City of Richardson
City Plan Commission
Agenda Packet
Tuesday, December 3, 2024

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 side of your screen.

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, DECEMBER 3, 2024, AT 7:00 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75082

The City Plan Commission meeting will be held in the Multipurpose Room #CH 157, of the Richardson City Hall located at 2360 Campbell Creek Boulevard, Richardson, TX 75082. Members of the public may also watch City Plan Commission (CPC) meetings via live-stream online and on-demand at (https://www.cor.net/city).

Persons not attending the meeting who would like their views to be made a part of the public record may utilize the online Public Comment Card (https://www.cor.net/PublicCommentForm).

BRIEFING SESSION: 6:15 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in Multipurpose Room #CH 157 at the above listed address 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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REGULAR BUSINESS MEETING 7:00 P.M. – MULTIPURPOSE ROOM #CH 157

MINUTES

1. Approval of minutes of the regular business meeting of November 19, 2024.

ACTION ITEM

2. Master Sign Plan – Eastside: Consider and act on a request for approval of a master sign plan on 14.87-acres located at the southeast corner of North Central Expressway and E. Campbell Road. Owner: Shops at Eastside, LLC, AGF Springcreek Coit II Ltd, Mid America Apartments. *Staff: Aaron Zilz.*

PUBLIC HEARING

3. Zoning File 24-29 Special Permit – Pillars Childcare: Consider and act on a request for approval of a Special Permit for a childcare center within an existing 13,060 square foot building on a 3.1-acre lot currently zoned PD Planned Development and located at 3501 Murphy Road, south of Renner Road, on the west side of Murphy Road. Owner: Murphy Road-Whistle Stop Station LP. *Staff: Derica Peters.*

4. Zoning File 24-28 PD Planned Development – Duck Creek Townhomes: Consider and act on a request to rezone approximately 3-acres located north of E. Belt Line Road, west of N. Jupiter Road, from LR-M(2) Local Retail to PD Planned Development District for a townhome development with 36-units. Owner: Centy Ventures I LTD represented by James Chen. *Staff: Derica Peters.*

5. Zoning File 24-24 PD Planned Development - Valencia Villas: (Continued from November 19, 2024) Consider and act upon a request for approval to rezone approximately 4.08-acres located at 601 E. Main Street, north of E. Main Street, east of Grove Road, from R-1500-M Residential Temp District to PD Planned Development District for a townhome development with 38-units. Owner Jamy Properties LLC. *Staff: Derica Peters.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT RICHARDSON CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY November 29, 2024.

A.J. CASTANEDA, EXECUTIVE SECRETARY
DEVELOPMENT SERVICES

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, LOCATED AT 2360 CAMPBELL CREEK BLVD., SUITE 550, RICHARDSON, TX 75082. VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT ADACOORDINATOR@COR.GOV.

PURSUANT TO SECTION 46.03. PENAL CODE (PLACES WEAPONS PROHIBITED). A PERSON MAY NOT CARRY A FIREARM OR OTHER WEAPON ON THIS PROPERTY. *

FOR THE PURPOSE OF THIS NOTICE “PROPERTY” SHALL MEAN THE RICHARDSON ROOM AND OR COUNCIL CHAMBERS OF ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY PLAN COMMISSION IS HELD.

Agenda Item 1

Approval of the Minutes of the November 19, 2024 City Plan Commission Meeting

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – NOVEMBER 19, 2024

The Richardson City Plan Commission met on November 19, 2024, at 7:00 p.m. in the Multipurpose Room #CH157 of the Richardson City Hall, 2360 Campbell Creek Boulevard, Suite 525, Richardson, TX.

MEMBERS PRESENT: Bryan Marsh, Chairman
Kenneth Southard, Vice Chairman
Joe Costantino, Commissioner
Nate Roberts, Commissioner
Michael Keller, Commissioner
Gary Beach, Commissioner
Byron Purdy, Commissioner
Sebrena Bohnsack, Commissioner

MEMBERS ABSENT: Rebecca Poynter, Commissioner

CITY STAFF PRESENT: Charles Goff, Assistant City Manager
Derica Peters, Senior Planner
Amber Pollan, Planner – Strategic Planning
Anna Jo Castaneda, Executive Secretary

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BRIEFING SESSION

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

REGULAR BUSINESS MEETING

1. **Approval of Minutes of the regular business meeting of October 3, 2024.**

   Motion: Commissioner Costantino made a motion to approve the minutes as presented. Commissioner Beach seconded the Motion. Motion passed 7-0.

   Approval of Minutes of the regular business meeting of October 29, 2024.

   Motion: Chairman Marsh made a motion to approve the minutes as presented. Commissioner Beach seconded the Motion. Motion passed 7-0.

PUBLIC HEARING

2. **Zoning File 24-21 PD Planned Development – Lennox Innovation R&D Center:** (Continued from October 3, 2024) Consider and act on a request to rezone approximately 7.52-acres from O-M Office with special conditions to PD Planned Development for the O-M Office District with amended development standards to accommodate the development of a 45,000-square foot research and development building at 2140 Lake Park Boulevard, on the north side of Lake Park Boulevard, east of Lake Park Way. Owner: Lennox International Inc. *Staff: Derica Peters.*

Motion: Chairman Marsh made a motion to recommend continuance of the public hearing until December 17, 2024, at 7:00 pm. Vice Chairman Southard seconded the motion. Motion passed 7-0.

3. **Zoning File 24-24 PD Planned Development - Valencia Villas:** (Continued from October 3, 2024) Consider and act upon a request for approval to rezone approximately 4.08-acres located at 601 E. Main Street, north of E. Main Street, east of Grove Road, from R-1500-M Residential Temp District to PD Planned Development District for a townhome development with 38-units. Owner Jamy Properties LLC. Staff: Derica Peters.

Motion: Chairman Marsh made a motion to recommend continuance of the public hearing until December 3, 2024, at 7:00 pm. Commissioner Beach seconded the motion. Motion passed 7-0.

4. **Zoning File 24-25 Special Permit – Haraz Coffee House:** Consider and act on a request for approval of a Special Permit for a restaurant with drive-through service on a 0.85-acre lot currently zoned O/C Office/ Commercial within a 3,000-square foot existing lease space located at 508 Centennial Boulevard, south of Centennial Boulevard, west of Audelia Road. Owner: Jamal Gharbieh, representing Centennial Falls, LLC. *Staff: Derica Peters.*

Amber Pollan, Planner, stated the special permit request is for a restaurant with drive through service for Haraz Coffee House located at 508 Centennial Blvd and is zoned O/C Office Commercial. The area was rezoned in 2018 under Ordinance 4245, to require a Special Permit for a restaurant with drive-through or curb service in the O/C zone. The surrounding properties are also zoned for O/C Office Commercial with some drive-throughs and the north side of Centennial Blvd is R1100-M Residential.

Ms. Pollan stated the 3,000 square foot building was occupied by a dry cleaner from at least 2007 until 2017. In 2018, prior to Ordinance 4245 going into effect, a site plan and landscape plan was approved by the City Plan Commission and City Council for a 2,000 square foot addition for office space on the west side with the expectation that the 3,000 square foot lease space would be for a restaurant with a drive-through use. At that time a drive-through was allowed as an outright use so the addition went through standard site plan reviews only. Later that year the Buckingham Ordinance was adopted, which included the requirement of a special permit for drive-throughs.

Ms. Pollan advised that construction of the 2,000 square foot space was completed in 2021 and has been occupied by an office and retail use, however, the eastern 3,000 square foot lease space that included the drive-through has been vacant. As 180 days have lapsed without establishing the use, a Special Permit is now required. The site was developed with parking and landscaping as well as the pedestrian access from the sidewalk along Centennial Blvd to the front of the building. The only modifications being proposed in the developed site's concept plan would be for a menu board and speaker in the drive-through lanes on the south side of the building.
Ms. Pollan stated applicant is proposing to operate a Yemeni coffee shop, Haraz Coffee House, serving coffee, tea, pastries, and desserts with indoor seating available for forty (40) people. The proposed hours of operation are 8:00 am to 10:00 pm and 36 parking spaces are required with 51

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spaces provided. Approximately fourteen (14) vehicles can stack within the two drive-through lanes including the area along the west side of the building. Each lane will have a menu board and speaker ordering system where they que up and merge into a single lane that comes up to the drive-up window. Vehicles entering the property will be able to access the drive-through lanes with 2-way traffic and can circle the building counterclockwise.

Ms. Pollan explained the residential area to the south, Towns of Buckingham, was noticed and comments were received from nine residents in opposition and one neutral. The concerns related to lighting, noise impacts, and concerns with littering and pollution. The Director of Health has indicated that there have been no noise complaints along this area regarding drive-through speakers and the City has performance noise standards they monitor. Lighting is established on site and can be verified it meets the standard. Ms. Pollan stated she was available for any questions.

Chairman Marsh asked if there were any plans to put more lights in the drive-through lanes.

Ms. Pollan advised the applicant was available to answer that question.

Commissioner Roberts asked why the presentation stated the applicant was a restaurant and not a coffee house.

Ms. Pollan answered a coffee shop is not a separate use in the code. It is considered a restaurant as it serves food.

Chairman Marsh asked if there were any other questions for staff, seeing none the public hearing was opened and the applicant was asked to come forward.

Subhi Gharbieh, 508 Centennial Blvd, Richardson, property owner stated they had a tenant who signed a lease to occupy the space and paid rent for over two (2) years at that time the drive-through was allowed. However, the perspective tenant did not end up occupying the space. They have a new tenant for consideration now. Mr. Gharbieh stated he wanted to address the neighbors' concerns by advising there would be no additional lighting, a sweeper company sweeps the parking lot twice a week and his employees pick up trash that may have scattered around. Mr. Gharbieh introduced a representative of the coffee shop that was available to answer questions.

Usef Jalen, 4341 14th Street, Plano manager of Haraz Coffee shop in Plano stated they intend to keep the inside and outside of the property clean.

Chairman Marsh asked if the Commission had any questions for the applicant or property owner.

Vice Chairman Southard asked what distinguishes Yemeni coffee from other coffee.

Mr. Jalen answered that Yemeni coffee beans are considered high quality with a distinct flavor and aroma.

Chairman Marsh asked what the hours of operation would be at the Centennial location.
Mr. Jalen answered hours of operation inside the shop will be 7:00 am to 11:00 pm and the drive-through hours will be 8:00 am to 10:00 pm Monday through Sunday.

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Chairman Marsh asked if there was a difference in traffic for the drive-through and the restaurant.

Mr. Jalen stated they expect the drive-through to be busiest in the morning and more sit-down customers in the afternoon.

Chairman Marsh asked how many locations there are for the company.

Mr. Jalen replied he did not know and that his is a franchise, but it is a fast-growing company.

Chairman Marsh asked if they thought about using employees to take drive-through orders instead of having menu boards and speakers.

Mr. Jalen stated at this time they did not have enough business to do that.

Chairman Marsh asked to confirm the menu board and speakers will be located behind the building to the south.

Mr. Jalen answered yes.

Chairman Marsh asked Mr. Gharbieh if he was the owner of the building or a tenant.

Mr. Gharbieh answered he and his father own the property and his office occupies the west portion.

Chairman Marsh asked when they acquired the property.

Mr. Gharbieh replied 2017.

Chairman Marsh asked if the townhomes to the south had been built by 2018 when they made the application to the city for the addition and drive-through.

Mr. Gharbieh said the townhomes had already been built.

Chairman Marsh asked to confirm that there was no public hearing or public comments when he made the application in 2018.

Mr. Gharbieh said that a hearing was not required because it was an allowed use.

Chairman Marsh asked what the use was that required the drive-through at that time.

Mr. Gharbieh replied the tenant was a coffee shop called Big Love Coffee.

Chairman Marsh asked if having the drive-through traffic would make it difficult for his office to conduct business.

Mr. Gharbieh stated he had no concerns.

Commissioner Beach asked if they would consider constructing a taller masonry wall to reduce noise as a way to address concerns about noise from the residents.

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Mr. Gharbieh emphasized the importance of purchasing a state-of-the-art system like the Delphi menu board and speaker used by restaurants such as McDonalds and Chick-fil-a. Their boards have volume control on the speakers that projects sound directly at the vehicle.

Chairman Marsh asked if there were any other questions for the applicant, seeing none he asked if there was anyone who wanted to speak in favor or against the request.

James Matthew Danner, 832 Rohan Drive, Richardson, stated he is an owner and one of the HOA Board of Directors for the Townes of Buckingham He said he is in favor of community revitalization; however, his concern is related to the drive-through. The other Haraz locations that were shown were not placed by a residential community and did not have a drive-through. Mr. Danner pointed out the drive-through is next to the wall that separates the properties so noise and exhaust from cars from 7:00 am to 10:00 pm was expected.

Mr. Zaher Elkik, 825 Dartford Drive, Richardson stated his was concern was about the trash, noise, lighting, and car emissions. In addition, there would be traffic issues with cars coming out of the drive-through, wanting to turn left back toward the city with only one shared access crossover.

Chairman Marsh asked Mr. Gharbieh if he would like to speak on the concerns from the neighborhood.

Mr. Gharbieh commented it was unfortunate the previous use fell through because they had put so much money into developing the property with a drive-through. Lighting had been upgraded in the last few years to purposefully keep light from shining into the neighbors' windows; and the menu board speaker will direct its sound to the driver.

Chairman Marsh asked what he thought about the westbound morning traffic.

Mr. Gharbieh stated he does not have any concerns because the drive-through will be a small part of the business for Haraz. There is no median cut at their site, but customers can exit at the shared drive between Braums and Sonic or at Walgreens onto Whitehall Drive.

Chairman Marsh asked if they were allowed to use the crossover access.

Ms. Pollan answered there is shared access between adjacent properties along Centennial Blvd.

Vice Chairman Southard asked if Mr. Gharbieh could estimate the distance from the drive-through lanes south of the building back to the townhomes.

Mr. Gharbieh replied 100 to 200 feet.

Commissioner Bohnsack asked if he could address the residents concern about walkability and pedestrian safety.

Mr. Gharbieh commented he saw few pedestrians on Centennial, and they complied during redevelopment of the property with an access from the sidewalk.

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Vice Chairman Southard asked if there was pedestrian access through the wall behind the building.

Mr. Gharbieh answered no.

Vice Chairman Southard asked if the neighboring businesses have similar walls.

Mr. Gharbieh answered no.

James Matthew Danner came forward and stated that the shared crossover at Braums was not light protected to turn left, but there is a light at Whitehall to turn left or go down to the light at Grove and make a U-turn.

Seeing no more speakers, Chairman Marsh made a motion to close the public hearing. Commissioner Beach seconded the motion and motion passed 7-0.

Commissioner Beach commented they should be given the okay to move forward since the original plan included a drive-through.

Chairman Marsh explained he is sympathetic to the applicant since the laws and ordinances permitted this use when they bought the property and invested in improvements; and although there is a lot of opposition from neighbors, the property has been an award-winning project that has revitalized the area.

Motion: Commissioner Keller made a motion to recommend approval of the request as presented. Commissioner Beach seconded the motion. Motion passed 6-1 (Chairman Marsh opposed).

5. **Zoning File 24-27 Special Permit – 7 Brew Coffee:** Consider and act on a request for approval of a Special Permit for a restaurant with drive-through service, on a 0.62-acre lot currently zoned LR-M(2) Local Retail, located at 1230 E. Belt Line Road, west of Plano Road. Owner: GMC Pursuit JV LLC. *Staff: Derice Peters.*

Amber Pollan stated the request is for approval of a Special Permit for a restaurant with drive-through service currently zoned LR-M(2), located on a 0.62 lot developed with a 3,838 square foot building at 1230 E. Beltline Road. The last tenant was Velvet Snout, a dog daycare and boarding facility, that occupied the building from 2007 until 2020. The site has been vacant since that time. Ms. Pollan advised this project was previously proposed and reviewed by the Commission. The current ownership and tenant, 7 Brew, brought this request to the City Plan Commission and City Council and Ordinance 4445 was approved on January 23, 2023. It rescinded Ordinance 4250 for the dog boarding use and granted approval of a Special Permit for a restaurant with drive-through service for 7 Brew Coffee. The applicant did not acquire a building permit or receive an extension for the Permit within 180 days, therefore the Permit was terminated.

Ms. Pollan stated the site will not have access to the roadway to the north of Beltline Road, but they have a shared access drive between the subject property and surrounding properties. The primary entrance is on the west side of the lot. There is an access on the south side that will be an exit only and signed to ensure all customers are entering the site for stacking and circulation. Ms. Pollan indicated that full stacking is thirteen (13) cars in dual lanes with no menu boards or

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microphone system. Team members will be stationed with handheld devices taking orders and will direct traffic through the drive to ensure proper stacking.

Ms. Pollan explained the business will provide coffee, tea, energy drinks, smoothies and shakes with drive-through service only. There is no indoor customer seating. The hours of operation will be 5:30 am to 10:00 pm, Sunday through Thursday, and 5:30 am to 11:00 pm on Friday and Saturday. A review on peak traffic was done that estimated 8:00-9:00 am as their peak hours and based on their available stacking, order fulfillment times, and peak of 60 arrival trips in the am hours, they could handle all orders without traffic impacting any adjacent properties. As there is no indoor seating, parking requirements are proposed by an alternate plan. 7 Brew indicated 8-10 employees will work per shift, so an alternative parking standard of a minimum of seven (7) spaces is required. Thirteen (13) spaces are being provided on-site.

Ms. Pollan explained that the applicant contacted her prior to the meeting and would not be able to attend the meeting due to illness. He was not able to find anyone to appear on his behalf. Ms. Pollan advised the applicant stated he was agreeable with the CPC making a recommendation in his absence but if there are concerns that cannot be addressed at this time, the Commission can opt to continue the request so the applicant could be present.

Chairman Marsh advised that if the Commission feels inclined to approve the request, they move forward or if further information is needed, the applicant should be granted a chance to speak on his own behalf.

Chairman Marsh opened the hearing and asked if there were any questions for staff.

Commissioner Costantino asked if the plan was identical to the one that was presented in 2023.

Ms. Pollan replied it was the same.

Seeing no more questions, Chairman Marsh made a motion to close the public hearing. Commissioner Beach seconded the motion and motion passed 7-0.

Motion: Chairman Marsh made a motion to recommend approval of the request as presented. Vice Chairman Southard seconded the motion. Motion passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 8:12 p.m.

_____

Bryan Marsh, Chairman

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Agenda Item 2

Master Sign Plan 24-01: Eastside

Master Sign Plan 24-01

Attachments:

1. Zoning/Aerial
2. Staff Report
3. Master Sign Plan (Exhibit “B”)
4. Applicant’s Statement

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Aaron Zilz, AICP - Planner II AZ

DATE: December 3, 2024

RE: **Eastside Master Sign Plan**

REQUEST

Request for approval of a Master Sign Plan for Eastside.

APPLICANT/ PROPERTY OWNER

Applicant: Stewart Korte, Precision Investments, Authorized Agent

Owner: Shops at Eastside LLC, AGF Springcreek Coit II Ltd, and Mid America Apartments.

SUMMARY

Location: Approximately 14.87-acres, located at the southeast corner of N. Central Expressway and E. Campbell Rd

Staff Comments: The purpose of the request is to approve a Master Sign Plan for the Eastside development.

BACKGROUND INFORMATION

On October 14, 2024, the City Council approved an amendment to the Eastside PD to accommodate a Master Sign Plan. The City Council requested this sign plan be reviewed by the City Plan Commission and then presented to the Council for final decision. The existing development contains a mixture of multifamily, retail, restaurant, and office.

APPLICANT'S REQUEST

The proposed Master Sign Plan establishes consistency for the mixed-use development, while allowing flexibility and creativity. The Master Sign Plan identifies three (3) proposed types of signs within the development. These sign types are as follows:

- Monument Sign (Multiple Uses)
- Wall Mounted Electronic Messaging Sign

- Electronic Messaging Pedestrian Directory Sign

The intent of the Master Sign Plan is to provide additional or modified sign types that are not currently allowed in the Code. For each Sign Type, specific signs are described by stating their description, materials, size regulations, and locations (Master Sign Table). Scaled elevations illustrate the context for placement of the signs and locations (Graphic pages), followed by detailed specifications for the sign.

A copy of the applicant's proposed Master Sign Plan is included for your reference.

MOTION

CPC Action: The City Plan Commission will make a recommendation to the City Council. The Commission may approve the request, add or amend provisions, or deny the request.

