

The background is a technical survey map. It features several rectangular and polygonal plots. Each plot is labeled with bearings and distances, such as 'S86°46'20"E' and '157.07''. Some plots also have identification numbers like '3801', '21', '3713', and '3709'. A prominent label 'Detail 'C'' is visible in the upper left quadrant. A large, semi-transparent watermark 'COUNTY LEDGESONE (PRIVATE)' is oriented vertically across the center of the map. The text of the agenda packet is overlaid on this map in a dark blue, bold font.

# City of Richardson City Plan Commission Agenda Packet Tuesday, November 5, 2013

To advance to the background material for each item in the agenda, click on the item title in the agenda or click on Bookmarks in the tool bar on the left side of your screen.

**AGENDA**  
**CITY OF RICHARDSON – CITY PLAN COMMISSION**  
**TUESDAY, NOVEMBER 5, 2013**  
**7:00 P.M.**  
**CIVIC CENTER – COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 6:00 P.M.** Prior to the regular business meeting, the City Plan Commission will meet with staff in the East Conference room, located on the first floor, to receive a briefing on:

- A. Discussion of Regular Agenda items**
  - B. Staff Report on pending development, zoning permits, and planning matters.**
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**MINUTES**

- 1. Approval of minutes of the City Plan Commission regular business meeting of October 15, 2013.**

**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. Richardson International Business Center:** A request for approval of a revised site and landscape plan for a 2,000 square foot addition to the existing 35,300 square foot office/warehouse building. The 1.97-acre site is located at 1100-1101 Executive Drive, on the north side of Arapaho Road east of Bowers Road and west of International Parkway. Applicant: Abraham Yu, representing the Richardson International Business Center. *Staff: Mohamed Bireima.*
- 3. II Creeks, Lot 34A, Block C:** A request for approval of an amending plat for one (1) lot totaling 0.13 acres located at 2644 Stoneleigh Circle Drive, north of Lookout Drive, west of Custer Parkway and is zoned PD Planned Development. Applicant: Richard Dietrichson, representing Dietrichson Co., Inc. *Staff: Mohamed Bireima.*
- 4. II Creeks, Lot 16A and 17A, Block C:** A request for approval of an amending plat for two (2) lots totaling 0.17 acres, located at 2626 and 2634 Provencial Lane, north of Lookout Drive, west of Custer Parkway, The property is zoned PD Planned Development. Applicant: Richard Dietrichson, representing Dietrichson Co., Inc. *Staff: Mohamed Bireima.*

**VARIANCES**

- 5. VAR 13-10 Mohawk Elementary School:** Consider and take necessary action on a request for approval of a variance from Chapter 21, the Subdivision and Development code, Article II, Section 21-47(d) to waive the required screening wall along the northern property line. The site is located at 1500 Mimosa Drive, northeast corner of Mimosa Drive and Melrose Drive and is zoned R-1500-M Residential District. Applicant: Jeff Groth of Corgan Associates, representing Richardson Independent School District. *Staff: Israel Roberts.*

6. **VAR 13-11 Richland Elementary School:** Consider and taken necessary action on a request for approval of a variance from Chapter 21, the Subdivision and Development Code, Article II, Section 21-47(d), to waive the required screening wall along the southern and eastern property lines. The site is located at 550 Park Bend Drive on the south side of Park Bend Drive, east of Abrams Road. The property is zoned R-1500-M Residential District. Applicant: Patrick Glenn of Glenn, Perkins and Will, representing Richardson Independent School District. *Staff: Israel Roberts.*

## **PUBLIC HEARINGS**

7. **Zoning File 13-13:** Consider and take necessary action on a request for a change in zoning from LR-M(2) Local Retail, PD Planned Development, and TO-M Technical Office to PD Planned Development for the development of a pedestrian-oriented, mixed-use development on approximately 58.5 acres located on the west side of Central Expressway, generally bounded by Collins Boulevard to the west, Palisades Boulevard and Galatyn Parkway West Extension to the south, and Palisades Creek Drive to the north. Applicant: Larry Good, GFF Planning, representing JP Realty Partners, Ltd. *Staff: Chris Shacklett.*
8. **Zoning File 13-20:** Consider and take necessary action on a request to revise the Spring Valley Station Planned Development, Ordinance 3831, to allow up to 30 single family residences and remove the rights for multi-family units on approximately 3.8 acres of land located on the north side of Spring Valley Road, between Greenville Avenue and Floyd Branch Creek. The property is currently zoned PD Planned Development. Applicant: David Gleeson, L & B Realty Advisors, LLP, representing Centennial Park Richardson, Ltd. *Staff: Chris Shacklett.*
9. **Zoning File 13-23:** Consider and take necessary action on a City-initiated amendment to the Comprehensive Zoning Ordinance (Appendix A) of the *Code of Ordinances*, Article I, Section 2 (Definitions), by adding the definition of E-cigarette establishments and by amending Article XXII-A, Section 2 (Special Permits – Use Regulations) to allow E-Cigarette establishments upon approval of a Special Permit in the LR-M(1) and LR-M(2) Local Retail Districts and the C-M Commercial District. Applicant: City of Richardson. *Staff: Sam Chavez.*

## **ADJOURN**

The City Hall/Civic Center is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 744-4100, or (972) 744-4001.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, November 1, 2013.

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Kathy Welp, Executive Secretary

# Briefing Session B

Development Status Report & Map



# Development Status Report

City of Richardson, Texas • Development Services Department

Updated: October 31, 2013

#	Name/Location	Project Information	Status
<b>ZONING/SPECIAL PERMITS</b>			
1	ZF 13-05 Raising Cane's 350 S. Plano Rd.	A request by Travis Bousquet, representing The Bousquet Group, Inc., to rezone a 2.1-acre lot from LR-M(1) Local Retail with special conditions to LR-M(1) Local Retail with amended special conditions to accommodate redevelopment of an existing restaurant building and for approval of a Special Permit for a restaurant with drive-through service. <i>Staff: Chris Shacklett.</i>	<b>City Plan Commission</b> October 1, 2013 <i>Recommended Approval</i>  <b>City Council</b> October 28, 2013 <i>Approved</i>
2	ZF 13-16 Gym Ratz 850 N. Dorothy Dr.	A request by Robert Sommerfelt, representing Gym Ratz Basketball Skills Club, LLC, for approval of a Special Permit for a basketball skills gym with modified development standards. <i>Staff: Chris Shacklett.</i>	<b>City Plan Commission</b> October 1, 2013 <i>Recommended Approval</i>  <b>City Council</b> October 28, 2013 <i>Approved</i>
3	ZF 13-18 Bush Central Station PD District SW of Plano Rd. & PGBT	A request to amend the Bush Central Station Planned Development District, Ordinance 3892, relative to approximately 38.5 acres of land located on the south side of President George Bush Turnpike between Plano Road and the DART Light Rail line right-of-way to amend the Regulating Plan, associated development standards, and street cross-sections. The property is currently zoned PD Planned Development. Applicant: Scott Ozymy, representing KDC Real Estate Development and Investments. <i>Staff: Sam Chavez.</i>	<b>City Plan Commission</b> October 15, 2013 <i>Recommended Approval</i>  <b>City Council</b> October 28, 2013 <i>Approved</i>
4	ZF 13-13 Palisades NW of Central Expy. & Galatyn Pkwy.	A request for a change in zoning from LR-M(2) Local Retail, PD Planned Development, and TO-M Technical Office to PD Planned Development for the development of a pedestrian-oriented, mixed-use development on approximately 58.5 acres located on the west side of Central Expressway, generally bounded by Collins Boulevard to the west, Palisades Boulevard and Galatyn Parkway West Extension to the south, and Palisades creek Drive to the north. Applicant: Larry Good, GFF Planning, representing JP Realty Partners, Ltd. <i>Staff: Chris Shacklett.</i>	<b>City Plan Commission</b> November 5, 2013



# Development Status Report

City of Richardson, Texas • Development Services Department

#	Name/Location	Project Information	Status
<b>ZONING/SPECIAL PERMITS (CONT'D)</b>			
5	ZF 13-20 Brick Row NW of E. Spring Valley Rd. & S. Greenville Ave.	A request to revise the Spring Valley Station Planned Development, Ordinance 3831, to allow up to 30 single family residences and remove the rights for multi-family units on approximately 3.8 acres of land located on the north side of Spring Valley Road, between Greenville Avenue and Floyd Branch Creek. The property is currently zoned PD Planned Development. Applicant: David Gleeson, L&B Realty Advisors, LLP, representing Centennial Park Richardson, Ltd. <i>Staff: Chris Shacklett.</i>	<b>City Plan Commission</b> November 5, 2013
n/a	ZF 13-23 Comprehensive Zoning Ordinance Amendment (City-wide Request)	A City-initiated amendment to the Comprehensive Zoning Ordinance (Appendix A) of the <i>Code of Ordinances</i> , Article I, Section 2 (Definitions), by adding the definition of E-cigarette establishments and by amending Article XXII-A, Section 2 (Special Permits – Use Regulations) to allow E-Cigarette establishments upon approval of a Special Permit in the LR-M(1) and LR-M(2) Local Retail Districts and the C-M Commercial District. Applicant: City of Richardson. <i>Staff: Sam Chavez.</i>	<b>City Plan Commission</b> November 5, 2013
<b>VARIANCES</b>			
6	VAR 13-10 Mohawk Elementary School 1500 Mimosa Dr.	a request for approval of a variance from Chapter 21, the Subdivision and Development Code, to waive the required screening wall along the northern property line. The site is located at 1500 Mimosa Drive and is zoned R-1500-M Residential District. Applicant: Jeff Groth, representing RISD. <i>Staff: Israel Roberts.</i>	<b>City Plan Commission</b> November 5, 2013
7	VAR 13-11 Richland Elementary School 550 Park Bend Dr.	a request for approval of a variance from Chapter 21, the Subdivision and Development Code, to waive the required screening walls along the southern and eastern property lines. The site is located at 550 Park Bend Drive and is zoned R-1500-M Residential District. Applicant: Patrick Glenn, representing RISD. <i>Staff: Israel Roberts.</i>	<b>City Plan Commission</b> November 5, 2013



# Development Status Report

City of Richardson, Texas • Development Services Department

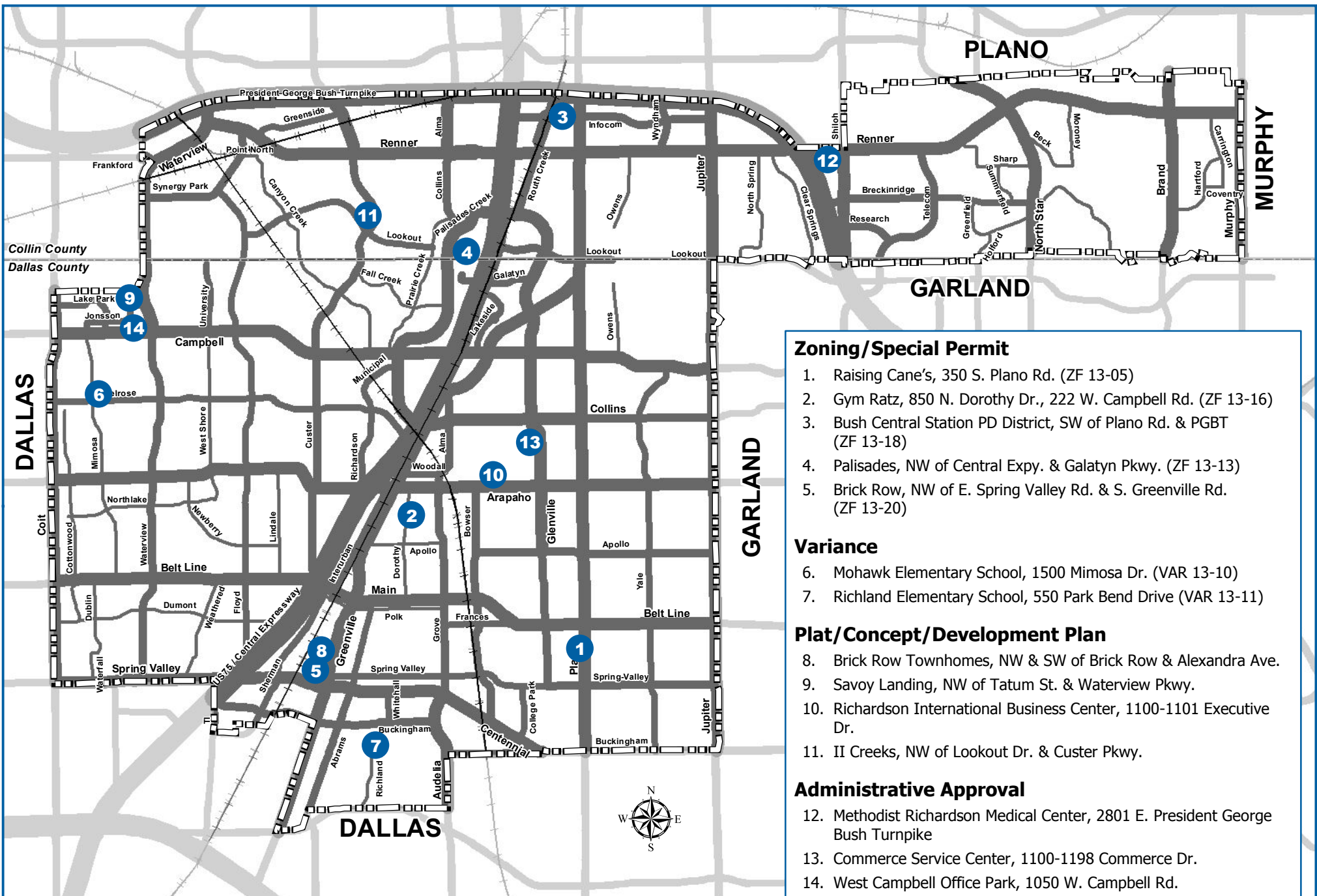
#	Name/Location	Project Information	Status
<b>PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS</b>			
8	Brick Row Townhomes NW & SW of Brick Row & Alexandra Ave.	<p><b>Replat:</b> A request for approval of a replat of Lot 1B, Block C and Lot 1B, Block D of the McKamy Park Addition into thirteen townhome lots. The 0.36-acre site and the 0.30-acre site is located at 552 and 628 Alexandra Avenue, north and south side of Brick Row on the west side of Alexandra Avenue. Applicant: Scot Whitwer, CB Jenni Homes, representing L&amp;B Realty Advisors. <i>Staff: Israel Roberts.</i></p> <p><b>Site &amp; Landscape Plans:</b> A request for approval of a site and landscape plan with building elevations for the development of thirteen (13) townhomes. The 0.36-acre site and the 0.30-acre site is located at 552 and 628 Alexandria Avenue, north and south sides of Brick Row on the west side of Alexandria Avenue. Applicant: Scot Whitwer, CB Jenni Homes, representing L&amp;B Realty Advisors. <i>Staff: Israel Roberts.</i></p>	<p><b>City Plan Commission</b> September 17, 2013 <b>Replat &amp; Plans:</b> <i>Approved</i> <b>Elevations:</b> <i>Recommended Approval</i></p> <p><b>City Council</b> October 14, 2013 <b>Elevations:</b> <i>Approved</i></p>
9	Savoy Landing NW of Tatum St. & Waterview Pkwy.	<p><b>Preliminary Plat:</b> A request for approval of a preliminary plat of a 56-lot single family subdivision. The property is located at the northwest corner of Tatum Street and Waterview Parkway and is zoned PD Planned Development. Applicant: Eyal Avnon, representing Lennox Commercial Realty. <i>Staff: Israel Roberts.</i></p>	<p><b>City Plan Commission</b> October 15, 2013 <i>Approved</i></p>
10	Richardson International Business Center 1100-1101 Executive Dr.	<p><b>Site &amp; Landscape Plans:</b> A request for approval of a revised site and landscape plan for a 2,000 square foot addition to the existing 35,300 square foot office/warehouse building. The 1.97-acre site is located at 1100-1101 Executive Drive, on the north side of Arapaho Road east of Bowers Road and west of International Parkway. Applicant: Abraham Yu, representing the Richardson International Business Center. <i>Staff: Mohamed Bireima.</i></p>	<p><b>City Plan Commission</b> November 5, 2013</p>



# Development Status Report

City of Richardson, Texas • Development Services Department

#	Name/Location	Project Information	Status
<b>PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS (CONT'D)</b>			
11	<p>Il Creeks NW of Lookout Dr. &amp; Custer Pkwy.</p>	<p><b>Amending Plat 1:</b> A request for approval of an amending plat for one (1) lot totaling 0.13 acres located at 2644 Stoneleigh Circle Drive, north of Lookout Drive, west of Custer Parkway and is zoned PD Planned Development. Applicant: Richard Dietrichson, representing Dietrichson Co., Inc. <i>Staff: Mohamed Bireima.</i></p> <p><b>Amending Plat 2:</b> A request for approval of an amending plat for two (2) lots totaling 0.17 acres, located at 2626 and 2634 Provencial Lane, north of Lookout Drive, west of Custer Parkway, The property is zoned PD Planned Development. Applicant: Richard Dietrichson, representing Dietrichson Co., Inc. <i>Staff: Mohamed Bireima.</i></p>	<p><b>City Plan Commission</b> November 5, 2013</p>
<b>ADMINISTRATIVE APPROVALS</b>			
12	<p>Methodist Richardson Medical Center 2801 E. PGBT</p>	<p>Revised the site and landscape plans to reflect final location of the helipad on the east side of the Emergency and Trauma Building. A 4' high chain link fence will secure the proposed helipad. In addition, note the installation of a shade structure over the physicians' parking on the east side of the site along Shiloh Road. <i>Staff: Mohamed Bireima</i></p>	<p><b>Staff</b> October 24, 2013 <i>Approved</i> <b>Staff Memo</b></p>
13	<p>Commerce Service Center 1100-1198 Commerce Dr.</p>	<p>Revised the site plan to reflect the installation of security gates to secure the loading area between the two buildings. <i>Staff: Mohamed Bireima</i></p>	<p><b>Staff</b> October 29, 2013 <i>Approved</i> <b>Staff Memo</b></p>
14	<p>West Campbell Office Park 1050 W. Campbell Rd.</p>	<p>Revised the site, landscape and elevation plans to reflect additional sidewalks, rear doors and A.C. units adjacent to the rear sides of buildings "D" and "E". Evergreen shrubs will screen the proposed A.C. units. <i>Staff: Mohamed Bireima</i></p>	<p><b>Staff</b> October 29, 2013 <i>Approved</i> <b>Staff Memo</b></p>



# Development Status Map

## City of Richardson, Texas

  
 Updated: October 31, 2013



# Agenda Item 1

**Approval of the minutes of the October 15, 2013  
City Plan Commission Meeting**

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – OCTOBER 15, 2013**

The Richardson City Plan Commission met on October 15, 2013, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** Gerald Bright, Vice Chair  
Marilyn Frederick, Commissioner  
Thomas Maxwell, Commissioner  
Eron Linn, Commissioner  
Randy Roland, Commissioner  
Bill Ferrell, Alternate  
Stephen Springs, Alternate

**MEMBERS ABSENT:** Barry Hand, Chairman  
Janet DePuy, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Assistant Director – Dev. Svcs – Planning  
Israel Roberts, Development Review Manager  
Chris Shacklett, Senior Planner  
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 October 1, 2013.**

**Motion:** Commissioner Frederick 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. Savoy Landing Addition:** A request for approval of a preliminary plat of a 56-lot single family subdivision on 8.40 acres, located at 2201 Waterview Parkway, at the northwest corner of Tatum Street and Waterview Parkway.

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

## **PUBLIC HEARINGS**

- Zoning File 13-17:** Consider and take necessary action on a City-initiated amendment to the Comprehensive Zoning Ordinance (Appendix A), Article XXII-F (Residential Exterior Construction Standards), Section 1 of the *Code of Ordinances* relative to orientation of garages on single family residential lots.

Mr. Chavez stated that City staff was requesting an indefinite continuation of Zoning File 13-17 while work with homeowner associations and the building community was continued. He added that once the meetings between the interested parties were concluded, staff would re-notify the zoning request in the newspaper and bring the item back before the Commission.

Commissioner Linn asked which department in the City initiated the proposal.

Mr. Chavez replied the proposal came from the Community Services Department.

With no further questions for staff, Vice Chair Bright opened the public hearing. No comments or questions were received in favor or opposed and Vice Chair Bright closed the public hearing.

**Motion:** Commissioner Linn made a motion to indefinitely continue Zoning File 13-17; second by Commissioner Maxwell. Motion approved 7-0.

- Zoning File 13-18:** Consider and take the necessary action on a request to amend the Bush Central Station Planned Development District, Ordinance 3892, relative to approximately 38.5 acres of land located on the south side of President George Bush Turnpike between Plano Road and the DART Light Rail line right-of-way to amend the Regulating Plan, associated development standards, and street cross-sections. The property is currently zoned PD Planned Development.

Mr. Chavez gave a brief history of the site noting that in 2011, 57 acres were rezoned from industrial/commercial to a Planned Development District (PD) under a Form Based Code (the Code) with the Code containing a schedule of permitted uses by character zone, standards for building form, development, street and streetscape design standards, signage, and a Regulating Plan to act as the zoning map for the site.

In December 2012, a revised Regulating Plan and Code were approved by City Council for 38.5 acres of the original 57 acres and that acreage was the subject of the current request. Mr. Chavez pointed out that the current land use entitlements for the site includes 1.5 million square feet of office, 100,000 square feet of retail, 180 hotel rooms, 2,000 multi-family units, and 100 townhome units.

Mr. Chavez advised that two Planned Development Codes, the original PD and PD #2, were currently in place and whichever Code the developer decided to implement the development would abide by that Code and its Regulating Plan. He added that PD #2 was selected by the developer and is the one the site is being developed under.

Mr. Chavez indicated the proposed amendments fell into three categories: 1) alterations to the Regulating Plan; 2) amendments to standards within the code; and 3) those that clarify existing language within the Code. He noted there would be no changes to the character zones, the building heights, or number of allowed multi-family units; however, alterations to the Regulating Plan through the reconfiguration of the plaza and the elimination of the elliptibout into a mandatory open space would require approval from the Commission and City Council.

Another item that would require approval was the reclassification of the north/south segment from a street Type A to a Type B street, which would determine how the buildings that front the street would be treated (architectural, masonry, types of uses allowed, etc.).

Mr. Chavez stated the applicant was proposing a new street cross-section and a small elliptibout cross-section at the western terminus of Type 1, also known as State Street. He added that although utility equipment was usually only allowed on Type B streets, the proposed amendment would allow the equipment on Type A streets as long as the equipment was recessed into the building and adequately screened.

Mr. Chavez highlighted some additional changes in setbacks along Plano Road; an increase in the minimum percentage of masonry from 80 to 85 percent as a result of changing street types from A to B; and a decrease in accent material allowed from 20 to 15 percent. He added that although the cross-section for the street known as CityLine would remain the same, there would be small bump outs in the parking lanes to allow for the placement of trees.

In closing his presentation, Mr. Chavez explained the proposed changes included alterations to the Code and a requested change in the review and approval policy for signs from the Sign Control Board to the City Manager or his designee and the City Plan Commission.

Commissioner Maxwell asked to confirm that utilities would now be allowed on Type A streets and would all trees be in bump outs as opposed to some being set back. He also asked which streets were Type A streets.

Mr. Chavez replied the trees on Type A streets would be in bump outs and the utilities would have to be recessed into the buildings and screened. He added that Type A streets were indicated on the graphic with solid lines (CityLine, State Street, etc.)

Commissioner Ferrell asked if there was information in the Commission's packet to show which streets were a Type A or Type B streets.

Mr. Chavez stated the way buildings are treated was based on the type of street they front and that information was available in Section 7 of the Code: *Building Form and Development Standards*, and the *Building Design Standards* section.

Commissioner Springs asked staff to give a history of the open space originally proposed in PD #2 and the requested replacement.

Mr. Chavez stated the original elliptibout was part of the open space proposed by the applicant and, although the design had changed, the total acreage for open space remained the same. He explained the reason for requesting to replace the elliptibout with the plaza was based on retail and market studies that indicated an elliptibout would impede pedestrian activity because of the separation created by the two streets as opposed to a plaza that would not have the same problem.

Commissioner Maxwell asked about the comment on page 18 of the Code regarding "off street loading" as it pertained to docks.

Mr. Chavez replied that the intent of the Code was to prohibit typical loading docks from fronting onto Type A Streets and not to prevent smaller delivery trucks, similar to those that supply a 7-Eleven, from delivering merchandise. He added that the wording was included to ensure everyone understood the prohibition against loading docks along Type A Streets.

With no further questions for staff, Vice Chair Bright opened the public hearing.

Mr. Walt Mountford, representing KDC, 4817 Gulf Stream Drive, Dallas, Texas, thanked the staff for their excellent work in summarizing the current proposal and explained that when he was before the Commission in December 2012, his main purpose was to get the Code in place and begin the construction of the development. Now that the construction was underway, it was time to refine the plan as it pertained to how the streets and buildings were laid out and built.

Mr. Mountford explained the design team felt it was important to align the two major buildings, A and B, so the view of the DART Light Rail would be visible from Plano Road, and in doing so it caused some of the streets to terminate at odd locations and the elliptibout was created as a devise to solve the confluence of streets that did not seemingly intersect. However, after getting further into the design process it was determined that the elliptibout interjected too much vehicular and pedestrian conflict into the overall plan, segregated some of the open space within the looping vehicular movement, and was not as pedestrian friendly as originally thought.

Mr. Mountford said that the new Regulating Plan would bring the road parallel with the buildings and as a result would allow an increase in pedestrian traffic and prevent a loss in retail energy for the area. Additionally, the redesign that created the plaza would allow an engagement between the State Farm building, the hotel, and the plaza in addition to moving the vehicular traffic to one side of the open space as opposed to looping around the space.

In closing his comments, Mr. Mountford stated there would be a smaller elliptibout on the street to the east of the DART Light Rail that would allow a driver to make a U-turn to go back and try and find surface parking or to enter either of the two garages being developed.

Commissioner Frederick asked the applicant to describe in further detail his vision for the plaza and the surrounding retail.

Mr. Mountford replied that the streetscape along both streets to the east and west would be fairly regimented, but the plaza will have different environments including an informal assemblage of trees and vegetation while in other areas there would be sidewalks and water features. He added that the same landscape firm that designed the Klyde Warren Park in Dallas was working on the design for the plaza.

Commissioner Linn said he was disappointed that renderings or graphics were not available and asked if the proposed plaza would be similar to some other retail/open spaces in the metroplex (i.e., Firewheel Town Center, Dallas City Hall's pedestrian plaza, or Belo Park).

Mr. Mountford said that one of the interesting points of the development was that by the time the project was completed and State Farm had their last occupancy, somewhere around May 2015, the plaza will be framed by residential units, a hotel with entertainment venues, and three office buildings. He added that the plaza will be an active, open space enjoyed by many of the State Farm employees during the day and in the evening by those frequenting the many restaurants and shops.

Mr. Mountford explained that many of the qualities of the elliptibout would be present in the plaza with additional refinement to separate the vehicular and pedestrian activity to ultimately make it a safe and more usable area.

Commissioner Maxwell said he thought the plaza area was much better than the elliptibout; however, he expressed concern about utilities on Type A Streets and asked the applicant to explain the reason for the requested change.

Mr. Mountford replied their intentions have always been to maintain the integrity of the Type A Street frontages, but by necessity there needed to be transformers to power the buildings and instead of reclassifying the streets it was a better idea to recess the utilities into the buildings, which would add articulation to the elevations, plus the utilities would be screened from view.

Commissioner Springs stated that based on the current language, the size of kiosks could be substantial and asked the applicant to explain their intentions for the kiosks in terms of scale and function.

Mr. Mountford replied the kiosks were added to the request because it was felt they could be important components to the plaza and make it a vibrant activity area. He added that he was not opposed to putting a maximum square footage on an individual kiosk and suggested 2,500 square feet.

Commissioner Roland pointed out that on page 55 of the Commission's packet were pictures of kiosks (10'x10' and 20'x20'), which were the size he had envisioned as opposed to the suggested 2,500 square feet and asked the applicant if he intended the kiosks to be more of a sit-down type establishment.

Mr. Mountford said he had not envisioned kiosks with sit-down restaurants, but felt a kiosk of the size he suggested would have multiple tenants – two or three small tenants with possibly some limited outdoor seating. He said he did not want a free-standing kiosk for every potential tenant.

Commissioner Linn asked if the applicant was thinking about allowing food trucks and Mr. Mountford replied they were not.

With no other comments in favor or opposed, Vice Chair Bright closed the public hearing.

Commissioner Springs said most of his concerns had been addressed with the exception of the kiosks and, based on what was written in the request and what was shown in the graphics, the two were quite different.

Commissioner Maxwell concurred with Mr. Springs and felt a maximum square footage should be placed on individual kiosks. He suggested the applicant might want to go back and re-think the maximum size of the individual kiosks.

Mr. Chavez stated that based on the Commissioner's concerns, he would suggest placing a maximum square footage for the kiosks in the plaza area and letting the other smaller open spaces remain at the 10 percent level.

Commissioner Linn said he had concerns that the whole idea of the plaza was not well defined; was it a pedestrian friendly park or something else. He recommended the item be continued, or at the least separate the kiosks from the remainder of the request and continue the kiosks to another date.

Commissioner Springs reminded the Commission of the applicant's statement regarding multiple tenants in a kiosk, but still expressed concern that the information presented by the

applicant was not enough to fully understand the scale of the plaza and the kiosks. He added that he did not want to limit the applicant's ability to tenant the kiosks, but thought it was more an issue of appropriately scaled buildings for the plaza.

Commissioner Frederick said she was not opposed to the applicant's suggestion of 2,500 square feet, but thought 2,000 square feet would be adequate. She stated she preferred the new design of the plaza over the elliptical because it would provide a natural speed deterrent and be safer for pedestrians crossing the streets.

Commissioner Ferrell agreed with the concerns of the Commission, but said he liked what he saw and could live with it as presented. He also thought the applicant wanted flexibility and had the best interest of the tenant retailers in mind so that was probably why it was written the way it was.

Vice Chair Bright admitted he did not envision as large a structure as proposed and asked staff about the size of the kiosks for the smaller open space areas.

Mr. Chavez replied the open space near the DART plaza could allow a 1,200 to 1,400 square foot kiosk. In the newly proposed plaza area, once the right-of-way was removed from the calculations, there could be 3,900 square feet of kiosk based on the 10 percent rule. He added that in his opinion it would not be unreasonable to limit a kiosk to 1,200 square feet per kiosk for a maximum of 2,400 square feet. However, the applicant did have a different concept for the main plaza and would be activating it by placing smaller kiosks to serve the pedestrians in that area.

Commissioner Roland asked for confirmation on the verbiage in the proposal and offered a compromise of defining the word "small" as 750 square feet to 1,200 square feet per unit with a "not to exceed" of 10 percent of any one open space. He also wanted to know if staff would be able to administer the code if that change was made.

Mr. Chavez replied staff would be able to administer the code under those circumstances.

Commissioner Springs pointed out that the word "small" was defined in the material presented as the 10 percent rule; however, the number and the pictures of the kiosks in the material were different. In addition, he thought that if an agreement could be reached on a maximum size per single unit in the plaza that would satisfy the applicant's goal for multiple tenants as well as the Commission's concerns about building size.

Mr. Chavez recommended the Commission recall the applicant and ask if he would entertain cumulative square feet and maximum square feet per kiosk.

Mr. Mountford stated he would like to maintain some flexibility because the bigger a structure is the more economically viable it would be versus a smaller structure (cost of

electricity, water, etc.); however, he thought a 2,000 square foot maximum per kiosk in the plaza would be viable.

No other questions were posed to the applicant.

Vice Chair Bright called for any further discussions and asked for clarification that it was just the plaza area in question, or were all the open spaces part of the discussion. He also wanted to confirm what was included in the maximum area and if the right-of-ways were included.

Commissioner Linn said he was referring to Area B on the map that replaced the elliptibout.

Regarding the maximum area, Mr. Chavez stated he looked at the open public space both with and without the right-of-ways and his figures showed the area to be 0.6 of an acre without the streets. In addition, part of the applicant's vision included incorporating the street into the plaza through paving and details as defined in the ordinance.

Mr. Chavez suggested that if the Commission designated the central public open space as Public Open Space "A", and allowed the maximum square footage in that space of 2,000 square feet per kiosk, it could be written into Section 11.8 of the Code with everything else limited to the 10 percent rule.

Commissioner Springs asked if 2,000 square foot figure was used, would that have an effect on the other open spaces. He also wanted to know if the motion could state the allowable area could be 10 percent or a maximum of 2,000 square feet per kiosk, whichever was smaller.

Mr. Chavez replied that it would only be covered if the Commission restricted it to 10 percent because the other spaces were less than one-quarter of an acre in size, which would allow kiosks of 1,200 to 1,300 square feet.

Regarding the question of 10 percent or a maximum of 2,000 square feet per kiosk, Mr. Chavez said that would apply to limiting the size of the kiosks in the central location and the developer could build multiple building to reach the 10 percent mark.

Commissioner Frederick asked if the graphic presented to the Commission was to become part of the ordinance.

Mr. Chavez said that it was not and suggested the Commission could set a maximum of 2,000 square feet per kiosk and a maximum of 4,000 square feet over the entire Public Open Space "A". This would allow the developer the flexibility of having either two kiosks at 2,000 square feet each or more than two in varying sizes as long as the maximum square footage did not go over 4,000 square feet.

Commissioner Maxwell asked how big the open space was and did the calculations include the right-of-ways.

Mr. Chavez replied the area was 1.51 acres including the right-of-ways which, at the 10 percent level, would allow a 3,947 square foot kiosk or multiple kiosks at around 1,800 to 1,900 square feet per kiosk. However, as the Code is written, it does not exclude the right-of-ways because those are incorporated in the definition of a plaza (paving, details, etc.).

Vice Chair Bright summarized that it appeared the Commission was focused on a 2,000 square foot limit versus some other smaller numbers and called for any further comments or a motion.

**Motion:** Commissioner Springs made a motion to recommend approval of Zoning File 13-18 with the exception of further defining the allowable area of a kiosk as 10% of the open space with a 2,000 square foot cap per structure.

Commissioner Linn asked for clarification on the motion if the 2,000 square foot cap meant “not to exceed”.

Commissioner Springs replied that was correct – any individual structure could not exceed 2,000 square feet; Commissioner Linn seconded the motion.

Motion approved 7-0.

## **ADJOURN**

With no further business before the Commission, Vice Chair Bright adjourned the regular business meeting at 8:24 p.m.

---

Gerald Bright, Vice Chair  
City Plan Commission

# Agenda Item 2

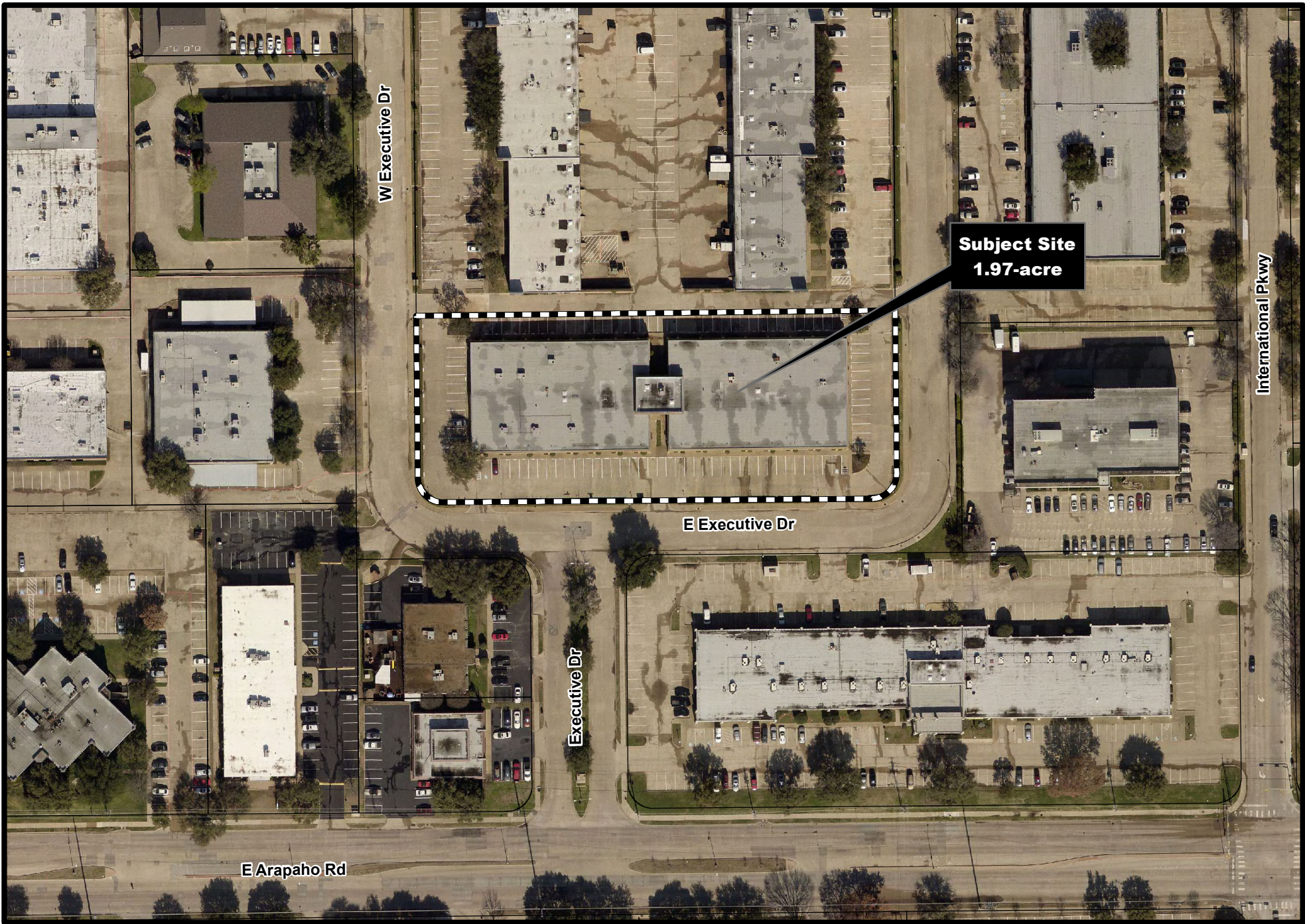
**Site & Landscape Plans:  
Richardson International Business Center**

# **Richardson International Business Office**

(1100-1101 Executive Drive)

## Attachments:

1. Locator
2. Site Plan Staff Report
3. Site Plan
4. Landscape Plan Staff Report
5. Landscape Plan



**Richardson International Business Office**  
**1100-1101 Executive Drive**



**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
November 5, 2013**

**Revised Site Plan**

**PROJECT SUMMARY**

<b>Project:</b>	<b>Richardson International Business Office</b>
<b>Location:</b>	1100-1101 Executive Drive North side of Arapaho Road, east of Bowser Road, and west of International Parkway.
<b>Staff Comments:</b>	<p>The revised site plan reflects two 1,000 square foot additions to the existing 35,300 square foot office/warehouse building to accommodate an atrium expansion.</p> <p>The existing driveways do not meet current City standards regarding radii and throat depth. However, compliance with these standards would require the elimination of the existing driving aisle that serves the building. Therefore, the applicant is requesting that the driveways be maintained in their existing conditions.</p> <p>With the exception of the driveway conditions, the revised site plan complies with all applicable zoning and development regulations.</p>
<b>CPC Action:</b>	<b>Final decision</b>

**BACKGROUND**

<b>Zoning:</b>	1-M(1) Industrial District under Ordinance 788-A
<b>Tract Size:</b>	1.97-acres (85,726 square feet)
<b>Variances:</b> <i>VAR 11-09</i>	Reduced the landscape area requirement for the subject property to 4.3% (approved by City Council Sept. 26, 2011).

**VAR 11-11**

Reduced the off-street parking requirement for the subject property by 17 parking spaces (approved by City Council Sept. 26, 2011).

**Building Area/Use:**

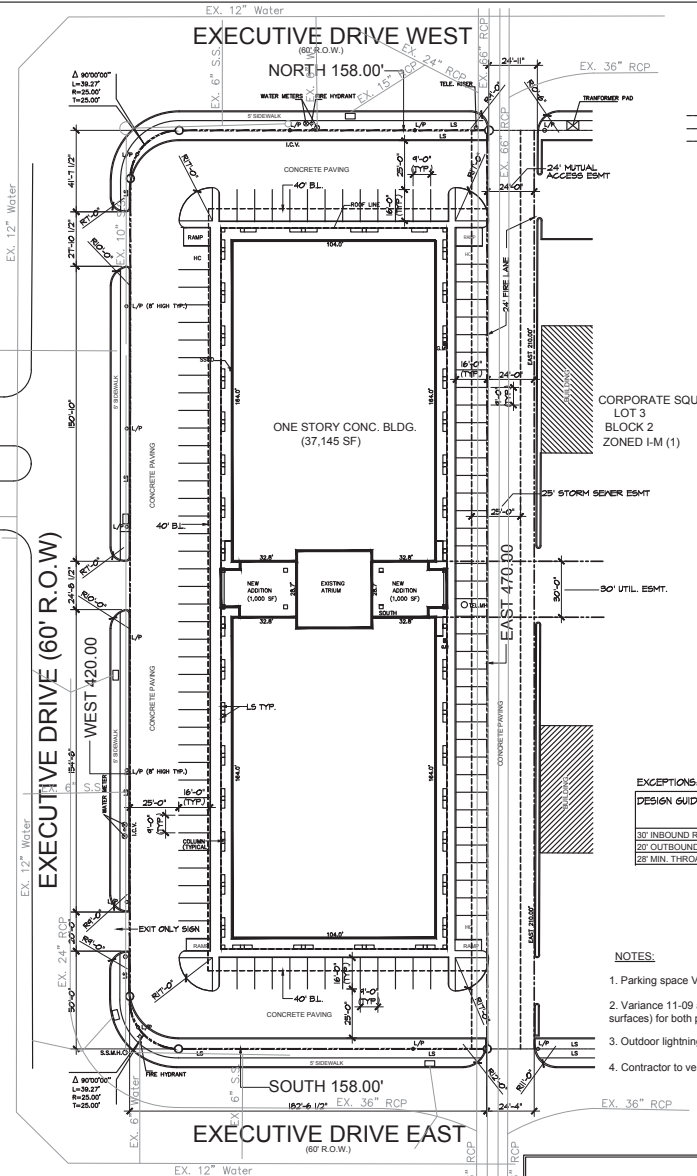
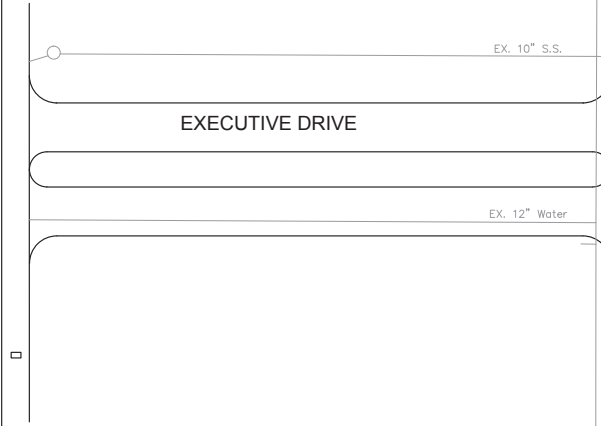
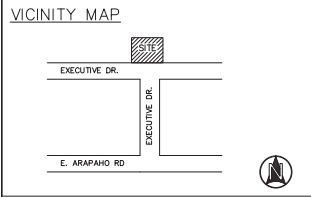
Existing:	25,925 square feet/office 9,220 square feet/warehouse
Proposed:	2,000 square feet/office
Total:	37,145 square feet

**Site Access:**

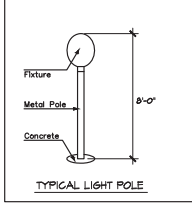
The site is accessed by three existing drives along Executive Drive and by a mutual access drive on the adjacent property to the north.

**Parking Summary:**

Parking Ratio	1 space/250 sq. ft. for office; and 1 space/1,000 sq. ft. for warehouse
Spaces Required	104 spaces (per Variance 11-11 above)
Spaces Provided	104



- LEGEND:**
- PROPERTY LINE
  - PROPERTY CORNER
  - CENTER LINE
  - LS - LANDSCAPE AREA
  - L.P. - LIGHT POLE
  - S.S.M.H. - STORM SEWER MANHOLE
  - I.C.V. - IRRIGATION CONTROL VALVE
  - SSCO - SANITARY SEWER CLEANOUT
  - HC - HANDICAPPED PARKING
  - R.O.W. - RIGHT OF WAY
  - G. M. - GAS METER



**SUMMARY TABLE LOT 1A, BLOCK 2**  
 ZONING: I-M (1) INDUSTRIAL, ORD. #788-A  
 SETBACKS: 40' ALONG EXECUTIVE DR., EXECUTIVE DR. WEST & EXECUTIVE DR. EAST  
 Area:  
 Total Lot Area = 1.97 acres (85,726.08 SF)

EXISTING WAREHOUSE= 9,220 SF  
 EXISTING OFFICE= 25,925 SF  
 NEW ADDITION= 2,000 SF  
 TOTAL= 37,145 SF

TOTAL OFFICE = 27,925 SF  
 WAREHOUSE @ WESTWING = 9,220 SF

Parking:  
 1 / 250 SF for office area = (27,925/ 250= 112 REQ'D)  
 1 / 1000 SF for warehouse area= (9,220/ 1000= 9 REQ'D)  
 Total required\* 121 spaces  
 Total provided: 104 SPACES  
 PARKING VARIANCE= 17 STALLS(RE: NOTE #1)

Landscape  
 Landscape Percentage Required (4.3%) = 3,653 sq.ft. (per var. 11-10, see notes #2)  
 landscape percentage Provided (4.3 %) = 3,653 sq.ft.  
 Floor Area ratio = 0.42:1/ max. 0.75:1

Building height: 1 story/ 14 feet

**EXCEPTIONS:**

DESIGN GUIDELINES	PROVIDED	REASON
30' INBOUND RADIUS	RETAIN EXISTING 9' & 10'	COMPLIANCE WITH THIS GUIDELINE
20' OUTBOUND RADIUS	RETAIN EXISTING 7', 9', 12'	ELIMINATES DRIVING AISLE AROUND BUILDING
28' MIN. THROAT LENGTH	RETAIN EXISTING 10' & 15'	

- NOTES:**
1. Parking space Variance 11-11 was approved by the City of Richardson reducing required parking by 17 spaces for proposed lot 1A.
  2. Variance 11-09 and 11-10 were approved by the City of Richardson reducing the required landscaping area percentage (permeable surfaces) for both proposed Lot 1A and Lot 3.
  3. Outdoor lighting must be oriented so that lightning level at all property lines are 1 foot-candle or less.
  4. Contractor to verify location of existing utilities.

**OWNER / DEVELOPER**  
 YU, SOUTH & ASSOCIATES, PLLC  
 (ATTN: ABRAHAM YU)  
 132 N. GLENVILLE DR.  
 Richardson, Texas 75081  
 Phone: 972-994-9988  
 Fax: 972-994-0088

**RPREARED BY**  
 BEAR DESIGN-BUILD  
 (ATTN: DUNCAN KIM)  
 2695 VILLA CREEK DR. #110  
 DALLAS, TX 75234  
 Phone: 469-682-7038  
 Fax: 972-247-4477

**SITE PLAN**  
 RICHARDSON INTERNATIONAL BUSINESS OFFICE  
 1100-1101 EXECUTIVE DR. RICHARDSON, TX  
 LOT 1A, BLOCK 2  
 CORPORATE SQUARE  
 FIRST INSTALLMENT

DATE: 9/20/2013 SCALE: 1"= 30'

**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
November 5, 2013**

**Revised Landscape Plan**

**PROJECT SUMMARY**

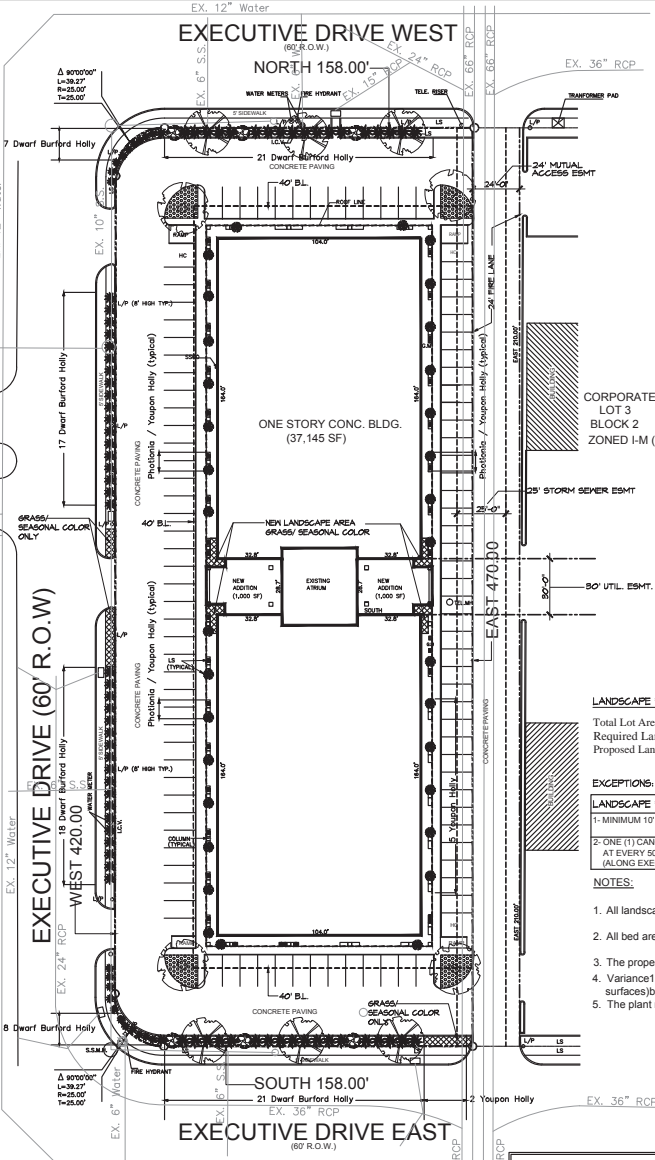
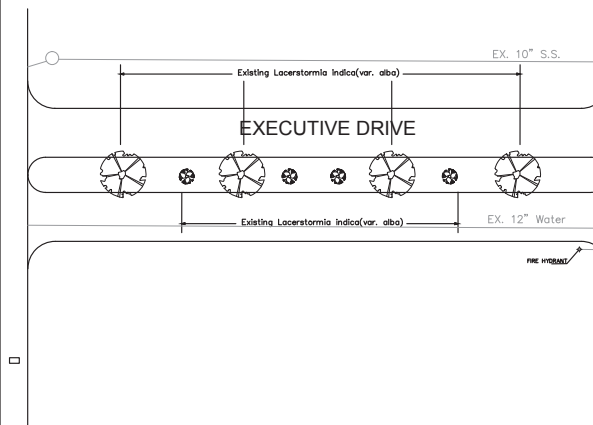
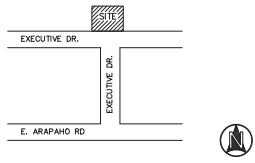
- Project:** **Richardson International Business Office**
- Location:** 1100-1101 Executive Drive  
North side of Arapaho Road, east of Bowser Road, and west of International Parkway.
- Staff Comments:** The revised landscape plan reflects two 1,000 square foot additions to the existing 35,300 square foot office/warehouse building to accommodate an atrium expansion.
- In September 2011, the City Council approved a variance (VAR 11-09) that reduced the minimum required landscape area for the site from 7% to 4.3%.
- The subject site, which was developed in 1974, did not provide adequate landscape buffers along the adjacent streets. Compliance with current city regulations regarding a minimum ten-foot landscape buffer will require the elimination of the existing driving aisle that serves the building. Therefore, the applicant is requesting not to provide additional landscape buffers.
- Currently, there are no trees located along the street frontages. The revised landscape plan reflects the installation of canopy and ornamental trees along Executive Drive East and West in accordance with City landscape policy; however, since there is no landscape buffer on the south side of the site and to avoid potential conflicts with underground utilities located within the street right-of-way, the applicant is requesting that no additional trees be planted along Executive Drive and that the existing hedgerow of dwarf Burford hollies remain in their current condition.
- CPC Action:** **Final decision**

## BACKGROUND

### Landscape Area Summary:

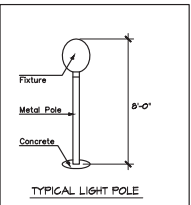
Area Required	4.3% of property (3,653 square feet)
Area Provided	4.3% of property (3,653 square feet)

VICINITY MAP



LEGEND:

- PROPERTY LINE
- PROPERTY CORNER
- CENTER LINE
- LS - LANDSCAPE AREA
- L/P - LIGHT POLE
- S.S.M.H. - STORM SEWER MANHOLE
- I.C.V - IRRIGATION CONTROL VALVE
- SSCO - SANITARY SEWER CLEANOUT
- HC - HANDICAPPED PARKING
- R.O.W. - RIGH OF WAY
- G. M - GAS METER



EXISTING PLANT MATERIAL LEGEND:

- LIVE OAK (DIA. 12")  
*Quercus Virgiana*
- DWARF BURFORD HOLLY  
*Ilex Cornuta Burfordi Nana*
- DWARF YOUPON HOLLY  
*Ilex Vomitoria 'Nana'*
- GRASS/ SEASONAL COLOR
- ASIAN JASMINE  
*Trachelosperum Asiaticum*

EXISTING NEW PLANT MATERIAL LEGEND:

- LIVE OAK      3" GAL.      14' HT./5' WIDTH
- CREPE MYRTLE    4 CANES      8' HT./3' WIDTH

LANDSCAPE PLAN SUMMARY:

Total Lot Area = 1,968 acres (85,726.08 SF)  
 Required Landscape Area / Percentage = (4.3%) = 3,653 sq.ft. PER VAR 11-10 (SEE NOTE 4)  
 Proposed Landscape area= 3,653 sq.ft

EXCEPTIONS:

LANDSCAPE POLICIES	CONDITION	REASON
1- MINIMUM 10' LANDSCAPE BUFFER ALONG STREET	NOT PROVIDED	COMPLIANCE WITH POLICY REQUIRES ELIMINATION OF EXISTING DRIVING AISLE AROUND BUILDING
2- ONE (1) CANOPY TREE AND ONE (1) ORNAMENTAL TREE AT EVERY 50' OF STREET FRONTAGE (ALONG EXECUTIVE DRIVE)	NOT PROVIDED	DUE TO LACK OF LANDSCAPE BUFFER

NOTES:

1. All landscape areas must be irrigated by an automatic underground irrigation system equipped with operating rain and freeze sensors.
2. All bed areas must be separated from turf areas by steel edging
3. The property owner must maintain all landscaping in accordance with the landscape plan approved by City of Richardson
4. Variance 11-09 and 11-10 were approved by the City of Richardson reducing the required landscaping area percentage (permeable surfaces) both proposed Lot 1 and Lot 3
5. The plant material covering the ground area is labeled "LS" is grass unless otherwise noted on the drawing.

