

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JANUARY 17, 2012**

The Richardson City Plan Commission met January 17, 2012, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman
Bill Hammond, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Barry Hand, Commissioner
Thomas Maxwell, Commissioner
Don Bouvier, Alternate
Eron Linn, Alternate

CITY STAFF PRESENT: Michael Spicer, Director of Dev. Svcs.
Sam Chavez, Asst. Director of Dev. Svcs. – Planning
Cindy Wilson, Administrative Secretary I

BRIEFING SESSION

Prior to the regular business meeting, the City Plan Commission met with staff to receive a briefing on agenda items and staff reports. No action was taken.

MINUTES

1. Approval of the minutes of the regular business meeting of December 20, 2011.

Chairman Gantt asked to change the word “provided” to “provide” in the first sentence of the sixth paragraph on page 5.

Motion: Commissioner Frederick made a motion to approve the minutes as corrected; second by Commissioner DePuy. Motion passed 7-0.

PUBLIC HEARINGS

2. Zoning File 11-27: A request by Diego Gordillo, representing Dallas Soccer Center LLC, for approval of a Special Permit for an indoor soccer facility with modified development standards and revocation of Ordinance No. 2992-A for an in-line hockey arena located at 1000 Hampshire Lane, east side of Hampshire Lane, south of Arapaho Road. The property is currently zoned C-M Commercial.

Mr. Chavez stated the applicant was requesting a Special Permit for an indoor soccer facility and the revocation of Ordinance 2992-A for a previously approved in-line hockey arena. He

noted that the 18,600-square foot building had previously been occupied with several indoor sports-related uses, but the applicant was intending to use the site for youth and adult soccer leagues. In addition, the applicant was requesting an alternate parking ratio similar to the ratio approved for the previous in-line hockey arena.

Mr. Chavez concluded his presentation by explaining the applicant was also planning to make changes to the site to address non-conforming issues by increasing the landscaping to 4% and constructing a masonry wall to screen the dumpster.

Commissioner DePuy asked if the applicant was a new owner of the facility.

Mr. Chavez replied the applicant would be the new occupant of the property, but was not sure if he would purchase the property.

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

Mr. Diego Gordillo, representing the Dallas Soccer Center, 7514 Oakhurst Trail, Garland, Texas, said it was his company's intention to eventually purchase the facility and turn it into an indoor soccer facility. He explained that indoor soccer was slightly different than the more commonly known outdoor soccer, and highlighted some of the plans for youth and adult soccer leagues.

Commissioner Bright asked about the rectangular shape of the field as opposed to an oval shape.

Mr. Gordillo replied the rectangular shape would provide more room for the development of three fields.

Chairman Gantt asked about the netting planned as dividers between the fields. He also noted that indoor soccer players sometimes use the hard surfaces of walls to make plays and wanted to know how the nets would affect this.

Mr. Gordillo replied the netting was similar to gymnasium dividers that can be taken down and put up when needed. He added that there will be no hard surfaces on the sides, which is similar to outdoor soccer.

Commissioner Maxwell expressed concerns about the parking analysis pointing out that many of the other indoor soccer facilities in the metroplex were under parked especially during youth leagues. He also felt the inadequate parking would cause overflow onto Hampshire Lane and possibly the adjacent shopping center property to the east.

Mr. Gordillo replied that most youth teams would have 4 players as opposed to 6 players and based on their business model the parking would be adequate.

Vice Chair Hammond asked for clarification on Mr. Maxwell's statement regarding a possible shortage of parking spaces.

Commissioner Maxwell replied that if you take the vehicles parked for the team currently on the field and add the vehicles for the referees, employees, then add the cars for the players waiting to play the next game, the available parking would not be sufficient.

Mr. Gordillo replied that the overlap between games would not, in his opinion, cause a problem with parking because it would be limited to just a few minutes.

Commissioner Maxwell asked if the applicant had spoken with any of the adjacent businesses regarding a parking agreement for overflow parking.

Mr. Gordillo replied that he had not.

Chairman Gantt stated his calculations showed that 80 parking spaces would be required during the overlap between games, which was 13 spaces short of the 67 spaces provided. He added that he had some concerns about the parking, but felt the overflow could park on the street.

Commissioner Bouvier said he compared the proposed site to another indoor soccer facility in the area that is 7,000 square feet larger than the proposed facility, but had the same amount of parking. He noted that on most nights the parking at the larger facility was sufficient and only during championship games did there seem to be an overflow of 7 or 8 vehicles.