EASTSIDE
SEC Central Expressway & E. Campbell Road
Richardson, TX 75081

City Presentation
December 3, 2024



Exhibit B

EASTSIDE MASTER SIGN PLAN TABLE

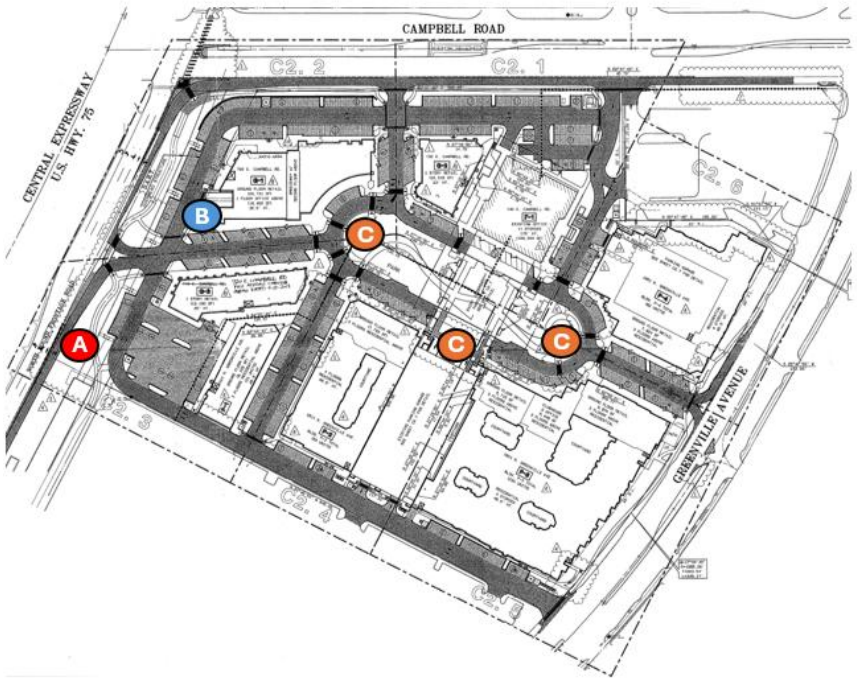
	SIGN TYPE	MAXIMUM SIZE / CONFIGURATION				ILLUMINATION	MATERIALS	DESCRIPTION	PERMIT LOCATION
		Max Height	Max Width	# of Sides	Sign Sq. Ft.				
A	**Monument Sign (Multiple Use)**	17'-5"	12'-6"	1	200 Sq Ft	Internal	Aluminum and Acrylic, placed on concrete base or footings	Monument Sign that provides identification or advertisement of multiple businesses, services, products, persons, organizations, places or buildings related to the development. Front illuminated channel lettering with property name and directional arrow, LED lit aluminum panel, and internally illuminated listings. Mounted on concrete slab	Located within a future easement on DART's ROW along N. Cental Expy
				Max Allowed	Copy Sq. Ft.				
				1	160 Sq Ft				
B	**Attached Electronic Messaging Sign**	8'-5"	16'-3"	# of Sides	Sign Sq. Ft.	Internal	Electronic screen with aluminum (or comprable material) frame	16MM full color electronic messaging display to provide identification or advertisement of a specific business, service, product, activity, organization, place or building related to the Eastside development. Mounted to building tower.	Mounted to building facade on the western elevation of 700 E. Campbell Road
				1	139 Sq Ft				
				Max Allowed	Copy Sq. Ft.				
				1	128 Sq Ft				
C	**Electronic Messaging Pedestrian Directory Sign**	8'-0"	3'-6"	# of Sides	Sign Sq. Ft.	Internal	Electronic screen with aluminum (or comprable material) frame	Outdoor interactive digital touch kiosks with 55" displays for walk up visitors	Located within the central park and outside of the central parking garage
				2	28 Sq Ft				
				Max Allowed	Copy Sq. Ft.				
				3	9 Sq Ft				

Sign Table

Eastside
Richardson, TX

December 3, 2024

Exhibit B





Site Plan

Eastside
Richardson, TX

December 3, 2024

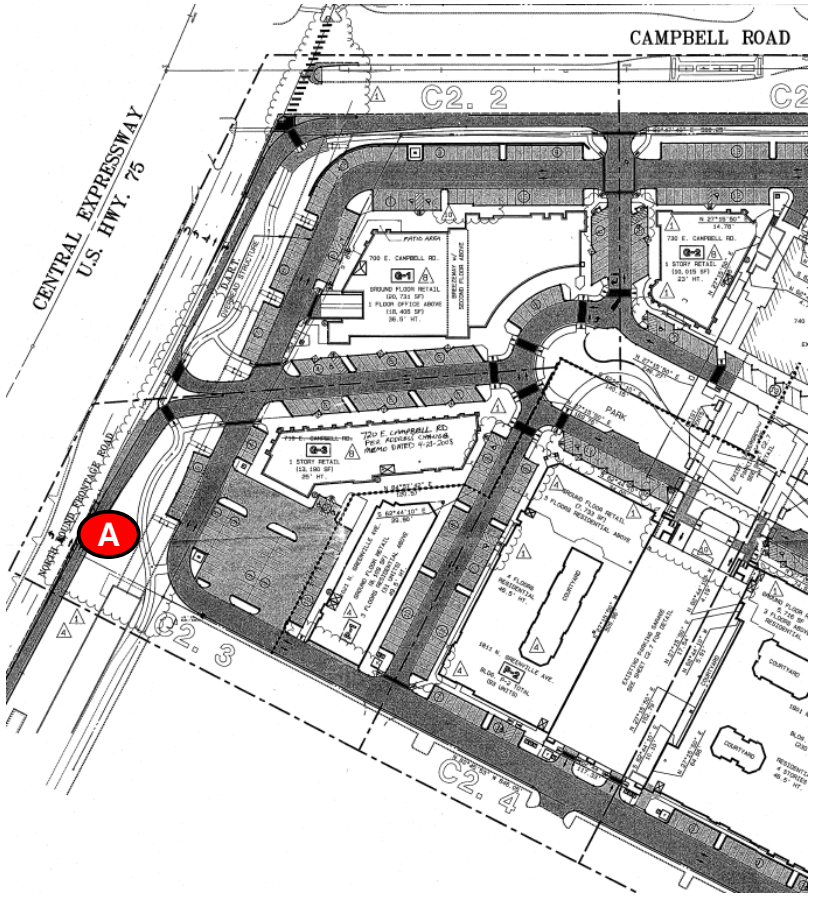
Exhibit B

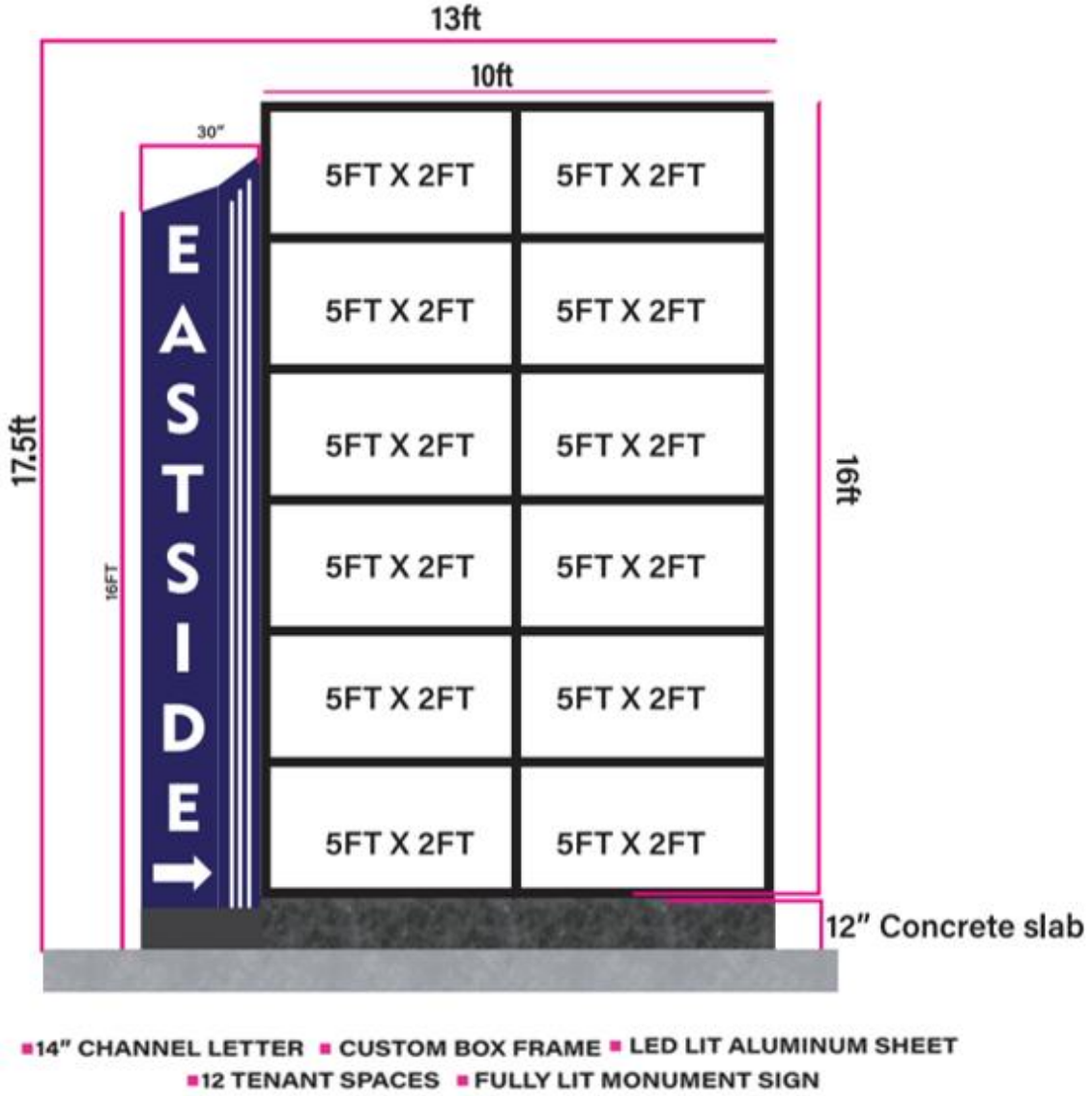
A Monument Sign

Maximum Area: 200 square feet
Copy Area: 160 square feet
Maximum Height: 17’- 6”

Single sided; front illuminated channel lettering with Property name and directional arrow, LED lit aluminum panel, and illuminated tenant listings; mounted on concrete slab

Quantity: 1





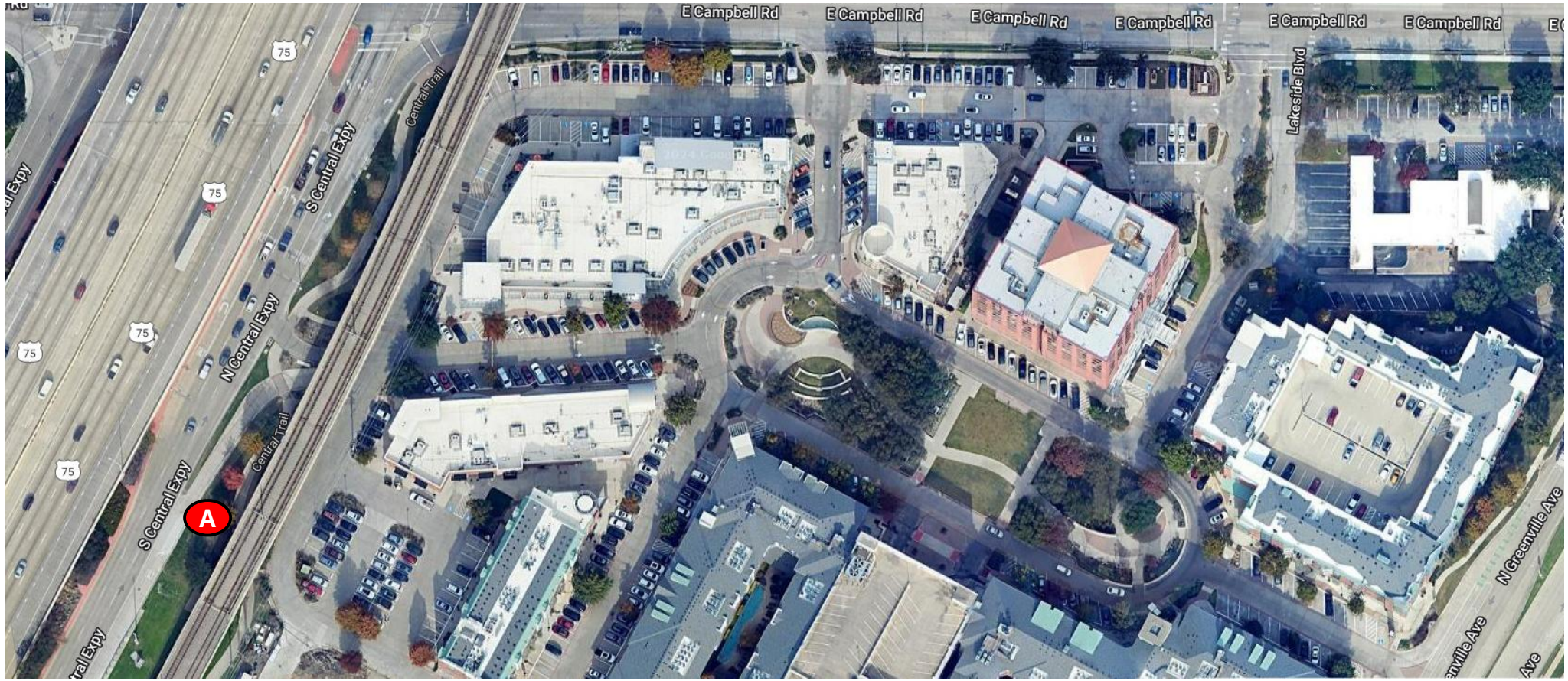
A. Monument Sign

Eastside
Richardson, TX

December 3, 2024

Exhibit B

A Monument Sign



A. Monument Sign

Eastside
Richardson, TX

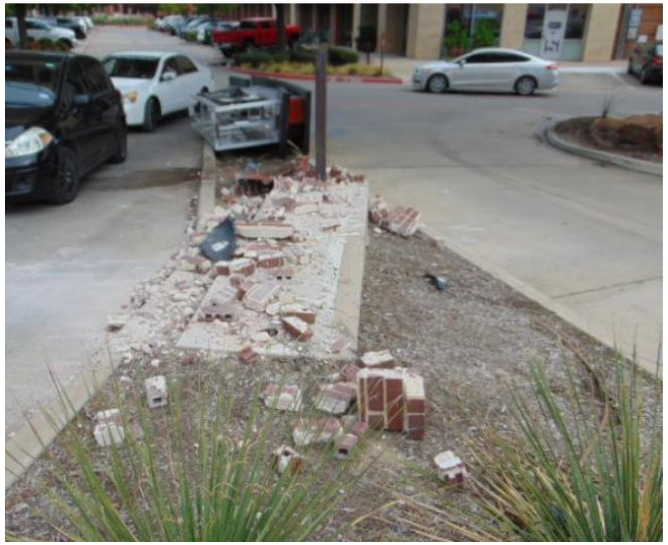
December 3, 2024

Exhibit B

A Monument Sign

- The original monument sign has been hit by vehicles on several occasions
- The original monument sign was located within an On-Premise Monument Sign Easement granted by Dallas Area Rapid Transit (DART). DART has provided preliminary approval to relocate the sign with a new easement.









A. Monument Sign

Eastside
Richardson, TX

December 3, 2024

Exhibit B

Dallas Area Rapid Transit
P.O. Box 660163
Dallas, TX 75266-0163
214-749-3278

March 19, 2023

Via Email: skorte@precisioninvestments.com

Mr. Stewart Korte
Precision Investments
740 E. Campbell Road, Suite 110
Richardson, TX 75081

Subject: Request for an easement on DART owned property on the northbound service road of US 75-Central Expressway, for installation of a monument sign for the shopping center located at 700 E. Campbell Road, Richardson, TX 75081

Dear Mr. Korte:

Dallas Area Rapid Transit (DART) has reviewed your request for an easement on DART property as referenced above and has no objections to the location and dimensions of the proposed monument sign.

Next steps will be for Precision Investments to obtain a survey and appraisal of the area. Once that survey and appraisal are received, reviewed, and approved by the Real Estate Department the process of packaging the request for DART Board of Directors and Federal Transit Administration (FTA) approval can begin. Please be advise this process may take up to twelve to fourteen weeks.

It would be helpful to have approval of your sign from the City of Richardson prior to presenting your request to the DART Board. The appraisal cannot be more than 6 months from when it was taken to be presented to the Board.

We look forward to working with you regarding your request. If you have any questions, please feel free to contact Jim Rohrig, DART's Chief Appraiser at jrohrig@dart.org or 214-749-2770.

Sincerely,

Leticia Delgado

Leticia Delgado, RPA, FMA
Assistant Vice President, Real Estate
Development Department

A. Monument Sign

Eastside
Richardson, TX

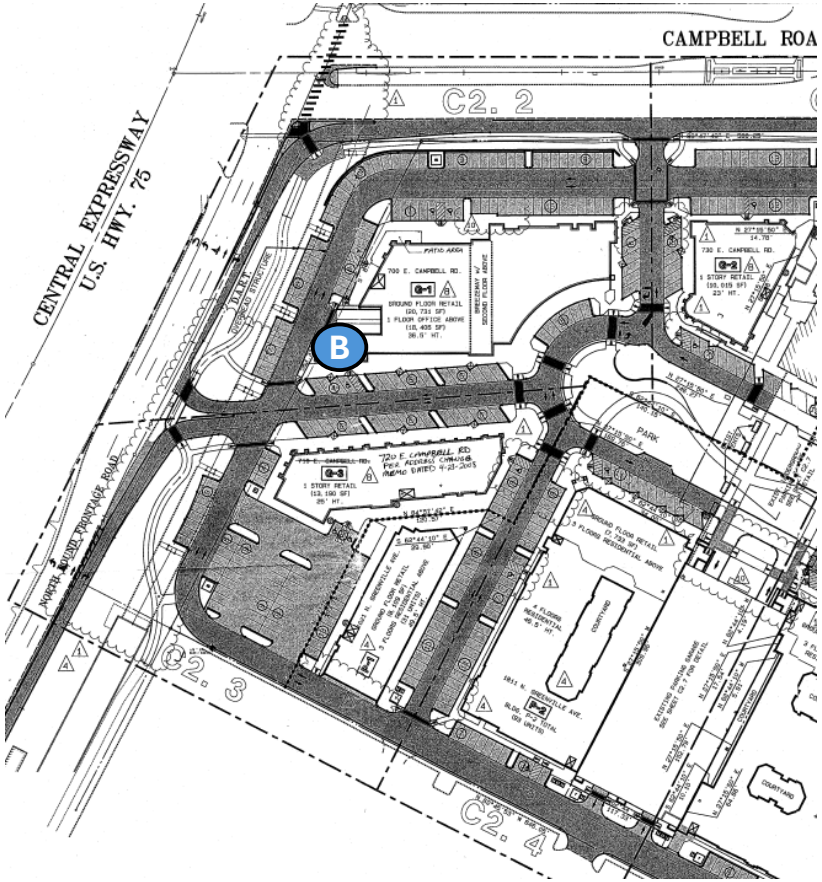
December 3, 2024

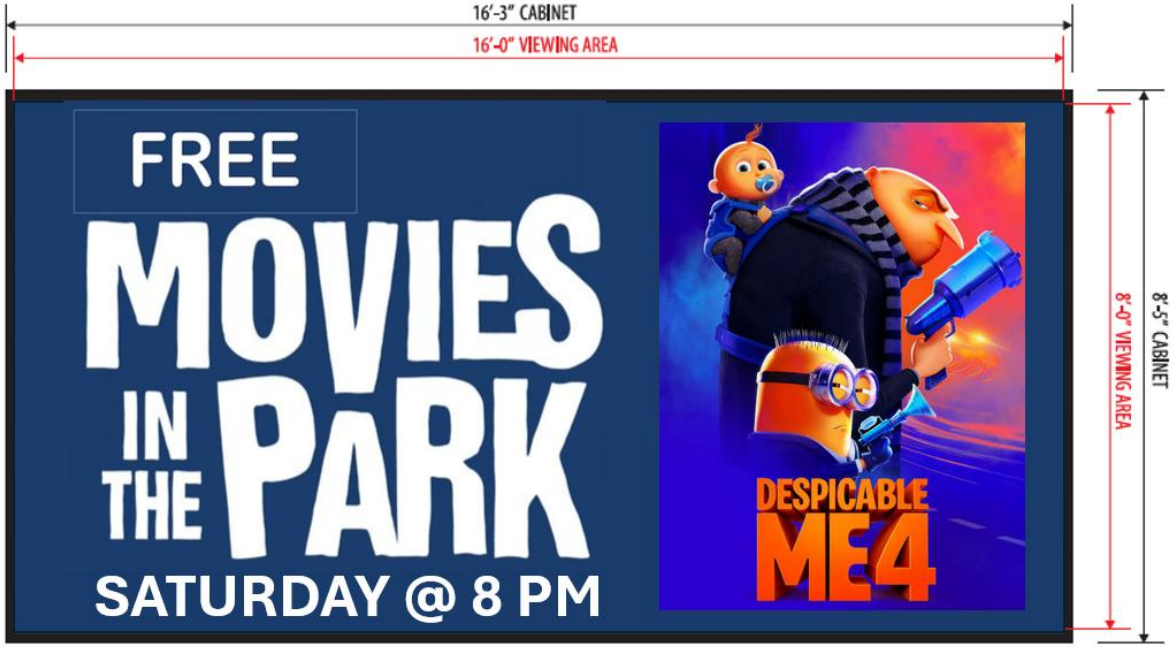
B Attached Electronic Messaging Sign

Maximum Area: 139 square feet
Copy Area: 128 square feet
Maximum Height: 8’-5”

16MM full color single-sided electronic messaging center display mounted on existing building tower

Quantity: 1






EXISTING



B. Electronic Messaging Sign

Eastside
Richardson, TX

December 3, 2024

Exhibit B

B Attached Electronic Messaging Sign

From City of Richardson Ordinance No. 3885
Sec. 18-96. *Sign Types Described*.
(8) ELECTRONIC MESSAGING

Design:

- Moving, flashing, animated, intermittently-lighted, changing color, beacons, revolving, scrolling, dissolving, or similarly constructed signs shall not be allowed.
- Each message shall be displayed for at least 4 minutes and a change of message shall be accomplished within 2 seconds or less.
- Intensity of display brightness will automatically adjust to natural light conditions. Brightness cannot interfere with the vision of traffic on an adjacent road.
- A programmable sign shall be equipped with a properly functioning default mechanism that will cause the sign to revert immediately to a single, fixed, non-transitory image or to a black-screen if the sign malfunctions.
- The illumination intensity of the display of a digital display shall not exceed one foot candle measured at the property line.
- Signs located in a non-residential zoned district must be located a minimum of 150 feet from a residential zoned property.
- May not be used to display commercial messages relating to products/services that are not offered on the premises.