**OWNER / DEVELOPER**  
 YU, SOUTH & ASSOCIATES, PLLC  
 (ATTN: ABRAHAM YU)  
 132 N. GLENVILLE DR.  
 Richardson, Texas 75081  
 Phone: 972-994-9988  
 Fax: 972-994-0088

**RPREARED BY**  
 BEAR DESIGN-BUILD  
 (ATTN: DUNCAN KIM)  
 2885 WILLA CREEK DR. #110  
 DALLAS, TX 75234  
 Phone: 469-882-7038  
 Fax: 972-247-4477

**LANDSCAPE PLAN**  
 RICHARDSON INTERNATIONAL BUSINESS OFFICE  
 1100-1101 EXECUTIVE DR. RICHARDSON, TX  
 LOT 1A, BLOCK 2  
 CORPORATE SQUARE  
 FIRST INSTALLMENT

DATE: 9/20/2013 SCALE: 1" = 30'

# Agenda Item 3

Amending Plat:  
II Creeks  
*Lot 34A, Block C*

# **Amending Plat**

## **II Creeks Addition, Lot 34A, Block C**

### **Attachments:**

1. Locator
2. Staff Report
3. Amending Plat



**Lot 34A**  
**0.14-acre**

**II Creeks Addition, Lot 34A, Block C**  
**2644 Stoneleigh Circle**



**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
November 5, 2013**

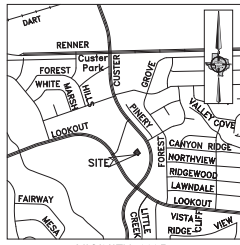
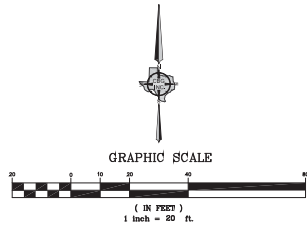
**Amending Plat**

**PROJECT SUMMARY**

<b>Subdivision:</b>	<b>II Creeks, Lot 34A, Block C</b> <i>being an amending plat of II Creeks, Lots 34 and 35, Block C.</i>
<b>Location:</b>	2644 Stoneleigh Circle
<b>Request:</b>	The purpose of the amending plat is to combine Lots 34 and 35, Block C into a single lot (Lot 34A).  The amending plat complies with City zoning and subdivision regulations.
<b>CPC Action:</b>	<b>Final decision</b>

**BACKGROUND**

<b>Lot Size:</b>	0.14 acres (5,974 square feet)
<b>Zoning:</b>	PD-Planned Development (Ord. 3515)
<b>Right-of-way Dedication:</b>	None
<b>Easements/Setbacks:</b>	
<i>Existing to Remain</i>	3' front yard setback along the northwest property line; 3' side yard setback and roof overhang, utility, maintenance and drainage easement along the southwest property line; and 3' rear yard setback along the southeast property line.
<i>Dedicated by this Plat</i>	None.
<i>Abandoned by this Plat</i>	3' roof overhang, maintenance and drainage easement along the common lot line between lots 34 and 35; and 3'×30' roof overhang, utility, maintenance and drainage easement along the common lot line between lots 34 and 35.



VICINITY MAP  
NOT TO SCALE

OWNER'S CERTIFICATE

State of Texas  
Collin County  
City of Richardson

WHEREAS, Camille-Brooke, L.L.C., an Oklahoma limited liability company are the owners of two tracts of land situated in the E.T. Myers Survey, Abstract No. 616, City of Richardson, Collin County, Texas, and being all of Lots 34 and 35, Block C, II Creeks, an addition to the City of Richardson, Collin County, Texas according to the plat thereof recorded in Instrument No. 2005031901001030, Official Public Records, Collin County, Texas, same being conveyed to Camille-Brooke, L.L.C., an Oklahoma limited liability company by General Warranty Deed recorded in Instrument No. 20130830001231600, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found for corner, and being the Northwest corner of Lot 36 of said II Creeks, and being in the Southeast line of Stoneleigh Circle (Private Street, (Lot 45), firelane, access, drainage and utility easement), and being the West corner of said Lot 35, said point being in a tangent curve to the right having a radius of 203.43 feet, and a delta of 23 Degrees 39 Minutes 00 Seconds, and a chord that bears North 43 Degrees 24 Minutes 44 Seconds East, a distance of 83.38 feet;

Thence along the Southeast line of said Stoneleigh Circle and along said curve to the right an arc length of 83.97 feet to a 5/8 inch iron rod found;

Thence North 56 Degrees 39 Minutes 55 Seconds East, continuing along the Southeast line of said Stoneleigh Circle, a distance of 6.04 feet to a 5/8 inch iron rod found, and being the Northwest corner of Lot 33 of said II Creeks, and being the Northeast corner of said Lot 34;

Thence South 32 Degrees 19 Minutes 54 Seconds East, along the West line of said Lot 33, a distance of 83.46 feet to a 5/8 inch iron rod found, and being in the Northwest line of Lot 42, Block C of said II Creeks;

Thence South 50 Degrees 20 Minutes 28 Seconds West, along the Northwest line of said Lot 42, a distance of 25.42 feet to a 5/8 inch iron rod found;

Thence South 34 Degrees 41 Minutes 04 Seconds West, continuing along the Northwest line of said Lot 42, a distance of 26.36 feet to a 5/8 inch iron rod found, and being the East corner of said Lot 36, and being the South corner of said Lot 35;

Thence North 58 Degrees 24 Minutes 27 Seconds West, along the North line of said Lot 36, a distance of 85.01 feet to the point of beginning and containing 5,974 square feet or 0.137 acres of land.

OWNER'S DEDICATION

State of Texas  
Collin County  
City of Richardson

That, Camille-Brooke, L.L.C., an Oklahoma limited liability company, are the owner(s) of the hereinafter described property, do hereby adopt this plat designating the herein described property as the II CREEKS, LOT 34A, BLOCK C, an addition to the City of Richardson, Collin County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown; said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

We do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.

EXECUTED THIS \_\_\_\_ day of \_\_\_\_\_, 2013.

Camille-Brooke, L.L.C., an Oklahoma limited liability company  
Steve Reeves, Member

Notary Acknowledgment

State of Texas  
COLLIN COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Steve Reeves, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN, UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for Collin County, Texas

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS: THAT I, Bryan Connolly, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City of Richardson, Texas.

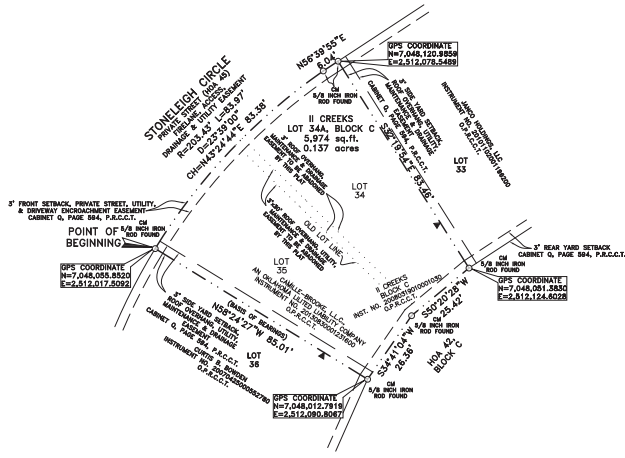
Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for the State of Texas



GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE NORTHEAST LINE OF LO 36, BLOCK C PER PLAT RECORDED IN VOLUME 0, PAGE 594, PLAT RECORDS, DALLAS COUNTY, TEXAS. (NSP21427W)
- 2) THE PURPOSE OF THE AMENDING PLAT IS TO COMBINE LOT 34, BLOCK C, AND LOT 35, BLOCK C, OF II CREEKS INTO ONE LOT.
- 3) BENCHMARK AND GPS COORDINATES ARE BASED ON THE CITY OF RICHARDSON GEODETIC CONTROL MONUMENT N-7 WHICH IS A ALUMINUM DISK IN GUTTER AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LOOKOUT DRIVE AND CUSTER PARKWAY.

NORTHING- 7,047,268.24 FEET  
EASTING- 2,512,001.41 FEET  
LATITUDE- 32°50'19.7780"N  
LONGITUDE- 96°43'58.1630"W  
ELEVATION- 669.804 FEET

II CREEKS  
LOT 34A, BLOCK C  
BEING AN AMENDING PLAT OF LOTS 34 AND 35, BLOCK C, II CREEKS, SITUATED IN THE E.T. MYERS SURVEY, ABSTRACT NO. 616 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS (ADDRESS: 2844 STONELEIGH CIRCLE) 5,974 SQ.FT. / 0.137 ACRES  
CBG Surveying, Inc.



OWNER: CAMILLE-BROOKE, L.L.C.,  
AN OKLAHOMA LIMITED LIABILITY COMPANY  
2028 W. UNIVERSITY BLVD., STE. 118  
DURANT, OK 74701  
CONTACT: STEVE REEVES  
P. 214.202.5890

SCALE: 1"=20' / DATE: OCTOBER 25, 2013 / JOB NO. 1304621-2 / DRAWN BY: BR

# Agenda Item 4

**Amending Plat:  
II Creeks  
*Lot 16A and 17A, Block C***

# **Amending Plat**

**II Creeks Addition, Lots 16A & 17A, Block C**

## **Attachments:**

1. Locator
2. Staff Report
3. Amending Plat



**II Creeks Addition, Lots 16A & 17A, Block C**  
2626 & 2634 Provencal Lane



**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
November 5, 2013**

**Amending Plat**

**PROJECT SUMMARY**

<b>Subdivision:</b>	<b>II Creeks Addition, Lots 16A and 17A, Block C</b> <i>being an amending plat of II Creeks Addition, Lots 16, 17 and 18, Block C.</i>
<b>Location:</b>	2626 & 2634 Provencial Lane
<b>Request:</b>	The purpose of the amending plat is to combine Lots 16, 17 and 18, Block C into two (2) lots.  The amending plat complies with City zoning and subdivision regulations.
<b>CPC Action:</b>	<b>Final decision</b>

**BACKGROUND**

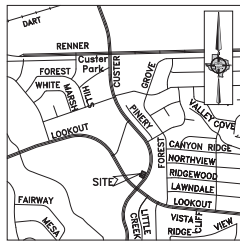
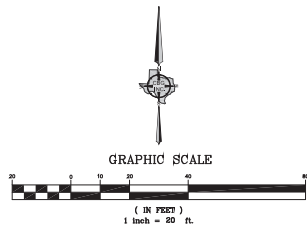
<b>Lot Size:</b>	0.17 acres (7,470 square feet)
<i>Lot 16A</i>	0.08 acres (3,643 square feet)
<i>Lot 17A</i>	0.09 acres (3,827 square feet)
<b>Zoning:</b>	PD-Planned Development (Ord. 3515)
<b>Right-of-way Dedication:</b>	None
<b>Easements/Setbacks:</b>	
<i>Existing to Remain</i>	3' front yard setback, private street, utility, and driveway encroachment easement along the west property line;  5' side yard setback and wall maintenance easement along the south property line; and  3' rear yard setback and wall maintenance easement along the east property line.
<i>Dedicated by this Plat</i>	3' roof overhang, maintenance and drainage easement along the new established lot line between Lot 16A and Lot 17A; and

3'×30' roof overhang, utility, maintenance and drainage easement along the new established lot line between Lot 16A and Lot 17A.

***Abandoned by this Plat***

3' roof overhang, maintenance and drainage easement along the old side lot lines; and

3'×30' roof overhang, utility, maintenance and drainage easement along the old side lot lines.



**OWNER'S CERTIFICATE**

State of Texas  
 Collin County  
 City of Richardson

WHEREAS, Dietrichson Co., Inc., are the owners of three tracts of land situated in the E.T. Myers Survey, Abstract No. 616, City of Richardson, Collin County, Texas, and being all of Lots 16, 17 and 18, Block C, II Creeks, an addition to the City of Richardson, Collin County, Texas according to the plat thereof recorded in Instrument No. 20080319010001030, Official Public Records, Collin County, Texas, same being conveyed to Dietrichson Co., Inc. by deed recorded in Instrument No. 20130830001232710, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 Inch Iron rod found for corner, and being the West corner of Lot 14A of II Creeks, an addition to the City of Richardson, Collin County, Texas according to the plat thereof recorded in instrument No. 20121221010003310, Official Public Records, Collin County, Texas, and being in the East line of Provincial Lane (Private Street, (Lot 45)), firelane, access, drainage and utility easement), and being the Northwest corner of said Lot 16;

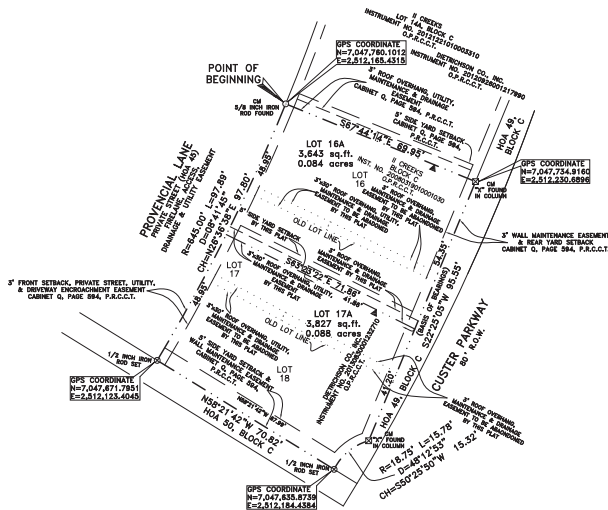
Thence South 67 Degrees 44 Minutes 14 Seconds East, along the South line of said Lot 14A, a distance of 69.95 feet to an X found for corner, and being in the West line of Lot 49, Block C of said II Creeks and being the Northeast corner of said Lot 16;

Thence South 22 Degrees 25 Minutes 05 Seconds West, along the Northwest line of said Lot 49, and along the Southeast line of said Lots 16, 17 and 18, a distance of 95.55 feet to an X found for corner, said point being in a non-tangent curve to the left having a radius of 18.75 feet, and a delta of 48 Degrees 12 Minutes 53 Seconds, and a chord that bears South 50 Degrees 25 Minutes 50 Seconds West, a distance of 15.32 feet;

Thence along the West line of said Lot 49 and along said curve to the left and arc length of 15.78 feet to a 1/2 Inch Iron rod set with yellow cap stamped (CBG SURVEYING), and being in the Northwest line of Lot 50, Block C of said II Creeks, and being the South corner of Lot 18 of said II Creeks;

Thence North 58 Degrees 21 Minutes 42 Seconds West, along the Northwest line of said Lot 50, a distance of 70.82 feet to a 1/2 Inch Iron rod set with yellow cap stamped (CBG SURVEYING), and being the Northwest corner of said Lot 18, and being in the East line of said Provincial Lane, said point being in a non-tangent curve to the left having a radius of 645.00 feet, and a delta of 08 Degrees 41 Minutes 45 Seconds, and a chord that bears North 26 Degrees 36 Minutes 38 Seconds East, a distance of 97.80 feet;

Thence along the East line of said Provincial Lane and along said curve to the left an arc length of 97.89 feet to the Point of Beginning and containing 7,470 square feet or 0.171 acres of land.



**OWNER'S DEDICATION**

State of Texas  
 Collin County  
 City of Richardson

That, Dietrichson Co., Inc., are the owner(s) of the hereinafter described property, do hereby adopt this plat designating the herein described property as the II CREEKS, LOT 16A & LOT 17A, BLOCK C, an addition to the City of Richardson, Collin County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown; said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

We do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.

EXECUTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Dietrichson Co., Inc.,  
 Richard Dietrichson, Owner

Notary Acknowledgment

State of Texas  
 COLLIN COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Richard Dietrichson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN, UNDER MY HAND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for Collin County, Texas

**SURVEYOR'S STATEMENT:**

KNOW ALL MEN BY THESE PRESENTS: THAT I, Bryan Connolly, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City of Richardson, Texas.

Bryan Connolly  
 Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public in and for the State of Texas

**GENERAL NOTES**

- 1) BASIS OF BEARINGS IS THE SOUTHEAST LINE OF BLOCK C PER PLAT RECORDED IN VOLUME Q, PAGE 594, PLAT RECORDS, DALLAS COUNTY, TEXAS. (S22°25'05"W)
- 2) THE PURPOSE OF THE AMENDING PLAT IS TO COMBINE LOT 16, BLOCK C, LOT 17, BLOCK C AND LOT 18, BLOCK C, OF II CREEKS INTO TWO LOTS.
- 3) BENCHMARK AND GPS COORDINATES ARE BASED ON THE CITY OF RICHARDSON GEODETIC CONTROL MONUMENT M-7 WHICH IS A ALUMINUM DISK IN GUTTER AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LOOKOUT DRIVE AND CUSTER PARKWAY.

NORTHING- 7,047,268.24 FEET  
 EASTING- 2,512,001.41 FEET  
 LATITUDE- 32°58'19.7788"N  
 LONGITUDE- 96°43'58.1630"W  
 ELEVATION- 669.804 FEET

II CREEKS  
 LOT 16A & LOT 17A, BLOCK C  
 BEING AN AMENDING PLAT OF LOTS 16, 17 AND 18,  
 BLOCK C, II CREEKS, SITUATED IN THE  
 E.T. MYERS SURVEY, ABSTRACT NO. 616  
 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS  
 (ADDRESS: 2626 & 2634 PROVINCIAL LANE)  
 7,470 SQ. FT. / 0.171 ACRES  
**CBG Surveying, Inc.**

OWNER: DIETRICHSON CO. INC.  
 1850 N. GREVILLE AVENUE  
 DALLAS, TX 75081  
 CONTACT: RICHARD DIETRICHSON  
 P. 214.202.9590



SCALE: 1"=20' / DATE: OCTOBER 25, 2013 / JOB NO. 1304621-1 / DRAWN BY: BR

# Agenda Item 5

**VAR 13-10:  
Mohawk Elementary School**

## **VARIANCE 13-10**

### **Attachments:**

1. Locator
2. Staff Report
3. Applicant's Statement
4. Variance Exhibit
5. Notice of Variance Request
6. Notification List
7. Notification Map
8. Correspondence



**VAR 13-10**  
**Mohawk Elementary School**



**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
November 5, 2013**

**Variance 13-10**

**SUMMARY**

**Owner:** Richardson Independent School District

**Applicant:** Jeff Groth, Corgan Associates

**Project Name:** VAR 13-10 Mohawk Elementary School

**Location:** 1500 Mimosa Drive  
Northeast corner of Mimosa Dr. and Melrose Drive

**Request:** This is a request for approval of a variance to the City of Richardson Subdivision and Development Code, Chapter 21, Article III, Section 21-47(d), *Screening and Open Space*, to waive the required 6-foot high masonry screening wall along the northern property line of Mohawk Elementary School.

**CPC Action:** **Recommendation to the City Council**  
The City Plan Commission may recommend approval of the request as presented, recommend approval with conditions, or deny.

**Earliest City Council Agenda:** **November 25, 2013**

**DEVELOPMENT SUMMARY**

**Land Area:** 9.07-acres (395,173 sq. ft)

**Zoning:** R-1500-M Residential District

**Existing Development:** 45,953 square foot elementary school

**Adjacent Land Use/ Zoning:**

North	Single-family residential/R-1500-M District	Residential District
-------	---	----------------------

East	Single-family residential/R-1500-M Residential District
South	Single-family residential/R-1500-M SPL Residential District
West	JJ Pearce High School/R-1500-M Residential District

## BACKGROUND INFORMATION

### Background:

Richardson Independent School District (RISD) intends to construct a 9,047 square foot expansion to the existing 45,953 square foot Mohawk Elementary School. Additional site improvements include the installation of a 7' wide sidewalk, additional angled parking spaces, a widened drop-off lane adjacent to Mimosa Drive, and a new turn-around and drop-off lane on the east side of the school along Melrose Drive. No other significant changes are proposed for the site.

Article III, Section 21-47(d) of the Subdivision and Development Code requires a minimum six-foot tall masonry screening wall along the common property line where a non-residential use is adjacent to residentially zoned property. Due to the size of the expansion, the proposed site must be in compliance with current development ordinances. In this case, a six-foot tall masonry wall, 828 feet long is required to be constructed along the northern property line, adjacent to the alley that serves eleven (11) single-family homes.

According to the applicant's statement, RISD feels that the installation of the screening wall would present a security issue by creating a visibility obstruction, thus eliminating the open view school officials have of the alley and students walking from the neighborhood to school.

There have been six (6) previous requests for alternate screening (one for a school) in lieu of a masonry screening wall. Additionally, in 1997, landscape plans for the RISD Alternative School located on Greenville Avenue were approved reflecting an existing 4' chain link fence, trees and shrubs to remain along the southern property line in

lieu of a masonry wall. The property to the south is a church and is zoned for the R-1500-M residential district.



CORGAN ASSOCIATES, INC.  
401 NORTH HOUSTON STREET  
DALLAS, TX 75202  
TEL 214 748 2000  
FAX 214 653 8281  
www.corgan.com

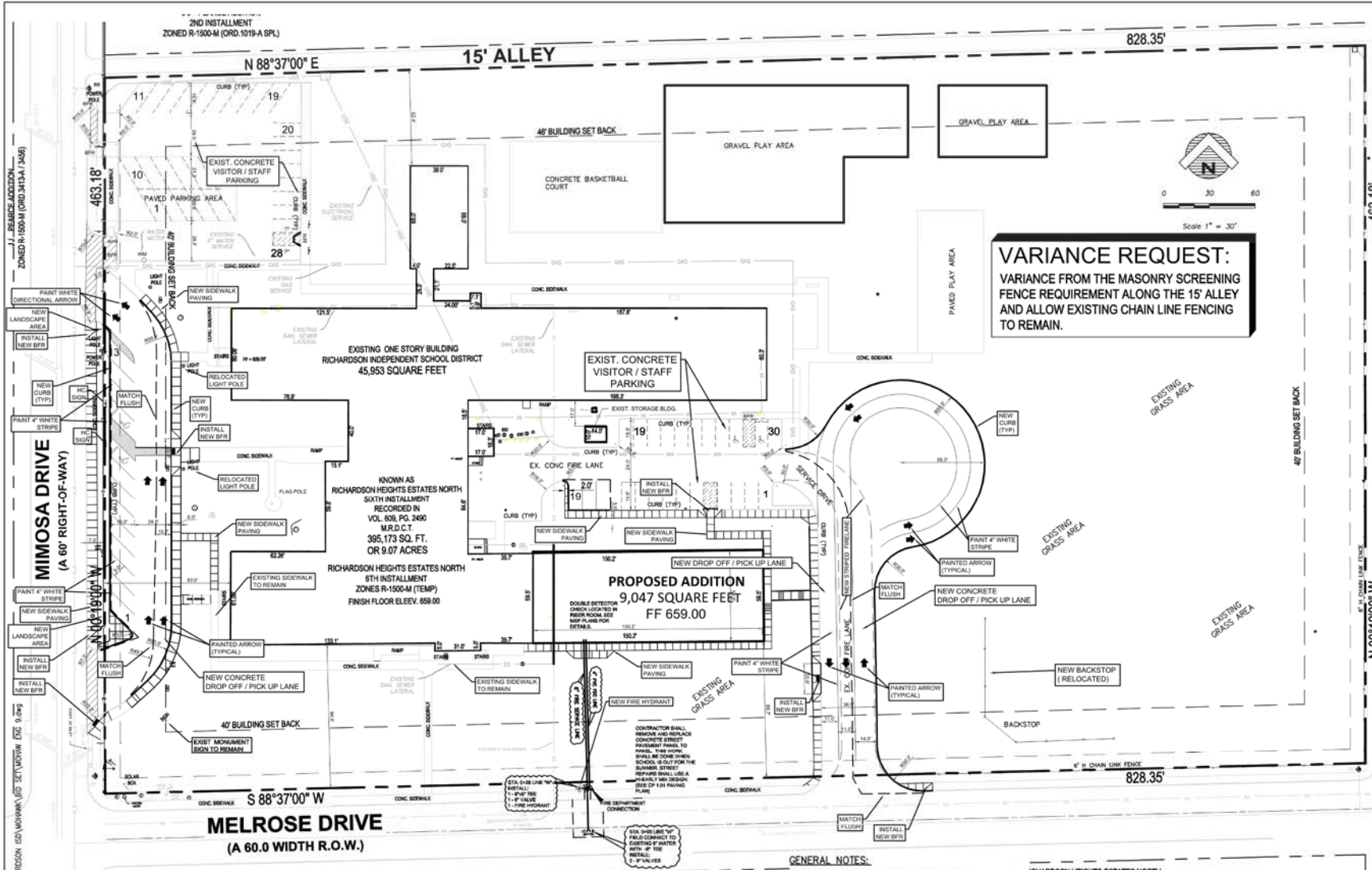
Richardson ISD  
Mohawk Elementary School  
Richardson Heights Estates North  
Lot 183  
1500 Mimosa Drive  
8.808 acres  
October 7<sup>th</sup> 2013

### **Applicant's Statement**

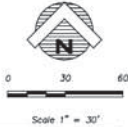
Student enrollment for the Mohawk Elementary located at 1500 Mimosa Drive has outgrown the school's current capacity in this attendance zone. The existing school building consists of 45,953 SQ. Ft. The proposed addition to the school would be 9,047 SQ Ft. containing 6 new classrooms and a secondary administration area. The total enclosed Sq. Footage with the new addition would then be 55,000 Sq. Ft. on this site. An additional onsite student drop off lane, addition parking and a turnaround lane has been included in the project to address concerns regarding increased traffic. Additional landscaping to enhance the appearance of the site has also been incorporated in the plans for this addition.

#### **Screen wall variance Request:**

Because of the properties zoning and location next to a residential zoning district, a 6 foot high masonry screening wall is required along the entire north property line by Subdivision Code and Development Ordinance when adding on to the school building. The District is requesting this requirement for the screen wall be waived in this case. The Owner feels a solid screen wall adjacent to the alley in this location will present a security issue for the students attending the school. Installing the wall has the potential to screen and hide predators along this 15' wide alley and any suspicious vehicles parked there. Currently the staff has open site vision of the children traveling to and from school in the alley due to existing chain link fence along the alley. This would not be the case if a solid screen wall were constructed.



**VARIANCE REQUEST:**  
 VARIANCE FROM THE MASONRY SCREENING FENCE REQUIREMENT ALONG THE 15' ALLEY AND ALLOW EXISTING CHAIN LINE FENCING TO REMAIN.



**MOHAWK TRAIL**  
 (A 50' RIGHT-OF-WAY)

RICHARDSON HEIGHTS ESTATES NORTH  
 3RD INSTALLMENT

PI (A.V.)

**Mohawk Elementary**

BLOCK 183  
 SIXTH INSTALLMENT  
 RICHARDSON HEIGHTS ESTATES NORTH  
 1500 MIMOSA DRIVE

RICHARDSON, TEXAS 75080



MOHAWK ELEMENTARY  
 VARIANCE EXHIBIT  
 VAR 13 - 10

JOB 13115.0000  
 DATE 09.18.2013  
 SHEET

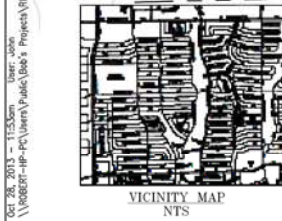
**CS 1.01A**



01	PRELIMINARY SET
02	PRELIMINARY REVIEW SET
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60	PRELIMINARY REVIEW SET



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OCTOBER 28, 2013



**OVERALL SITE PLAN LEGEND**

	PROPOSED CONCRETE SIDEWALK
	EXISTING CURB
	PROPOSED CURB
	PROPOSED HC PARKING SPACE & STRIPING

**SITE DATA SUMMARY TABLE**

ZONING	ORDINANCE NO.	SPICIAL CONDITIONS	USE	LOT AREA	SETBACK
R-1500-M <td>TEMP <td>VARIANCE FOR MASONRY FENCE <td>ELEMENTARY SCHOOL <td>9.07 ACRES OR 395,173 SF <td>40' STREETS - 45' SIDE 60' REAR </td></td></td></td></td>	TEMP <td>VARIANCE FOR MASONRY FENCE <td>ELEMENTARY SCHOOL <td>9.07 ACRES OR 395,173 SF <td>40' STREETS - 45' SIDE 60' REAR </td></td></td></td>	VARIANCE FOR MASONRY FENCE <td>ELEMENTARY SCHOOL <td>9.07 ACRES OR 395,173 SF <td>40' STREETS - 45' SIDE 60' REAR </td></td></td>	ELEMENTARY SCHOOL <td>9.07 ACRES OR 395,173 SF <td>40' STREETS - 45' SIDE 60' REAR </td></td>	9.07 ACRES OR 395,173 SF <td>40' STREETS - 45' SIDE 60' REAR </td>	40' STREETS - 45' SIDE 60' REAR

BUILDING AREA	EXISTING BUILDING	PROPOSED ADDITION
EXISTING BUILDING	45,953 SF	9,047 SF
PROPOSED ADDITION	55,000 SF	25'-0" (1 STORY)
TOTAL BUILDING AREA	100,953 SF	15'-0" (1 STORY)
EXISTING BUILDING HEIGHT	13.0 FT	15'-0" (1 STORY)
CLASSROOM ADDITION HEIGHT	13.0 FT	15'-0" (1 STORY)
BUILDING COVERAGE	13.0 FT	15'-0" (1 STORY)
FAR (FLOOR AREA RATIO)	13.0 FT	15'-0" (1 STORY)
TOTAL PARKING (HC, IC)	6 SPACES	71 SPACES
TOTAL HC PARKING PROVIDED	27,662 SF	6 SPACES
LANDSCAPE AREA REQUIRED 7X	22,019 SF	22,019 SF
LANDSCAPE AREA PROVIDED		

**GENERAL NOTES:**  
 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.  
 BARRIER FREE RAMP (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.  
 REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.  
**OUTDOOR LIGHTING NOTE:**  
 ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

**GENERAL NOTES:**

1. STRIPES & SOURCE INDICATORS ARE FROM BACK OF CURB.
2. ALL PARKING STRIPES, HOV PARKING STRIPES & SOURCE ARE TO BE IN ACCORDANCE WITH CITY OF RICHARDSON REQUIREMENTS, 110'.
3. ALL FIRE LANES TO BE INSTALLED AND STRIPPED FOR CITY OF RICHARDSON FIRE CODE STANDARDS.
4. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED & UTILITY METERS SHALL NOT BE VISIBLE EXCEPT FROM AREAS CLEARLY INTENDED AS SERVICE AREAS WHERE THE PUBLIC IS GENERALLY EXCLUDED.

RICHARDSON HEIGHTS ESTATES NORTH  
 3RD INSTALLMENT  
 ZONES R-1500-M (ORD. 675-A)

**VARIANCE EXHIBIT**  
**MOHAWK ELEMENTARY SCHOOL**  
 SIXTH INSTALLMENT  
 RICHARDSON HEIGHTS ESTATES NORTH  
 BLOCK 183

1500 MIMOSA DRIVE  
 8,808 ACRES SITUATED IN THE  
 JOHN EDMONDS SURVEY - ABSTRACT NO. 429  
 CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

ARCHITECT	OWNER	ENGINEER
CORGAN ASSOCIATES, INC. 401 NORTH HICKORY STREET DALLAS, TEXAS 75202 214-746-2000	RICHARDSON I.E.D. 401 SOUTH GREENVILLE AVE RICHARDSON, TEXAS 75081 972-689-0207	GLAUB ENGINEERING CONSULTANTS P.O. BOX 1000 1000 DEER CREEK CT., SUITE 910 IRVING, TEXAS 75038 972-713-8101



# Notice of Variance Request

City Plan Commission • Richardson, Texas

An application has been received by the City of Richardson for variances to Chapter 21, Subdivision and Development Ordinance.

**File No./Name:** VAR 13-10 / Mohawk Elementary School  
**Property Owners:** Richardson Independent School District  
**Applicant:** Jeff Groth, Corgan Associates  
**Location:** 1500 Mimosa Drive  
**Request:** Approval of a request for a variance from the City of Richardson Subdivision and Development Code, Article III, Section 21-47(d), to waive the requirement of a six-foot tall masonry screening wall along the northern property line.

The City Plan Commission will consider this request on:

**TUESDAY, NOVEMBER 5, 2013**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

As courtesy, adjacent property owners who may be affected by this request are receiving written notification of this meeting; as such ownership appears on the last approved city tax roll.

**PROCESS FOR PUBLIC INPUT:** This item is not a public hearing and specific notification is not required by State law.

While all interested persons are invited to attend the meeting, those wanting their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Development Services Department, P.O. Box 830309, Richardson, TX 75083.

The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

**AGENDA:** The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday prior to the meeting. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>

For additional information, please contact the Department of Development Services at 972-744-4240 and reference this variance number.

Date Posted and Mailed: October 25, 2013

BROWNE LOUISE CAMPBELL & DA  
1203 GRASSMERE DR  
RICHARDSON, TX 750802912

KING MARCUS ANTONIO &  
YOLANDE MICHELLE KING  
1205 GRASSMERE DR  
RICHARDSON, TX 750802912

ECKHOLM SEITH D &  
PHYLLIS A  
1207 GRASSMERE DR  
RICHARDSON, TX 750802912

OLOUGHLIN EDWARD JOSEPH &  
JANICE  
1209 GRASSMERE DR  
RICHARDSON, TX 750802912

PIPPARD ANTHONY W &  
PIPPARD LAURA L  
1211 GRASSMERE DR  
RICHARDSON, TX 750802912

GREER DOUGLAS B & JANE  
1213 GRASSMERE DR  
RICHARDSON, TX 750802912

CIARAMITARO MONICA B & LEON  
1215 GRASSMERE DR  
RICHARDSON, TX 750802912

MARSHALL BRUCE D &  
SANDRA H  
1217 GRASSMERE DR  
RICHARDSON, TX 750802912

MACLEAN DANIEL R EST OF  
% ARMINDA MACLEAN  
212 SAINT MARYS PL  
ROCKWALL, TX 750874000

MEEKER TIMOTHY PHILIP  
1201 GRASSMERE DR  
RICHARDSON, TX 750802912

MCKEE MARK A & RETA M  
1221 GRASSMERE DR  
RICHARDSON, TX 750802912

Richard Morrow  
Reservation HOA  
1317 Navaho Trl.  
Richardson, TX 75080

Joe Russum  
JJ Pearce HOA  
1102 Pueblo Dr.  
Richardson, TX 75080

G. Waddell  
JJ Pearce HOA  
1405 Huntington Dr.  
Richardson, TX 75080

## VAR 13-10 Notification List

# VAR 13-10 r.Way

**Notified Properties**

**Subject Property**

3413-A  
3456  
R-1500-M

1019-A  
SPL  
R-1500-M

1020-A  
SPL  
R-1500-M

Temp  
R-1500-M

Pueblo Dr

405-A  
R-1500-M

875-A  
SPL  
R-1100-M

675-A  
SPL  
R-1500-M

255-A  
R-1100-M

255-A  
R-1500-M

Navaho Trl

**VAR 13-10 Mohawk Elementary School  
1500 Mimosa Drive**



## Correspondence

October 29, 2013

City of Richardson

Development Services Department

PO Box 830309

Richardson, TX 75083

RECEIVED  
NOV 01 2013  
DEVELOPMENT SERVICES

Re: VAR 13-10 / Mohawk Elementary School

Dear City Plan Commission:

My name is Brad Greer and I have lived at 1213 Grassmere Dr. since the late 1980's. I am absolutely opposed to a 6' tall masonry screening wall between my house and Mohawk Elementary. I bought the house because of the openness and view behind my house and do not want to do anything to change that. Once you hide the rear of our houses you will encourage crime as the criminal is hidden also.

I have a grandson that will be attending Mohawk in the future as he lives in the neighborhood. I would hate to think he would walk to my house after school and walk through an opening into the alley to oncoming traffic when he and/or the driver have shielded views. If there are no open gates to the alley then you are encouraging the kids to use the alley as a sidewalk. Either way it is a liability for my grandson and you.

I am unable to attend the November 5<sup>th</sup> meeting. I would like this letter to be read or considered during that time.

Sincerely,



Brad Greer

214-415-8910 – Cell Phone



# Agenda Item 6

**VAR 13-11:  
Richland Elementary School**

## VARIANCE 13-11

### **Attachments:**

1. Locator
2. Staff Report
3. Applicant's Statement
4. Variance Exhibit
5. Notice of Variance Request
6. Notification List
7. Notification Map
8. Correspondence



**VAR 13-11**  
**Richland Elementary School**



**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
November 5, 2013**

**Variance 13-11**

**SUMMARY**

<b>Owner:</b>	Richardson Independent School District
<b>Applicant:</b>	Patrick Glenn, Perkins and Will
<b>Project Name:</b>	VAR 13-11 Richland Elementary School
<b>Location:</b>	550 Park Bend Drive On the south side of Park Bend Drive, east of Abrams Road.
<b>Request:</b>	This is a request for approval of a variance to the City of Richardson Subdivision and Development Code, Chapter 21, Article III, Section 21-47(d), <i>Screening and Open Space</i> , to waive the required 6-foot high masonry screening wall along the southern property line adjacent to the residential neighborhood and along the eastern property line adjacent to Richland Park.
<b>CPC Action:</b>	<b>Recommendation to the City Council</b> The City Plan Commission may recommend approval of the request as presented, recommend approval with conditions, or deny.
<b>Earliest City Council Agenda:</b>	<b>November 25, 2013</b>

**DEVELOPMENT SUMMARY**

<b>Land Area:</b>	6.64-acres (289,362 sq. ft)
<b>Zoning:</b>	R-1500-M Residential District
<b>Existing Development:</b>	67,682 square foot elementary school

**Adjacent Land Use/ Zoning:**

North	Apartments/LIM Light Industrial Manufacturing District (Town of Buckingham Ordinance)
East	Richland Park/R-1500-M residential district
South	Single-family residential/R-1500-M SPL residential district
West	Single-family residential/R-1500-M SPL residential district

**BACKGROUND INFORMATION**

**Background:**

Richardson Independent School District (RISD) intends to construct an 8,190 square foot expansion to the existing 67,682 square foot Richland Elementary School. Additional site improvements include the extension of a looped fire lane on the east side of the building and a new design for the eastern driveway along Park Bend Drive. No other significant changes are proposed for the site.

Article III, Section 21-47(d) of the Subdivision and Development Code requires a minimum six-foot tall masonry screening wall along the common property line where a non-residential use is adjacent to residentially zoned property. Due to the size of the expansion, the proposed site must be in compliance with current development ordinances. In this case, a six-foot tall masonry wall is required to be constructed along the southern property line adjacent to the alley and eight (8) single-family homes for a distance of 547 feet and along the eastern property line adjacent to Richland Park for a distance of 528 feet.

According to the applicant's statement, RISD feels that the installation of the screening wall would present a security issue by creating a visibility obstruction, thus eliminating the open view school officials have of the alley, park and students walking from the neighborhood to school. Additionally, the installation of the wall adjacent to Richland Park would eliminate a pedestrian access point that students use to visit the park during schools hours.

There have been six (6) previous requests for alternate screening (one for a school) in lieu of a masonry screening wall. Additionally, in 1997, landscape plans for the RISD Alternative School located on Greenville Avenue were approved reflecting an existing 4' chain link fence, trees and shrubs to remain along the southern property line in lieu of a masonry wall. The property to the south is a church and is zoned for the R-1500-M residential district.

## PERKINS+WILL

### Applicant's Statement

To: City of Richardson Development Services Department

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From: Perkins+Will

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Date: October 23, 2013

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Subject: Variance Request for Richland Elementary School Screen Wall

Student enrollment for the Richland Elementary located at 550 Park Bend Drive has outgrown the school's current capacity in this attendance zone. The existing school building consists of 67,682 Square Feet. The proposed addition to the school would be 8,190 Square Feet. containing 6 new classrooms and a secondary administration area. The total enclosed Sq. Footage with the new addition would then be 75,872 Sq. Ft. on this site. An additional onsite student drop off lane, addition parking and a turnaround lane has been included in the project to address concerns regarding increased traffic.

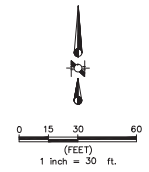
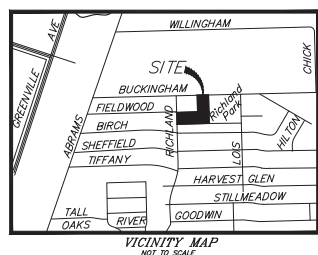
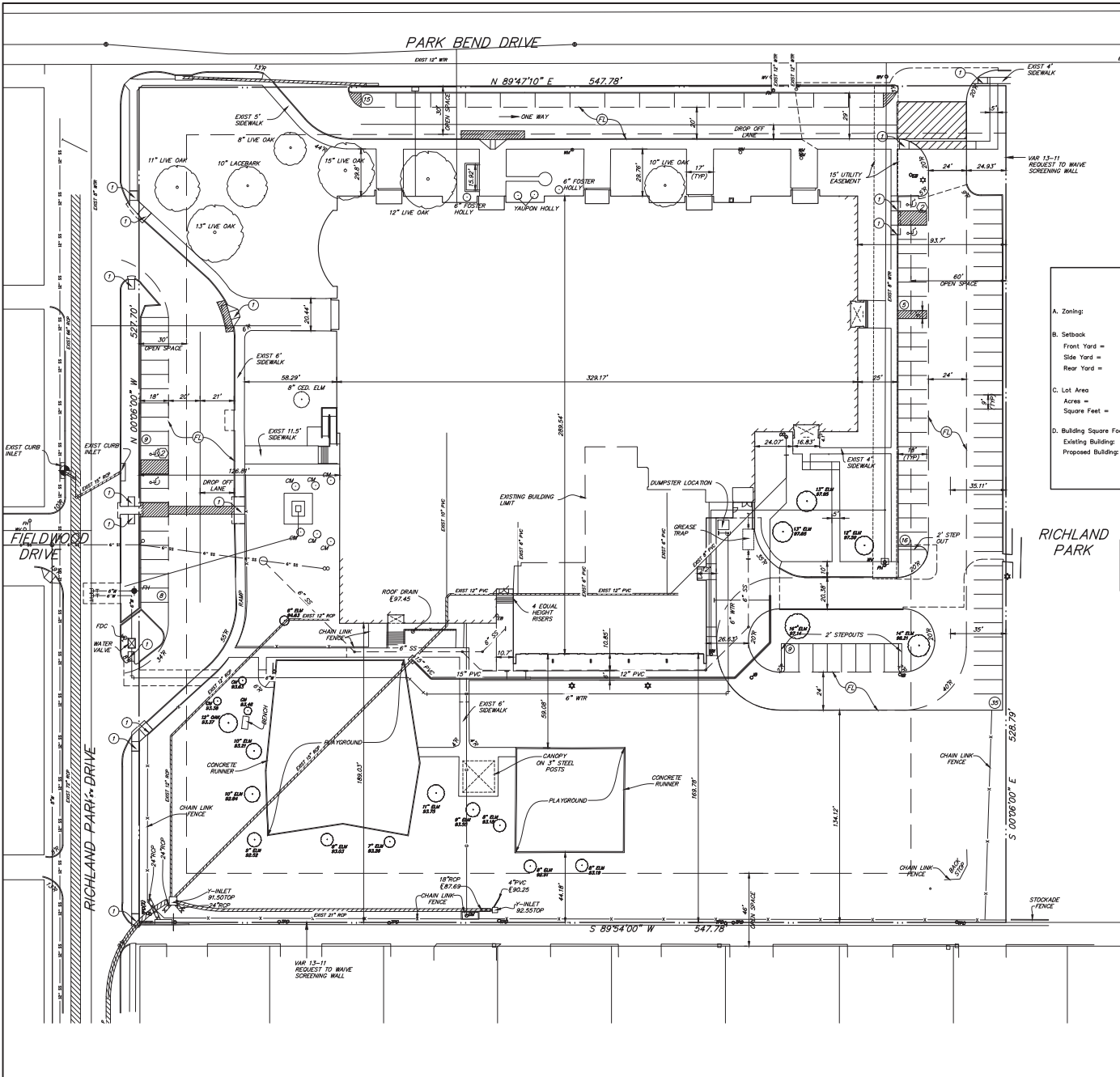
Additional landscaping to enhance the appearance of the site has also been incorporated in the plans for this addition.

Screen wall variance Request:

Because of the properties zoning and location next to a residential zoning district, a 6 foot high masonry screening wall is required along the entire south and east property lines by Subdivision Code and Development ordinance when adding on to the school building.

The District is requesting this requirement for the screen wall be waived in this case. The Owner feels a solid screen wall adjacent to the alley and the park in this location will present a security issue for the students attending the school. Installing the wall has the potential to screen and hide predators along this alley. Currently the staff has open site vision of the children traveling to and from school in the alley. This would not be the case if a solid screen wall were constructed. Installing the wall along the park would create an unwanted separation between the two open areas.

cc: Project File



### RICHLAND ELEMENTARY SCHOOL SITE SUMMARY

A. Zoning:	R-1500-M	E. Parking Provided: (Existing & New)	Standard = 35	Handicapped = 4	Total = 99
B. Setback:	Front Yard = 30' Side Yard = 45' ADJ TO RES. Rear Yard = 60' ADJ TO RES.	F. Floor Area Ratio (F.A.R.) =	Allowed: 35%	Actual: 26%	
C. Lot Area:	Acres = 6.643 Square Feet = 288,362	G. Building Height:	15'5"		
D. Building Square Footage:	Existing Building: 67,682 Proposed Building: 8,190	H. Landscape:	Area Required = 10% of Lot Area Area Provided = 53% of Lot Area		

OWNER:  
Richardson ISD  
550 Park Bend Drive  
Richardson, Texas 75081  
972-952-9393

ENGINEER:  
Raymond L. Goodson, Jr., Inc.  
5445 La Sierra Drive, Suite 300, LB 17  
Dallas, Texas 75231-4138  
214-739-8100  
Contact: Stephen Schwid

ARCHITECT:  
Parkins & Hill  
10100 North Central Expressway, Suite 300  
Dallas, Texas 75231  
214-263-0700  
Contact: Matthew Durney

NOTE: CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.

**RICHLAND PARK**

Outdoor lighting must be oriented so that lighting levels at all property lines are 1 foot candle or less.

- #### LEGEND
- 609 --- EXISTING CONTOUR LINE
  - 610 --- PROPOSED CONTOUR LINE
  - 6" CONCRETE INTEGRAL CURB
  - FL --- EXISTING FIRE LANE
  - FL --- PROPOSED FIRE LANE
  - ① --- REGULAR PARKING COUNT
  - ② --- ACCESSIBLE PARKING COUNT
  - ③ --- BARRIER FREE RAMP

PROPERTY LINE SHOWN FOR REFERENCE ONLY, NOT FIELD VERIFIED

**BENCHMARKS.**  
SQUARE CUT ON TOP OF CURB, CENTER OF 10' INLET, WEST SIDE OF RICHLAND PARK DRIVE AND 45'± NORTH OF THE CENTERLINE OF FIELDWOOD DRIVE, AS SHOWN, ELEV=92.52'

FINISHED FLOOR AT THE SOUTHWEST ENTRANCE OF SCHOOL AS SHOWN ELEV=100.00'

RAYMOND L. GOODSON, JR., INC.  
CONSULTING ENGINEERS  
5445 LA SIERRA DRIVE, SUITE 300, LB 17  
DALLAS, TEXAS 75231-4138  
P-0044, RPL@rlginc.com PPM RES. F-493

VAR 13-11 REQUEST TO WAIVE SCREENING WALL ALONG SOUTH AND EAST PROPERTY LINES.

SHEET NO.  
**C0.20**

VARIANCE EXHIBIT						
<b>RICHLAND ELEMENTARY SCHOOL</b>						
<b>550 PARK BEND DRIVE</b>						
<b>RICHARDSON INDEPENDENT SCHOOL DISTRICT</b>						
<b>CITY OF RICHARDSON, TEXAS</b>						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RLG	RLG	10/29/13	1"=30'	VAR	13	347
JOB NO.	13-347	E-FILE		DWG. NO.		



# Notice of Variance Request

## City Plan Commission • Richardson, Texas

An application has been received by the City of Richardson for variances to Chapter 21, Subdivision and Development Ordinance.

**File No./Name:** VAR 13-11 / Richland Elementary School  
**Property Owners:** Richardson Independent School District  
**Applicant:** Patrick Glenn, Perkins and Will  
**Location:** 550 Park Bend Drive  
**Request:** Approval of a request for a variance from the City of Richardson Subdivision and Development Code, Article III, Section 21-47(d), to waive the requirement of a six-foot tall masonry screening wall along the southern property line adjacent to the residential neighborhood and along the eastern property line adjacent to Richland Park.

The City Plan Commission will consider this request on:

**TUESDAY, NOVEMBER 5, 2013**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

As courtesy, adjacent property owners who may be affected by this request are receiving written notification of this meeting; as such ownership appears on the last approved city tax roll.

**PROCESS FOR PUBLIC INPUT:** This item is not a public hearing and specific notification is not required by State law.

While all interested persons are invited to attend the meeting, those wanting their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Development Services Department, P.O. Box 830309, Richardson, TX 75083.

The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

**AGENDA:** The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday prior to the meeting. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>

For additional information, please contact the Department of Development Services at 972-744-4240 and reference this variance number.

Date Posted and Mailed: October 25, 2013

BROPHY J F  
515 BIRCH LN  
RICHARDSON, TX 75081

D JAGGEARS INVESTMENTS IN  
2026 NORMANDY DR  
IRVING, TX 75060

TAHERZADEH ABDUL H  
511 BIRCH LN  
RICHARDSON, TX 75081

CAMPBELL JONATHAN D &  
WANDA GAIL  
509 BIRCH LN  
RICHARDSON, TX 75081

CARUTHERS MICHAEL F  
507 BIRCH LN  
RICHARDSON, TX 75081

BARNES CLIFTON G & CATHY  
505 BIRCH LN  
RICHARDSON, TX 75081

MEMKO HYSNI & LINDITA  
503 BIRCH LN  
RICHARDSON, TX 75081

NGUYEN HAI N  
501 BIRCH LN  
RICHARDSON, TX 75081

Curtis Dorian  
Richland HOA  
609 Stillmeadow Dr.  
Richardson, TX 75081

Andrea Hills  
Richland HOA  
1200 Richland Dr.  
Richardson, TX 75081

## VAR 13-11 Notification List

**VAR 13-11**

O/C

UR

LIM

UR

**Subject Property**

Park Bend Dr

ois Ln

**Notified Properties**

Fieldwood Dr

Fieldwood Cir

769-A  
SPL

R-1500-M

Richland Park Dr

Birch Ln

722-A  
SPL

D-1400-M

Sheffield Dr

**VAR 13-11 Richland Elementary School  
550 Park Bend Drive**



## Correspondence



**RICHLAND PARK**  
**Roger Scott** to: Israel Roberts

11/01/2013 02:38 PM

ISRAEL

The Parks and Recreation Department understands Richardson Independent School District will be undertaking building renovations at Richland Elementary and a condition of zoning will require the District to erect a screen wall along the property line between the school and park.

It is the opinion of the this department the requirement for this screening wall be waived and an exemption be allowed in this case.

ROGER

ROGER K. SCOTT, Assistant Director/Parks and Planning  
RICHARDSON PARKS & RECREATION DEPARTMENT  
PO BOX 830309  
RICHARDSON, TX 75083  
972.744.4303  
972.744.5807 fax  
Email [roger.scott@cor.gov](mailto:roger.scott@cor.gov)  
Web Site [www.cor.net/Parks](http://www.cor.net/Parks)

October 30, 2013

Mr. Barry Hand  
Chairman, City Plan Commission  
City of Richardson  
411 West Arapaho Road  
Richardson, Texas 75080-4551

Subject: VAR 13-11/Richland Elementary School  
2013/2014 Richland Elementary School Addition/Expansion and Renovation

Dear Mr. Hand,

Many thanks to the City of Richardson (COR) for the opportunity to provide input regarding the upcoming expansion and renovation of Richland Elementary School. It is exciting to live in a city and school district that understand the importance of building, maintaining and investing in infrastructure, schools, parks, neighborhoods, and community. COR's understanding and desire for long-term quality and sustainable neighborhoods are seen in many ways, not the least of which is its 2009 Comprehensive Plan.

As you are clearly aware, COR's authority to enforce reasonable land development regulations on school properties is reflected in opinions issued by State of Texas Attorney Generals. A July 10, 1986, opinion issued by Attorney General Jim Maddox (Opinion No. JM-514) and a February 27, 2009 opinion issued by Attorney General Greg Abbot (GA-0697) are attached.

We support expansion and renovation of Richland Elementary School if COR enforces reasonable subdivision and land development regulations and ordinances, including processes and procedures, for the purposes of aesthetics and maintenance of property values. An August 26, 2013, letter to COR Mayor Laura Maczka is attached for your consideration.

We request the Planning Commission consider the following input as it formulates a recommendation for the subject variance. Please note we have not yet seen a proposed site plan so we are not able to be as specific as we would like.

We believe it is important for a single, comprehensive variance request for Richland Elementary School be required versus multiple variance requests for individual items. Thus, if there are items for which Richland Elementary School will be seeking additional variances, we believe all of the variance items should be included in one application and considered at one time.

- We conditionally support a variance for the six-foot masonry screening wall along the north portion of the school's east property line. Support is conditioned upon the school following all other City of Richardson landscape ordinance and policy requirements, including but not limited to minimum landscape area requirements, screening of ground level equipment, maintenance and irrigation of landscaped areas, landscape buffers adjacent to streets and major private drives, screening of and landscaping in parking, loading and storage areas, sight visibility triangles, foundation planting, perimeter screening and tree inventories.

- We oppose a variance for the six-foot masonry screening wall on the south property line of Richland Elementary School and oppose pedestrian and vehicular connections/access between the school and the alley.
- We oppose a variance for the six-foot masonry screening wall on the south 150-feet of the east property line of Richland Elementary School. Students currently walk down the alley on the south side of the school (and a number of other alleys), causing concern Birch Drive residents who back up to the alley and who, like many others in the neighborhood, struggle with house and vehicle burglaries. Traffic is heavy near the school so the safety of the students is also important. Sidewalks in Richland Park are available to provide access the school from the east and southeast. Finally, funds being utilized to repair and replace sidewalks throughout the neighborhood via the Safe Routes to School program (see attached map) are somewhat wasted if students are permitted to access the school from the alley and the southeast half of Richland Park.
- We request the six-foot masonry screening wall be brick matching brick used on school building or the Richland Park and Richland Oaks neighborhood entrances with column/pilaster spacing similar to the masonry screening wall on the north side of Park Bend Drive.

We work in an area of South Dallas/Fair Park that has been devastated by neglect, increasing poverty and crime. The population of the area has decreased from 27,000 to 8,800 in just a couple of decades. Schools are closing and our struggle to attract new families back into the area is enormously difficult. It will take more than \$300 million and three decades or more for the area to recover.

Decay of areas in southern sectors of cities is common. Richland Park and Richland Oaks neighborhood abut a COR and City of Dallas (Dallas) city limit line. Two of Dallas' highest crime areas (see Dallas' Targeted Action Area Grid map) abut this same city limit line. It is imperative COR and RISD work with Richland Park and Richland Oaks property owners and residents to maintain aesthetics and property values. Money is tight everywhere. On the other side, the cost of rehabilitation and revitalization gets higher and higher without constant vigilance. COR's 2009 Comprehensive Plan and Subdivision and Development Ordinance were adopted to assist in support of such vigilance.

Thank you for your consideration. Please contact us at 214-500-1586 with any questions that arise.

Sincerely,



Andrea and Steven Hills  
1200 Richland Park Drive  
Richardson, Texas 75081



**Office of the Attorney General  
State of Texas**

July 10, 1986

<p>Honorable Mark W. Stiles Chairman State Affairs Committee Texas House of Representatives P.O. Box 2910 Austin, Texas 78769</p>	<p><b>Opinion No. JM-514</b></p> <p>Re: Whether a city may require a school district to apply for a special building use permit in order to convert a school facility to an administrative facility</p>
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Dear Representative Stiles:

You inform us that the Beaumont Independent School District has operated an elementary school in a residential area of the city of Beaumont. In June, 1985, however, the board of trustees voted to convert that facility to a central administrative office building for the school district. In order to obtain the requisite building permits for the conversion, the city required that the school district comply with city zoning ordinances requiring it to make application for a specific use permit.

Although the school board complied with all city fire and building codes, it objected to the city's requirements on the ground that the city has no authority to require the school district to follow the specific use application process. The city has, in fact, granted the required permit, but asserts that it has the authority to require the school district to comply with the permit procedures and conditions. In that regard you ask whether a municipality may require a school district to comply with city zoning ordinances requiring the school district to apply for a specific use permit in order to convert a school facility to an administrative facility.

The issue as presented is governed by the principles of *Port Arthur Independent School District v. City of Groves*, 376 S.W.2d 330 (Tex.1964), and *Austin Independent School District v. City of Sunset Valley*, 502 S.W.2d 670 (Tex.1973); see also Attorney General Opinion [JM-180](#) (1984). In *Groves*, supra, the issue was whether a school district had to comply with the city's building regulations in constructing a school facility on school property located within the boundaries of a home rule city. The school district in *Groves* contended that the city could not exercise its police power against the school district because a school district is an independent political subdivision of the state. State property is exempt from municipal zoning. Attorney General

Opinion [JM-117](#) (1983). The Texas Supreme Court rejected the school district's contention because a school district's property should not be classified as state property. 376 S.W.2d at 333. The court held that school buildings of an independent school district are subject to reasonable ordinances of the city. 376 S.W.2d at 334. The Texas Supreme Court in *Sunset Valley* considered whether the city could, through its zoning regulations, wholly prohibit the location of school facilities within its boundaries. 502 S.W.2d at 671. The court emphasized that the reasonableness of the school district's action was not before it. 502 S.W.2d at 672. Relying on well-established principles of zoning law, the court held that the city could not totally exclude schools from areas zoned residential. *Id.* In both *Groves* and *Sunset Valley*, the proposed buildings were school facilities, not administrative offices. School facilities traditionally receive special treatment in zoning law. See 502 S.W.2d at 672.