Mr. Bouvier stated he believed the parking was sufficient to handle the amount of vehicles the business would pull in.

Mr. David Arlich, 7323 Tophill Lane, Dallas, Texas, owner of the building at 1000 Hampshire Lane, said parking would not be a problem because he had a verbal agreement with the day care business to the north to pay for their trash and in return his patrons could use their parking lot at night and on the weekends. He added that he also has a verbal agreement with the business east of his building to use their parking for larger vehicles that sometime come in for championship games. In each instance, Mr. Arlich said the only request from the adjoining businesses was to police their lots before they open for business.

Vice Chair Hammond asked if there had ever been a parking issue.

Mr. Arlich replied he has never had a parking problem because of agreement with the surrounding businesses and the fact that his building sits at the end of a dead end street.

With no further comments in favor or opposed Chairman Gantt closed the public hearing.

Commissioner Maxwell said he was in favor of the application, but still had concerns about the number of parking spaces. He suggested the applicant provide a formal parking agreement with the adjacent businesses.

Commissioner Hand said his experience in the area occurred mostly on Saturdays and noticed that the area was very quiet. He added that because the request was for a Special Permit, and that permit could be reconsidered if parking becomes an issue, he did not have a problem with the request.

Commissioners DePuy and Bright concurred with Mr. Hand.

Commissioner Bouvier wanted to acknowledge that the applicant had taken the staff's recommendation to enhance the appearance of the property through increased landscaping as opposed to some of the recent cases before the Commission who had chosen not to do so.

Motion: Commissioner Hand made a motion to recommend approval of Item 2 as presented; second by Commissioner Frederick. Motion passed 6-1 with Commissioner Maxwell opposed.

3. **Zoning File 11-29:** A request by Eyal Avnon, representing David Weekley Homes, for approval of amendments to the development standards and a revised concept plan for a proposed forty-two (42) lot single family patio home development on property located at the northwest corner of Lake Park Way and Jonsson Boulevard. The property is currently zoned RP-1500-M Patio Home.

Mr. Chavez reported the applicant was requesting to revise several development standards to accommodate the placement of master bedrooms on the first floor. He noted that during the previous public hearings, the Commission and Council voiced their support of a project that would require first floor master bedrooms since the development would cater to an older population. The revised concept plan and proposed development standards would now allow the applicant to meet consumer demand for master bedrooms on the first floor and resulted in a revised concept plan with a forty-two (42) lot residential subdivision in lieu of the thirty-seven (37) lots previously approved.

Mr. Chavez noted that with the exception of the development regulations listed in the table below, the site would be developed in accordance with the regulations approved in December 2011 per Ordinance No. 3849. The table reflects the base RP-1500-M Patio Home District regulations, the approved regulations per Ordinance No. 3849, and the proposed amendments to the regulations approved in Ordinance No. 3849 (shown in bold font):

	RP-1500-M Residential District Development Regulations	Approved Amendments per Ordinance 3849	Proposed Amendments to Ordinance 3849
Dwelling Unit Size	Minimum: 1,500 square feet	Minimum: 1,800 square feet	No change proposed
Building Height	Minimum 1-story / Maximum 2-story	All structures shall be 2 stories	No change proposed
Area Regulations	Lot Area: Minimum 5,000 square feet. Lot Width: Minimum 50 feet. Lot Depth: Minimum 100 feet.	Lot Area: Minimum 4,000 square feet. Lot Width: Minimum 40 feet. Lot Depth: No change proposed.	Lot Area: Minimum 3,600 square feet. Lot Width: Minimum 45 feet. Lot Depth: Minimum 80 feet.
Lot Coverage	Maximum Lot Coverage: 50%	Maximum Lot Coverage: 65%	No change proposed
Setbacks	Front: Minimum 15 feet. Side: 0 feet and 10 feet/15 feet for side property line adjacent to a street. Rear: Minimum 20 feet.	Front: Minimum 20 feet to garage door. Required front setback/build-to-line of 15 feet for remainder of structure, except minimum shall be 12 feet for a porch. (18-inch overhang encroachment allowed for all of the above.) Side: TBD at time of development plans. Minimum 10-foot building separation required. 15 feet for side property line adjacent to a street. (18-inch overhang encroachment allowed). Rear: Minimum 10 feet. (18-inch overhang shall be allowed).	Front: No change proposed Required front setback of 10 feet for remainder of structure, including porches. (18-inch overhang encroachment allowed for all of the above.) (Face of garage shall be recessed minimum 5 feet from remainder of structure). Side: No change proposed except 10 feet for side property line adjacent to a street. (18-inch overhang encroachment allowed). Rear: Minimum 5 '(18-inch overhang shall be allowed).
Density	Maximum 5.5 dwelling units / acre.	Maximum 6.31 dwelling units / acre.	Maximum 7.2 dwelling units / acre.

