CITY OF RICHARDSON CITY PLAN COMMISSION MINUTES – JULY 22, 2013

The Richardson City Plan Commission met on July 22, 2013, at 6:15 p.m. at City Hall in the Grand Hall, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman

Barry Hand, Vice Chair Janet DePuy, Commissioner Marilyn Frederick, Commissioner

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

MEMBER ABSENT: Gerald Bright, Commissioner

Thomas Maxwell, Commissioner

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

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.

PUBLIC HEARING

1. **Zoning File 13-12:** Consider and take necessary action on City-initiated amendments to the Comprehensive Zoning Ordinance (Appendix A), Article I, Section 2, Definitions, by adding the definition of large scale retail store and by amending Article XXII-A. Section 2, Special Permits, of the Code of Ordinances, to allow large scale retail stores upon approval of a special permit in non-residential zoning districts.

Mr. Chavez stated that this was a City-initiated request to amend the Comprehensive Zoning Ordinance to establish a definition for a large scale retail store and to allow the same upon approval of a Special Permit in the LR-M (1), LR-M(2) and C-M District. He added that currently there was no distinction between large scale retail and small neighborhood-related retail uses in the Comprehensive Zoning Ordinance.

Mr. Chavez pointed out that when developing the proposed amendment, staff surveyed thirteen (13) neighboring cities to assess how large scale retail uses were addressed in their ordinances and surveyed the building area of larger buildings in Richardson using a baseline of 30,000 square feet in size and greater. Of the nineteen (19) buildings surveyed in the City, the average building area was 72,000 square feet.

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Mr. Chavez advised that the proposed amendment would apply to new construction which met or exceeded the proposed 70,000 square foot threshold, as well as any existing retail building when it was expanded to 70,000 square feet or more. Of the nineteen (19) retail buildings surveyed in the City, eight (8) buildings would be deemed legal non-conforming and would thus fall under the non-conforming provision in the Comprehensive Zoning Ordinance. He added that the amendment would give the Commission and Council an opportunity to take into consideration all options, and provide a forum for residents, property owners and others to express their views.

With no questions for staff, Chairman Gantt opened the public hearing. No comments or questions were received and Chairman Gantt closed the public hearing.

Chairman Gantt said he thought the proposed amendment would provide a forum for public input, take into consideration the impact larger scale retail stores would have on an area and if the project would be a good fit for an area.

Vice Chair Hand concurred with Mr. Gantt and said he supported the amendment and was surprised it had not been proposed earlier.

Motion: Commissioner DePuy made a motion to recommend approval of Zoning File 13-12 as presented; second by Commissioner Roland. Motion approved 7-0.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 6:25 p.m.

Barry Hand, Vice Chair City Plan Commission