At issue here is the transformation of a school facility into an administrative office building. The court of appeals in *City of Addison v. Dallas Independent School District*, 632 S.W.2d 771 (Tex.Civ.App.--Dallas 1982, writ ref'd n.r.e.), held that a city cannot declare a legitimate school district action to be a nuisance per se and thereby prohibit the action. At issue was the school district's use of its property for a bus-parking facility. The court left open the possibility that the activity could become a nuisance by reason of its locality, surroundings, or manner of operation. 632 S.W.2d at 774. In essence, the court held that the city could not totally foreclose this use of the property simply by declaring the use to be a nuisance per se. Although the case is not directly applicable because it turned on nuisance law rather than on zoning law, we believe that, when it is read with *Groves* and *Sunset Valley*, it stands for the proposition that the city cannot exclude the school district's administrative offices.

As indicated, however, the city has not totally excluded the school district's administrative facility. The city has, in fact, granted the specific use permit. The city's permit procedure and conditions are designed to provide a reasonable means to assure that the health, safety, property and welfare of the people affected by the proposed land use are protected. The Texas Supreme Court's decision in *Groves* makes it clear that a school district's facilities are subject to reasonable city ordinances. 376 S.W.2d at 334. As the court stated: "To hold otherwise would be to leave a hiatus in regulation necessary to the health and safety of the community." *Id.* Accordingly, so long as a city's specific use permit procedures and conditions do not attempt to totally exclude a school district's facilities and are reasonably related to the protection of the health, safety, and welfare of the community, the school district must comply with those procedures and conditions.

## SUMMARY

The Beaumont Independent School District must comply with reasonable city of Beaumont's zoning ordinances in order to convert a classroom facility to an administrative facility. The city may not, however, use its zoning powers unreasonably to prohibit the conversion.

Very truly yours,



Jim Mattox



**ATTORNEY GENERAL OF TEXAS**  
**GREG ABBOTT**

February 27, 2009

Mr. Robert Scott  
Commissioner of Education  
Texas Education Agency  
1701 North Congress Avenue  
Austin, Texas 78701-1494

Opinion No. GA-0697

Re: Authority of a home rule city to enforce land development regulations against an independent school district for the purposes of aesthetics and the maintenance of property values (RQ-0741-GA)

Dear Mr. Scott:

You ask whether a home rule city may enforce certain provisions of its land development regulations against an independent school district.<sup>1</sup> Your question is based upon a letter you received from the Mansfield Independent School District (the "District") objecting to certain requirements imposed upon the District by the City of Mansfield, a home rule municipality (the "City").<sup>2</sup> Specifically, the District questions the validity of the following City zoning ordinance provisions as they apply to the District :

1. set back and height regulations;
2. community design standards;
3. sign standards;
4. landscaping and screening requirements;
5. supplemental requirements for screening of mechanical equipment and service areas;
6. general provisions for fences and free standing walls; and
7. fines for violation of such ordinances.

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<sup>1</sup>Request Letter (available at <http://www.texasattorneygeneral.gov>).

<sup>2</sup>See Letter from Meridith Hayes, Abernathy, Roeder, Boyd & Joplin, P.C., to Robert Scott, Commissioner of Education (Sept. 5, 2008) (attachment to Request Letter) [hereinafter District Letter].

District Letter at 3–5. The District suggests that these regulations serve only to protect “the aesthetic appearance of and property values of” commercial property in the city. *Id.* at 1.<sup>3</sup>

The application of municipal building ordinances to school district property within a municipality was first considered by the Texas Supreme Court in 1964. The court, while acknowledging that an independent school district is a creature of the state, declined to classify its property as “state property.” *Port Arthur Indep. Sch. Dist. v. City of Groves*, 376 S.W.2d 330, 333 (Tex. 1964). Rather, “[t]he Legislature, in providing that local school boards shall contract for the erection of school buildings and superintend the construction of same, made no provision whatsoever that they should regulate, supervise, or control in any manner the building of school buildings.” *Id.* The court concluded that a city, “in performing its duties as delegated to it by the state, does not usurp the authority and responsibility of the school district in the realm of education by requiring the school buildings to meet certain minimum standards of construction any more than it usurps the control and management of individuals and private corporations over their property and affairs by making them meet those same standards.” *Id.* at 334. A subsequent decision added the caveat that a municipality may not in the exercise of its authority wholly exclude from its boundaries a facility operated by an independent school district. *Austin Indep. Sch. Dist. v. City of Sunset Valley*, 502 S.W.2d 670, 673 (Tex. 1973). The court in *City of Sunset Valley* noted that *City of Groves* “turned on the police power of the city to enforce necessary health and safety regulations,” whereas the issue before it in the instant case was “a zoning ordinance of the City which wholly excludes the school facilities in issue.” *Id.* See also *City of Addison v. Dallas Indep. Sch. Dist.*, 632 S.W.2d 771, 773 (Tex. App.—Dallas 1982, writ ref’d n.r.e.) (school district may place any facility within an area zoned residential and is generally exempt from a city’s *location-based* requirements as long as the district is not acting unreasonably or arbitrarily); Tex. Att’y Gen. Op. No. JM-514 (1986) at 2 (municipality may not use zoning power to prevent school district from converting classroom facility to administrative facility).

Courts reviewing municipal ordinances begin with a presumption of validity, wherein the standard of review is abuse of discretion. *City of Brookside Village v. Comeau*, 633 S.W.2d 790, 792–93 (Tex. 1982). See also *Price v. City of Junction*, 711 F.2d 582, 588 (5th Cir. 1983); *City of Lucas v. N. Tex. Mun. Water Dist.*, 724 S.W.2d 811, 820 (Tex. App.—Dallas 1986, writ ref’d n.r.e.). Moreover, the reasonableness of an ordinance is a question of law. *City of Lucas*, 724 S.W.2d at 820.

The District takes particular issue with the City’s reliance upon aesthetics and the maintenance of property values to uphold the regulations in question. See District Letter at 1, 3. But those considerations have been approved by Texas courts since 1940. In *Connor v. City of University Park*, 142 S.W.2d 706, 712 (Tex. Civ. App.—Dallas 1940, writ ref’d), the court said that “in zoning, the aesthetic consideration is not to be ignored. Harmonious appearance, appropriateness, good taste and beauty displayed in a neighborhood not only tend to conserve the

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<sup>3</sup>For purposes of this opinion, we accept the District’s characterization of the referenced regulations as protective of “the aesthetic appearance of and property values of” property within the municipality.

value of property, but foster contentment and happiness among homeowners.” Subsequent cases have focused upon the same considerations. *See, e.g., City of Houston v. Johnny Frank's Auto Parts Co.*, 480 S.W.2d 774, 780 (Tex. Civ. App.—Houston [14th Dist.] 1972, writ ref'd n.r.e.) (quoting language from *Connor*, 142 S.W.2d at 712); *City of Pharr v. Pena*, 853 S.W.2d 56, 61 (Tex. App.—Corpus Christi 1993, writ denied) (considerations of aesthetics as well as surrounding property values “represent a legitimate goal [and] were substantially related to the public welfare”). In the most recent case, the court said that a restriction on off-premise signs “enhances the aesthetic appearance and economic prospects of the community.” *Eller Media Co. v. City of Houston*, 101 S.W.3d 668, 675 (Tex. App.—Houston [1st Dist.] 2003, pet. denied).

Moreover, zoning ordinances and land development standards constitute a portion of a municipality's statutory police power. Chapter 211 of the Local Government Code provides the basis for municipal zoning authority. The powers granted therein “are for the purpose of promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance.” TEX. LOC. GOV'T CODE ANN. § 211.001 (Vernon 2008).<sup>4</sup> Zoning ordinances include, *inter alia*, regulation of the height and size of buildings and other structures. *Id.* § 211.003(a)(1); *see also id.* § 216.901(a) (home rule city may regulate signs). Another provision permits the governing body of a municipality to divide the city into districts and, within each district, to “regulate the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures, or land.” *Id.* § 211.005(a). Zoning regulations “shall be adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for particular uses, with a view of conserving the value of buildings and encouraging the most appropriate use of land in the municipality.” *Id.* § 211.005(b). Taken together, the foregoing statutes and judicial decisions make clear that the City may enforce reasonable zoning and building ordinances against the District on the bases of aesthetics and the maintenance of property values. Sections 54.004 and 211.005 of the Local Government Code establish the primacy of a municipality in enforcing its building and zoning regulations. In addition, the various cases upholding considerations of aesthetics and the maintenance of property values as sufficient underpinnings for such laws remove substantial obstacles to the implementation of those regulations. Finally, the Texas Supreme Court's decision in *City of Groves* indicates that, in the area of building regulation, a municipality may enforce its reasonable ordinances against an independent school district.

We conclude that a home rule city may enforce its reasonable land development regulations and ordinances against an independent school district for the purposes of aesthetics and the maintenance of property values.

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<sup>4</sup>Under another portion of the Local Government Code, “[a] home rule municipality may enforce ordinances necessary to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants.” TEX. LOC. GOV'T CODE ANN. § 54.004 (Vernon 2008).

**S U M M A R Y**

A home rule city may enforce its reasonable land development regulations and ordinances against an independent school district for the purposes of aesthetics and the maintenance of property values.

Very truly yours,



**GREG ABBOTT**  
Attorney General of Texas

**ANDREW WEBER**  
First Assistant Attorney General

**JONATHAN K. FRELS**  
Deputy Attorney General for Legal Counsel

**NANCY S. FULLER**  
Chair, Opinion Committee

**Rick Gilpin**  
Assistant Attorney General, Opinion Committee

Once adopted, a City may enforce zoning regulation as follows:

- adopting ordinances to enforce zoning regulations;
- violation of the Enabling Act or a zoning regulation is a misdemeanor, the violation of which is punishable by fine, civil penalty, and/or imprisonment, as provided by the City; and
- injunction to restrain, correct or abate violation.

TEX. LOC. GOV'T CODE ANN. § 211.012 (Vernon 1999).

Various conflicts are addressed in the Enabling Act:

- among conflicting governmental regulations, the stricter prevails (i.e., zoning does not trump conflicting, more restrictive regulations);
- “public service businesses” (e.g. common carriers like pipelines) have vested rights protecting existing property made nonconforming by zoning regulation; and
- structures under the “control, administration or jurisdiction” of state or federal governments are exempt from zoning regulation (governmental supremacy issue);
- however as of 1999, privately owned structures and land leased to a state agency are subject to the Enabling Act .

TEX. LOC. GOV'T CODE ANN. § 211.013 (Vernon 1999 & Supp. 2001).

An entire zoning ordinance may be repealed by referendum as part of a charter election or if specifically authorized under the City's charter. This provision was adopted at the behest of Houston zoning opponents during the 1993 battle over zoning in Houston.

TEX. LOC. GOV'T CODE ANN. § 211.015 (Vernon 1999).

## **2. Zoning Commission**

The Zoning Commission is a legislative body appointed by the City Council and may have any number of members. The Zoning Commission's authority is limited to the drafting or recommending of the zoning ordinance and amendments (including planned development districts). It has no involvement in interpretation or the granting of variances or special exceptions. TEX. LOC. GOV'T CODE ANN. §§ 211.007, 211.009 (Vernon 1999). The city planning staff (or building inspection department in small cities) handles day to day administration of the zoning ordinance.

A home rule city must appoint a Zoning Commission to avail itself of the powers conferred by the Enabling Act. See TEX. LOC. GOV'T. CODE ANN. § 211.007 (Vernon 1999); Coffee City v. Thompson, 535 S.W.2d 758, 767 (Tex. Civ. App.--Tyler 1976, writ ref'd n.r.e.). If a Planning Commission already exists, it may be appointed as the Planning and Zoning Commission. TEX. LOC. GOV'T. CODE ANN. § 211.007 (Vernon 1999).

General law cities may exercise zoning power without a Zoning Commission through their City Council. TEX. LOC. GOV'T CODE ANN. § 211.007 (Vernon 1999). A general law city must look to the general law for its authority to exercise municipal powers and must comply with the statutory requirements of general laws, such as the Enabling Act. Mayhew v. Town of Sunnyvale, 774 S.W.2d 284, 294 (Tex. App.--Dallas 1989, writ denied).

When appointed, the Zoning Commission recommends the boundaries of the various original districts and the appropriate regulations to be enforced therein. It has the responsibility of

August 26, 2013

The Honorable Laura Maczka  
Mayor of the City of Richardson  
411 West Arapaho Road  
Richardson, Texas 75080-4551

Subject: The City of Richardson's Authority to Enforce Land Development Regulations  
2013/2014 Richland Elementary Addition/Expansion and Renovation  
550 Park Bend Road, Richardson, Texas 75081

Dear Mayor Maczka,

The City of Richardson (COR) is doing a great job of bringing in new businesses and in promoting neighborhood vitality and integrity with 1) its support of neighborhood beautification efforts and crime watch patrols and 2) updates to public parks and recreation facilities. All of these efforts are vital to our City's health.

The purpose letter is to express concern about a proposed renovation and expansion to Richland Elementary School. We believe COR and the Richardson Independent School District (RISD) must work together to improve our schools AND the neighborhoods surrounding those schools. We request assistance from COR with respect to enforcement of regulations and ordinances on all Richland Elementary School projects to protect the vitality and integrity of the Richland Park and Richland Oaks Additions.

In an effort to frame our concern and request for assistance properly, please note the following wording included in form letters distributed by COR code enforcement inspectors.

"The mission of the City of Richardson's Community Services Department is to protect the vitality and integrity of Richardson by making certain its residential neighborhoods, apartment complexes and commercial areas are maintained in a safe and healthy manner through fair and reasonable enforcement of codes and ordinances, by providing support and resources to leaders' efforts to organize and positively affect their community, and by partnering with leaders to put into action revitalization strategies that help realize a shared community vision....."

"The City's Community Integrity and Vitality Strategy is a multi-faceted approach to promoting and protecting residential neighborhoods, apartment complexes and commercial areas."

Please also note Article I, Section 21-5 of Chapter 21 of COR Code of Ordinances (the City of Richardson Subdivision and Development Ordinance) states:

"This chapter shall apply to all land within the corporate limits of the city, all land outside the corporate limits that the city may annex, and all land within the extraterritorial jurisdiction of the city to the fullest extent allowed by state law."

The RISD Board of Trustees recently approved a \$14,681,443 Construction Manager At-Risk bid submitted by Cadence McShane Corp. for additions/expansions and renovations at Richland Elementary School and a number of other RISD campuses. The budget estimate for the expansion and renovation work at Richland Elementary School was \$3,750,000 per a 2011 Bond Project status report presented to the RISD Board of Trustees on December 14, 2012. The existing 67,682 square foot building and site improvements on the Richland Elementary School property are currently valued at \$3,360,320 by Dallas Central Appraisal District. As the cost of the upcoming work is greater than the value of the existing building and site improvements, it is clear the proposed expansion is larger than the 1,000 square foot maximum allowed for

site plan approval through the City's "administrative approval" process referenced in Article II, Section 21-26 of Chapter 21 of COR Code of Ordinances.

The Richland Homeowners Association Board reports to the Richland Park and Richland Oaks Addition homeowners and residents and acts as liaison with respect to neighborhood projects including but not limited to the upcoming project at Richland Elementary School. Therefore, on behalf of the Richland Park and Richland Oaks Addition homeowners and residents, we hereby express our great concern about the Richland Elementary School expansion project. Specifically, we are concerned the building expansion and associated site plan changes 1) will worsen existing traffic and safety challenges within the Richland Park Addition and 2) will not be planned, designed, approved or constructed in accordance with COR codes and ordinances. We believe safety, traffic congestion, property values and aesthetics will erode if the Richland Elementary School expansion project is allowed to move forward without going through the appropriate land development and building permit etc. processes and public hearings, if applicable, previously established by COR, as is required for other projects, builders and developers.

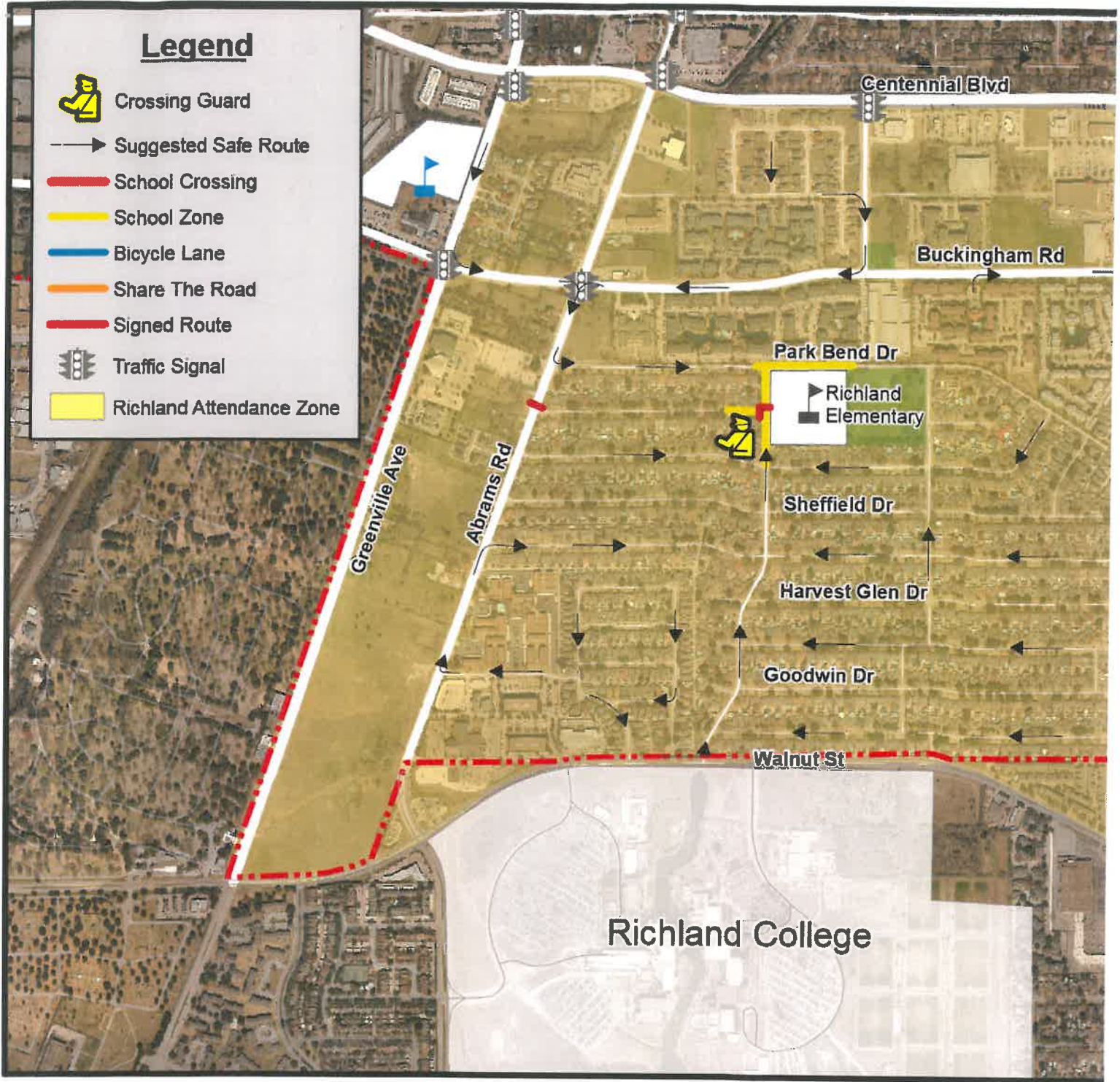
Texas Attorney General Greg Abbott's February 27, 2009 Opinion No. GA-0697 states "A home rule city may enforce its reasonable land development regulations and ordinances against an independent school district for the purposes of aesthetics and the maintenance of property values." The Richland Homeowners Association requests COR enforce its land development regulations and other applicable regulations and ordinances with respect to Richland Elementary School to protect 1) homeowners and residents in the Richland Park and Richland Oaks Additions and 2) the "vitality and integrity" of the our neighborhood. The regulations and ordinances of importance include but are not limited to site plan, screening and fencing, landscaping, off-street parking, traffic and traffic impact, sign, design, lighting, building permit, inspection and certificate of occupancy regulations and requirements. It should be noted COR online permit records for past Richland Elementary projects do not appear to reflect consistent compliance with inspection and permit close out requirements. This only heightens the concerns we have relative to an expansion of Richland Elementary School.

COR is proactive in enforcing City regulations and ordinances on homeowners and other taxpayers. Richland Park and Richland Oaks Addition homeowners and residents believe it is reasonable to request and expect COR to enforce its regulations and ordinances on RISD, an exceptional entity that is supported by our tax dollars. Members of the Richland Homeowners Association Board stand ready to participate in meetings and discussions to bring about resolution of all concerns. Please do not hesitate to contact me at the phone number and e-mail address below with your questions.

Regards,

Andrea Hills  
2013 Vice President  
Richland Homeowners Association  
sanderson1200@gmail.com  
214-500-1586

cc: City Council  
Dan Johnson, City Manager  
RHA Board



**Richland Elementary Walking Map**

# Agenda Item 7

ZF 13-13:  
Palisades

## **ZONING FILE 13-13**

### **Attachments:**

1. Staff Report (including Traffic Impact section)
2. Zoning Map
3. Aerial Map
4. Oblique Aerial Looking North
5. Proposed Code & Regulating Plan
6. Applicant's Statement
7. Notice of Public Hearing
8. Notification List
9. Correspondence in Support
10. Correspondence in Opposition



## Staff Report

**TO:** City Plan Commission  
**FROM:** Chris Shacklett, Senior Planner **CS**  
**DATE:** November 1, 2013  
**RE:** **Zoning File 13-13:** Palisades PD Code

### REQUEST:

Rezone approximately 58.5 acres from LR-M(2) Local Retail, TO-M Technical Office, and PD Planned Development to PD Planned Development for the development of a pedestrian-oriented, mixed-use development.

### APPLICANT / PROPERTY OWNER:

Larry Good, GFF Planning / Mark Jordan, JP Realty Partners, Ltd.

### TRACT SIZE AND LOCATION:

Approximately 58.5 acres, located on the west side of Central Expressway, generally bounded by Collins Boulevard to the west, Palisades Boulevard and Galatyn Parkway West Extension to the south, and Palisades Creek Drive to the north.

### EXISTING DEVELOPMENT:

The majority of the site is undeveloped. In the southern portion of the subject properties, a 10-story office building totaling approximately 188,000 square feet and a 16-story office building totaling 269,000 square feet and associated parking garage were constructed in the 1980's.

### ADJACENT ROADWAYS:

**Central Expressway:** Freeway/Turnpike; 256,000 vehicles per day on all lanes, northbound and southbound, north of Campbell Road (2013).

**Collins Boulevard:** Four-lane (with 2 dedicated bike lanes), divided arterial; 4,800 vehicles on all lanes, northbound and southbound, south of Renner Road (February 2013).

**Palisades Boulevard:** Two-lane, local street; no traffic counts available.

**Palisades Creek Drive:** Two-lane, undivided arterial; no traffic counts available.

## **SURROUNDING LAND USE AND ZONING:**

<b>North:</b>	Office; TO-M Technical Office
<b>South:</b>	Office; TO-M Technical Office
<b>East:</b>	Retail/Commercial, Office, and Parks/Open Space; C-M Commercial and I-M(1) Industrial
<b>West:</b>	Single Family; R-1250-M, R-1500-M, and R-1800-M Residential

## **FUTURE LAND USE PLAN:**

### **Regional Employment and Neighborhood Mixed-Use**

*Higher density development is appropriate with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.*

*Mixed or multiple land uses occurring within a single development and/or single building. These areas are typically built around small, pedestrian-friendly blocks and common open space. Uses include various types of residential (single-family and multi-family), retail, personal service, and neighborhood-scale offices.*

### **Future Land Uses of Surrounding Area:**

North:	Regional Employment
South:	Regional Employment
East:	Regional Employment and Transit Village
West:	Neighborhood Residential

## **EXISTING ZONING:**

LR-M(2) Local Retail, TO-M Technical Office, and PD Planned Development

## **TRAFFIC IMPACTS:**

A Traffic Impact Analysis (TIA) was conducted and submitted by Kimley-Horn and Associates, Inc., a traffic engineering and planning consulting firm, to determine if the proposed Planned Development amendment would have significant impact on the roadway network.

Traffic counts were conducted at signalized intersections and on surrounding arterial roadways and frontage roads to evaluate the combined impact of the developments on the roadway system.

For purposes of the TIA, typical growth is an annual growth rate of 1%. The following scenarios were analyzed per the City TIA guidelines:

- 2013 Existing Traffic Conditions
- 2020 Background Traffic (existing 2013 plus typical growth)
- 2020 Background Traffic plus Full Site build-out Traffic
- 2035 Background Traffic (existing 2013 plus typical growth)
- 2035 Background Traffic plus Full Site build-out Traffic

To assess traffic impacts associated with the proposed development modification, basic land use assumptions were established by the applicant. The table below depicts land use intensity assumptions utilized in the TIA and new automobile trip generations associated with the proposed development. Due to the nature of the development being mixed-use, internal trips were calculated, which refer to trips where the origin and destination are both within the boundaries of the subject property and do not impact surrounding roadway networks.

### Trip Generation Table

**Table 1 – Palisades Trip Generation**

Land Uses	Amount	Units	ITE Code	Daily Total	AM Peak Hour			PM Peak Hour		
					IN	OUT	TOTAL	IN	OUT	TOTAL
General Office	1,500,000	SF	710	10,281	1,470	200	1,670	299	1,459	1,758
Shopping Center/Retail	200,000	SF	820	10,656	148	90	238	457	496	953
Single Family Detached Housing	65	DU	210	619	12	37	49	41	24	65
Condominium	250	DU	230	1,427	18	89	107	85	42	127
Apartment/Multifamily	750	DU	220	4,669	74	297	371	280	150	430
Hotel	300	Rooms	310	2,312	94	65	159	92	88	180
<b>Gross Trip Generation</b>				<b>29,964</b>	<b>1,816</b>	<b>778</b>	<b>2,594</b>	<b>1,254</b>	<b>2,259</b>	<b>3,513</b>
<b>Internal Trips</b>				<b>3,084</b>	<b>36</b>	<b>36</b>	<b>72</b>	<b>135</b>	<b>135</b>	<b>270</b>
				<i>10.3%</i>			<i>2.8%</i>			<i>7.7%</i>
<b>External Trips After Internal Capture</b>				<b>26,880</b>	<b>1,780</b>	<b>742</b>	<b>2,522</b>	<b>1,119</b>	<b>2,124</b>	<b>3,243</b>
<b>Transit Reduction 2.5%</b>				<b>672</b>	<b>45</b>	<b>19</b>	<b>64</b>	<b>28</b>	<b>53</b>	<b>81</b>
<b>External Automobile Trips</b>				<b>26,208</b>	<b>1,735</b>	<b>723</b>	<b>2,458</b>	<b>1,091</b>	<b>2,071</b>	<b>3,162</b>

<sup>1</sup> Institute of Transportation Engineers, *Trip Generation: An Informational Report*, Ninth Edition, Washington DC, 2011.

Based on the findings of the TIA, mitigation measures to be implemented by the developer to accommodate future traffic conditions include the following:

- Galatyn Parkway Interchange:
  1. Provide variable lane assignment signs and restripe the interchange to allow the following movements:
    - Westbound at SBFR intersection:
      - AM Peak – Left/Thru, Thru
      - PM Peak – Left, Left/Thru
    - Eastbound at NBFR intersection:
      - AM Peak – Left/Thru, Thru
      - PM Peak – Left, Left/Thru
  
- US 75 Southbound Frontage Road:
  1. Southbound Right Turn bays at Palisades Creek Drive
  2. Southbound Right Turn bays at all driveway and roadway connections into development (may require right-of-way dedication at time of development)

After a thorough review of the TIA and its recommendations, staff concluded the following:

- The proposed PD Zoning would result in significantly higher traffic projections than the existing zoning entitlements, primarily due to the increased intensity of office and retail uses.

- Provision of access and circulation drives as recommended in the TIA will adequately distribute the traffic to the Arterial and Freeway system minimizing the impact to any specific link on the roadway network.
- Even though any development on this site would generate new traffic, very little traffic growth is anticipated on Collins Blvd through the neighborhood north of the site during peak traffic hours. The orientation and alignment of the Renner Parkway connection at the north end of Collins already constrains the peak hour capacity of the roadway. New vehicular trips to and from the north during the peak periods will use the US75 Frontage Roads.

## **STAFF COMMENTS:**

### **Background:**

The two (2) existing office buildings located in the southern portion of the subject properties were constructed in the 1980's and are intended to remain. This area is zoned LR-M(2) Local Retail. The majority of the subject properties (39.7 acres) were rezoned in 2006 for a PD Planned Development for a mixed-use development to include townhomes, condominiums, retail, restaurants, office, and a full-service hotel. The existing PD is similar to what is being proposed in this request.

The proposed PD includes the entirety of the property included in the existing PD, plus approximately 18.8 additional acres, including the land south of the Ring Road extending eastward to US-75 and extending northward along US-75 approximately 1,000 feet. The additional area is currently zoned LR-M(2) Local Retail and TO-M Technical Office. Another significant change is the proposed zoning is a form-based code similar to those recently approved near the Bush DART station. The current zoning is a standard PD Planned Development with an approved concept plan and standards.

The proposed code allows for a predictable vision through its regulatory nature. The visual aspect of the development is regulated through building heights, façade treatment and the relationship of the building to the street. The Code provides the community and developer with the opportunity to respond to market demands in an expedient and predictable manner, both in terms of a streamlined staff level approval and the flexibility to allow a mix of uses in the buildings as markets shift in the future.

### **Applicant's Request**

The applicant's request is to rezone approximately 58.5 acres of land to a Planned Development District with modified development standards under a form-based code. The main elements of a Form Based Code are the Regulating Plan and the Development Standards.

The land use assumptions, based on the TIA for the proposed development include:

- General Office (1,500,000 square feet) – *this is in addition to the existing office buildings totaling approximately 457,000 square feet*
- Retail and Service (200,000 square feet)
- Hotel (300 rooms)

- Apartments (750 units)
- Condominiums (250 units)
- Townhomes (65 units)

The proposed Palisades Planned Development Code creates four (4) distinct Sub-Districts which provide for different building forms within the subject site. Each Sub-District is identified on the Regulating Plan. The following provides a brief description of the major sections of the Palisades Planned Development Code.

**Regulating Plan** (Appendix A) represents the zoning map for the subject site. The following Sub-Districts and a general description of the allowable uses are identified below. For a detailed list of proposed allowed uses in each Sub-District please refer to the Schedule of Uses (Section 6, Table 6.1) in the Code.

- Inner Ring Mixed Use, Outer Ring Mixed Use and Freeway High Rise
  - Retail Sales or Service, Office, Research, Food Service, No Drive-Through
  - Arts, Entertainment, and Recreation, including Parks, Greens and Plazas
  - Education, Public Administration, Health Care, Institutions
  - Home Occupation, Apartments, Condominiums (not permitted in the Outer Ring Mixed Use), Residential Lofts, Live-Work Units
  - Full Service Hotel, Structured Parking, Sales from Kiosk, Community Garden, Equipment (utility, wind, solar, rain harvesting)
- Urban Neighborhood
  - Single-family Attached and Detached Dwelling Units
  - Parks, Greens, and Plazas
  - Home Occupation
  - Community Garden, Equipment (utility, wind, solar, rain harvesting)

**Administration** (Section 3) establishes provisions for review and approval of development applications within the District. The Code allows the City Manager or designee the authority to approve development plans that conform to the PD and Chapter 21 of the City of Richardson Code of Ordinances. The Code further provides authority for the City Manager or designee to approve requests for minor modifications for changes that do not:

- Materially change the circulation or building location
- Increase permitted building area
- Change the relationship between the building and street
- Allow a use not authorized in the Code
- Allow a greater height than authorized in the Code
- Change street cross-sections except as allowed within this section

Any other changes that do not meet the criteria to be a minor modification would be processed as an amendment to the Code and would be subject to a public hearing before the City Plan Commission and City Council.

**Building Form and Development Standards** (Section 7) are established in text and graphic form for each Sub-District, which shall be reviewed for compliance and includes following elements:

- Building Placement
  - Build-To Zone / Setback
  - Building Frontage
- Building Height
  - Inner Ring Mixed Use (maximum 20 stories / 270 feet)
  - Outer Ring Mixed Use (maximum 6 stories / 75 feet)
  - Freeway High Rise (maximum 20 stories / 270 feet)
  - Urban Neighborhood (maximum 2 stories / 30 feet)
- Ground Floor Requirements
  - Retail Ready standards for ground floors in certain Sub-Districts
- Parking & Service Access
  - Parking Location, Off-Street Parking Standards
  - Driveways and Services
- Encroachments

**Building Design Standards** (Section 8) are used to establish a coherent urban character, which will be reviewed for compliance and includes the following elements:

- Building Orientation
- Design of Parking Structures and Single-family Garages
- Design of Automobile Related Building Site Elements
- Roof Form
- Façade Composition
- Windows and Doors
- Urban Neighborhood to Outer Ring Mixed-Use Screening/Transition

The tables below depict the proposed building materials for the development.

**Inner Ring Mixed Use, Outer Ring Mixed Use, and Freeway High Rise**

<b>Building Material</b>	<b>Permitted by City Code</b>	<b>Palisades Code</b>
<b>Building Façade</b>		
Masonry	Min. 85% of entire façade area (min. 80% per elevation)	Min. 85% (also allows stucco utilizing a 3-step process)
Accent materials	Max. 15% of entire façade area (max. 20% per elevation)  EIFS not permitted below a height of eight (8) feet	Max. 15% along streets (including wood, metal panel, split-face concrete block, tile, or EIFS)  EIFS not permitted below a height of eight (8) feet

Roof material	Class 'C' Fire Classification (asphalt shingles, copper, standing seam metal roof, slate, synthetic slate or similar materials)	When visible from streets and alley (same as City Code but does not allow asphalt shingles)
Parking Structure Requirements	No specific requirements other than minimum masonry percentages	Requires same minimum 85% masonry as buildings within the Sub-Districts.  Additional required design elements for street facing structures include: <ul style="list-style-type: none"> <li>• No ground floor parking for a depth of 30 feet along Type "A" street</li> <li>• 20-30 foot façade rhythms (horizontal and vertical)</li> <li>• Screening of vehicles and ramps from view along Type "A" street</li> <li>• In addition to façade rhythm requirements, screening of vehicles along west perimeter of Outer Ring Mixed Use Sub-District using louvered, solid, or opaque vertical screening elements</li> <li>• Requirement for corner architectural elements when parking structure located at street corner</li> </ul>

**Urban Neighborhood Building Materials (Residential)**

<b>Building Material</b>	<b>Permitted by City Code</b>	<b>Palisades Code</b>
<b>Building Facade</b>		
Masonry	Min. 75% of entire exterior wall area	Min. 85% along street frontage (also allows cementitious-fiber clapboard and stucco utilizing a 3-step process). Chimneys shall be 100% masonry.
Accent material (wood, stucco, tile, and EIFS)	Max. 25% of entire exterior wall area	Max. 15% along streets (metal panels, EIFS, rock, glass block, and tile)
Roof material	Class 'C' Fire Classification (asphalt shingles, copper, standing seam metal roof, slate, synthetic slate or similar materials)	When visible from streets and alley (also allows terra cotta)

- ❖ The rear and side facades in the Urban Neighborhood are to be of finished quality and the same color that blend with the street facades of the building.

**Street and Streetscape Design Standards** (Section 9) illustrates the design, configuration, and development context for all streets. For each street section, a text and visual depiction are provided, including lane widths, number of lanes, on-street parking, sidewalks, and street trees. The street sections within the PD are as follows and will be reviewed for compliance with Section 9 of the Code:

- Ring Road
- North Entry
- South Entry
- West Entry
- US 75 Entry
- Mews Drive “1”
- Mews Drive “2”
- Inner Ring Promenade

**Civic/Open Space Standards** (Section 11) creates a set of standards for open spaces that provide a range of passive and recreational opportunities. These areas include large park areas and smaller neighborhood-scaled plazas that are connected via a network of trails and paths. A 4-acre park (Palisades Park) is proposed in the center of the development to create a public space that may contain landscaped areas for active and passive recreation along with civic elements such as café tables, open shelters, water features, or amphitheater space. A 40-80 foot wide landscape buffer will also be provided along Collins Boulevard as a buffer between the proposed development and Collins Boulevard. Within the buffer, an 8-foot meandering pedestrian path along with canopy and ornamental trees will be provided. A minimum 25-foot wide landscape buffer continues along Palisades Creek Drive with a 12-foot wide multi-use trail.

**Comparison**

The table below provides a comparison between the existing development rights within the area under the existing PD ordinance versus the proposed Code.

	<b>EXISTING (39.7 acres)</b>	<b>PROPOSED (approx. 58.5 acres)</b>
Residential Uses	Maximum 121 townhome lots  300 Condominiums  No apartments allowed	Maximum 65 single-family units (attached or detached)  Maximum 250 condominiums  Maximum 750 apartments
Minimum Unit Sizes	Townhomes – minimum 1,900 s.f. for 50% of units, minimum 2,400 s.f. for remainder  Condominiums – -800 s.f. to 900 s.f. – max. 10% of units -900 s.f. to 1,000 s.f. – max. 10% of units -1,000 s.f. to 1,100 s.f. – max 15% of units -Remaining units - minimum of 1,100 s.f.	No minimum unit sizes proposed for townhomes, condominiums, or apartments

Non-Residential Uses	<p>Retail/Restaurant – maximum 150,000 s.f.</p> <p>Office – maximum 160,000 s.f. (this is in addition to existing 10-story and 16-story office buildings which were not part of the PD)*</p> <p><i>*(The additional acreage being added to the PD includes approximately 3.74 acres of undeveloped land which is zoned LR-M(2) Local Retail and up to 81,457 square feet of additional office/retail space could be developed). The remaining acreage within the additional 18.8 acres being added to the PD is developed as buildings/parking, existing ring road, and existing right-of-way.</i></p> <p><b>Total Office Development Rights within 58.5 acres per current zoning (existing plus entitled): 698,457 s.f.</b></p> <p>Full-service Hotel – maximum 128 rooms</p>	<p>Retail/Service – 200,000 s.f.</p> <p>Office – 1,500,000 s.f. (this is in addition to existing 10-story and 16-story office buildings which are part of the proposed PD)</p> <p><b>Total Office Development Rights within 58.5 acres per proposed zoning (existing plus entitled): 1,957,000 s.f.</b></p> <p>Full-service hotel – maximum 300 rooms</p>
Districts/Location	<p>Village Center Tracts (located within the existing Ring Road)</p> <p>Townhome Tracts (located on the west side of the Ring Road between Palisades Blvd and Palisades Creek Dr)</p>	<p>Inner Ring Mixed Use Sub-District (same location as Village Center Tracts, excluding approximately four (4) acres of central open space)</p> <p>Outer Ring Mixed Use (located on the west side of the Ring Road between Palisades Blvd and Palisades Creek Dr)</p> <p>Freeway High-Rise (located between the Ring Road and US-75, north of the Galatyn Park Overpass)</p> <p>Urban Neighborhood (located on the east side of Collins Boulevard between Palisades Blvd and Palisades Creek Dr)</p>
Building Heights (by Tract/Sub-District)	<p>Village Center – 5-story/70 feet on west side and 8-story/110 feet on east side</p> <p>Townhome – 2-story/40 feet</p>	<p>Inner Ring Mixed Use – 20-story/270 feet</p> <p>Outer Ring Mixed Use – 6-story/75 feet</p> <p>Freeway High-Rise – 20-story/270 feet</p> <p>Urban Neighborhood – 2-story/30 feet</p>
Area Regulations (by Tract/Sub-District)	<p>Village Center – Maximum 80% lot coverage / Maximum F.A.R: 1.25:1</p>	<p>Inner Ring Mixed Use, Outer Ring Mixed Use, and Freeway High-Rise – no maximum lot coverage/F.A.R.</p>

	Townhome – Maximum 90% lot coverage	Urban Neighborhood – no maximum lot coverage except as determined by setbacks listed in Section 7.4
Parking Regulations	<p>Townhomes – 2 enclosed off-street parking spaces plus 0.5 visitor parking spaces per unit</p> <p>Condominiums – 2 parking spaces per unit</p> <p>Hotel – 1.25 parking spaces per room</p> <p>Non-residential uses – 1 space per 300 s.f.</p>	<p>Single-family lots – 2 enclosed off-street parking spaces plus 0.5 visitor parking spaces per unit</p> <p>Condominiums/Apartments – 1 parking space per bedroom</p> <p>Non-residential uses (including hotel) – 1 parking space per 300 s.f.</p>
Street Designations	Streets within the PD are required to be private streets and be constructed to City standards. No specific street sections provided.	Streets within the PD are required to be private streets. There are eight (8) distinct street types within the PD to allow for automotive and pedestrian-oriented streets to fit the needs of specific areas within the PD.

### Summary

Based on the entitlements for the existing PD plus the additional acreage being added to the proposed PD, the following list represents the net increase/decrease in total development rights for the proposed 58.5-acre PD:

- General Office: 1.26 million square foot **increase**
- Shopping Center/Retail: 50,000 square foot **increase**
- Hotel: 172 room **increase**
- Single-family residences (attached and detached): 56 unit **decrease**
- Multi-family units (apartments): 750 unit **increase**
- Multi-family units (condominiums): 50 unit **decrease**

### Development Standard Concerns

The current PD concept plan provides for up to 121 townhomes on the west side of the PD, between Collins Boulevard and the west side of the ring road. The proposed PD splits this area into two (2) Sub-Districts (Urban Neighborhood and Outer Ring Mixed Use), thus creating two narrow Sub-Districts that extend from Palisades Boulevard on the south to Palisades Creek Drive on the north. The development standards regulating these two (2) Sub-Districts are very different from one another, thereby leading to a concern regarding the transition between them.

As currently proposed, only 2-story townhomes or patio homes could be located in the Urban Neighborhood Sub-District. Homes would likely back up to Collins Boulevard and would face east toward the Outer Ring Mixed Use Sub-District while other homes may back up to the Outer Ring Mixed Use Sub-District.

The first concern is the abrupt juxtaposition of the 2-story single-family homes in proximity to 6-story mixed-use buildings and parking structures along the western boundary of the Outer Ring

Mixed Use Sub-District. The single-family homes facing the Outer Ring Mixed Use Sub-District would likely be located less than one-hundred (100) feet from the 6-story buildings, while those single-family homes backing up to the Outer Ring Mixed Use Sub-District could be as close as 10-15 feet.

Secondly, the applicant is proposing a physical separation between the two (2) Sub-Districts which consists of a 7-foot masonry wall, with a 2-foot landscape screen along the base of the wall. Tree placement along the screening wall in addition to the 2-foot landscape screen would provide a visual softening of the mixed-use buildings, whether they be multi-family units or parking structures facing the Urban Neighborhood. However, there is concern related to the location of a screening wall between the two (2) Sub-Districts. A more well-designed transition between the two (2) Sub-Districts would not necessitate the need for a wall, but could possibly create a cohesive neighborhood between the single-family Urban Neighborhood Sub-District and mixed-use Outer Ring Mixed Use Sub-District. Since it is likely that the buildings within the Outer Ring Mixed Use Sub-District will back upon the Urban Neighborhood Sub-District, it will be difficult to achieve a well-designed transition as currently proposed.

In summary, as proposed of the Urban Neighborhood Sub-District would likely create a narrow, linear subdivision that creates a largely, single-loaded street fronted with residential garages on one side and commercial garages on the other side.

### **Conclusion**

Based on staff's review of the applicant's request, with the exception of development standards to address the character of the Urban Neighborhood and its adjacency challenge with Outer Ring Mixed Use Sub-Districts, the proposal of a PD with Form Based elements appears to be appropriate for the site. The PD achieves a largely predictable community vision through its regulatory nature. It achieves a predictable physical result by its concentration on the visual aspect of the development through building heights, façade treatment and the relationship of the building to the street (pedestrian friendly) through compact, walkable urbanism. If applied appropriately, it could provide the community with the opportunity to respond to market demands in an expedient and predictable manner.

**Correspondence:** As of this date, 1 letter in support and 121 letters in opposition to the case have been received.

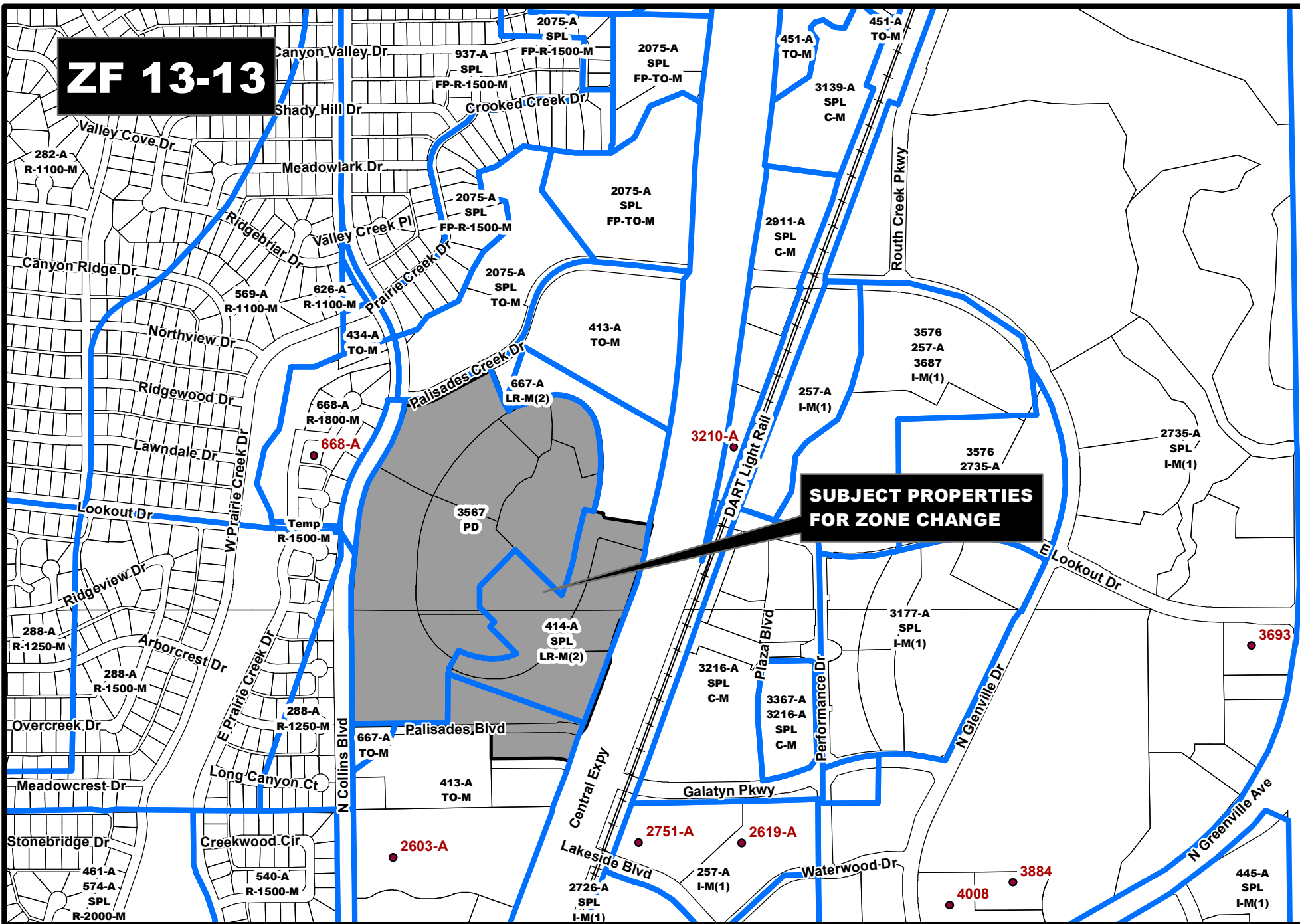
**Motion:** The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add or amend conditions, or recommend denial of the request.

Should the CPC accept the applicant's request as presented, the motion should include the following conditions:

1. The subject site shall be zoned PD Planned Development and shall be in accordance with the Palisades Planned Development Code attached hereto as Exhibit "B".
2. The maximum number of development rights for each use shall be as shown on the Regulating Plan (Appendix A of the Palisades Planned Development Code).

3. A revised Traffic Impact Analysis (TIA) shall be submitted and approved by the Director of Development Services and City Engineer prior to approval of any future amendment to the use and development regulations governing use and development of the property which increases land use intensity or modifies the proposed mix of land uses identified in the TIA dated September 30, 2013, a copy of which is on file in the Office of the City Secretary and incorporated herein by reference.

**Council Hearing Date:** City Council hearing date is November 25, 2013.



# ZF 13-13

**SUBJECT PROPERTIES FOR ZONE CHANGE**

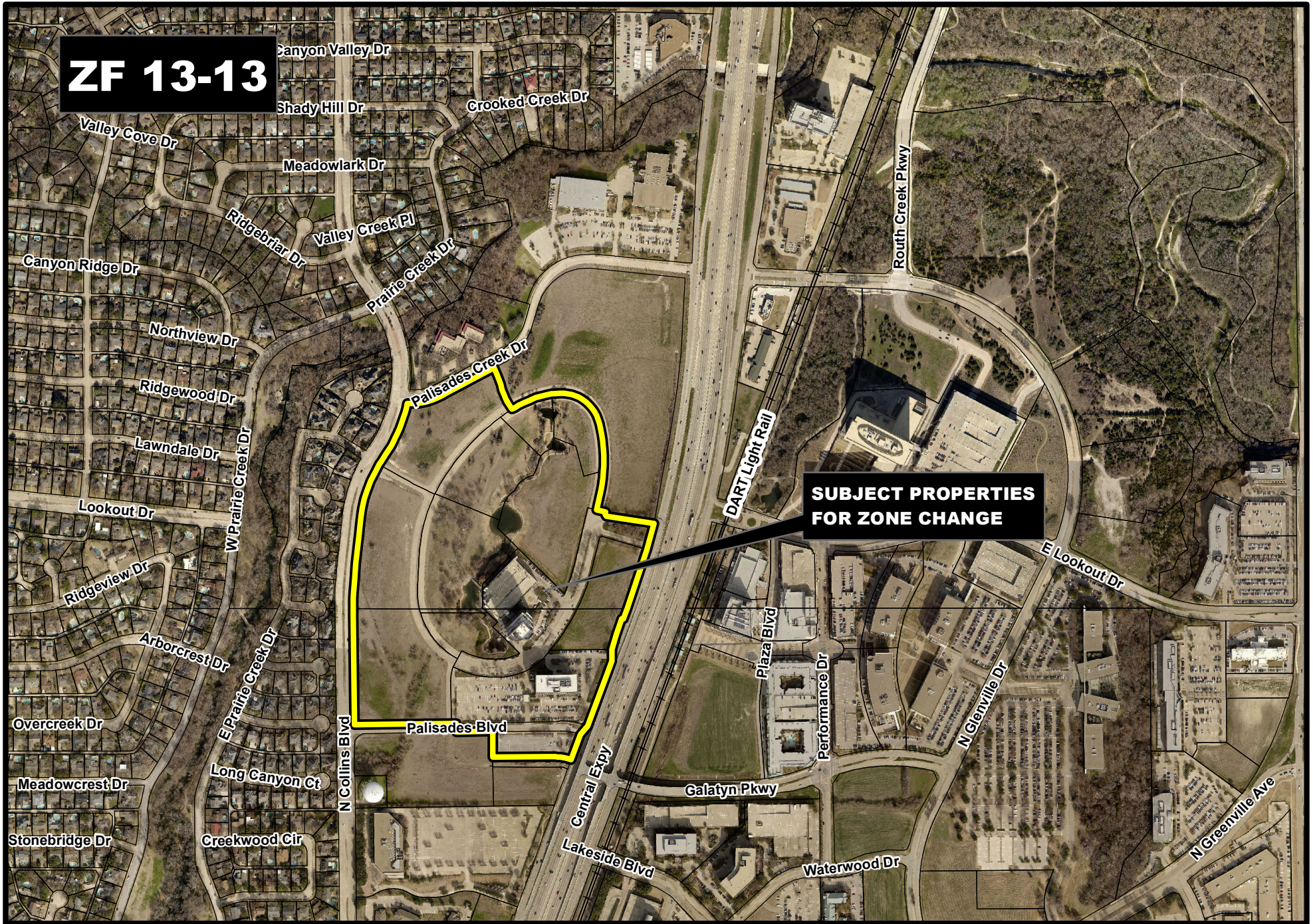
## ZF 13-13 Zoning Map

Updated By: shacklett, Update Date: October 21, 2013  
 File: DSI\Mapping\Cases\Z\2013\ZF1313\ZF1313 zoning.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



# ZF 13-13



**SUBJECT PROPERTIES  
FOR ZONE CHANGE**

## ZF 13-13 Aerial Map

Updated By: shacklett, Update Date: October 21, 2013  
File: DSI\Mapping\Cases\Z\2013\ZF1313\ZF1313 ortho.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**Oblique Aerial  
Looking North**

**Palisades Creek Dr**

**Collins Blvd**

**Palisades Blvd**

**Galatyn Pkwy  
Extension**

**Central Expy**

**Galatyn Pkwy**



# PALISADES PLANNED DEVELOPMENT CODE

10/29/13  
DRAFT



GFF Planning

**PALISADES**  
**Planned Development Code**

October 29, 2013

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## Planned Development Code

### Section 1. Purpose and Intent:

The purpose of the Palisades Planned Development Code (Palisades Code) is to create a walkable urban neighborhood where a high density and diverse mix of uses promote less dependence on the automobile. Access to light rail, shopping, employment, housing and both community and regional retail promotes a greater quality of life than traditional suburban-styled developments. The Palisades Code is adopted to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare of the immediate community, as well as to assist in the orderly and controlled growth and development of the land area described within this document, called the Palisades District.

It is the intent of the Palisades Code to establish an efficient, effective and equitable regulatory and procedural code relating to the use of land and development within the land area described within the Palisades District.

- 1.1 Economic Development – The Palisades District and corresponding standards are created to support economic development, sustainable tax base, and job creation by establishing adjacency predictability of private development that supports and leverages investment in and around the Palisades.
- 1.2 Implement the Design Goals of the Regulating Plan – The objective of the Palisades District is to foster a major regional employment center with regional retail and residential uses within the confines of a neighborhood and within convenient walking distance to the existing Galatyn Park transit station.
- 1.3 Establish Specific Development Standards – The Palisades Code implements the vision for Regional Employment and neighborhood mixed use rail corridor as established in the City’s Comprehensive Plan and Palisades District Regulating Plan, hereafter known as the Regulating Plan (Appendix A). The Regulating Plan shall provide guidance to property owners, developers, and the City on the form, character, and intensity of future development in the Palisades District. Creation of different Sub-Districts within the Palisades District enables specific site and locational standards to be enumerated and applied. Clear graphic standards are provided for location, height, and building elements. Such standards promote sustainability, public welfare, walkable mixed use development, open space, housing variety, and transportation options.

### Section 2. Components of the Code:

- 2.1 The Palisades Code shall apply to the Palisades District unless otherwise specified in this Code. Development of property within the Palisades District shall comply with the respective development standards set forth in the Palisades Code. The components of this Palisades District consist of:
  - 2.1.1 Palisades District Regulating Plan: The Palisades District Regulating Plan, hereafter known as the “Regulating Plan”, is its official zoning map. It identifies the applicable standards within the Palisades District including:
    - i. Sub-Districts – The Palisades District is divided into different “Sub-Districts”. A Sub-District creates a distinct urban form which is different from urban forms in other Sub-Districts. Each Sub-District shall establish use and development standards including height, bulk, building and parking location, and functional design. The Regulating Plan classifies all lots within the Palisades District into one of four (4) Sub-Districts.

## Planned Development Code

- ii. Street Types – The Street Types illustrate the design, configurations and development context for all streets within the Palisades District. The Street Classification addresses vehicular lane widths, number of lanes, pedestrian accommodation, street tree requirements, on-street parking, and parkway and median standards (streetscape standards). Street types on the Regulating Plan include Type ‘A’ and Type ‘B’ Streets. The Street Network specifies the future streets needed to implement the Palisades Regulating Plan, and shall be required and shall generally meet the locational and connectivity goals of the Regulating Plan. Their design shall be guided by the Street Type Specifications.
- iii. Civic/Open Space Designations – The Civic/Open Space areas shown on the Regulating Plan designate the locations of proposed Civic/Open Spaces (including parks, plazas, greens, and squares). All Civic/Open Spaces depicted in the Regulatory Plan are mandatory.

