CITY OF RICHARDSON CITY PLAN COMMISSION MINUTES – DECEMBER 3, 2013

The Richardson City Plan Commission met on December 3, 2013, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Barry Hand, Chairman

Gerald Bright, Vice Chair Janet DePuy, Commissioner Thomas Maxwell, Commissioner

Eron Linn, Commissioner Randy Roland, Commissioner

Bill Ferrell, Alternate Stephen Springs, Alternate

MEMBERS ABSENT: Marilyn Frederick, Commissioner

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

Susan Smith, Assistant Director – Dev. Svcs – Dev & Eng.

Israel Roberts, Development Review Manager

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 November 19, 2013.

Motion: Commissioner Roland made a motion to approve the minutes as presented; second by Commissioner Maxwell. 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. **Site and Landscape Plan – Mohawk Elementary School:** A request for approval of a site and landscape plan to reflect a 9.047 square foot expansion to Mohawk Elementary School. The 9.07 acre site is located at 1500 Mimosa Drive; at the northeast corner of Mimosa Drive and Melrose Drive.

- 3. **Site and Landscape Plan Richland Elementary School:** A request for approval of a site and landscape plan to reflect an 8,190 square foot expansion to Richland Elementary School. The 6.64 acre site is located at 550 Park Bend Drive; southeast corner of Park Ben Drive and Richland Park Drive.
- 4. Common Area Landscape Plan Savoy Landing Addition (companion to Item 5): A request for approval of a common area landscape plan for a 56-lot single family subdivision with nine common area lots, located at 2201 Waterview Parkway; the northwest corner of Waterview Parkway and Tatum Street.

Commissioner Linn asked to have Item 4 removed for separate consideration.

Motion: Vice Chair Bright made a motion to approve Consent Agenda Items 2 and 3 as presented; second by Commissioner DePuy. Motion approved 7-0.

SEPARATE CONSIDERATION – Item 4

Mr. Roberts advised the applicant was requesting approval of a common area landscape plan for the Savoy Landing Addition at the northwest corner of Waterview Parkway and Tatum Street. He added the landscape plan reflected the material to be used in the common areas in addition to the existing trees for the proposed 56-lot single family subdivision.

Commissioner Linn stated that during the briefing session the Commission was provided with a revised landscape plan that included an Americans with Disability Act (ADA) compliant landing on the western entrance of the property along Tatum Street. He said that it was his understanding the revised plan was not what was agreed to by the City Council and had concerns the only addition to the western entrance would be the landing and not a sidewalk.

Commissioner Linn suggested the item should be tabled until further discussion between the applicant and city staff could take place.

Mr. Chavez replied that based on staff's review of the video of the City Council meeting, the revised landscape plan complied with the requests from the City Council for a landing to allow individuals walking westbound on Tatum Street from Waterview to cross the main entrance before heading south without putting them into the street with vehicular turning movements.

Mr. Jim Tchoukaleff, Contour Real Estate and Development, P.O. Box 670023, Dallas, Texas, said that in his discussions with staff an agreement had been reached to add a north/south sidewalk into the community that would mirror the sidewalk on the east side of the entrance.

Commissioner Linn stated that information was conveyed to him from a City Council member that a sidewalk should proceed west along Tatum Street and again stated he felt further discussion should take place before the Commission reviews the information.

Mr. Chavez explained the ordinance and planned development district that was established for the site waived the sidewalk because it led nowhere along Tatum Street.

Motion: Commissioner Linn made a motion to table Consent Agenda Item 4 for two weeks for further review.

Motion failed for lack of a second.

Vice Chair Bright asked staff if the applicant had met all requirements under the ordinance and, if so, was the Commission required to approve the item.

Mr. Chavez replied the item complied with the Subdivision and Development Code, the zoning ordinance, and the specific planned development district. He added that if the proposed replat met all the requirements, the Commission was obligated under state law to approve the item.