B. Electronic Messaging Sign

Eastside
Richardson, TX

December 3, 2024

B Attached Electronic Messaging Sign

View from Central Expressway



West Elevation

B. Electronic Messaging Sign

Eastside
Richardson, TX

December 3, 2024

Exhibit B

B Attached Electronic Messaging Sign

EXAMPLES

Preston Hollow Village
Class A Mixed-Use Development

NWC US-75 & Walnut Hill Lane
Dallas, TX



Watters Creek Village
Class A Mixed-Use Development

SWC US-75 & Bethany Drive
Allen, TX



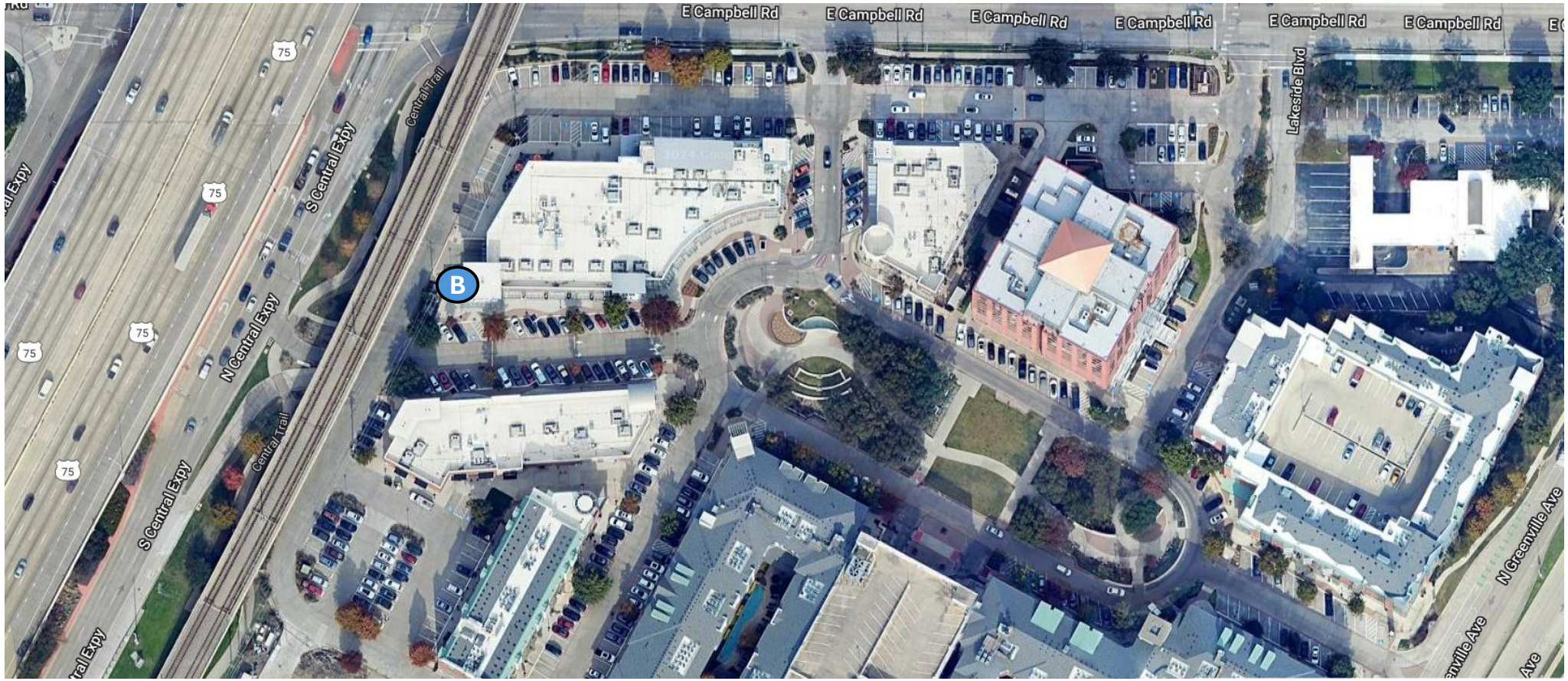
B. Electronic Messaging Sign

Eastside
Richardson, TX

December 3, 2024

Exhibit B

B Attached Electronic Messaging Sign



B. Electronic Messaging Sign

Eastside
Richardson, TX

December 3, 2024

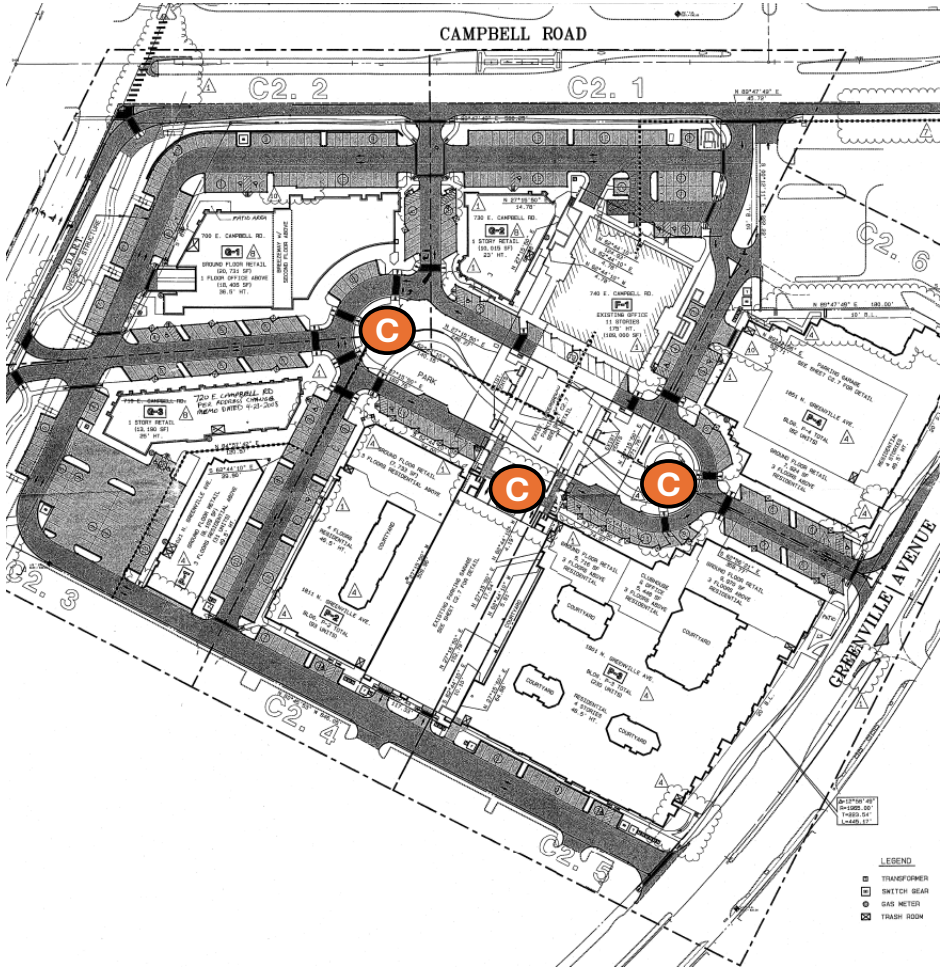
Exhibit B

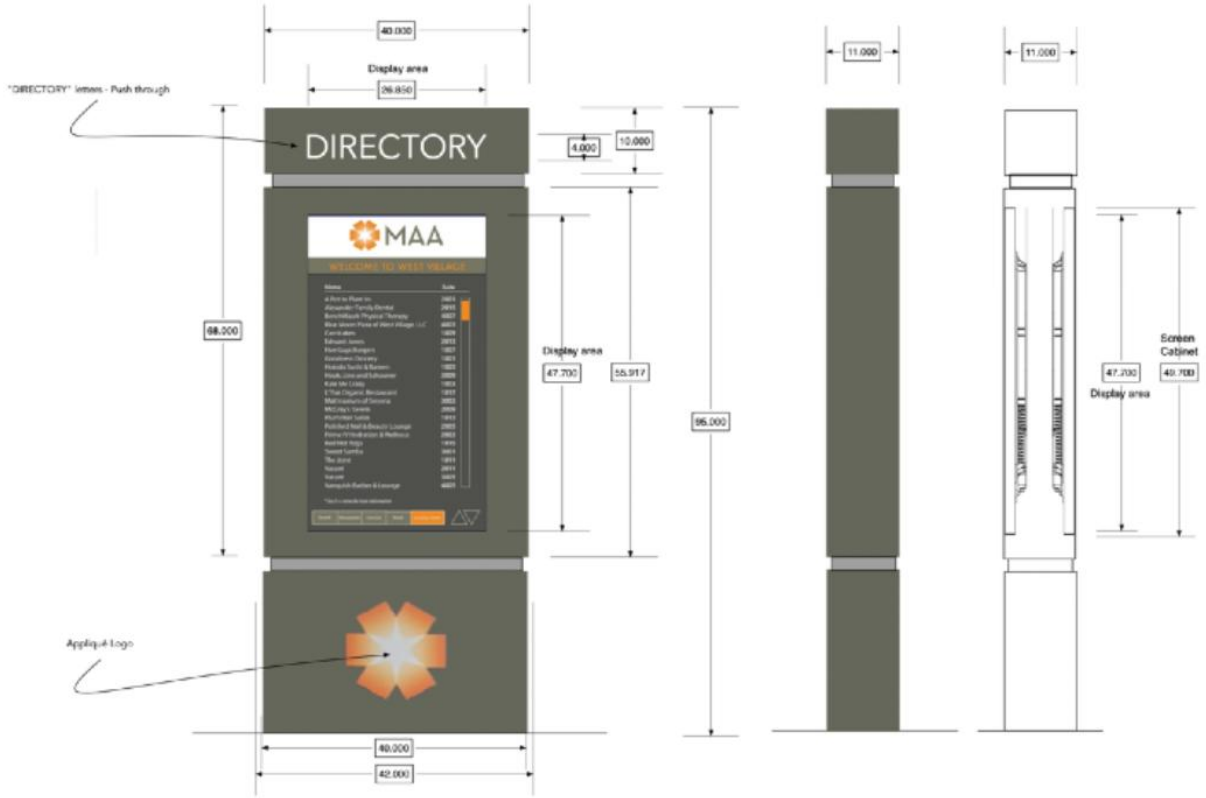
C Electronic Messaging Pedestrian Directory Sign

Maximum Area: 28 square feet
Copy Area: 9 square feet
Maximum Height: 8’- 0”

Double sided; kiosk with digital touch display

Quantity: 3





**Logo subject to change*

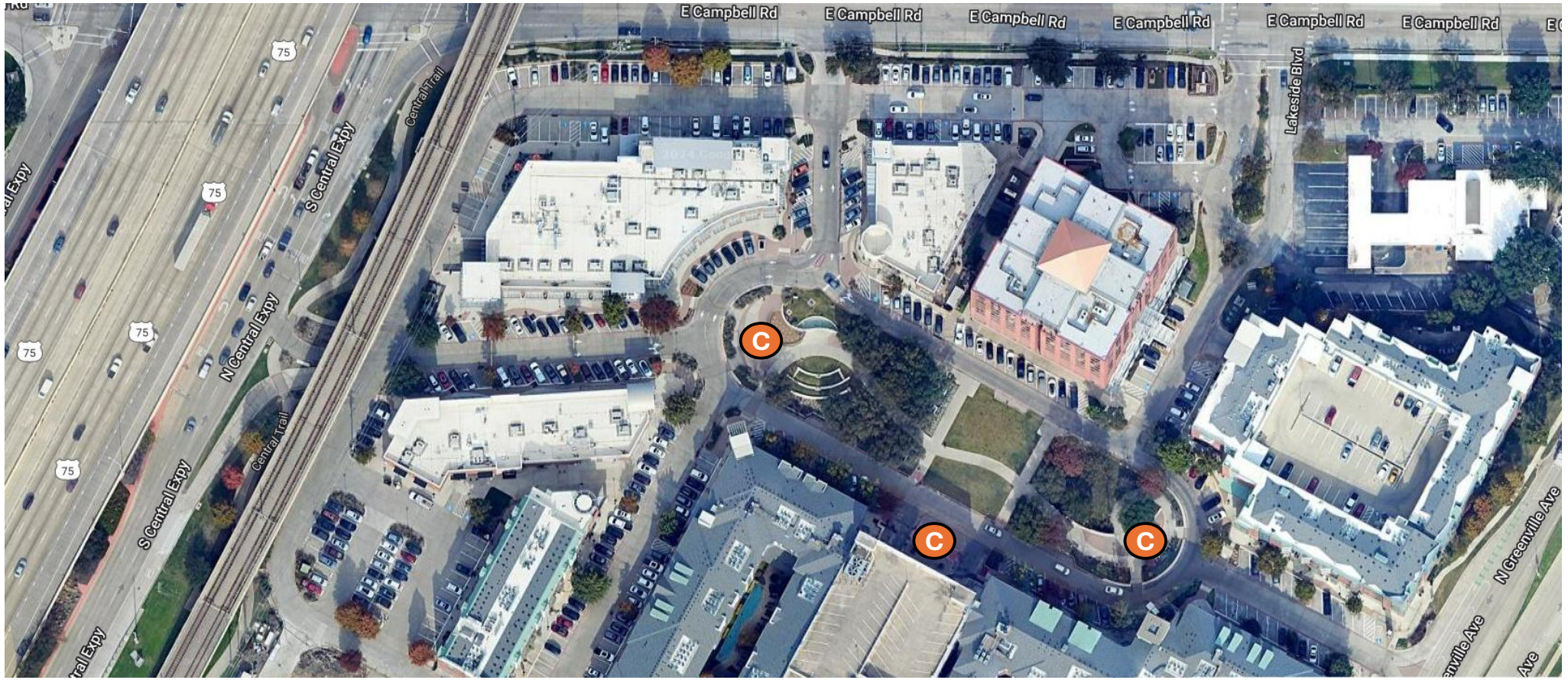
C. Electronic Messaging Pedestrian Directory Sign

Eastside
Richardson, TX

December 3, 2024

Exhibit B

C Electronic Messaging Pedestrian Directory Sign



C. Electronic Messaging Pedestrian Directory Sign

Eastside
Richardson, TX

December 3, 2024

Exhibit B

November 27, 2024

Development Services Department
City of Richardson
2360 Campbell Creek Boulevard
Richardson, TX 75082

Re: Applicant's Statement – Request for approval of a Master Sign Plan for Eastside, located at the southeast corner of Central Expressway and East Campbell Road, Richardson, Texas.

Development Services Department,

Eastside is a vibrant mixed-use development encompassing three multi-tenant retail buildings (Shops at Eastside), a 10-story office tower (Eastside Centre), and 435 apartment units with commercial space on the ground floor (MAA Eastside). In recent years, the retail occupancy within Eastside has declined significantly, with occupancy of Shops at Eastside reaching a low occupancy rate of 50% in 2023.

The primary challenge faced by the property is the lack of visibility and exposure to public streets. Most retail spaces within Eastside are inward-facing (no street frontage), making it difficult for traditional retail tenants (retailers, restaurants, personal services, etc.) to attract customers, especially without an anchor tenant (i.e. grocer) to draw traffic into the property. Additionally, US-75 is a flyover at the Campbell Road intersection, resulting in no exposure to the daily traffic of hundreds of thousands of vehicles.

Since acquiring the Shops at Eastside in October 2023, our team, together with the adjacent property owners, has been diligently working to restore and enhance the property to its former prominence. Within that time, we have successfully increased occupancy of the Shops at Eastside from 50% to 91%. However, to retain tenants and maintain sustainable occupancy for the benefit of the businesses and the local community, further action is needed to address these hardships.

To support the success of businesses and improve the overall development, we request approval for a Master Sign Plan that includes the following signs:

- **Monument Sign**
    - **Purpose:** Eastside has approximately 100,000 square feet of retail space with over 30 tenants, the majority of whom lack visibility or exposure to public streets. The original monument sign was only 60 square feet and has been destroyed by vehicles on multiple occasions. Installing a larger monument sign will allow more tenants to occupy panels on the monument creating exposure to the vehicles traveling on the US-75 service road and relocating the sign to an area where it will not be damaged by vehicles.

- **Attached Electronic Messaging Sign**
    - **Purpose**: To market businesses within Eastside and to promote events being hosted at Eastside with an electronic sign mounted to the exterior façade of 700 E. Campbell that is visible from vehicles driving on US-75.

- **Electronic Messaging Pedestrian Directory Sign**
    - **Purpose**: To guide pedestrians through the Eastside mixed-use development.

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 Manager or designee and are subject to approval of the City Plan Commission. In evaluating a Master Sign Plan, City Plan Commission shall consider the extent to which the application:

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

We (Shops at Eastside, LLC) are joined in this application with the other property owners of the Eastside development, being Post Eastside LTD PS / Post Apartment Homes LP (owner of MAA Eastside) and AGF Springcreek Coit II (owner of Eastside Centre).

We appreciate your consideration of this request.

Sincerely,

Stewart Korte
Authorized Agent of Shops at Eastside LLC
(210) 827-2827
skorte@precisioninvestments.com

Agenda Item 3

Zoning File 24-29: Special Permit
The Pillars Childcare

ZONING FILE 24-29

Attachments:

1. Staff Report
2. Zoning/Aerial Map
3. Concept Plan (Exhibit “B”)
4. Applicant’s Statement
5. Site Photos
6. Notice of Public Hearing
7. Notification List

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Derica Peters, Senior Planner *DP*

DATE: December 3, 2024

RE: **Zoning File 24-29: Special Permit – The Pillars Childcare**

REQUEST

A request for approval of a Special Permit for a childcare center within an existing 13,060 square foot building on a 3.1-acre lot currently zoned PD Planned Development for LR M(2) Local Retail and located at 3501 Murphy Road, south of Renner Road, on the west side of Murphy Road.

APPLICANT/PROPERTY OWNER

Geren Anderson Foundations Operations / Murphy Road-Whistle Stop Station LP

ADJACENT ROADWAYS

E. Renner Road: 6-lane divided arterial, approximately 21,700 vehicles per day on all lanes, eastbound and westbound, west of Murphy Road (2023).

Murphy Road: 6-lane divided arterial, approximately 28,300 vehicles per day on all lanes, northbound and southbound, south of Renner Road (2023).

SURROUNDING LAND USE AND ZONING

North: Single-Family Residential; PD Planned Development
South: Single-Family Residential; PD Planned Development
East: City of Murphy
West: Single-Family Residential; PD Planned Development

FUTURE LAND USE PLAN

Neighborhood Residential
The *Envision Richardson Comprehensive Plan* designates this area as the Neighborhood Residential PlaceType. It is located in areas in the community that are predominantly single-family detached homes. Homes are in subdivisions with all utilities, residential streets, sidewalks, and parks, or may have connections to neighborhood parks. Commercial businesses consisting of small retail, office, and personal service may be located within the neighborhood or around the perimeter of the neighborhood. Homes are typically buffered from non-residential uses via transitional uses or landscaping. Additional housing types

contemplated in this PlaceType include accessory dwelling units, bungalow courts, duplexes, and townhomes.

Future Land Uses of Surrounding Area:

North: Neighborhood Residential
South: Neighborhood Residential
East: City of Murphy
West: Neighborhood Residential

EXISTING ZONING

PD Planned Development per Ordinance No. 2661 and Special Permit No. 3199

TRAFFIC/INFRASTRUCTURE IMPACTS

The proposed request will not have a significant impact on the surrounding roadway system nor impact existing utilities in the area as the use is existing and this Special Permit is covering a change of ownership.

STAFF COMMENTS

Background:
In 1998, Ordinance 3199 was approved for a "childcare center" at the subject site and subject to special conditions that limited operations to the owners of Whistlestop Childcare. This year the operations have changed ownership, and the applicant has committed and signed a 20-year lease and to continue operations of the childcare center.

Request:
The applicant has proposed that the Whistlestop Childcare facility will now operate as The Pillars Christian Learning Center. Per the applicant: "The [Center] is a leading provider of faith-based early childhood education, committed to fostering academic excellence, character building, and spiritual growth in young children. Founded in 2009, The Pillars has grown from its original location in San Antonio to 14 schools across Texas, several of which are located in the DFW area. The Pillars was named the "Best Preschool" in DFW for 2023 and 2024 in the Dallas Morning News Reader's Choice awards and has been named to the Inc. 5000 two years in a row. Beyond its commitment to quality education and childcare, The Pillars is dedicated to making a meaningful impact in its community through various philanthropic programs."

The previous Whistlestop Childcare operations call for a maximum of 235 children. The new operators anticipate that the facility could accommodate a maximum enrollment capacity of 248 students while also meeting minimum standards for State licensing of childcare centers. They have a current enrollment of 147 and expected enrollment of 149. There are approximately 24 teachers on staff.

Site Information
The applicant does not intend to make any site modifications, and interior renovations are limited. The building is approximately 12,556 square feet and includes 9 classrooms. The site meets the minimum requirements for play area and provides a minimum of 30 square feet of indoor play area per child and 80 square feet of outdoor play area per child. The site features three playgrounds designated for different age groups—infants, preschoolers, and school-age children.

Site Access
There is one driveway serving the site from Murphy Road. On-site circulation occurs in a counterclockwise direction with a drop-off area provided on the east side of the building.

Parking
The parking ratio for a childcare center is one (1) space per 300 square feet of building area and the site complies with the Comprehensive Zoning Ordinance parking ratio requirement. The parking lot includes 46 designated parking spaces located on the east side of the property. The drop-off/pick-up lanes provide an additional 10 waiting area spaces, providing ample capacity for families during these peak times.

Fencing and Screening
A 6-foot-tall masonry screening wall separates the subject site from the residential neighborhoods to the north and west. A four-foot-tall chain link fence separates the property from the alley and residential neighborhood to the south. Additionally, trees were planted 15' adjacent to the residential areas along the perimeter of the site at the time of the original site plan approval for Whistlestop in 1999.

Arrival and Dismissal
Drop-off and pick-up peak times are between 7:00 AM and 9:00 AM for arrivals, and 4:00 PM to 5:00 PM for dismissals. The facility will operate three to four buses that provide transportation from local elementary schools, which they explain will streamline transportation operations and minimize traffic impact during peak times.

Correspondence: To date, staff has not received any correspondence regarding this request.

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 special conditions:

1. The use of the property for a childcare center shall be limited to the area of the building located on the Property depicted on the concept plan, attached as Exhibit "B" (the "Concept Plan"), and made a part thereof.

2. A Special Permit shall be granted to allow a childcare center which shall be limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof, and shall be limited to The Pillars. No other person, company, business, or legal entity may operate childcare center on the property other than The Pillars. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

3. A building permit for the property shall be obtained from the City in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.

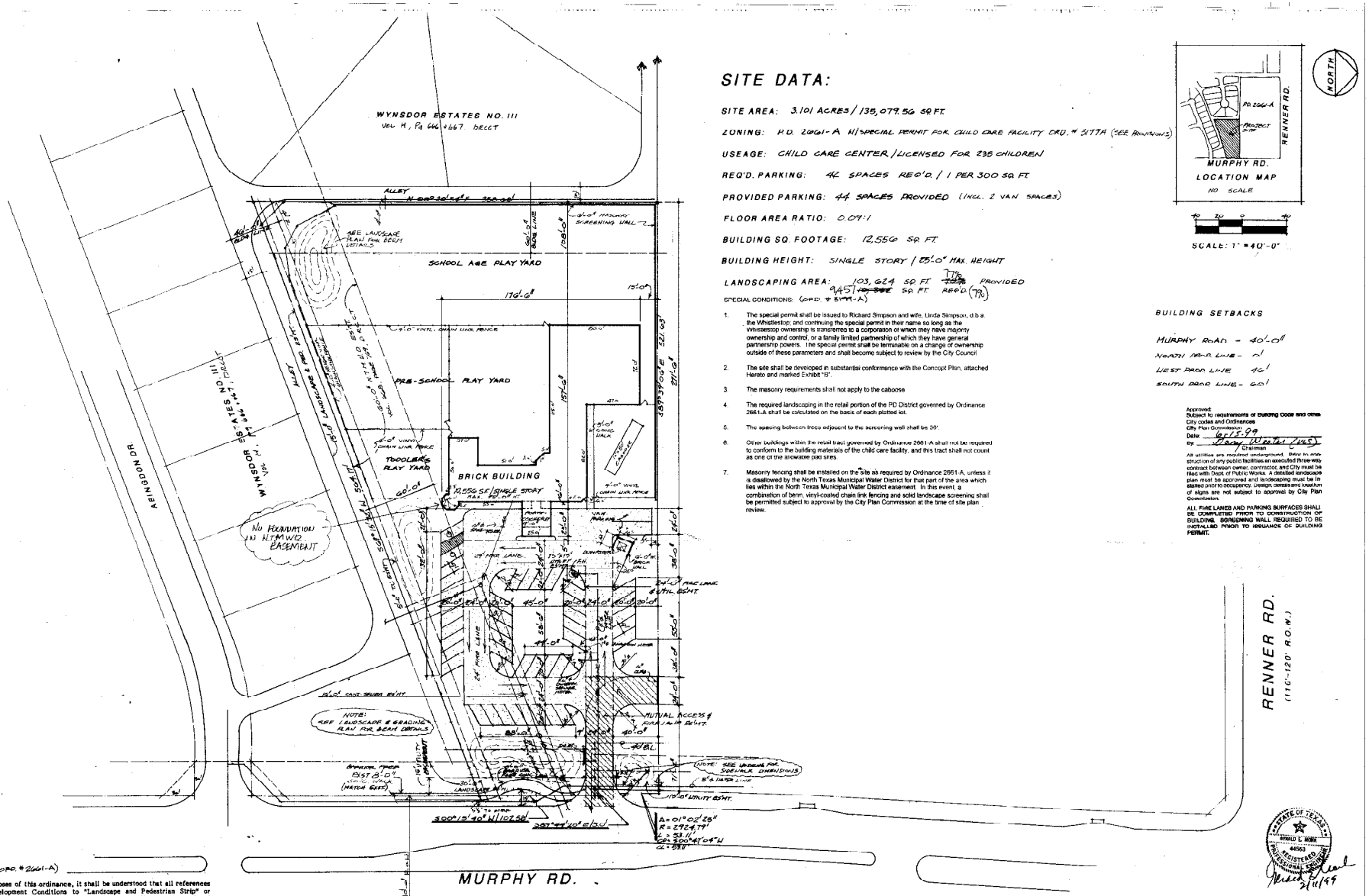
4. The childcare center shall be limited to a maximum enrollment of 248 children.