2.1.2 Development Standards: The Palisades Code (the text portion of this Code) enumerates the development standards with text and graphics for Sub-Districts, building form, civic/open space, landscape, architectural, signage, lighting, and all related standards for all streets, public and private development.

### Section 3. Administration

This section sets forth the provisions for reviewing and approving development applications within the Palisades District. The intent is to ensure that all development is consistent with the provisions of this Code. All existing buildings within the Palisades District as shown on the Regulating Plan are exempt, but any renovation or addition to an existing building must comply with the Palisades Code. All sections of this Code shall be applied during the review process.

- 3.1 The development standards under the City of Richardson Comprehensive Zoning Ordinance, as amended, shall not apply to the Palisades District except as specifically referenced herein. Development standards not addressed in the Palisades Code shall be governed by the City of Richardson Comprehensive Zoning Ordinance to the extent they are not in conflict with the Palisades Code.
- 3.2 Except as specifically listed below, all other signage and sign standards must comply with Chapter 18 of the City of Richardson Code of Ordinances, as amended.
- 3.3 Using this Code:
  - The following basic steps should be followed to determine the uses and development standards applicable to all properties within the Palisades District:
    - 3.3.1 Locate the subject property on the Regulating Plan.
    - 3.3.2 Identify:
      - i. the Sub-District in which the property is located;
      - ii. the Street Type designation along all its street frontages; and,
      - iii. any Ground Floor Activated Uses that may be applicable to the subject property.
    - 3.3.3 Review the Schedule of Uses by Sub-District as listed in Table 6.1 to determine allowed uses.
    - 3.3.4 Examine the corresponding zone standards in the Building Form and Development Standards in Section 7 to determine the applicable development standards.
    - 3.3.5 Refer to Section 8 for Building Design Standards.
    - 3.3.6 Refer to Section 9 for Street Type and Streetscape Standards.

The information from the above listed steps explains where the building will sit on the lot, the limits on its three dimensional form, the range of uses, and the palette of materials that will cover it.

**Planned Development Code**

- 3.4 Development within the Palisades District that complies with the provisions of this Code shall follow the City's development process as outlined in Chapter 21, Article II of the City of Richardson's Code of Ordinances and shall be approved by the City Manager or designee (see Appendix C for flow chart of the review process). In addition to complying with applicable City regulations that are not in conflict with this Code, the applicant shall provide the information required to adequately show compliance with this Code.
- 3.5 Standard for approval of development plans: If a development plan conforms to the standards set forth in this Code and applicable City regulations are not in conflict, the development plan shall be approved.
- 3.6 The City Manager or designee shall be responsible for the following:
- 3.6.1 Reviewing development plan applications for compliance with the requirements of Palisades District.
  - 3.6.2 Approving development plan applications that are in compliance with the requirements of the Palisades Code.
  - 3.6.3 Making determinations on the applications and interpretations of standards in this Code.
  - 3.6.4 Approving revisions to previously approved development plans that comply with this Code and all applicable city ordinances.
  - 3.6.5 Approving any minor modifications to the approved Regulating Plan per Section 3.8.
  - 3.6.6 Recommendations on any Special Development Plans (SDP) applications to the City Plan Commission (CPC) and City Council (CC).
- 3.7 Special Development Plans: A request for a modification to any of the standards of this Code other than minor modifications permitted under Sections 3.8 shall be reviewed and processed as Special Development Plans.
- 3.7.1 Special Development Plans (SDP) are intended to allow applicants development flexibility to address specific market opportunities and/or contexts. An application for a Special Development Plan shall be processed as an amendment to the zoning ordinance under Article XXIX of the City of Richardson Zoning Ordinance and may only be considered by the CC after the CPC has made a recommendation. The City Manager or designee shall review, make recommendations on any SDPs, and shall forward all SDP applications to the CPC. In evaluating an SDP, CC may consider the extent to which the application meets any of the following:
- i. provides an alternative "Master Plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area; or
  - ii. fits the adjoining context by providing appropriate transitions.
- 3.8 Minor Modifications to the Palisades Code:
- The City Manager or designee shall have the authority to approve a request for minor modifications to Palisades Code that:
- 3.8.1 Does not materially change the circulation and building location on the site;
  - 3.8.2 Does not increase the building area permitted under this Code;
  - 3.8.3 Does not change the relationship between the buildings and the street;
  - 3.8.4 Does not allow a use not otherwise authorized in this Code;
  - 3.8.5 Does not allow greater height of any building or reduction of any parking requirement established in this Code; or
  - 3.8.6 Changes to established street cross sections per Table 3.1 below and Section 9 of this Code.

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The City Manager or designee shall also have the authority to approve minor modifications outlined in Table 3.1. Any appeals to the decisions of the City Manager on minor modifications shall be heard by the City Council. Any City Council denials of minor modifications or any changes beyond those that meet the criteria above, the thresholds established in Table 3.1, shall be processed as an amendment to this Code under Article XXIX of the City of Richardson Comprehensive Zoning Ordinance.

Table 3.1 Minor Modification Thresholds

<i>Standard</i>	<i>Minor Modification Threshold</i>	<i>Comments</i>
Area/boundary of Sub-District (including any Mandatory Civic/Open Spaces)	No more than a 15% change (increase or decrease) in the area of the Freeway High-Rise and Urban Neighborhood (aggregate or per block). No more than 25% change (increase or decrease) in the area of the Inner Ring Mixed Use and Outer Ring Mixed Use (aggregate or per block).	<ul style="list-style-type: none"> <li>• Shall not eliminate any Sub-District</li> <li>• 15% or 25% measurement shall be based on the total area of that specific Sub-District within the entire Palisades District</li> </ul>
Location of any street depicted on the Regulating Plan	Location shall not move more than 100' in any direction.	<ul style="list-style-type: none"> <li>• Shall maintain the connectivity intended by the Regulating Plan</li> </ul>
<b>Building Form and Development Standards</b>		
<ul style="list-style-type: none"> <li>• Build to zones/setbacks</li> </ul>	No more than a 20% change in the maximum or minimum build to zone.	
<ul style="list-style-type: none"> <li>• Building Frontage</li> </ul>	No more than a 15% reduction in the required building frontage along each block of a Type 'A' Street	<ul style="list-style-type: none"> <li>• Any reduction in the required building frontage shall be to accommodate Porte-cocheres for drop-off and pick-up.</li> </ul>
<ul style="list-style-type: none"> <li>• Street Cross Sections</li> </ul>	Cross sections of new streets may be adjusted with respect to number of lanes, lane widths, on-street parking configuration, pedestrian accommodation, and street tree planting	<ul style="list-style-type: none"> <li>• Any changes in the street cross sections shall be based on specific development context as approved by the City such as vegetation, natural features, drainage, and fire access and is subject to approval by the City.</li> </ul>

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Section 4. Definitions

In addition to Definitions in Article I of the City of Richardson Comprehensive Zoning Ordinance, the following terms shall have the corresponding interpretations.

*Arcade* means a portion of the main façade of the building that is at or near the Build to Line and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses and the arcade may be one or two stories.

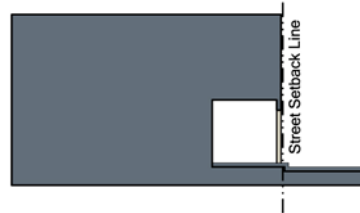


Image of an arcade

*Attics* means the unfinished space between the ceiling joists of the top story and the roof rafters.

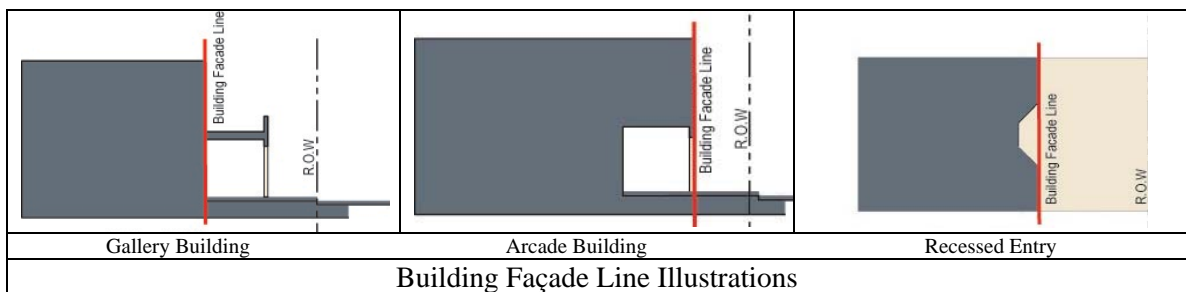
*Block* means the aggregate of lots, pedestrian passages and rear alleys, circumscribed by streets.

*Block Face* means the linear dimension of a block along one of its street frontages.

*Build-to-Line* means the line at which the principal building’s front façade shall be built.

*Build-to-Zone (BTZ)* means the area within which the principal building’s front façade is to be built and where it is measured from.

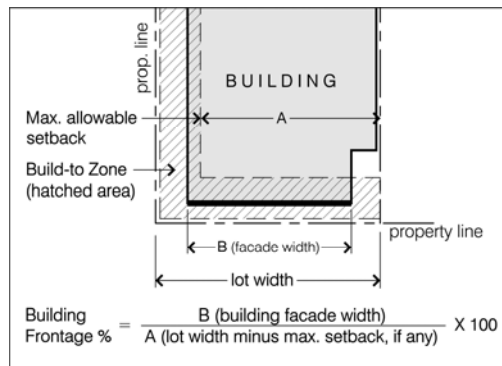
*Building Façade Line* means the vertical plane along a lot where the building’s front façade is actually located.



*Building Form Standards* means the standards established for each Sub-District that specify the height, bulk, orientation, and elements for all new construction and redevelopment.

*Building Frontage* means the percentage of the building’s front façade that is required to be located at the front Build-to-Line or Zone as a proportion of the block frontage along that public street. Parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage.

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*Image showing how a lot's building frontage is calculated*

*City Manager* means the City Manager of the City of Richardson or his/her designee.

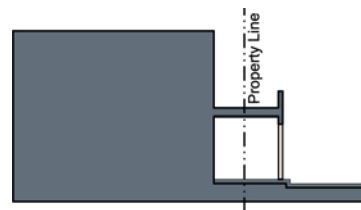
*Civic/Open Space* means publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches, and balconies may also be considered as Civic/Open Space for the purposes of the Palisades Code.

*Comprehensive Plan* means the City of Richardson Comprehensive Plan that establishes the blueprint for the long-term growth and development of the City as adopted on the effective date of this Code.

*Condominium* means one of a group of housing units where each homeowner occupies their individual unit and all the dwellings share ownership of areas of common use.

*Encroachment* means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public R.O.W., or above a height limit.

*Gallery* means an extension of the main façade of the building that is at or near the front property line and the gallery may overlap the public sidewalk.



*Image of a Gallery*

*Kiosk* means a small, roofed structure, often open on one or more sides, used as a newsstand or booth. This structure may be temporary or permanent.

*Live-Work Unit* means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level

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(behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by the Palisades Code in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises, and customers may be served on site.

*Living Screen* means a Street Screen composed of landscaping in the form of vegetation.

*Mezzanine* means an intermediate level(s) between the floor and ceiling of any story within an aggregate floor area of not more than one-third of the area of the room or space in which the level(s) are located.

*Master Sign Plan* means a unique sign plan to implement a specific vision for a portion or all of the development that meets Section 10.2 of this Code.

*Minor Modification* means any changes to the Palisades Code that meets the criteria established in Section 3.8 and Table 3.1.

*Motor Court* means an uncovered space that is wholly or partly surrounded by buildings or walls intended as a courtyard for vehicles as they approach a building. Surface parking is permitted within this space and shall not include more than 75 spaces. Surface treatments of the vehicular zones are richer in character than traditional concrete surface parked lots, using a variety of textures and colors such as brick, concrete pavers and colored concrete. Individual motor courts shall be separated by intervening buildings.

*Park* means a civic/open space that is a preserve available for unstructured recreation.

*Plaza* means a primarily hardscaped civic/open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings.

*Playground* means a civic/open space designed and equipped for children's recreation. A playground may be fenced and may include an open shelter. Playgrounds may be located within residential areas and may be placed within a block. They may be included in other civic/open spaces.

*Pedestrian Easement* means the area between the curb face of the street and the Build to Line. This area contains the sidewalk, street trees, lighting and pedestrian furniture.

*Regulating Plan* means the Zoning Map attached hereto as Appendix A that shows the Sub-Districts, Civic Spaces, location of Streets, maximum height permitted and other Special Requirements applicable to the Palisades District subject to the standards in the Palisades Code. For the purposes of this Code, the Regulating Plan shall also be the Concept Plan for the Palisades District.

*Retail Ready* means space constructed at a minimum interior height of 15 feet floor to floor which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Retail-Ready space, the space must comply with all building and construction codes for that use. In addition, the space must comply with all requirements for HVAC/Plumbing for both residential and commercial uses. The intent of Retail-Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

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*Retail Sales* Retail establishments are the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to this category, are durable consumer goods sales and service, consumer goods, other grocery, food, specialty food, beverage, dairy, etc, and health and personal services.

*Service Uses* means a category for limited personal service establishments which offer a range of personal services that include, but are not limited to, clothing alterations, shoe repair, dry cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc.

*Sign, Building Blade* means a pedestrian-oriented sign that is affixed perpendicular to the corner of a building or to the front façade of a building above the ground floor to provide identification for the whole building.



*Image of a Building Blade Sign*

*Sign, Marquee* means a sign structure placed over the entrance to a theatre or other public gathering venue. It has signage stating either the name of the establishment or the name of the event, artist, and other details of the event appearing at that venue. The marquee is often identifiable by a surrounding cache of light bulbs, usually yellow or white, that flash intermittently or as chasing lights. Marquee signs may often be combined with Building Blade signs.



*Image of a Marquee sign with a Building Blade Sign*

*Sign, Monument* means any sign which is connected to the ground and which has no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A

Planned Development Code

monument sign may include a sign face and sign structure, and may also include a sign base and sign cap.



*Image of a Monument Sign*

*Sign, Sandwich Board* means a portable sign consisting of two panels of equal size, which are hinged at the top or one panel with a support and placed on the ground or pavement so as to be self-supporting.



*Images of Sandwich Board Signs*

*Sign, Tenant Blade* means a smaller pedestrian-oriented sign that is affixed perpendicular to the building façade under a canopy or awning or immediately over a tenant space and provides identification for individual tenants within a building.



*Image of a Tenant Blade Signs*

*Special Development Plan* means a development application that meets Section 3.7 of this Code.

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*Street Screen* means a freestanding wall or living screen built along the BTZ or in line with the building façade line along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



*Image of a combination masonry and living street screen*

*Street Network* means the network of streets for new and existing streets within the Palisades District as established in the Regulating Plan.

*Street Type* means a specific designation for streets that establish a certain character and cross-sections to improve walkability within the Palisades District.

*Sub-District* means an area within the Palisades District that creates a distinct urban form different from other areas within the Palisades District. Sub-Districts are identified in the Regulating Plan.

*Tree Well* means an unpaved area around the trunk of a tree within the sidewalk area that is either landscaped with ground cover or covered with a tree grate.



*Example of a tree well with a tree grate*



*Example of a tree well with landscaping*

*Type 'A' Street* means the streets identified as such on the Regulating Plan. Type 'A' Streets are the primary pedestrian streets.

*Type 'B' Street* means the streets identified as such on the Regulating Plan. Type 'B' Streets are intended to primarily accommodate access to parking, service, and other auto-related functions.

## **Section 5. The Regulating Plan**

- 5.1 The Regulating Plan (Appendix A) is hereby adopted as the official zoning map for the Palisades District.
- 5.2 Sub-Districts Established – the following Sub-Districts are established. The boundaries of the specific Sub-Districts shall be established in the Regulating Plan.
- 5.2.1 Inner Ring Mixed Use: The Inner Ring Mixed Use Sub-District provides the most opportunity for the highest intensity development. It is the area that has significant development impact and the highest pedestrian activity due to its proximity to the Inner Ring Promenade. The Inner Ring Mixed Use consists of the highest density, with the greatest variety of uses. Development within the Inner Ring Mixed Use Sub-District shall meet the Building Form and Development Standards in Section 7.1 of this Code.
- 5.2.2 Outer Ring Mixed Use: The Outer Ring Mixed Use Sub-District is the area adjacent to the Inner Ring Mixed Use that is intended for high intensity commercial and residential uses in addition to supporting retail and restaurant uses. Development within the Outer Ring Mixed Use Sub-District shall meet the Building Form and Development Standards in Section 7.2 of this Code.
- 5.2.3 Freeway High Rise: The Freeway High Rise Sub-District is intended to provide an appropriate transition into the Palisades District from the US 75 access road. This area is also intended for high intensity development. Development within the Freeway High Rise Sub-District shall meet the Building Form and Development Standards in Section 7.3 of this Code.
- 5.2.4 Urban Neighborhood: The Urban Neighborhood Sub-District consists of a residential fabric. Development within the Urban Neighborhood Sub-District shall meet the Building Form and Development Standards in Section 7.4 of this Code.
- 5.3 Street Designations Street Type Established – The Regulating Plan shall establish the following Street Designations:
- 5.3.1 Type “A” Streets Established – Type “A” Streets are intended to be the primary pedestrian streets. The Type “A” Streets are Inner Ring Promenade, South Entry, North Entry and West Entry.
- 5.3.2 Type “B” Streets Established – Type “B” Streets are intended to balance pedestrian orientation with automobile orientation (service access, driveways, drive-through lanes, etc.). The Type “B” Streets are U.S. 75 Entry, Ring Road, Mews Drive “1” and Mews Drive “2”.
- 5.6 Civic/Open Space – The Regulating Plan indicates Mandatory Civic/Open Spaces. The specific standards for Civic/Open Space are established in Section 11.
- 5.7 Building Height – The Regulating Plan also indicates the maximum building height permitted within each Sub-District of the Palisades District.

## **Section 6. Schedule of Permitted Uses**

- 6.1 Generally: Due to the emphasis on urban form over land uses in the Palisades District, general use categories have been identified by Sub-District. Uses not listed in the following schedule, but are substantially similar, may be permitted upon the approval of the City Manager or designee, subject to appeal directly to the City Council.

Planned Development Code

6.2 Schedule of Uses:

Table 6.1 – Schedule of Uses

	Sub-District	Outer Ring Mixed Use	Inner Ring Mixed Use	Urban Neighborhood	Freeway High Rise
<b>Land Use</b>					
<b>Commercial Uses (Office, Retail, Sales &amp; Service Uses)</b>					
Retail Sales or Service with <u>no drive through facility</u> (includes alcohol sales, which shall meet Chapter 4, Alcohol Beverages of the City of Richardson Code of Ordinances). Excluded from this category are Auto-Retail Sales and Service Uses (see Section 3 of the Code for Definition of Retail, Service uses, and Auto-related Sales and Service)	P	P	NP	P	
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with no drive through facility</u>	P	P	NP	P	
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P	NP	P	
Research laboratory headquarters, laboratories and associated facilities	P	P	NP	P	
Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with <u>no drive through facilities</u> Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages which shall meet Chapter 4, Alcoholic Beverages of the City of Richardson Code of Ordinances.	P	P	NP	P	
Any use with a drive through facility	NP	P/C	NP	P/C	
<b>Arts, Entertainment and Recreation Uses</b>					
Art galleries	P	P	NP	P	
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	NP	P	
Theater, cinema, dance, music or other entertainment establishment	P	P	NP	P	
Museums and other special purpose recreational institutions	P	P	NP	P	
Fitness, recreational sports, gym, martial arts studio or athletic club	P	P	NP	P	
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	
<b>Educational, Public Administration, Health Care and Other Institutional Uses</b>					
Business associations and professional membership organizations	P	P	NP	P	
Child day care and preschools	P	P	NP	P	
Schools, libraries, and community halls	P	P	NP	P	
Universities and Colleges	P/C	P/C	NP	P	
Hospital	P	P	NP	P	
Civic uses	P	P	NP	P	
Social and fraternal organizations	P	P	NP	P	
Social services and philanthropic organizations	P	P	NP	P	
Religious Institutions	P	P	NP	P	
Funeral homes	P	P	NP	P	
<b>Residential Uses</b>					
Home Occupations	P/A	P/A	P/A	P/A	
Multi-family residential					
Ground Floor	P/C	P/C	NP	P/C	
Upper Floors	P	P	NP	P	
Residential Lofts	P	P	NP	P	
Live-Work Unit	P	P	NP	P	
Single-family residential attached dwelling unit (Townhomes)	NP	NP	P	NP	
Single-family residential detached dwelling unit	NP	NP	P	NP	
Condominium	NP	P	NP	P	

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Sub-District	Outer Ring Mixed Use	Inner Ring Mixed Use	Urban Neighborhood	Freeway High Rise
<b>Other Uses</b>				
Hotels –full service	P	P	NP	P
Parking, surface (primary use of property)	NP	NP	NP	NP
Parking, structured	P	P	NP	P
Private attached garage	NP	NP	P	NP
Private detached garage	NP	NP	P	NP
Sales from kiosks	P	P	NP	P
Community garden	P	P	P	P
Incidental Outdoor Display	P/A	P/A	NP	P/A
Antennas including cell, accessory, and mounted on top of buildings.	NP	P/A/C	NP	P/A/C
Utility infrastructure	P/A/C	P/A/C	P/A/C	P/A/C
Rain water harvesting equipment	P/A/C	P/A/C	P/A/C	P/A/C
Wind energy equipment	P/A	P/A	P/A	P/A
Solar energy equipment	P/A	P/A	P/A	P/A

P= Permitted by right    NP= Not Permitted    P/C= Permitted with design criteria per Table 6.2    P/A = Permitted Accessory Use    NA= Not applicable

A\* = Accessory use to not exceed 25% of the primary use building square footage

\*\* Model homes are limited to a time period until all the homes are sold in the neighborhood.



Planned Development Code

6.3 Use Criteria: All uses listed as P/C in Table 6.1 shall also meet the following standards in Table 6.2

Table 6.2 – Use Criteria		
<i>Use</i>	<i>Zone</i>	<i>Location &amp; Design Criteria</i>
<b>Non-Residential Uses</b>		
Any permitted use with a drive through facility	Inner Ring Mixed Use and Freeway High Rise	<ul style="list-style-type: none"> <li>All drive through access (driveways) shall be from Type ‘B’ Streets.</li> <li>Drive through lanes and/or canopies shall not have frontage along on or be located along any Type ‘A’ Streets.</li> <li>Drive through areas screened by a 4’ high Street Screen.</li> </ul>
Universities and Colleges	Outer Ring Mixed Use and Inner Ring Mixed Use	<ul style="list-style-type: none"> <li>Shall be required to provide structured parking as part of the build-out for the university/college campus</li> </ul>
<b>Residential Uses</b>		
Multi-family residential Ground Floor	Outer Ring Mixed Use, Inner Ring Mixed Use, Freeway High Rise	<ul style="list-style-type: none"> <li>All Ground Floor Activated Uses as depicted on the Regulating Plan along the Ring Road shall be built to Retail Ready standards.</li> </ul>
<b>Other Uses</b>		
Antennas including cell, accessory and mounted (Excluded from this category are freestanding and commercial antennas and equipment buildings)	Inner Ring Mixed Use, Freeway High Rise	<ul style="list-style-type: none"> <li>Antennas shall be permitted on rooftops.</li> <li>Antennas shall be screened entirely with a screen of same color as the principal building.</li> <li>Antennas shall not be visible from adjacent Type ‘A’ Street.</li> </ul>
Utility equipment (includes electrical transformers, gas meters, etc)	All Zones	<ul style="list-style-type: none"> <li>Utility equipment shall not be placed along a Type ‘A’ Street.</li> <li>On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.</li> <li>Utility equipment shall be permitted on rooftops.</li> <li>Utility equipment shall be screened entirely with a screen of same color as the principal building.</li> </ul>
Rain water harvesting equipment	All Zones	<ul style="list-style-type: none"> <li>Rain water harvesting equipment shall be permitted on rooftops.</li> <li>Rain water harvesting equipment shall be screened entirely with a screen of same color as the principal building.</li> </ul>

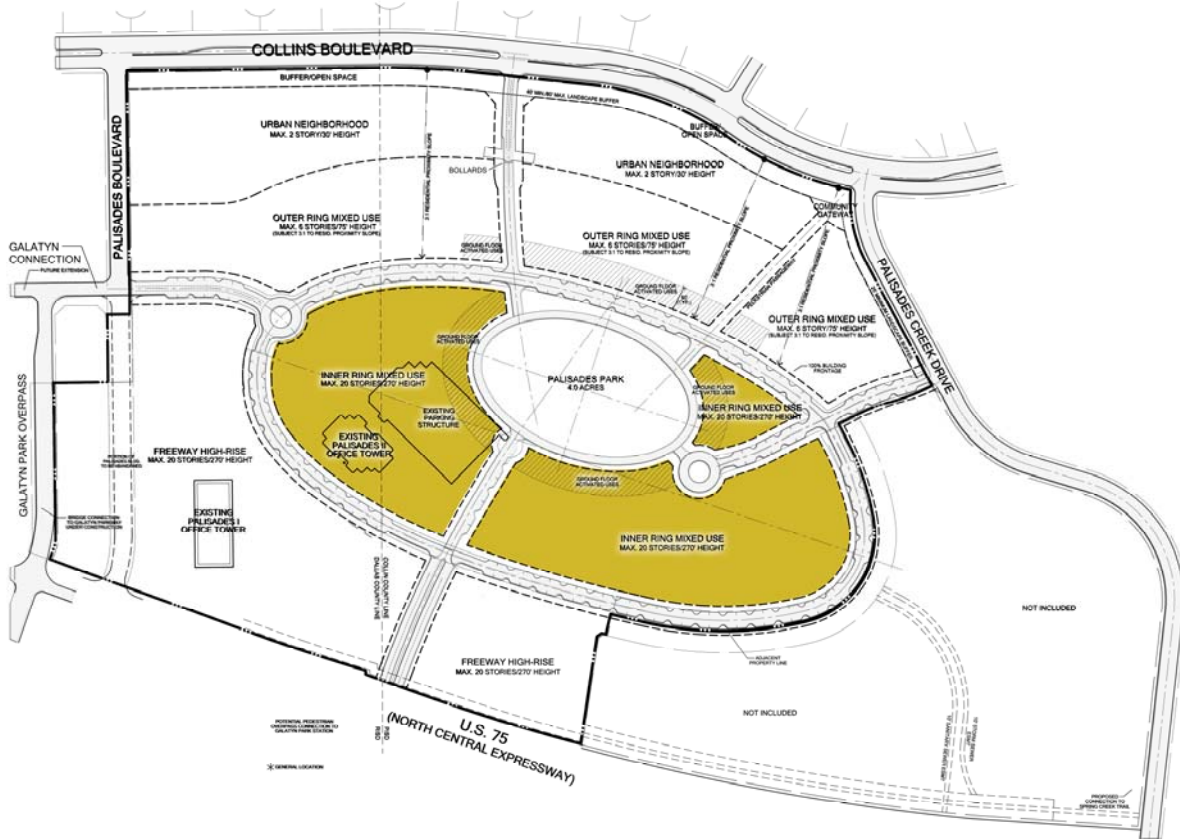
**Section 7. Building Form and Development Standards**

The following section establishes the Building Form and Development Standards for all Sub-Districts within the Palisades District. Diagrams and reference letters are used for illustrations purposes only. Reference letters may not be in continuous sequence.

# PALISADES Planned Development Code

October 29, 2013

## 7.1 Inner Ring Mixed Use Sub-District



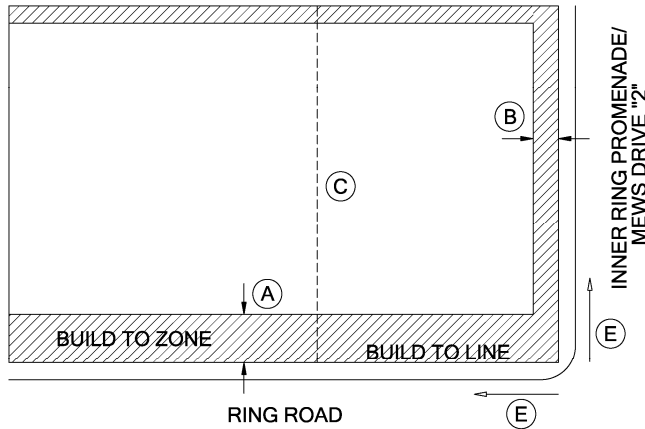
**Inner Ring Mixed Use Sub-District Location Map**

*Note: This map is for reference only. Refer to the Regulating Plan (Appendix A) for all requirements.*

Planned Development Code

Inner Ring Mixed Use

7.1.1 Building Placement



REFER TO SECTION 9 FOR BTL LOCATION

#3 – Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

#4 – Setbacks and build-to lines for recessed entry and arcade buildings shall be measured from the building façade line which contains the recessed entry or arcade.

#5 – Required parking for commercial and office may be provided within 500 linear feet of the building frontage. Multi-family must be self-accommodated within its block.

#6 – Article III, Chapter 21, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.

**Build-To Zone (BTZ)**

Front (Ring Road)	0 – 50 feet	(A)
Front (Inner Ring Promenade)	0 feet	(B)
Front (Mews Drive “2”)	0-10 feet	(B)

**Setback**

Side (from property line)	0 feet (see #1)	(C)
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**Building Frontage**

Building Frontage required along all street BTZ	100% along Palisades Park 25% (min) along Ring Road	(E)
Building Frontage required along Mews Drive “2.”	50%	

7.1.2 Building Height

**Principal Building Standards**

Building height	Max height 20 stories/270 feet
First floor to floor height	15 feet min. along open space, 10 feet min. others (see #2)
Ground floor finish level	12 inches max. above sidewalk (for ground floor Retail Ready buildings)
Upper floor(s) height (floor-to-ceiling)	10 feet min. (excluding bathrooms, hallways, closets and areas common to furr downs)

7.1.3 Ground Floor Activated Uses

Ground floors of all buildings fronting on the Inner Ring Promenade shall be built to Retail Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

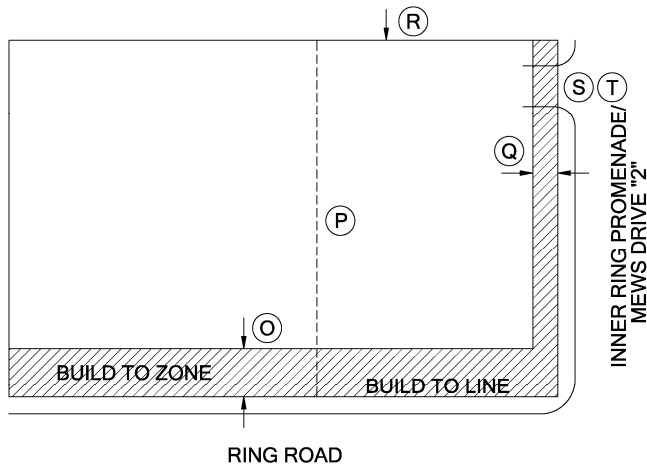
**Notes**

- #1 – Side setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #2 – First floor heights shall not apply to parking structures.

Planned Development Code

Inner Ring Mixed Use

7.1.4 Parking & Service Access



7.1.5 Encroachments

Canopies, signs, awnings and balconies may encroach over the BTZ, setback, and, sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.

7.1.6 Applicability

Building Form and Development Standards in this Section shall apply to all development within this Sub-District.

Notes

#1 – Surface parking as an ancillary use with an office or condo tower motor court shall be permitted with a 0 – 20 foot setback.

#2 – Setbacks and build-to lines for recessed entry and arcade buildings shall be measured from the building façade line which contains the recessed entry or arcade.

#3 – Required parking may be provided anywhere within the Palisades District.

#4 – Article III, Chapter 21, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.

(i) Parking Location

Surface/At Grade Parking

Ring Road	Shall be located behind the principal building (see #1)	(O)
Inner Ring Promenade	None allowed.	(Q)
Side setback (distance from property line)	0 feet min.	(P)
Rear setback (distance from property line)	0 feet min.	(R)

Above Grade Parking

Setback along Ring Road	0 feet min.	(O)
Setback along Inner Ring Promenade	Not allowed at grade level.	(Q)
Side and rear setbacks (distance from property line)	0 feet min.	(P) (Q)

Upper Floors May be built up to the building line

(ii) Required Off-Street Parking Spaces

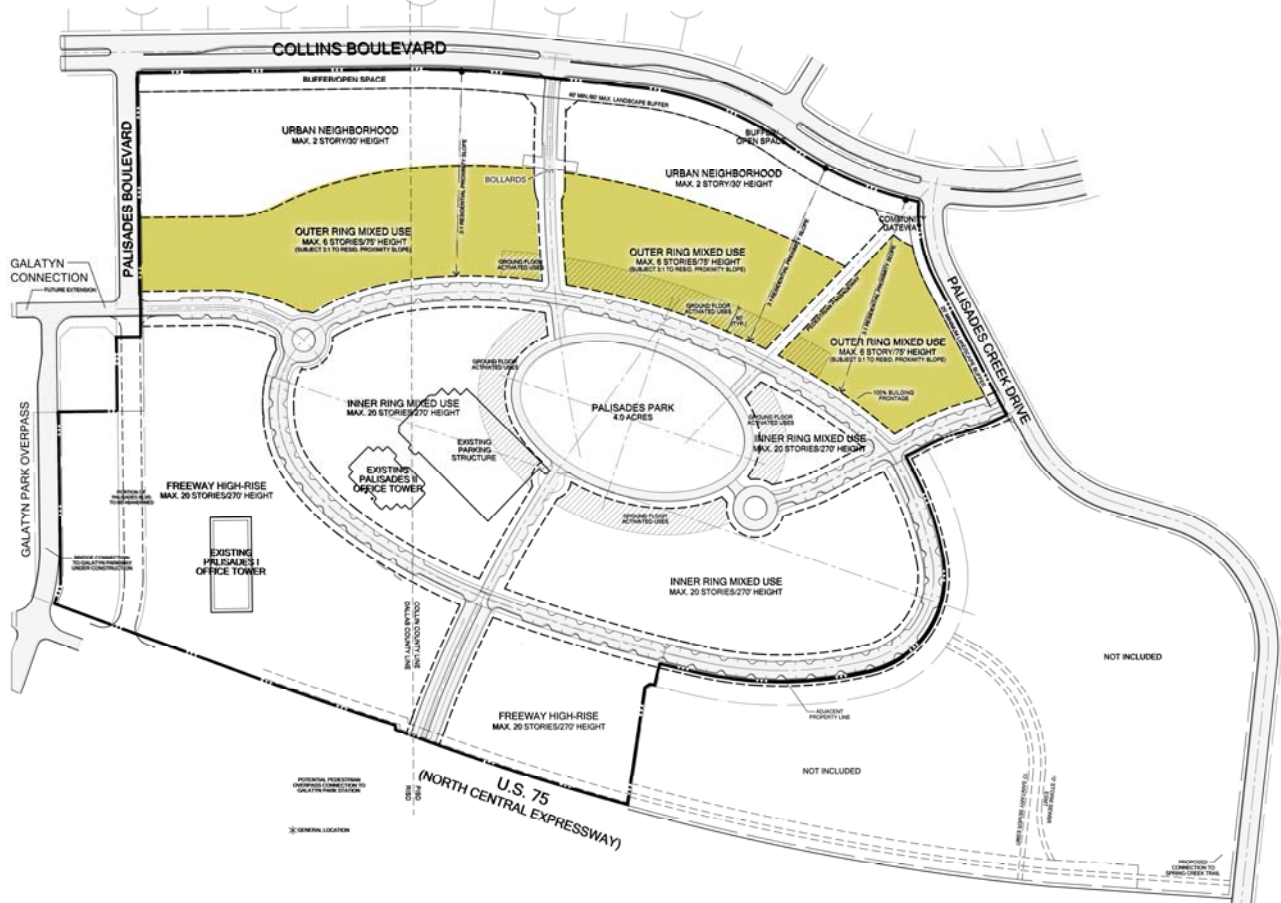
Non-residential uses	1 space/300 sq. feet (gross)
Residential uses	1 space/bedroom

(iii) Driveways and Service Access

Parking driveway width	20 feet max. (except when drives may need to be wider to address service access or fire lane standards)	(S)
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- Driveways and off-street loading and unloading docks shall not be located on a Type "A" Streets. (T)
- Porte cocheres may be permitted over the R.O.W., but not within any travel lanes to provide drop-off and valet service.
- Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.
- If driveway and/or off-street service loading and unloading access is provided from a Type "A" Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.

7.2 Outer Ring Mixed Use Sub-District



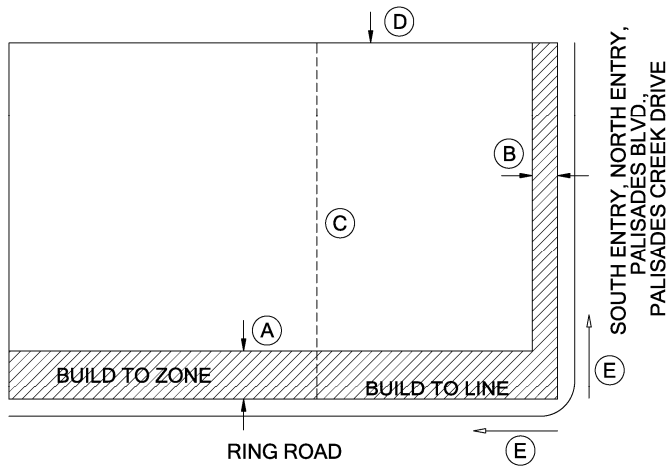
**Outer Ring Mixed Use Sub-District Location Map**

*Note: This map is for reference only. Refer to the Regulating Plan (Appendix A) for all requirements.*

Planned Development Code

Outer Ring Mixed Use

7.2.1 Building Placement



REFER TO SECTION 9 FOR BTL LOCATION

Build-To Zone (BTZ)		
Front (Ring Road)	0 - 10 feet	(A)
Front (South, North entries)	0 - 20 feet	(B)
Front (Palisades Blvd.)	10 - 25 feet	(B)
Front (Palisades Creek Drive)	0 - 10 feet	(B)

Setback		
Side (distance from property line)	0 feet (see #1)	(C)
Rear (distance from property line)	0 feet (see #1)	(D)

Building Frontage		
Building Frontage required along Ring Road	75% (min.)	(E)
Building Frontage required along South, North entries	50% (min)	(E)

7.2.2 Building Height

Principal Building Standards	
Building height	Max height 6 stories/75-feet
First floor to floor height	15 feet min. for ground floor Retail Ready spaces, 10 feet min others (see #2)
Ground floor finish level	12 inches max. above sidewalk (for ground floor Retail Ready buildings)
Upper floor(s) height (floor-to-ceiling)	10 feet min. (excluding bathrooms, hallways, closets, and areas common to furr downs)

7.2.3 Ground Floor Activated Uses

Ground floors of all buildings fronting on the Inner Ring Promenade shall be built to Retail Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

- Notes**
- #1 - Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
  - #2 - First floor heights shall not apply to parking structures.
  - #3 - All buildings in the Outer Ring Mixed Use shall meet the Building Design Standards in Section 8.

#4 - Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

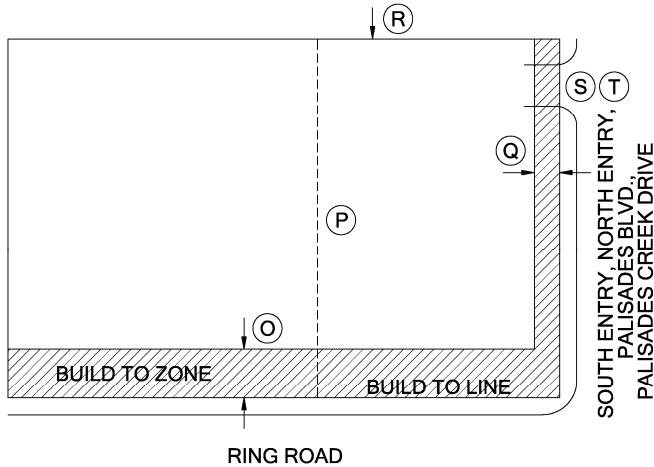
#5 - Setbacks and build-to lines for recessed entry and arcade buildings shall be measured from the building façade line which contains the recessed entry or arcade.

#6 - Required parking for commercial and office may be provided within 500 linear feet of the building frontage. Multi-family must be self-accommodated within its block.

#7 - Article III, Chapter 21, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas

**Outer Ring Mixed Use**

**7.2.3 Parking & Service Access**



**7.2.4 Encroachments**

Canopies, signs, awnings and balconies may encroach over the BTZ, setback, and, sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.

**7.2.5 Applicability**

Building Form and Development Standards in this Section shall apply to all development within this Sub-District.

**Notes**

#1 – Surface parking motor courts are permitted.

**(i) Parking Location**

**Surface/At Grade Parking**

Ring Road	Shall be located behind the principal building (see #1)	(O)
South, Palisades, Palisades Creek, North entries	Shall be located behind the principal building (see #1)	(Q)
Side setback (distance from property line)	0 feet min.	(P)
Rear setback (distance from property line)	0 feet min.	(R)

**Above Grade Parking**

Setback along Ring Road	0 feet	(O)
Setback along South and North entries	0 – 20 feet	(Q)
Side and rear setbacks (distance from property line)	0 feet min.	(P) (R)
Upper Floors	May be built up to the building line	

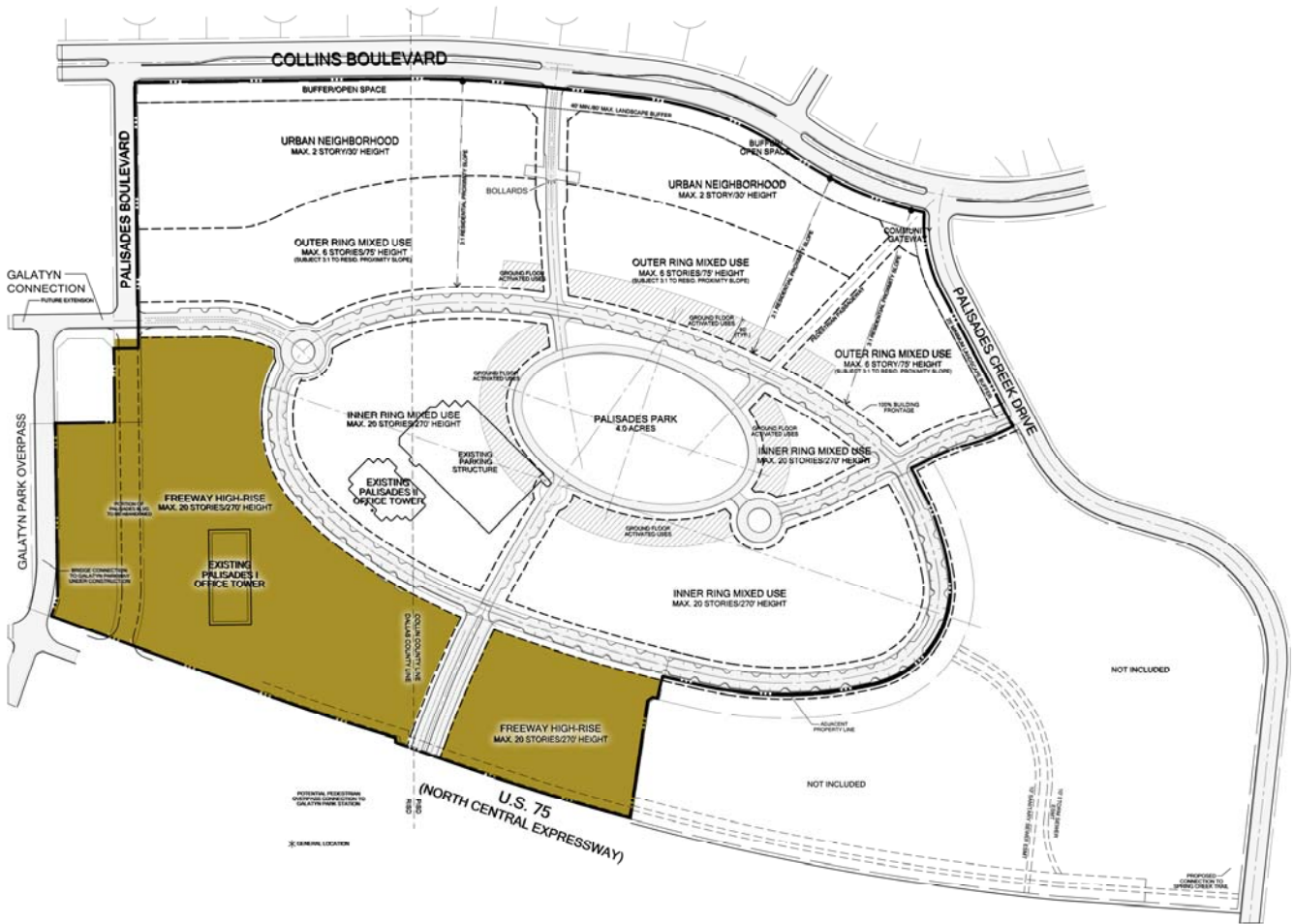
**(ii) Required Off-Street Parking Spaces**

Non-residential uses	1 space/300 sq. feet (gross)
Residential uses	1 space/bedroom

**(iii) Driveways and Service Access**

Parking driveway width	20 feet max. (except service drives which may be a max. of 30 feet wide)	(S)
Driveways and off-street loading and unloading docks shall not be located on a Type "A" Streets.		(T)
Porte cocheres may be permitted over the R.O.W., but not withing on Type "A" Streets to provide drop-off and valet service.		
Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.		
If driveway and/or off-street service loading and unloading access is provided from a Type "A" Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.		

7.3 Freeway High Rise Sub-District

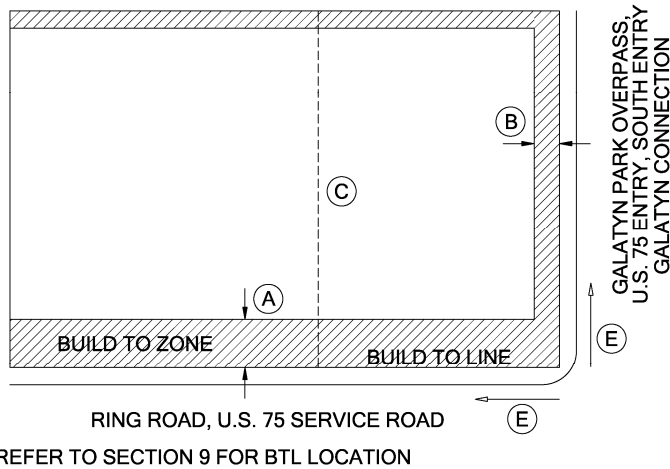


**Freeway High Rise Sub-District Location Map**

*Note: This map is for reference only. Refer to the Regulating Plan (Appendix A) for all requirements.*

## Freeway High Rise

### 7.3.1 Building Placement



measured from the building façade line which contains the recessed entry or arcade.

#5 – Required parking for commercial and office may be provided within 500 linear feet of the building frontage. Multi-family must be self-accommodated within its block.

#6 – Article III, Chapter 21, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.

#### Build-To Zone (BTZ)

Front (Ring Road)	0 – 20 feet	(A)
Front (U.S. 75 Entry)	10 – 40 feet	
Front (South Entry)	0 – 20 feet	

#### Setback

Front (U.S. 75 Service Road) from property line	30 feet (min.)	(A)
Front (Galatyn Park Overpass and Galatyn Connection) from property line	20 feet (min.)	(B)
Side (distance from property line)	0 feet (see #1)	(C)

#### Building Frontage

Building Frontage required along all street BTZ	50% (min.) along U.S. 75 Entry	(E)
Building Frontage required along all street BTZ	20% along Ring Road and South Entry	(E)
Building Frontage required along U.S. 75 Service Road and Galatyn Park Overpass	0% (min.)	(E)

### 7.3.2 Building Height

#### Principal Building Standards

Building height	Max 20 stories/270 feet
First floor to floor height	10 feet min. (excluding bathrooms, hallways, closets, and areas common to furr down)
Upper floor(s) height (floor-to-ceiling)	10 feet min. (excluding bathrooms, hallways, closets, and areas common to furr downs)

#### Notes

#1 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#2 – First floor heights shall not apply to parking structures.

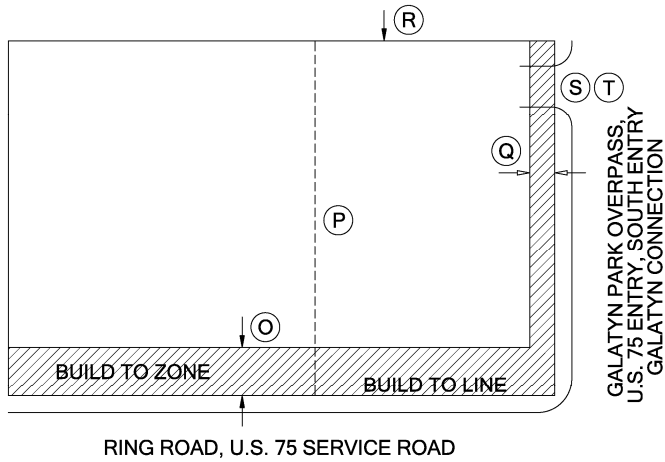
#3 – Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

#4 – Setbacks and build-to lines for recessed entry and arcade buildings shall be

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Freeway High Rise

7.3.3 Parking & Service Access



•Driveways and off-street loading and unloading shall not be located on the U.S. 75 Frontage Road.

•Porte cocheres may be permitted on Type “A” Streets to provide drop-off and valet service.

•Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.If driveway and/or off-street service loading and unloading access is provided from the U.S. 75 Frontage Road, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.

T

7.3.4 Encroachments

Canopies, signs, awnings and balconies may encroach over the BTZ, setback, and sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.

7.3.5 Applicability

Building Form and Development Standards in this Section shall apply to all development within this Sub-District.

Notes

#12 – Surface parking as an ancillary use with an office motor court shall be permitted with a 0 - 20-foot setback.

(i) Parking Location

Surface/At Grade Parking

Ring Road and U.S. 75 setback (see #12)	Shall be located behind the principal building	O
U.S. 75 Entry, Galatyn Park Overpass, South Entry and Galatyn Connection	Shall be located behind the principal building (see #12)	Q
Side setback (distance from property line)	0 feet min.	P

Above Grade Parking

Setback along U.S. 75 Frontage Road,	30 feet min.	O
Side and rear setbacks (distance from property line)	0 feet min.	P R
Setback along Galatyn Park Overpass and Galatyn Connection	20 feet min.	Q
Setback along Ring Road	0 feet	O
Setback along U.S. 75 Entry	10 feet min.	Q
Setback along South Entry	0 feet	Q

Upper Floors May be built up to the building line

(ii) Required Off-Street Parking Spaces

Non-residential uses	1 space/300 sq. feet (gross)
Residential uses	1 space/bedroom

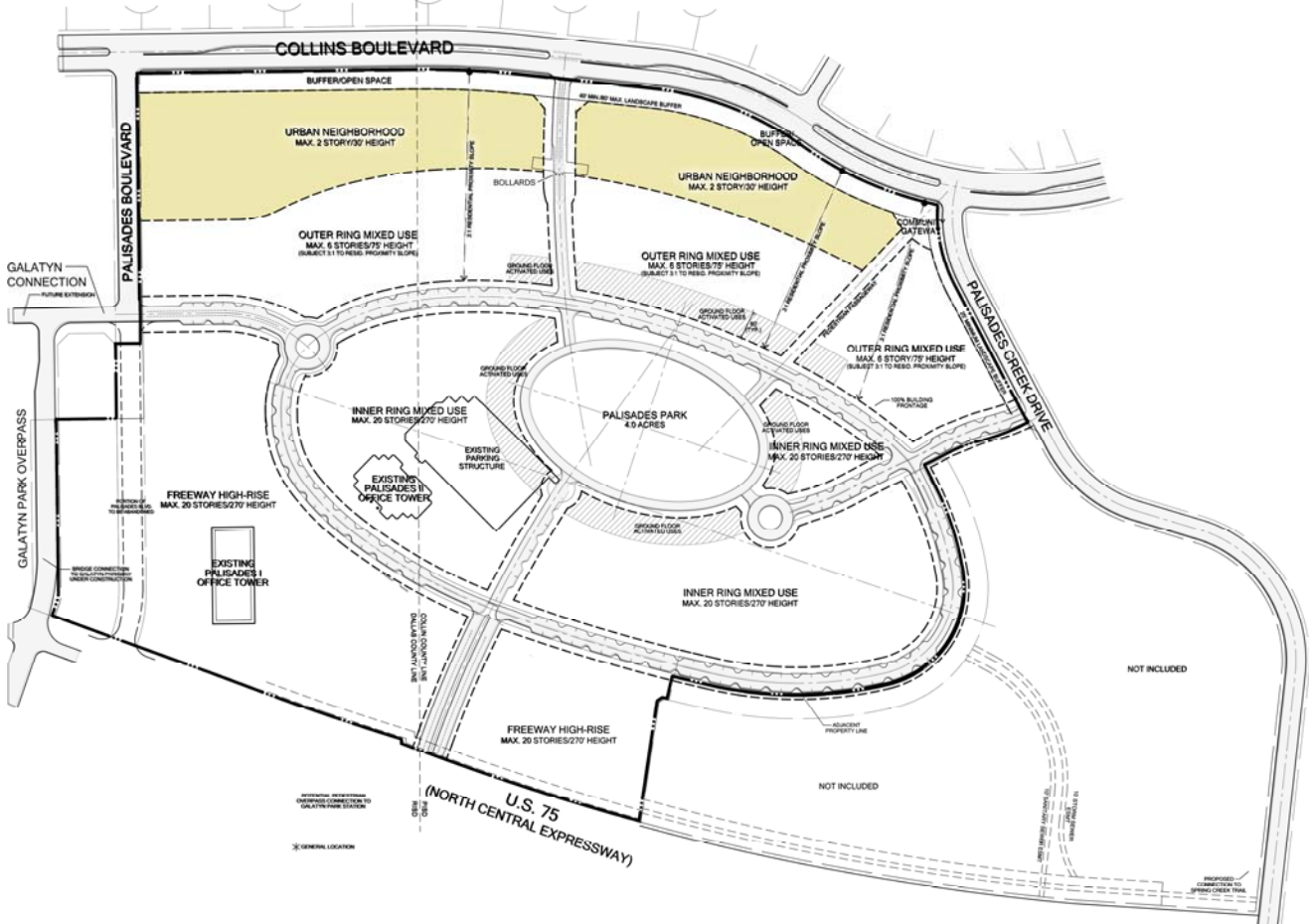
(iii) Driveways and Service Access

Parking driveway width	TXDOT standards on service road and 24 feet max on all Palisades District Streets, except when drives may need to be wider to address service access or fire lane standards.	S
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PALISADES  
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7.4 Urban Neighborhood Sub-District

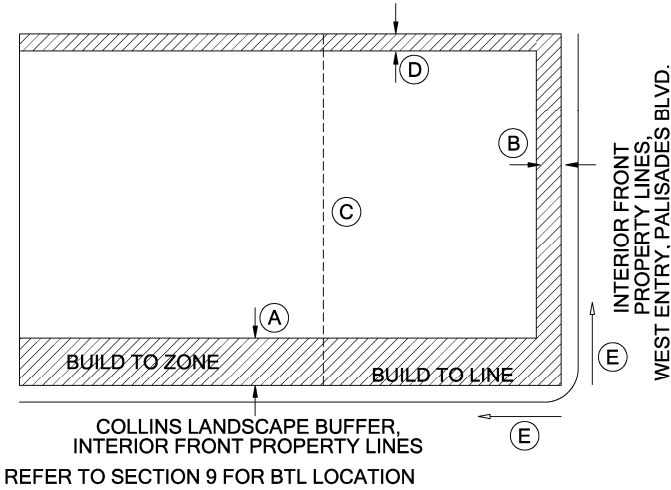


Urban Neighborhood Sub-District Location Map

*Note: This map is for reference only. Refer to the Regulating Plan (Appendix A) for all requirements.*

**Urban Neighborhood**

**7.4.1 Building Placement**



**Setback (from property line)**

Front (interior front property lines)	15 feet	(A)
Side (Palisades Blvd., West Entry)	20 feet	(B)
Side (distance from property line)	0 feet (see #1)	(C)
Rear (distance from property line)	10 feet	(B)
Collins landscape buffer width	40-80 feet	(A)

**7.5.2 Building Height**

**Principal Building Standards**

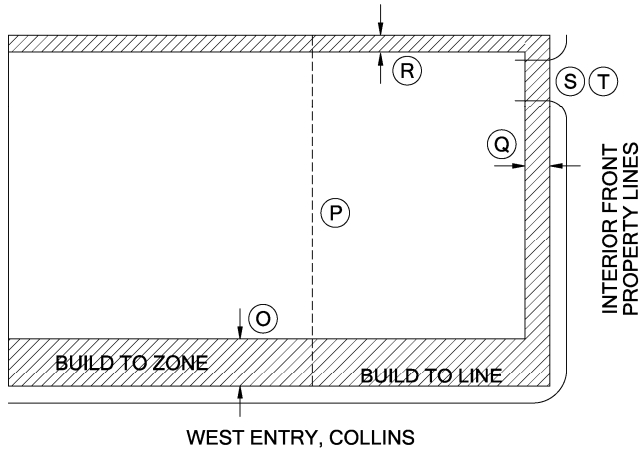
Building height	2 stories/30 feet
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**Notes**

#1 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

**Urban Neighborhood**

**7.4.3 Parking & Service Access**



**(iv) Required Off-Street Parking Spaces**

Residential uses	2 spaces/lot; visitor parking=.5 space/lot
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**(v) Driveways and Service Access**

Parking driveway width	20 feet max.	(S)
Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.		(T)

**7.4.4 Encroachments**

Porches, stoops, awnings, signs, canopies, balconies, bay windows and other architectural features may encroach into required yards, provided they do not encroach over the front property line.

