City of Richardson
City Plan Commission
Agenda Packet
Tuesday, December 17, 2024

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AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, DECEMBER 17, 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 December 3, 2024.**

CONSENT AGENDA

All items listed under the consent agenda are considered to be routine by the City Plan Commission and will be enacted upon by one motion in the form listed below. There will be no separate discussion of these items unless desired, in which case any item(s) may be removed from the Consent Agenda for separate consideration.

2. **Replat – Main Central Addition, Lot 1A, Block A, Lot 1, Block B, Lot 1, Block D, & Lot 1, Block E:** Consider and act on a request for a replat of Lot 1 and 4, Block A, of the Main Central Addition to create new lots, abandon easements and dedicate new easements for a multifamily project. The 17.47-acre tract is located north of W. Main Street and east of N. Central Expressway. Owner: SAF 100 N Central Land Ltd, SAF 100 N Central Ltd and Richardson Gateway LLC. *Staff: Aaron Zilz.*

PUBLIC HEARING

3. **Zoning File 24-30 Special Permit – Mesorah High School for Girls:** Consider and act on a request for approval of a Special Permit for a private school on a 3.5-acre lot currently zoned O-M Office located within an existing 23,512 square foot building at 2101 Waterview Parkway, on the west side of Waterview Parkway, south of Tatum Street. Owner: MesorahCHAI, LLC. *Staff: Derica Peters.*

4. **Zoning File 24-21 PD Planned Development- Lennox Innovation R&D Center:** 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.*

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, DECEMBER 13, 2024.

DERICA PETERS, SENIOR PLANNER
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 December 3, 2024 City Plan Commission Meeting

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – DECEMBER 3, 2024

The Richardson City Plan Commission met on December 3, 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
Joe Costantino, Commissioner
Nate Roberts, Commissioner
Gary Beach, Commissioner

MEMBERS ABSENT: Rebecca Poynter, Commissioner
Kenneth Southard, Vice Chairman
Michael Keller, Commissioner
Byron Purdy, Commissioner
Sebrena Bohnsack, Commissioner

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

BRIEFING SESSION

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

REGULAR BUSINESS MEETING

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

   Motion: Chairman Marsh made a motion to approve the minutes as presented. Commissioner Beach seconded the Motion. Motion passed 4-0.

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.*

Aaron Zilz stated on October 14, 2024, the City Council approved an amendment to the Eastside Planned Development 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.

Mr. Zilz advised that the proposed Master Sign Plan establishes consistency while allowing flexibility and creativity. The Master Sign Plan identifies three (3) proposed types of signs within the development which are a Monument Sign (multiple uses), Wall Mounted Electronic Messaging Sign, and Electronic Messaging Pedestrian Directory Sign. The Commissions packet includes a table of the exceptions and modifications to these signs that differ from code and a map that shows locations where the Applicant is requesting the signs be placed.

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

Stewart Korte, 740 E. Campbell Road, Suite 110, Richardson explained the original monument sign was hit by vehicles on several occasions; therefore, they want to relocate the sign further south. The original monument sign was located within an easement granted by DART, who has also provided preliminary approval to relocate the sign with a new easement.

Mr. Korte stated they seek to obtain approval for a larger monument sign that would be 160 square-feet with the property name and panels to list tenants. An electronic messaging sign was discussed that would be mounted to the tower facing Central Expressway so vehicles driving the highway are able to see tenants that normally would not get any exposure. The sign on the tower would enhance the property and allow numerous tenants to advertise on it. The city does currently allow for electronic messaging signs; however, this sign is outside of the code because it is attached to a building structure instead of attached to a monument or free-standing pole. The signage would be purely for the businesses in the center and occasionally advertisement of promotional events going on at the property.

Mr. Korte presented an aerial of the property showing where the electronic digital touchscreens would be located to promote the businesses to be as successful as possible.

Chairman Marsh asked when did his firm acquire the retail portion of the property and if the low occupancy rate at that time was related to covid.

Mr. Korte stated the property was acquired in 2023 and covid was a contributing factor to low occupancy.

Chairman Marsh asked if he knows what the occupancy is for the apartment retail space.

Mr. Korte advised the apartments have 36,000 square-feet of retail with two (2) vacancies.

Chairman Marsh asked if the whole center would be able to participate on the signs.

Mr. Korte replied yes.

Chairman Marsh asked if the office tenants would be on the Electronic Messaging Pedestrian Directory Sign.

Mr. Korte replied they would not object to having office tenants included.

Commissioner Roberts asked if he felt the lack of signage is what diminished occupancy over time.

Mr. Korte stated he was not sure why the property was only at 50% occupancy when they purchased it.

Commissioner Roberts asked what they planned to do with the sign on the west side of Campbell Road at the Panera entrance.

Mr. Korte answered they are content with the sign the way it is.

Commissioner Beach asked if the Electronic Messaging Pedestrian Directory Sign was reliable.

Mr. Korte stated they have not installed them before, but the apartment owner MMA owns a lot of properties, and it was recommended by them as a reputable national manufacturer and installer.

Chairman Marsh asked staff if the Electronic Messaging signs were allowed in the city if it is displayed on the side of a building.

Mr. Zilz said the sign code is very specific and it is quite restrictive, which is why we see a so many Master Sign Plans.

Chairman Marsh asked if they were proposing anything else that is not in compliance.

Mr. Zilz stated the provided table lays out what they are requesting that are deviations from the code.

Chairman Marsh stated he needed more clarification on the table.

Commissioner Costantino agreed with applicant that the sign is in aligned with signage used at similar developments, and it would make drivers going north on Central Expressway aware of the tenants in the center.

Chairman Marsh emphasized that he understood the issue of moving the monument sign further to the south, however, what assurances are there that the sign will be maintained and were they planning to sell or lease the signs.

Mr. Korte expressed they are not trying to profit from the signs, they just want to draw people into the center.

Commissioner Roberts asked staff if there is anything in the City of Richardson sign ordinance that addresses the maintenance of the signs.

