CITY OF RICHARDSON CITY PLAN COMMISSION MINUTES – JULY 16, 2013

The Richardson City Plan Commission met on July 16, 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 Thomas Maxwell, Commissioner

Don Bouvier, Alternate Randy Roland, Alternate

MEMBER ABSENT: Eron Linn, Commissioner

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 July 2, 2013.

Vice Chair Hand requested a revision to the second paragraph of the motion under Item 2 to remove the section of the sentence beginning with "...were mistaken..." through the end of the sentence and replace with comments to the effect that his objection was the dealership would be in the middle of the Interurban District.

Motion: Commissioner Bright made a motion to approve the minutes as amended; second by Commissioner Bouvier. 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. **Remote Parking Lot (companion to Item 5):** A request for approval of a site and landscape plan for a remote overflow parking lot. The 2.54-acre site is located at 2020 Campbell Creek Boulevard, on the east side of Campbell Creek Boulevard, north of Campbell Road.
- 3. **GreenVUE** (companion to Item 7): A request for approval of a site and landscape plan with building elevations for a 408 unit multi-family complex. The 11.12-acre site is located at 1350 N. Greenville Avenue, the southeast corner of Greenville Avenue and E. Collins Boulevard.

Motion: Commissioner DePuy made a motion to approve the Consent Agenda as presented; second by Vice Chair Hand. Motion approved 7-0.

VARIANCE

4. **Variance 13-09:** Consider and take necessary action on a request for a variance to Chapter 21, Article III, of the City of Richardson's Subdivision and Development Code, Section 21-52(i), for a reduction in required parking. The property is located at 2800 Telecom Parkway, east side of Telecom Parkway, south of Breckinridge Boulevard.

Mr. Roberts advised the applicant was requesting a reduction in the minimum number of parking spaces for a proposed 258,000 square foot office and distribution center. He added that based on the building square footage, there should be 347 parking spaces; however, based on information provided by the applicant, there are no more than 76 employees in the facility during any one given shift.

Mr. Roberts concluded his presentation noting that based on staff recommendations, two conditions would be appropriate: 1) the variance would be limited to the applicant; and 2) if vehicles are observed to be parked on unapproved surfaces, the variance would be void and the applicant would be required to build additional parking in accordance with City design standards.

Vice Chair Hand asked if the future parking spaces depicted on the exhibit would remain open and would the exhibit become part of the variance.

Mr. Roberts replied the exhibit was conceptual, and property has approximately 20 acres of area where employees could park if needed, but the exhibit was simply a way of showing that if needed, there was property available for parking.

Vice Chair Hand expressed concerns that the land involved in the variance might be used in the future to build additional buildings as opposed to additional parking.

Mr. Roberts said that if the variance was approved by the Commission and Council, the site would have a 197 parking variance and the exhibit was provided to show there was adequate space for additional parking if needed.

Chairman Gantt asked if the use for the building changed, would there be enough property to accommodate the appropriate number of parking spaces should the use change to office.

Mr. Roberts replied that if the use changed to office, and based on 258,000 square feet, the site would require approximately 1,000 parking spaces and he felt that would be a possibility based on the property available.

Mr. Chavez pointed out that if the variance was approved with the conditions recommended by staff, and the use changed, the new applicant would have to come back before the Commission for approval. He added that the applicant did not want to pave over property they did not intend to use and noted that most of the traffic to the site would be employees as opposed to the general public.

Vice Chair Hand asked about the shipping schedule for the business.

Mr. Reed Ward, Chief Operating Officer, Advocare, 1904 Savannah Drive, McKinney, Texas, replied they anticipated 10 to 14 trucks per day moving in and out of the facility, four of which will be outgoing trucks with the last two trucks leaving the facility around 7:00 to 8:00 p.m. He added that the employees will be working through the night preparing the next day's items and those packages would go out around 9:00 or 10:00 a.m.

Mr. Ward said there would be eight to 10 vendor trucks coming into the facility per day and those trucks usually arrived between 8:00 a.m. to 5:00 p.m.

Motion: Commissioner Bouvier made a motion to approve Variance 13-09 as presented including the special conditions; second by Commissioner Frederick. Motion approved 7-0.

PUBLIC HEARINGS

5. Campbell Creek Addition, Lot 1B, Block B (companion to Item 2): Consider and take necessary action on a request for approval of a replat of Lot 1A, Block B of the Campbell Creek Addition to abandon easements. The 2.54-acre site is located at 2020 Campbell Creek Boulevard; on the east side of Campbell Creek Boulevard, north of Campbell Road.

Mr. Bireima stated the purpose of the replat was to abandon a fire lane and utility easements, and allow for the construction of a 295 space parking lot that will provide additional parking for a high intensity office tenant located on the property to the north.

Mr. Bireima concluded his briefing by stating the replat complied with the City's subdivision regulations.

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

No comments or questions were received and Chairman Gantt closed the public hearing and called for the motion.

