuy said they thought the proposed design would be a quality development, would fit well within the space provided, and was a big improvement over the existing facility.

Vice Chair Hand asked the applicant if they had prepared for any expansion of Central Expressway and the possibility of losing frontage.

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> Mr. Vincent said he was not aware if the applicant had considered that, but noted that all of the businesses along Central Expressway would have to deal with any changes.

> No further questions or comments were made and Chairman Gantt closed the public hearing.

Motion: Commissioner Linn made a motion to recommend approval of Zoning File 13-10 as presented with the additional conditions listed in Exhibit "D"; second by Commissioner Bouvier.

> Vice Chair Hand said he felt that the comments about the dealership being at the southern end of the redevelopment district did not take into consideration the overall district, and the placement of the dealership would be in the middle of the Interurban District.

> Chairman Gantt asked if staff knew what type of redevelopment or study was planned for the area to the south of the Interurban District.

> Mr. Chavez replied that area was part of the Central Place sub-area and the vision for the Interurban District was similar to that of the Bishop Arts District in Dallas which appeared to contain multiple property owners, similar to the property ownership pattern north of the subject site.

Motion approved 6-1 with Vice Chair Hand opposed.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:58 p.m.

David Gantt, Chairman City Plan Commission