Amber Pollan stated there is a section in the sign that allows for the Building Official to inspect signs and assure it stays in a reasonable state of repair. Also, the Building Inspection

Department can enforce such as removing signs when a tenant moves out within 180 days and other items.

Chairman Marsh advised this group should decide if they want to encourage that type of signage through the central corridor.

Mr. Korte expressed the signs can get a negative connotation; however, they see it as an improvement that stands out.

Motion: Commissioner Costantino made a motion to recommend the Eastside Master Sign Plan as presented. Commissioner Roberts seconded the motion. Motion passed 3-1 (Chairman Marsh opposed).

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.*

Derica Peters advised the request is 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. In 1998, Ordinance 3199 was approved for a "childcare center" at the 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, The Pillars Christian Learning Center, has committed and signed a 20-year lease to continue operations. The Pillars Christian Learning Center is an established center based out of San Antonio Although Whistlestop Childcare called for 235 children at maximum, the new operators could accommodate a maximum enrollment capacity of 248 and currently they have 147 students enrolled.

Ms. Peters indicated the hours of operation are 7:00 am to 5:00 pm with the peak morning drop off times being between 7:00-9:00 am and peak afternoon pick up times will be 4:00-5:00 pm. The applicant advised they will have three to four buses that will transport students from elementary schools to the center. The site meets the minimum requirement for play area with three (3) playgrounds that provide a minimum of 30 square feet of indoor play area per child and 80 square feet of outdoor play area per child. There is one (1) driveway from Murphy Road where onsite circulation occurs in a counterclockwise direction and complying with the parking ratio requirement, one (1) parking space per 300 square-feet of building area is provided.

Ms. Peters stated no correspondence has been received on the request and she is available to answer any questions.

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.

Geren Anderson, 300 E. Sonterra Blvd, Suite 1250, San Antonio, stated he has owned and operated The Pillars Christian Learning Centers since 2009 in San Antonio and has expanded to fourteen (14) locations across San Antonio and now in the DFW area. He stated he understood a special use permit is in place for the existing use and they are not changing anything with the facility, only signage and paint on the inside. Mr. Anderson advised that 249 students is a state licensing capacity, but their operating capacity will be closer to 200 and their current enrollment is 149, which is about 70% occupancy. However, they hope to get enrollment up to 175 to 180 children.

With no further questions for applicant, Chairman Marsh asked if anyone would like to come forward and speak in favor or opposition to the request.

Seeing no more speakers, Chairman Marsh made a motion to close the public hearing. Commissioner Costantino seconded the motion. Motion passed 4-0.

Motion: Commissioner Costantino made a motion to recommend approval of the request as presented. Commissioner Roberts seconded the motion. Motion passed 4-0.

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.*

Derica Peters stated 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 conditions. The proposed development is three (3) acres and will include nine (9) buildings with a total of 36 townhome units. They are three-story stories, 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.

Ms. Peters advised that entrance 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 will be widened. There will be a driveway at the southwest of the subject property, which is not restricted, however, at the request of the adjacent Mill Creek Homeowner's Association, vehicular access into the condo development from this access easement will be restricted by a vehicular gate with limited access for HOA residents. A traffic impact analysis was provided that showed that there would be limited traffic generated by the proposed development in the mornings and during the peak am hours there will be 15 trips generated and the afternoon peak hours will have 19 trips generated.

Ms. Peters pointed out a minimum four (4) foot wide sidewalk will be provided along the front of the buildings and the sidewalk should also connect to Jupiter Road to provide access to the Duck Creek Trail. There will be a landscape buffer around the site and for a buffer at least 8.5 feet there will be canopy trees planted one for every fifty (50) feet of the center. Each unit

supports two (2) parking spaces within an enclosed garage and they meet the minimum requirement for 0.5 guest spaces per unit. Ms. Peters reported that there will be some modifications to the existing wood fence to the south of the site to extend behind the CVS property; including a six (6) foot-tall new tubular steel ornamental style fence erected on the westside of the property line between the Millwood Creek condos that abut this development.

Ms. Peters advised the future land use in the comprehensive plan that was part of this updated site was designated as neighborhood mixed use as the place type that envisions mixed use buildings, multi-family and single family attached. The Envision Richardson Plan also identified missing middle housing types that would be appropriate for this place type including fourplex, multiplex, live-work, and townhomes.

Ms. Peters advised that staff received two letters of opposition, and one letter in support from the Millwood Creek condo HOA.

Chairman Marsh asked if there was a standard of units per acre for townhome development.

Ms. Peters answered there is not a standard in the zoning code, so they looked at other townhome developments over the past few years and the density on this development was 12 units per acre and more recent townhome developments have 10-14 units per acre.

Commissioner Roberts asked if the tubular metal fence was going to be constructed on the northwestern side and if it provided any visual screening.

Ms. Peters answered yes it would and some trees may be planted in that buffer area.

Commissioner Roberts asked if there was a commitment to a line of shrubs.

Ms. Peters answered no.

Chairman Marsh asked if Millwood Creek are condos or duplexes and if there was other information regarding the units.

Ms. Peters stated Millwood Creek are set up as condos with a single story, 2-3 units to a building and zoned as apartments.

Commissioner Roberts asked if they are rented or owned.

Ms. Peters answered they are owned.

Chairman Marsh why the divider between the retail is just the 6-foot wooden fence and why wouldn’t they want to continue that fence instead of having a masonry wall.

Ms. Peters stated that is what the applicant proposed.

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.

Kiew Kam, 1782 W. McDermott, Allen addressed concerns brought up by commissioners such as the traffic flow. He pointed out the three (3) existing driveways for the Millwood Creek residents. He mentioned they have a flood plain easement that runs along the eastern side, where they are not planning to build; they are also aware that they need to be two (2) feet above the base elevation so that there would not be a flooding issue.

Chairman Marsh asked why they decided on three (3) stories.

