

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – NOVEMBER 17, 2015**

The Richardson City Plan Commission met on November 17, 2015, 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  
Bill Ferrell, Commissioner  
Marilyn Frederick, Commissioner  
Thomas Maxwell, Commissioner  
Randy Roland, Commissioner  
Ron Taylor, Alternate

**MEMBERS ABSENT:** Janet DePuy, Commissioner  
Stephen Springs, Alternate

**CITY STAFF PRESENT:** Sam Chavez, Assistant Director – Dev. Svcs. – Planning  
Chris Shacklett, Senior Planner  
Mohamed Bireima, Planner  
Kathy Welp, 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.

**MINUTES**

**1. Approval of the minutes of the regular business meeting of November 3, 2015.**

**Motion:** Vice Chair Bright made a motion to approve the minutes as presented; second by Commissioner Maxwell. Motion approved 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. Final Plat - Bush Central Station West Addition:** A request for approval of a final plat for a 4.48-acre lot located on the north side of CityLine Drive, between US 75 and DART Light Rail.
- 3. Amending Plat – Crystal Creek Addition, Lots 20A & 21A, Block A:** A request for approval of an amending plat of Lots 20 and 21, Block A of the Crystal Creek Addition to adjust the lot line between Lot 20 and Lot 21. The subject residential lots are located at 2913 and 2917 Annoor Drive.

**Motion:** Commission Roland made a motion to approve the Consent Agenda as presented; second by Commissioner Ferrell. Motion approved 7-0.

## **PUBLIC HEARINGS**

4. **Zoning File 15-27 – RaceTrac:** Consider and take necessary action on a request for approval of a change in zoning from I-FP(2) Industrial with special conditions to LR-M(2) Local Retail, and approval of a Special Permit for a motor vehicle service station. The property is located at 700 and 720 E. Arapaho Road, southwest corner of Arapaho Road and Bowser Road.

Mr. Shacklett stated the applicant was requesting the zoning change to accommodate the development of a RaceTrac service station on approximately 3 acres on the southwest corner of Bowser and Arapaho Roads. He added that no development was planned for the western 1.2 acres of the site.

Mr. Shacklett pointed out the property was located within the East Arapaho/Collins Redevelopment and Enhancement district (East Arapaho/Collins) and highlighted some of the opportunities and features outlined in 2013 Market Study including attracting support services/amenities and enhancing curb appeal.

Mr. Shacklett noted that a 5,500 square foot convenience store would be constructed towards the rear of the site with ten (10) double-sided gas pumps along Arapaho Road, and the following changes were being proposed for the median openings as well as the driveways:

- Reduce median openings from 3 to 1 to allow adequate storage and transition for vehicles making a left turn into the site;
- Reduce current driveways along Arapaho Road from 3 to 2 to line up new median openings; and
- Add a driveway along Bowser Road between Arapaho Road and the southernmost driveway to aide in circulation through the site.

Mr. Shacklett acknowledged that trip generations had been discussed with the applicant and they provided a report showing an increase in A.M. peak trip hours, but most of those vehicles would already be on Arapaho Road and not new vehicles generated by the site. In the P.M. hours there would also be a slight increase, but the increase in the number of trips would not significantly impact the roadways and would be mitigated by the median and driveway modifications.

Mr. Shacklett concluded his presentation by outlining the variance requests for the distance from center of pump to the curb or building line, and the fact they were similar to requests from almost every other service station applicant since the changes to the ordinance in 2008. He added that no correspondence or phone calls had been received regarding the proposed rezoning.

Commissioner Maxwell asked if there would be a problem with the landscape plan for the site and the power lines along Arapaho Road. He also wanted to know the reason for placing the air and vacuuming service within landscape area along Arapaho Road.

Mr. Shacklett acknowledged there were power lines in the area and if the applicant could not negotiate an agreement with Oncor, they could come back before the Commission and ask for relief and permission to plant ornamental trees in-lieu-of canopy trees.

Regarding the air and vacuum service, Mr. Shacklett stated that staff had suggested moving it elsewhere, but in talks with the representative from RaceTrac they said they have a lot of trucks pulling trailers that need the longer parking area.

Commissioner Frederick asked if the “hatched” area on the zoning exhibit would contain landscaping.

Mr. Shacklett replied they would have landscaping in compliance with the City’s landscaping policy.

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

Mr. Tommy Mann, 2728 N. Harwood Road, Suite 500, Dallas, Texas, stated he was representing RaceTrac, a privately held corporation with over 400 stores in the south and southeastern United States. He added the building currently on the site is vacant and was not consistent with the City’s vision for the area, whereas, the proposed zoning change would be more in agreement with that vision.

Mr. Mann highlighted the proposed changes and enhancements to the site versus what currently exist including:

- Eight-five percent masonry construction;
- Increased landscaping;
- Pedestrian amenities;
- Energy conservation in building design;
- Public safety and traffic flow; and
- Updated and modern elevations.

Mr. Mann concluded his presentation by stating he thought what the applicant was proposing was a step forward toward the City’s vision for the area.

Commissioner Maxwell asked if the whole site would be demolished.

Mr. Mann replied that RaceTrac would demolish both sites then prepare the driveways and curb cuts for the gas station and convenience store, but the adjacent site would be left for future development.

Commissioner Roland asked who the applicant anticipated would be using the outdoor seating area and was there some type of monitoring in place to keep individuals from loitering.

Mr. Mann said all stores are corporately owned and the outdoor seating areas would be for customers only and the store management would monitor the area.

Commissioner Frederick asked if the applicant was intending to secure a liquor license to sell beer and wine.

Mr. Mann replied that RaceTrac would be applying for a liquor license through the Texas Alcoholic Beverage Commission (TABC).