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

Mr. Eyal Avnon, representing David Weekley Homes, 3301 N. I-35, Carrollton, Texas, advised that after getting feedback from the Commissioner and the Council, and doing some research on the feasibility of products with master bedrooms on the first floor, it was determined that the product was possible with a wider format. He added that the changes in the front setbacks would help diminish the look of the garage doors and improve the streetscape while increasing the concept of a “zero-maintenance” lifestyle. Also, increasing the number of lots increased the profitability and some of that was being reinvested in the common areas and landscaping.

Mr. Avnon addressed concerns expressed in the briefing session regarding garage doors and visitor parking. Regarding the garage doors, he felt that the metal doors David Weekley was proposing would better suit the development because they would be maintenance free as opposed to the cedar doors mentioned by the Commission. He added that the photo presented during the briefing session was not really representative of the type of door they would be using and indicated that the doors would have more design features including carriage style hardware.

In respect to the visitor parking, Mr. Avnon said he felt the 27-foot wide streets would accommodate two parked cars and a third vehicle moving on the street, plus he felt that with their target audience the parking inside the garage and in the individual driveways would be sufficient.

Commissioner Hand asked for clarification on the front setback, but also commented on the lack of visitor parking and suggested that 5 small parking areas containing two or three parallel spaces each could be added throughout the subdivision. He asked the applicant to redraw the plans to include the spaces prior to presenting the request to City Council.

Mr. Avnon replied that the front setback of the main façade of the structure, other than the garage, would be decreased. He added that there would be a requirement to have a minimum 5-foot recess between the front build-to line and the face of the garage so they would be maintaining the same offset distance as originally proposed.

Vice Chair Hammond concurred with Mr. Hand’s comments, and acknowledged that metal garage doors would have lower maintenance than cedar wood doors, but asked if there were metal garage doors that had better design features than those presented in the briefing session.

Mr. Avnon said the pictures presented in the briefing session were taken at another patio home development and were not representative of more decorative garage doors that would be available for the proposed subdivision.

Commissioner Frederick noted that the Commission appreciated the applicant listening to their recommendations, making those changes, and felt the changes would result in a much better product.

Commissioner Bright concurred with Ms. Frederick's comments and asked what the researched showed regarding the visitor parking needs for this type of subdivision.

Mr. Avnon replied that in other patio homes communities the lack of visitor parking did not seem to cause a problem, and the only other time they have built visitor parking was in townhome developments.

Commissioner Bright asked if the applicant would be open to adding additional visitor parking if it was a recommendation from the Commission.

Mr. Avnon replied that he would like to look to see if there were any opportunities available under the current design to add parking spaces and expressed some concerns about putting parallel parking spaces close to the main entrance. He asked the Commission if they would be flexible and allow those changes to be reflected during the preliminary plat process.

Commissioner Bright said it was his understanding that if the Commission wanted to add visitor parking it had to be done during the zoning process and Mr. Chavez concurred.

Commissioner Hand pointed out that there had been 10 visitor parking spaces in the previous proposal and suggested that those spaces should be disbursed throughout the development. He thought there was enough linear side yards along Lots 20, 26, 28, 29, 31, 34, 35, and at the end of the roundabout to accommodate parallel parking spaces.

Mr. Avnon asked for some relief on the number of required parking spaces and was concerned about putting parallel parking along Lots 26 and 28, which are in the sight line of the main entrance. He agreed that there might be other areas of opportunity for parallel parking in the subdivision, but was not sure at the present time how many could be added or where they would be located.

Commissioner DePuy said she thought 10 visitor parking spaces were too many and they could possibly detract from the overall appeal of the development's design. She added that she would prefer to have more landscaping and green spaces versus additional parking.

Commissioner Linn asked what the approximate age of the targeted buyer was.

Mr. Avnon replied that there were two groups – one were empty nesters 45 to 50 years and older, and younger couples looking to buy a home within the Richardson Independent School District.