Motion: Commissioner Bright made a motion to approve Item 5 as presented; second by Commissioner Roland. Motion approved 7-0.

6. **University World Addition, Lots 1C and 2, Block 1:** Consider and take necessary action on a request for approval of a replat of Lot 1B, Block 1 of the University World Addition into two (2) lots. The 10.44-acre site is located at 2100 Lake Park Boulevard (Lot 1C) and 1155 Tatum Street (Lot 2), at the northeast corner of Lake Park Way and Jonsson Boulevard.

Mr. Roberts advised the requested replat would subdivide Lot 1B into two (2) lots to accommodate the future sale and proposed development for Lot 2. He added that at the present time there is no development associated with the replat and the replat complied with the City's subdivision regulations.

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

No comments or questions were received and Chairman Gantt closed the public hearing and called for the motion.

Motion: Vice Chair Hand made a motion to approve Item 6 as presented; second by Commissioner Maxwell. Motion approved 7-0.

7. **Rockwell Addition, Lots 4B and 5, Block 3 (companion to Item 3):** Consider and take necessary action on a request for approval of a replat of Lot 4A, Block 3 of the Rockwell Addition into two (2) lots. The 11.97-acre site is located at 1350 N. Greenville Avenue (Lot 4B) and 650 E. Collins Boulevard (Lot 5); at the southwest corner of E. Collins Boulevard and Alma Road.

Mr. Roberts stated the replat would divide Lots 4A, Block 3 into two (2) lots for the development of previously approved 408-units apartment complex located on proposed Lot 4B. In addition, the purpose of the replat was to dedicate easements necessary for the development of the apartment complex, and the replat complied with the City's design standards.

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

No comments or questions were received and Chairman Gantt closed the public hearing and called for the motion.

Motion: Commissioner Frederick made a motion to approve Item 7 as presented; second by Commissioner DePuy. Motion approved 7-0.

8. **Zoning File 13-09:** Consider and take necessary action on a request to rezone 8.6 acres from TO-M Technical Office to PD Planned Development for the development of a patio home community. The site is located at 2201 Waterview Parkway, the northeast corner of Tatum Street and Waterview Parkway.

Mr. Shacklett advised the applicant was requesting to rezone approximately 8-acres of private property and 0.6 acres of Cullum Street right-of-way for the development of a 56-lot patio home subdivision. He added that the property was located on the west side of Waterview Parkway between Tatum Street and Cullum Street, north of Campbell Road.

Mr. Shacklett noted that as part of the applicant's Planned Development (PD) request they were required to submit a trip generation study to provide information on the change in traffic based on the proposed development compared to a full build-out under the TO-M Technical Office District. The study showed an 80 percent reduction in trips with the proposed development.

Mr. Shacklett described some of the similarities between the proposed development and the previously approved Savoy Trace including development standards, setback requirements, lot coverage, and non-radial lot lines. He also indicated the applicant was requesting a minimum 15-foot landscape buffer along Waterview Parkway and along Tatum Street with the stipulation they be allowed to plant within the City's right-of-way due to the lack of space on the southern end of the property.

Mr. Shacklett concluded his presentation noting that north of the entrance there are a large number of trees and the applicant proposes building a 24,000 square foot central open space that will have a required number of canopy and ornamental trees, as well as a requirement for benches and a walking trail. He added that at the end of the staff report there was a list of special development standards for consideration.

Commissioner Maxwell asked if the number of lots could be increased and how would that affect the central open space.

Mr. Shacklett replied that there is a possibility if the open space along Waterview Parkway was reduced there was the possibility of adding another row of lots; however, the central space is required and would not change.

Commissioner Frederick asked if the "No Parking" sign in one of the photographs was located at the southwest corner of the property.

Mr. Shacklett replied the sign was located in front of the nearby office development and was there to prevent people from parking in front of their service gates.

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

Mr. Eyal Avnon, David Weekley Homes, 3301 N. Interstate Highway 35, Carrollton, Texas, reminded the Commission of their approval for the Savoy Trace project a little over a year ago and that the new project would be similar in nature.

Vice Chair Hand asked why the development would be gated.

Mr. Avnon replied that in order to meet the requirements for the setbacks and street configuration, and the additional parkway on either side of the pavement, the best way was to privatize the streets, which would make the upkeep the responsibility of the homeowners association. In keeping with that premise, consumer perception seems to favor gated communities.

Commissioner DePuy asked if the master bedrooms would be downstairs on the proposed project. She also wanted to know if there is adequate space for guest parking in the driveways.

Mr. Avnon replied that approximately 50 percent of the plans in Savoy Trace offer a downstairs master bedroom and it would be the same in the proposed project.

Regarding guest parking, Mr. Avnon stated that there is enough room for off-street parking in front of the garages and their experience has shown that what is proposed has not been a problem. He added that the only time there might be some concerns would be during construction, but David Weekley Homes now uses a "phased" type of construction to alleviate any problems.