No other comments were received in favor and Chairman Hand calls for comments in opposition.

Mr. Steven Dumais, 908 N. Bowser Road, Richardson, Texas, stated he was not in favor or opposed, but noted that his family owns the properties from 903 to 930 Bowser Road on the east side of the road, as well as 919 Bowser Road on the west. He stated his main concerns were the traffic going south on Bowser Road and the impact on the adjacent residential neighborhood; the number of trips generated by the proposed use, and asked if a signal light was planned for one of the exits on Arapaho Road. In addition, Mr. Dumais wanted to know if the service station would be selling diesel fuel.

Chairman Hand replied the plans submitted by the applicant was showing a 10,000 gallon diesel tank so it appeared they would be selling that type of fuel.

Regarding the signal light and the driveways on Bowser Road, Mr. Shacklett stated that if a driver wanted to make a left onto Bowser Road, they could go to the southern exit and make the left. He added there would not be a signal light at the western driveway on Arapaho Road, however, if someone wanted to go west on Arapaho Road, they could exit onto Bowser Road and then go north to the existing signal light to make a left.

With no further comments in opposition, Chairman Hand asked the applicant if he wanted to make a closing statement.

Mr. Mann stated the number of vehicles entering and the existing site would be made up of vehicles already using Arapaho Road and the site would not be a destination use, but a convenience use. He also confirmed that RaceTrac would be selling diesel fuel.

Chairman Hand closed the public hearing.

Commissioner Frederick agreed with Mr. Mann's assessment that the proposed service station would not generate new business on Arapaho or Bowser Roads, but would simply provide a service to those drivers already using the roadways.

Commissioner Taylor commended the applicant's plans to give the property a sense of community access and involvement with wider sidewalks and bicycle racks.

Commissioner Ferrell said the proposal would be an improvement to what was currently located on the site, but expressed concerns that the whole site was not being used.

Chairman Hand also commended the applicant and the design team on the comprehensive package presented to the Commission and felt it would be an improvement over the existing site, but did have some concerns about the very large green space on the west side of the service station and the office building on the companion parcel. He also wanted to know if there were any established guidelines for the East Arapaho/Collins area.

Mr. Shacklett replied that the East Arapaho/Collins study focused on studying the existing inventory, vacancy rates, infrastructure, etc., and read a list of overall recommendations:

- Maintain and strengthen linkage to University of Texas at Dallas (UTD)
- Improve internet service
- Further analyze opportunity sites for potential redevelopment
- Consider establishing a financial assistance program for new development
- Attract support services and amenities
- Enhance curb appeal
- Develop guidelines and standards for private improvements
- Brand the study area

In addition, the study suggested potential implementation actions including amending the zoning requirements; plan and construct infrastructure improvements; work with UTD to develop a marketing or requirement plan; and investigate public/private partnership opportunities.

Mr. Chavez said the study was essentially a market study to uncover elements that could be accomplished to enhance the area as opposed to the more intensive changes as done for the US 75 Corridor and West Spring Valley areas.

Vice Chair Bright concurred with Mr. Hand's comments about the thoroughness of the presentation and felt it was an appropriate use of the property.

**Motion:** Vice Chair Bright made a motion to recommend approval of Zoning File 15-27 as presented; second by Commissioner Taylor. Motion approved 6-1 with Commissioner Ferrell opposed.

5. **Zoning File 15-30 – Phenix Salon Suites:** Consider and take necessary action on a request for approval of a Special Permit for a massage establishment(s) limited to no more than 660 square feet within a salon suites lease space located at Phenix Salon, 100 S. Central Expressway, southwest corner of Central Expressway and Belt Line Road.

Mr. Shacklett advised the applicant was requesting a Special Permit for massage establishments located inside an existing 6,000 square foot salon suites lease space. The massage establishments would not exceed 660 square feet within the salon at the Richardson Heights Shopping Center located at the southwest corner of Central Expressway and Belt Line Road.

Mr. Shacklett noted that Phenix Salon Suites already received their Certificate of Occupancy (CO) and was operating as a salon suites business (barber/beauty salons, nail and skin care services); however, the Main Street/Central Code required massage establishments to acquire a Special Permit.

Mr. Shacklett concluded his presentation by presenting photos of the interior of the salon and noting that no correspondence, in favor or opposed, had been received.

Commissioner Frederick asked to confirm the only reason for the Special Permit was based on the regulations in the zoning district.

Mr. Shacklett confirmed that was correct.

Chairman Hand opened the public hearing.

Ms. Kalpita Patel, representing Phenix Salons, 100 S. Central Expressway, Suite 43, Richardson, Texas, said the current location would provide space for 32 different businesses allowing customers to go to a single location for hair, make-up, nails and massage. She also noted that Phenix Salons has over 300 locations through the United States.

Vice Chair Bright asked if the massage therapist would be licensed.

Ms. Patel replied they would have to be licensed by the State of Texas.

Commissioner Ferrell asked how the square footage for each massage unit was determined.

Ms. Patel said that Phenix Salons usually allows three to four massage therapists per location and based on the typical size of the individual salons (110 to 117 square feet) at the current location, that would be approximately four to five therapists for the site.

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

Chairman Hand said he appreciated the fact the district regulations allowed the Commission to take a closer look at businesses wanting to come into certain areas of the city, especially after all the work that went into the enhancement and redevelopment studies and the visions that were developed by those studies.

**Motion:** Commissioner Roland made a motion to recommend approval of Zoning File 15-30 as presented; second by Commissioner Frederick. Motion approved 7-0.

### **ADJOURN**

With no further business before the Commission, Chairman Hand adjourned the regular business meeting at 8:00 p.m.

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Barry Hand, Chairman  
City Plan Commission