

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – MAY 17, 2022**

The Richardson City Plan Commission met on May 17, 2022, at 7:00 p.m. in the City Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** Bryan Marsh, Chairman  
Stephen Springs, Vice Chairman  
Kenneth Southard, Commissioner  
Gwen Walraven, Commissioner  
Gary Beach, Commissioner

**MEMBERS ABSENT:** Sibyl LaCour, Commissioner  
Nate Roberts, Commissioner  
Joe Costantino, Commissioner  
Michael Keller, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Interim Director – Development Services  
Chris Shacklett, Interim Asst. Director – Planning  
Derica Peters, Planner II – Development & Engineering  
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 of May 3, 2022.**

**Motion:** Commissioner Southard made a motion to approve the minutes as presented; Seconded by Commissioner Beach. Motion passed 5-0.

**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 (1) 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. Building Elevations – The Shire Retail Building:** A request for approval of building elevations for the construction of a single-story, 8,772-square foot retail building. The property is zoned PD Planned Development and located at 2050 E. President George Bush Highway, on the south side of President George Bush Highway, between Shire Boulevard and N. Jupiter Road. *Applicant: Tommy Crowell, representing The Shire at Cityline LTD. Staff: Derica Peters.*

**Motion:** Vice Chairman Springs made a motion to approve the consent agenda as presented; seconded by Commissioner Southard. Motion passed 5-0.

### **PUBLIC HEARING**

- 3. Zoning File 22-07 – PD Planned Development – ATRE Waterview Student Housing:** Consider and act on a request to rezone approximately 3.9 acres located northwest of Frankford Road and Waterview Parkway, south of President George Bush Turnpike from PD Planned Development and TO-M Technical Office to PD Planned Development for the A-950-M Apartment District with modified development standards and a concept plan to allow development of a 5-story apartment building with up to 171 units to accommodate 529 beds. *Property Owner: Mehrdad Mazaheri, George Bush Highway Investment, LLC and Affordable Space Rental 2018, LLC. Staff: Chris Shacklett.*

Mr. Shacklett began his presentation stating the applicant was requesting approval of a 5-story apartment building with up to 171 units. He stated the property was currently zoned PD Planned Development and TO-M Technical Office. Mr. Shacklett continued stating the property is designated as Regional Employment on the City's Future Land Use Plan and that apartments were not a use consistent with the future land use category. He stated that similar projects have been brought before the Commission and City Council since 2020 on the subject property and property to the east and that those cases have either been withdrawn or been denied by City Council.

Mr. Shacklett presented the applicant's concept plan depicting the location of the surrounding area and access points to the surrounding roadway system. He explained that a traffic impact analysis was submitted and reviewed and that no roadway modifications were required; however, future development of the surrounding vacant land could require roadway modifications that may have an impact on the proposed development or surrounding properties.

Mr. Shacklett presented a detailed concept plan pointing out the building location, parking garage location, dumpster access location, and proposed amenity areas. He discussed the proposed requested exceptions, including increased density, increased lot coverage, reduced minimum unit floor areas, reduced parking, modified setbacks, modified amenity point requirements, a waiver of a perimeter fence, and a modified lot configuration.

Mr. Shacklett presented the proposed building elevations and described the types of materials that would be used on the apartment buildings and the parking garage. He showed the location of the two (2) parking garage entrances and entry to the leasing office.

Mr. Shacklett presented a comparison of the required A-950-M Apartment zoning regulations compared to the proposed zoning regulations. He also pointed out that while the applicant was requesting a parking ratio of 0.8 parking spaces per bedroom; staff suggested a ratio of one (1) parking space per bedroom since the development is not campus adjacent.

Mr. Shacklett provided a summary of the request, and he stated that several considerations should be considered including inconsistency with the Future Land Use Plan, proximity of the

development to the UTD campus, reduced parking requirements, disconnected pedestrian connection to campus and pedestrian safety concerns, possible negative impacts to surrounding properties, and uncertainty regarding future development of the remaining vacant land to the east of the subject property. Mr. Shacklett stated that the existing number of on-campus and off-campus beds within the existing and future Northside development is sufficient to accommodate the stated demand in the UTD Campus Master Plan.

Mr. Shacklett concluded by summarizing the request and stating five (5) letters in support of the request had been received. He then made himself available for questions.

Commissioner Southard inquired if UTD had provided any correspondence regarding the request.

Mr. Shacklett stated no correspondence was received and that it was his understanding that the applicant would be meeting with the university after this meeting.

Commissioner Beach stated the two (2) parking spaces along Frankford Road should be removed. He inquired about how the applicant would address a lack of parking if one (1) parking space per bedroom were required as staff had suggested.

Mr. Shacklett stated the number of spaces in the parking garage would need to be increased or a reduction in the number of units would be required to address a parking deficiency.