Commissioner Hand asked if there was visitor parking in the Lake Park Townhomes, and why did the original proposal have visitor parking.

Mr. Avnon replied there was guest parking for the townhomes, and the original proposal had the guest parking because the overall design was different.

Commissioner Hand stated that the additional parking spaces could be stitched into the street grid and, in many neighborhoods, was considered an amenity. He added that 20 percent of the original proposal, or 8 spaces, would be fair and suggested the applicant find the best locations for those 8 parallel parking spaces.

Vice Chair Hammond agreed with Mr. Hand and encouraged the applicant to look for visitor parking spaces in the development.

No further comments were made in favor or opposed and Chairman Gantt closed the public hearing.

Chairman Gantt said he felt the product design was much better in the new proposal, and understood the Commission's concerns about additional parking, but asked if there were any concerns about other development issues presented by the applicant.

Vice Chair Hammond wanted to make sure that the garage doors were different from those viewed during the briefing session, and quoted a description from Ordinance Number 3849, Section 2.2.s "Garage doors shall be custom, metal carriage-style (wooden look) doors" to emphasize his position.

Chairman Gantt returned to the issue of parking and concurred with Ms. DePuy's statement pointing out the development was gated, would not have any pass through traffic, and with 4 useable spaces (two in garage, two in driveway), plus 1 to 2 spots on the street, he felt the parking was sufficient. However, if the Commission requested 6 or 8 more spaces, he cautioned that it should be carefully thought through and not forced.

Commissioner Bouvier opposed additional parking feeling that it would be mistake to alter the look and feel of the development, and if additional parking was a concern for a potential resident they would most likely choose not to live in the development. He also felt metal garage doors were preferable over wood doors.

Commissioner Hand said he disagreed and noted that the average suburban lots in the City are approximately 75 to 100 feet wide, whereas the proposed lots will be 45 feet wide. He added that the development was a tighter density and parallel parking would be seen as an enhancement to the neighborhood.

Chairman Gantt replied that his home is located on a “wedge” shaped lot that is at the ninety degree angle between two streets and it is difficult to park two cars in front of his home. He added that parallel parking in an urban environment would make sense, but felt the proposed development was not urban and liked the current design.

Commissioner Maxwell stated that it made sense to add parallel parking, but when he tried to find an area for those spaces he felt it detracted from the design of the development.

Commissioner DePuy concurred with Mr. Bouvier statement about the potential buyers and noted that those buyers were looking for something different, smaller, more compact, and less work. She added that if the Commission tried to force the issue of additional parking it could damage the product.

Commissioner Frederick said she did not think that parking was going to be a determining factor for potential buyers; they may think of it at first, but would get past it. Also, traditions and lifestyles had changed for the targeted buyer and they would not need larger parking areas for their family and guests. She stated she was not in favor of dictating a certain number of parking spaces to the developer and would rather see additional landscaping as opposed to additional parking spaces.

Commissioner Linn felt a higher density development would need more parking spaces, but felt that additional parking in this instance would be detrimental to the development.

Motion: Vice Chair Hammond made a motion to recommend approval of Item 3 as presented with two additional requests of the developer: 1) to look for opportunities to add to the parking, and 2) for opportunities to enhance the garage doors; second by Commissioner Hand.

Commissioner Bouvier asked to clarify if the motion was for approval without knowing what those changes would be.

Chairman Gantt said he understood the motion to be that if there was a way for the developer to further investigate garage door options and additional parking spaces without detriment to the design, the applicant was encouraged to do so.

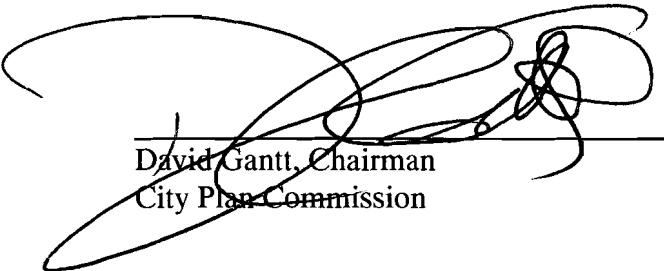
Commissioner Bright also wanted to confirm that if the applicant did not come with up with other options, that it would be acceptable to the Commission.

Vice Chair Hammond said he was not mandating anything to the developer.

Motion passed 6-1 with Commissioner Bright opposed.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 8:27 p.m.



David Gantt, Chairman
City Plan Commission