**7.4.5 Applicability**

Building Form and Development Standards in this Section shall apply to all development within this Sub-District.

## Section 8. Building Design Standards

The Building Design Standards and Guidelines for the Palisades District shall establish a coherent urban character and encourage enduring and attractive development. Development plans shall be reviewed by the City Manager or designee for compliance with the standards below.

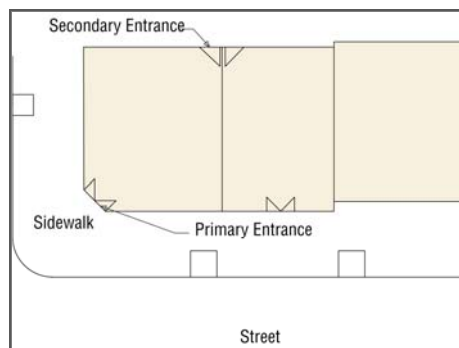
The key design principles establish essential goals for development in the Palisades District to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- a. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm.
- b. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
- c. Building facades shall include appropriate architectural details and ornament to create variety and interest.
- d. Open space(s) shall be incorporated to provide usable public areas integral to the urban environment.

### 8.1 General to all Sub-Districts

#### 8.1.1 Building Orientation

- i. Buildings shall be oriented toward streets where the lot has frontage along streets.
- ii. Primary entrance to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
- iii. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.



*Figure showing required building orientation and location of primary entrances*

#### 8.1.2 Design of Parking Structures

- i. All frontages of parking structures located on Type “A” Streets and being located within 60’ of the street curb shall not have parking uses on the ground floor to a minimum depth of 30 feet.
- ii. Parking structure facades on all streets shall be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.

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- iii. Where above-ground structured parking is located at the perimeter of a building with frontage along any street it shall be screened in such a way that cars on all levels are completely hidden from view along Type “A” streets. Along the west perimeter of Outer Ring Mixed Use Sub-District, any above ground parking must have cars completely screened from view. Screening may be achieved through the use of louvered, solid or opaque vertical screening elements, in which case Section 8.1.2ii applies.
- iv. When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage and glazing.
- v. Parking structure ramps shall not be visible from any Type A street.



Images showing appropriate design of Parking Structures

8.1.3 Design of Automobile Related Building Site Elements

- i. Drive-through lanes for commercial uses shall not be located along or visible from any street within all Sub-Districts.
- ii. All off-street loading, unloading, and trash pick up areas shall be located along alleys or Type ‘B’ Streets unless permitted in the specific building form and development standards in Section 7. Any off-street loading, unloading, or trash pick up areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment it is screening at the BTZ. The Street Screen shall be made up of (i) the same material as the principal building, (ii) a living screen or (iii) a combination of the two.

8.2 Standards Specific to the Outer Ring Mixed Use, Inner Ring Mixed Use and Freeway High Rise Sub-Districts:

8.2.1 Roof Form

- i. Buildings shall have simple, flat fronts with minimal articulations with flat or low pitched roofs (2.5:12 or lower) with parapets. Corner hip roof elements and gable accents at the parapet may be permitted. Projecting mansard roofs shall not be permitted.



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8.2.2 Façade Composition

- i. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.
- ii. Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.
- iii. Buildings shall generally maintain the alignment of horizontal elements along the block.
- iv. Corner emphasizing architectural features, pedimented parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.



*Buildings with architectural features and storefront elements that add interest along the street.*

- v. Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered as feature buildings. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.

8.2.3 Windows and Doors

- i. Windows and doors on street (except alleys) fronting facades shall be designed to be proportional and appropriate to the architectural style of the building. First floor windows shall NOT be opaque, tinted or mirrored glass.
- ii. All ground floor front facades of buildings along streets or Civic/Open Space shall have transparent storefront windows covering no less than 50% of the façade area.



*Images showing appropriate window designs and proportions.*

## Planned Development Code

### 8.2.4 Building Materials

- i. At least 85% of each building's façade (excluding doors and windows) shall be finished in one of the following materials:
  - Masonry (brick, stone, concrete, stucco utilizing a three-step process, cast stone, glass or glass block)
- ii. No more than 15% of each façade along any street shall use accent materials such as wood, architectural metal panel, split-face concrete block, tile or Exterior Insulating Finishing System (EIFS). EIFS may only be used 8 feet above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and moulding features. Interior courtyards which shall be a minimum of 25% masonry content.



*Images showing appropriate building materials within Inner Ring Mixed Use, Outer Ring Mixed Use, and TOD Freeway Hi-Rise.*

- iii. Roofing materials visible from any street shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

### 8.3 Standards Specific to the Urban Neighborhood Sub-District:

#### 8.3.1 Building Orientation

- i. Garages for Residential Buildings may be located on alleys at the rear of residential buildings or along the front. Garages must be set back from the street property line a minimum of 20 feet. Two car garages must use single width doors and may be staggered as much as 3 feet from each other to the street.
- ii. Along the east perimeter of Urban Neighborhood Sub-District a seven foot high masonry screen wall must be constructed, with a two-foot high landscape screen along its base.
- iii. Along the rear yard property line, fencing is not permitted in lieu or in addition to the three-foot high buffer screening.

#### 8.3.2 Building Massing and Scale

- i. Buildings shall have few, if any, articulations and simple roofs (gable, hip, combination) with most building wing articulations set at the rear of the structure. Window projections, bay windows, stoops, porches, balconies, and similar extensions shall be exempt from this standard.
- ii. Gable roofs, if provided for buildings, shall have a minimum pitch of 5/12. When hipped roofs are used, the minimum pitch shall be 5/12. Other roof types shall be appropriate to the architectural style of the building. Porch roofs may be a minimum pitch of 3/12.
- iii. Projecting mansard roofs shall be prohibited.

# PALISADES

## Planned Development Code

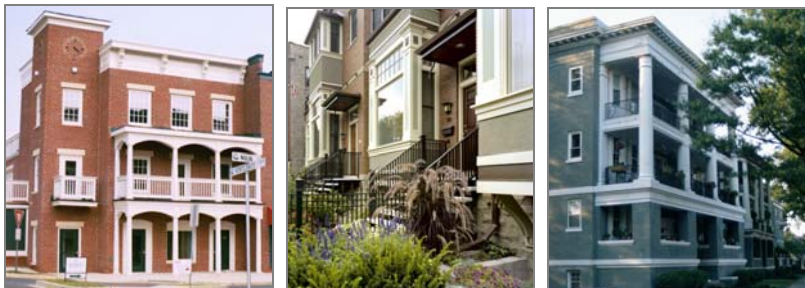
October 29, 2013



*Images showing appropriate massing and scale for Residential Buildings*

### 8.3.3 Façade Composition

- i. Buildings shall maintain a façade rhythm of 20 feet to 30 feet along all streets. This rhythm may be expressed by changing materials, or color, or by using design elements such as columns and pilasters, or by varying the setback of portions of the building façade.
- ii. Buildings shall generally maintain the alignment of horizontal elements along the block.
- iii. Porches, stoops, eaves and balconies shall be added along the front residential facades to add pedestrian interest along public streets.
- iv. Alley facing facades shall be of finished quality and of the same color to blend with the public facades of the building.



*Residential buildings with porches, balconies, and stoops to add interest along the street.*

### 8.3.4 Windows and Doors

- i. Windows and doors shall be designed to be proportional and appropriate to the architectural style of the building.
- ii. Windows may have jack arch, keystone arch, flat arch, or ornamental arches.



*Images showing appropriate window designs and proportions.*

- iii. All building facades of residential buildings fronting on public streets or civic / open spaces, except alleys, shall have transparent windows covering at least 25% of each façade.

**Planned Development Code****8.3.5 Building Materials**

- i. At least 85% of all street fronting facades (excluding doors and windows) shall be finished in one or more of the following materials. No more than three different materials shall be used on any single residential façade:
  - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty.
  - Masonry (brick; stone; cast in place concrete, cast stone, or stucco utilizing a three-step process).
- ii. The following may only be allowed up to 15% as an accent material:
  - Exterior Insulating Finishing System (EIFS), architectural metal panels or similar material over a cementitious base, rock, glass block and tile. EIFS may not be used on the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and moulding features.
- iii. Rear and side facades shall be of finished quality and of the same color that blend with the street facades of the building.
- iv. Roofing materials (visible from any street): copper, factory finished painted metal, slate, synthetic slate, terra cotta, and asphalt shingles.
- v. An enclosed 2-car garage shall be designed and constructed of the same material as the primary building.
- vi. Hand rails and balcony rails shall be of steel, glass or aluminum. Wood is not permitted.

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## Section 9. Street & Streetscape Design Standards

9.1 Generally: Streets in the Palisades District need to support the overall goal of a mixed use, compact, pedestrian-oriented district. They should balance all forms of mobility while maximizing convenience for residents and visitors.

The Regulating Plan designates the required and recommended street network within the Palisades District. This section specifies the typical configuration of streets within the Palisades District. The specifications address vehicular lane width, parkway widths, R.O.W widths, number of travel lanes, on-street parking, and pedestrian accommodation. US 75 is under the purview of Texas Department of Transportation (TxDOT) while the remaining streets referenced in this section are private.

9.2 New Streets: This section specifies standards for all new streets in the Palisades District.

9.3 Street Classifications Established: Table 9.1 and associated cross sections shall establish the cross sections for each street type. The cross sections may be adjusted to fit existing contexts with the approval of the City Engineer. In addition, the proposed cross sections may be adjusted to meet the needs of the Uniform Fire Code as adopted by the City.

Table 9.1

Elements Street Classifications	Street Width (Recommended Minimum)		Number of Vehicular Lanes	Lane Widths for Vehicular Lanes	On-Street Parking	Pedestrian Sidewalk Width (min.)*	Parkway/ Tree Well
	Pavement Width	Pedestrian Easement (both sides)					
Ring Road	44 feet	15 feet	2	14 feet	Yes, both sides, parallel	8'-6"	In bulb out
North Entry	49 feet	15 feet	2	11 feet	Yes, both sides, parallel	8'-6"	In bulb out
South Entry	49 feet	15 feet	3	11 feet	Yes, both sides, parallel	8'-6"	In bulb out
West Entry	33 feet	15 feet	3	11 feet	No	8'-6"	Tree well (5 feet x 5 feet)
US 75 Entry	51 feet	14 feet	4	10 feet	No	6 feet	Parkway (8 feet)
Mews Drive "1"	24 feet	15 feet	2	12 feet	No	8'-6"	Tree well (5 feet x 5 feet)
Mews Drive "2"	32 feet	15 feet	2	12 feet	Yes, one side, parallel	8'-6"	Tree well (5 feet x 5 feet), one side in bulb out
Inner Ring Promenade	24 feet	15 feet	0 Fire Lane Only	24 feet	No	8'-6"	Tree well (5 feet x 5 feet) on one side

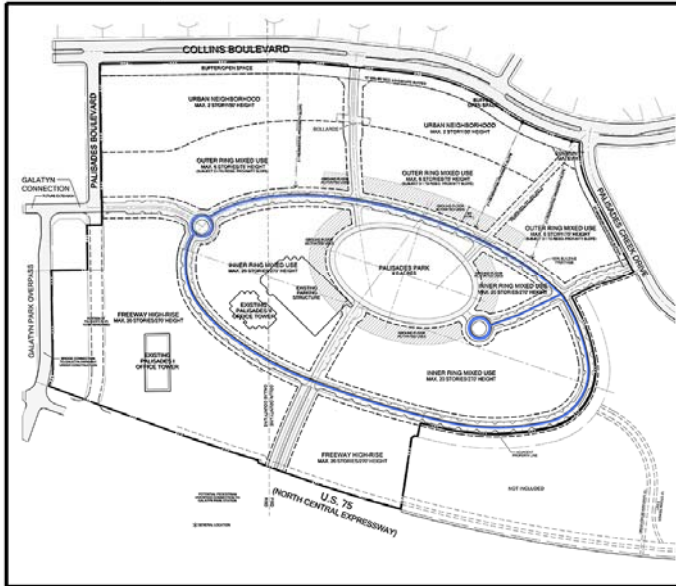
\* A minimum 6-foot unencumbered sidewalk areas shall be provided. The 6-foot area shall be exclusive of tree grates or any other encroachments.

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## 9.4 Ring Road

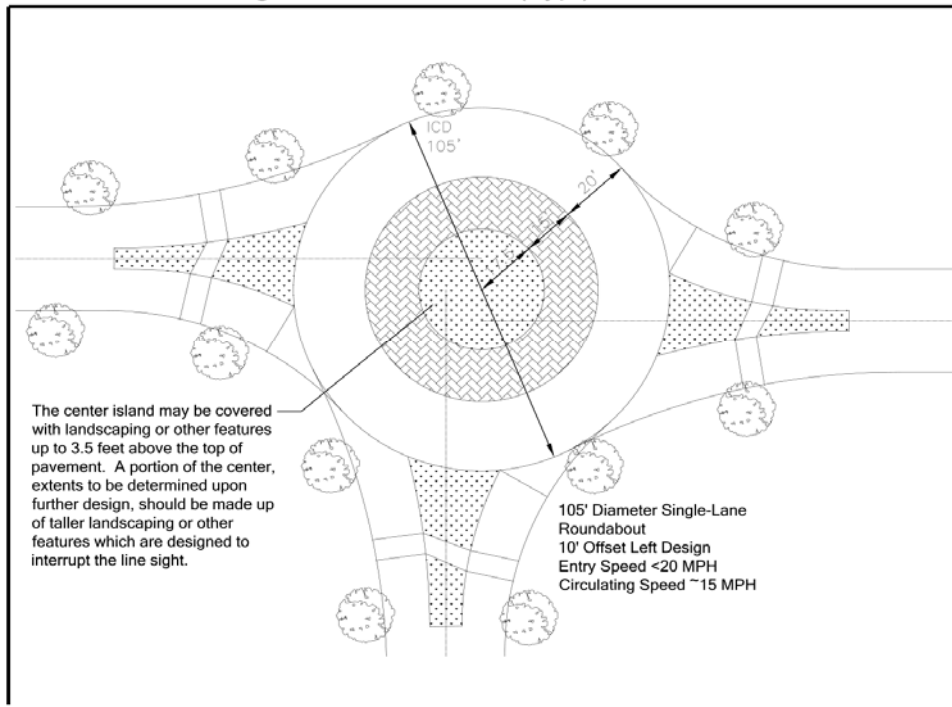
Location Map



Ring Road

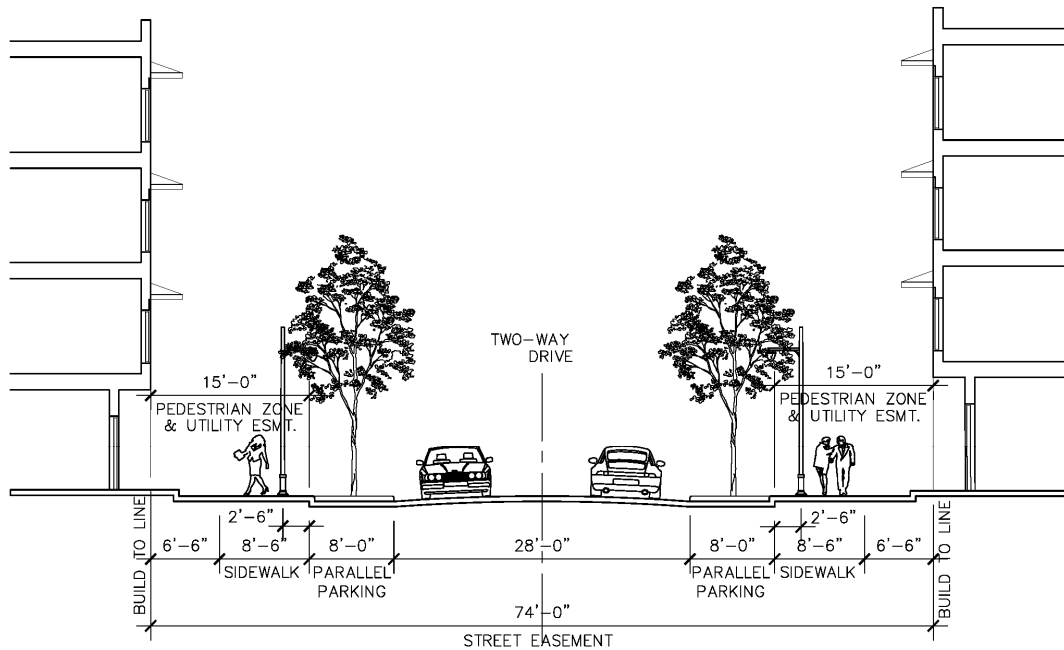
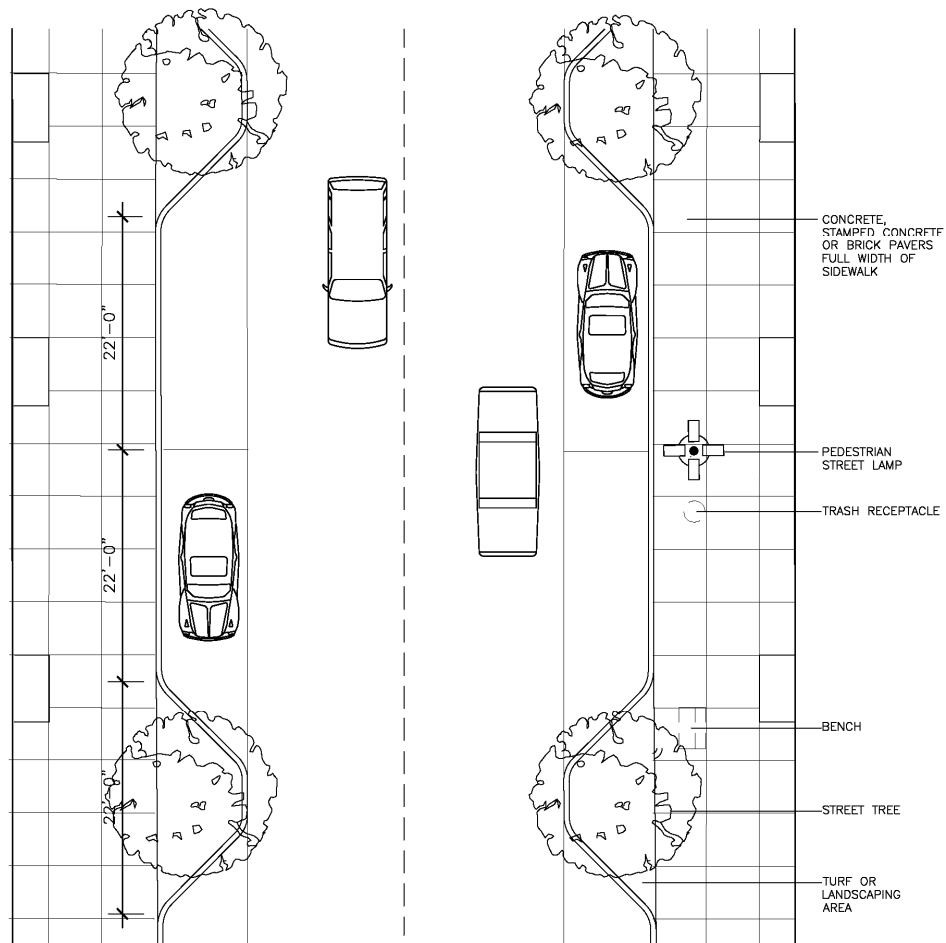
Street Type: B
Design Speed: 30 MPH
Parking: Parallel parking on both sides
Number of Vehicular Lanes: 2
Curb Radius: 20 ft.
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 50 ft. on center typ.

Street Section: Ring Road Roundabout (Typ.)



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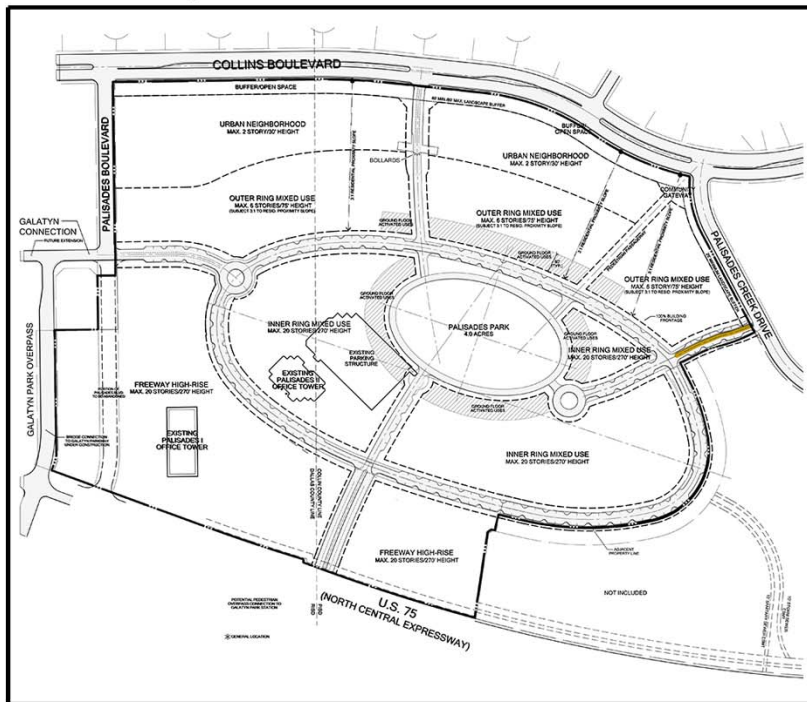


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## 9.5 North Entry

Location Map



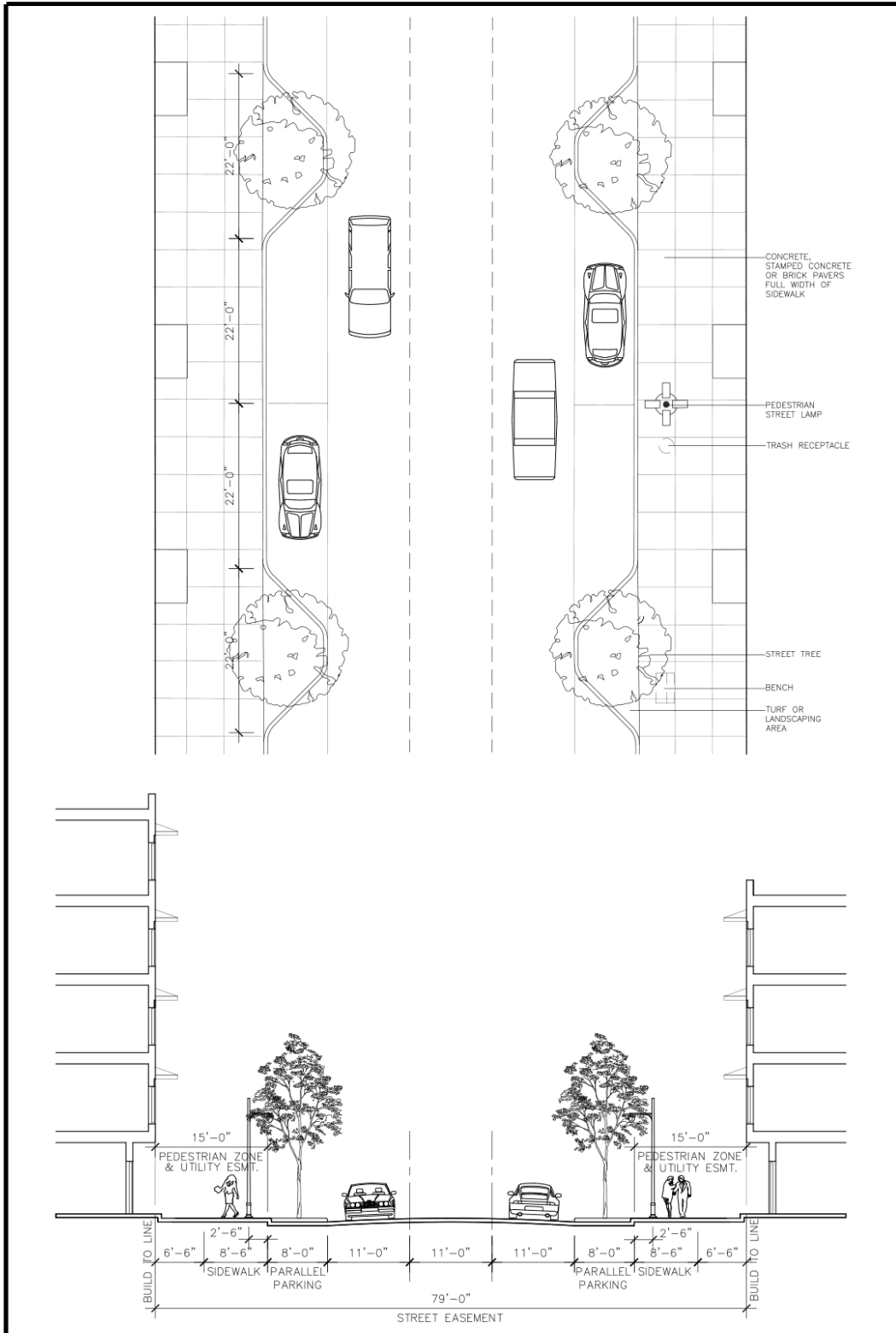
North Entry

Street Type: A
Design Speed: 30 MPH
Parking: Parallel parking on both sides
Number of Vehicular Lanes: 2
Curb Radius: 20 ft., 30 ft. from public streets
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 50 ft. on center typ.

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## Street Section: North Entry

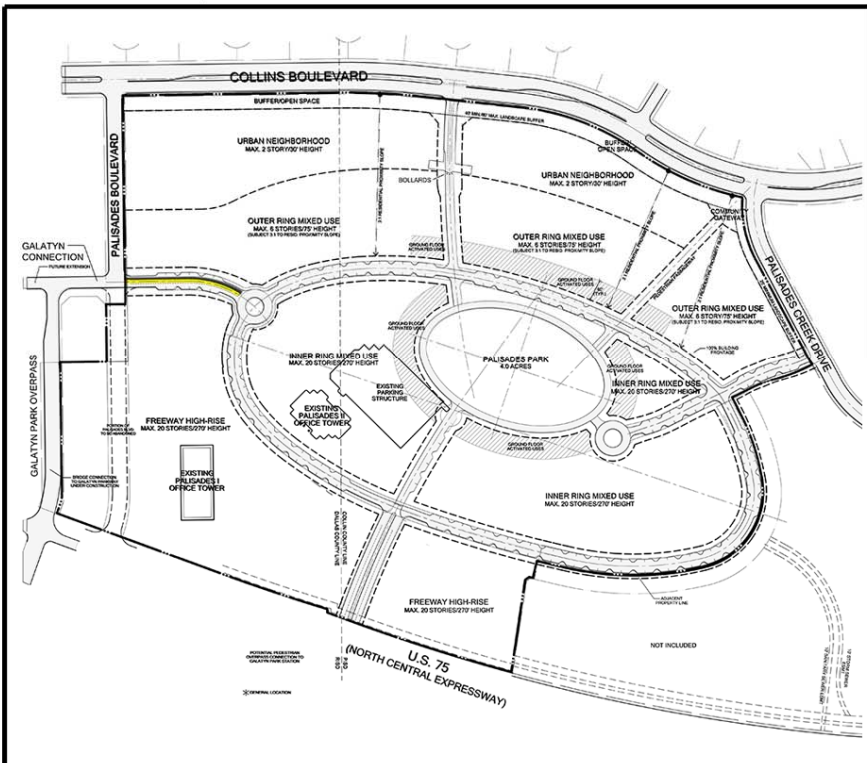


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## 9.6 South Entry

### Location Map



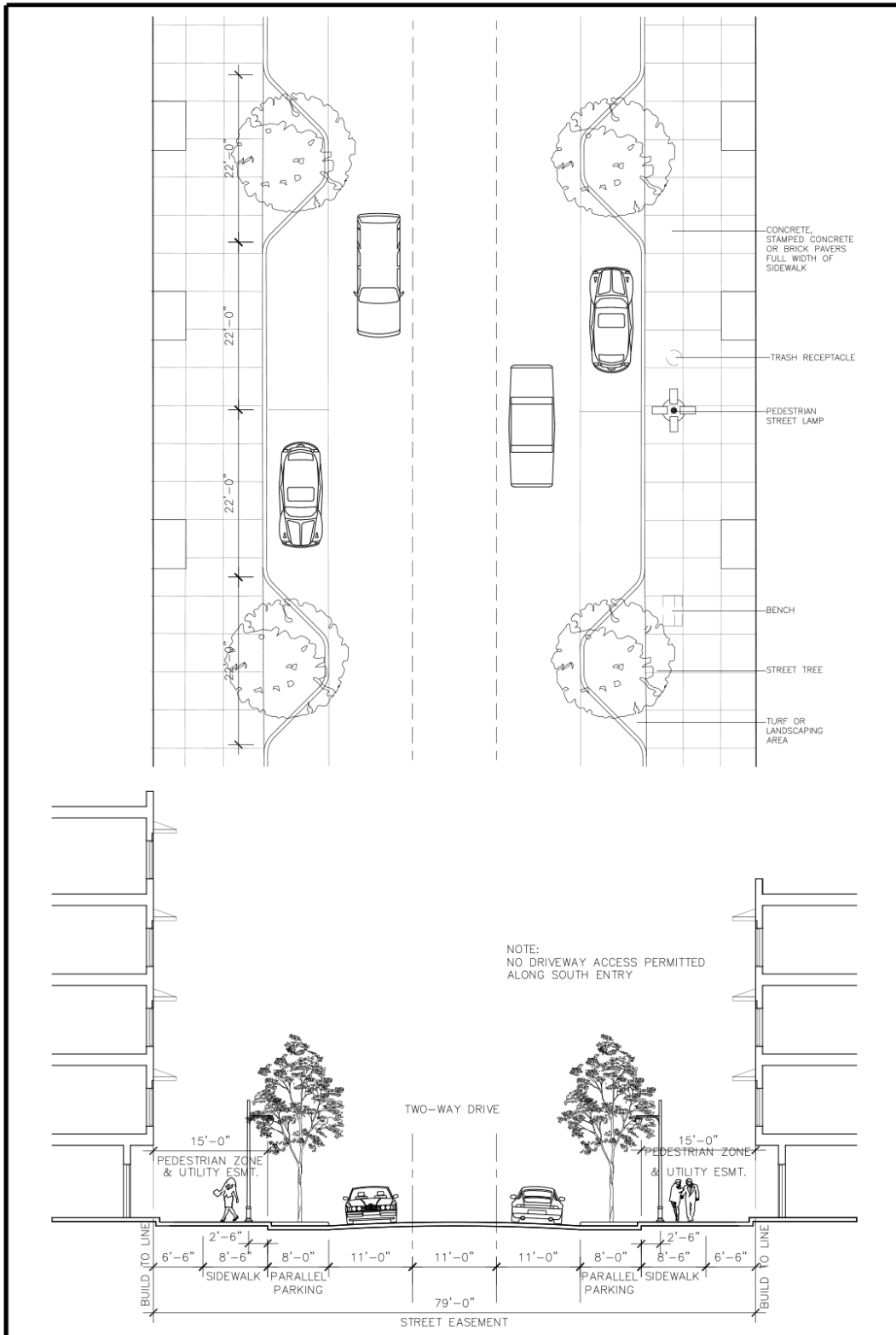
### South Entry

Street Type: A
Design Speed: 30 MPH
Parking: Parallel parking on both sides
Number of Vehicular Lanes: 3
Curb Radius: 20 ft., 30 ft. from public streets
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 50 ft. on center typ.

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## Street Section: South Entry

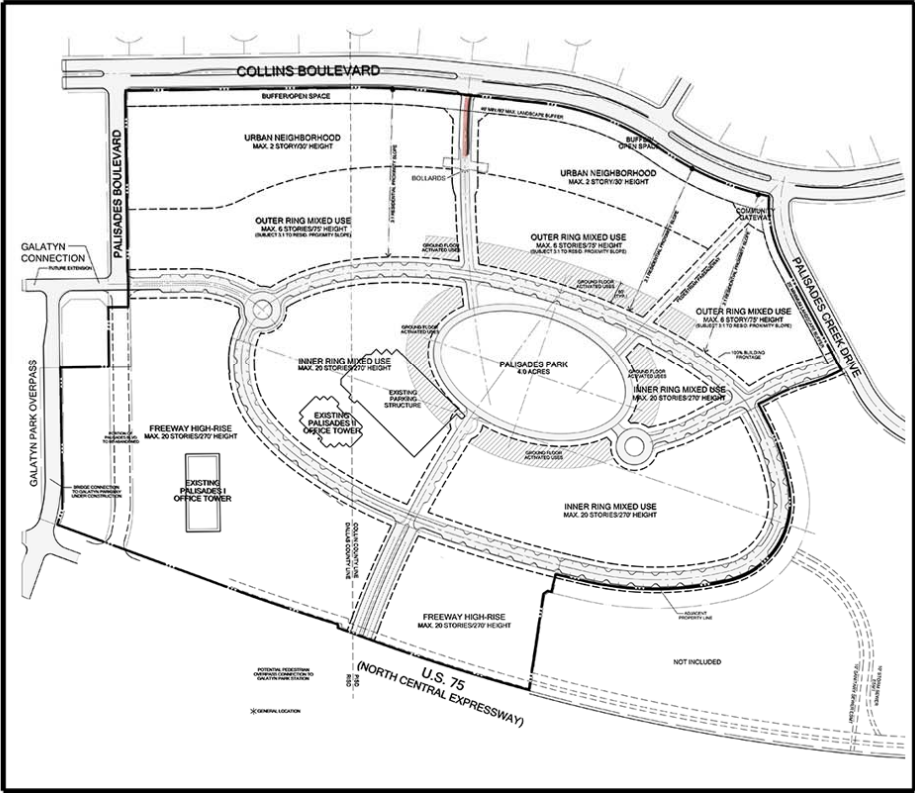


# PALISADES

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### 9.7 West Entry

Location Map



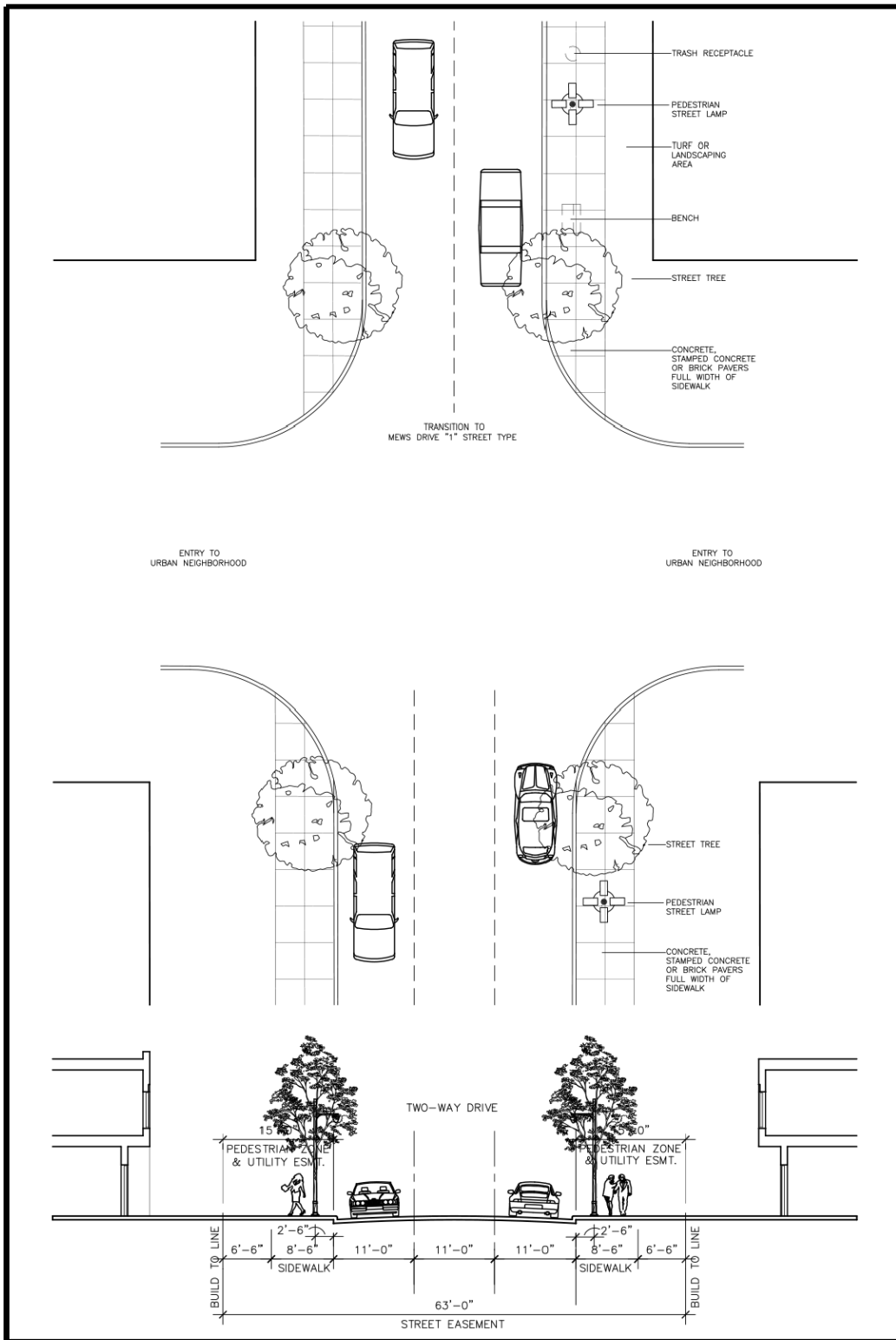
West Entry

Street Type: A
Design Speed: 30 MPH
Parking: No
Number of Vehicular Lanes: 3
Curb Radius: 20 ft., 30 ft. from public streets
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 50 ft. on center typ.

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## Street Section: West Entry

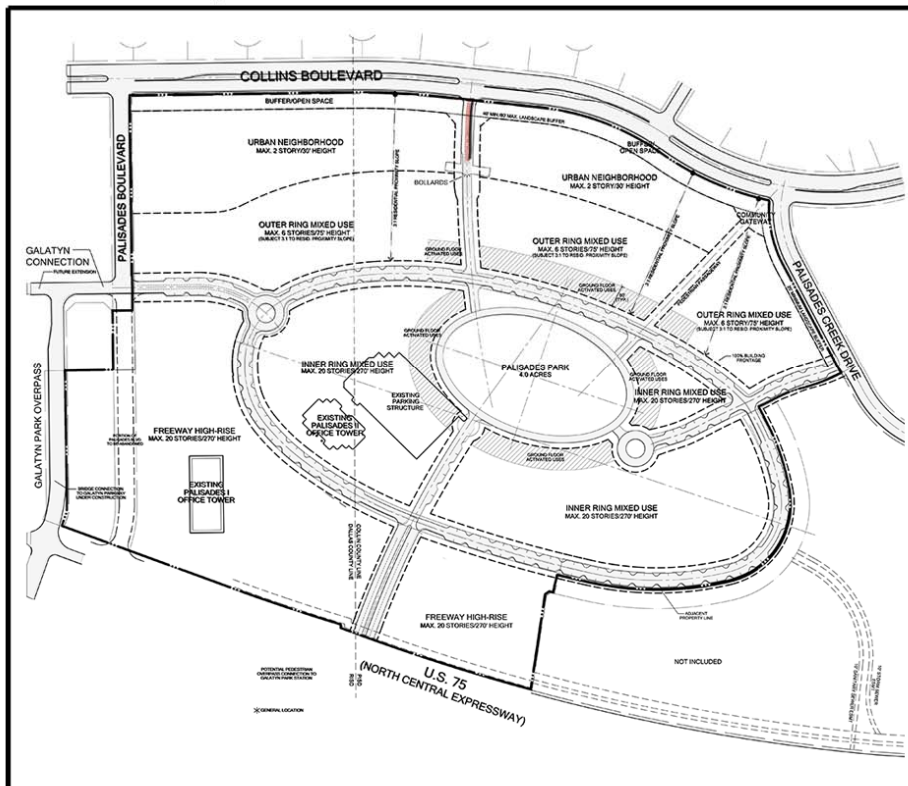


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## 9.8 U.S. 75 Entry

### Location Map



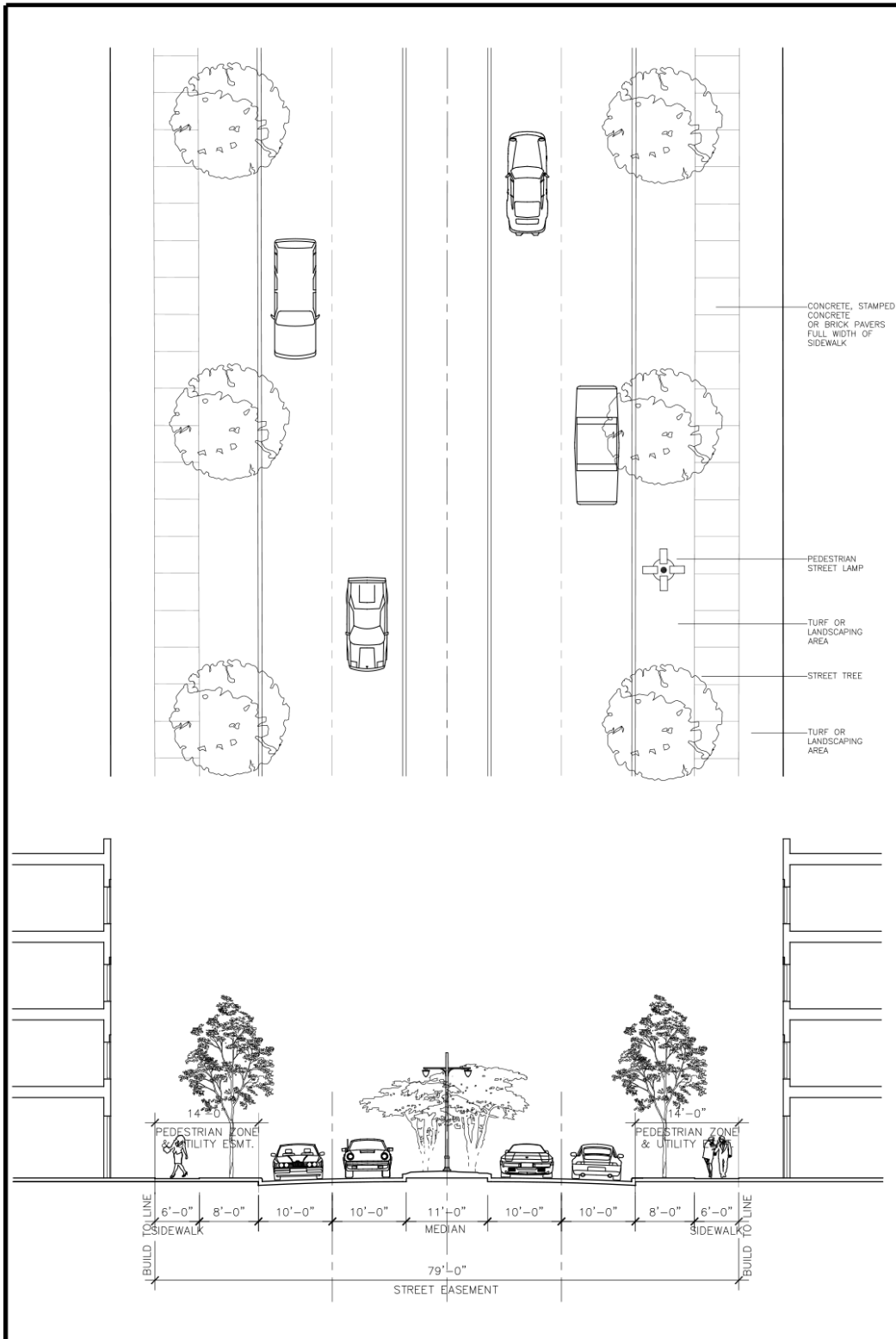
### West Entry

Street Type: A
Design Speed: 30 MPH
Parking: No
Number of Vehicular Lanes: 3
Curb Radius: 20 ft., 30 ft. from public streets
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 50 ft. on center typ.

# PALISADES Planned Development Code

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## Street Section: U.S. 75 Entry

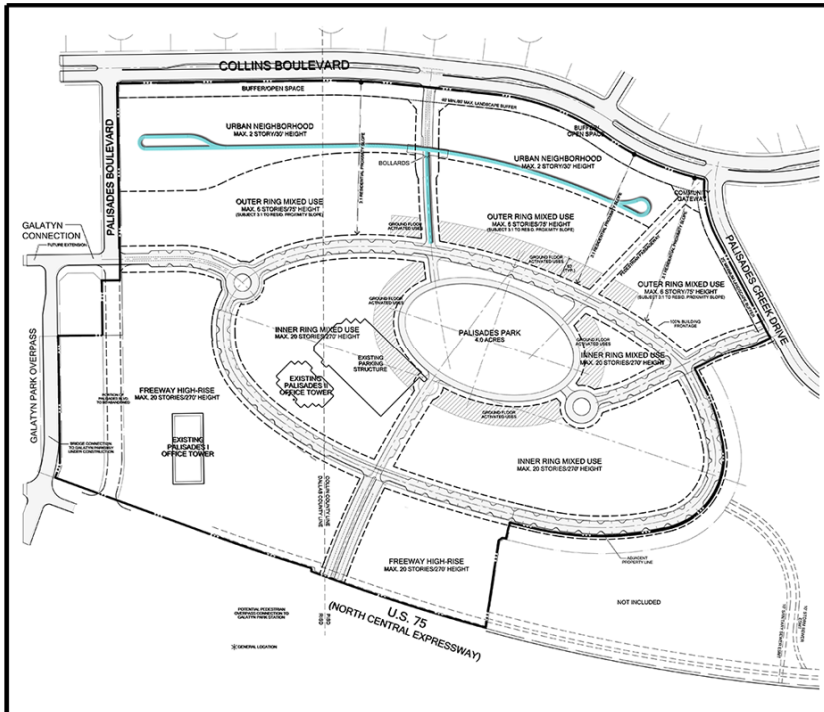


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## 9.9 Mews Drive “1”

### Location Map



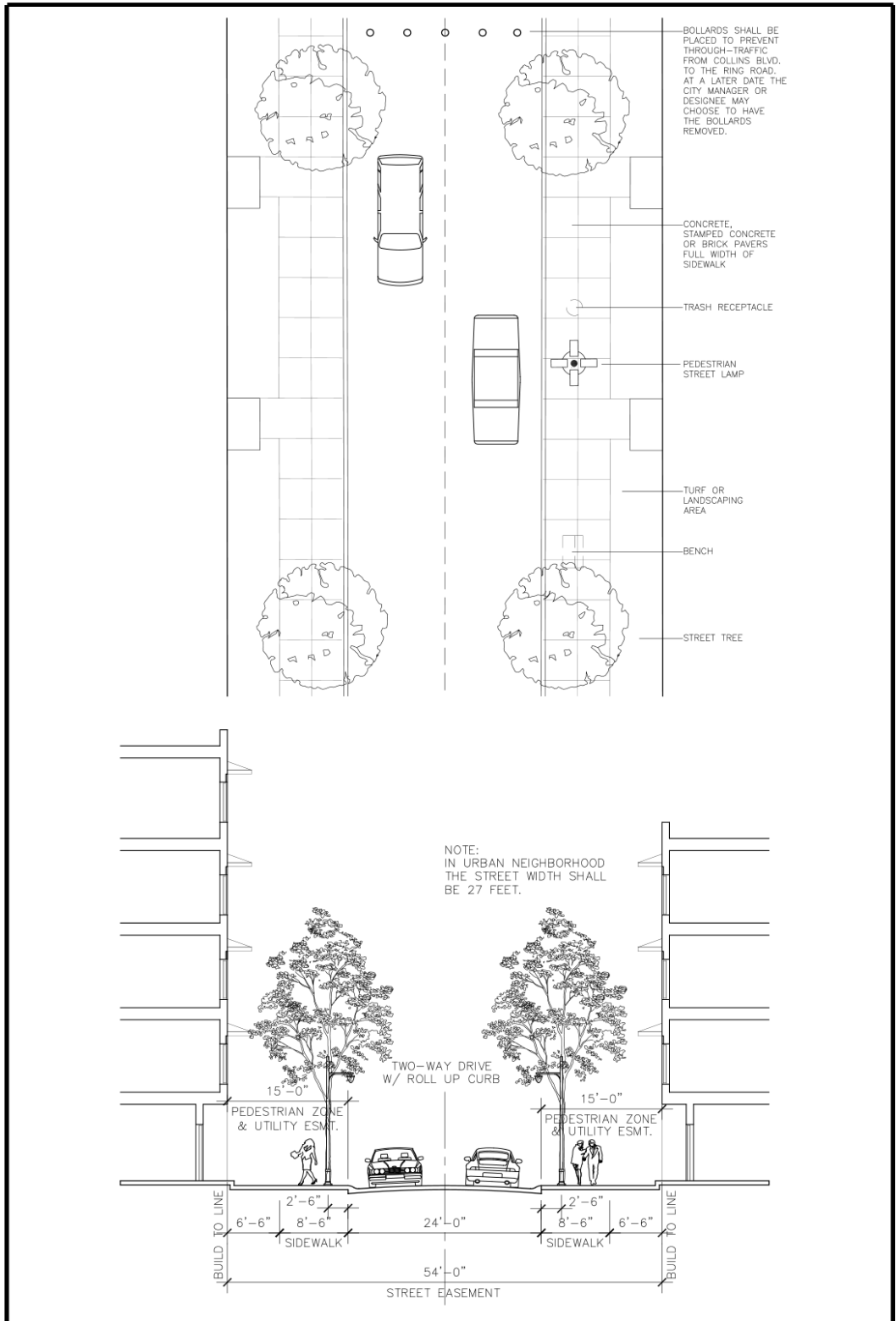
### Mews Drive “1”

Street Type: B
Design Speed: 30 MPH
Parking: No
Number of Vehicular Lanes: 2
Curb Radius: 20 ft.
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 50 ft. on center typ.

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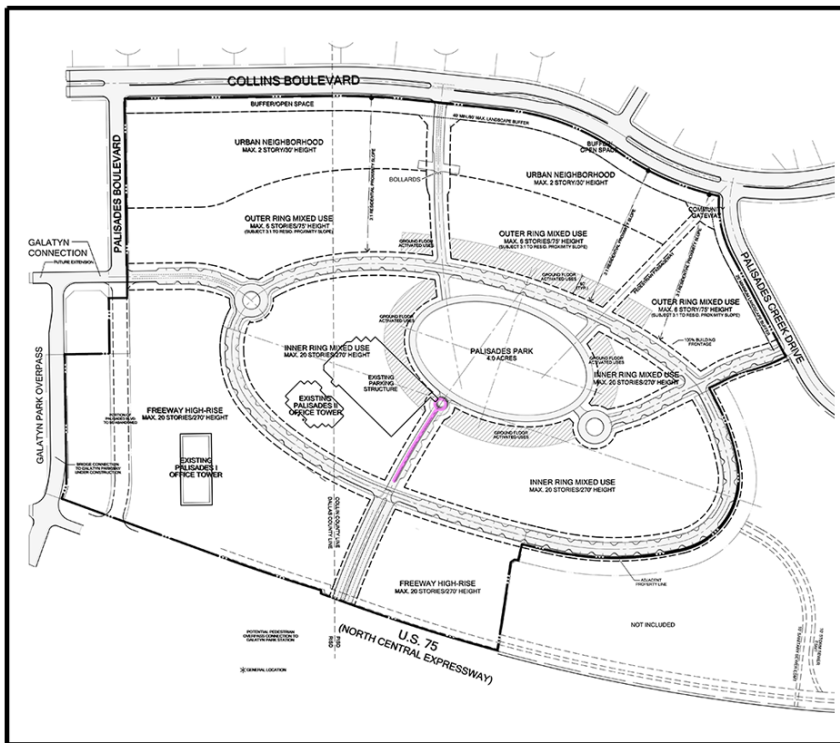
## Street Section: Mews Drive "1"



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## 9.10 Mews Drive “2” Location Map



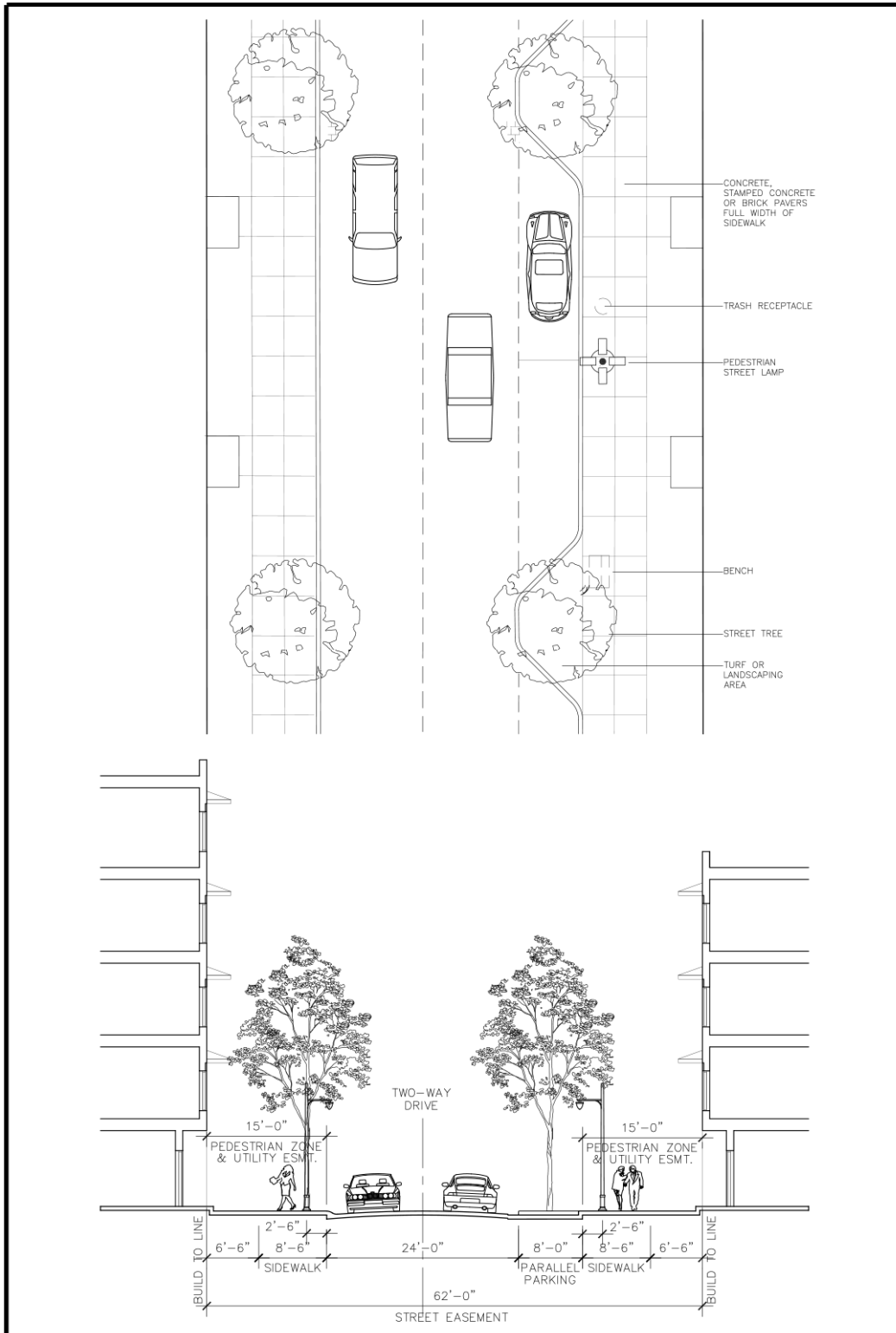
## Mews Drive “2”

Street Type: B
Design Speed: 30 MPH
Parking: Parallel parking on one side only
Number of Vehicular Lanes: 2
Curb Radius: 20 ft.
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 50 ft. on center typ.