Commissioner Ferrell acknowledged the applicant's willingness to construct the north/south sidewalk and asked if that should be included in the motion.

Mr. Chavez replied the Commission could add that condition as part of the motion.

Chairman Hand asked if the applicant was opposed to putting in a sidewalk west of the main entrance along Tatum Street.

Mr. Tchoukaleff replied they were opposed to putting a sidewalk along Tatum Street because it would adversely affect their finances. In addition, adding a sidewalk and landscaping to an already narrow area that contained utility easements would not be feasible.

Chairman Hand said that when the project was originally approved, the discussion focused on the walkability of the development in relation to the nearby office complex and he felt it would be counter-intuitive to not have a pedestrian walkway.

Ms. Smith pointed out that Tatum Street lead to the loading dock area of the office complex and pedestrians would not be able to access the front of the office buildings from the dock area. She added that the purpose of the ADA landing and north/south sidewalk was to provide a jumping off point when the property to the south develops.

Commissioner Maxwell asked if concept and site plans were approved on a project, but afterwards it was learned an item had been missed would it be too late to make any changes.

Ms. Smith replied that if there was an oversight, staff would work with the applicant to correct the situation as part of the construction.

Mr. Maxwell said he felt the actions taken by the staff on the current application complied with the City's policy mentioned by Ms. Smith.

Commissioner Linn stated he was not suggesting the item should be denied, rather he was suggesting the item should be tabled for two weeks so discussions between the applicant, staff and the concerned council member could take place.

Mr. Chavez pointed out that during the zoning case for the planned development district, a variance was granted and the City could not require the applicant to provide the sidewalk without amending the planned development district.

Commissioner Maxwell asked if the applicant was willing to continue the item.

Mr. Tchoukaleff said he would prefer to have the item voted on at the current meeting because they had hoped to start construction on the project within the next week or two and any delay would have an adverse financial impact on the project.

Commissioner DePuy confirmed that Tatum Street did indeed dead-end into the office complex and there was no pedestrian access. She added that because the sidewalk had previously been waived, the Commission should approve the current request.

Commissioner Ferrell asked how the landing had been left off the material originally listed in the Commission's packets.

Mr. Chavez said staff did not find out about the conversation with the City Council until after the material for the Commission's packet had been published. After reviewing the video from the City Council meeting, contact was made with the applicant at which time they acknowledged they had agreed to provide the ADA landing so they revised their drawings.

Commissioner Maxwell asked if the trees on the west side of the entrance would be affected by extending the sidewalk north and, if that action impacted the existing trees, he would prefer to leave the trees and do away with the sidewalk.

Mr. Chavez replied the trees would have to be removed if the sidewalk was built.

Motion: Commissioner DePuy made a motion to approve Consent Agenda Item 4 as presented; second by Commissioner Springs. Motion approved 6-1 with Commissioner Linn opposed.

PUBLIC HEARING

5. Savoy Landing Addition (companion to Item 4): Consider and take necessary action on a request for approval of a replat of Lot 1, Block B of the Technology Park Addition and a portion of the former Cullum Street right-of-way. The 8.40 acre site is located at 2201 Waterview Parkway; northwest corner of Waterview Parkway and Tatum Street.

Mr. Roberts stated the applicant was requesting a replat of the Savoy Landing Addition to develop a 56-lot, single family, gated subdivision with private streets. He added that all common areas, streets, and walls would be maintained by the homeowners association.

With no questions or comments from the Commission, Chairman Hand opened the public hearing.

No comments in favor or opposed were received and Chairman Hand closed the public hearing.

Motion: Commissioner Maxwell made a motion to approve Item 5 as presented; second by Vice Chair Bright.

Commissioner Linn said he would be voting in opposition to the motion because it was a companion to the previously discussed Consent Agenda Item 4.

Motion approved 6-1 with Commissioner Linn opposed.

ADJOURN

With no further business before the Commission, Chairman Hand adjourned the regular business meeting at 7:28 p.m.

Barry Hand, Chair City Plan Commission