Ms. Peters clarified that base zoning for townhomes does allow townhomes to have three (3) stories (55 feet tall) unless they are within 150 feet of a single-family neighborhood, where they would be limited to two (2) stories (40 feet tall). She informed the Millwood Condos are considered apartments and the townhome district standards in the code do call for three (3) stories.

Chairman Marsh stated information in the packet was diverting away from the standard of two (2) story, forty (40) feet.

Ms. Peters replied that is correct and that is not the case here.

Commissioner Roberts asked if that was because they are not within 150 feet of a single-family neighborhood.

Ms. Peters answered yes.

Chairman Marsh asked if the tubular metal fence along the western side was decided upon after negotiating with Millwood Creek.

Mr. Kam replied no, it was always proposed to be a site feature.

Chairman Marsh asked if any other modifications were discussed with the HOA besides the gate and driveway.

Mr. Kam advised that no other requests were made by the HOA.

Chairman Marsh asked if the units were for sale and what was the anticipated price range.

Mr. Kam answered yes, and they would sell for $400,000 and up.

Chairman Marsh asked if the square footage was a minimum of 2,000 square feet.

Mr. Kam stated the units were a minimum of 1,900 square feet.

With no more questions for the applicant, Chairman Marsh asked if anyone would like to come forward and speak in favor or opposition to the request.

Adel El-Dabaghi, 2111 E. Beltline Road #118B, Millwood HOA president stated they are a condominium complex with 114 units and 39 buildings that are each individually owned.

Commissioner Roberts asked if there was any discussion or negotiations regarding the type of fence or screening on the eastern side.

Mr. El-Dabaghi replied there is a six (6) foot iron fence across the whole section that separates the properties.

Commissioner Roberts asked if there were there any other requests from the HOA.

Mr. El-Dabaghi stated the proposed developer would be responsible for and maintaining and insuring the entry gate.

Commissioner Roberts asked how many people are on staff with the Millwood Creek HOA.

Mr. El-Dabaghi replied there are five (5) volunteer board members and no staff.

Andrew Hawkins, 519 Spring Valley Drive, attorney for the applicant JC Mayfair, Inc., stated the gate originally was to be a sliding gate, however revisions were made to accommodate emergency vehicles. The revised gate will have two (2) rotating gates with a column in the middle.

Seeing no more speakers, Commissioner Costantino made a motion to close the public hearing. Commissioner Beach seconded the motion. Motion passed 4-0.

Motion: Chairman Marsh made a motion to recommend approval of the request as presented. Commissioner Beach seconded the motion. Motion passed 4-0.

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.*

Ms. Peters stated the applicant is seeking approval of a PD Planned Development District under the RA-1100-M Residential Attached (Townhome) District with modified development regulations. The proposed development includes six (6) buildings with a total of thirty-eight (38) townhome units at a density of 9.3 units per acre. The applicant has provided images of the representative townhome product 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 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.

Ms. Peters pointed out that the site is adjacent to an established neighborhood of single family detached residences. Access to the site will be provided via two (2) new driveway entrances connecting to a new east-west street between Grove Road and Tyler Street that is parallel to E. Main Street. The townhome orientation will have two (2) rows facing inward and there will be two (2) fifteen-foot alleys that provide rear access to the two (2) car enclosed garage provided in each unit. Around the perimeter of the site will be a ten (10) foot landscape buffer that will have a six

(6) foot tall ornamental fence with brick columns and shrubs to provide a visual screening. Guest parking will be provided onsite at a rate of 0.5 spaces per unit and will be in the center of the development on the private street.

Ms. Peters advised the applicant provided a tree survey showing fifty-six (56) existing mature oak trees on site and they intend to preserve some in accordance with the tree preservation and conservation ordinance for protected trees. The removal of protected or specimen trees must be mitigated by either replacement or by payment into the tree management fund. The applicant identified twenty-two (22) trees they intend to preserve within the landscape buffer.

Ms. Peters stated a trip generation memo was provided which shows 18 additional trips generated during peak morning hours and 22 additional trips during the afternoon peak hours. Based on this limited traffic generation, the existing street network, there were no traffic improvements warranted for this development plan.

Ms. Peters explained the applicant is requesting to allow seven (7) buildings as opposed to six (6). The Envision Richardson Comprehensive Plan designates this area as the Neighborhood Residential Place Type and the missing middle types that were identified appropriate in this neighborhood residential place type include accessory dwelling units, bungalow courts, duplexes, and townhomes.

Ms. Peters said four (4) letters in opposition to the request were received with one being from the Highland Terrace Neighborhood Association, and there were also two (2) people who spoke in opposition at the public hearing on October 3, 2023.

Chairman Marsh asked if Valencia Drive would be a private street.

Ms. Peters answered that is correct.

Commissioner Roberts asked how tree removal will be handled and if applicant will have to contribute to a tree fund.

Ms. Peters stated they have indicated the trees they plan to preserve but they have not calculated for the loss of trees based on this plan. If they were to mitigate all the trees into the fund it would cost approximately $250,000 based on the trees that are currently on site.

Commissioner Roberts asked if there was anything prohibiting anyone from driving through on the new street.

Ms. Peters said no, it will be an unrestricted street.

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.

Jim Dewey Jr., JDJR Engineers & Consultants, 2500 Texas Street #100, Irving, TX, stated they originally proposed a masonry screening wall that was similar to what was on the development south of this property, however staff advised them to provide a tubular metal screening fence

instead. Mr. Dewey said they can't save all the remaining trees on the property; however, they will keep those located around the perimeter and will comply with required mitigation.

Mr. Dewey indicated the townhome zoning requirement is a minimum unit size of 1,300 square feet and they proposed a minimum unit size of 2,000 square feet; the required minimum lot area is 1,750 square feet and will increase to 2,500 square feet. The minimum lot depth is 70 feet, but the proposal shows a minimum of 100 feet. He indicated the staff report incorrectly states this is 62 feet. They intentionally set the unit back from the alley to provide an additional two (2) parking spaces in the driveway and there will also be one (1) guest parking space per unit, instead of 0.5 parking space per unit. Mr. Dewey stated that this development will have an anticipated price of $225 per square foot and minimum total cost to be $450,000 and up depending on the square footage.