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## Street Section: Mews Drive "2"

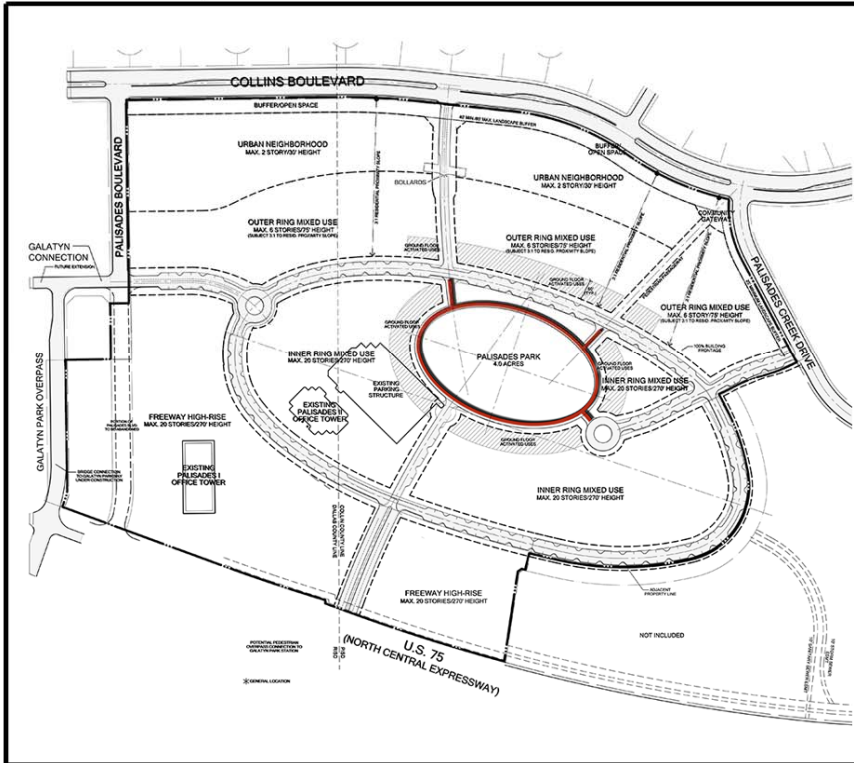


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## 9.11 Inner Ring Promenade

### Location Map



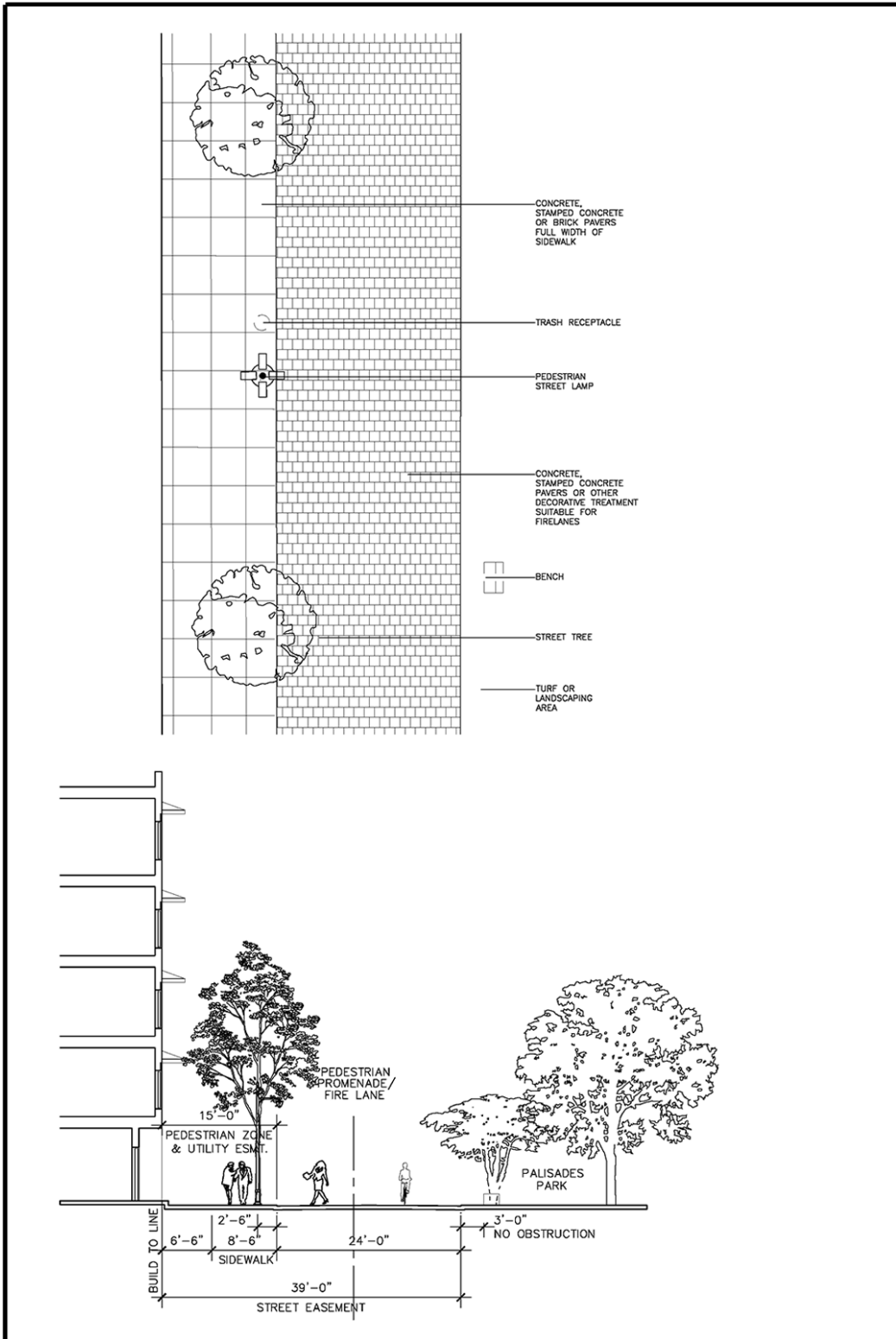
### Inner Ring Promenade

Street Type: A
Design Speed: 30 MPH
Parking: N.A.
Number of Vehicular Lanes: N.A.
Curb Radius: 20 ft.
Walkway Type: Pedestrian/Fire Lane Esmt.
Landscape Type: Street Trees 50 ft. on center typ.

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## Street Section: Inner Ring Promenade



**Planned Development Code**

- 9.13 Streetscape & Landscape Standards: Streetscape standards shall apply to all streets within the Palisades District. Streetscape standards shall address all elements between the building face and edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities, and materials. Maintenance of all landscape within the rights-of-way shall be by the property owners association established for the Palisades District.
- 9.14 Street Trees and Landscaping (within the pedestrian easement):
- 9.14.1 Street trees shall be required on all Palisades District streets (except on alleys).
  - 9.14.2 Street trees shall be planted approximately 3 feet behind the curb line when located in a bulb-out. The tree shall be centered within the bulb-out.
  - 9.14.3 Spacing shall be an average of 50 feet on center (measured per block face) along all streets unless otherwise specified in the cross sections.
  - 9.14.4 The minimum caliper size for each tree shall be 3 in. and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 36 sq. feet; however, the tree well area may be no smaller than 5 feet by 5 feet.
  - 9.14.5 Turf and groundcover: When clearly visible from the street and alleys, all unpaved ground areas shall be planted with low growing shrubs or ground cover, ornamental grasses, or a combination thereof. Turf grass must be installed as solid sod and not seeded on.
  - 9.14.6 Species shall be selected from the Palisades District Planting List in Appendix B of this ordinance.
  - 9.14.7 Maintenance of all landscape materials shall meet the requirements of the City of Richardson Landscape Ordinance Requirements.
  - 9.14.8 Along arterials and the highway access road, street trees shall be planted within the required landscape buffer as per the City of Richardson Landscape Ordinance/Policies.
- 9.15 Street Furniture, Lighting, and Materials:
- 9.15.1 Pedestrian scale lighting shall be required along all Palisades District streets. They shall be no taller than 20 feet.
  - 9.15.2 Exterior lighting shall minimize the lighting of architectural and landscape features. Where lighting is required for safety, security, egress or identifications, utilize down-lighting technologies rather than up-lighting.
  - 9.15.3 Pedestrian-scale regular street lights shall be placed at uniform locations based on the placement of street trees and other street furniture to provide safety for both pedestrians and automobiles while limiting spill-over and light pollution effects of such street lights. The placement and illumination intensity shall be subject to City approval at the time of the Development Plan.
  - 9.15.4 The light standard selected shall be compatible with the design of the street and buildings.
  - 9.15.5 Trash receptacles and bike racks shall be required along all Type 'B' Streets. A minimum of one each per block face shall be required. Each bike rack must accommodate at least six (6) bikes.
  - 9.15.6 Street furniture and pedestrian amenities such as benches are required along all Type "A" and "B" Streets.
  - 9.15.7 All street furniture shall be located in such a manner as to allow a clear sidewalk passageway of a minimum of 6 feet.
  - 9.15.8 Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance.

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Section 10. Signage

Except as specifically listed below, all other signage and sign standards must comply with Chapter 18 of the City of Richardson Code of Ordinances, as amended.

10.1 For new signs, the standards in Table 10.1 shall apply and sign permits shall be approved administratively by the City of Richardson Building Official unless specifically noted in this section.

Table 10.1

Sub-District	Inner Ring Mixed Use	Outer Ring Mixed Use	Freeway High Rise	Urban Neighborhood	Standard
Address signs	P	P	P	P	Same as City of Richardson Sign Regulations
Banners	P	P	P	NP	Same as City of Richardson Sign Regulations
Building Blade Signs	P	P	P	NP	<ul style="list-style-type: none"> <li>One per building face (commercial and mixed use buildings only)</li> <li>Area = 30 sq. feet maximum per sign face.</li> <li>May encroach a maximum of 6 feet over a sidewalk, but shall not encroach over any parking or travel lane.</li> <li>Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade.</li> <li>Min. height clearance = 8 feet.</li> </ul>
Directory signs	P	P	P	NP	<ul style="list-style-type: none"> <li>Shall be allowed for all multi-tenant commercial and mixed use buildings only</li> <li>One directory sign per multi-tenant building limited to 12 sq. feet in area</li> <li>Design of the sign shall be integral to the façade on which the sign is to be affixed.</li> </ul>
For sale/for lease signs	P	P	P	P	<ul style="list-style-type: none"> <li>Size is limited to 32 sq. feet per sign face</li> <li>All other standards are the same as City or Richardson Sign Regulations.</li> </ul>
LED signs	P	P	P	NP	<ul style="list-style-type: none"> <li>Shall be covered by a lens or diffuser.</li> <li>Shall only be permitted as part of a Master Sign Plan.</li> <li>Shall be subject to the conditions of Ch. 18 of the ordinances except as otherwise noted.</li> </ul>
Light Pole Banners	P	P	P	NP	<ul style="list-style-type: none"> <li>Permitted only with approval of the Building Official.</li> <li>Max. 10 sq. feet per sign face.</li> <li>Limited to one per light pole</li> <li>All light pole banners shall be approved by the appropriate utility company prior to consideration by the Sign Control Board.</li> <li>Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and</li> </ul>

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Sub-District	Inner Ring	Outer Ring	Freeway High	Urban Neighborhood	Standard
					<ul style="list-style-type: none"> <li>other city sponsored events.</li> </ul>
Marquee Signs	P	P	P	NP	<ul style="list-style-type: none"> <li>Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more</li> <li>Marquee signs shall be attached to the building or located above or below a canopy only</li> <li>Area = 100 sq. feet maximum</li> <li>Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing.</li> <li>Marquee signs shall not be permitted along Palisades Blvd., Collins Blvd., Palisades Creek Drive and U.S. 75 access road.</li> </ul>
Monument Signs	P	NP	P	NP	<ul style="list-style-type: none"> <li>One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 50 sq. feet per sign face and 6 feet in height.</li> <li>Permitted only along U.S 75 access road, Ring Road and streets along Freeway High Rise.</li> </ul>
Off-premises signs	NP	NP	NP	NP	
Pole signs	NP	NP	NP	NP	
Sandwich board signs	P	P	P	NP	<ul style="list-style-type: none"> <li>Permitted only for retail, service, or restaurant uses</li> <li>Limited to 12 sq. feet per sign face per storefront;</li> <li>Sign may not exceed 4 feet in height.</li> <li>A minimum of 6 feet of sidewalk shall remain clear.</li> <li>Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited.</li> <li>Sign shall be removed every day after the business is closed.</li> </ul>
Sub-division Entry Sign	NP	NP	NP	P	<ul style="list-style-type: none"> <li>Permitted at Collins Entry</li> <li>Max. heights 4 feet</li> </ul>
Temporary construction signs	P	P	P	P	One (1) free standing sign per lot during construction only; limited to 32 sq. feet
Tenant Blade Signs	P	P	P	NP	<ul style="list-style-type: none"> <li>One per commercial tenant space (retail, office, or restaurant use)</li> <li>Area = 16 sq. feet maximum per sign face</li> <li>May encroach a maximum of 4 feet over a public sidewalk, but shall not encroach over any parking or travel lane.</li> <li>Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 feet from the finished sidewalk.</li> </ul>

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Sub-District	Inner Ring	Outer Ring	Freeway High	Urban Neighborhood	Standard
					<ul style="list-style-type: none"> <li>Min. height clearance = 8 feet.</li> </ul>
Wall (Building) Signs	P	P	P	NP	<ul style="list-style-type: none"> <li>For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft per tenant.</li> <li>Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. feet per linear foot of second or upper floor frontage along that public street with a maximum of 125 sq. feet</li> <li>Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage with a maximum of 100 sq. feet</li> <li>Live-Work and Home occupations: One sign limited to an area of 20 sq. feet max.</li> <li>Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 feet from the finished sidewalk.</li> <li>Building signs may be internally or externally lit.</li> <li>Marquee signs as only permitted as specified below.</li> </ul>
Window Signs	P	P	P	NP	<ul style="list-style-type: none"> <li>Limited to 10% of the window area. The following shall be exempt from this limitation:                             <ul style="list-style-type: none"> <li>Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs.</li> <li>Mannequins and storefront displays of merchandise sold.</li> <li>Interior directory signage identifying shopping aisles and merchandise display areas.</li> </ul> </li> </ul>

10.2 An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Master Sign Plans” by the City of Richardson City Manager or Designee and are subject to approval of the City Plan Commission. In evaluating a Master Sign Plan, the City Plan Commission shall consider the extent to which the application meets the proposed Sign Plan with the following goals:

- 10.2.1 Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
- 10.2.2 Enhances the compatibility of signs with the architectural and site design features within a development;
- 10.2.3 Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
- 10.2.4 Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

Planned Development Code

Section 11. Civic/Open Space Standards

11.1 The design of Civic/Open Space shall be regulated by the Civic/Open Space standards herein which shall create a network of open spaces that recognizes the natural qualities of the area while providing a range of both passive and active recreational opportunities. These opportunities may be accommodated in a variety of spaces ranging from large regional parks to neighborhood-scaled plazas. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike.

11.2 Open Space Standards – Palisades Park



The required open space, Palisades Park, as designated on the Regulating Plan, will create an important public space that connects the community within the Palisades District and allows for active and passive recreation. Palisades Park shall primarily be naturally landscaped with many places to sit on benches or low walls. Appropriate civic elements, café tables, water features, arbors, amphitheater space or open shelters may be included.

Typical Characteristics

General Character

Large, open space

Spatially defined by landscaping and building frontages

Paths, trails, open shelters, lawns, trees and shrubs naturally disposed

Location and Size

Location and size shall be as shown on the Regulating Plan (Appendix A).

Typical Uses

Passive, and unstructured active recreation

Casual seating/picnicking

11.3 Plaza Standards



Plazas add to the vibrancy of streets within the more urban zones and create formal open spaces available for civic purposes and commercial activity. Building frontages shall define these spaces. The landscape should consist primarily of hardscape. If trees are included, they should be formally arranged and of appropriate scale. Casual seating, along with tables and chairs, should be provided. Plazas typically should be located at the intersection of important streets.

**Typical Characteristics**

**General Character**

- Formal open space
- Primarily hardscape surfaces
- Trees and shrubs optional
- Spatially defined by building frontages

**Typical Uses**

- Commercial and civic uses
- Casual seating
- Tables and chairs for outdoor dining

**11.4 Pedestrian Passage Standards**



Pedestrian passages create intimate passageways through buildings at designated locations. These paths provide direct pedestrian access to residential addresses and create unique spaces for frontages to engage and enter off of. Pedestrian passages allow for social and commercial activity to spill into the public realm. Pedestrian passages should consist of a hardscape pathway activated by frequent entries and exterior stairways. The edges may simply be landscaped with minimal planting and potted plants.

**Typical Characteristics**

**General Character**

- Hardscape pathway
- Frequent entries and frontages
- Exterior stairways
- Defined by building frontages
- Minimal planting and potted plants
- Maintain the character of surrounding buildings

**Standards**

Min. Pavement 12 feet  
 Width

**Typical Uses**

- Pedestrian connection and access
- Casual seating

**11.5 Multi-Use Trail Standards**



The multi-use trail provides an important place for active recreation and creates a connection to regional paths and biking trails. The multi-use trail will help activate connections between uses throughout the Palisades District with other trails that branch off to adjacent neighborhoods. The multi-use trail may have different character as it passes along the outer streets and connects internally with public streets.

**Typical Characteristics**

**General Character**

Public Multi-Use Trail:

Hardscape Path

Formally disposed pedestrian furniture, landscaping and lighting

Trees lining trail for shade

Appropriately lit for safety

**Standards**

Min. Pavement 12 feet  
Width

Location shown on the Regulating Plan (Appendix A).

**Typical Uses**

Active and passive recreation

Casual seating

Planned Development Code

11.6 Project Path Standards



The Project Path provides an important place for active recreation and creates a connection to regional paths and biking trails. It will help activate connections between the open spaces and the uses throughout the Palisades District. It may have different character as it passes along the outer streets and connects internally with public streets.

The Project Path is intended as a system of pedestrian access along the perimeters and through the heart of the Palisades District. It will connect various segments of the Palisades District with both the District’s perimeters as well as the centrally located Palisades Park. It will also tie with the more regionally focused multi-use trail.

For the buffer zone along Collins Boulevard the Project Path will meander along the road, providing a five foot minimum park strip between the path and the road. No path amenities will be provided along this stretch. Landscape shall be in conformance with the City of Richardson Comprehensive Zoning Ordinance and Landscape Ordinance.

**Typical Characteristics**

**General Character**

Hardscape Path

Formally disposed pedestrian furniture, landscaping and lighting

Trees lining trail for shade

Appropriately lit for safety

**Standards**

Min. Pavement Width 8 feet

Location shown on the Regulating Plan (Appendix A).

**Typical Uses**

Active and passive recreation

Casual seating

Planned Development Code

11.7 Playgrounds



Playgrounds shall be permitted in parks to provide open space designed and equipped for the recreation of children. These playgrounds should serve as quiet, safe places – protected from the street and typically located where children are not required to cross major roads to access. Playgrounds may be fenced. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Shaded areas and seating shall be provided.

A large playground may be incorporated into the park.

Playground equipment shall serve all ages, based on City of Richardson Parks and Recreation Standards, as amended. Playground equipment and design shall be reviewed and approved by the City of Richardson, including the Parks and Recreation Department.

**Typical Characteristics**

**General Character**

- Focused toward children
- Fenced with minimal exits (non-mandatory)
- Open shelter
- Shade and seating provided
- Play structure, interactive art or fountains

**Standards**

- Min. Size N/A
- Max. Size N/A
- As described by civic space type in which playground is located
- Protected from traffic
- No service or mechanical equipment

**Typical Uses**

- Active and passive recreation
- Unstructured recreation
- Casual seating

Planned Development Code

11.8 Ancillary Structures



Ancillary structures should be formal in character and generally are related to but clearly subordinate to surrounding buildings. Each individual structure should keep in character with the style of nearby buildings. Typically, these structures are located at prominent locations within an appropriate civic space. Ancillary structures located in more urban zones may have minor commercial uses, such as small food or news vendors, but may also serve as civic elements for general public use with more passive activities. Other ancillary structures located within the Urban Neighborhood Sub-District should be more modest in use and character, ranging from a simple neighborhood kiosk or mail pavilion, excluding any commercial use. When located within civic open spaces such as Palisades Park, the maximum percentage of space they occupy shall be no greater than 5% of the open space coverage. No single structure shall be greater than 1,500 SF in size.

Typical Characteristics

General Character

- Formal character
- Relating to style of surrounding buildings
- One or more open sides
- Covered or providing shade
- Small, stand alone structure
- Located within Park, Green, Square or Plaza

Standards

Min. Size	N/A
Max. Size	N/A

Typical Uses

- Civic purposes
- Minor commercial uses
- Casual seating/picnicking

Planned Development Code

11.9 Landscape Buffer – Collins Boulevard Buffer



The Collins Boulevard landscape buffer is intended as a green buffer strip that separates the single family neighborhood to the west from the development to the east. The buffer strip will accommodate the natural topography of the land, which steeply slopes in some places. The 8 foot meandering Project Path runs through the length of the buffer and should align as much as possible with the flattest portions of the buffer’s width to prevent the Path from requiring retaining walls.

Using the landscape requirements per the City of Richardson Landscape Ordinance for Non-Residential Properties along US 75 and PGBH Design Guidelines as a guide, two canopy trees and one ornamental tree must be provided along the buffer for each 50 lineal feet of street frontage. These trees may be selected from the Palisades Code Planting List (Appendix B). Trees are not required to be placed on 50 foot centers; this is merely a quantity guideline. Trees may be planted in “natural” groupings to provide informal clusters of shade. All canopy trees must be planted within 10 feet of the meandering Project Path.

Along the east edge of the buffer (the west property line of the Urban Neighborhood lots) shall be a 3 foot high masonry wall topped with a 4 foot high painted metal fence. Along the wall on the buffer’s side a landscape hedge row of shrubs shall be added, using plantings selected from the Palisades Code Planting List (Appendix B). Selected shrubs must be at least 3 feet in height at full maturity. A consistent, yet random location of planting is preferred, but no plantings shall be further than 15 feet from the buffer’s east edge.

**Typical Characteristics**

**General Character**

Landscape Buffer

Project Path included

Located along Collins Blvd.

**Standards**

Buffer Width 40’ – 80’

**Typical Uses**

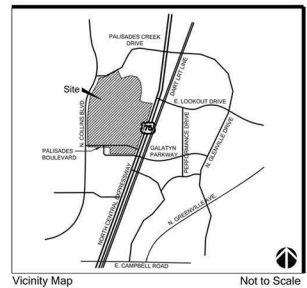
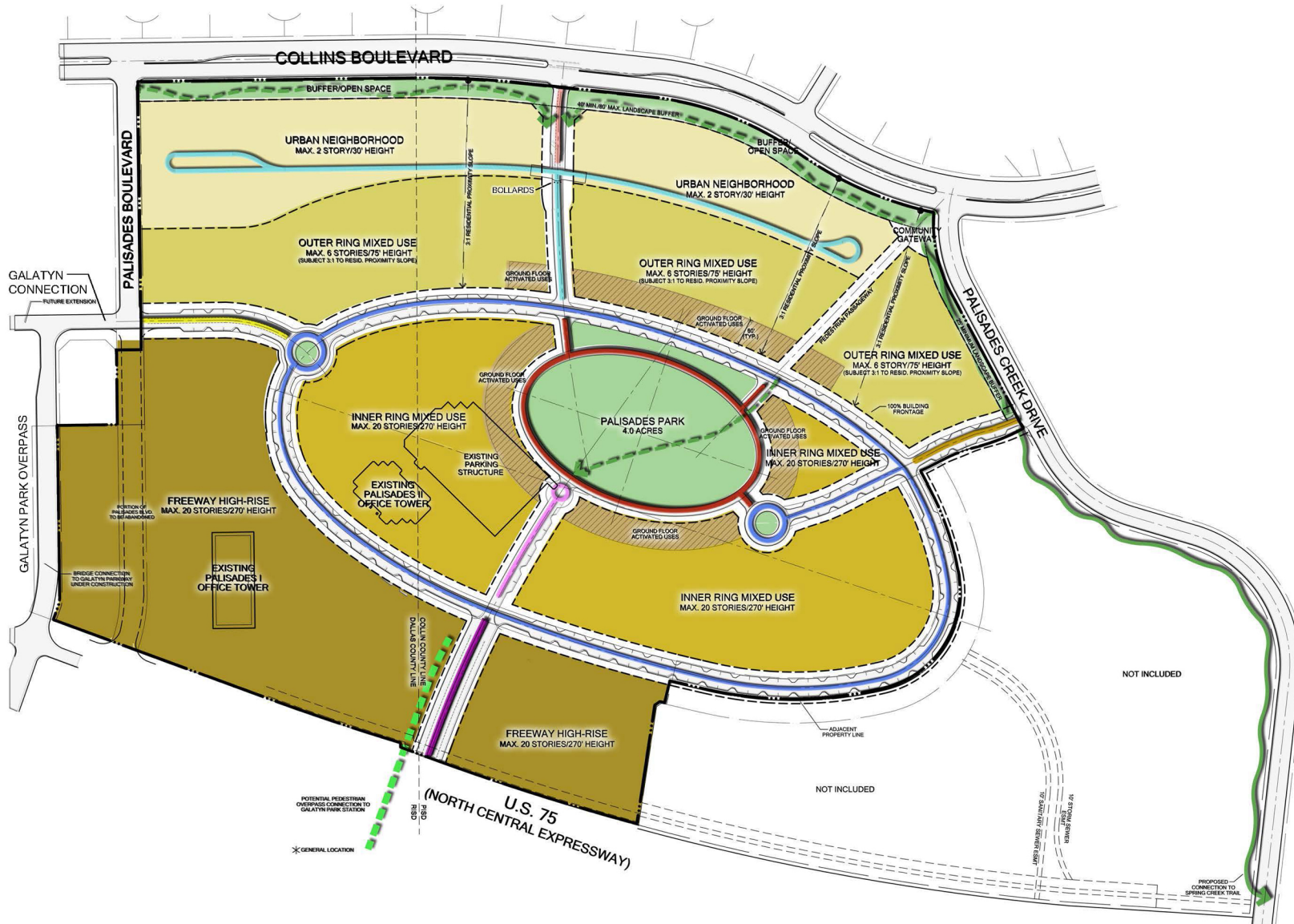
Active Recreation

**PALISADES  
Planned Development Code**

October 29, 2013

Please see following page attached.

# APPENDIX A



	Freeway High-Rise -- 13.8 Acres
	Inner Ring Mixed Use -- 12.2 Acres
	Outer Ring Mixed Use -- 10.3 Acres
	Urban Neighborhood -- 7.2 Acres

Sub-Districts

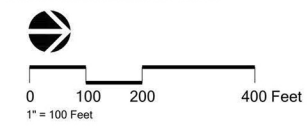
	West Entry -- Street Type "A"
	South Entry -- Street Type "A"
	North Entry -- Street Type "A"
	Inner Ring Promenade -- Street Type "A"
	U.S. 75 Entry -- Street Type "B"
	Ring Road -- Street Type "B"
	Mews Drive "1" -- Street Type "B"
	Mews Drive "2" -- Street Type "B"

Street Types

	Project Path
	Multi-Use Trail
	Civic/Open Space

Other  
 Project Data:  
 Multi-Family: 750 units max.  
 Single Family: 65 Lots max.  
 Condominium: 250 units max.  
 Office: 1.5 million sf max. + existing  
 Total: 300 Room max.  
 Retail: 200,000 sf max.

NOTE:  
 FOR THE OUTER RING MIXED USE SUB-DISTRICT THE ROOFLINES MUST RESIDE BELOW THE 3:1 PROXIMITY SLOPE AS DEPICTED  
 ALL STREET TYPES DEPICTED ARE PRIVATE STREETS



**GFF Planning**  
 2808 Fairmount Street, Suite 300, Dallas, Texas 75201  
 214.303.1500/Tel, 214.303.1512/Fax, www.gff.com

Owner:  
 JP Realty Partners, Ltd.  
 Contact: Mark Jordan  
 14801 Quorum Drive, Suite 200  
 Dallas, Texas 75254  
 972.458.7600  
 mjordan@jppartners.net

Job #: 11233.00  
 File Name: Site-Regulating Plan-Sb.dwg  
 Date: 10/23/13  
 Drawn by: R. Lawrence Good / Brian E. Moore

**REGULATING PLAN**  
**PALISADES PLANNED DEVELOPMENT**  
 Address: Richardson, Texas 75080  
 59.40 Acres  
 Exhibit A

**PALISADES**  
**Planned Development Code**

October 29, 2013

**Appendix B**

**Planting List**

The following lists contain all species approved for use in the Palisades District. It contains native and acceptable adapted species. Other species that are drought tolerant and adaptive may be used for planting within the Palisades District. The use of alternative species may be permitted with the approval of the City Manager or designee.

CANOPY/STREET TREE LIST

<u>Common Name</u>	<u>Botanical Name</u>
Live Oak	<i>Quercus virginiana</i>
Red Oak	<i>Quercus shumardi</i>
Bald Cypress	<i>Taxodium distichum</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Bigtooth Maple	<i>Acer grandidentatum</i>
Caddo Maple	<i>Acer saccharum 'Caddo'</i>
Texas Ash	<i>Fraxinus texensis</i>
Bur Oak	<i>Quercus macrocarpa</i>
Chinquapin Oak	<i>Quercus muhlenbergii</i>
Escarpment Live Oak	<i>Quercus fusiformis</i>
Ginkgo	<i>Ginkgo biloba</i>
Chinese Pistache	<i>Pistacia chinensis</i>

ORNAMENTAL TREE LIST

<u>Common Name</u>	<u>Botanical Name</u>
Yaupon Holly	<i>Ilex vomatoria</i>
Crape Myrtle	<i>Lagerstromia indica</i>
Deciduous Yaupon	<i>Ilex decidua</i>
Mexican Plum	<i>Prunus Mexicana</i>
Wax Myrtle	<i>Myrica carifera</i>
Chitalpa	<i>Chitalpa tashkentensis</i>
Desert Willow	<i>Chilopsis linearis</i>
Eve's Necklace	<i>Sophora affinis</i>
Vitex	<i>Vitex angus-castus</i>
Redbud	<i>Cercis canadensis</i>
Saucer Magnolia	<i>Magnolia soulangiana</i>

SHRUBS LIST

<u>Common Name</u>	<u>Botanical Name</u>
Dwarf Nandina	<i>Nandina domestica 'nana'</i>
Dwarf Burford Holly	<i>Ilex cornuta 'burfordi nana'</i>
Abelia Grandiflora	<i>Abelia grandiflora</i>
Barberry	<i>Barberry spp.</i>
Yucca (Red, Yellow or Soft Tip)	<i>Hesperaloe parviflora</i>
Texas Sage	<i>Leucophyllum frutescans</i>



## Planned Development Code

Indian Hawthorn	<i>Raphiolepis indica</i>
Dwarf Crape Myrtle	<i>Lagerstromia indica 'nana'</i>
Dwarf Yaupon Holly	<i>Ilex vomitoria 'nana'</i>
Black-Eyed Susan	<i>Rudbeckia hirta</i>
Dwarf Wax Myrtle	<i>Myrica pusilla</i>
Needlepoint Holly	<i>Ilex cornuta 'Needle Point'</i>
Knockout Rose	<i>Rosa 'Knock Out'</i>
Rosemary	<i>Rosmarinus officinalis</i>

## GROUND COVER/VINES LIST

<u>Common Name</u>	<u>Botanical Name</u>
Asian Jasmine	<i>Trachelosperum Asiaticum</i>
Liriope "Big Blue"	<i>Liriope "big blue"</i>
Mondograss	<i>Ophiopogon japonicus</i>
Purple Wintercreeper	<i>Euonymum coloratus</i>
Santolina	<i>Santolina virens</i>
Trumpet Vine	<i>Campsis radicans</i>
Virginia Creeper	<i>Parthenocissus quinifolia</i>
Lady Banks Rose	<i>Rosa banksiaw lutea</i>
Confederate Jasmine	<i>Trachelospermum jasminoides</i>
Crossvine	<i>Bignonia capreolata</i>
Evergreen Wisteria	<i>Millettia reticulata</i>
Lantana 'New Gold'	<i>Lantana camara 'New Gold'</i>
Liriope 'Silver Dragon'	<i>Liriope muscari 'Silver Dragon'</i>
Prostrate Rosemary	<i>Rosmarinus officinalis prostrata</i>
Sweet Autumn Clematis	<i>Clematis terniflora</i>

## ORNAMENTAL GRASSES LIST

<u>Common Name</u>	<u>Botanical Name</u>
Dwarf Fountain Grass 'Little Bunny'	<i>Pennisetum alopecuroides 'Little Bunny'</i>
Dwarf Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>
Fountain Grass	<i>Pennisetum alopecuroides</i>
Inland Seoats	<i>Chasmanthium latifolium</i>
Maiden Grass	<i>Miscanthus sinensis 'Gracillimus'</i>
Mexican Feather Grass	<i>Stipa tenuissima</i>
Muhly Grass	<i>Muhlenbergia capillaris</i>
Weeping Lovegrass	<i>Eragrostis curvula</i>

## TURF

<u>Common Name</u>	<u>Botanical Name</u>
Bermuda	<i>Cynodon dactylon</i>
St. Augustine	<i>Stenotaphrum secundatum</i>
Zoysia	<i>Zoysia tenuifolia</i>

**PALISADES**  
**Planned Development Code**

October 29, 2013

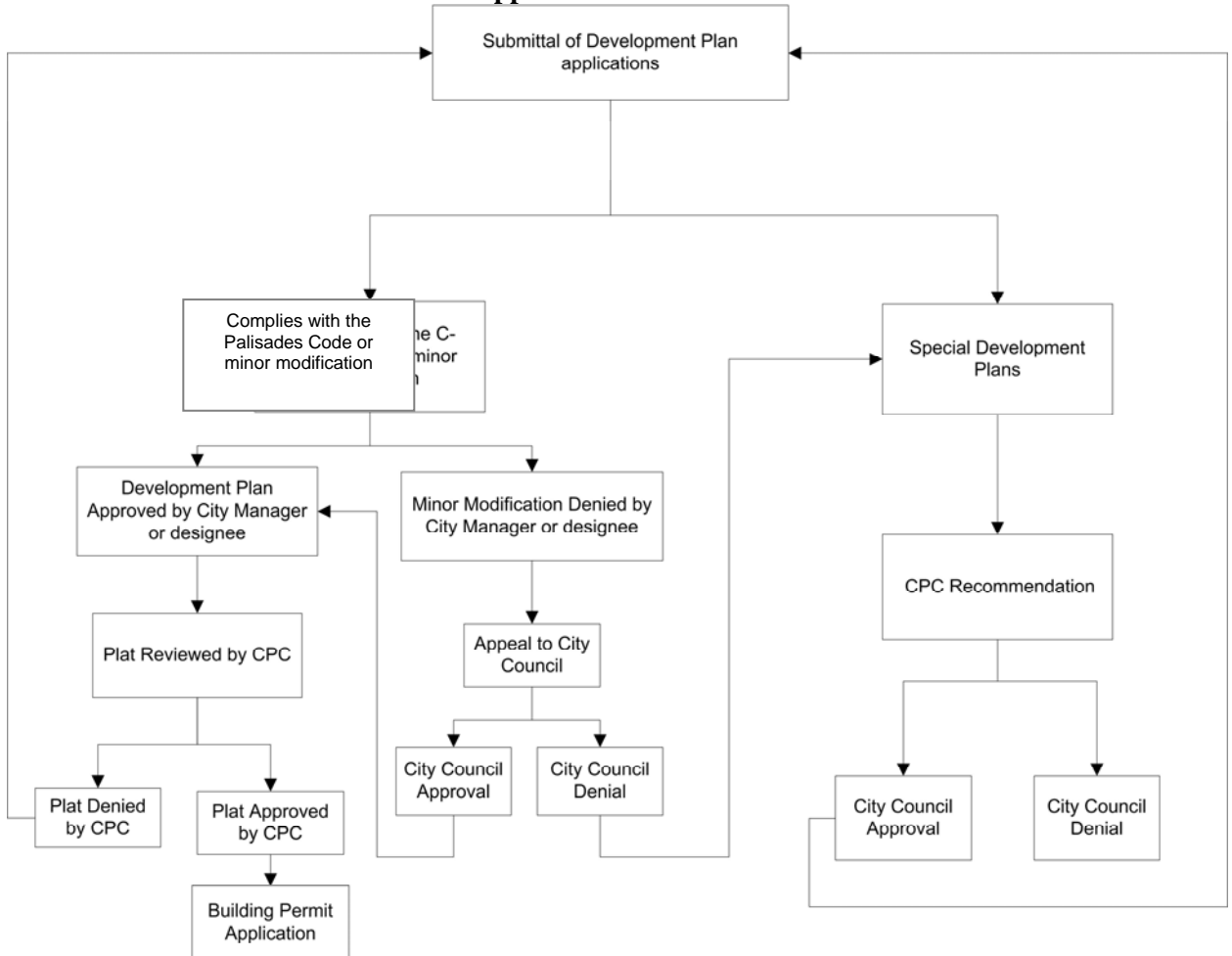
These plantings may be placed in Civic/Open Spaces or used to meet the private landscaping requirements of the Code. The applicant shall select drought tolerant, low maintenance, and adaptable shrubs and ground cover based on the placement on the site subject to approval by the City.



# PALISADES Planned Development Code

October 29, 2013

## Appendix C



CPC: City Plan Commission  
 CC: City Council  
 SDP: Special Development Plan

Note: Development Plans include site plans, building elevations, landscape plans, civil engineering plans, and all plats



## GFF Planning

2808 Fairmount Street  
Suite 300  
Dallas, Texas 75201

214.303.1500/Tel  
214.303.1512/Fax  
www.gff.com

R. Lawrence Good, FAIA  
Brian E. Moore, AICP

June 27, 2013

Mr. Michael Spicer  
City of Richardson  
Development Services Department  
P.O. Box 830309  
Richardson, Texas 75083-0309

RE: Palisades Planned Development

Palisades sits on a tract of land in the heart of the Richardson Telecom Corridor across U.S. 75 from Galatyn Park Station. Two office towers currently occupy the southerly portion of the tract, with a parking garage serving one of them. The current entitlements on the tract were issued in 2006, with no subsequent development occurring for the last seven years. We believe that these entitlements are too inflexible in their ability to encourage new development. The goal of this submission is to begin the planning process fresh by removing the current entitlements and design for a mixed use development that is flexible for prospective developers and potential corporate campus users and yet predictable in its urban form and uses allowed that both the neighboring home owners and city elected leaders can feel comfortable with.

The purpose of the Palisades Planned Development as described in the attached submission is to support the development of a pedestrian oriented, mixed-use urban environment that takes advantage of superior site visibility and vehicular access to U.S. 75 and adjacent employment centers. The proximity of the nearby Galatyn Park Station encourages an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance of private automobiles; and provide a more functional and attractive community through the use of recognized principles of urban design.

The objective of this submission is to foster a major regional employment center with neighborhood retail and residential uses. Our team is excited to be presenting this submission to you for your consideration, and look forward to proceeding through the administrative process for this important site along the Telecom Corridor.

Regards,  
GOOD FULTON & FARRELL PLANNING

Brian E. Moore, AICP

Cc: Mark Jordan  
R. Lawrence Good, FAIA, AICP

P:\2011\11233 - Palisades Greenway\B-project information\Misc Data\2013 Submittal\Letr\_StatementofIntent1.doc



# Notice of Public Hearing

## City Plan Commission • Richardson, Texas

An application has been received by the City of Richardson for a:

### PD PLANNED DEVELOPMENT

**File No./Name:** ZF 13-13 Palisades Planned Development Code  
**Property Owner:** Mark Jordan / JP Realty Partners, LTD.  
**Applicant:** Larry Good / GFF Planning  
**Location:** West side of Central Expressway, generally bounded by Collins Boulevard to the west, Palisades Boulevard and Galatyn Parkway West Extension to the south, and Palisades Creek Drive to the north.  
**Current Zoning:** PD Planned Development District, LR-M(2) Local Retail, and TO-M Technical Office  
**Request:** A request to rezone approximately 58.5 acres from PD Planned Development, LR-M(2) Local Retail, and TO-M Technical Office to PD Planned Development for development of a pedestrian-oriented, mixed-use development.

The City Plan Commission will consider this request at a public hearing on:

**TUESDAY, NOVEMBER 5, 2013**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

*This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.*

**Process for Public Input:** A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

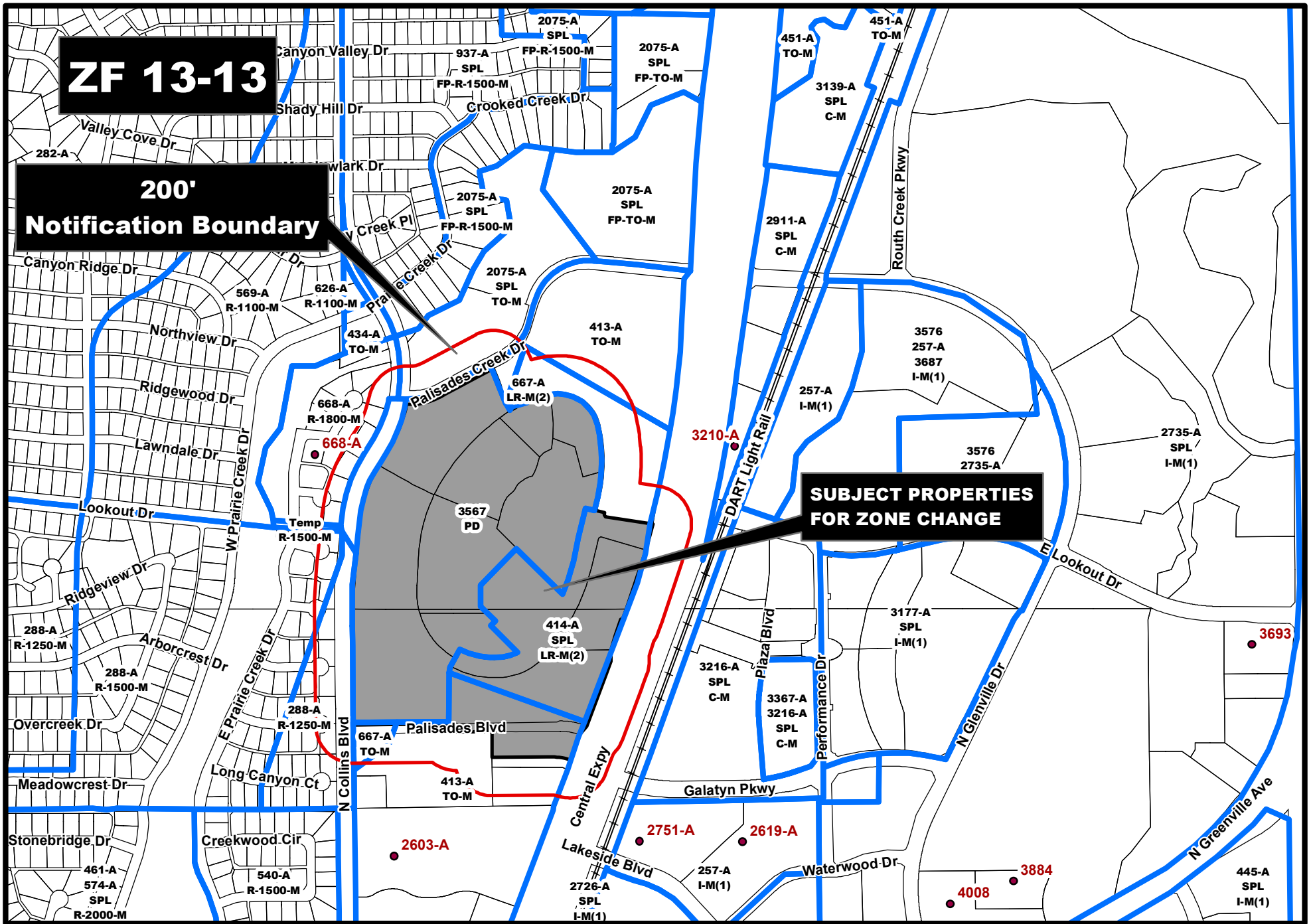
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

*The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.*

**Agenda:** The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 13-13.

Date Posted and Mailed: 10/25/13



## ZF 13-13 Notification Map

Updated By: shacklett, Update Date: October 21, 2013  
 File: DSI\Mapping\Cases\Z\2013\ZF1313\ZF1313 notification.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



AWAD REBHI A & MAHA  
2624 BOX CANYON CT  
RICHARDSON, TX 75080-1970

BROBERG MARK & LANA K  
3811 FISHERMANS CV  
LITTLE ELM, TX 75068-3116

CALLEY WILLIAM A &  
DEBORAH C  
201 BRIDGE CANYON CT  
RICHARDSON, TX 75080-2674

DOBBS LIVING TRUST  
JOE D & LANDRA K DOBBS TRUSTEE  
201 STONE CANYON CT  
RICHARDSON, TX 75080-1967

HART MICHAEL C & SUE A  
202 LOST CANYON CT  
RICHARDSON, TX 75080-1900

JP-PALISADES III LLC  
14801 QUORUM DR STE 200  
DALLAS, TX 75254-1448

KIVLEHAN JOHN A  
2619 E PRAIRIE CREEK DR  
RICHARDSON, TX 75080-2675

MOXHAM ROBERT G &  
BARBARA J MOXHAM  
202 BRIDGE CANYON CT  
RICHARDSON, TX 75080-2600

SOCIETY OF PETROLEUM ENGINEERS  
222 PALISADES CREEK DR  
RICHARDSON, TX 75080-2040

VOET RICHARD L ETUX  
2627 BOX CANYON CT  
RICHARDSON, TX 75080-1969

BATES DOUGLAS A & JANIS E  
201 LOST CANYON CT  
RICHARDSON, TX 75080-2667

BURNS ROGER W & CLAIRE L  
2618 E PRAIRIE CREEK DR  
RICHARDSON, TX 75080-2676

COOK DANIEL W & JUDY B  
200 STONE CANYON CT  
RICHARDSON, TX 75080-1968

FREDERICK CHARLES M-LE &  
FREDERICK MARILYN J-LE  
201 WOODDED CANYON CT  
RICHARDSON, TX 75080-1971

HOUCHIN WILLIAM E & FRANCES  
2626 BOX CANYON CT  
RICHARDSON, TX 75080-1970

KAMAL SYED & ASMA HAYDAR  
200 LONG CANYON CT  
RICHARDSON, TX 75080-2668

LENOX ANDY & CARLENE  
200 WOODDED CANYON CT  
RICHARDSON, TX 75080-1972

ODEN DAVID H & BONNIE  
200 LOST CANYON CT  
  
RICHARDSON, TX 75080-1900

SOMERS ROBERT B &  
CHRISTINE V  
202 HIGH CANYON CT  
RICHARDSON, TX 75080-2670

WATSON JAMES M &  
KIMBERLY H  
203 BRIDGE CANYON CT  
RICHARDSON, TX 75080-2674

BOLTON BRIAN A & KRISTINA V  
200 HIGH CANYON CT  
RICHARDSON, TX 75080-2670

BUTZ STEVEN F &  
MESSNER MELANIE J  
2621 E PRAIRIE CREEK DR  
RICHARDSON, TX 75080-2675

DAVIS DOUGLAS BRYAN &  
KIMBERLY ANNE  
203 LOST CANYON CT  
RICHARDSON, TX 75080-2667

GLANTON RONNY J &  
MELISSA M  
200 BRIDGE CANYON CT  
RICHARDSON, TX 75080-2600

JP-PALISADES I LLC  
14801 QUORUM DR STE 200  
DALLAS, TX 75254-1448

KDC 2323 INVESTMENTS I LP  
8115 PRESTON RD STE 700  
DALLAS, TX 75225-6344

MONTGOMERY D RANDALL &  
VICKIE M  
203 HIGH CANYON CT  
RICHARDSON, TX 75080-2671

OLIVER BETTY T - LE  
LARRY B DWIGHT - TRUSTEE  
OLIVER FAMILY TRUST  
2620 E PRAIRIE CREEK DR  
RICHARDSON, TX 75080

VIA-CYRIX INC  
ATTN JONATHON CHANG, CFO  
940 MISSION CT STE 220  
FREMONT, CA 94539-8202

JP-PALISADES II LLC  
14801 QUORUM DR STE 200  
DALLAS, TX 75254-1448

**LARRY GOOD**  
**GFF PLANNING**  
**2808 FAIRMOUNT ST., STE 300**  
**DALLAS, TX 75201**

SUPERINTENDENT OF SCHOOLS  
RICHARDSON ISD  
400 S. GREENVILLE AVE  
RICHARDSON, TX 75081

**MARK JORDAN**  
**JP REALTY PARTNERS, LTD**  
**14801 QUORUM DRIVE, STE 200**  
**DALLAS, TX 75254**

FACILITY PLANNING & CONSTRUCTION  
ATTN: TONY PEARSON  
PLANO ISD  
6600 ALMA DR STE E  
PLANO , TX 75023

MAINTENANCE & OPERATIONS  
ATTN: MICHAEL LONGANECKER  
RICHARDSON ISD  
400 S. GREENVILLE AVE  
RICHARDSON, TX 75081

SUPERINTENDENT OF SCHOOLS  
PLANO ISD  
2700 W 15TH ST  
PLANO , TX 75075-7524

**ZF 13-13**

**Notification List**

**ZF 13-13**

**Correspondence in**

**Support**

October 31, 2013

Re: Support for Palisades Re-Zoning

To: Dan Johnson  
Chris Shacklett  
Michael Spicer  
Cliff Miller

We are writing in strong support of the re-zoning and planned development by JP Partners of the Palisades land. We live on Long Canyon Ct in the Estates of Canyon Creek, very close to Collins Blvd, and so would potentially be affected to a greater degree than many people you may be hearing from in the Prairie Creek Elementary area. I have lived in Richardson for basically my entire life (50 years old) and value the work and planning our city does to manage the development here. We belong to the Canyon Creek Homeowners Association and I attended the meeting last week where the presentation from the developer and planner was made.

We did receive a disturbing flyer in our mail box a few days ago where some group unwilling to list their individual names, calling themselves "Concerned Neighbors & Prairie Creek Elementary Parents", are wanting us all to oppose this re-zoning. This group is ignoring or distorting the facts and, honestly, I wonder if any of these folks attended any of the input meetings (charrettes) or the homeowners association meeting? We also believe the impact will be minimal to most people living east of Prairie Creek Park, as the both the traffic and the visual impact will be on those of us close to Collins Blvd.

I have been in the commercial real estate business for almost 25 years in finance, development, ownership, operations, and management. For the past seven years I have worked for a firm which owns and manages apartments across the U.S., including many in the DFW area. I do not know any of the people involved in this project personally, except for meeting Mark Jordan of JP Partners at the neighborhood association meeting last week. I am familiar with several of the groups involved, including KBS Capital Advisors and the planner, GFF. The work I have seen from these firms is to create high-quality developments that increase surrounding property values.

While this zoning and development plan may need to be modified slightly in some areas, it is a very strong plan. The owner and developer have worked with the city and held several meetings to gather input from the city, residents, and other parties that may be affected by this development. The neighborhood association allowed them to present the plan last week and I heard no meaningful objections. We do believe there needs to be some further restrictions on the single family and multi-family plan, including some required buffer (street, alley, walkway, trees, or something) between the single family and other structures, as well as further restrictions on the type of multi-family to be built, including requiring a "wrap" product where the parking structure in part of the main building structure and footprint, and other types of finish requirements on these buildings. We do recognize the traffic will increase on Collins, but we knew this land would be developed at some point when we purchased our house in this sub-division.

We are strongly in favor of the re-zoning and the plan for development presented because it will create an exciting area adjacent to our neighborhood, adding patio style or zero lot style single family homes that will be attractive to many buyers, including older residents who have expressed a desire for these type of homes that have much less outside areas to maintain. It will provide upscale apartments that will likely rent for \$1,200-\$2,500 per month, attracting young professionals and giving our residents another option if they choose to downsize but wish stay in the area. Also, anyone buying one of the homes, condos, or renting in this development will have higher than average income levels to be able to do so, possibly working at one of the nearby office buildings in this development or in other nearby offices. There will be minimal impact on the schools and the children that will feed into the schools will not be the type of child or parent that is being portrayed by people opposing this plan. The offices bring jobs and tax revenues to this great city. Lastly, the park, restaurants, and retail will be great for the entire development and this neighborhood, offering us additional choices for dining and shopping in our own backyard.

The benefits far outweigh the concerns for this re-zoning and planned development, we support the re-zoning and the development, and we ask that you support it in your positions with the City of Richardson.

Chris and Karen Phillips  
217 Long Canyon Ct  
[cphillips1000@hotmail.com](mailto:cphillips1000@hotmail.com)  
Cell 972-880-1566

**ZF 13-13**

**Correspondence in**

**Opposition**

RECEIVED  
NOV 01 2013  
DEVELOPMENT SERVICES

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

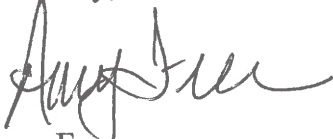
October 28, 2013

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,



Amy Free  
324 Robin Way  
Richardson, TX 75080



No to ZF 13-13  
Amy Levy  
to:  
chris.shacklett@cor.gov  
10/28/2013 09:28 PM  
Hide Details  
From: Amy Levy <hiamylevy@gmail.com>  
To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX [972-744-5804](tel:972-744-5804)  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)  
RE: Zoning File number ZF 13-13

Dear Chris,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

**Amy Levy**  
**304 Fall Creek Drive**  
**Richardson, TX75080**

October 28, 2013

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

We are writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. The proposed development will negatively impact our neighborhood's schools and threaten property values. We adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Brit and Kelly Fassett

307 Ridgewood Drive

cc: Laura Maczka, Kendal Hartley



RE: Zoning File number ZF 13-13

Casey Fuld

to:

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

10/28/2013 03:01 PM

Hide Details

From: Casey Fuld <[cmfuld@yahoo.com](mailto:cmfuld@yahoo.com)>

To: "chris.shacklett@cor.gov" <[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)>,

Please respond to Casey Fuld <[cmfuld@yahoo.com](mailto:cmfuld@yahoo.com)>

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek, I value its excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Casey M Fuld

2010 Sandy Trail

Richardson, TX 75080

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Canyon Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Aldridge Elementary School operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Christopher & Lori Jones  
2922 Whitemarsh Circle  
Richardson, TX 75080



Zoning File number ZF 13-13

Chris and Vickie Ulrich

to:

chris.shacklett

10/28/2013 07:02 PM

Cc:

Laura Maczka

Hide Details

From: Chris and Vickie Ulrich <cvulrich@sbcglobal.net>

To: chris.shacklett@cor.gov,

Cc: Laura Maczka <lauramaczka@sbcglobal.net>

Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Christopher Ulrich

402 Meadowcrest Dr.

Richardson, Texas 75080



Zoning File number ZF 13-13

Colleen Manders

to:

chris.shacklett@cor.gov

10/28/2013 11:06 PM

Hide Details

From: Colleen Manders <colleen.manders@att.net>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Please respond to Colleen Manders <colleen.manders@live.com>

Hello,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Canyon Creek, I value it's excellent reputation, high rated elementary schools, and community atmosphere. The proposed development will negatively impact schools (Aldridge Elementary) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Colleen Manders

416 High Brook Dr

Richardson, TX 75080



Zonine File number ZF 13-13

Cyndy Silverthorn

to:

'chris.shacklett@cor.gov'

10/28/2013 04:34 PM

Hide Details

From: Cyndy Silverthorn <CSilverthorn@crowholdings.com>

To: "'chris.shacklett@cor.gov'" <chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Cyndy Silverthorn

2214 Ridge Crest Dr

Richardson, TX 75080

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<http://www.crowholdingscapital.com/email-disclaimer>.