ZF 24-29 Aerial and Zoning Map
Special Permit
3501 Murphy Road

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.

RICHARDSON TEXAS



SITE DATA:

SITE AREA: 3.101 ACRES / 135,079.56 SQ FT.

ZONING: P.D. 2661-A W/SPECIAL PERMIT FOR CHILD CARE FACILITY ORD. # 21774 (SEE PROVISIONS)

USEAGE: CHILD CARE CENTER / LICENSED FOR 235 CHILDREN

REQ'D. PARKING: 42 SPACES REQ'D. / 1 PER 300 SQ FT.

PROVIDED PARKING: 44 SPACES PROVIDED (INCL. 2 VAN SPACES)

FLOOR AREA RATIO: 0.09:1

BUILDING SQ. FOOTAGE: 12,550 SQ. FT.

BUILDING HEIGHT: SINGLE STORY / 25'-0" MAX. HEIGHT

LANDSCAPING AREA: 103,624 SQ FT 77% PROVIDED
~~123,000~~ 9451 SQ FT REQ'D. (7%)

SPECIAL CONDITIONS: (ORD. # 21774-A)

1. The special permit shall be issued to Richard Simpson and wife, Linda Simpson, d b a the Whistlestop; and continuing the special permit in their name so long as the Whistlestop ownership is transferred to a corporation or when they have majority ownership and control, or a family limited partnership of which they have general partnership powers. The special permit shall be terminable on a change of ownership outside of these parameters and shall become subject to review by the City Council
2. The site shall be developed in substantial conformance with the Concept Plan, attached Hereto and marked Exhibit "B".
3. The masonry requirements shall not apply to the caboose
4. The required landscaping in the retail portion of the PD District governed by Ordinance 2661-A shall be calculated on the basis of each platted lot.
5. The spacing between trees adjacent to the screening wall shall be 30'
6. Other buildings within the retail tract governed by Ordinance 2661-A shall not be required to conform to the building materials of the child care facility, and this tract shall not count as one of the allowable pad sites.
7. Masonry fencing shall be installed on the site as required by Ordinance 2661-A, unless it is disallowed by the North Texas Municipal Water District for that part of the area which lies within the North Texas Municipal Water District easement. In this event, a combination of berm, vinyl-coated chain link fencing and solid landscape screening shall be permitted subject to approval by the City Plan Commission at the time of site plan review.

LOCATION MAP
NO SCALE

NORTH

SCALE: 1" = 40'-0"

BUILDING SETBACKS

MURPHY ROAD - 40'-0"
NORTH PROP. LINE - 0'
WEST PROP LINE - 10'
SOUTH PROP LINE - 60'

Approved:
Subject to requirements of Building Code and other City codes and Ordinances
City Plan Commission
Date: 6/15/99
by: Jerry Whitten (JWS) / Chairman

All utilities are required underground. Prior to construction of any public facilities an executed three way contract between owner, contractor, and City must be filed with Dept. of Public Works. A detailed landscape plan must be approved and landscaping must be installed prior to occupancy. Design, density and location of signs are not subject to approval by City Plan Commission.

ALL FIRE LANES AND PARKING SURFACES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF BUILDING. SCREENING WALL REQUIRED TO BE INSTALLED PRIOR TO ISSUANCE OF BUILDING PERMIT.

SPECIAL PROVISIONS: (ORD. # 2661-A)

Definition: For purposes of this ordinance, it shall be understood that all references in the Planned Development Conditions to "Landscape and Pedestrian Strip" or "Landscape Strip" shall mean an easement within the property line, constructed and maintained by the Owner and/or a Homeowners' Association.

Landscape strip: Along Renner Road and Murphy Road, a 30 foot landscape and pedestrian strip shall be required within the property lines of the tract in addition and adjacent to the standard parkway required as street right-of-way. This landscape strip shall include ornamental trees and shrubs, a five (5) foot meandering sidewalk and berms at a maximum 3:1 slope. The berms and sidewalk shall be designed to meander throughout the parkway so that no visual separation is apparent between the landscape zone and the parkway.

Underground irrigation shall be required and the installation of this system, the landscaping and sidewalk shall be the responsibility of the owner. Maintenance of the landscaping shall be the responsibility of the abutting property owner.

Exterior lighting: Exterior lighting fixtures, whether attached to the buildings or free-standing, shall be of harmonious design on each site for single or multiple buildings of common ownership. All lighting fixtures shall be of a downlight or indirect reflector type so as to minimize glare. If rear yard security lights are mounted over 10 feet above grade, they shall be placed along the rear property line and directed away from any adjacent residential use. A lighting plan, showing fixtures and lighting levels, shall be submitted to the City Plan Commission for its approval at the time of site plan review.

Landscape treatment along screening wall: A mixture of fast- and slow-growing trees (minimum 1 inch caliper) shall be planted 15 feet on center along the six (6) foot masonry screening wall required between the retail area and the adjacent residential districts. These landscape elements shall be shown on the landscape plan which will be reviewed by the City Plan Commission at the time of site plan approval, unless screening is proposed in accordance with subsection 7 below.

Landscape strip: In lieu of a masonry screening wall along the southern property line of Tract 1 adjacent to Tract 4, as an alternative there may be a 30 foot landscape and pedestrian strip 15 feet wide on Tract 1 and 15 feet wide on Tract 4b. This strip shall include ornamental trees and shrubs, a five (5) foot meandering sidewalk and berms at a maximum 3:1 slope. Where the property line between Tracts 1 and 4 is not along or adjacent to the NTMWD water line easement, required screening shall consist of a six (6) foot masonry wall, constructed on the property line.

All other regulations relative to development of these tracts not specifically addressed herein shall be in accordance with the provisions of the LR-M(2) Local Retail District.

GENERAL NOTES:

- NO PARKING LOT LIGHTS, LIGHTS TO BE LOCATED IN BLDG SCHEME
- PROVIDE SCREEN WALL BRICK SAMPLE FOR C.P.C. APPROVAL
- CONTRACTOR TO VERIFY ALL UTILITIES BEFORE CONST.

STATE OF TEXAS — DONALD E. MORK — 64563 — REGISTERED PROFESSIONAL ENGINEER — 5/11/99

SITE PLAN

850 MURPHY RD. - RICHARDSON, TEXAS - 75083
LOT: BLOCK:

OWNERS:
RUSTY SIMPSON / MIKE FOSTER
1960 ARAPAHO RD. - GARLAND, TEXAS 75044
972-414-4471

DESIGNED BY:
ELITE DESIGN GROUP
12910 PANDORA DRIVE - SUITE 107
DALLAS, TEXAS 75234
972-414-6725
CONTACT: CHARLIE SHEARER

REVISIONS:
~~2-5-99~~
2-25-99

WHISTLE STOP STATION PRIVATE SCHOOL
3501 MURPHY ROAD
RICHARDSON, TEXAS
LOT: BLOCK: SUBDIVISION:

ELITE DESIGN GROUP

DALLAS, TEXAS
972-414-6725

DATE: 1-25-99
DRAWN BY: C.S.
PROJECT: #2001-99
SHEET: C1.0

EXHIBIT "B"

Applicant's Statement

3501 Murphy Road, Richardson, TX 75082

The applicant proposes to use the subject site at 3501 Murphy Road as a childcare center. The applicant committed and signed a 20-year lease on September 6, 2024, with Essential Properties, LLC. The applicant requests to maintain the zoning that permits the continued operation of the childcare center as was established by the previous owners' permit. The facility will accommodate a maximum enrollment capacity of 248 students and will have approximately 24 teachers on staff.

The Pillars Christian Learning Centers is a leading provider of faith-based early childhood education, committed to fostering academic excellence, character building, and spiritual growth in young children. Founded in 2009, The Pillars has grown from its original location in San Antonio to 14 schools across Texas, several of which are located in the DFW area. The Pillars was named the "Best Preschool" in DFW for 2023 and 2024 in the Dallas Morning News Reader's Choice awards and has been named to the Inc. 5000 two years in a row. Beyond its commitment to quality education and childcare, The Pillars is dedicated to making a meaningful impact in its community through various philanthropic programs.

The Murphy Road site includes three playgrounds designated for different age groups—infants, preschoolers, and school-age children—ensuring a safe and age-appropriate outdoor space. The total outdoor play area is designed to meet the needs of the children while maintaining a secure environment.

Drop-off and pick-up peak times are between 7:00 AM and 9:00 AM for arrivals, and 4:00 PM to 5:00 PM for dismissals. The parking lot includes 46 designated parking spaces and an additional 10 waiting area spaces, providing ample capacity for families during these peak times. Even at full enrollment, the available parking spaces will allow for efficient and safe drop-off and pick-up processes.

The facility operates four buses, of which three are currently in use, providing transportation services to six local elementary schools. This allows for a streamlined and organized transportation plan, further minimizing traffic impact during peak times.

We are committed to providing high-quality education and care, ensuring a safe and welcoming environment for all students. With this proposal, we aim to foster a positive learning environment in the Richardson community while meeting the needs of local families.

SITE PHOTOS ZF 24-29



1. Looking West.



2. Looking Northeast Behind Property.

SITE PHOTOS ZF 24-29



3. Looking Southwest.



4. Parking Lot.

Notice of Public Hearing
City Plan Commission

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

SPECIAL PERMIT

File No.:	**ZF 24-29 The Pillars Childcare**
Applicant:	Geren Anderson, Foundation Operations (The Pillars Christian Learning Center)
Location:	(See map on reverse side)
Request:	Consider and act on a request for approval of a Special Permit for a childcare center within an existing 13,060 square foot building on a 3.1-acre lot currently zoned PD Planned Development for LR M(2) Local Retail and located at 3501 Murphy Road, south of Renner Road, on the west side of Murphy Road. Owner: Murphy Road-Whistle Stop Station LP. Staff: Derica Peters.

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

TUESDAY, DECEMBER 3, 2024
7:00 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

This notice has been sent to all owners of real property affected by the zoning request and those who are within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting in person will be allocated a maximum of 3 minutes to address the City Plan Commission to express whether they are in favor or oppose the request.

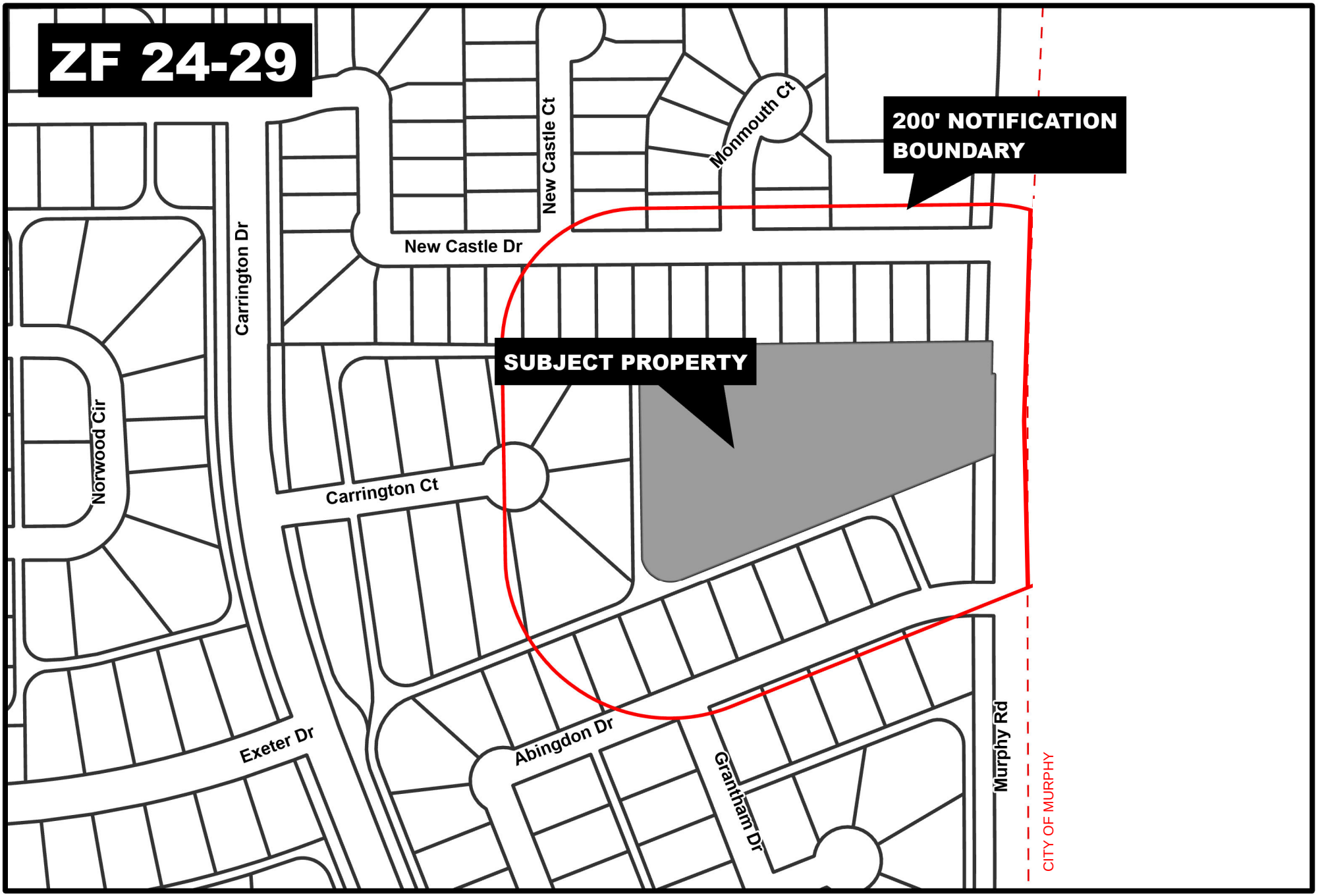
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public Comment Card at https://www.cor.net/PublicCommentForm.

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: cor.net/cpc.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 24-29.

Date Posted and Mailed: November 22, 2024



ZF 24-29 Aerial and Zoning Map
3501 Murphy Road
Special Permit

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.

RICHARDSON TEXAS

WYNDSOR HOMEOWNERS ASSOC INC
C/O PRINCIPAL MGMT GROUP
PO BOX 650255
DALLAS, TX 752650255

ELROD BJ
5709 CARRINGTON CT
RICHARDSON, TX 750824091

MCELVY GREGORY J & BRENDA A
5711 CARRINGTON CT
RICHARDSON, TX 750824091

STEPP JOSHUA & CHONA
5712 CARRINGTON CT
RICHARDSON, TX 750824090

EDWARDS LISA T
5710 CARRINGTON CT
RICHARDSON, TX 750824090

WOODBECK MARISSA
5708 CARRINGTON CT
RICHARDSON, TX 750824090

GOMEZ ADRIAN A & RICCI R
5811 ABINGDON DR
RICHARDSON, TX 750824084

WILLIAMSON CHRISTOPHER B
5809 ABINGDON DR
RICHARDSON, TX 750824084

GONZALEZ JAIMIE L & OSCAR D
5807 ABINGDON DR
RICHARDSON, TX 750824084

JOHNSON DARIN & DAWN
5805 ABINGDON DR
RICHARDSON, TX 750824084

CAMPBELL BRIAN L & VALERIE T
5803 ABINGDON DR
RICHARDSON, TX 750824084

FRUHLING DIRK A
5801 ABINGDON DR
RICHARDSON, TX 750824084

HAMPTON MARSHA G
5709 ABINGDON DR
RICHARDSON, TX 750824083

TERNET TY & MELISSA
5707 ABINGDON DR
RICHARDSON, TX 750824083

HODGES MICHELLE P
5705 ABINGDON DR
RICHARDSON, TX 750824083

RODGERS KEITH & SHENITA L
5810 ABINGDON DR
RICHARDSON, TX 750824082

LAM HIEU & LIEN
5808 ABINGDON DR
RICHARDSON, TX 750824082

LE FAMILY TRUST
5806 ABINGDON DR
RICHARDSON, TX 750824082

BINGHAM-CASE CATHEY L
5804 ABINGDON DR
RICHARDSON, TX 750824082

WAERNLUND MIKAEL & KERSTIN
5802 ABINGDON DR
RICHARDSON, TX 750824082

MURPHY ROAD-WHISTLE STOP STATI
3501 MURPHY RD
RICHARDSON, TX 750825212

NGUYEN KHOA V &
ANH D VU
5840 NEW CASTLE DR
RICHARDSON, TX 750824136

SHAH LATA S & SANJEEV R
3500 NEW CASTLE CT
RICHARDSON, TX 750824139

RAHAMAN MUJEEB UR & SHEREEN FA
413 CONIFER LN
ALLEN, TX 75013

DAS PARTHA S & SWAGATA DATTA
8104 BARRYMOORE LN
PLANO, TX 75025

NAVARRETE EDUARDO & GRACIELA
5836 NEW CASTLE DR
RICHARDSON, TX 750824136

TRAN DU &
MINH TRAN DUY QUACH
5832 NEW CASTLE DR
RICHARDSON, TX 750824136

NGUYEN JOE
5828 NEW CASTLE DR
RICHARDSON, TX 750824136

NGUYEN QUYEN
5824 NEW CASTLE DR
RICHARDSON, TX 750824136

KUMAR AMIT & BABITA
5820 NEW CASTLE DR
RICHARDSON, TX 750824136

VELTE NANCY
5816 NEW CASTLE DR
RICHARDSON, TX 750824136

DASH DEBABRATA & SAISRI DAS
1718 GRAND CANYON WAY
ALLEN, TX 75002

NGUYEN THACH V & LOAN T PHAM
5808 NEW CASTLE DR
RICHARDSON, TX 750824136

EL MARKHI MUSTAPHA & ZOHRA O
5804 NEW CASTLE DR
RICHARDSON, TX 750824136

KERCHER COURTNEY &
CHRISTIAN CANO
5800 NEW CASTLE DR
RICHARDSON, TX 750824136

CAPUTO MARK J &
CRYSTAL M CAPUTO
5756 NEW CASTLE DR
RICHARDSON, TX 750824135

LAUREL MARIES G
5752 NEW CASTLE DR
RICHARDSON, TX 750824135

WYNDSOR COURT OF RICHARDSON HO
207 E OHIO ST # 355
CHICAGO, IL 60611

WYNDSOR COURT OF RICHARDSON HO
207 E OHIO ST # 355
CHICAGO, IL 60611

WYNDSOR COURT OF RICHARDSON HO
207 E OHIO ST # 355
CHICAGO, IL 60611

GEREN ANDERSON
300 3 SONTERRA BLVD, STE 1250
SAN ANTONIO, TX 78258

ZF 24-29

Agenda Item 4

Zoning File 24-28: PD Planned Development
Duck Creek Townhomes

ZONING FILE 24-28

Attachments:

1. Staff Report
2. Zoning/Aerial Map
3. Concept Plan (Exhibit “B”)
4. Architectural Character Rendering (Exhibit “C”)
5. PD Planned Development Standards (Exhibit “D”)
6. Applicant’s Statement
7. Site Photos
8. Notice of Public Hearing
9. Notification List
10. Correspondence

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Derica Peters, Senior Planner *DP*

DATE: December 3, 2024

RE: **Zoning File 24-28: Duck Creek Villas Townhomes**

REQUEST

A request to rezone approximately 3-acres located west of N. Jupiter Road, north of E. Belt Line Road, from LR-M(2) Local Retail to PD Planned Development to accommodate a 36-unit townhome development. Owner: James Chen, JC Mayfair, Inc.

APPLICANT/PROPERTY OWNER

Kiew Kam, Triangle Engineering/ James Chen, JC Mayfair, Inc

ADJACENT ROADWAYS

S. Jupiter Road: 6-lane divided arterial, approximately 34,3000 vehicles per day on all lanes, northbound and southbound, north of Belt Line Road (2023).

E. Belt Line Road: 6-lane divided arterial, approximately 31,800 vehicles per day on all lanes, eastbound and westbound, west of Jupiter Road (2023).

SURROUNDING LAND USE AND ZONING

North: Single-Family Residential; R-1500-M Residential
South: Restaurant and Retail, LR-M (2) Local Retail
East: City of Garland
West: Multi-Family; A-950-M Apartment

FUTURE LAND USE PLAN

Neighborhood Mixed Use
The Future Land Use Plan of the recently adopted *Envision Richardson Comprehensive Plan* designates the subject site as Neighborhood Mixed Use. This PlaceType offers the ability to live, work, and play in one geographically compact area with multiple uses organized around nodes of activity. Buildings are typically built to the sidewalk and located on internal local streets to create a pedestrian-oriented environment. They can be two to five stories with residences or offices located above street level storefronts. This PlaceType includes a space

for recreation and gathering. The design and scale of development in Neighborhood Mixed-Use encourages active living through a comprehensive network of walkable, complete streets.

The Neighborhood Mixed Use PlaceType envisions mixed-use buildings, multi-family, and single-family attached as the primary uses in the area with secondary uses including hotels, office, retail/restaurant, entertainment, recreation, open space, public and institutional facilities, and utilities.

The Comprehensive Plan also incorporates the community's desire to encourage a wider range of housing options, often described as "Missing Middle Housing." Additional housing types contemplated in the Neighborhood Mixed-Use PlaceType include fourplex, multiplex, live-work and townhomes.