Chairman Marsh asked for a summary of the meeting with the Neighborhood Association.

Mr. Dewey explained they tried to schedule a meeting or Zoom call with the association but had no success. The Association had their bi-annual meeting at the end of November at a local restaurant/bar where it was noisy, and they could only make a short presentation. They were only able to speak with 8-10 couples in their allotted time. Mr. Dewey stated the neighbors had varied responses and the main concern was with the layout and the density, so they were unable to reach an agreement. The letter from the HOA listed so many ideas they could never get to a consensus.

Mr. Dewey addressed concerns that were in the letter from the neighborhood association about the townhouse height, which was reduced from the allowed height. Also, the screening could be switched to a masonry wall. In regard to traffic issues, there are no entrances allowed off Main Street and they are providing enough parking spaces. The letter also mentioned the townhomes would lower the value of their homes but if anything, it should help their value. Mr. Dewey stated they will have an HOA that will maintain all the open space and landscaping.

Commissioner Roberts asked if they have looked at any environmental impact of this development.

Mr. Dewey said they have not done an environmental study and all the engineering details will come up at platting or when the plans are drawn up.

Charles Goff asked if Commissioner Roberts was referring to whether the drainage infrastructure was efficient, if so, they will get full civil plans and will be sure to meet all city standards if the zoning is approved.

Commissioner Roberts asked if plants indigenous to Texas would be used for the landscaping.

Mr. Dewey answered yes, they always look for low maintenance and low water-use landscaping.

Commissioner Costantino asked staff why they steered the applicant away from a masonry wall.

Ms. Peters stated they typically see a masonry wall between separating commercial and residential and not between residential developments, and the wrought iron would provide a softer way to integrate it into the neighborhood.

Commissioner Costantino asked applicant if he thought cut-through traffic would be an issue.

Mr. Dewey said he did not anticipate traffic cutting through.

Commissioner Roberts asked if there will be any financing on the townhomes.

Mr. Dewey answered no.

Chairman Marsh asked if they looked at east and west facing for the townhomes.

Mr. Dewey stated that staff did not allow access onto Main Street.

With no more questions for the applicant, Chairman Marsh asked if anyone would like to come forward and speak in favor or opposition to the request.

Ellen Eularoy, 7 Park Place, Richardson stated they do not want the townhomes in the neighborhood. Traffic gets backed up along Main Street and Grove Road. The two-story townhomes don't go with the single-story houses next to them.

Richard Tallini, 629 Gray Stone Lane, Richardson stated he lives in the townhomes across Main Street, and no one reached out to them about the development. He commented the design lacks green space, and a lot of the solid trees there will be removed. He is concerned about water runoff in the street when it rains and there will be an issue with flooding. He stated the traffic is bad in the area and he is concerned about his taxes increasing.

Jaron Brandt, 617 LaSalle Drive, Richardson, Communications Chair for Highland Terrace Neighborhood Association advised their main concern is the density and number of family units that will be moving into the area. Traffic is already bad and would be worsened by adding many homes on this corner. Traffic will also be bad for the residents living on Tyler Street. The neighborhood has a park where cars line both sides of the street. The residents want to protect the natural environment of that lot, and the space is not big enough for so many new families. Residents are not against additional housing, but this specific high-density type of housing is not compatible with the residential area. He said there was so much talk about missing middle housing, so the city should not throw up townhouses just as big as an average house and say they are addressing the problem of missing middle housing. The recently approved Comprehensive Plan's missing middle housing element is to create a place for people who cannot afford a single attached property, or empty nesters, or senior citizens that can no longer maintain their previous home. Townhomes like these are not catering to people who want the vision of inclusion, sustainability, and innovation.

Chairman Marsh asked the applicant if he would like to address any of the comments.

Mr. Dewey stated the development is screened off from Tyler Street and they are providing enough parking on site. 2,000 square feet is not a super large house, and buyers will be some of the people seeking missing middle housing. He stated the townhomes across Main Street are also two stories so these homes should not affect them.

Seeing no more questions, Commissioner Costantino made a motion to close the public hearing.

Commissioner Roberts seconded the motion. Motion passed 4-0.

Chairman Marsh asked staff to clarify what uses are allowed in the current zoning of R-15000-M Residential Temporary.

Ms. Peters said it allows for single family detached residential, churches or church schools.

Chairman Marsh asked staff to confirm that when they do their comparisons, they use R-1100-M Townhome zoning and not the existing zoning.

Ms. Peters answered that is correct.

Chairman Marsh commented that there are some concessions provided in this proposal, such as height and parking. Interior facing lots would enhance the streetscape down the new Valencia Street but understands the concerns about seeing garages on Tyler Street, so the buffer is a critical component. Traffic is a factor, but the trip generation report shows it is not a lot of new traffic to an already congested area, and with any redevelopment trees will get lost.

Commissioner Costantino suggested generally what they are hearing is that people don't want townhomes here, and he isn't sure if that is enough justification to oppose because it seems like a good spot for it and its close to other townhomes. He stated screening from the street needs to have a similar design to the rest of the neighborhood and traffic is bad with or without the development.

Commissioner Roberts explained that it may technically fit the definition of missing middle housing but is not the right price point.

Motion: Commissioner Beach made a motion to recommend approval of the request with the addition of a condition that the screening wall be constructed like the similar developments in the area. Costantino seconded the motion. Motion passed 4-0.

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 9:34 p.m.