No re-zoning please

Dave Louria

to:

chris.shacklett

10/28/2013 08:00 PM

Hide Details

From: Dave Louria <davidlouria@yahoo.com>

To: chris.shacklett@cor.gov,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Canyon Creek I value it's excellent reputation, high rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Aldridge Elementary) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Dave Louria

2508 Little Creek

Richardson, TX 75080



**Rezoning ZF 13-13**  
**Liz D'Amelio** to: chris.shacklett@cor.gov

10/28/2013 11:13 PM

To: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, Texas 75083  
fax 972-744-5804  
Chris.shacklett@cor.gov

Re: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated Elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Elizabeth "Liz" D'Amelio  
316 Crestover Drive  
Richardson, Texas 75080  
Prairie Creek Resident

Sent from my iPad

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Elizabeth Ryan

2809 Forest Grove Drive

Richardson, TX 75080



Zoning File number ZF 13-13 - OPPOSE

Jaime Boyles

to:

chris.shacklett

10/28/2013 09:30 PM

Hide Details

From: Jaime Boyles <jaimeboyles@gmail.com>

To: chris.shacklett@cor.gov,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Jaime Boyles

11 Creekwood Circle

Richardson, TX 75080



Opposition to ZF 13-13

Jana Lightfoot

to:

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

10/28/2013 10:13 PM

Hide Details

From: Jana Lightfoot <[jlightfoot@ehhi.com](mailto:jlightfoot@ehhi.com)>

To: "chris.shacklett@cor.gov" <[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)>,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

[PO Box 830309, Richardson, TX 75083](mailto:chris.shacklett@cor.gov)

FAX [972-744-5804](tel:972-744-5804)

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)<<mailto:chris.shacklett@cor.gov>>

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Jana Lightfoot

2504 Overcreek

Richardson, 75080



**Zoning File number ZF 13-13**  
**Jason Sears** to: chris.shacklett

10/28/2013 02:52 PM

Mr. Shacklett,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Jason Sears

439 Crestover Circle

Richardson, Texas 75080

--

Thanks,

Jason Sears  
Sportsplex Volleyball Director  
Director DJSPX Volleyball Club  
972.385.5416 xt. 30

DJSPX Volleyball Club  
Club Prep Program  
Sportsplex Volleyball



Palisades Development Zoning File Number ZF 13-13

Joe Hanold

to:

chris.shacklett@cor.gov

10/28/2013 11:47 PM

Hide Details

From: Joe Hanold <joe\_hanold@yahoo.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Please respond to Joe Hanold <joe\_hanold@yahoo.com>

Chris,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Joe Hanold

317 Robin Way

Richardson, TX 75080

joe.hanold@yahoo.com



Opposition to Zoning File number ZF 13-13

Baergen, John

to:

chris.shacklett@cor.gov

10/28/2013 02:09 PM

Hide Details

From: "Baergen, John" <Baergen.John@principal.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
RE: Zoning File number ZF 13-13

Mr. Shacklett,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value its excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value. I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,  
John Baergen  
320 Meadowcrest Dr  
Richardson, TX 75080

**John D. Baergen, CFP<sup>®</sup>, CLU<sup>®</sup>**

Vice President-Executive Benefits Consulting  
Principal Financial Group  
5080 Spectrum Drive, Suite 700E  
Addison, TX 75001  
Direct: 972-458-8275  
[Baergen.John@Principal.com](mailto:Baergen.John@Principal.com)

*John Baergen, Registered Representative, Prncor Financial Services Corporation, Des Moines, Iowa, 50392-0200, (800) 247-4123, member FINRA, SIPC.*

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TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek, I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,



Jolie Buie

321 Arborcrest Drive

Richardson, TX 75080

972-699-1224

**Prairie Creek Rezoning Opposition**

Karen Wyatt

to:

chris.shacklett

10/28/2013 10:06 PM

Hide Details

From: "Karen Wyatt" &lt;karen@karenwyattrealty.com&gt;

To: &lt;chris.shacklett@cor.gov&gt;,

**2 Attachments**

image001.png City of Richardson Prairie Creek Rezoning Opposition.docx

Dear Chris,

Please see attached letter of opposition to the rezoning of Prairie Creek. As a realtor in the area in addition to being a homeowner in the neighborhood, I can tell you that having apartments in this school attendance area will dramatically lower the property value of this highly sought after neighborhood of Richardson. Not only does this neighborhood draw buyers from across the metroplex, it is popular for relocation clients as well as a result of the school size and test ratings. This will devastate the reputation of such a well-regarded area in Richardson.

Thank you,  
Karen Wyatt

**Karen Wyatt**

Realtor, Nathan Grace Real Estate

Cell 214.505.5084

[www.KarenWyattRealty.com](http://www.KarenWyattRealty.com)

Licensed in the state of Texas

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Karen Wyatt  
323 Robin Way  
Richardson, TX 75080



I oppose ZF 13-13

Kate Wallace

to:

chris.shacklett

10/28/2013 08:19 PM

Hide Details

From: Kate Wallace <katewallace80@yahoo.com>

To: chris.shacklett@cor.gov,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

Dear Mr. Shacklett,

As a parent of children who attend or will soon attend Prairie Creek Elementary and as a resident of the Prairie Creek neighborhood, I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value its excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value. My family and our neighbors love our wonderful neighborhood and would be so sad and disappointed to see the quality of our community compromised should the zoning request be permitted. I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Kate Wallace

33 Creekwood Circle

Richardson 75080

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Kristi and Christopher Rick  
2408 Little Creek Drive  
Richardson, TX 75080



Zoning File number ZF 13-13

Sloan, Lindsay (US - Dallas)

to:

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

10/28/2013 09:27 PM

Hide Details

From: "Sloan, Lindsay (US - Dallas)" <[lisloan@deloitte.com](mailto:lisloan@deloitte.com)>

To: "chris.shacklett@cor.gov" <[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)>,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value its excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,  
Lindsay Sloan  
404 Fall Creek Dr.

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v.E.1

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Canyon Creek and mother of a six year old at Aldrige Elementary, I value it's excellent reputation as one of the highest rated elementary schools in the area. There are a number of apartment complexes in the school's area of residence and my husband and I feel they, along with the single-family homes provide a solid base of diversity to the school. However, the school is at capacity now and to add additional students and traffic within this area will greatly diminish the standard of education the teachers can provide and cause congestion.

Canyon Creek is a gem of a neighborhood within Richardson and as such maintains high property values. With this rezoning, we're removing the charm and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Lynn Louria  
2508 Little Creek  
Richardson, Tx 75080

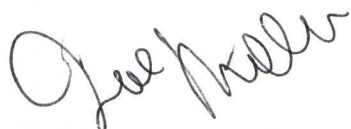
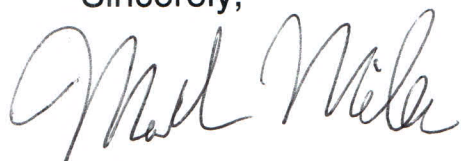
TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek, I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,



Mark & Jill Miller  
327 Ridge Crest  
Richardson, TX 75080

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,



Mark Frazier

318 Robin Way

Richardson TX 75080.



Fw: draft letter  
mary buck  
to:  
chris.shacklett@cor.gov  
10/28/2013 07:20 PM  
Hide Details  
From: mary buck <mary\_buck@yahoo.com>  
To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Please respond to mary buck <mary\_buck@yahoo.com>

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highly rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I oppose any changes that directly or indirectly impact schools and property value.

I kindly request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Mary Buck  
419 Crestover Circle  
Richardson, TX 75080



Opposition to ZF 13-13

Michael Levy

to:

chris.shacklett

10/28/2013 08:20 PM

Hide Details

From: Michael Levy <mlevy432@gmail.com>

To: chris.shacklett@cor.gov,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Michael Levy

2501 Grandview Drive

Richardson, TX 75080



**Zoning File number ZF 13-13 request for denial**  
**michaelmazurek** to: chris.shacklett

10/28/2013 06:26 PM

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
chris.shacklett@cor.gov

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highly rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I oppose any changes that directly or indirectly impact schools and property value.

I kindly request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Michael Mazurek  
419 Crestover Circle  
Richardson, TX 75080



Zoning File number ZF 13-13

Michael

to:

chris.shacklett@cor.gov

10/28/2013 11:01 PM

Hide Details

From: Michael <michaels@aggienetwork.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Please respond to Michael <michaels@aggienetwork.com>

Mr. Shacklett,

It has come to my attention your committee will be reviewing a proposal from JP Realty to deveope the Palisades land with apartments and high density single family housing. As a Prairie Creek homeowner I find this plan very disturbing and am writting you to express my oposition to the proposal.

Prairie Creek is the most desirable neighborhood in Richardson. Primarily because Prairie Creek Elementry is the top rated elementry school in the district, and families are willing to purchase homes in the neighborhood to enroll their childern at Prairie Creek Elementry. The Elementry school is the key driver for property values in the neighborhood, which in turn makes it the key driver for tax revenue for the city.

Adding almost 1100 residential units will increase enrollment at Prairie Creek Elementry significantly. Families don't buy homes to enroll their childern in over crowded schools. By over crowding the Prairie Creek Elementry JP Realty will devalue every home in the neighborhood.

As a homeowner, real estate investor, tax payer, and voter I urge you to vote NO to the JP Realty rezoning request.

Michael Sloan



Zoning File number ZF 13-13

Robinson, Paul2

to:

'chris.shacklett@cor.gov'

10/28/2013 12:33 PM

Hide Details

From: "Robinson, Paul2 " <paul2.robinson@citi.com>

To: "'chris.shacklett@cor.gov'" <chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

**I strongly request the City Planning Commission recommend denial of ZF 13-13.**

Sincerely,

**Paul Robinson**

28 Shady Cove

Richardson TX 75080

972-989-5314



Zoning File number ZF 13-13

Ryan Bidan

to:

chris.shacklett@cor.gov

10/28/2013 04:17 PM

Hide Details

From: Ryan Bidan <ryan.bidan@sta.samsung.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

chris.shacklett@cor.gov

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools, property values, and the unique characteristics that make Prairie Creek such a desirable place to live.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Ryan Bidan

208 High Canyon Ct

Richardson TX, 75080

**Ryan Bidan**

**Director, Product Marketing**

**Samsung Telecommunications America**

214-535-9418 | ryan.bidan@sta.samsung.com



Zoning File number ZF 13-13

Sara Sears

to:

chris.shacklett@cor.gov

10/28/2013 01:42 PM

Hide Details

From: Sara Sears <sarasears@hotmail.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Mr. Shacklett,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Sara Sears

439 Crestover Circle

Richardson, Texas 75080



Oppose ZF 13-13

Sarah Bell

to:

chris.shacklett

10/28/2013 03:12 PM

Hide Details

From: Sarah Bell <sarahbell.tx@gmail.com>

To: chris.shacklett@cor.gov,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX [972-744-5804](tel:972-744-5804)

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values.

**I adamantly oppose these changes which directly or indirectly impact schools and property value.**

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Sarah Bell  
2806 W Prairie Creek Dr  
201-566-4206

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

**Scott and Lisa Silverthorn**

322 Oakcrest Dr.



Zoning File Number ZF13-13  
Scott Sedberry  
to:  
chris.shacklett  
10/28/2013 12:37 PM  
Hide Details  
From: Scott Sedberry <[scott@sedberry.net](mailto:scott@sedberry.net)>  
To: [chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov),

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX [972-744-5804](tel:972-744-5804)

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

Dear Chris,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

**Scott Sedberry | [scott@sedberry.net](mailto:scott@sedberry.net)**

**2215 Eastwood Drive, Richardson, TX 75080**

**Cell Phone: (972) 207-5339**

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Shelly Levy  
2501 Grandview Drive  
Richardson, TX 75080



Opposition to ZF 13-13

Stephanie Davenport

to:

chris.shacklett@cor.gov, laura.maczka@cor.gov, bob.townsend@cor.gov,

kendal.hartley@cor.gov

10/28/2013 06:27 PM

Hide Details

From: Stephanie Davenport <snhroza@hotmail.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>, "laura.maczka@cor.gov"

<laura.maczka@cor.gov>, "bob.townsend@cor.gov" <bob.townsend@cor.gov>,

"kendal.hartley@cor.gov" <kendal.hartley@cor.gov>,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX [972-744-5804](tel:972-744-5804)

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing to unequivocally oppose ZF 13-13 and ANY subsequent requests for zoning changes to this property. As a resident of Prairie Creek, I value it's excellent reputation as a quaint, family-oriented and active neighborhood, highest rated elementary school, absence of apartments and NO apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I ADAMANTLY oppose changes which directly, or indirectly impact our precious, and prized schools and property values.

I request that the City Planning Commission recommend denying ZF 13-13.

Sincerely,

Stephanie & Jonathan Davenport

429 Ridge Crest Dr.

Richardson, TX 75080

RECEIVED  
NOV 01 2013  
DEVELOPMENT SERVICES

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

October 28, 2013

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,



Steven Free  
324 Robin Way  
Richardson, TX 75080



Zoning Concerns

Emily Lea

to:

chris.shacklett@cor.gov

10/28/2013 09:53 PM

Hide Details

From: Emily Lea <emilyjlea@hotmail.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

We are writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek we value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. We adamantly oppose changes which directly or indirectly impact schools and property value. We request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Travis and Emily Lea  
401 Meadowcrest Dr.



Zoning File number ZF 13-13

Hoang, Vu

to:

chris.shacklett@cor.gov

10/28/2013 05:06 PM

Hide Details

From: "Hoang, Vu" <VHoang@ptc.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a parent of two children in Prairie Creek Elementary, I value the highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Vu Hoang

PTC Global Services

972-567-5483 Mobile

781-707-0629 Fax

[www.ptc.com](http://www.ptc.com)



Zoning File number ZF 13-13

Jack Hardeman

to:

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

10/28/2013 06:14 PM

Hide Details

From: Jack Hardeman <[wph1836@yahoo.com](mailto:wph1836@yahoo.com)>

To: "chris.shacklett@cor.gov" <[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)>,

Please respond to Jack Hardeman <[wph1836@yahoo.com](mailto:wph1836@yahoo.com)>

---

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek, I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

William P Hardeman

2406 Grandview Drive

Richardson, TX 75080



Deny ZF 13-13  
Amy Whitley  
to:  
chris.shacklett@cor.gov  
10/29/2013 11:41 AM  
Hide Details  
From: Amy Whitley <awhitley1997@yahoo.com>  
To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,  
Please respond to Amy Whitley <awhitley1997@yahoo.com>

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary schools, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek and Aldridge elementary) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Amy Taylor  
2801 Canyon Creek



RE: Zoning File number ZF 13-13  
Cotterell  
to:  
chris.shacklett  
10/29/2013 11:22 PM  
Hide Details  
From: Cotterell <april.cotterell@gmail.com>  
To: chris.shacklett@cor.gov,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

Mr. Shacklett,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Canyon Creek I value the area's excellent reputation, highest rated elementary schools, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (including Aldridge Elementary) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

April Cotterell

2932 Whitemarsh Circle



To: <chris.shacklett@cor.gov>,  
Cc: "Patti Bongiorno" <plbongiorno@gmail.com>,  
Bcc:  
Subject: ZF 13-13  
From: "Benedetto Bongiorno" <bongiob@sbcglobal.net> - Tuesday 10/29/2013 05:11 AM



TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX [972-744-5804](tel:972-744-5804)  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Name  
Address

**Benedetto Bongiorno CPA CRE**  
2419 Little Creek Drive  
Richardson, TX 75080  
[bongiob@sbcglobal.net](mailto:bongiob@sbcglobal.net)  
Office 972-470-9138  
Cell 214-707-6546

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Zoning File number ZF 13-13 Letter of Protest

Greg Miller

to:

chris.shacklett

10/29/2013 07:27 AM

Hide Details

From: Greg Miller <gregandblair@att.net>

To: chris.shacklett@cor.gov,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property.

As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning.

The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity), increase traffic,

impact the environment and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Blair & Greg Miller

2209 Sutton Place

Richardson, TX 75080

RECEIVED  
OCT 29 2013  
DEVELOPMENT SERVICES

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,



Brad Thomas  
2406 Custer Pkwy  
Richardson, TX 75080



**Zoning File #ZF 13-13**

**Kim Davis** to: [chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

Cc: "[laura.maczka@cor.gov](mailto:laura.maczka@cor.gov)"

10/29/2013 05:16 PM

We are writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a long time residents of Prairie Creek we value our neighborhoods excellent school and park, and we do not want to see that impacted by apartments, extra traffic, and noise. I live 200 feet from Collins and believe this would negatively affect not only the above mentioned but my property value! I adamantly oppose changes which directly or indirectly impact schools and property values.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,  
Bryan and Kim Davis  
203 Lost Canyon Ct  
Richardson, TX. 75080

Sent from my iPad



ZF 13-13

Craig Luecht

to:

chris.shacklett@cor.gov

10/29/2013 10:29 PM

Hide Details

From: Craig Luecht <craig.luecht@gmail.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Chris,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Craig Luecht  
416 Ridge Crest Dr  
Richardson, 75080

Sent from my iPad



Opposition Letter

Altmans

to:

chris.shacklett

10/29/2013 11:04 AM

Hide Details

From: Altmans <txaltmans@sbcglobal.net>

To: <chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Dana Altman

313 Stonebridge Dr.

Richardson, TX 75080



ZF 13-13

Debbie Luecht

to:

chris.shacklett@cor.gov

10/29/2013 10:35 PM

Hide Details

From: Debbie Luecht <debbie.luecht@gmail.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Debbie Luecht  
416 Ridge Crest Dr  
Richardson, 75080

Sent from my iPad



Zoning File number ZF 13-13

Dirk Bouma

to:

chris.shacklett

10/29/2013 12:07 PM

Hide Details

From: "Dirk Bouma" <DirkBouma@SBCGlobal.net>

To: <chris.shacklett@cor.gov>,

Please respond to <DirkBouma@Hotmail.com>

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Dirk Bouma

213 Crooked Creek Drive

Richardson, TX 75080

(972) 322-3818



Re: Zoning File number ZF 13-13

John Blankenship

to:

chris.shacklett@cor.gov

10/29/2013 09:43 PM

Cc:

"laura.maczka@cor.gov", "kendal.hartley@cor.gov"

Hide Details

From: John Blankenship <john.h.blankenship@sbcglobal.net>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Cc: "laura.maczka@cor.gov" <laura.maczka@cor.gov>, "kendal.hartley@cor.gov" <kendal.hartley@cor.gov>

Please respond to John Blankenship <john.h.blankenship@sbcglobal.net>

To: Department of Development Services, City of Richardson  
c/o Chris Shacklett, AICP  
PO Box 830309  
Richardson, TX 75083

Re: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent similar requests for zoning changes to this property that include apartment zoning. As a resident of Prairie Creek for over 41 years I value the neighborhood's excellent reputation, highest rated elementary school, absence of apartments, and no apartment zoning. I request the City Planning Commission recommend denial of ZF 13-13. My wife Sheila Shepherd Blankenship also opposes this zoning change request.

**Sincerely,**

**Dr. John H. Blankenship, PhD**

**22 Creekwood Circle**

**Richardson, TX 75080-2608**

**Res: (972) 231-2446**

**mailto: [john.h.blankenship@sbcglobal.net](mailto:john.h.blankenship@sbcglobal.net)**

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Elizabeth and Barrett Willingham  
2502 Grandview Drive  
Richardson, TX 75080



Zoning File number ZF 13-13

Elizibeth Wells

to:

chris.shacklett

10/29/2013 04:09 PM

Hide Details

From: "Elizibeth Wells" <bessjwells@att.net>

To: <chris.shacklett@cor.gov>,

Please respond to "Elizibeth Wells" <bessjwells@att.net>

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value the neighborhood's excellent reputation, highest rated elementary school, absence of apartments, and no apartment zoning. I request the City Planning Commission recommend denial of ZF 13-13. My husband Albert Wells does too.

Sincerely, Elizabeth Wells, 25 Creekwood Circle, Richardson, TX 75080



Zoning File number ZF 13-13

Glenn Robertson

to:

chris.shacklett, laura.maczka, Kendal.Hartley

10/29/2013 05:15 PM

Hide Details

From: Glenn Robertson <glennjrobertson@gmail.com>

To: chris.shacklett@cor.gov, laura.maczka@cor.gov, Kendal.Hartley@cor.gov,

I request the City Planning Commission recommend denial of ZF 13-13.

--

Glenn Robertson

214.686.2999

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,



Greg and Karen King  
206 High Canyon Ct.  
Richardson, TX 75080  
972-497-9310

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. All the multi-family underway at the State Farm site plus all the new apartments at Custer and 160 is already over kill for our area. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

James and Linda Veteto  
209 Crooked Creek  
Richardson, Tx 75080



RE: zoning file number ZF 13-13  
drjmwatson  
to:  
chris.shacklett  
10/29/2013 07:02 PM  
Hide Details  
From: drjmwatson@aol.com  
To: chris.shacklett@cor.gov,

Mr Shacklett,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning change on this property. My home, 203 Bridge Canyon Court, is directly against Collins and would be as close to this area as anyone. As a resident I value the neighborhoods excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. I moved my home and business to this area because of the above characteristics.

The proposed zoning change and development will negatively impact my home property values, the schools, and will threaten to raise noise levels already high from Central expressway so close. I adamantly resist these changes.

I request the City Planning Commission recommend denial of ZF 13-13.

James M Watson DDS  
203 Bridge Canyon Court  
Richardson, Tx 75080

drjmwatson@aol.com



Zoning File number ZF 13-13

Jen Wong

to:

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

10/29/2013 11:38 PM

Hide Details

From: Jen Wong <[jenwwong@yahoo.com](mailto:jenwwong@yahoo.com)>

To: "chris.shacklett@cor.gov" <[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)>,

Please respond to Jen Wong <[jenwwong@yahoo.com](mailto:jenwwong@yahoo.com)>

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek, I value its excellent reputation, highest-rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary is operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Jennifer and Joseph Wong

319 Arborcrest

Richardson, TX 75080

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Joe Bettcchi,  
4 Roundrock Circle

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

John Charlesworth  
2202 Ridge Crest Drive  
Richardson, Texas. 75080



**LEWIS & BACKHAUS, PC**

Jonathan L. Davenport  
[JLD@Lbpcglobal.com](mailto:JLD@Lbpcglobal.com)

*October 29, 2013*

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

**RE: Zoning File number ZF 13-13**

To Whom it May Concern:

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value its excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value. I moved into Richardson and specifically the Prairie Creek Neighborhood because of its excellent reputation. I have 2 children in the already full school and will have 2 more children enter the school in the next 3 years.

This is before giving consideration to the devastating effect the proposed zoning will have on our increasing property values. And you are obviously aware of the benefit (tax revenue) is the City of Richardson. The proposed rezoning would make far greater sense in an area (school) that can support additional students, PCE is not that school. We already have children in the neighborhood who are forced to attend other schools due to the limitations already on PCE but that problem has been slowing resolving. The proposed zoning would enhance, not reduce, that problem.

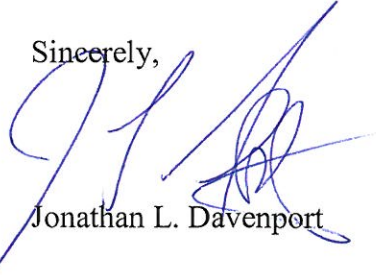
I hope you and the others who are involved in making this decision **especially the elected representatives** will take into consideration the net result this will have on the City, our neighborhood and any resulting imagined gains. I would also hope the City has done some very thorough analysis of the feigned gains of such proposed gains in residents. I'd suspect you'll find that the proposed apartments will sit half (or more) empty which reduces the view of the City. Further, you risk losing the shining star of the RISD in PCE. As you must certainly know, PCE has been rated in the top 5 of public elementary schools several times the preceding 6 years in multiple publications. This is part of the reason for the higher property values (tax revenue) that has benefited the City at a time when other areas have seen decreasing values (loss of tax revenue).

**WWW.LBPCGLOBAL.COM**

**5501 LBJ FREEWAY, SUITE 800  
DALLAS, TEXAS 75254 • (972) 233-8115 • FAX (972) 692-5115**

I respectfully request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jonathan L. Davenport', written over the printed name below it.

Jonathan L. Davenport



Zoning File number ZF 13-13

Joseph Harris

to:

'chris.shacklett@cor.gov'

10/29/2013 08:55 AM

Hide Details

From: Joseph Harris <josephharris@MSNHealth.com>

To: "'chris.shacklett@cor.gov'" <chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Joseph Harris  
907 Firestone Lane  
Richardson, TX 75080

---

The information contained in this email is confidential and intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is unlawful and strictly prohibited. If you have received this in error, please notify the sender immediately and delete this message and any attachments. Thank you.



Zoning File Number ZF 13-13

Julie Holley

to:

chris.shacklett, laura.maczka, kendal.hartley

10/29/2013 11:21 PM

Hide Details

From: "Julie Holley" <jholley@selfopportunity.com>

To: <chris.shacklett@cor.gov>, <laura.maczka@cor.gov>, <kendal.hartley@cor.gov>,

## 1 Attachment



image001.jpg

TO: DEPARTMENT OF DEVELOPMENT SERVICES, CITY OF RICHARDSON  
C/O CHRIS SHACKLETT, AICP  
PO BOX 830309, RICHARDSON, TX 75083

We are writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a residents of Prairie Creek, parents and hopeful grandparents, we value the neighborhood's excellent reputation, highest rated elementary school, absence of apartments, and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity), bring unwanted congestion, noise and traffic to Collins Blvd., and threaten property values. We ADAMANTLY OPPOSE changes which directly or indirectly impact schools and property value.

We vehemently request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Julie & Brad Holley

26 Creekwood Circle, Richardson, TX 75080

Julie Holley | Recruitment Specialist | 800-594-7036 Ext. 120





Zoning File number ZF 13-13

Leigh Schaefers

to:

chris.shacklett@cor.gov

10/29/2013 07:43 PM

Hide Details

From: Leigh Schaefers <leighschaefers@yahoo.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Please respond to Leigh Schaefers <leighschaefers@yahoo.com>

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. We moved to Prairie Creek and Richardson due to the reputation of the City and outstanding schools. We paid a high price for our home to get into Prairie Creek Elementary. While many of my co-workers have moved to Plano, Frisco or Allen, we felt we could achieve the same quality of life in this beautiful city and neighborhood.

There are many apartment complexes within Richardson. Apartments are available as close as Galatyn Park making this development unneeded. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. Houses in our neighborhood are being sold for amounts nearing \$1million because of the quality of the schools. The homeowners represent committed residents who work for the good of the City and its future. Additionally, these high dollar homes bring valuable tax revenue into the City. As a homeowner, I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Katherine Leigh Schaefers

28 Creekwood Circle, 75080

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

*Kathryn and Woody Alexander*  
209 High Canyon Court, Richardson 75080  
Near Collins and Fall Creek



Zoning File number ZF 13-13  
Kristine Todd  
to:  
chris.shacklett  
10/29/2013 11:54 AM  
Hide Details  
From: Kristine Todd <ktodd64@gmail.com>  
To: chris.shacklett@cor.gov,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Canyon Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. **I adamantly oppose changes which directly or indirectly impact schools and property value. I request the City Planning Commission recommend denial of ZF 13-13.**

Sincerely,

Kristine Todd

1102 W. Lookout Drive

Richardson, TX 75080

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value its excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I **adamantly** oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Kristy Bolton  
200 High Canyon Court  
Richardson, TX 75080



RE: Zoning File number ZF 13-13

Kyle Cotterell

to:

chris.shacklett

10/29/2013 11:36 PM

Hide Details

From: Kyle Cotterell <kylecotterell@gmail.com>

To: chris.shacklett@cor.gov,

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show Images

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

Mr. Shacklett,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Canyon Creek I value the area's excellent reputation, highest rated elementary schools, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (including Aldridge Elementary) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.



Sincerely,

Kyle Cotterell

2932 Whitemarsh Circle

To: Dept. of Developmental Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO BOX 830309, Richardson, TX 75083

RE: Zoning File number ZF 13-13

I am writing to oppose the request (ZF 13-13) to rezone the Palisades property located between Collins and U.S. 75. I have to assume the purchaser knew the zoning designations upon buying the land and the addition of 750 apartments, 65 high density single family homes and another 250 condominium units is an inappropriate use for this property.

Prairie Creek Elementary is full and growing with the young families moving into the neighborhood. My street has had a good amount of turnover recently and there are lots of preschoolers. I substitute teach in the local schools and can see the building is used at full capacity. I taught six years in the RISD at Aikin Elementary and experienced the negative impact of aging apartments in the classroom and community. I invested in our home in this neighborhood because there were no apartments which fed into the school and there were no additional land parcels zoned for more apartments.

Also, adding a thousand or more residences would make for substantial traffic and congestion in this area. As it is, the newly designated bike lanes on Collins make it a little more difficult for me to leave my alley each day. The congestion on Campbell road the last two weeks due to road repairs has been frustrating and I've had to altar my route to get into or out of the neighborhood, so I can't imagine what an extra one to two-thousand cars would do to the access road traffic, Collins and Campbell Road.

Finally, I can't help but assume there would be an increase in crime by adding that amount of renters in the community. Apartments don't necessarily stay high-end, even if they were built that way. As for the units designated as "condominiums", the history of condominiums in the Richardson market is that they ultimately become rental apartments one way or the other. They are sold as investment properties and there is no guarantee as to their upkeep. History does not indicate that this would in any way add to my property value or to the value of the great city of Richardson.

I strongly oppose the change in the legal zoning uses for this site.

Sincerely,

Lee Ann Wetterau  
34 Creekwood Circle  
Richardson, TX 75080

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Lee Walsh  
1 Pebblebrook Circle  
Richardson, TX 75080



**RE: Zoning File number ZF 13-13**

**Melissa Griffy** to: chris.shacklett, laura.maczka, kendal.hartley

10/29/2013 05:54 PM

Dear All,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek with a home very close in proximity to this proposal I am concerned about two major issues. First, the traffic congestion that will be increased with so many new residents to this area with apartments of this number so nearby. Secondly, increasing this much residential living so close to our elementary school which is already full will do nothing but cause problems for our neighborhood school Prairie Creek elementary. It is already operating at enrollment capacity and trying to serve the neighborhood as it exists at this time.

I am not opposed to retail and restaurants in this area but I am adamantly opposed to increased traffic and school issues that this rezoning would bring about for our neighborhood.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Melissa Griffy  
209 Long Canyon Ct  
Richardson, TX 75080

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Michael & Marissa Mullens  
201 High Canyon Court  
Richardson, TX 75080



Zoning File number ZF 13-13 - Concerned Residents

mbarrbangert

to:

chris.shacklett

10/29/2013 07:51 PM

Cc:

laura.maczka, kendal.hartley

Hide Details

From: mbarrbangert@aol.com

To: chris.shacklett@cor.gov,

Cc: laura.maczka@cor.gov, kendal.hartley@cor.gov

Chris Shacklett.

We are writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to what is currently referred to the *Palisades* land. As residents living in Prairie Creek, we value the neighborhood's excellent reputation, highest rated elementary school, absence of apartments/condos, and no apartment zoning. We believe that the proposed zoning change and planned development will have a significant negative impact on our neighborhood.

Our home property directly borders Collins Blvd and we feel that apartment/condo zoning and subsequent development will bring much unwanted noise and traffic, will eventually lower our property value, and will negatively impact Prairie Creek Elementary School which we are told is currently operating at enrollment capacity.

**We strongly request the City Planning Commission recommend DENIAL of ZF 13-13.**

Signed,

Michele and Charles Bangert

24 Creekwood Circle

Richardson, TX 75080

October 29, 2013

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

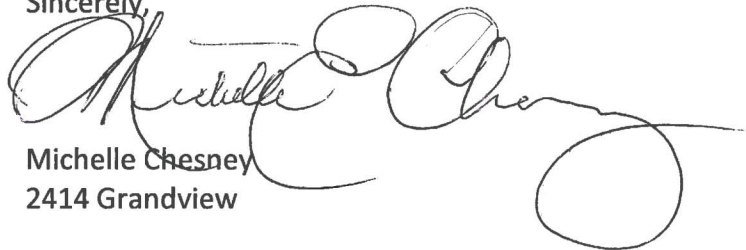
RECEIVED  
OCT 31 2013  
DEVELOPMENT SERVICES

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,



Michelle Chesney  
2414 Grandview

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,



Nick (and Brianna) Fluellen  
6 Round Rock Circle  
Richardson, TX 75080



Zoning File number ZF 13-13  
 Patti Bongiorno  
 to:  
 chris.shacklett@cor.gov  
 10/29/2013 11:09 PM  
 Hide Details  
 From: Patti Bongiorno <plbongiorno@gmail.com>  
 To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson  
 C/O Chris Shacklett, AICP  
 PO Box 830309, Richardson, TX 75083

Dear Mr. Shacklett,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and **no apartment zoning**.

The proposed development will negatively impact school and threaten property values. Prairie Creek Elementary is already operating at enrollment capacity. What is to happen to people who buy \$500,000 homes for the neighborhood school only to find out they will be diverted to a school outside their neighborhood because there is no room for them? This is completely avoidable by doing the responsible thing - denying the requested zoning changes.

I adamantly oppose changes which directly or indirectly impact schools and/or property value.

This is an issue of bad faith. We bought in Prairie Creek 15 years ago for the fundamental characteristics of the neighborhood. This is a good neighborhood that has flourished and held value for over 40 years. Please don't ruin it now.

**I request the City Planning Commission recommend denial of ZF 13-13.**

Sincerely,  
 Patti Bongiorno  
 2419 Little Creek Dr.  
 Richardson, TX 75080  
 214-556-6212

*"The single biggest problem in communication is the illusion that it has taken place."  
 George Bernard Shaw*



Request for Denial of zoning ZF 13-13

Gary Lewin

to:

chris.shacklett

10/29/2013 06:35 PM

Hide Details

From: "Gary Lewin" <rlewin@swbell.net>

To: <chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek and grandparent, I value the neighborhood's excellent reputation, highest rated elementary school, absence of apartments, and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity), bring unwanted congestion, noise and traffic to Collins Boulevard, and threaten property values. I **adamantly oppose** changes which directly or indirectly impact schools and property values of our neighborhood.

**I request that the City Planning Commission recommend denial of ZF 13-13.**

Sincerely,

Richman G. Lewin

3 Creekwood Circle

Richardson, TX 75080

972-695-5254



I Oppose ZF 13-13

rossknight222@netzero.com

to:

chris.shacklett

10/29/2013 09:17 AM

Hide Details

From: "rossknight222@netzero.com" <rossknight222@netzero.com>

To: chris.shacklett@cor.gov,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Ross Knight

402 Ridgehaven Pl.

Richardson, TX 75080



Zoning file number ZF 13-13

Wrenn Family

to:

chris.shacklett

10/29/2013 07:40 PM

Hide Details

From: "Wrenn Family" <twrenn@tx.rr.com>

To: <chris.shacklett@cor.gov>,

Please respond to <twrenn@tx.rr.com>

Department of Development services,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek, I value the neighborhood's excellent reputation, highly rated schools, absence of apartments, and no apartment zoning. The proposed zoning will negatively impact the quality of life in the Prairie Creek area, bring unwanted congestion, noise and traffic to Collins Boulevard, and threaten property values. I adamantly oppose changes which directly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Rosser Wrenn

16 Creekwood Circle

Richardson, TX 75080



Request for Denial of Zoning File ZF 13-13

Sandy Lewin

to:

Chris.shacklett

10/29/2013 03:45 PM

Hide Details

From: "Sandy Lewin" <slewin@swbell.net>

To: <Chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[Chris.shacklett@cor.gov](mailto:Chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek and grandparent, I value the neighborhood's excellent reputation, highest rated elementary school, absence of apartments, and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity), bring unwanted congestion, noise and traffic to Collins Boulevard, and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property values of our neighborhood.

**I request the City Planning Commission recommend denial of ZF 13-13.**

Sincerely,

Sandra Lewin

3 Creekwood Circle,

Richardson, TX 75080



zoning change request

sandy.reid

to:

chris.shacklett@cor.gov

10/29/2013 01:05 PM

Hide Details

From: sandy.reid@att.net

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Please respond to sandy.reid@att.net

Mr. Shacklett,

Please consider my request for denying the change in zoning for the Prairie Creek/Palisades area. This will be detrimental to our schools, our parks, our property values and traffic control in our neighborhood. Thank you.

Sandy Reid  
2505 Grandview Drive  
Richardson , Texas 75080

October 29, 2013

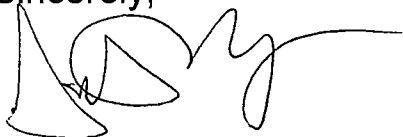
TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott and Lindsey Myers", with a long horizontal flourish extending to the right.

Scott and Lindsey Myers  
310 Northview Dr.  
Richardson, TX 75080



Zoning File number ZF 13-13-NO

Shane Altman

to:

chris.shacklett@cor.gov

10/29/2013 03:26 PM

Hide Details

From: Shane Altman <shane\_altman@richards.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show Images

Mr. Shacklett,

I am very much against the rezoning of the property that falls under the Zoning File number ZF 13-13. Even after paying a premium to live in the Prairie Creek elementary school district, our son barely got into Prairie Creek because the school is busting at the seams. Bringing in apartments to the school's boundaries will negatively affect my son's education and our property values. I am breaking ground on a new house and am committed to this city and neighborhood for years to come. Please let me know what else I can do to have my voice heard.

Thanks for your attention,

Shane Altman  
313 Stondbridge

.....  
**Shane Altman**  
*Brand Creative*

THE RICHARDS GROUP  
8750 N Central Expressway  
Suite 100  
Dallas, Texas 75231

Work 214-891-5735  
shane\_altman@richards.com

richards.com  
blog.richards.com





Zoning File Number ZF 13-13

Wrenn, Terry

to:

chris.shacklett@cor.gov

10/29/2013 09:14 PM

Hide Details

From: "Wrenn, Terry" <t-wrenn1@ti.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Dear, Mr. Shacklett,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek, I value the neighborhood's excellent reputation, highly rated schools, absence of apartments, and no apartment zoning. The proposed zoning will negatively impact the quality of life in the Prairie Creek area, bring unwanted congestion, noise and traffic to Collins Boulevard, and threaten property values. I adamantly oppose changes which directly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

**Regards,**

***Terry Wrenn***

16 Creekwood Circle  
Richardson, TX 75080



Planned Palisades Development (ZF 13-13 )

Tom Benson

to:

chris.shacklett

10/29/2013 01:59 PM

Hide Details

From: "Tom Benson" <benson@zodiacspirits.com>

To: <chris.shacklett@cor.gov>,

Chris –

I am writing regarding the proposed zoning change for the planned Palisades development (ZF 13-13 ) by JP Partners and KBS Capital. I just recently learned of this via a neighborhood email and have been able to find very little specific information as to exactly what the planned development will involve. One thing that I keep hearing is that it will include multi-family housing – some ***are saying 750 apartment units, 65 high-density single family lots, and 250 condo units!*** I certainly hope that this is just an exaggerated rumor, but nonetheless any multi-family housing along Custer is a major concern for all homeowners in the Estates of Canyon Creek.

Surely members of the Planning Commission understand the adverse impact this will have on the entire Prairie Creek neighborhood. Prairie Creek Elementary is one of the top elementary schools in the state and a magnet for attracting young, upwardly mobile people to the area. This proposed zoning change will not only affect schools, but traffic, noise, crime and property values (and with that tax revenues).

I, along with everyone I have talked to in this neighborhood, oppose any zoning changes that will include multi-family units in this development.

I urge the City Planning Commission to recommend *denial* of ZF 13-13.

Thanks for your consideration in this very important matter.

Tom Benson

205 High Canyon Court  
Richardson 75080



Recommend DENIAL of ZF 13-13.

Troy H. Herndon

to:

chris.shacklett

10/29/2013 12:24 AM

Hide Details

From: "Troy H. Herndon" <troyherndon@sbcglobal.net>

To: <chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend **DENIAL** of ZF 13-13.

Sincerely,

Troy H. Herndon

242 Valley Creek Place



Zoning File number ZF 13-13

Amanda Vesel

to:

chris.shacklett@cor.gov

10/30/2013 04:13 PM

Hide Details


From: Amanda Vesel <amandavesel@hotmail.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804 

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Amanda Vesel

236 High Brook Drive

Richardson, TX 75080





Opposition to Proposed Rezoning

Ashley N. Dye

to:

chris.shacklett

10/30/2013 05:12 PM

Hide Details

From: "Ashley N. Dye" <ashley@cowboy1.net>

To: chris.shacklett@cor.gov,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

chris.shacklett@cor.gov

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Ashley Dye

305 Fall Creek Dr, 75080



**Rezoning of Palisades**  
**B Moxham** to: chris.shacklett

10/30/2013 05:05 PM

We am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Canyon Creek Estates for 22 years, we value the neighborhood's excellent reputation, the highly rated Prairie Creek Elementary School, the absence of apartments, and the no apartment zoning in this area. As a former RISD teacher for 30 years, I feel strongly that the proposed development will negatively impact Prairie Creek Elementary. We also feel strongly that this development will bring unwanted congestion, noise, and traffic to Collins Boulevard and thereby threaten property values.

We request that the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Barbara and Bob Moxham  
202 Bridge Canyon Court  
Richardson, Tx. 75080



**Opposition to Palisades development**  
**Betsy Brody** to: [chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

10/30/2013 07:16 AM

I am opposed to ZF 13-13. The change would negatively impact the quality of the neighborhood adjacent to it and would bring unwanted traffic congestion.

I request that the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Betsy Brody

Sent from my iPhone



Request for Denial of Zoning file number ZF 13-13

Bob & Margie Schwartz

to:

Chris.shacklett

10/30/2013 08:26 PM

Hide Details

From: "Bob & Margie Schwartz" <bob.margie@randmtx.com>

To: <Chris.shacklett@cor.gov>,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[Chris.shacklett@cor.gov](mailto:Chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek and grandparent, I value the neighborhood's excellent reputation, highest rated elementary school, absence of apartments, and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity), bring unwanted congestion, noise and traffic to Collins Boulevard, and threaten property values. I **adamantly oppose** changes which directly or indirectly impact schools and property values of our neighborhood.

**I request the City Planning Commission recommend denial of ZF 13-13.**

Sincerely,

Bob and Margie Schwartz

31 Creekwood Cir

Richardson, TX 75080



Re: Zoning File Number ZF 13-13 Vote NO  
Bonnie Oden  
to:  
Chris.shacklett  
10/30/2013 09:39 AM  
Hide Details  
From: "Bonnie Oden" <bonnie.oden@att.net>  
To: <Chris.shacklett@cor.gov>,

To: Chris Shacklett  
[Chris.shacklett@cor.gov](mailto:Chris.shacklett@cor.gov)

October 30, 2013

Re: Zoning File Number ZF 13-13

Dear Chris,

We are writing in opposition to ZF 13-13. As residents of Aldridge Elementary district, we value the neighborhood's excellent reputation, highly rated elementary school, and absence of apartments. The proposed development will negatively impact both elementary schools (Prairie Creek and Aldridge) as they are operating at enrollment capacity already. The development would bring too much congestion, noise, and traffic to Collins Boulevard between Renner and Campbell, and threaten property values.

Canyon Creek Estates is a quiet neighborhood and the park is a wonderful neighborhood amenity. The Prairie Creek Park would be overwhelmed with additional people using the park if this development is approved. The density is just too high.

Please vote NO to this zoning change. The current zoning is for offices, which would not impact the elementary schools or the park. The people working in office buildings go home at the end of the day and they aren't here during the weekends.

Sincerely,

*Bonnie and David Oden*

200 Lost Canyon Court  
Richardson, TX 75080



RE: Zoning File number ZF 13-13

Liz Gipson

to:

chris.shacklett@cor.gov

10/30/2013 01:11 PM

Hide Details

From: Liz Gipson <lizpratt@yahoo.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Please respond to Liz Gipson <lizpratt@yahoo.com>

Chris Shacklett, AICP  
Department of Development Services, City of Richardson  
P.O. Box 830309  
Richardson, TX 75083

**RE: Zoning File number ZF 13-13**

Dear Chris,

We are writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As residents of Prairie Creek, we value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. We adamantly oppose changes which directly or indirectly impact schools and property value.

We request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Chris & Liz Gipson  
408 Crestover Circle  
Richardson, TX 75080  
(972) 231-2382



**Zoning File number ZF 13-13**  
**Christopher Frantz** to: Chris.shacklett@cor.gov

10/30/2013 02:16 PM

TO: Department of Development Services, City of Richardson

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek and parent of two young daughters, I value the neighborhood's excellent reputation, highest rated elementary school, absence of apartments and apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity), bring unwanted congestion, noise and traffic to Collins Boulevard, and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property values of our neighborhood.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Chris Frantz

2308 East Prairie Creek Drive

Chris Frantz

Bartlett Cocke General Contractors  
1750 Valley View Lane, #335  
Farmers Branch, Texas 75234  
(214) 451-0755 office  
(972) 247-1039 fax

cfrantz@bartlettcocke.com<mailto:cfrantz@bartlettcocke.com>  
www.bartlettcocke.com<http://www.bartlettcocke.com/>

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Daphne and Will Reid  
513 Canyon Creek Drive  
Richardson, TX. 75080



Zoning File number ZF 13-13

David Schaefer

to:

chris.shacklett, laura.maczka, bob.townsend, Mark.Solomon, scott.dunn, kendal.hartley,  
paul.voelker, steve.mitchell

10/30/2013 06:14 PM

Hide Details

From: "David Schaefer" <mdschaefers@gmail.com> Sort List...

To: <chris.shacklett@cor.gov>, <laura.maczka@cor.gov>, <bob.townsend@cor.gov>,  
<Mark.Solomon@cor.gov>, <scott.dunn@cor.gov>, <kendal.hartley@cor.gov>,  
<paul.voelker@cor.gov>, <steve.mitchell@cor.gov>

I am writing in opposition to ZF 13-13.

In March, our family purchased a home about 800 feet from the property under consideration. We love the neighborhood and consider our home to an investment in the community. I serve as the pastor of a Richardson Church and recently joined the Chamber of Commerce. My wife serves as a Vice President on the Prairie Creek PTA. We want what is best for our community and for the future of Richardson.

It is largely the possibility of a 700+ unit apartment complex that I oppose. Even if the proposed apartments were "high end", there is little guarantee that they would be so in 10 to 20 years, especially with the influx of apartments coming to CityLine. It has been my experience that apartment management companies and investors do not necessarily consider the existing culture, especially in regards to wonderful neighborhoods like Prairie Creek. In addition, the residents of such complexes have little invested in maintaining a nice environment.

I do not feel any opposition to condos, retail, office space, or other housing possibilities where there is personal investment.

Our family believes that the proposed development, as it is currently planned, will negatively impact Prairie Creek Elementary and bring down property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

David Schaefer

Rev. M. David Schaefer  
28 Creekwood Cir.  
Richardson, TX 75080  
(214) 864-2286



RE: Zoning File number ZF 13-13  
Janis Bates  
to:  
chris.shacklett  
10/30/2013 12:17 AM  
Hide Details  
From: "Janis Bates" <janisebates@gmail.com>  
To: <chris.shacklett@cor.gov>,

Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309  
Richardson, Tx. 75083

Dear Mr. Shacklett,

I am writing to express my concern about the proposed zoning changing to the Palisades property near my home at Collins and US 75. We've lived in Prairie Creek for 30 years and continue to reside here because of the neighborhood's excellent reputation, exemplary rated elementary school, the lack of apartments and lack of zoning for apartments. As a Plano school teacher in the prestigious Willow Bend community, I am a first-hand observer of the negative impact multiple apartment complexes can have on a school's demographics and the challenges this can present for education. It's caused an exodus to Frisco and other cities with stricter zoning laws that's hard to downplay.

Prairie Creek Elementary is not equipped to handle more students without overcrowding and the addition of expensive portable buildings or new construction. In addition to the negative impact on the school and the consequent drop in property values, it will also usher in congestion, noise and traffic to Collins Boulevard. Given all the years of high property taxes we have poured into this area, I would be extremely disappointed by any zoning changes that would have such a devastating impact on our schools and property values.

I urgently request that the City Planning Commission recommend that ZF 13-13 be denied, and that any subsequent requests for changes to this property also be denied.

Regards,

Doug and Janis Bates  
201 Lost Canyon Ct.  
Richardson, Tx. 75080  
[janisebates@gmail.com](mailto:janisebates@gmail.com)



Zoning File Number ZF 13-13

Gail Bayne

to:

chris.shacklett@cor.gov

10/30/2013 07:21 PM

Hide Details

From: Gail Bayne <gailbayne@yahoo.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Please respond to Gail Bayne <gailbayne@yahoo.com>

Dear Mr. Shacklett,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Gail Bayne  
403 Ridgehaven Place  
Richardson, TX 75080  
(214) 235-6561

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Name *JOHN + ANNA Koepke*  
Address *202 Crooked Creek Dr.*

RECEIVED  
NOV 01 2013  
DEVELOPMENT SERVICES

October 30, 2013

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309  
Richardson, Texas 75083

Dear Mr. Shacklett:

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value its excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,



Kathy Diefenbach  
330 Robin Way  
Richardson, Texas 75080



Opposition to ZF 13-13

Keith McKenzie

to:

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

10/30/2013 08:23 AM

Hide Details

From: Keith McKenzie <[kjmckenzie@sbcglobal.net](mailto:kjmckenzie@sbcglobal.net)>

To: "chris.shacklett@cor.gov" <[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)>,

Please respond to Keith McKenzie <[kjmckenzie@sbcglobal.net](mailto:kjmckenzie@sbcglobal.net)>

Dear Chris Shacklett,

Please accept this email as my opposition to ZF 13-13. Do not hesitate to contact me directly with any questions

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX [972-744-5804](tel:972-744-5804)

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Canyon Creek I value its excellent reputation and excellent elementary school. The proposed development will negatively impact Aldridge Elementary and threaten property values. There are numerous apartment/condo complexes that feed into Aldridge Elementary and the with the addition of those being built in the State Farm development will overwhelm Aldridge Elementary. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Name: Keith McKenzie

Address: 2434 Canyon Creek Dr

Richardson, TX 75080

[kjmckenzie@sbcglobal.net](mailto:kjmckenzie@sbcglobal.net)



Fw: Opposition to ZF 13-13  
Kelly Hibbs  
to:  
chris.shacklett@cor.gov  
10/30/2013 09:33 PM  
Hide Details  
From: Kelly Hibbs <kellyshibbs@yahoo.com>  
To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Please respond to Kelly Hibbs <kellyshibbs@yahoo.com>

1 Attachment



182357730-156957575.pdf

Chris

Please DO NOT support the request for rezoning changes to ZF 13-13. I am a Realtor, investor, and owner in Prairie Creek and Canyon Creek. Not only will it negatively effect our schools, it will decrease our property values and increase crime. I have attached my letter opposing this request.

Thank you for your consideration.

Kelly

Kelly Hibbs REALTOR®  
Coldwell Banker  
Real Estate Solutions  
Cell: (469)877-9910  
[kellyshibbs@yahoo.com](mailto:kellyshibbs@yahoo.com)

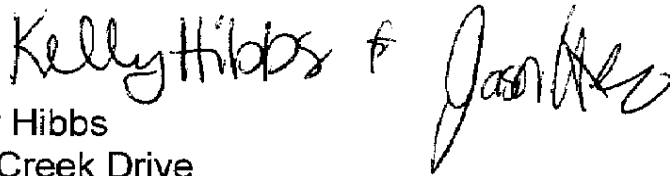
TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a Realtor, homestead owner, and real estate investor in properties in Prairie Creek and Canyon Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,



Jason and Kelly Hibbs  
2212 E. Prairie Creek Drive  
Richardson, TX 75080

300 W. Lookout Drive  
Richardson, TX 75080

Coldwell Banker  
[kellyshibbs@yahoo.com](mailto:kellyshibbs@yahoo.com)  
469.877.9910

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value its excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Kristie Frazier  
318 Robin Way  
Richardson, Texas 75080



RE: Zoning File ZF 13-13

Thomas Cass

to:

chris.shacklett@cor.gov

10/30/2013 03:21 PM

Hide Details

From: Thomas Cass <lancecass@sbcglobal.net>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Please respond to Thomas Cass <lancecass@sbcglobal.net>

Chris Shacklett, AICP

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a 37year resident of the Prairie Creek and Canyon Creek area and being a professional commercial real estate appraiser, I have great concerns on the influences that a mixed use development, as proposed, can have on neighborhoods like Prairie Creek and Canyon Creek. One of the primary elements of a desirable single family neighborhood are the elementary schools which provide a sense of community focus. The continuous granting of multi-family zoning, along North Central and George Bush, by the City of Richardson will cause, in time, an overloading and the demise of neighborhood schools like Prairie Creek, Canyon Creek, and Aldridge. Desirable elementary schools equate to strong real estate values and that has/is occurring in the Prairie Creek and Canyon Creek neighborhoods.

In addition to the negative impacts on schools, the traffic problems generated by these developments and the continuous expansion of UTD are impacting the Prairie Creek and Canyon Creek neighborhoods with cross town traffic the current roads were not designed to accommodate.

I request that the City Planning commission recommend denial of ZF 13-13.

Sincerely,

Lance Cass, MAI  
2402 Fairway Dr.  
Richardson, Tx 75080  
lancecass@sbcgobal.net  
c 972-238-1511  
h 972-231-4404

**RANDY AND VICKIE MONTGOMERY**

**203 HIGH CANYON COURT  
RICHARDSON, TEXAS 75080  
(214) 914-7080**

October 30, 2013

**VIA E-MAIL (chris.shacklett@cor.gov)**

Department of Development Services, City of Richardson  
c/o Chris Shacklett, AICP  
P.O. Box 830309  
Richardson, TX 75083

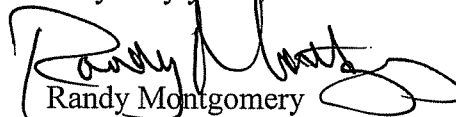
**RE: Zoning File number ZF 13-13**

Dear Mr. Shacklett:

I am writing as a long time City of Richardson resident in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a current resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten mine and others property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Very truly yours

  
Randy Montgomery



Zoning File Number ZF 13-13

MathieuGmail

to:

chris.shacklett

10/30/2013 05:08 PM

Hide Details

From: "MathieuGmail" <mathieu132@gmail.com>

To: <chris.shacklett@cor.gov>,

Chris,

We are writing in opposition to ZF 13-13. As residents of Prairie Creek we value the quality of life and education in our neighborhood. We believe that the addition of apartments will negatively impact the school, bring on unwanted congestion, noise and traffic on Collins Boulevard, and threaten our property values. We adamantly oppose allowing apartments on Collins as this will negatively impact our neighborhood school and our property values.

We request that City Planning Commission recommend that ZF 13-13 be denied.

Reese and Martha Mathieu

206 Bridge Canyon Ct.

Richardson, TX 75080



Re: Zoning File Number ZF 13-13

RDFrizell

to:

chris.shacklett

10/30/2013 10:12 AM

[Hide Details](#)

From: RDFrizell@aol.com

To: chris.shacklett@cor.gov,

I am writing in opposition to ZF 13-13 and any subsequent request for zoning changes to this property that includes multifamily housing. I have been a resident of Prairie Creek for over forty years and was attracted to the neighborhood by Prairie Creek school, I value the neighborhood's reputation, had highly rated school. There is no doubt the school's reputation helps support the home values and marketability; I believe it is easy to prove that schools with high levels apartments fail when compared to schools with no apartments. My immediate neighborhood is one where recent influx of younger families has in my opinion revitalized the area. Why have these families moved in? Prairie Creek school.

I believe the proposed development will have a negative impact on the schools and the changes will increase congestion, noise and added traffic will reduce the quality of life in the neighborhood. I strongly oppose changes which directly or indirectly impact our schools and could adversely impact property values.