Future Land Uses of Surrounding Area:
North: Neighborhood Residential
South: Neighborhood Mixed-Use
East: City of Garland
West: Neighborhood Mixed-Use

EXISTING ZONING

LR-M (2) Local Retail

TRAFFIC/INFRASTRUCTURE IMPACTS

A traffic impact analysis (TIA) was provided that evaluated the anticipated traffic-related impact. The analysis demonstrated limited traffic generated by the proposed development, stating fifteen (15) peak hour trips were generated during the AM peak hour, and nineteen (19) peak hour trips were generated during the PM peak hour.

To accommodate development for eastbound traffic, the existing median will be modified on Belt Line Road. The median opening will be adjusted to align with the existing driveway located on the north side of Belt Line Road. Also, the existing driveway on Belt Line Road will be modified with wider turn lanes and to be divided by a median in the center to separate incoming and outgoing traffic.

STAFF COMMENTS

Background:
The subject site is a 3-acre undeveloped parcel located northeast of the intersection of Jupiter Road and Beltline Road. The property is behind a retail center with restaurants and CVS, and adjacent to the Millwood Creek condominium development. The northeast property line is adjacent to the Duck Creek open space and trail corridor.

Request
The applicant is seeking approval of a PD Planned Development District under the RA-1100-M Residential Attached (Townhome) District of the City's Comprehensive Zoning Ordinance with modified development regulations.

The proposed development (Exhibit "B") includes a total of nine (9) buildings with a total of 36 townhome units. The applicant has provided images of the representative townhome product, as shown on Exhibit "C" that depict three-story townhomes, not to exceed forty-five (45) feet with a tri-partite architectural design and a façade consisting of a mix of masonry and stone, pitched roofs and balconies. The townhomes will have a minimum dwelling unit size of 1,900 square feet.

Proposed Development Standard Modifications
The table below summarizes the City's standard townhome requirements in the RA-1100-M Residential Attached (Townhome) district and the proposed requirements in the Planned Development for this project. The complete list of proposed development regulations is located in attached Exhibit "D". Proposed development standards not listed below are consistent with the RA-1100-M Residential Attached (Townhome) District:

	RA-1100-M Residential Attached (Townhome) Zoning Requirements	**Proposed Planned Development Requirements**
Minimum Unit Size	1,300 square feet	1,900 square feet
Building Height	2 stories (40 feet)	3 stories (45 feet)
Minimum Lot Area	1,750 square feet	1,200 square feet
Maximum Building Size	Six (6) units per building	Six (6) units per building
Lot Width	25 feet	25 feet
Minimum Lot Depth	70 feet	45 feet
Maximum Lot Coverage	75%	75%
Minimum Front Setback	10 feet	10 feet
Minimum Side Setback	10 feet	3 feet
Parking	2 off-street parking spaces per unit plus .5 guest parking spaces per unit	2 off-street parking spaces per unit plus .5 guest parking spaces per unit

Site Access
Access to the site is provided from an existing access easement which is considered a private street that serves the Millwood Creek condo development. The existing driveway on Belt Line Road will be widened for additional turning room and a median divider for incoming and outgoing traffic. There will be a driveway at the southwest of the subject property which will not be restricted, however, at the request of the adjacent homeowner's association for the Millwood Creek Condos, vehicular access into the condo development from this access easement will be restricted by a vehicular gate with limited access for HOA residents. A secondary access point restricted to emergency access only is located at the northwest corner of the site and will be equipped with a

Knox box. The proposed emergency access provides direct access to a private street to the northwest. The site has a small area of frontage on Jupiter Road, but access is limited due to the location of utilities and the Duck Creek floodway area. A minimum 4-foot wide sidewalk is provided along the front of the buildings and the sidewalk should also connect to Jupiter Road to provide access to the Duck Creek Trail on the north side of the Creek.

Landscape and Buffers

The landscape buffer width along the western and northwestern portion of the property line is proposed to be fifteen (15) feet. All perimeter landscape buffers and common area open space lots that are eight and one half (8'-6") or greater shall have one (1) canopy tree (3-inch caliper minimum) planted every fifty (50) feet on center. A 5-foot landscape buffer shall be required at the front of each townhome lot with one ornamental tree planted at thirty (30) feet on center and one ornamental size tree.

Parking

Each unit supports two (2) parking spaces within an enclosed garage and nineteen (19) visitor parking spaces provided throughout the subject site which meets the minimum requirement for 0.5 guest spaces per unit.

Homeowners Association

A Homeowners Association (HOA) will be established in accordance with Article III of the city's Subdivision Regulations to maintain all the following proposed improvements:

- Private streets and private alleys
- Visitor parking spaces which will be privately held,
- All infrastructure systems,
- Open space lots,
- New 6-foot tall wooden screening fence along retail development to the south,
- New 6-foot tall ornamental fence along the private street to the west;
- Entry features,
- The emergency access gate, and
- Building exteriors and front yards of all dwelling units.

Correspondence: To date, staff has received one (1) letter in support of the request from the Millwood Condos Homeowner's Association.

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 special conditions:

1. The subject property shall be zoned PD Planned Development District for the RA-1100-M Residential Attached (Townhome) District and developed in accordance

with the Concept Plan (Exhibit “B) for 36 townhome units, Building Elevations (Exhibit “C”), and the attached development regulations (Exhibit “D”).

2. **Restricted Entry**: The subdivision shall include a restricted (gated) entry with vehicle turn-around located along the existing shared private drive per the Concept Plan, which limits entry to residents, guests of the Millwood Creek Homeowners Association, utility and city maintenance vehicles, and emergency vehicles.



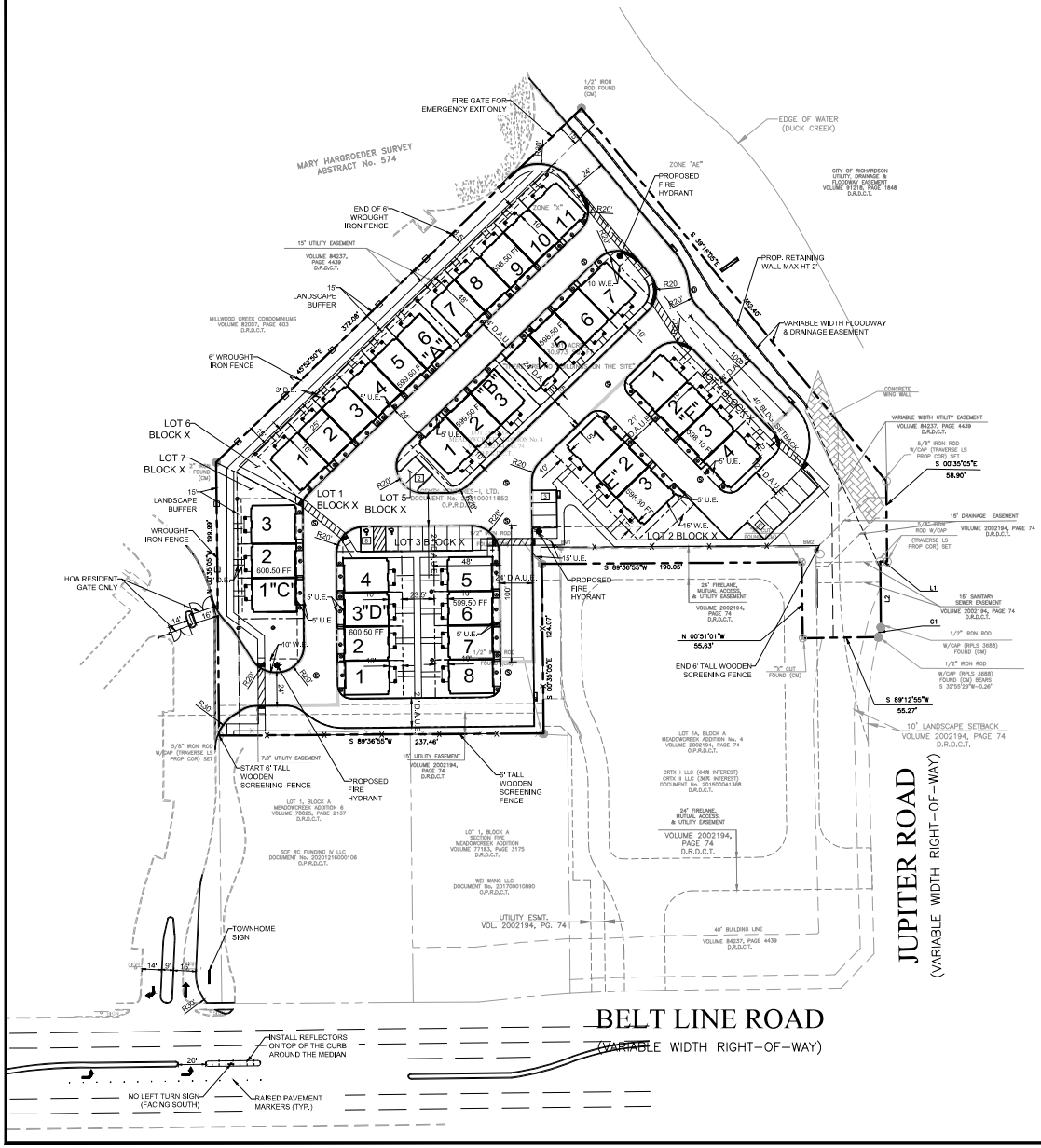
ZF 24-28 Aerial and Zoning Map

PD Planned Development

Duck Creek Villas

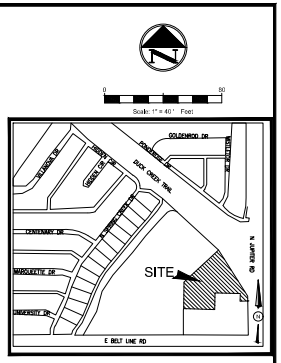
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

RICHARDSON TEXAS



SITE DATA SUMMARY TABLE	
SITE AREA	3.006 AC (130,973 S.F.)
CURRENT ZONING	LRM-2
PROPOSED ZONING	PD
BASE ZONING	TOWNHOMES /RA-1100-M
NUMBER OF UNITS	36
LOT SIZE	1,200 S.F. - 1,584 S.F.
UNIT SIZE	1,945 S.F. - 2,192 S.F.
IMPERVIOUS AREA	92,777 S.F. (70.84 %)
PERVIOUS AREA	38,196 S.F. (29.16 %)
OPEN SPACE PROVIDED	83,826 S.F. (64.00%)
GARAGE PARKING SPACE REQUIRED PER UNIT	2
TOTAL GARAGE PARKING SPACE PROVIDED	74
GUEST PARKING SPACE REQUIRED (0.5 PER UNIT)	18
GUEST PARKING SPACE PROVIDED	19 (INCLUDING 2 ADA)

ORDINANCE CONDITION	
MIN. UNIT SIZE	SEE LOT/BUILDING LISTING
MAX. BUILDING HEIGHT	3 STORIES OR 35'-4" FEET
MIN. LOT AREA	1,200 SF
MIN. LOT WIDTH	25 FEET
MAX. LOT COVERAGE	65.08%
MIN. SETBACK FROM OPEN SPACE	0 FEET
MIN. SIDE YARD ADJACENT TO FIRE LANE	5 FEET
MIN. SETBACK FROM ACCESS/FIRE LANE	5 FEET
MIN. BUILDING SEPARATION	10 FEET
MIN. VISITOR PARKING	0.5/UNIT



VICINITY MAP
N.T.S.

COMMON LOTS AREA	
LOT 1, BLOCK X	39,807 SQ.FT.
LOT 2, BLOCK X	25,943 SQ.FT.
LOT 3, BLOCK X	4,525 SQ.FT.
LOT 4, BLOCK X	936 SQ.FT.
LOT 5, BLOCK X	2,834 SQ.FT.
LOT 6, BLOCK X	6,119 SQ.FT.
LOT 7, BLOCK X	3,662 SQ.FT.

LOT AND BUILDING LISTING							
LOT	BLOCK	LOT SIZE (APPROX. SF)	UNIT SIZE (APPROX. SF)	STORIES	HEIGHT	FOOTPRINT (SF)	LOT COVERAGE
1	A	1,581	2,192	3	39'-4"	878	55.53%
2-5 & 8-10	A	1,200	1,945	3	39'-4"	778	64.83%
6 & 7	A	1,440	1,945	3	39'-4"	778	54.03%
11	A	1,541	2,192	3	39'-4"	878	56.98%
1	B	1,575	2,192	3	39'-4"	878	55.75%
2, 5 & 6	B	1,200	1,945	3	39'-4"	778	64.83%
3 & 4	B	1,440	1,945	3	39'-4"	778	54.03%
7	B	1,575	2,192	3	39'-4"	878	55.75%
1	C	1,440	1,945	3	39'-4"	778	54.03%
2	C	1,200	1,945	3	39'-4"	778	64.83%
3	C	1,546	2,192	3	39'-4"	878	56.79%
1 & 8	D	1,322	1,954	3	39'-4"	781	59.08%
2, 3, 6 & 7	D	1,200	1,945	3	39'-4"	778	65.08%
4 & 5	D	1,440	1,954	2	39'-4"	781	54.24%
1	E	1,563	2,192	3	39'-4"	878	56.17%
2	E	1,200	1,945	3	39'-4"	778	64.83%
3	E	1,584	2,192	3	39'-4"	878	55.43%
1 & 2	F	1,200	1,945	3	39'-4"	778	64.83%
3	F	1,563	2,192	3	39'-4"	878	56.17%

EASEMENT LEGEND	
DRAINAGE, ACCESS & UTILITY EASEMENT	D.A.U.E
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.
WATER EASEMENT	W.E.

NO.	DATE	DESCRIPTION	BY
1	.	.	.
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.	.	.	.

EXHIBIT C-PD CONCEPT PLAN

VILLAS ON DUCK CREEK

LOT 2A BLOCK A MEADOWCREEK ADDITION NO. 4

CITY OF RICHARDSON

DALLAS COUNTY, TEXAS 75081

TRIANGLE ENGINEERING LLC
T: 469.331.8066 | F: 469.213.7149 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013
Planning | CM Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	RA	11.20.24	SEE SCALE BAR	027-21	C-1.0

TX. P.E. FIRM #11525

EXHIBIT "B"



3 BUILDING SIDE ELEVATION
UNIT C END CAP
SCALE: 3/16"=1'-0"



1 BUILDING FRONT ELEVATION
SCALE: 3/16"=1'-0"



2 BUILDING REAR ELEVATION
SCALE: 3/16"=1'-0"

LEUNG ARCHITECTS
1813 AUBURN DRIVE
RICHARDSON, TEXAS 75081
TEL : 469 878-6871
E-MAIL- blarchitects@gmail.com

A Development of

PROPOSED TOWNHOME DEVELOPMENT

NEC Beltline Rd. & Jupiter Rd.,
Richardson TX 77081

REVISIONS:

BUILDING EXTERIOR ELEVATIONS

DATE: 8-13-2024
PROJECT NO:
DRAWN BY: BL
CHECKED BY:
SHEET NO: A501

EXHIBIT "C"

Exhibit "D"

Villas on Duck Creek - Development Regulations

The subject property shall be zoned PD Planned Development for RA-1100-M Residential Attached (Townhome) District subject to the following development conditions:

A. **Base Zoning District:** The above-described property shall be developed and generally conform with the Concept Plan attached as Exhibit "C" for 36 townhome units, and the RA-1100-M Residential Attached (Townhome) Zoning District Regulations, except as otherwise provided below:

1. **Building Regulations:**

a. **Minimum dwelling unit size**: 1,900 square feet (exclusive of garage floor area and breezeways).

b. **Type of materials:** All buildings shall be constructed in accordance with Article XII-A (RA-1100-M Residential Attached (Townhome) District Regulations) and Article XXII-F (Residential Exterior Construction Standards) of the City of Richardson Comprehensive Zoning Ordinance, except for the following:

The sides of buildings facing a street or alley shall be required to have compatible building materials as the front elevation but shall not be required to have compatible architectural style and detailing as the front elevation.

c. **Architectur**e: Buildings must demonstrate horizontal and vertical articulation. The rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, windows, columns or pilasters that are distinctly set out from the façade, or changing types or colors of materials in combination with other techniques. Buildings shall generally maintain a façade rhythm of 20 to 30 feet. Balcony and patio railings and fences shall be largely transparent and constructed of wrought iron, metal or other material approved by the City Manager or a combination thereof.

For illustrative purposes only, Exhibit "C" provides a series of architectural images which indicates the general character of the subject townhome buildings. Development of the building shall be similar to the architecture of the buildings in Exhibit "C".

2. **Height Regulations:** The maximum height of all dwelling units shall be forty-five (45) feet in height or three (3) stories.

3. **Area Regulations:**

a. Minimum lot area: 1,200 square feet.

b. Minimum lot width: Twenty-five (25) feet.

d. Maximum lot coverage: Seventy-five (75%) percent.

e. Minimum front yard setback from property line: Ten (10) feet.

f. Minimum rear yard setback from private streets or firelane/access easements: Five (5) feet.

g. Minimum side yard setback for corner lots adjacent to private streets or firelane/access easements: Three (3) feet.

h. Minimum separation between buildings: Ten (10) feet.

i. Projections into required setbacks:

i. Ordinary building projections, including, but not limited to, sills, belt courses, pilasters and cornices may project up to one foot beyond a building.

ii. Fireplace chimneys, stoops, bay windows, canopies, awnings, and roof eaves may project up to three feet beyond the building.

iii. No setback is required for steps leading to the front entry; however, they shall not encroach onto any sidewalk or beyond the property line.

4. **Parking Regulations**:

i. Visitor parking spaces shall be provided within parking easements, as shown on the Concept Plan.

ii. Visitor parking: A minimum of 0.5 parking spaces per unit shall be provided.

B. **Special Requirements:**

1. **Homeowners' Association:** In accordance with Chapter 21 of the City of Richardson Code of Ordinances and Article XXII-C of the Comprehensive Zoning Ordinance, a mandatory Homeowners' Association ("HOA") shall be established shall be established to assume and be responsible for the continuous and perpetual operation, maintenance and supervision of such facilities and grounds as stated in the above referenced sections.

   In addition, the HOA will be responsible for maintaining all building exteriors and front yards of all dwelling units.

2. **Private Streets and Private Alleys:** Private streets and private alleys interior to the subdivision shall be privately owned and maintained by the HOA.

   The minimum right-of-way width for streets within the development shall be twenty-one (21) feet, with a minimum paved street section of twenty-one(21) feet and in substantial conformance with the Concept Plan. Parking shall be prohibited on-street except where shown in open space lots areas on the Concept Plan.

3. **Landscaping and Buffers:**

    a. All perimeter landscape buffers shall be a minimum of five (5) feet wide, and the landscape buffer width along the western and northwestern portion of the property line shall be fifteen (15) feet, as shown on the Concept Plan.

    b. All perimeter landscape buffers and common area open space lots that are eight and one half (8'-6") feet wide or greater shall have one (1) canopy tree (3-inch caliper minimum) planted every fifty (50) feet on center.

    c. All 5-foot landscape buffer shall have one ornamental size tree planted at thirty (30) feet on center.

    d. All 5-foot landscape buffer for each townhome lot shall have one ornamental tree planted.

    e. Allow 2 foot 6 inches front porch encroachment at the 5 foot landscape buffer of the townhouse lot .

4. **Screening and Fencing:**

    a. Private Fencing: Fence materials and heights shall be in substantial conformance with the attached Fencing Exhibit (Exhibit "C"). Private fencing shall not exceed six (6) feet in height, nor shall it exceed the height of any adjacent perimeter fencing or masonry wall, and fencing must taper down to meet the existing height of any perimeter fencing

    b. Northern Property Line: not required as shown on the Concept Plan.

    c. Southern Property Line: A six (6) foot tall wood fences screening wall shall be constructed along the southern property line, as shown on the Concept Plan.

    d. Western Property Line abutting Millwood Creek HOA: Six (6) foot tall wrought iron fence shall be constructed, as shown on the Concept Plan.

5. **Open Space**:

    a. All open space lots and the landscape buffers, as shown on Exhibit "B" shall be maintained as open space. The HOA shall be responsible for maintaining these open spaces.

    b. Sidewalks: Sidewalks shall be provided in the locations shown on the Concept Plan and shall be a minimum of four (4) feet wide.

6. **Restricted Entry**: The subdivision shall include a restricted (gated) entry, with vehicle turn-around located along the existing shared private drive per the Concept Plan, which limits entry to residents, guests, utility and city maintenance vehicles, and emergency vehicles. The second point of access to the subdivision shall be located at the northern property line, as shown on the Concept Plan, and shall be limited to emergency vehicle access only.

TRIANGLE ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | W: triangle-engr.com | O: 1782 McDermott Drive, Allen, TX 75013

Sepe 18, 2024

ATTN:
Development Services
411 W. Arapaho Rd., Suite 204
City of Richardson, Texas 75080

Subject: PD submittal of Duck Creek Villas, City of Richardson

To whom it may Concern,

The Purpose of the letter is to submit PD application for Duck Creek Villas. Modifications on the base zoning of "Article XII-A, RA-1100-M Residential Attached (Townhomes) District Regulations" are listed on Exhibit B-Development Regulations.

Sincerely,
Kiew Kam, P.E.
Senior Project Manager
469-213-2268

SITE PHOTOS ZF 24-28



1. Looking North.



2. Looking South.

SITE PHOTOS ZF 24-28



3. Looking East.



4. Looking Southwest.

Notice of Public Hearing
City Plan Commission

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

PD PLANNED DEVELOPMENT

File No.:	**ZF 24-28 Duck Creek Villas**
Applicant:	Kiew Kam, Triangle Engineering
Location:	(See map on reverse side)
Request:	Consider and act on a request to rezone approximately 3-acres located west of N. Jupiter Road, north of E. Belt Line Road, from LR-M(2) Local Retail to PD Planned Development to accommodate a 36-unit townhome development. Owner: James Chen, JC Mayfair, Inc. Staff: Derica Peters.

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

TUESDAY, DECEMBER 3, 2024
7:00 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

This notice has been sent to all owners of real property affected by the zoning request and those who are within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting in person will be allocated a maximum of 3 minutes to address the City Plan Commission to express whether they are in favor or oppose the request.