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Bryan Marsh, Chairman

Agenda Item 2

Replat – Main Central Addition, Lot 1A, Block A, Lot 1, Block B, Lot 1, Block D, & Lot 1, Block E

Replat – Main Central Addition

Attachments:

1. Staff Report
2. Locator Map
3. Main Central Addition Replat

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Aaron Zilz, AICP, Planner II AZ

DATE: December 17, 2024

RE: **Replat – Main Central Addition, Lot 1A, Block A, Lot 1, Block B, Lot 1, Block D, & Lot 1, Block E**

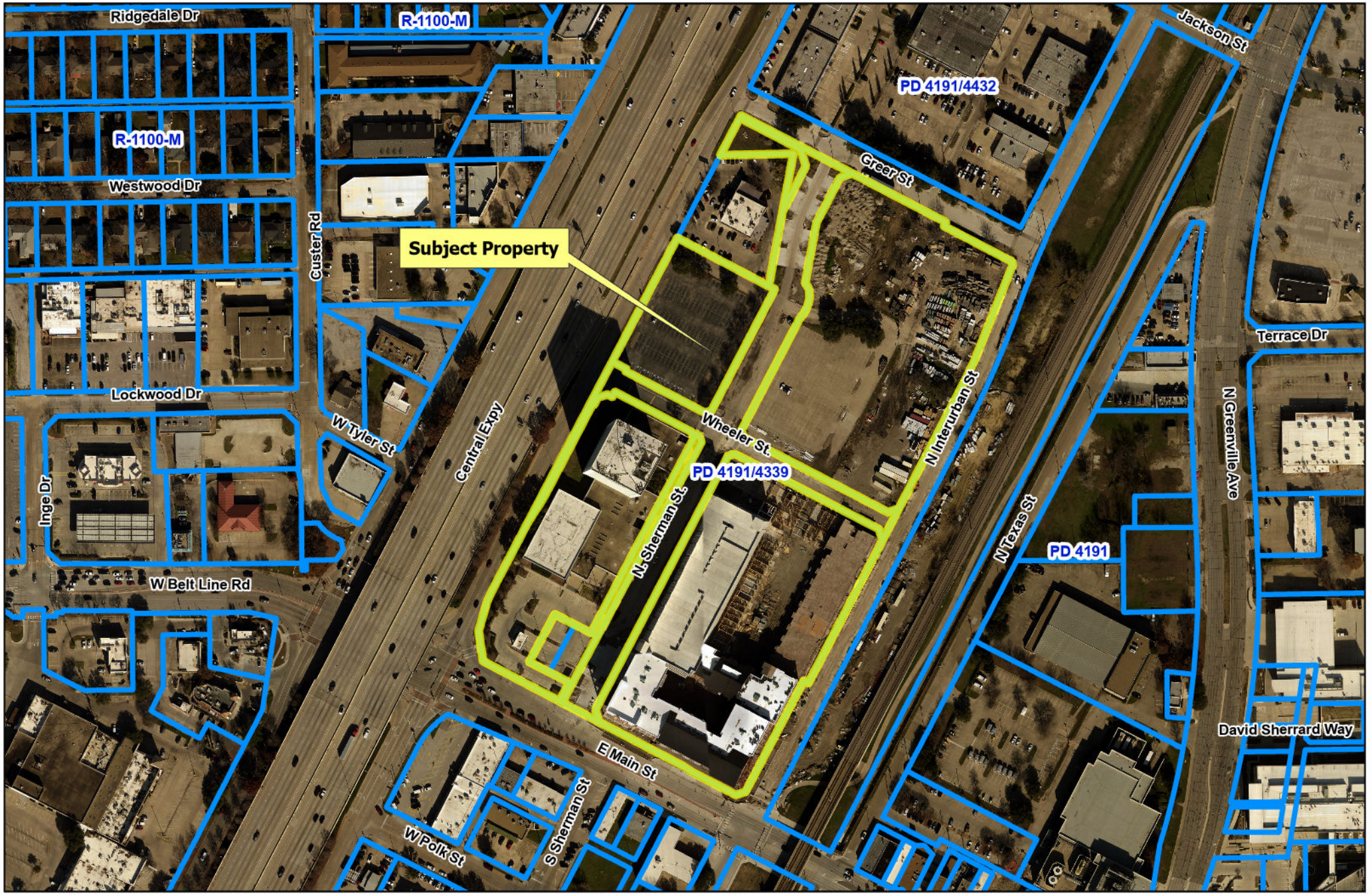
SUMMARY

Subdivision:	**Main Central Addition, Lot 1A, Block A, Lot 1, Block B, Lot 1, Block D, & Lot 1, Block E** *Being a replat of Lot 1 and 4, Block A, Main Central Addition*
Location:	150 W. Main Street – Northwest corner of Research Drive and Telecom Parkway.
Staff Comments:	The purpose of the replat is to create new lots, abandon easements and dedicate easements. The replat complies with City zoning and subdivision regulations.
CPC Action:	**Final Decision**

BACKGROUND INFORMATION

Tract Size:	17.473 acres / 761,115 square feet.
Zoning:	Planned Development (PD – Ordinance 4339)
Right-of-way Dedication:	Yes
Easements/Setbacks:	
Existing to Remain:	Drainage Easement; Movable Access Easement; Mutual Access Easement;

	Telecom Easement;
	Utility Easement;
	Variable Width Utility Easement;
	Access Easement;
	Floodway Easement; and
	Variable Width Oncor Easement;
Dedicated by this Plat:	Multiple Joint Utility Easements; and
	Multiple Sidewalk & Utility Easements;
Abandoned by this Plat:	Portions of Variable Width Drainage Easement;
	Portions of Variable Width Utility Easement;
	Portions of Variable Width Floodway Easement;
	T. P. & L. Easement;
	Southwestern Bell Telephone Easement;
	Drainage Easement;