Chairman Gantt asked if there were plans for the open space or would there be four more lots added in that area.

Mr. Avnon replied that the central open space was voluntarily included in the concept plan and even though there would be ample space along Waterview Parkway, the central open space would provide a focal point for the community. He added that there had been other versions of the concept plan, but they felt the proposed plan was the best.

Chairman Gantt asked what the applicant's plans were for the existing trees on the property.

Mr. Avnon acknowledged that trees add value to any site and David Weekley Homes was focusing on saving most of the existing heritage trees, particularly those along the southeast corner, eastern border, and those visible to the public. He added that they would also be providing a very lush planting plan along Waterview Parkway.

Commissioner DePuy commented that saving many of the trees, especially in the open space, would add value to the property, and she commended the applicant for bringing the proposed type of product to the City.

Commissioner Frederick concurred with Ms. DePuy's comment regarding the demand for the proposed type of product in the City.

Chairman Gantt asked if the right-of-way along Cullum Street was abandoned, would the applicant anticipate a change to the Concept Plan that would take some of that area and use it to increase the size of the lots along the perimeter.

Mr. Avnon replied that they were working on an alternate plan that would include some of the right-of-way and that was one of the reasons they were asking for flexibility on the lot count.

Mr. Shacklett pointed out that the last condition in the staff report was there to provide the applicant the option to add the additional land into the perimeter lots without having to come back through a zoning process.

Vice Chair Hand said he did not have any doubt that the proposed product would be in demand, but he had some concerns about the community being gated and surrounded by walls, which he felt isolated the community. He also wanted to know if there was some way to reconfigure the project, either private road "B" or "C", so one side would open up to Cullum Street or Tatum street.

Mr. Avnon replied that reconfiguring the project would present challenges both from an economic and feasibility standpoint. He also felt that the majority of home buyers would prefer a product that faced inward towards the community as opposed to outward towards Tatum Street.

Vice Chair Hand said he was trying to "open up" the proposed plan and asked if Lots 1, 30, 31, 32, 33, and 34 could be reduced by one-half to one-third and add a green space with a wrought iron fence; pull private road "B" down making all the lots north of that location larger. If so, he felt that would allow Lots 35, 36, 37 and 38 to look across at the green space and not be behind a brick wall.

Mr. Avnon replied he understood Mr. Hand's concerns, but pointed out that Lennox International, the owner of the property, saw Savoy Trace as well as the proposed project as a compatible use for their environment.

Chairman Gantt acknowledged that the proximity to the University of Texas at Dallas (UTD), as well as some corporate offices, might make it successful. He somewhat agreed with Mr. Hand's assessment there were a few subdivisions in the area that were gated and blocked off and he had some concerns, but overall he was in favor of the proposal.

Commissioner Bouvier said he would be supporting, albeit with some concerns. He noted that the proposed products were good and were obviously selling; however, the struggle he

had was whether rezoning the property from Technical Office fit with the long term plans and vision for UTD.

Commissioner Maxwell agreed with Mr. Hand and thought his idea of reconfiguring the plan to open up along Tatum Street would help to better engage the surrounding areas.

Vice Chair Hand asked if the property located on the south side of Tatum Street would be developed as residential and felt if that happened it would make the proposed property more compatible.

Mr. Avnon noted that Lennox International owns that property and it is up for sale, but the property was too small for single family products, therefore David Weekley Homes was not currently pursuing the property.

In regards to the earlier comments about more open space on Waterview Parkway, Mr. Avnon pointed out that there is a flood plain in the area and the current design took that into consideration.

With no further comments or questions, Chairman Gantt closed the public hearing.

Commissioner DePuy said she liked some of the comments regarding more open space, and rezoning the property made sense and was thinking outside the box, but thought the proposed type of product was more desirable and would be welcomed by adjoining neighborhoods than another type of product such as multi-family.

Chairman Gantt asked to confirm that Exhibit B would be attached to the ordinance and asked if the western portion of Cullum Street was abandoned, would the City approve the adjusted Concept Plan administratively.

Mr. Shacklett replied that if the western portion of Cullum Street was abandoned, the item would come back before the Commission during the development plan process.

Mr. Chavez added that the special conditions covering the abandonment provide the flexibility for the right-of-way to become either a common area lot, or the majority would be incorporated into the adjacent lots. He noted that when the applicant submits the development application, the applicant will submit a revised Concept Plan and, if the development application is approved, the revised plan will become the approved plan for the PD.

Commissioner Bright said he understood some of the concerns raised, but felt it was an appropriate use of the land. In addition, the close proximity to the commercial area may make a gated community more desirable.

Motion: Commissioner Bright made a motion to approve Item 8 as presented including the special development standards; second by Commissioner DePuy. Motion approved 5-2 with Vice Chair Hand and Commissioner Maxwell opposed.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 8:13 p.m.

Barry Hand, Vice Chair City Plan Commission