I request the City Planing Commission recommend denial of ZF 13-13

Sincerely,

Richard Frizell  
30 Creekwood Circle  
Richardson, TX 75080



**Zoning File number ZF 13-13**  
**SDye@DigitalMainstreet.com** to: chris.shacklett

10/30/2013 12:36 AM

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083

FAX 972-744-5804  
chris.shacklett@cor.gov

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Scott Dye  
305 Fall Creek Drive  
Richardson, TX 75080

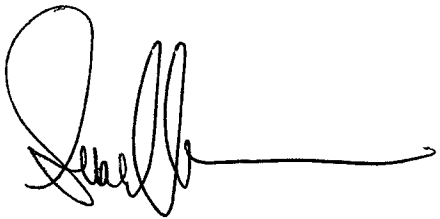
TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, Texas 75083  
FAX 972-774-5804  
[Chris.Shacklett@cor.gov](mailto:Chris.Shacklett@cor.gov)

RE: Zoning File number ZF 13-13

We are writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As residents of Prairie Creek we value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. We adamantly oppose changes which directly or indirectly impact schools and property value.

We request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean & Melanie McQueen', with a long horizontal flourish extending to the right.

Sean & Melanie McQueen  
2206 Canyon Creek Plaza  
Richardson, Texas 75080



Zoning File number ZF 13-13, - Palisades

Sharon Snayd

to:

chris.shacklett

10/30/2013 10:26 AM

Cc:

laura.maczka, kendal.hartley

Hide Details

From: "Sharon Snayd" <ssnayd@sbcglobal.net>

To: <chris.shacklett@cor.gov>,

Cc: <laura.maczka@cor.gov>, <kendal.hartley@cor.gov>

I am in opposition of this rezoning request. I believe with the State Farm development, etc., that another high density development between the Bush Turnpike and Campbell will be too much. I think the traffic, noise and additional population that would fill 750 apartments, 250 condos would overwhelm the schools and the neighborhood. Those of us who live close to Collins would be very negatively affected by this development. I am not opposed to the development of this 58 acres with a more reasonable size development or offices, etc., but not anything of the size proposed. I attended one of their meetings last year and formed my opinion against this at that time. It is unfair to negatively affect existing citizens who are tax paying property owners with something of this size and population density.

Sharon and Joe Snayd

212 Long Canyon Court  
Richardson 75080



Zoning File number ZF 13-13

Sherri Hardeman

to:

chris.shacklett@cor.gov

10/30/2013 01:02 PM

Hide Details

From: Sherri Hardeman <sherrickme@yahoo.com>



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Please respond to Sherri Hardeman <sherrickme@yahoo.com>

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804  

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

**RE: Zoning File number ZF 13-13**

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek, I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Sherri Hardeman  
2406 Grandview Drive  
Richardson, TX 75080

Sherri Hardeman



Zoning File number ZF 13-13

Frantz, Stacey

to:

Chris.shacklett@cor.gov

10/30/2013 12:04 PM

Cc:

Christopher Frantz

Hide Details

From: "Frantz, Stacey" <Stacey.Frantz@aa.com>

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,

Cc: Christopher Frantz <cfrantz@bartlettcocke.com>

TO: Department of Development Services, City of Richardson

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek and parent of two young daughters, I value the neighborhood's excellent reputation, highest rated elementary school, absence of apartments and apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity), bring unwanted congestion, noise and traffic to Collins Boulevard, and threaten property values. I **adamantly oppose** changes which directly or indirectly impact schools and property values of our neighborhood.

**I request the City Planning Commission recommend denial of ZF 13-13.**

Sincerely,

Stacey Frantz

2308 East Prairie Creek Drive



Stacey F. Frantz

Director – Communications

817-963-2010 Office | 817-683-3869 Cell



NOTICE: This email and any attachments are for the exclusive and confidential use of the intended recipient(s). If you are not an intended recipient, please do not read, distribute, or take action in reliance upon this message. If you have received this in error, please notify me immediately by return email and promptly delete this message and its attachments from your computer.

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Todd Franks  
207 high Canyon Ct  
Richardson, TX 75080



Zoning File Number ZF 13-13

Trey Bayne

to:

chris.shacklett@cor.gov

10/30/2013 09:57 PM

Hide Details

From: Trey Bayne <baynejo@yahoo.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Dear Mr. Shacklett,

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Trey Bayne  
403 Ridgehaven Place  
Richardson, TX 75080  
(972) 365-1487



Zoning File number ZF 13-13

JAMES R GREENE

to:

chris.shacklett@cor.gov

10/31/2013 11:33 AM

Cc:

Marie M Greene, Tamra Bailey

Hide Details

From: JAMES R GREENE <jgreene27@sbcglobal.net>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Cc: Marie M Greene <mariegreene@sbcglobal.net>, Tamra Bailey  
<tamrabailey@sbcglobal.net>

Please respond to JAMES R GREENE <jgreene27@sbcglobal.net>

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value its excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

*James R. Greene*

James Greene

241 Valley Creek Place

Richardson, TX 75080

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

It saddens us that this is even being considered as an option in Prairie Creek. Canyon Creek is one of the greatest neighborhoods in the DFW area and one of the jewels of Richardson. We moved here 4 years ago because of the character of the neighborhood and the level of schooling our children would receive. We believe allowing a transient population will not only affect our property values but also affect the quality of our children's education. We are not upset by the traffic it would create, however, the effect on our school is where we become very passionate.

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value its excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Jay and Ashley Samber  
2400 E Prairie Creek Dr  
Richardson, TX 75080



**proposal for re zoning in Canyon Creek**

**katherine** to:

**Please respond to "katherine"**

10/31/2013 12:05 AM

Dear Chris, Laura and Kendal,

I am OPPOSED to the re-zoning request for Canyon Creek,  
called ZF13-13 and the changes requested.

I have lived in Canyon Creek since 1999 and do not think the  
city has our neighborhood in it's best interest if they pass  
this bill.

I hope that they will see the value in our neighborhood as  
it stands now and not be tempted to allow this change and  
forever change life here as it is now.

Sincerely,

Katherine Robertson



Zonong File Number ZF 13-13

Marie Greene

to:

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

10/31/2013 11:42 AM

Cc:

James Greene, Tamra Bailey

Hide Details

From: Marie Greene <[mariegreene@sbcglobal.net](mailto:mariegreene@sbcglobal.net)>

To: "chris.shacklett@cor.gov" <[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)>,

Cc: James Greene <[jgreene27@sbcglobal.net](mailto:jgreene27@sbcglobal.net)>, Tamra Bailey <[tamrabailey@sbcglobal.net](mailto:tamrabailey@sbcglobal.net)>

Please respond to Marie Greene <[mariegreene@sbcglobal.net](mailto:mariegreene@sbcglobal.net)>

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value its excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

*Marie M. Greene*

Marie M. Greene

241 Valley Creek Place

Richardson, TX 75080



Proposed Zoning Changes for Pallasides Park

Pamela

to:

chris.shacklett

10/31/2013 11:24 AM

Cc:

lauramaczka, "Kendal", don.magner

Hide Details

From: "Pamela" <pamela@gamajag.com>

To: <chris.shacklett@cor.gov>,

Cc: <lauramaczka@swbglobal.net>, "Kendal" <Kendal@hartleyandassoc.com>,  
<don.magner@cor.gov>

TO: Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
PO Box 830309, Richardson, TX 75083  
FAX 972-744-5804  
[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

**Pamela Tomasello**  
**213 High Canyon Court**  
**Richardson, Texas 75080**  
**972-234-2204**



opposition to Zoning File number ZF 13-13

Edna Mitchell

to:

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

11/01/2013 07:31 AM

Hide Details

From: Edna Mitchell <[edna1980@hotmail.com](mailto:edna1980@hotmail.com)>

To: "chris.shacklett@cor.gov" <[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)>,

TO: Department of Development Services, City of Richardson

C/O Chris Shacklett, AICP

PO Box 830309, Richardson, TX 75083

FAX 972-744-5804

[chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov)

RE: Zoning File number ZF 13-13

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,

Heath and Edna Mitchell

243 Woodcrest Dr.

Richardson, TX 75080

RECEIVED  
NOV 01 2013  
DEVELOPMENT SERVICES

October 30, 2013

Department of Development Services, City of Richardson  
C/O Chris Shacklett, AICP  
P.O. Box 830309  
Richardson, Texas 75083


RE: Zoning file no. ZF 13-13.

Dear Mr. Shacklett:

I am writing in opposition to ZF 13-13 and any subsequent requests for zoning changes to this property. As a resident of Prairie Creek I value it's excellent reputation, highest rated elementary school, absence of apartments and no apartment zoning. The proposed development will negatively impact schools (Prairie Creek Elementary operating at enrollment capacity) and threaten property values. I adamantly oppose changes which directly or indirectly impact schools and property value.

I request the City Planning Commission recommend denial of ZF 13-13.

Sincerely,



Scott E. Buie  
321 Arborcrest Drive  
Richardson, Texas 75080

# Agenda Item 8

ZF 13-20:  
Brick Row

## ZONING FILE 13-20

### Attachments:

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Oblique Aerial West
5. Brick Row Land Use Plan
6. Applicant's Statement
7. Notice of Public Hearing
8. Notification List



## Staff Report

**TO:** City Plan Commission  
**FROM:** Chris Shacklett, Senior Planner **CS**  
**DATE:** November 1, 2013  
**RE:** **Zoning File 13-20:** Brick Row – Townhomes

### REQUEST:

Amend the existing development rights of the Spring Valley Station District PD on two lots totaling approximately 3.8 acres (Lot 1B, Block A & Lot 1B, Block B) to increase the number of single-family units and to remove development rights for multi-family uses from the entirety of the 3.8 acres.

### APPLICANT / PROPERTY OWNER:

David Gleeson–L&B Realty Advisors, LLP / William L. Fulton–Centennial Park Richardson, Ltd.

### EXISTING DEVELOPMENT:

The subject tracts are undeveloped, but located within the mixed-use Brick Row development consisting of townhomes, apartments and retail.

### ADJACENT ROADWAYS:

**Spring Valley Road:** Two-lane, undivided collector with on-street parking; No current traffic counts available.

**Greenville Avenue:** Four-lane, divided arterial; 14,600 vehicles per day on all lanes, northbound and southbound between Belt Line Road and Spring Valley Road (February 2013).

### SURROUNDING LAND USE AND ZONING:

**North:** Single Family; PD Planned Development  
**South:** Retail/Commercial; PD Planned Development  
**East:** Single Family; PD Planned Development  
**West:** Multi-Family; PD Planned Development

## **FUTURE LAND USE PLAN:**

### **Transit Village**

*Mixed or multiple land uses built around small-scale pedestrian blocks located at the City's rail stations. Uses include medium- to high-density residential, retail, entertainment, hospitality and offices.*

### **Future Land Uses of Surrounding Area:**

North: Transit Village

South: Transit Village

East: Neighborhood Residential & Transit Village

West: Transit Village

## **EXISTING ZONING:**

The subject property is zoned PD Planned Development (Ord. 3831).

## **TRAFFIC/ INFRASTRUCTURE IMPACTS:**

The requested zoning amendment will not have any significant impacts on the surrounding roadway system or the existing utilities in the area.

## **APPLICANT'S STATEMENT**

(Please refer to the complete Applicant's Statement.)

## **STAFF COMMENTS:**

### **Background:**

The subject tracts are part of the Spring Valley Station District Planned Development, which was adopted in 2004. The PD is bisected by the DART Light Rail, and the eastern half (approximately 32 acres) is being developed as a transit-oriented development known as Brick Row. The current PD allows a total of 950 residential units (150 townhomes and 800 multi-family units). The existing apartment buildings include ground floor retail along Spring Valley Road. The portion of the subject properties along Spring Valley Road received concept plan approval in 2008 for a 2-story retail/office building and a 1-story retail building; however, development plans were never submitted, and the property remains undeveloped.

In September 2010, the City Plan Commission considered a request to allow 300 apartments or condominium units rather than just 300 condominium units on the west side of the creek and the subject 3.8 acres located on the east side of the creek, adjacent to the townhomes. Residents who recently purchased townhomes were opposed to apartments located directly to the west of their lots since they were told the proposed development in that location would be condominiums and expressed concern regarding apartments on the east side of the creek. On a vote of 5-2, the Commission recommended approval of the request subject to the condition that the apartment/condominium unit option only be allowed on the west side of the creek.

In October 2010, the request was considered by the City Council. At that meeting, the applicant stated they were still requesting to allow the 300 apartments or condominiums rather than just 300 condominiums to be allowed on the lots on west side of the creek as well as the east side of the creek. The Council voted unanimously to deny the request without prejudice.

In December 2010, the City Plan Commission considered a revised request for ninety (90) apartment units in lieu of condominium units limited to the west side of the creek. The Commission recommended approval of the request.

In January 2011, the request was considered by the City Council. At that meeting, the Council again denied the request without prejudice. The Council stated they wanted to see several issues addressed before considering granting additional apartment units. The issues included construction delays on Mixed-Use Building A, approval of the park by the City's Parks Department, and leasing of the retail space along Spring Valley in Buildings A and B.

In July 2011, the applicant resubmitted a similar plan to allow up to ninety-five (95) apartments to be constructed on the west side of the creek. They stated that they had addressed the Council's concerns stated in January 2011. During the process, the request was reduced from ninety-five (95) units to seventy-seven (77) units, and the Commission and Council approved the request. Since that time, the seventy-seven (77) units and associated pool/cabana have been constructed.

**Request:**

The applicant's request is to amend the development rights of the PD to:

- Allow up to thirty (30) single-family units on the subject properties excluding the portion of the property located along Spring Valley Road, and to
- Remove development rights for multi-family uses from the entirety of the 3.8 acres.

The subject properties are located within Mixed Residential Area and Mixed Use Area of the PD. The Mixed Residential Area allows for multi-family uses and single family uses, while the Mixed Use Area allows multi-family uses with ground floor retail/commercial and office uses.

The current PD development rights allow for 150 single-family units in the PD, of which 140 lots are built, under construction or recently platted. If all thirty (30) units are built on the subject properties, a total of 170 single-family residences would be constructed within the PD, and all of the units would be located east of the creek. Furthermore, the request would remove any future development rights for multi-family uses on the subject properties. The attached maps and land use plan depict the location of these lots.

The applicant had originally discussed the possibility of increasing the development rights for apartments to allow for additional apartment construction on the subject properties. However, after discussions with the townhome owners and City staff, the applicant decided to propose the construction of additional single-family residences in lieu of multi-family units.

If the request is approved, all existing and planned residential units on the east side of the creek would be single-family units, with the exception of the portion of the property along Spring Valley Road which would retain development rights to retail/commercial and office uses.

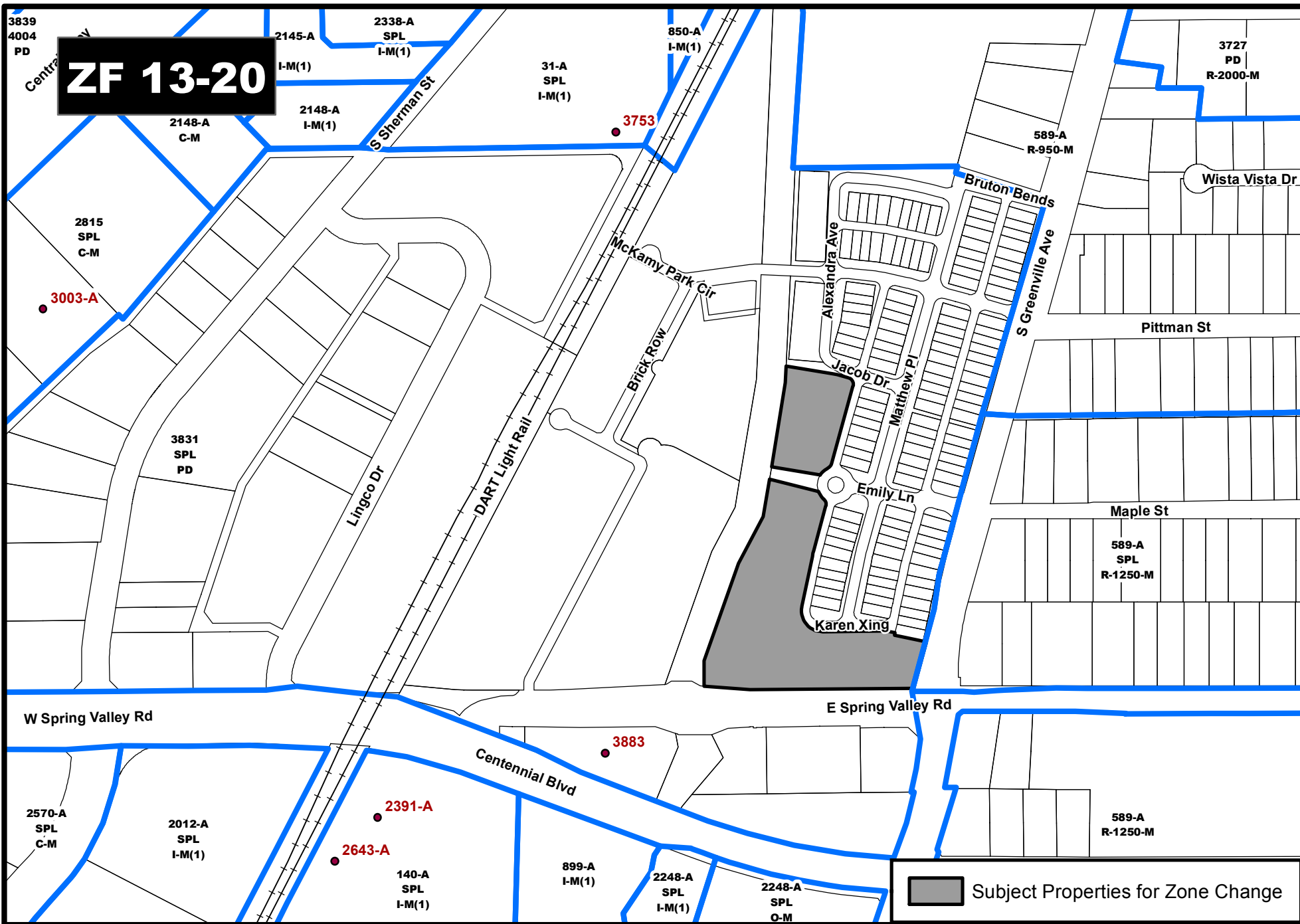
**Correspondence:** As of this date, no correspondence has been received.

**Motion:** The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add or amend conditions, or recommend denial of the request.

Should the CPC recommend approval of the applicant's request, the motion should include the following conditions:

1. A maximum of thirty (30) single-family residences shall be allowed to be constructed on the subject properties, excluding the portion of the property located within the "Mixed-Use Area" in Ordinance Number 3831, Section 3 – Land Use Plan.
2. Any multi-family residential construction after date of passage of this ordinance shall be prohibited on the subject properties.
3. The total allowable development rights for single-family residences in the Spring Valley Station District shall not exceed 170 units.

**Council Hearing Date:** The earliest possible City Council hearing date is November 25, 2013.



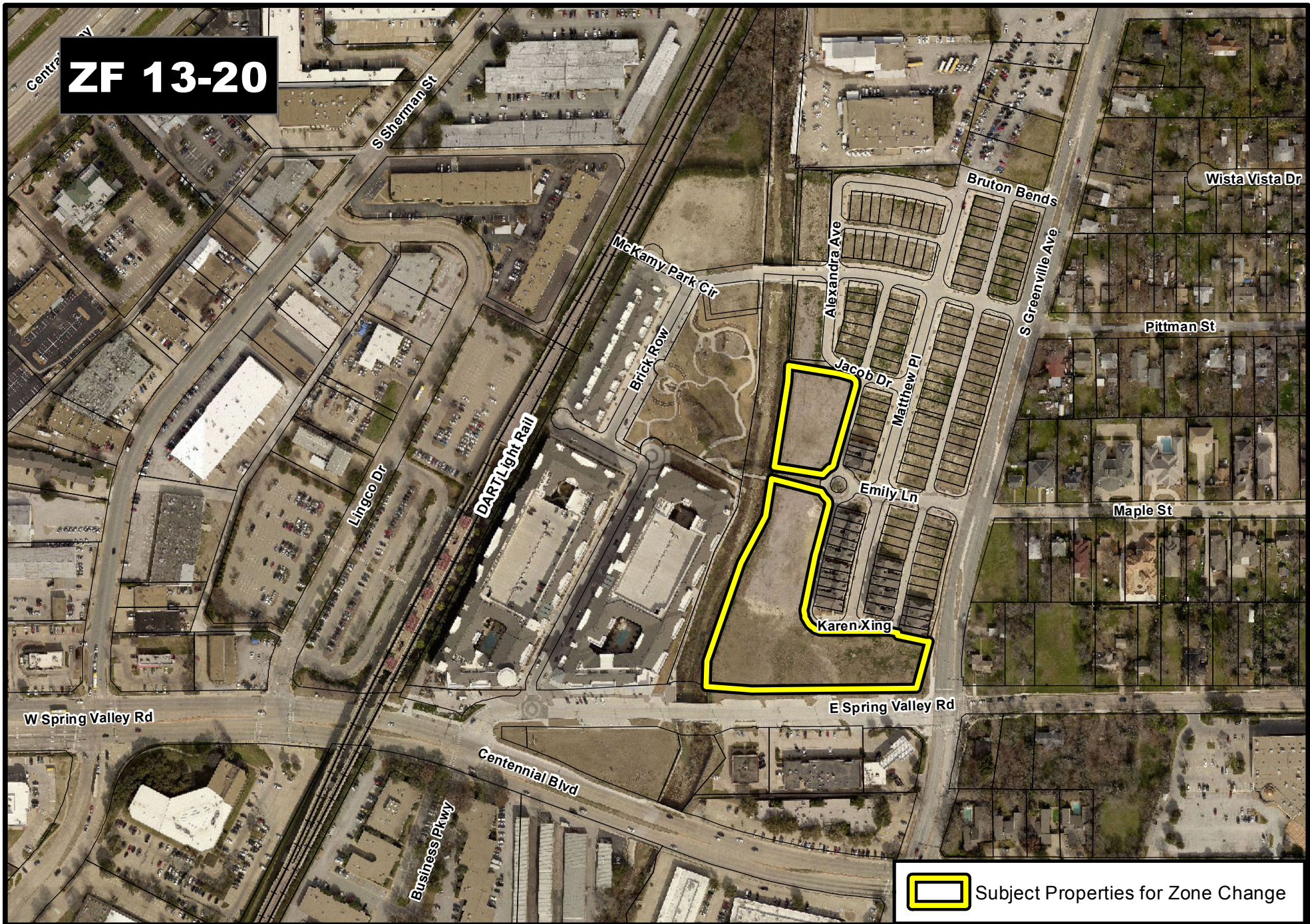
# ZF 13-20 Zoning Map

Updated By: shacklett, Update Date: October 21, 2013  
 File: DSI\Mapping\Cases\Z\2013\ZF1320\ZF1320 zoning.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



# ZF 13-20



## ZF 13-20 Aerial Map

Updated By: shacklett, Update Date: October 21, 2013  
File: DSI\Mapping\Cases\Z\2013\ZF1320\ZF1320\_ortho.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





**Subject  
Properties**

**L&B Realty Advisors, LLP.**

*Brick Row*

**Oblique Aerial Looking West**

**Print #130430649**

**Date: 04/30/13**

**Lat/Lon: 32.94111 -96.736009**



**Aerial Photography, Inc. 954-568-0484**

LOT 1, BLOCK "C"  
LING EXPRESSWAY  
CENTER  
VOL. 41, PG. 139

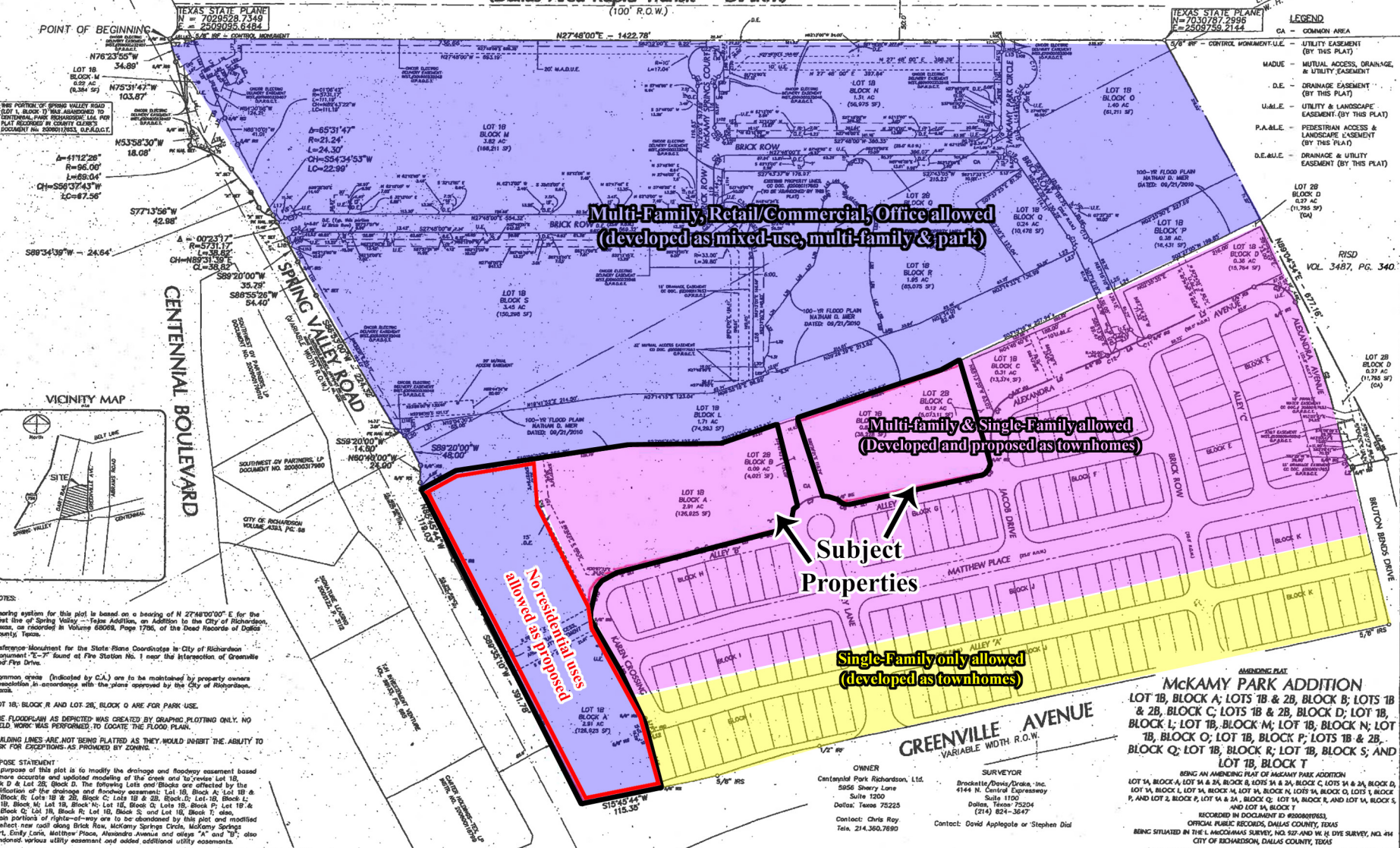
ALL EASEMENTS SHOWN ARE TO BE DEDICATED WITH THE  
PLANS OF THIS PLAT UNLESS OTHERWISE DENOTED WITH  
COUNTY CLERK'S RECORDING INFORMATION

LOT 2, BLOCK "C"  
LING EXPRESSWAY  
CENTER  
VOL. 41, PG. 139

McCOMMAS SURVEY ABSTRACT NO. 1  
L. McCOMMAS SURVEY ABSTRACT NO. 1  
W. H. DYE SURVEY

**(Dallas Area Rapid Transit ~ DART.)**

(100' R.O.W.)



**Multi-Family, Retail/Commercial, Office allowed  
(developed as mixed-use, multi-family & park)**

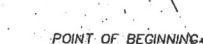
**Multi-family & Single-Family allowed  
(Developed and proposed as townhomes)**

**Subject  
Properties**

**No residential uses  
allowed as proposed**

**Single-Family only allowed  
(developed as townhomes)**

**McKAMY PARK ADDITION**  
LOT 1B, BLOCK A; LOTS 1B & 2B, BLOCK B; LOTS 1B & 2B, BLOCK C; LOTS 1B & 2B, BLOCK D; LOT 1B, BLOCK E; LOT 1B, BLOCK M; LOT 1B, BLOCK N; LOT 1B, BLOCK O; LOT 1B, BLOCK P; LOT 1B, BLOCK Q; LOT 1B, BLOCK R; LOT 1B, BLOCK S; AND LOT 1B, BLOCK T



POINT OF BEGINNING  
TEXAS STATE PLANE  
N = 7029528.7349  
E = 2509285.8484

LOT 1B BLOCK M  
6.29 AC  
(8,34 SF)

LOT 1B BLOCK N  
1.83 AC  
(2,579 SF)

LOT 1B BLOCK O  
1.40 AC  
(1,911 SF)

LOT 1B BLOCK P  
6.28 AC  
(8,631 SF)

LOT 1B BLOCK Q  
1.40 AC  
(1,911 SF)

LOT 1B BLOCK R  
1.95 AC  
(2,670 SF)

LOT 1B BLOCK S  
3.45 AC  
(4,736 SF)

LOT 1B BLOCK T  
1.71 AC  
(2,323 SF)

LOT 1B BLOCK A  
2.91 AC  
(3,985 SF)

LOT 1B BLOCK B  
4.00 AC  
(5,401 SF)

LOT 1B BLOCK C  
0.12 AC  
(1,621 SF)

LOT 1B BLOCK D  
1.37 AC  
(1,853 SF)

LOT 1B BLOCK E  
1.37 AC  
(1,853 SF)

LOT 1B BLOCK F  
1.37 AC  
(1,853 SF)

LOT 1B BLOCK G  
1.37 AC  
(1,853 SF)

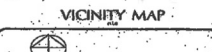
LOT 1B BLOCK H  
1.37 AC  
(1,853 SF)

LOT 1B BLOCK I  
1.37 AC  
(1,853 SF)

LOT 1B BLOCK J  
1.37 AC  
(1,853 SF)

LOT 1B BLOCK K  
1.37 AC  
(1,853 SF)

LOT 1B BLOCK L  
1.37 AC  
(1,853 SF)



NOTES:  
Bearing system for this plat is based on a bearing of N 27°48'00" E for the west line of Spring Valley - Twp. Addition, an Addition to the City of Richardson, Texas, as recorded in Volume 6568, Page 1706, of the Deed Records of Dallas County, Texas.

Reference Monument for the State Plane Coordinates is City of Richardson Monument "E-7" found at Fire Station No. 1 near the intersection of Greenville and Fire Drive.

Common covenants (indicated by C.A.) are to be maintained by property owners association in accordance with the plans approved by the City of Richardson, Texas.

\*LOT 1B, BLOCK R AND LOT 2B, BLOCK O ARE FOR PARK USE.

THE FLOORPLAN AS DEPICTED WAS CREATED BY GRAPHIC PLATING ONLY. NO FIELD WORK WAS PERFORMED TO LOCATE THE FLOOD PLAN.

BUILDING LINES ARE NOT BEING PLATTED AS THEY WOULD INHIBIT THE ABILITY TO ASK FOR EXCEPTIONS AS PROVIDED BY ZONING.

PURPOSE STATEMENT  
The purpose of this plat is to modify the drainage and floodway assessment based on more accurate and updated modeling of the creek and to revise Lot 1B, Block D & Lot 2B, Block D. The following Lots and Blocks are affected by the modification of the drainage and floodway assessment: Lot 1B, Block A; Lot 1B & 2B, Block B; Lot 1B & 2B, Block C; Lot 1B & 2B, Block D; Lot 1B, Block E; Lot 1B, Block M; Lot 1B, Block N; Lot 1B, Block O; Lot 1B, Block P; Lot 1B & 2B, Block Q; Lot 1B, Block R; Lot 1B, Block S; and Lot 1B, Block T. Also certain portions of rights-of-way are to be abandoned by this plat and modified to reflect new road along Brick Row, McKamy Springs Circle, McKamy Springs Court, Emily Lane, Matthew Place, Alexandra Avenue and alleys "A" and "B", also abandoned various utility easement and added additional utility easements.

OWNER  
Centennial Park Richardson, Ltd.  
5858 Sherry Lane  
Suite 1200  
Dallas, Texas 75225  
Contact: Chris Roy  
Tele. 214.360.7890

SURVEYOR  
Brockett/Davis/Drake, Inc.  
4144 N. Central Expressway  
Suite 1100  
Dallas, Texas 75204  
(214) 824-3647  
Contact: David Applegate or Stephen Dial

## ZF 13-20 Applicant's Statement

The land that is the subject of this application has been zoned for multifamily use since November, 2006. However, this use had various restrictions placed on it, two of which were (1) the multifamily units had to be "condominiums" and (2) all parking had to be "concealed."

Almost three years ago, the Owner submitted an application to remove the two above restrictions that would have thereby allowed for (1) rental apartments to be built and (2) an open-air parking lot. That request was denied.

An application to once again make those same requests was prepared and submitted to the City in October, 2013. Prior to and since that filing, the Applicant held two meetings with groups of Brick Row townhouse owners and also had exchanges with various City Council members on this topic. Having received considerable negative feedback, the Applicant had discussions with the Owner and it was decided to revise the application to the current version—which simply requests amending the PD Ordinance to increase the housing unit allocation for "single family," which includes townhouses and patio homes, from 150 units to 170 units so that the two subject parcels can be platted into townhouse and/or patio home lots.



# Notice of Public Hearing

## City Plan Commission • Richardson, Texas

An application has been received by the City of Richardson for a:

### PD REVISIONS

**File No./Name:** ZF 13-20 / Brick Row  
**Property Owner:** William L. Fulton / Centennial Park Richardson, Ltd.  
**Applicant:** David Gleeson / L&B Realty Advisors, LLP  
**Location:** North side of Spring Valley Road, bounded by Greenville Avenue on the east and Floyd Branch Creek on the west (See map on reverse side)  
**Current Zoning:** PD Planned Development  
**Request:** A request by David Gleeson, L&B Realty Advisors, LLP, representing Centennial Park Richardson, Ltd., to revise the Spring Valley Station District PD, Ordinance No. 3831, to allow up to 30 single-family residences and remove the rights for multi-family units on approximately 3.8 acres of land located on the north side of Spring Valley Road, between Greenville Avenue and Floyd Branch Creek. The property is currently zoned PD Planned Development.

The City Plan Commission will consider this request at a public hearing on:

**TUESDAY, NOVEMBER 5, 2013**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

*This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.*

**Process for Public Input:** A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

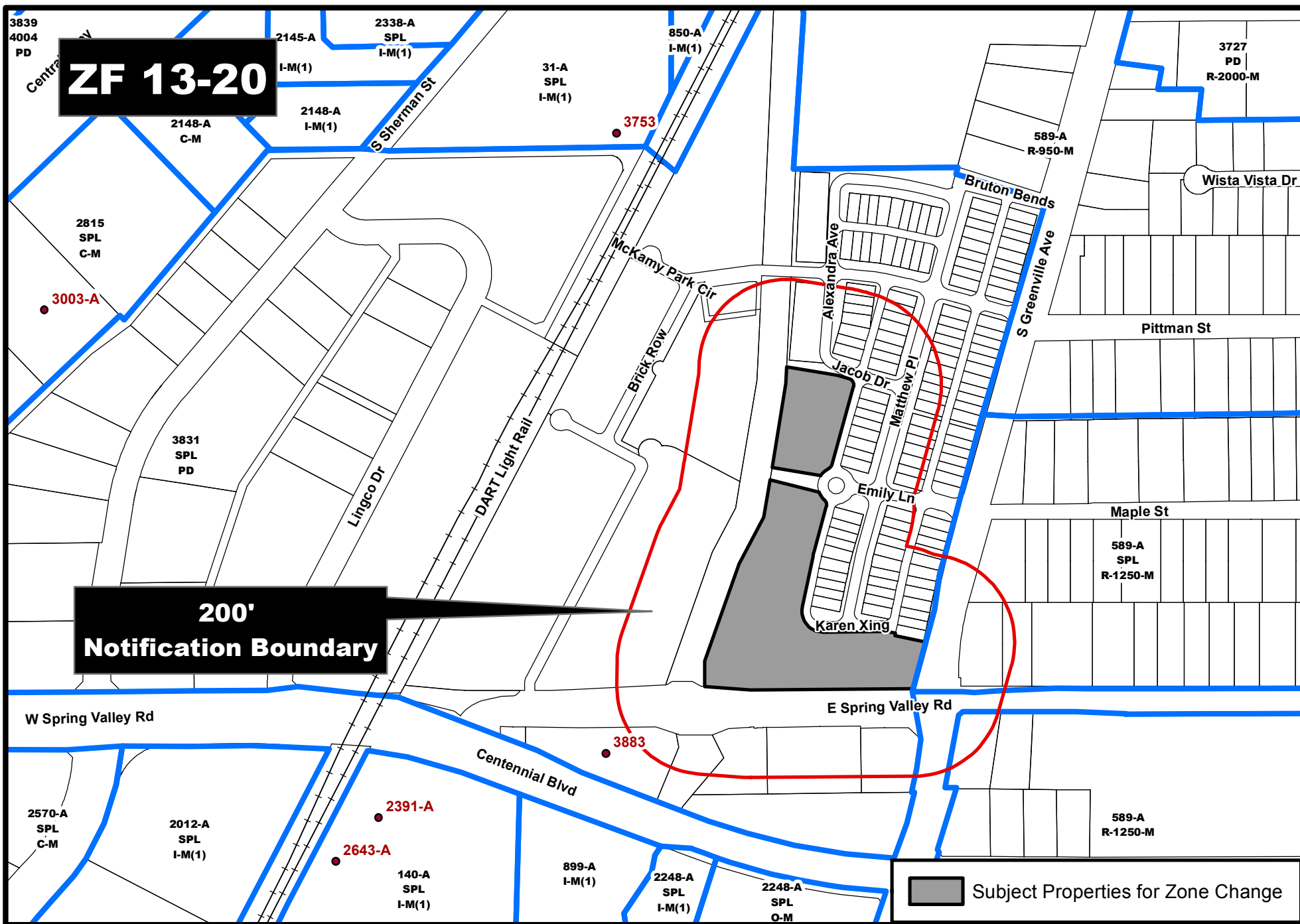
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

*The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.*

**Agenda:** The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 13-20.

Date Posted and Mailed: 10/25/2013



# ZF 13-20 Notification Map

Updated By: shacklett, Update Date: October 21, 2013  
 File: DSI\Mapping\Cases\Z\2013\ZF1320\ZF1320 notification.mxd

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ABDUL RAHMAN FAMILY TRUST  
752 MATTHEW PL  
RICHARDSON, TX 75081-5076

ALAMGIR NUSRAT T  
606 OLYMPIC  
RICHARDSON, TX 75081-5158

BAYAN WALID  
18 DUNROBIN  
GARLAND, TX 75044-2722

BRADLEY MICHAEL  
756 S GREENVILLE AVE  
RICHARDSON, TX 75081-4112

BRICK ROW APARTMENTS LLC  
ATTN: DAVID W GLEESON  
8750 N CENTRAL EXPWY STE 80  
DALLAS, TX 75231

BROWN FREDDIE & REGINA  
627 MATTHEW PL  
RICHARDSON, TX 75081-5074

CB JENI BRICK ROW TOWNHOMES LLC  
2805 N DALLAS PKY STE 690  
PLANO, TX 75093

CB JENI BROCK ROW TOWNHOMES LLC  
2805 N DALLAS PKWY STE 690  
PLANO, TX 75093-8709

CENTENNIAL PK RICHARDSON  
5956 SHERRY LN STE 1200  
DALLAS, TX 75225-8023

CENTENNIAL PK RICHARDSON  
2828 ROUTH ST STE 500  
DALLAS, TX 75201-1438

EINBINDER JASMINE M & ELLIOTT  
672 MATTHEW PL  
RICHARDSON, TX 75081-5075

CONTE DAVID ANDREW  
631 ALEXANDRA AVE  
RICHARDSON, TX 75081-4999

DEBLASI RAYMOND PAUL &  
YULING D  
736 GREENVILLE AVE  
RICHARDSON, TX 75081-4112

FUNAHARA MOMOKO  
740 MATTHEW PL  
RICHARDSON, TX 75081-5076

ELALAOUI LAHCEN M & NEZHA L  
744 S GREENVILLE AVE  
RICHARDSON, TX 75081-4112

FARABAUGH CHRIS & MARIE D  
640 MATTHEW PL  
RICHARDSON, TX 75081-5075

HIGGINS PATRICE DIANE  
728 MATTHEW PL  
RICHARDSON, TX 75081-5076

HAHN DAVID  
7212 THAMES TRL  
COLLEYVILLE, TX 76034-7314

HAWKINS SHALAUN J  
744 MATTHEW PL  
RICHARDSON, TX 75081-5076

KC ARJUN K & MINA  
715 MATTHEW PL  
RICHARDSON, TX 75081-5077

ISLAMIC ASSOCIATION OF  
NORTH TEXAS  
PO BOX 833010  
RICHARDSON, TX 75083-3010

JARODIYA & SONS LLC  
1597 BRADFORD TRACE DR  
ALLEN, TX 75002-0960

KUPKA ANDREW PATRICK  
639 MATTHEW PL  
RICHARDSON, TX 75081-5074

KHAN FAIZAN UMAR &  
2805 DALLAS PKWY STE 690  
PLANO, TX 75093-8709

KHAN MUZAFFAR MAHMUD &  
KHAN NAHEED MUZAFFAR  
631 MATTHEW PLACE  
RICHARDSON, TX 75081-5074

MALHOLTRA REEMA  
636 MATTHEW PL  
RICHARDSON, TX 75081-5075

LU NANCY  
739 MATTHEW PL  
RICHARDSON, TX 75081-5077

MAA YANN JIUN  
736 MATTHEW PL  
RICHARDSON, TX 75081-5076

NATARAJAN BALA  
7284 LOWELL WAY  
GOLETA, CA 931172845

MOORE JOHN C & AMANDA W &  
BILL FRY TRUSTEE ET AL  
732 MATTHEW PL  
RICHARDSON, TX 75081-5076

NASIR SHARMEEN & MUHAMMAD A  
800 RAYEED AVE  
RICHARDSON, TX 75081-5194

OWUSU JOVANNA A  
735 MATTHEW PL  
RICHARDSON, TX 75081-5077

NELSON ROBERT W & MARY H  
751 MATTHEW PLACE  
RICHARDSON, TX 75081-5077

ODELLL LARRY L & BARBARA J  
743 MATTHEW PL  
RICHARDSON, TX 75081-5077

SHEKHA SAQIB A & SAMINA S  
680 MATTHEW PL  
RICHARDSON, TX 75081-5075

RASMUSSEN CARLIE J & SETH  
651 MATTHEW PL  
RICHARDSON, TX 75081-5074

SANTONICOLA ESPEDITO  
747 MATTHEW PL  
RICHARDSON, TX 75081-5077

SUAREZ CHERYL KAY  
748 S GREENVILLE AVE  
RICHARDSON, TX 75081-4112

SIGNATURE LEASING &  
MANAGEMENT INC  
200 E SPRING VALLEY RD  
RICHARDSON, TX 75081-5032

SIMPKINS MICHELLE L  
731 MATTHEW PL  
RICHARDSON, TX 75081-5077

TJH INVESTMENT VENTURE  
PO BOX 260039  
PLANO, TX 75026-0039

SYED YASSER & ROMANA  
3000 HONOLULU AVE APT 12  
LA CRESCENTA, CA 91214-3768

TCG BRICK ROW TRIANGLE LP  
15051 PRESTON RD STE 210  
DALLAS, TX 75248

TSAI HSIAO CHUN  
727 MATTHEW PL  
RICHARDSON, TX 75081-5077

TRAN MARTIN NHAT & ANN BUI  
676 MATTHEW PL  
RICHARDSON, TX 75081-5075

TRUONG SHELLY L  
724 MATTHEW PL  
RICHARDSON, TX 75081-5076

WILSON JOHN P &  
WILSON HSIAO LAN  
635 MATTHEW PLACE  
RICHARDSON, TX 75081-5074

WASHINGTON ENRIQUE  
647 MATTHEW PLACE  
RICHARDSON, TX 75081-5074

WILLIAMS KEVIN DUANE  
748 MATTHEW PL  
RICHARDSON, TX 75081-5076

YOUNG LYNDSEY M  
716 MATTHEW PL  
RICHARDSON, TX 75081-5076

WORTHY JEFFREY T & MONICA M  
752 S GREENVILLE AVE  
RICHARDSON, TX 75081-4112

YEE GARY & PAMELA  
15611 OYSTER COVE DR  
SUGAR LAND, TX 77478-3364

**DAVID GLEESON  
L & B REALTY ADVISORS, LLP  
8750 N. CENTRAL EXPWY, STE 800  
DALLAS, TX 75231**

**CENTENNIAL PARK RICHARDSON, LTD  
ATTN: WILLIAM FULTON  
8750 N. CENTRAL EXPWY, STE 800  
DALLAS, TX 75231**

MAINTENANCE & OPERATIONS  
ATTN: MICHAEL LONGANECKER  
RICHARDSON ISD  
400 S. GREENVILLE AVE  
RICHARDSON, TX 75081

SUPERINTENDENT OF SCHOOLS  
RICHARDSON ISD  
400 S. GREENVILLE AVE  
RICHARDSON, TX 75081

**ZF 13-20  
Notification List**

# Agenda Item 9

**ZF 13-23:  
Comprehensive Zoning Ordinance Amendment**

## ZONING FILE 13-23

### **Attachments:**

1. Staff Report
2. Existing Electronic-Cigarette Establishment Location Map
3. Notice of Public Hearing



## Staff Report

**TO:** City Plan Commission

**FROM:** Sam Chavez, Assistant Director - Director of Development Services

**DATE:** November 2, 2013

**RE:** **Zoning File 13-23:** CZO Amendment, Electronic-Cigarettes

### **BACKGROUND:**

Recently, an influx of applications for electronic-cigarette establishments has been received by the City's Community Services Department and as a result, the City Council discussed the subject matter at its October 14, 2013 Work Session. A similar trend occurred in 2011 related to smoking establishments which prompted the adoption of an ordinance to regulate the location of smoking establishments within the City.

As a result of the City Council's Work Session, staff was directed to proceed with initiating the process to amend the Comprehensive Zoning Ordinance as presented herein. The Comprehensive Zoning Ordinance is presently silent to the use, that is, there is no listing of an Electronic-Cigarette establishment or similar use identified anywhere in the Comprehensive Zoning Ordinance.

An electronic cigarette (or e-cigarette), electronic vaping device, personal vaporizer (PV), or electronic nicotine delivery system (ENDS) is an electronic inhaler that uses a heating element to vaporize a liquid solution. Some release nicotine, while some merely release flavored vapor. The liquid is commonly known as e-juice or e-liquid and is often sold in a bottle or in pre-filled disposable cartridges. They are manufactured with various tobacco, fruit, and other flavors, including nicotine-free versions.

Chapter 10 of the City's Code of Ordinances defines smoking as inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe, weed, plant or combustible substances in any manner or in any form. Because electronic-cigarettes contain no tobacco, they are not subject to the smoking regulations of the City.

There are currently nine (9) Electronic-Cigarette establishments operating in Richardson (see attached map for locations).

## **PROPOSED AMENDMENT:**

The proposed amendment is a text amendment that entails:

- adding definitions for an “E-Cigarette and an E-Cigarette Establishment” to Article I, Section 2, *Definitions*; and
- including “E-Cigarette establishment” under Article XXII-A, Section 2, *Use Regulations*, to require a Special Permit in LR-M (1), LR-M (2) and C-M districts exclusively.

The proposed amendment would require approval of a Special Permit in retail and commercial zoning districts for any use that would qualify under the proposed definition of an Electronic-Cigarette establishment. Electronic-Cigarette establishments would be prohibited in all other zoning districts.

## **CONSIDERATIONS:**

The requirement of a Special Permit is proposed in order to:

- maintain a “level playing field” for all retail and commercial property owners by not preemptively prohibiting a business without due consideration;
- afford the CPC and City Council the opportunity to consider all factors deemed important in deciding whether to approve or deny such a use at a given location on a case-by-case basis;
- provide flexibility to determine whether special conditions might be necessary to make the use sufficiently compatible with the surrounding neighborhood in which it is to be located – due to unique site features, neighborhood context, proximity to “sensitive” uses (e.g. schools), or other factors; and
- provide the opportunity for applicants, property owners, business operators and residents to express their views and have them taken into consideration by the CPC and City Council.

### **Uses Requiring Special Permits**

The Comprehensive Zoning Ordinance presently regulates seventy-eight (78) uses by Special Permit. The range of uses requiring a Special Permit is diverse, as the following examples illustrate: amusement arcades and commercial amusement centers; antennas; assisted living, convalescent and independent living facilities; beer and wine package sales; boarding kennels; check cashing/payday advance loan or car title loan businesses; child care centers; heavy manufacturing; helipads; limited service hotels; motor vehicle –related uses; restaurants with drive-through service; private & parochial schools; sexually-oriented businesses, smoking establishments and large scale retail.

### **Effect on Existing E-Cigarette Establishments**

- Upon enactment of the Comprehensive Zoning Ordinance amendment, all existing Electronic-Cigarette establishments would become legal, non-conforming uses.

- Legal, non-conforming status does not affect current operations and does not require owners or operators to obtain a Special Permit.
- Should expansion of a legal, nonconforming E-Cigarette establishment be desired, the owner would first have to obtain approval of a Special Permit from City Council.
- Should a legal, non-conforming Electronic-Cigarette establishment cease operations for a minimum period of six consecutive months, the right to re-establish the use without approval of a Special Permit would be forfeited.

**The proposed amendment WOULD NOT:**

- require amendment of Chapter 10, Article 4 of the Code of Ordinances “Smoking”,
- prohibit the use of an Electronic-Cigarette by an individual where smoking is prohibited as the use of an Electronic-Cigarette is not considered smoking as defined in Chapter 10, Article 4 of the Code of Ordinances “Smoking”, or,
- apply to a business establishment (convenience store, etc.) that is **not** dedicated, in whole or primarily, to the sale and or on premise use of electronic-cigarettes.

**MOTION:**

Should the Commission choose to recommend approval of the amendment as presented, the motion should include the following:

- (1) Add the definition of “Electronic-Cigarette” to Article I, Section 2, Definitions of Appendix A of the Code of Ordinances (Comprehensive Zoning Ordinance):

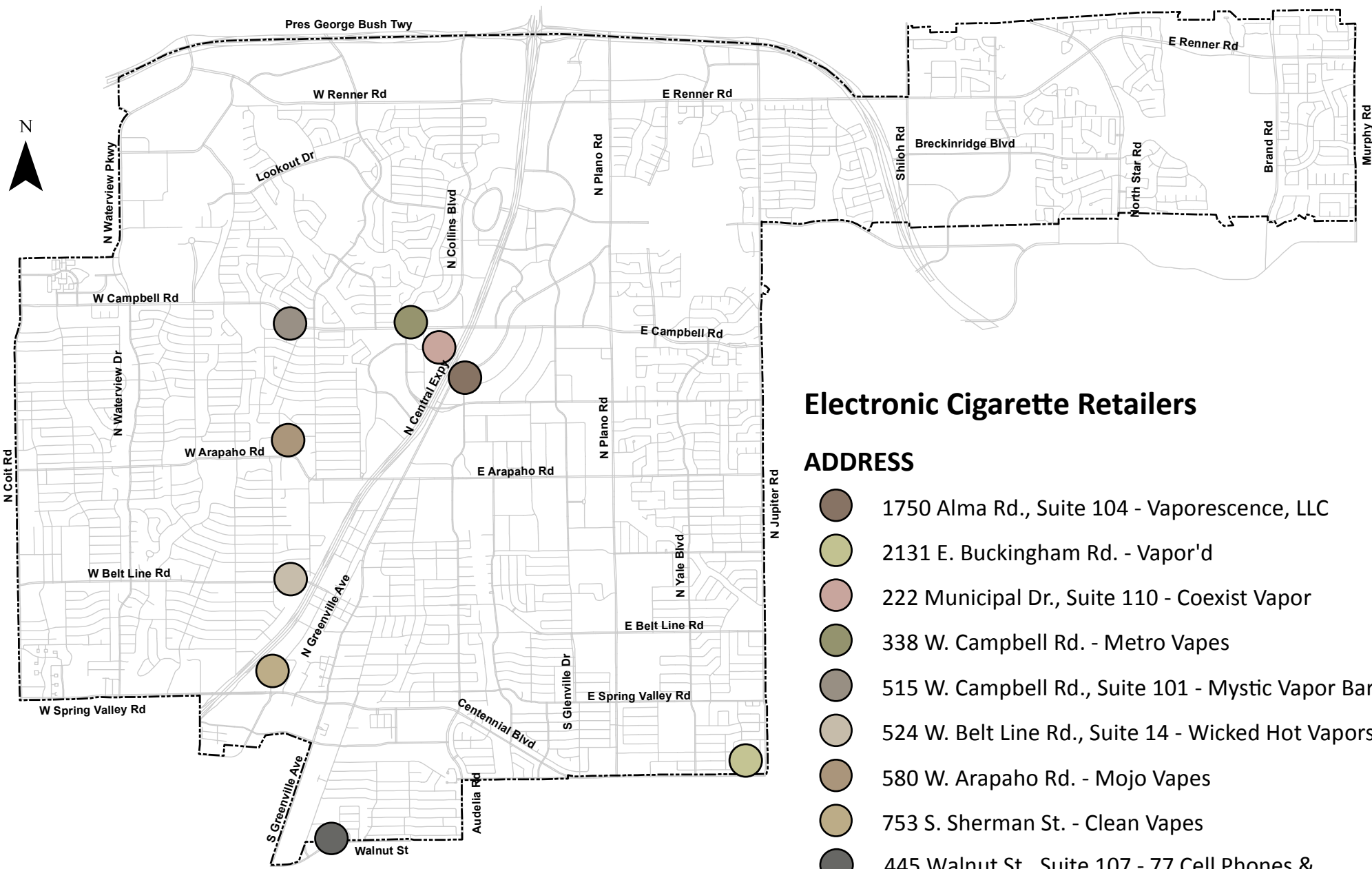
*“Electronic-Cigarette means a battery power product that uses an atomizer or similar device that allow users to inhale nicotine vapor or other vapor without fire, smoke, ash or carbon monoxide.”*

- (2) Add the definition of “Electronic-Cigarette establishment” to Article I, Section 2, Definitions of Appendix A of the Code of Ordinances (Comprehensive Zoning Ordinance):

*“Electronic-Cigarette establishment means a business establishment that is dedicated, in whole or primarily, to the sale and or on premise use of electronic-cigarettes.”*










- (3) Add Electronic-Cigarette establishment as a use allowed subject to approval of a Special Permit under Article XXII-A, Section 2 in the LR-M (1), LR-M (2) and C-M zoning districts.

**Council Hearing Date:** November 25, 2013.



## Electronic Cigarette Retailers

### ADDRESS

-  1750 Alma Rd., Suite 104 - Vaporescence, LLC
-  2131 E. Buckingham Rd. - Vapor'd
-  222 Municipal Dr., Suite 110 - Coexist Vapor
-  338 W. Campbell Rd. - Metro Vapes
-  515 W. Campbell Rd., Suite 101 - Mystic Vapor Bar
-  524 W. Belt Line Rd., Suite 14 - Wicked Hot Vapors
-  580 W. Arapaho Rd. - Mojo Vapes
-  753 S. Sherman St. - Clean Vapes
-  445 Walnut St., Suite 107 - 77 Cell Phones & Vapor King



City of Richardson  
Public Hearing Notice  
Zoning File 13-23

The Richardson City Plan Commission will conduct a public hearing at 7:00 p.m. on Tuesday, November 5, 2013, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider ZF 13-23, a request by the City of Richardson to amend the Comprehensive Zoning Ordinance (Appendix A) of the Code of Ordinances, Article I, Section 2 (Definitions), by adding the definition of E-Cigarette establishments and by amending Article XXII-A, Section 2 (Special Permits – Use Regulations) to allow E-Cigarette establishments upon approval of a Special Permit in the LR-M(1) and LR-M(2) Local Retail Districts and the C-M Commercial District.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to the Dept. of Development Services, City of Richardson, P.O. Box 830309, Richardson, Texas 75083-0309. For more information call 972-744-4240.