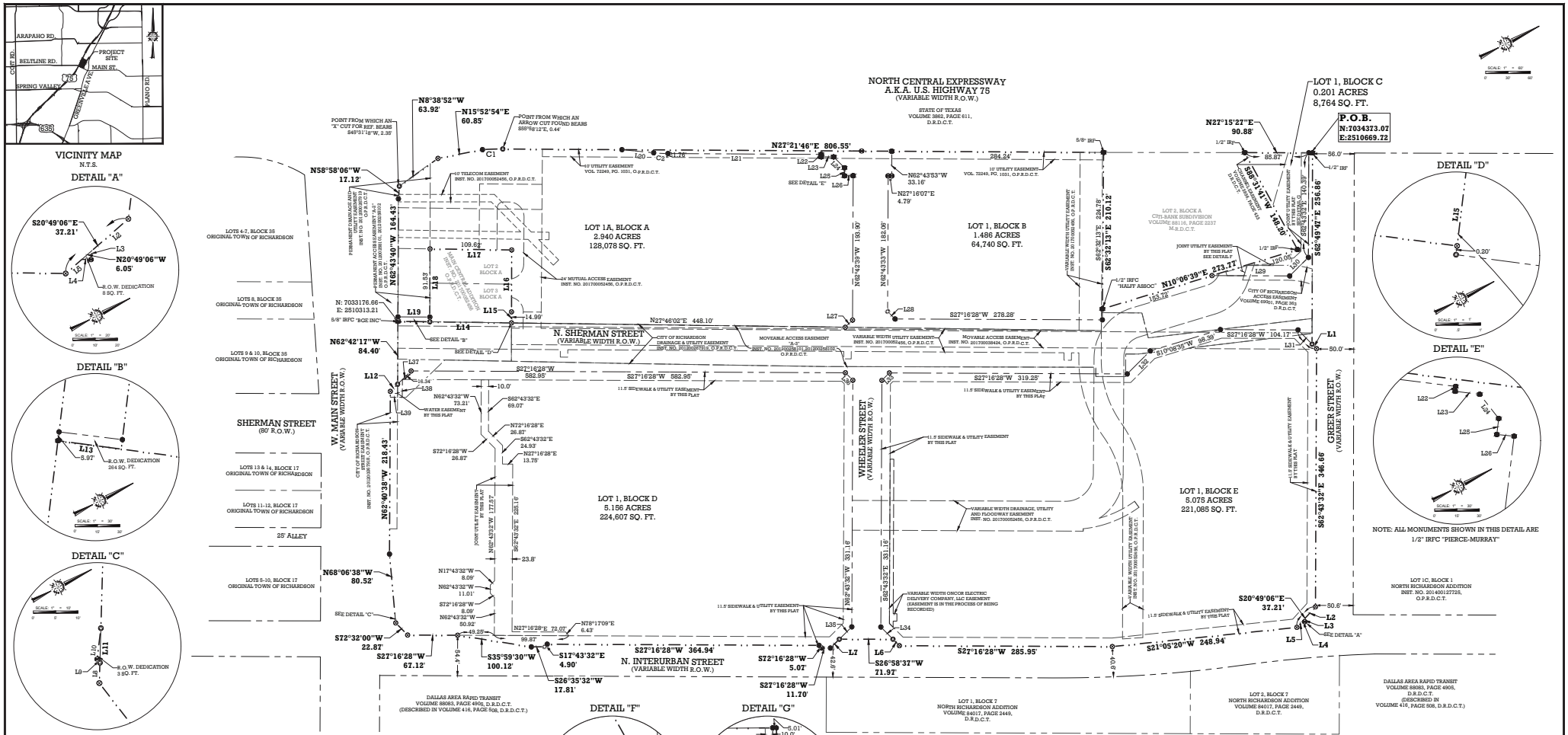


Replat - Main Central Addition, Lot 1A, Block A, Lot 1, Block B, Lot 1, Block D, & Lot 1, Block E

N

RICHARDSON TEXAS

This product is for informal purposes and my 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.



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N72°16'28"E	8.52'	L12	N17°39'00"W	13.78'	L23	S27°10'52"W	16.55'	L34	N72°16'28"E	23.05'	L45	S27°10'28"W	35.29'
L2	S20°49'06"E	21.52'	L13	N27°48'42"E	42.82'	L24	S72°06'49"W	20.64'	L35	N17°43'32"W	23.57'	L46	S17°43'32"E	17.25'
L3	S62°47'48"E	4.09'	L14	N27°48'42"E	152.45'	L25	N62°56'16"W	10.82'	L36	S72°16'28"W	14.14'	L47	S32°11'46"W	10.34'
L4	S21°26'25"W	4.07'	L15	N62°48'50"W	14.79'	L26	S25°59'27"W	11.89'	L37	S17°28'00"E	25.40'	L48	N62°49'32"W	10.28'
L5	S20°49'06"E	9.64'	L16	N62°48'38"W	83.11'	L27	N17°39'00"W	13.74'	L38	S62°13'27"E	23.98'	L49	N27°10'28"E	8.61'
L6	S72°16'28"W	12.31'	L17	S27°48'46"W	109.62'	L28	S72°16'28"W	14.14'	L39	S27°44'28"W	16.01'	L50	N15°32'36"W	13.48'
L7	S17°43'32"E	16.85'	L18	S62°48'03"E	57.50'	L29	S27°16'28"W	104.23'	L40	N79°57'19"W	5.04'			
L8	N68°06'38"W	4.58'	L19	S27°16'28"W	42.81'	L30	S17°43'32"E	35.35'	L41	N09°58'51"E	20.83'			
L9	S72°01'30"W	1.02'	L20	S32°40'19"W	42.75'	L31	S72°16'28"W	26.83'	L42	S46°26'32"E	14.26'			
L10	N62°43'32"W	6.99'	L21	S27°21'45"W	205.76'	L32	S17°53'47"E	43.76'	L43	N32°48'49"E	35.18'			
L11	S68°06'38"E	7.74'	L22	N63°26'06"W	3.30'	L33	S17°43'32"E	14.14'	L44	S67°09'06"E	2.68'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°13'46"	368.80'	27.22'	N25°14'53"E	27.22'
C2	5°23'31"	205.16'	19.31'	S29°58'35"W	19.30'

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE DALLAS COUNTY APPRAISAL DISTRICT, ONLINE INFORMATION.
4. ACCORDING TO THE FEMA FIRM MAP NUMBER 48113C0205K, REVISED JULY 7, 2014. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
5. THE PURPOSE OF THIS PLAT IS TO CREATE FIVE (5) LOTS, DEDICATE/ABANDON EASEMENTS AND RIGHTS-OF-WAY.
6. THIS PLAT CONVEYS AND DEDICATES ALL RIGHTS OF WAY, UTILITY, LANDSCAPE AND SIDEWALK EASEMENTS TO THE CITY OF RICHARDSON REQUIRED FOR THE USE, MAINTENANCE AND REPAIR OF THE REFERENCED IMPROVEMENTS.
7. DATE OF LATEST FIELD SURVEY IS OCTOBER 1, 2024.