Chairman Marsh asked if there was a crosswalk at the intersection of Waterview Parkway and Frankford Road.

Mr. Shacklett responded, yes.

Chairman Marsh asked for confirmation that the previous denial on September 27, 2021 was with prejudice.

Mr. Shacklett confirmed that the previous denial was with prejudice which prohibits any zoning application from being submitted within one (1) year of the denial.

Chairman Marsh inquired about a possible mixed-use development and asked if it was on the entire 13-acre property.

Mr. Shacklett confirmed there had been discussions regarding a mixed-use development and that the applicant could provide additional information regarding future development. He also confirmed that no action could be taken tonight on any other development other than the proposed 171-unit apartment development on the 3.9-acre site.

With no further questions of staff, Chairman Marsh invited the applicant to come forward to present the request.

Mr. Barry Hand, Gensler, 5005 Greenville Avenue, Dallas, Texas came forward to present the request. He stated that he had reviewed the previous zoning applications made on the subject property and wanted to look at the entire area as to determine what should be developed to complete the development of the area north of the future Silver Line DART Station. Mr. Hand discussed the proximity of the development to the station.

Mr. Hand stated the project is student-centric, but it is not limited to students. He discussed the existing surrounding uses. He then discussed how trends have changed due to the recent pandemic, including rapid increases in real estate prices and how mixed-use developments are those that will have sustainable valuation models.

Mr. Hand discussed the potential mixed-use development context including the types of uses that would be included such as retail and housing. He presented a potential concept plan for the entire 13-acre tract, including residential, retail, office and hotel uses. He also discussed how he sees other vacant tracts being developed and how this proposed development is complementary to that type of development. He then provided images representative of the type of development being proposed.

Mr. Hand stated the applicant plans to come back before the Commission and City Council as soon as the 1-year waiting period on the land to the east has passed to request a rezoning consistent with the plan he had presented for the entire thirteen (13) acres.

Mr. Hand concluded stating that properties that had developed as multi-family residential in the Richardson area have higher valuations than office developments surrounding the subject property. He also stated the walking distance from the subject property to the campus is not an issue and that students were used to walking these distances.

Wes Hoblit, 2201 Main Street, Dallas, Texas, representing the applicant, came forward to speak regarding the limited availability of university housing. He stated the current off-campus housing options are much further away than the subject property and that many of the options were not as ideal. He also stated that students may not have vehicles and walking longer distances was not an issue.

Mr. Hand stated it is normal to have off-campus student housing and this is an addition to that existing supply. He also stated the proposed parking ratio of 0.8 parking spaces per bedroom is still higher than many other off-campus housing developments near other universities. He stated providing one (1) parking space per bedroom would be too much parking for the site.

Michael Augustine, Alta Terra Real Estate, 1441 W. Ute Boulevard, Park City, UT, came forward stating his company would be developing the proposed project. He stated that they have experience developing all types of multi-family housing, including student housing. He stated there is a lack of housing for students. He stated they are very concerned about providing adequate parking because it would not be successful if parking was deficient.

Chairman Marsh asked what was a typical on-campus housing supply and stated UTD was around 25%.

Mr. Augustine responded 25% would be average, but it could be higher for private universities.

Chairman Marsh inquired about other metrics used to determine how much off-campus housing is necessary.

Mr. Augustine stated his company studies the university's projections as well as projections made by private companies. He stated they consider many factors to determine the actual housing demand for a university.

Chairman Marsh asked about the unit mix in the development and why there were no proposed 3-bedroom units.

Mr. Augustine stated 3-bedroom units are not provided, and since each bedroom is rented separately, it is more difficult to roommate match a 3-bedroom unit. He stated most of the units are 4-bedroom units with much of the remaining units being 2-bedroom units with just a few 1-bedroom units.

Chairman Marsh asked the applicant to confirm that the housing was not limited to students, and if so, how do they know that non-students will not want to move in.

Mr. Augustine stated the per bedroom leasing model appeals mostly to students because of the cost efficiency.

Chairman Marsh asked staff if a requirement to lease the units on a per bedroom basis was included in the conditions.

Mr. Shacklett stated there was no such requirement but that there was a requirement for one (1) bathroom per bedroom to be provided.

Commissioner Beach asked if since there is a high demand for housing currently, if the applicant thought more non-students may want to lease a bedroom.

Mr. Augustine stated none of the units have a master bedroom so that is another reason why the development is student centric.

Chairman Marsh asked how the unit sizes compared to typical market rate units.

Mr. Augustine stated these units were smaller than typical market rate units. He also stated the units are comparable with the Northside development.

Chairman Marsh asked how large each unit type was.

Mr. Augustine stated the market rate 1-bedroom unit would be larger, but the 2-bedroom market rate unit would be smaller. He stated they do not typically build market rate 4-bedroom units.

