

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JULY 20, 2021

The Richardson City Plan Commission met on July 20, 2021, at 7:00 p.m. in the City Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Randy Roland, Chairman
Bryan Marsh, Vice Chairman
Stephen Springs, Commissioner
Sibyl LaCour, Commissioner
Joe Costantino, Commissioner
Gwen Walraven, Commissioner
Michael Keller, Commissioner

MEMBERS ABSENT: Kenneth Southard, Commissioner
Gary Beach, Commissioner

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Services – Planning
Chris Shacklett, Development Review Manager
Connie Ellwood, Executive Secretary

BRIEFING SESSION

Prior to the start of the regular business meeting, the City Plan Commission met with staff regarding staff reports and agenda items. No action was taken.

REGULAR BUSINESS MEETING

1. Approval of Minutes of the regular business meeting on July 6, 2021.

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

PUBLIC HEARING

- 2. Zoning File 21-11 – Planned Development and Special Permit – *Salad and Go (continued from July 6, 2021)*:** Consider and act on a request to change the zoning on a 3.44-acre lot located west of N. Plano Road, on the north side of E. Beltline Road from C-M Commercial to PD Planned Development District for the C-M Commercial District with modified development standards related to reduced parking and approval of a Special Permit for a 750-square foot restaurant with drive-through service on 0.61 acres of the 3.44-acre lot. *Property Owner: David Karlman, EBLR, LLC. Staff: Daniel Harper*

Mr. Chavez began his presentation stating this request was continued from the July 6 meeting. The applicant was requesting a PD Planned Development District for the CM Commercial District to modify the parking requirements for the 3.44-acre site and was also seeking approval of a special permit for a restaurant with drive-through services. The property was located on the north side of E. Belt Line Road and west of N. Plano Road.

Mr. Chavez continued stating the original submittal proposed to the Commission at the July 6, 2021 meeting showed a single common egress and ingress driveway at the northeast corner of the property. The applicant revised the proposed concept plan to separate the entrance and exit which eliminated the concern that the Commission voiced with the joint egress and ingress driveway. In doing so, the applicant eliminated two (2) parking spaces. As such, Condition 1.a. was modified from 175 parking spaces to 173 parking spaces as the minimum of parking spaces that would be required for the site. Mr. Chavez concluded his presentation stating there had been no correspondence received in favor or in opposition of the request and that the applicant was present for any questions.

Chairman Roland asked staff about the condition stated within 2.b. of the staff recommendations. He wanted more clarity on why Condition 2.b. was included within the special conditions and what it meant.

Mr. Chavez responded it was the language that was attached to all special permits. Under that portion of the Comprehensive Zoning Ordinance, there were special provisions related to time limits for Special Permits that require building permits or require a Certificate of Occupancy.

Chairman Roland asked if the only consideration was the parking.

Mr. Chavez confirmed yes; it had been modified and the Special Permit request.

With no further questions of the applicant or staff, Chairman Roland closed the public hearing and asked for a motion.

Motion: Vice Chairman Marsh made a motion to recommend approval of Zoning File 21-11 – Planned Development and Special Permit – Salad and Go as presented. Seconded by Commissioner Springs. Motion Passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Roland adjourned the regular business meeting at 7:07 p.m.

Randy Roland, Chairman