SHEET LEGEND

SHEET 1 OF 3 = EXISTING EASEMENTS TO REMAIN AND ALL PROPOSED LOT LINES, EASEMENTS AND R.O.W. DEDICATIONS.
SHEET 2 OF 3 = EXISTING LOT LINES AND THOSE EASEMENTS AND R.O.W. TO BE ABANDONED BY THIS PLAT.
SHEET 3 OF 3 = DEDICATION, CERTIFICATIONS, NOTES.

LEGEND

- SUBJECT PROPERTY LINE
- R.O.W. LINE
- ADJOINER LINE
- EASEMENT
- EASEMENT ABANDONED BY THIS PLAT
- R.O.W. ABANDONED BY SEPARATE INSTRUMENT
- IRON ROD FOUND (IRF) (AS NOTED)
- IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
- CALCULATED CORNER
- "X" CUT SET
- "X" CUT FOUND
- PK NAIL SET

ABBREVIATIONS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
(XXXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING

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LOT 1A, BLOCK A = 100 N. CENTRAL EXPRESSWAY
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LOT 1, BLOCK D = 150 W. MAIN STREET
LOT 1, BLOCK E = 225 N. INTERURBAN STREET

OWNERS

SAF 100 N. CENTRAL, LTD.
18111 PRESTON ROAD, SUITE 1000
DALLAS, TEXAS 75252

SAF 100 N. CENTRAL LAND, LTD.
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RICHARDSON GATEWAY, LLC
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DALLAS, TEXAS 75205

ENGINEER/APPLICANT

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101 SUMMIT AVE, Ste. 1014 • FT. WORTH, TEXAS 76102
TELEPHONE: (817) 759-6279 • FAX: (817) 759-6256
TBPE FIRM NO. F-10926
WWW.HARRISKOCHERSMITH.COM

SURVEYOR

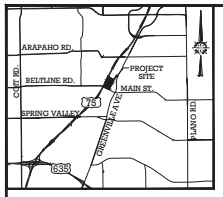
TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
801 CHERRY ST. PKWY, Ste. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 761-7512 • FAX: (817) 761-7554
TEXAS BOARD OF PROFESSIONAL ENGINEERS
WWW.TOPOGRAPHIC.COM

MAIN CENTRAL ADDITION

LOT 1A, BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK C, LOT 1, BLOCK D & LOT 1, BLOCK E
17.423 ACRES (761,115 SQ. FT.)
BEING A REPLAT OF ALL OF LOT 1 & LOT 4, BLOCK A MAIN CENTRAL ADDITION
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CITY OF RICHARDSON, DALLAS COUNTY, TEXAS
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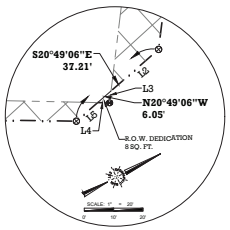
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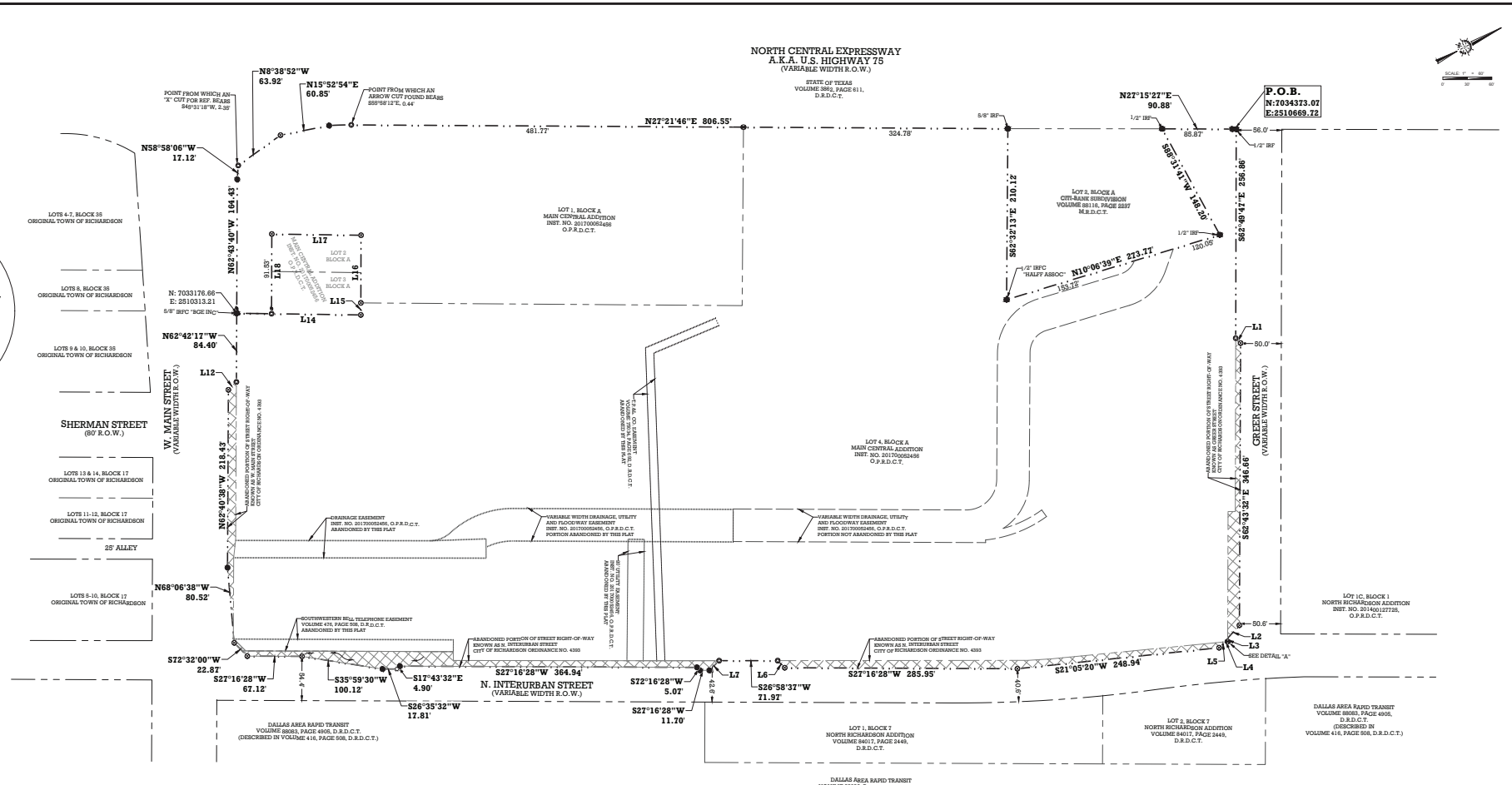
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VICINITY MAP
N.T.S.