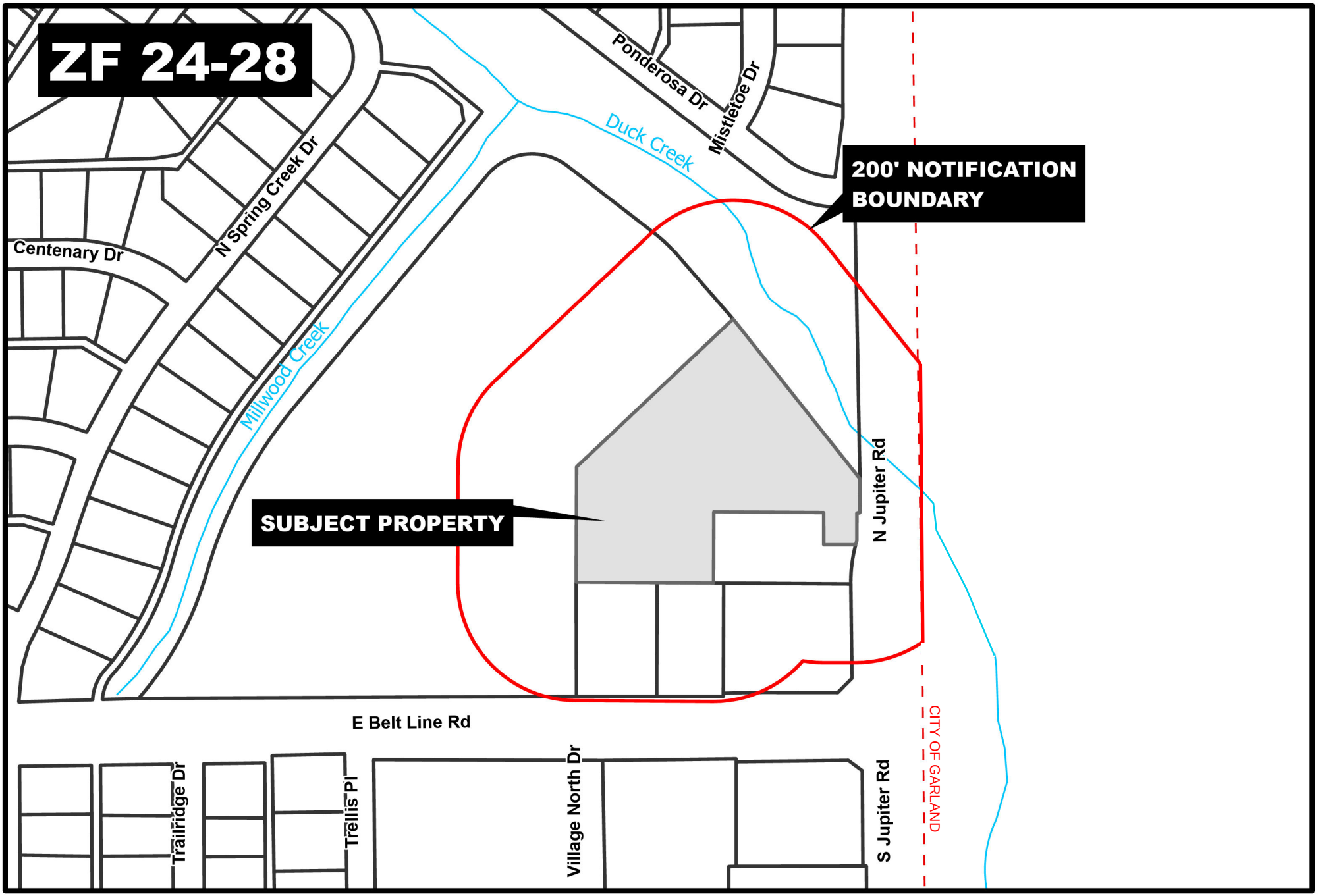
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public Comment Card at https://www.cor.net/PublicCommentForm.

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: cor.net/cpc.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 24-28.

Date Posted and Mailed: November 22, 2024



ZF 24-28 Notification Map
Duck Creek Villas Townhomes
PD Planned Development

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.

RICHARDSON TEXAS

2111 EAST BELTLINE LLC
3207 NEWFIELD CT
GARLAND, TEXAS 750442045

A E H MGMT LLC
4743 CAROL LN
DALLAS, TEXAS 752476505

ALSOBROOK BRYAN REED & KIM OANH
2609 CREEK VALLEY DR
GARLAND, TEXAS 750403993

ALTUNIAN ARMAN & LOUISE
1808 FOREST MEADOW LN
RICHARDSON, TEXAS 750812165

ALTUNIAN SARKIS & ELISABETH
1809 PARK MEADOW LN
RICHARDSON, TEXAS 750812161

BAEK JUNGWON
1101 GRANGER DR
MCKINNEY, TEXAS 750711608

BAI LIN & MEI YU WU
2111 E BELT LINE RD APT 116A
RICHARDSON, TEXAS 750813967

BAIG MIRZA & SEEMA SIDDIQUI
3221 RIDGE OAK DR
GARLAND, TEXAS 750446947

BATES BOBBIE EST OF
2111 E BELT LINE RD APT 166B
RICHARDSON, TEXAS 750813977

BECK GARY DOUGLASS & KAY ELLEN
PO BOX 1487
HEWITT, TEXAS 766431400

BOLTEX HOLDINGS LTD
325 YORKTOWN ST STE A
DALLAS, TEXAS 752082091

CHAN KELVIN &
CHAN KEITH CHENGKIT
1948 RAMBLING LN
CARROLLTON, TEXAS 750070000

CHAPLES STEVEN RICHARD
2111 E BELT LINE RD APT 156B
RICHARDSON, TEXAS 750813974

COLEMAN SANDY DEAN &
ROBERT J
8566 BRITTANIA WAY
DALLAS, TEXAS 752438078

COVELL JEFF
2111 E BELT LINE RD APT 120A
RICHARDSON, TEXAS 750813968

DABAGHI JOSEPH M
1622 MARQUETTE DR
RICHARDSON, TEXAS 750813808

DANG JENNY & LIEM THANH PHAM
2308 TURNING LEAF LN
PLANO, TEXAS 750742082

DIKICIYAN VAHAN & MARMINE
2111 E BELT LINE RD APT 138 A
RICHARDSON, TEXAS 750813900

DOAN HOANG T LIFE ESTATE
REM THERESA HA
2111 E BELT LINE RD APT 120C
RICHARDSON, TEXAS 750813969

DUMANSKI SHAWN E
2111 E BELT LINE RD APT 130C
RICHARDSON, TEXAS 750813971

EL DABAGHI ADEL
2111 E BELT LINE RD APT 118B
RICHARDSON, TEXAS 750813968

ELDABAGHI JOSEPH M
2111 E BELT LINE RD APT 114A
RICHARDSON, TEXAS 750813966

ELISEI ENIO &
TERRY ROSEANNE
417 GEORGETOWN DR
RICHARDSON, TEXAS 750812919

FANTA LULU
2111 E BELT LINE RD APT 152C
RICHARDSON, TEXAS 750813980

FERREIRO CARIDAD
2111 E BELT LINE RD APT 104B
RICHARDSON, TEXAS 750813964

FESSAHAIE MERON SOLOMON
214 GOLD FINCH DR
RICHARDSON, TEXAS 750813905

FLOWERS MURRAY J
2111 E BELT LINE RD APT 102A
RICHARDSON, TEXAS 750813963

HAWKINS RACHEL ALAYNA
2111 E BELT LINE RD APT 100A
RICHARDSON, TEXAS 750813963

HERNANDEZ ALMA S
601 N COTTONWOOD DR
RICHARDSON, TEXAS 750804714

HUYNH THI HONG
817 NAPIER DR
RICHARDSON, TEXAS 750815235

JONES JOHN CALVIN
2111 E BELT LINE RD APT 168C
RICHARDSON, TEXAS 750813978

JONES SONG PAE
2111 E BELT LINE RD APT 118A
RICHARDSON, TEXAS 750813967

KASPRZYK SARAH
2111 E BELT LINE RD APT 132A
RICHARDSON, TEXAS 750813971

KLINK JACKIE
2111 E BELT LINE RD APT 146C
RICHARDSON, TEXAS 750813983

KO ME GEUM
2111 E BELT LINE RD APT 154B
RICHARDSON, TEXAS 750813980

LARIC MARY CLAIR
2111 E BELT LINE RD APT 166A
RICHARDSON, TEXAS 750813977

LE HOANG KIM
703 ROLLINGWOOD DR
RICHARDSON, TEXAS 750815470

LE LIEM Q & TUNG A
827 DRIFTWOOD DR
MURPHY, TEXAS 750944450

LE TUYET THI &
2111 E BELT LINE RD APT 110C
RICHARDSON, TEXAS 750813966

LEE BYUNG C & HE J
2111 E BELT LINE RD APT 144B
RICHARDSON, TEXAS 750813976

LEE VICKY M
2111 E BELT LINE RD APT 134C
RICHARDSON, TEXAS 750813972

LEOS PATRICIA
1315 FAYETTE CT
WYLIE, TEXAS 750988466

LIU XIU JIN
2111 E BELT LINE RD BLDG KK160B
RICHARDSON, TEXAS 750813900

LOC MARY LINH &
HONG MINH XUAN
2111 E BELT LINE RD APT 112C
RICHARDSON, TEXAS 750813966

LOC THANH X & THI L NGUYEN
BLDG II
2111 E BELT LINE RD UNIT 3156C
RICHARDSON, TEXAS 750813900

LUBY MARY CATHERINE
2111 E BELT LINE RD APT 122C
RICHARDSON, TEXAS 750813969

LYMAN CHERYL DEE
2111 E BELT LINE RD APT 128A
RICHARDSON, TEXAS 750813970

MAJDALANI SAMANTHA J
2111 E BELT LINE RD APT 124C
RICHARDSON, TEXAS 750813969

MCLAUGHLIN FAMILY LIVING TRUST
1108 SUNDIAL DR
RICHARDSON, TEXAS 750814436

MEDINA ROSA M
2111 E BELT LINE RD BLDG 1126
RICHARDSON, TEXAS 750813900

MENDOZA GONZALES JUANITA
14819 LE GRANDE DR
ADDISON, TEXAS 750014912

MILAZZO NADIA S
2111 E BELT LINE RD APT 102C
RICHARDSON, TEXAS 750813963

MILAZZO NADIA SIRINOGLU
2111 E BELT LINE RD APT 102C
RICHARDSON, TEXAS 750813963

MOGES GENET
2111 E BELT LINE RD # 105C
RICHARDSON, TEXAS 750813900

MORA ALFREDO
1924 FORESTWOOD DR
RICHARDSON, TEXAS 750812141

NEVAREZ MARY O LIFE ESTATE
2111 E BELT LINE RD APT 124A

RICHARDSON, TEXAS 750813969

NGUYEN CHRISTINA &
2111 E BELT LINE RD APT 148C
RICHARDSON, TEXAS 750813979

NGUYEN HA NGOC
2111 E BELT LINE RD APT 108A
RICHARDSON, TEXAS 750813965

NGUYEN HIEP T & BICH N HO
2111 E BELT LINE RD APT 106D
RICHARDSON, TEXAS 750813965

NGUYEN MINH & HUONG TRAN
2111 E BELT LINE RD APT 112B
RICHARDSON, TEXAS 750813966

NGUYEN NGOE BICH
2111 E BELT LINE RD APT 130B
RICHARDSON, TEXAS 750813971

NGUYEN NGUYEN QUANG
2111 E BELT LINE RD APT 142A
RICHARDSON, TEXAS 750813976

NGUYEN THUAN QUANG &
KIEU TRINH HUYEN
2111 E BELT LINE RD # 104 C
RICHARDSON, TEXAS 750810000

OUELLETTE CHRISTOPHER A
2111 E BELT LINE RD APT 146A
RICHARDSON, TEXAS 750813983

PALMER KATHLEEN H
2111 E BELT LINE RD APT 150B
RICHARDSON, TEXAS 750813979

PARKER JOHN
2111 E BELT LINE RD APT 164B
RICHARDSON, TEXAS 750813977

PEREIRA J AGNELO
4408 MEADOWVIEW LN
SACHSE, TEXAS 750486603

PHAM PHUONGNHI
2111 E BELT LINE RD APT 106A
RICHARDSON, TEXAS 750813964

PHAN CHIN
2111 E BELT LINE RD APT 126C
RICHARDSON, TEXAS 750813970

PICAZO FRANCISCO JR &
PICAZO ANGEL
2111 E BELT LINE RD APT 176A
RICHARDSON, TEXAS 750813982

POCHYLA SARAH MARY &
UPSHAW MELISSA KAYE
2111 E BELTLINE RD B3 176 C
RICHARDSON, TEXAS 750810000

ROLLINS TIRZA
2111 E BELT LINE RD APT 124B
RICHARDSON, TEXAS 750813969

SCHAFFER GAYLE
2111 E BELT LINE RD APT 114B
RICHARDSON, TEXAS 750813966

SEOL ANNA
2111 E BELT LINE RD APT 162B
RICHARDSON, TEXAS 750813977

SILBER ROBERT & BARBARA
300 N YALE BLVD
RICHARDSON, TEXAS 750813927

SILBER ROBERT A SR &
BARBARA J
300 N YALE BLVD
RICHARDSON, TEXAS 750813927

STEPHENS MICHELLE
2111 E BELT LINE RD APT 148B
RICHARDSON, TEXAS 750813983

SUMMIT PROPERTY GROUP LLC
SERIES B
4141 SPLITROCK DR
PROSPER, TEXAS 750785133

SUTTON LAWRENCE P
1805 MANCHESTER WAY
CORINTH, TEXAS 762104174

TA NGUYEN VU &
THI MY ANH LE
2111 E BELT LINE RD APT 170C
RICHARDSON, TEXAS 750813981

TANOWITZ ALAN & SUSAN
2111 E BELT LINE RD APT 134A
RICHARDSON, TEXAS 750813972

TANOWITZ SUSAN & ALAN
2111 E BELT LINE RD APT 134B
RICHARDSON, TEXAS 750813972

TANOWITZ SUSAN C
2111 E BELT LINE RD APT 134A
RICHARDSON, TEXAS 750813972

TAYLOR NANCY
2111 E BELT LINE RD APT 168A
RICHARDSON, TEXAS 750813978

THACH MY L
2111 E BELT LINE RD APT 136C
RICHARDSON, TEXAS 750813973

TRAM SON T
2111 E BELT LINE RD APT 122A
RICHARDSON, TEXAS 750813969

TRAN TRUNG VAN
2111 E BELT LINE RD APT 172C
RICHARDSON, TEXAS 750813981

TRUONG HOANG VAN
2111 E BELT LINE RD APT 142B
RICHARDSON, TEXAS 750813976

TURNER TAMIYA S
2111 E BELT LINE RD APT 120D
RICHARDSON, TEXAS 750813969

VO HANG &
NGUYEN THANH QUANG
2673 DAISY LN
RICHARDSON, TEXAS 750823421

VO NGHIA N &
NGUYEN DIEP T
2111 E BELT LINE RD APT 172A
RICHARDSON, TEXAS 750813981

VU KATIE NHUNG & DAVID T TRAN
617 GREEN APPLE DR
GARLAND, TEXAS 750442563

ZIESLER ALAN P & SALLY A
APT 118C
2111 E BELT LINE RD
RICHARDSON, TEXAS 750813968

RICHARDSON CITY OF
TAX DEPT SUITE 101
411 W ARAPAHO RD SUITE 101
RICHARDSON, TX 75080

CVS CORPORATION
PPTY ADMIN DEPT ST 5259
1 CVS DR
NORTH SMITHFIELD, RI 2895

CENTY VENTURES I LTD
% JAMES CHEN
1721 W PLANO PKWY STE 211
PLANO, TX 75075

SCF RC FUNDING IV LLC
% CHAMA PUNLERTPATHANAKON
902 CARNEGIE CENTER BLVD ST
PRINCETON, NJ 8540

WEI WANG LLC
1807 DRAKE DR
RICHARDSON, TX 75081

CRTX I LLC &
CRTX II LLC
PO BOX 1757

KIEW KAM
1782 W MCDERMOTT DR
ALLEN, TX 75013

JAMES CHEN
1721 W PLANO PKWY, STE 211
PLANO, TX 75075

ZF 24-28

Correspondence - Support
Millwood Creek Homeowner's Association

CERTIFICATION OF VOTING RESULTS

The undersigned hereby certifies the following is true and correct:

1. On May 7, 2024, a special meeting of the members of the Millwood Creek Homeowners Association, Inc. (hereinafter referred to as the "HOA") was held at 6:30 p.m. at 1600 Apollo Road, Richardson, Texas 75081 (hereinafter referred to as the "Meeting").

2. Notice of the Meeting was sent to the members of the HOA in accordance with the Condominium Declaration for Millwood Creek and the Bylaws of the HOA, and therefore, the Meeting was properly noticed.

3. 73 members of the HOA appeared at the meeting in person or by proxy, and therefore, a quorum of members was present.

4. Agents of JC Mayfair, Inc. (the "Developer") presented an offer to the members of the HOA at the Meeting (the "Offer"), the general terms of the Offer were as follows:

   - In exchange for: (a) the HOA supporting the Developer's proposed zoning change from a Local Retail District to a Planned Development for a Residential Attached District for the property adjacent to the HOA owned by the Developer (the "Property"); (b) allowing the Developer (and the owners of the townhomes to be constructed on the Property) to have access to the Property via the road perpendicular to Beltline Road on the southeast corner of the property (the "Drive 1") subject to the HOA (the "HOA Property"); (c) allowing the Developer to construct a emergency exit for the Property on the northeast portion of the HOA Property; and (d) agreeing to allow Developer to expand the entrance to the Drive 1 by 30' to allow for easier ingress and egress to the Property from Beltline Road as well as the placing of a monument sign related to the Property on Drive 1.

   - Developer will: (a) construct an automatic wrought iron gate that will only open for members of the HOA (utilizing HOA members' tolltags) and emergency service vehicles in order to limit vehicular traffic from the Property to the HOA Property (the "Gate"); (b) contribute $250,000 to the HOA in three (3) installments of $100,000, $50,000, and $100,000 during the estimated three years of construction of townhomes on the Property; (c) obtain a maintenance bond to repair any damage to Drive 1 from construction of the townhomes on the Property after construction is complete; (d) maintain landscaping east of Drive 1; (e) pay $500.00 per month as an access fee to the HOA and will cause the townhome association to be established related to the Property to pay the HOA the same $500.00 access fee as a part of the annual maintenance of said townhome association

(the "Maintenance Payment") and shall include provisions in the bylaws of the townhome association to require notice be given to and allow attendance at townhome association meetings by the president of the HOA; (f) construct wrought iron fences on the western and northwestern sides of the Property to isolate members of the HOA from owners of the townhomes on the Property (the "Fence"); and (g) maintain Drive 1 during the construction phase of the townhomes on the Property. The Gate referenced in item (a) will be installed upon commencement of construction activities on the Property in order to prevent trucks or workers involved in the construction activities on the Property from accessing streets other than Drive 1 to access the Property. A phone number will be posted on both sides of the Gate so that issues with the Gate can be reported to a service company. Installation and maintenance, including, but not limited to painting, the Fence shall be the sole responsibility of Developer. Developer also agrees that no large work trucks shall commence construction activities on the Property prior to 7:00 a.m. central standard time. Payment of the Maintenance Payment will commence on a monthly basis for the month in which construction activities on the Property commence. Developer will also include provisions in the covenants, conditions and restrictions of the townhome association that prevents dumpsters adjacent to HOA property in order to prevent dumpsters from obscuring the view of members of the HOA as well as adopt aesthetic and maintenance standards for the townhome association equivalent or greater than the current corollary standards in place for the HOA (the "Townhome Standards"). Additionally, Developer will also include provisions in the covenants, conditions, and restrictions that provide the ability for members of the HOA to report violations of the Townhome Standards to the townhome association, and, in the event the townhome association does not enforce a violation of the Townhome Standards, the HOA will have the right to seek enforcement of the Townhome Standards and recover its costs should it be found that a violation of the Townhome Standards occurred and the townhome association took no action to correct said violation.

5. A vote was held at the meeting, and the members of the HOA voted to accept the Offer by a vote of 40 affirmative votes to 33 negative votes.

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[SIGNATURE BLOCK FOLLOWS]

Correspondence - Support
Millwood Creek Homeowner's Association

Signed this 4th day of ~~May~~ June, 2024.

MILLWOOD CREDK HOMEOWNERS ASSOCIATION, INC.

By: _____
Adel El-Dabaghi

Its: President

Attest: _____
(Signature)

Mark McLaughlin
[Printed Name]

Agenda Item 5

Zoning File 24-24: PD Planned Development
Valencia Villas

ZONING FILE 24-24

Attachments:

1. Staff Report
2. Zoning/Aerial Map
3. Concept Plan (Exhibit “B”)
4. Architectural Character Rendering (Exhibit “C”)
5. PD Planned Development Standards (Exhibit “D”)
6. Applicant’s Statement
7. Site Photos
8. Notice of Public Hearing
9. Notification List
10. Correspondence

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Derica Peters, AICP, Senior Planner - Development Services *DP*

DATE: December 3, 2024

RE: **Zoning File 24-24: Valencia Villas**

REQUEST

Approval of a request to rezone approximately 4.08-acres located at 601 E. Main Street, north of E. Main Street, east of Grove Road, from R-1500-M Residential Temp District to PD Planned Development District for a townhome development with 38-units.

APPLICANT/ PROPERTY OWNER

Jim Dewey Jr., JDJR Engineers & Consultants / Segu Jameel, Jamy Properties LLC

EXISTING DEVELOPMENT

The property is approximately 4.08-acres. There was a church on site that was recently demolished in anticipation of a redevelopment.

ADJACENT ROADWAYS

E. Main Street: Four-Lane undivided arterial; 30,700 vehicles per day on all lanes, westbound and eastbound, east of Greenville Avenue (2023).

Grove Road: Two-lane divided major collector; 5,400 vehicles per day on all lanes, northbound and southbound, north of Frances Way (2023).

SURROUNDING LAND USE AND ZONING

North: Single Family Residential; R-1100-M
South: Townhomes; RA-1100-M
East: Single Family Residential; R-1100-M
West: Single Family Residential; R-1100-M

FUTURE LAND USE PLAN

Neighborhood Residential
The *Envision Richardson Comprehensive Plan* designates this area as the Neighborhood Residential PlaceType. This PlaceType is for areas in the community that are predominantly single-family detached homes. The character and intent of this PlaceType is described as: Homes are in subdivisions with all utilities, residential streets, sidewalks, and parks, or may have connections to neighborhood parks. Commercial businesses consisting of small retail, office, and personal service may be located within the neighborhood or around the perimeter of the neighborhood. Homes are typically buffered from non-residential uses via transitional uses or landscaping.

The Comprehensive Plan also incorporates the community's desire to encourage a wider range of housing options, often described as "Missing Middle Housing." Additional housing types contemplated in the Neighborhood Residential PlaceType include accessory dwelling units, bungalow courts, duplexes and townhomes.

Future Land Uses of Surrounding Area:

North: Neighborhood Residential
South: Neighborhood Residential
East: Neighborhood Residential
West: Neighborhood Residential

EXISTING ZONING

R-1500-M Temp – Residential.

TRAFFIC/INFRASTRUCTURE IMPACTS

A Trip Generation Memo was provided by the applicant for the proposed development. The memo demonstrated limited traffic generated by the proposed development, stating eighteen (18) peak hour trips were generated during the AM peak hour, and twenty-two (22) peak hour trips were generated during the PM peak hour.