Chairman Marsh inquired about the reduced parking ratio of 0.8 parking spaces per bedroom.

Mr. Augustine stated 0.8 parking spaces per bedroom is sufficient and that the parking ratio is consistent with some of the phases at Northside.

Chairman Marsh asked if washers and dryers were included in the units.

Mr. Augustine responded that all units would have washers and dryers.

Chairman Marsh asked Mr. Hand to further discuss the master plan for the overall 13-acre site.

Mr. Hand stated they reviewed the previous requests and created a solution that was a bigger idea for the entire area. He stated the intent is to urbanize and provide amenities within the surrounding suburban office development.

Chairman Marsh asked if there was any way to include the master plan as part of the request and if the proposed development would hamper the future development.

Mr. Hand responded that was not possible until the 1-year waiting period had passed. He stated approving the subject request would not affect the viability of the proposed master plan for the remainder of the thirteen (13) acres.

Commissioner Southard stated the subject request was still for apartments which had been denied multiple times in the last two (2) years and even though mixed use was being discussed, the Commission was only voting on the apartment development at this time.

Mr. Hand stated the owner has incentive to complete the mixed-use development so the zoning request would come back at such time the waiting period had passed.

Chairman Marsh asked if the proposed development were not within a mixed-use development, would the project still work.

Mr. Augustine responded the project can stand alone or be located within a mixed-use development. He also stated timing is important and can impact the end users.

With no further questions from the Commission, Chairman Marsh asked if anyone would like to speak in favor or opposition to the request.

The following individual came forward to speak in favor of the request:

- Andrew Laska, 502 Hyde Park Drive, Richardson, Texas

With no further speakers, Chairman Marsh asked the applicant to come forward to speak.

Mr. Hand respectfully requested the Commission's recommendation for approval.

Chairman Marsh made a motion to close the public hearing. Commissioner Walraven seconded the motion. The motion was unanimously approved.

Vice Chairman Springs stated he has always thought student housing is appropriate at this location. He stated the Comprehensive Plan needs to be updated and that the walking distance and disconnected pedestrian paths should not be a concern. He also stated there is adequate parking, and vehicles should not be incentivized into the development. He concluded stating he was in favor of the request.

Commissioner Beach stated this development would not negatively impact the surrounding properties.

Commissioner Southard stated he was inclined to support the request.

Chairman Marsh commented that this proposal was different from the previous zoning requests and that it was more in character with the surrounding area. He also stated the proximity to campus and traffic were still concerns. He continued stating that there was no assurance that it would remain student housing. He stated he was encouraged to see a master plan for the entire thirteen (13) acres, and that a plan should be submitted and reviewed for the entire site, but he was not sure that the market is there for a dense mixed-use development at this site.

Commissioner Southard stated he would want to limit the ability for the units to be short term rentals.

Commissioner Walraven stated she agreed this is a better proposal than previous requests, but she was not in favor of the request since it did not include the entire thirteen (13) acres.

Vice Chairman Springs asked Mr. Hand if they could wait until the 1-year waiting period was over so that a plan for the entire 13-acre site could be brought before the Commission.

Mr. Hand responded that was not possible due to the large carrying costs for the landowner, and there was no harm allowing development on this portion of the property prior to bringing forward a master plan for the remainder of the site.

Vice Chairman Springs stated the issue was not the use, but it was a difficult infill site. He stated that allowing this development to move forward would not harm future development of the remaining acreage.

Mr. Hand stated the retail dining proposed in the master plan would be an amenity to the existing office uses surrounding the property.

Vice Chairman Springs stated he believed the applicant would come forward with a future plan for the remainder of the site.

Mr. Hand stated they tried to contact all the surrounding owners, including UTD, regarding the request and that no one seemed to have any concerns.

Chairman Marsh announced there was a request by an additional person who wanted to speak, and with no objection from the other Commissioners, he reopened the public hearing.

The following individual came forward to speak in favor of the request:

- Roya Azar, 4 Southern Hills Court, Frisco, Texas

With no further questions from staff or comments in favor or opposition to the request, Commissioner Beach stated he was ready to make a motion.

**Motion:** Commissioner Beach made a motion to recommend approval of ZF 22-07 – Planned Development – ATRE Waterview Student Housing as presented with a prohibition on short term rentals. Mr. Shacklett advised Commissioner Beach that a prohibition on short term rentals could not be placed within the zoning.

Commissioner Beach amended his motion to recommend approval as presented with a required parking ratio of 0.8 parking spaces per bedroom. Seconded by Vice Chairman Springs. Motion Passed 3-2 (Chairman Marsh and Commissioner Walraven in opposition of the request).

### **ADJOURN**

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 8:55 p.m.

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Bryan Marsh, Chairman