Based on staff's review of the Trip Generation Memo and existing street network, no improvements were warranted.

STAFF COMMENTS

Background
The property was developed in 1950 with a 2,509 sq ft single-story church and later expanded multiple times to a total of 38,000 sq ft of facilities. The church vacated in the past year and the property was purchased by the applicant. The church has been demolished for future redevelopment.

The was zoning case was originally publicized for a public hearing on October 3, 2024. During that meeting, the case was continued to the November 19, 2024, and subsequently continued again to December 3, 2024 at the request of the applicant to conduct additional community outreach.

Request

The applicant is seeking approval of a PD Planned Development District under the RA-1100-M Residential Attached (Townhome) District of the City's Comprehensive Zoning Ordinance with modified development regulations. The proposed development (Exhibit "B") includes six (6) buildings with a total of thirty-eight (38) townhome units. The applicant has provided images of the representative townhome product, Exhibit "C," which depicts a façade consisting of a mix of masonry and stone, pitched roofs and balconies.

The proposed townhomes are two-stories, not to exceed thirty (30) feet tall, in accordance with the Comprehensive Zoning Ordinance which limits the maximum height of any home to forty (40) feet, or two-stories, if the dwelling is located within 150 feet of a single-family detached or patio home zoning district.

Proposed Development Standard Modifications

The table below summarizes the current requirements based on the property's existing R-1100-M zoning designation, the City's standard townhome requirements in the RA-1100-M Residential Attached (Townhome) district and the proposed requirements in the Planned Development for this project. The complete list of proposed development regulations is located in attached Exhibit "D". Proposed development standards not listed below are consistent with the RA-1100-M Residential Attached (Townhome) District:

	Current R-1100-M Zoning Requirements	**RA-1100-M Residential Attached (Townhome) Zoning Requirements**	**Proposed Planned Development Requirements**
Minimum Unit Size	1,100 square feet	1,300 square feet	2,000 square feet
Building Height	2 stories (40 feet)	2 stories (40 feet)	2 stories (30 feet)
Minimum Lot Area	8,000 square feet	1,750 square feet	2,500 square feet
Maximum Building Size	N/A	Six (6) units per building	Seven (7) units per building
Lot Width	64 ft	25 feet	25 feet
Minimum Lot Depth	125 feet	70 feet	62 feet
Maximum Lot Coverage	30%	75%	75%
Minimum Front Setback	30 feet	10 feet	15 feet
Minimum Side Setback	7-15 feet	10 feet	5 feet
Parking	2 off-street parking spaces	2 off-street parking spaces per unit plus .5 guest parking spaces per unit	2 off-street parking spaces per unit plus .5 guest parking spaces per unit

The proposed standards appear mostly consistent with the RA-1100-M Residential Attached (Townhome) standards and current townhome development trends across the metroplex. Deviations reflect larger units, shorter buildings, and less density than most other recent townhome projects.

Site Layout

Access to the site will be provided via two new driveway entrances connecting to a new east-west street between Grove Road and Tyler Street and parallel to E. Main Street. The townhouses sit in two rows that front onto the new street with on-street parking to minimize parking impacts on the existing streets. There will also be two (2) 15- foot alleys; one parallel to Tyler Street and one parallel to E. Main Street that provide rear access to each property.

This site is adjacent to an established neighborhood of single family detached residences. The typical preference for residential development is for homes to front onto neighborhood streets. In this case, there were unique considerations for the applicant at this location as E. Main Street is not optimal for frontage of new residences, and driveways would be discouraged. The northern row of townhomes could be oriented to face onto Tyler Street, however resident and visitor parking on Tyler Street could be a concern for the neighbors. Instead, the proposed orientation with a landscape buffer, fence, and alley between Tyler Street and Valencia Villas provides a visual and physical buffer for existing residents to the new development.

Landscape Buffers

A ten-foot wide landscape buffer will be located along the north and south property lines, and up to 24-feet deep at the entrances. Shrubs shall be planted adjacent to the perimeter fence to create a living screen. All perimeter landscape buffers and common area open space lots that are 9.5-feet or wider will have one (1) canopy tree planted for every 50 linear feet.

The Concept Plan identified several existing mature trees located on the perimeter of the site that the applicant intends to preserve during development, if feasible. Additionally, in accordance with the Tree Preservation and Conservation Ordinance, the removal of protected or specimen trees must be mitigated by either replacement or by payment into the tree management fund in the amount of two hundred dollars ($200) per caliper inches of required mitigation.

Parking

Each unit supports two (2) parking spaces within an enclosed garage and visitor parking will be provided along the new street in the center of the subject site. Forty-three (43) visitor spaces will be provided, which exceeds the minimum requirement for 0.5 guest spaces per unit.

Homeowners Association

A Homeowners Association (HOA) will be established in accordance with Article III of the city's Subdivision Regulations to maintain all the following proposed improvements:

- Private street and private alleys
- Visitor parking spaces which will be privately held,
- All infrastructure systems,
- Open space lots,

- 6-foot tall ornamental, tubular metal fence along the perimeter of the subject site;
- Entry features, and
- Building exteriors and front yards of all dwelling units.

Correspondence: To date, staff has received four (4) letters of correspondence in opposition, including a letter representing the Highland Terrace Neighborhood Association. At the public hearing on October 3, 2024, two (2) individuals spoke in opposition to the request.

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:

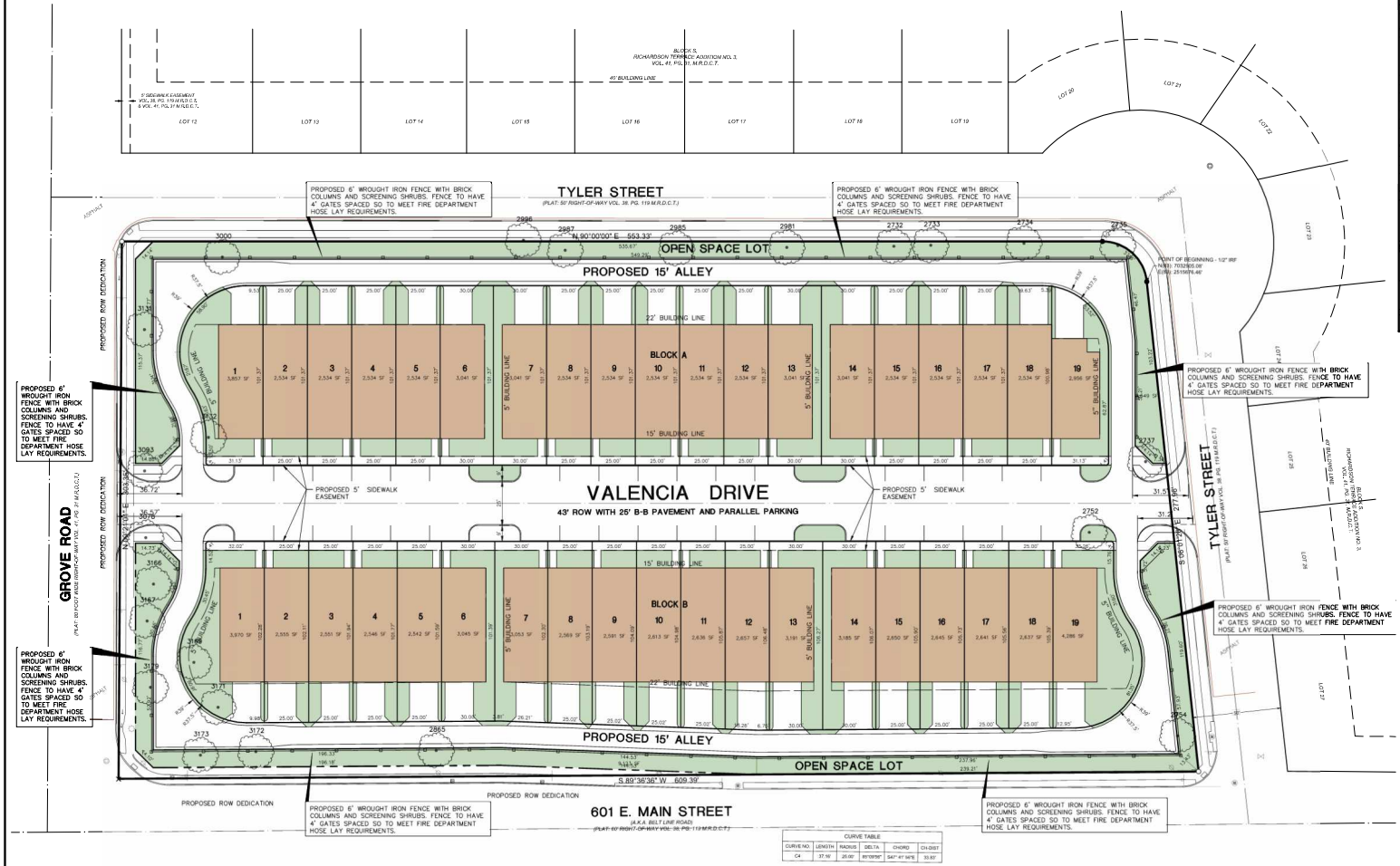
1. The subject property shall be zoned PD Planned Development District for the RA-1100-M Residential Attached (Townhome) District and developed in accordance with the Concept Plan (Exhibit "B") for 38 townhome units , Building Elevations (Exhibit "C"), and the attached development regulations (Exhibit "D").

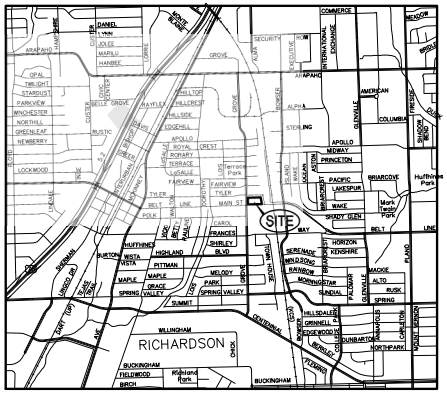


ZF 24-24 Aerial and Zoning Map
PD Planned Development
601 E. Main Street

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.

RICHARDSON TEXAS





LOCATION MAP

SITE DATA

SITE AREA _____178,479 SQ. FT. OR 4.097 ACRES

ROW DEDICATION _____ 4,420 SQ. FT.
(FOR GROVE ST. AND MAIN ST.)

NET SITE AREA _____ 174,059 SQ. FT. OR 3.996 ACRES
(TOTAL LESS ROW DEDICATION)

NO. OF RESIDENCES _____ 38 LOTS AND 2 OPEN SPACE LOTS

DENSITY _____ 9.3 LOTS PER ACRE

OPEN SPACE _____ 17,728 SQ. FT. OR 10.0% OF NET SITE

DIMENSIONAL REGULATIONS:

1. Minimum lot area: 2,500 square feet.
2. Minimum lot width: Twenty five (25) feet.
3. Minimum lot depth: One hundred (100) feet.
4. Maximum lot coverage: Seventy five (75%) percent.
6. Minimum front yard setback from street: Fifteen (15) feet
7. Minimum rear yard setback from alley: Twenty Five (22) feet.
8. Minimum side yard setback for: corner lots adjacent to alleys: Five (5) feet.
9. Minimum separation between buildings: Ten (10) feet.
10. Maximum number of units in a single building: 38 units/residences
11. The maximum height of all dwelling units shall be two (2) stories or thirty (30) feet in height.

LEGEND

EXISTING TREE TO BE PRESERVED

NORTH
NORTH
0' 30' 60' 180'
GRAPHIC SCALE

CASE NO: ZF 24-24

REVISIONS:

SHEET TITLE:
CONCEPT PLAN FOR PD (RA-1100-M)
VALENCIA VILLAS
PROPOSED TOWNHOUSE DEVELOPMENT
601 E. MAIN STREET
RICHARDSON, TEXAS

JDJR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TBPE REGISTRATION NUMBER F-8827
ENGINEERS • SURVEYORS • LAND PLANNERS
2000 Texas Drive Suite 200 Irving, Texas 75062
Tel 972-252-6357 Fax 972-252-6358

DATE: 11-27-24	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 30'	CHECKED BY: JDJR	1 OF 1

JDJR FILE NO. 1069-26-23

EXHIBIT "B"



ARCHITECTURAL RENDERING

EXHIBIT "C"

Exhibit "D"
VALENCIA VILLAS - DEVELOPMENT REGULATIONS

The subject property shall be zoned PD Planned Development for RA-1100-M Residential Attached (Townhome) District subject to the following development conditions:

A. **Base Zoning District:** The above-described property shall be developed and generally conform with the Concept Plan attached as Exhibit "B" for 38 townhome units, and the RA-1100-M Residential Attached (Townhome) Zoning District Regulations, except as otherwise provided below:

1. **Building Regulations:**

    a. **Minimum dwelling unit size**: 2,000 square feet (exclusive of garage floor area and breezeways).

    b. Maximum no of residences in a single building: 7 residences

    c. **Type of materials:** All buildings shall be constructed in accordance with Article XII-A (RA-1100-M residential Attached (Townhome) District Regulations) and Article XXII-F (Residential Exterior Construction Standards) of the City of Richardson Comprehensive Zoning Ordinance, except for the following: The sides of buildings facing a street or alley shall be required to have compatible building materials as the front elevation but shall not be required to have compatible architectural style and detailing as the front elevation.

    d. **Architecture**: Buildings must demonstrate horizontal and vertical articulation. The rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, windows, columns or pilasters that are distinctly set out from the façade, or changing types or colors of materials in combination with other techniques. Buildings shall generally maintain a façade rhythm of 20 to 30 feet. Balcony and patio railings and fences shall be largely transparent and constructed of wrought iron, metal or other material approved by the City Manager or a combination thereof.

    For illustrative purposes only, Exhibit "D" provides a series of architectural images which indicates the general character of the subject townhome buildings. Development of the buildings is not required to duplicate the architecture of the buildings in Exhibit "D".

2. **Height Regulations:** The maximum height of all dwelling units shall be two (2) stories or thirty (30) feet in height.

3. **Area Regulations:**

    a. Minimum lot area: 2,500 square feet.

b. Minimum lot width: Twenty-five (25) feet.

c. Minimum lot depth: Sixty-two (62) feet.

d. Maximum lot coverage: Seventy-Five (75) percent.

e. Minimum front yard setback from street: Fifteen (15) feet

f. Minimum rear yard setback from alley: Twenty two (22) feet.

g. Minimum side yard setback for: corner lots adjacent to alleys: Five (5) feet.

h. Minimum separation between buildings: Ten (10) feet.

i. Projections into required setbacks:

i. Ordinary building projections, including, but not limited to, sills, belt courses, pilasters and cornices may project up to one foot beyond a building.

ii. Fireplace chimneys, stoops, unenclosed porches, bay windows, canopies, awnings, and roof eaves may project up to three feet beyond the building.

iii. No setback is required for steps leading to the front entry; however, they shall not encroach onto any sidewalk or beyond the property line.

4. **Parking Regulations:**

i. Visitor parking spaces shall be provided within parking easements, as shown on the Concept Plan.

ii. Visitor parking: A minimum of 0.5 parking spaces per unit shall be provided.

B. **Special Requirements:**

1. **Homeowners' Association:** In accordance with Chapter 21 of the City of Richardson Code of Ordinances and Article XXII-C of the Comprehensive Zoning Ordinance, a mandatory Homeowners' Association ("HOA") shall be established shall be established to assume and be responsible for the continuous and perpetual operation, maintenance and supervision of such facilities and grounds as stated in the above referenced sections.

   In addition, the HOA will be responsible for maintaining all building exteriors and front yards of all dwelling units.

2. **Private Streets and Private Alleys:** Private streets and private alleys interior to the subdivision shall be privately owned and maintained by the HOA.

The minimum right-of-way width for streets within the development shall be twenty-five (25) feet, with a minimum paved street section of twenty-five (25) feet and in substantial conformance with the Concept Plan. Parking shall be prohibited on-street except where shown in open space lots areas on the Concept Plan.

5. **Landscaping and Buffers:** All perimeter landscape buffers and common area open space lots that are nine and one half (9'-6") feet wide or greater shall have one (1) canopy tree (3-inch caliper minimum) planted every fifty (50) feet on center. Existing trees preserved within the perimeter landscape buffers shall count towards the required trees. Shrubs shall be planted adjacent to the wrought iron fence to create a living screen.

6. **Screening and Fencing:**
    a. A minimum six (6) foot tall wrought iron fence with brick columns shall be constructed within the perimeter landscape buffers along all property lines, as shown on the Concept Plan. The fence will be constructed near the inside edge of the perimeter landscape buffer.
    b. Perimeter landscape buffers shall be provided along all four property lines. The perimeter landscape buffers shall be a minimum of ten (10) feet wide.

7. **Open Space**:
    a. All open space lots and the landscape buffers, as shown on Exhibit "B" shall be maintained as open space. The HOA shall be responsible for maintaining these open spaces.

    b. Sidewalks: Sidewalks shall be provided in the locations shown on the Concept Plan and shall be a minimum of five (5) feet wide.

PROJECT NARRATIVE FOR
VALENCIA VILLAS - A TOWNHOME DEVELOPMENT

The property consists of 4.079 acres of undeveloped property located at the northeast corner of Grove Road and Main Street (Belt Line Road). Tyler street is adjacent to this tract on the north and east sides. The property was a church for many years, but all of the buildings and improvements have recently been demolished.

The property is currently zoned D-1400-m Duplex District which allows duplex dwellings, single family dwellings, and patio home dwellings. The proposed zoning is for PD for RA-1100-M Residential Attached (Townhome).

The proposed development on this property is an upscale single family attached or townhome development consisting of 38 dwelling units. The lot area and minimum living area of the proposed units are larger than the typical townhome development. Townhomes appeal to a variety of buyers including young working individuals or couples, and older individuals or couples who are looking to downside. Both of these demographic groups want to own their own residence, but do not desire to have extensive outside maintenance of a yard.

The existing future land use for this property is currently Neighborhood Residential, and the proposed development does comply with Future Land Use Plan.

The proposed development has 10 percent dedicated open space to minimize adverse environmental impacts. A 10 foot wide landscape buffer is proposed along the street on all four sides of the property. A 6 foot tall wrought iron fence with brick columns will be constructed on the inside limits of the open space with screening shrubs planted on the outside (street side) of the fence. In addition, trees will be planted at a spacing of 30 feet within the landscape buffer on all four sides of the property.

The proposed development will not have any adverse fiscal impacts on the city. The existing roadways, water system, sanitary sewer system, and drainage systems are in place, and the development will not require the city to fund any portion of the development.

The proposed roadways, water system, sanitary sewer system, and drainage systems required to serve this development will be constructed in strict accordance to all City of Richardson requirements and standards. All public improvements required to serve the proposed development will be completely funded by the developer.

SITE PHOTOS ZF 24-24



1. Looking North.



2. Looking East.

Notice of Public Hearing
City Plan Commission

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

PD PLANNED DEVELOPMENT

File No.:	**ZF 24-24 Valencia Villas**
Applicant:	Jim Dewey Jr, JDJR Engineers & Consultants
Location:	(See map on reverse side)
Request:	Consider and act on a request to rezone approximately 4.08-acres located at 601 E. Main Street, north of E. Main Street, east of Grove Road, from R-1500-M Residential Temp District to PD Planned Development District for a townhome development with 38-units. Owner: Jamy Properties LLC. Staff: Derica Peters.

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

THURSDAY, OCTOBER 3, 2024
7:00 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

This notice has been sent to all owners of real property affected by the zoning request and those who are within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting in person will be allocated a maximum of 3 minutes to address the City Plan Commission to express whether they are in favor or oppose the request.

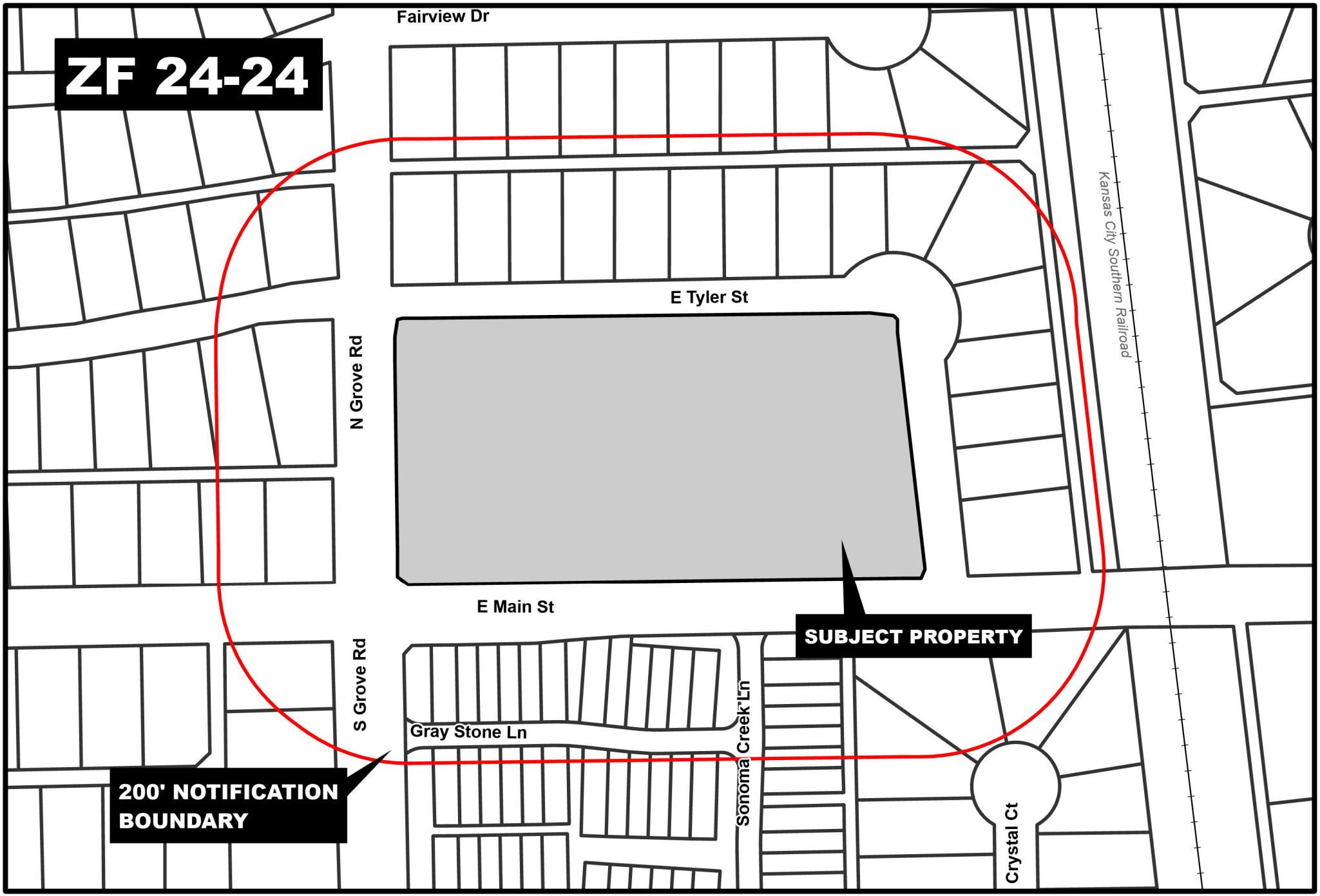
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public Comment Card at https://www.cor.net/PublicCommentForm.

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: cor.net/cpc.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 24-24.

Date Posted and Mailed: September 20, 2024



ZF 24-24 Notification Map
PD Planned Development
601 E. Main Street

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.

RICHARDSON TEXAS

HENDRICKS HOLLY A
614 FAIRVIEW DR
RICHARDSON, TX 75081

TIMM ALAN WAYNE LIFE ESTATE
612 FAIRVIEW DR
RICHARDSON, TX 75081

LUONG PAUL
683 E MUIRFIELD RD
GARLAND, TX 75044

POSADAS ANA MARIA
608 FAIRVIEW DR
RICHARDSON, TX 75081

ALMOND RICHARD C
422 MAPLE ST
RICHARDSON, TX 75081

JUDIEHOUSES INC
721 MEADOWLARK DR
MURPHY, TX 75094

REYES GILBERTO
602 FAIRVIEW DR
RICHARDSON, TX 75081

HARTJES CAITLIN M
618 FAIRVIEW
RICHARDSON, TX 75081

HELMS REBECCA
616 FAIRVIEW DR
RICHARDSON, TX 75081

OLMOS JOAQUIN EDUARDO &
OSORIO SILVIA
600 FAIRVIEW DR
RICHARDSON, TX 75081

NGUYEN HUNG VAN
1709 SALVIA SPRINGS DR
ALLEN, TX 75002

FRAZIN LORRIE TR
PO BOX 835684
RICHARDSON, TX 750835684

RACZYNSKI LIVING TRUST
615 E TYLER ST
RICHARDSON, TX 75081

DAVIS ROY DEAN
613 E TYLER ST
RICHARDSON, TX 75081

PERALES EMILIO B & ELIA
611 E TYLER ST
RICHARDSON, TX 75081

PERALTA HERNAN & MONICA MUNIZ
609 EAST TYLER ST
RICHARDSON, TX 75081

EWING LUCAS WINSETT
607 E TYLER ST
RICHARDSON, TX 75081

BURTON KRISTIN
605 E TYLER ST
RICHARDSON, TX 75081

REED MARY N
402 APOLLO CT
RICHARDSON, TX 750813823

HIGH VISTA INC
% JAMES M BARNETT
7024 CREEK BEND RD
DALLAS, TX 75252

MCCOY MELINDA
3101 MEADOW WOOD DR
RICHARDSON, TX 75082

RAINS PHILIP EMORY &
KATHRYN JANE JOHNSON
1513 BRAEBURN DR
RICHARDSON, TX 75082

IDEN DOROTHY ESTATE OF
601 E TYLER ST
RICHARDSON, TX 75081

HOSSAIN HASINA
35 MINUTEMAN CIRCLE
ORANGEBURG, NY 10962

SIMON ANDRE
5701 COTTAGE CIR
PLANO, TX 75093

JOSHUA TREE INVESTMENT
COMPANY LLC
3014 SABLE CREEK
SAN ANTONIO, TX 78259

DAM DIPSON
625 E TYLER ST
RICHARDSON, TX 75081

MERLOS JOSE &
GLADIS
627 E TYLER ST
RICHARDSON, TX 75081

MESTA MANUEL &
ANGELICA
629 E TYLER ST
RICHARDSON, TX 75081

TREJO MIGUEL &
ROSA M FRIAS
536 E TYLER ST
RICHARDSON, TX 750813425

BECKWITH DEBBRA ANN
531 E MAIN ST
RICHARDSON, TX 75081

MARTINEZ ADAN GONZALEZ
631 E TYLER ST
RICHARDSON, TX 750813533

SAYEM ABU SADAT &
MAHDIA SYEDA TASNIA
533 E MAIN ST
RICHARDSON, TX 75081

JAMY PROPERTIES LLC N
6505 SUDBURY RD
PLANO, TX 75024

JESMA HOMES LLC
102 S GROVE
RICHARDSON, TX 75081

BLANTON MARY ANN
100 S GROVE RD
RICHARDSON, TX 75081

RAGLAND KENNETH & TARIA
121 SONOMA CREEK LN
RICHARDSON, TX 75081

HUSSEIN SHIREEN &
KHAYYAT MASOUD
117 SONOMA CREEK LN
RICHARDSON, TX 750813563

LEUNG DANIELLE
113 SONOMA CREEK LN
RICHARDSON, TX 75081

MCCONNELL ROBIN FRENCH
109 SONOMA CREEK LN
RICHARDSON, TX 75081

SPENCER GREGORY L
645 GRAY STONE LN # 96
RICHARDSON, TX 75081

STOCKHOLM RE LLC
SUITE 150
5000 ELDORADO PKWY
FRISCO, TX 75033

LE VU A &
NGUYEN HOANG T
637 GRAY STONE LN
RICHARDSON, TX 750813559

KAO MELISSA AILEEN
2554 HONEYSUCKLE DR
RICHARDSON, TX 75082

GORATH SARA & PHILLIP
RIVERA FRANK JAMES
617 GRAY STONE LN
RICHARDSON, TX 75081

COOPER KISHA L
613 GRAY STONE LN
RICHARDSON, TX 75081

LAM HON YIU
609 GRAY STONE LN
RICHARDSON, TX 75081

OCHOTORENA RONALD & EMILY N
1610 WINDING CREEK LN
ROCKWALL, TX 75032

ENRIQUEZ GUADALUPE J &
OROZCO TANIA P
604 GRAY STONE LN
RICHARDSON, TX 750813502

WANG GAOJIE & WU TIANYUE
APT 7206
12220 HUNTERS CHASE DR
AUSTIN, TX 78729

ROBERTS CHRISTOPHER S
612 GRAY STONE LN
RICHARDSON, TX 75081

JAIN NIRMAL
616 GRAY STONE LN
RICHARDSON, TX 75081

MUNGUIA RHODA
640 GRAY STONE LN
RICHARDSON, TX 75081

DIVERSIFIED CAPITAL GROUP L
9008 GOVERNORS ROW
DALLAS, TX 75247

FLORES DAY FREESIA
632 GRAY STONE LN
RICHARDSON, TX 750813502

SOURI BEHROUZ
2708 CEDAR ELM DR
CARROLLTON, TX 75010

MEHDIZADEH MIRZA A &
SIMA TALEBZADEH
104 CRYSTAL CT
RICHARDSON, TX 750813543

CASTELLANO BARBARA H
100 CRYSTAL CT
RICHARDSON, TX 75081

MONCRIEF LINDA JEAN LIFE EST
101 CRYSTAL CT
RICHARDSON, TX 750813543

HUTSON GLEN M
FORTENBERRY MICHAEL V
644 GRAY STONE LN
RICHARDSON, TX 75081

WV HOMEOWNERS ASSOCIATION
8360 LBJ FWY STE 300
DALLAS, TX 75243

MARMON CAMERON
230 SKILES DR
PLANO, TX 75075

BROWN JUSTIN MICHAEL &
TAMMY ANNETTE
621 GRAY STONE LN
RICHARDSON, TX 75081

TALLINI RICHARD FIORY &
NINGTALLINI HONG
629 GRAY STONE LN
RICHARDSON, TX 75081

WV HOMEOWNERS ASSOCIATION
8360 LBJ FWY STE 300
DALLAS, TX 75243

GAGE TAYLOR
649 GRAY STONE LN
RICHARDSON, TX 75081

WV HOMEOWNERS ASSN
8360 LBJ FWY STE 300
DALLAS, TX 75243

WATERFORD VILLAS
HOMEOWNERS ASSO
8360 LBJ FWY STE 300
DALLAS, TX 75243

ULRICH JOEL & REAGAN
601 GRAYSTONE LN
RICHARDSON, TX 75081

WV HOMEOWNERS ASSN
8360 LBJ FWY STE 300
DALLAS, TX 75243

YAN GUANGHUA &
YUAN ANJIN
624 GRAY STONE LN
RICHARDSON, TX 75081

RAAFAT SAWSAN MAHMOUD
620 GRAY STONE LN
RICHARDSON, TX 75081

REINHARDTYOUNG DEBORA BETH
105 SONOMA CREEK LN
RICHARDSON, TX 75081

WV HOMEOWNERS ASSOCIATION
8360 LBJ FWY STE 300
DALLAS, TX 75243

RICHARDSON CITY OF
TAX DEPT SUITE 101
411 W ARAPAHO RD SUITE 101
RICHARDSON, TX 75080

JIM DEWY JR
JDJR ENGINEERS & CONSULTATS
2500 TEXAS DRIVE, SUITE 100
IRVING, TX 75062

SEGU JAMEL
JAMY PROPERTIES LLC
6505 SUDBURY ROAD
PLANO, TX 75024

ZF 24-24



Highland Terrace Neighborhood Association

To whom it may concern,
Highland Terrace Neighborhood Association was contacted by the development advisor on behalf of the owner and applicant of the 4.1 acre vacant tract located in the northeast corner of Grove Road and Main Street, Tyler Street being adjacent on the north and east sides. She reached out to us as the property "shows to be located in your Neighborhood Association."
As a neighborhood and an association, we are very thankful for the thoughtfulness in corresponding with us and asking for our input. We have sent out the documents provided to us by the development advisor and have asked for feedback from our neighbors. The responses we have received in writing, and in talking with neighbors have been in opposition of the purposed development. Because of the concerns of our neighbors whom we represent, and the concerns the board members themselves have, the Highland Terrace Neighborhood Association does not support the development as proposed for the following reasons:

- 36 townhomes is far too dense for this lot.
- The height given for the townhomes is too tall for the surrounding area. The homes adjacent to this property are small, single story houses. This height of townhomes would tower over them.
- The iron gate proposed will allow for unsightly views of the back of the townhomes and garages.
- The existing residents on Tyler should not have to stare at the back of tall townhomes.
- 36 townhomes with room for 2 cars in each garage will lead to more traffic in an already congested intersection.
- Traffic getting in and out of development will be difficult and add issues to the flow of traffic on both Grove and Main Street.
- That many additional residents will add additional strain on our aging infrastructure in both water/sewer, and streets.
- There is not adequate parking available in the development. Not enough parking for families with multiple drivers, or when having visitors will mean overflow parking to Tyler Street and other nearby neighborhood streets. This will create issues for those residents.
- These townhomes, even if done with high end building material, may lower the value of the homes currently on Tyler because of the reasons listed above.
- With a private HOA, who is responsible for the upkeep of fencing, landscaping, etc. If issues arise, how will this be handled as this development is within the bounds of HTNA?
- 36 townhomes does not leave enough space for the large, beautiful existing trees on this property. With the number of trees our neighborhood lost in the storm last May, we fear losing more of our neighborhood's charm and beauty if these established trees are cut down.

Richardson's 2009 Comprehensive Plan asks,
"Will the proposed change enhance the site and the surrounding area? Is the proposed change a better use than that recommended by the Future Land Use Plan? How does the proposed use impact nearby residential areas? Will the proposed use be compatible with and/or enhance adjacent residential uses? Are uses adjacent to the proposed use similar in nature in terms of intensity, appearance, hours of operation, and other general aspects of compatibility? Does the proposed use present a significant benefit to the public health, safety and welfare of the community and would it contribute to the City's long-term economic sustainability and wellbeing?"

Because of the concerns listed above, and with the questions laid out in the Comprehensive Plan, we feel that this proposal is not compatible for this property. However, HTNA recognizes the City's need for more "middle housing". Highland Terrace Neighborhood Association would support a proposal that:

- Contains fewer townhomes (by at least half of the 36 proposed) this would,
  - reduce the structural density of the lot
  - reduce the amount of traffic coming in and out of the development
  - reduce the amount of overflow parking
  - reduce the amount of trees lost
  - increase the amount of green space available
- Produces housing other than townhomes. Duplexes, patio homes, or a bungalow court would tie in nicely with the overall neighborhood, adjacent houses on Tyler Street, and space of the lot with the existing trees.
- Preserves the existing trees.
- If fencing is constructed, the development would maintain landscaping along the exterior of the fencing
- Reserves area for green spaces
- Contains adequate parking as to not create overflow issues.

Highland Terrace is a community of caring and inclusive neighbors. We hope to welcome a new development to our community that fits the needs of both the residents in the development and the residents who already live surrounding the property. We thank you for your time and consideration over this property and the development of it.

-Highland Terrace Neighborhood Association

Derica Peters

From: donotreply@enotify.visioninternet.com
Sent: Friday, September 27, 2024 10:06 AM
To: Charles Goff; Derica Peters; Anna Castaneda
Subject: CPC Public Meeting Comment Card

A new entry to a form/survey has been submitted.

Form Name:	City Plan Commission Public Meeting Comment Card
Date & Time:	09/27/2024 10:06 AM
Response #:	125
Submitter ID:	28433
IP address:	2600:1700:59ed:2110:98b4:c844:449c:a3b1
Time to complete:	20 min. , 48 sec.

Survey Details

Page 1

Meeting Date:
10/03/2024

Do you plan to attend the meeting and speak before the City Plan Commission?
(○) No

Meeting Calendars: City Plan Commission

Contact Information

Name:	Lauren Decker
Address:	Carol Court
City:	Richardson
ZIP:	75081
PHONE:	[redacted]
EMAIL:	

Please identify the group or organization you represent, if any:
Highland Terrace Neighborhood Association

Please indicate if you are representing the applicant for a zoning case or item on the agenda:
Not answered

Page 2

VISITORS SECTION: This is an opportunity to submit comments on any topic that is not scheduled for a public hearing or an item that is not on the agenda.

I would like to comment during the:

(○) Public Hearing Item/Zoning File

Page 3

Page 4

Public Hearing Item/Zoning File Section

Select Your Position on this Item (Required):

(○) Opposed to this Item

Public Hearing Item Comments:

Regarding Zoning File 24-24 Valencia Villas

City Plan Commissioners,
Highland Terrace Neighborhood Association was contacted by the development advisor on behalf of the owner and applicant of the 4.1 acre vacant tract located in the northeast corner of Grove Road and Main Street, Tyler Street being adjacent on the north and east sides. She reached out to us as the property "shows to be located in your Neighborhood Association."
As a neighborhood and an association, we are very thankful for the thoughtfulness in corresponding with us and asking for our input. We have sent out the documents provided to us by the development advisor and have asked for feedback from our neighbors. The responses we have received in writing, and in talking with neighbors have been in opposition of the purposed development. Because of the concerns of our neighbors whom we represent, and the concerns the board members themselves have, the Highland Terrace Neighborhood Association does not support the development as proposed for the following reasons:

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-There is not adequate parking available in the development. Not enough parking for families with multiple drivers, or when having visitors will mean overflow parking to Tyler Street and other nearby neighborhood streets. This will create issues for those residents.
-These townhomes, even if done with high end building material, may lower the value of the homes currently on Tyler because of the reasons listed above.
-With a private HOA, who is responsible for the upkeep of fencing, landscaping, etc. If issues arise, how will this be handled as this development is within the bounds of HTNA?
-36 townhomes does not leave enough space for the large, beautiful existing trees on this property. With the number of trees our neighborhood lost in the storm last May, we fear losing more of our neighborhood's charm and beauty if these established trees are cut down.

Richardson's 2009 Comprehensive Plan asks,
"Will the proposed change enhance the site and the surrounding area? Is the proposed change a better use than that

recommended by the Future Land Use Plan? How does the proposed use impact nearby residential areas? Will the proposed use be compatible with and/or enhance adjacent residential uses? Are uses adjacent to the proposed use similar in nature in terms of intensity, appearance, hours of operation, and other general aspects of compatibility? Does the proposed use present a significant benefit to the public health, safety and welfare of the community and would it contribute to the City's long-term economic sustainability and wellbeing?"

Because of the concerns listed above, and with the questions laid out in the Comprehensive Plan, we feel that this proposal is not compatible for this property. However, HTNA recognizes the City's need for more "middle housing". Highland Terrace Neighborhood Association would support a proposal that:

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-reduce the structural density of the lot
-reduce the amount of traffic coming in and out of the development
-reduce the amount of overflow parking
-reduce the amount of trees lost
-increase the amount of green space available
-Produces housing other than townhomes. Duplexes, patio homes, or a bungalow court would tie in nicely with the overall neighborhood, adjacent houses on Tyler Street, and space of the lot with the existing trees.
-Preserves the existing trees.
-If fencing is constructed, the development would maintain landscaping along the exterior of the fencing
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-Contains adequate parking as to not create overflow issues.

Highland Terrace is a community of caring and inclusive neighbors. We hope to welcome a new development to our community that fits the needs of both the residents in the development and the residents who already live surrounding the property. We thank you for your time and consideration over this property and the development of it.

-Highland Terrace Neighborhood Association

(○) Please submit my comments for this meeting. Public comments submitted by 5 pm on the date of the meeting will be provided and included for the record.

Thank you,
Richardson, TX

This is an automated message generated by Granicus. Please do not reply directly to this email.

Derica Peters

From: donotreply@enotify.visioninternet.com
Sent: Saturday, September 28, 2024 6:46 PM
To: Charles Goff; Derica Peters; Anna Castaneda
Subject: CPC Public Meeting Comment Card

A new entry to a form/survey has been submitted.

Form Name:	City Plan Commission Public Meeting Comment Card
Date & Time:	09/28/2024 6:45 PM
Response #:	126
Submitter ID:	28443
IP address:	76.183.146.176
Time to complete:	3 min. , 35 sec.

Survey Details

Page 1

Meeting Date:
10/03/2024

Do you plan to attend the meeting and speak before the City Plan Commission?
(○) No

Meeting Calendars: City Plan Commission

Contact Information

Name:	William Kotch
Address:	2703 N Spring Dr
City:	Richardson
ZIP:	75082
	[redacted]

Please identify the group or organization you represent, if any:
Not answered

Please indicate if you are representing the applicant for a zoning case or item on the agenda:
Zoning file 24-24

Page 2

VISITORS SECTION: This is an opportunity to submit comments on any topic that is not scheduled for a public hearing or an item that is not on the agenda.

I would like to comment during the:

(○) Public Hearing Item/Zoning File

Page 3

Page 4

Public Hearing Item/Zoning File Section

Select Your Position on this Item (Required):

(○) In Favor of this Item

Public Hearing Item Comments:

Not answered

(○) Please submit my comments for this meeting. Public comments submitted by 5 pm on the date of the meeting will be provided and included for the record.

Thank you,
Richardson, TX

This is an automated message generated by Granicus. Please do not reply directly to this email.

Derica Peters

From: Amber Pollan
Sent: Monday, September 30, 2024 10:11 AM
To: Derica Peters
Subject: FW: Public Meeting Comment Card

From: Aimee Nemer <Aimee.Nemer@cor.gov>
Sent: Monday, September 30, 2024 10:08 AM
To: Amber Pollan <Amber.Pollan@cor.gov>
Subject: FW: Public Meeting Comment Card

This card is for CPC.

Aimee Nemer, TRMC, MMC
City Secretary|City of Richardson
2360 Campbell Creek Blvd. Ste. 525 Richardson, TX 75082
P.O. Box 830309 Richardson, TX 75083
www.cor.net | aimee.nemer@cor.gov
972.744.4290

RICHARDSON CITY SECRETARY

From: donotreply@enotify.visioninternet.com <donotreply@enotify.visioninternet.com>
Sent: Sunday, September 29, 2024 12:03 PM
To: Aimee Nemer <Aimee.Nemer@cor.gov>; Crystal Brown <Crystal.Brown@cor.gov>
Subject: Public Meeting Comment Card

A new entry to a form/survey has been submitted.

Form Name:	City Council Meeting Comment Card
Date & Time:	09/29/2024 12:02 PM
Response #:	124
Submitter ID:	28450
IP address:	2600:1700:3f79:2be0:8ddb:56a0:4498:752
Time to complete:	27 min. , 28 sec.

Survey Details

Page 1

WELCOME TO THE RICHARDSON CITY COUNCIL MEETING:

Thank you for your interest to provide input to the City Council. Please complete and submit this card to the City Secretary before the meeting begins, and you will be called upon at the appropriate time to provide your input. If you submitted a card online by 5 p.m., we have your information on file and your name will be called at the appropriate time to speak. Before submitting a Public Comment Card, please acknowledge you have reviewed the Public Comment Procedures provided at the sign-up desk.



I have read the Public Comment Procedures.

[×] Yes

Meeting Date:
View Council Agenda Postings for Meeting Dates

10/03/2024

OPPORTUNITIES TO SPEAK TO THE COUNCIL

During meetings there are three different forums available to speak to the Council. Please read the following descriptions and check the box next to the forum that best fits you:

Choose One:

Public Hearing – Applies to anyone wishing to express an opinion or concern on a public hearing scheduled on the meeting agenda.

Not answered

Item/Case #

Not answered

Public Hearing Comments

Not answered

Would you like to speak during the meeting?

(○) No

If NO, please check a box below to express your position:

(○) Oppose

Are you the applicant or representative?

(○) No

Public Comments on Agenda Items – Applies to anyone wishing to provide feedback in person on an item listed on the meeting agenda.

Not answered

Agenda Item # or Topic:

Not answered

Summary of comments to be submitted in person:

Not answered

Public Comments on Agenda Items – Applies to anyone wishing to provide feedback online on an item listed on the meeting agenda.

[×] I wish to submit my public comments on agenda items on this form and will not speak in person.

Agenda Item # or Topic:

ZF 24-24 Valencia Villas

Public Comments on Agenda Items - Online

I am opposed to this development unless something is done with the volume of traffic that is on Main Street (Belt Line road - from Freeway 75 to Plano road). Throughout the day traffic is very heavy plus large vehicles use this street as well. Something needs to be done to prevent large vehicles (tractor trailers come down this street). Maybe a sign that states "for local traffic only". The large apartment develop at the corner of 75 and Belt line has increase the traffic flow enough as it is.

VISITORS FORUM – Applies to anyone wishing to speak comments to the Council on any topic NOT listed on the meeting agenda.

Not answered

Topic:

Not answered

Visitors Forum Comments -In Person

Not answered

VISITORS FORUM – Applies to anyone wishing to submit comments to the Council on any topic NOT listed on the meeting agenda.

Not answered

Topic:

Not answered

Visitors Forum Comments - Online

Not answered

Contact Information

Name:	Greg Spencer
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PHONE:	
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If you represent a group or organization, please list:

Not answered

THANK YOU FOR YOUR INTEREST IN PARTICIPATING IN YOUR LOCAL GOVERNMENT.

Thank you,
Richardson, TX

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