DETAIL "A"





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SURVEYOR

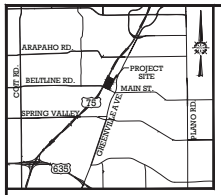
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FILE: FP-HKS_TOWN CENTRAL_20241111	
DRAFT: FCN	CHECK: SED
SHEET: 2 OF 3	DATE: 11/11/2024

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VICINITY MAP
N.T.S.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING A TRACT OF LAND IN THE WILLIAM R. BODINE SURVEY, ABSTRACT NO. 153, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 1 AND LOT 4, BLOCK A, MAIN CENTRAL ADDITION, AS SHOWN ON THE PLAT RECORDED IN INSTRUMENT NO. 20170008246, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND A PORTION OF N. MAIN STREET, TWO PORTIONS OF N. INTERURBAN STREET, AND A PORTION OF GREER STREET, ALL AS ABANDONED BY ORDINANCE NO. 4393, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID LOT 4, LOCATED AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH CENTRAL EXPRESSWAY AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GREER STREET;

THENCE SOUTH 62° 49' 47" EAST, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GREER STREET AND THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 266.86 FEET TO THE WESTERNMOST CORNER OF SAID ABANDONED PORTION OF GREER STREET;

THENCE WITH THE NORTHERLY LINE OF SAID ABANDONED PORTION OF GREER STREET AS FOLLOWS:

NORTH 72° 16' 28" EAST, A DISTANCE OF 8.52 FEET TO AN "X" CUT SET FOR A CORNER;

SOUTH 62° 43' 32" EAST, A DISTANCE OF 346.66 FEET TO AN "X" CUT SET FOR A CORNER;

SOUTH 20° 49' 06" EAST, A DISTANCE OF 21.52 FEET TO THE EASTERNMOST CORNER OF SAID ABANDONED PORTION OF GREER STREET IN THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTH 62° 47' 49" EAST WITH THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 4.09 FEET TO AN "X" CUT FOUND AT THE EASTERNMOST NORTHEAST CORNER OF SAID LOT 4, ALSO LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GREER STREET WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF N. INTERURBAN STREET;

THENCE SOUTH 21° 26' 25" WEST, WITH THE SOUTHEASTERLY LINE OF SAID LOT 4 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID N. INTERURBAN STREET, A DISTANCE OF 4.01 FEET TO THE NORTHERNMOST CORNER OF A PORTION OF N. INTERURBAN STREET ABANDONED IN SAID ORDINANCE NO. 4393;

THENCE WITH THE SOUTHEASTERLY LINE OF SAID PORTION OF N. INTERURBAN STREET ABANDONED IN ORDINANCE NO. 4393, AS FOLLOWS:

SOUTH 20° 49' 06" EAST, A DISTANCE OF 9.64 FEET TO AN "X" CUT SET FOR A CORNER;

SOUTH 21° 09' 20" WEST, A DISTANCE OF 248.94 FEET TO AN "X" CUT SET FOR A CORNER;

SOUTH 27° 16' 28" WEST, A DISTANCE OF 286.95 FEET TO AN "X" CUT SET FOR A CORNER;

SOUTH 72° 16' 28" WEST, A DISTANCE OF 12.31 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID N. INTERURBAN STREET AND THE SOUTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTH 26° 58' 37" WEST, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERURBAN STREET AND THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 71.97 FEET TO THE NORTHERNMOST CORNER OF SAID PORTION OF N. INTERURBAN STREET ABANDONED BY ORDINANCE NO. 4393;

THENCE WITH THE SOUTHEASTERLY LINE OF SAID PORTION OF N. INTERURBAN STREET ABANDONED IN ORDINANCE NO. 4393 AS FOLLOWS:

SOUTH 17° 43' 32" EAST, A DISTANCE OF 16.85 FEET TO A ½" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR A CORNER;

SOUTH 27° 16' 28" WEST, A DISTANCE OF 11.70 FEET TO A ½" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR A CORNER;

SOUTH 72° 16' 28" WEST, A DISTANCE OF 5.07 FEET TO A ½" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR A CORNER;

SOUTH 27° 16' 28" WEST, A DISTANCE OF 364.94 FEET TO A ½" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR A CORNER;

SOUTH 17° 43' 32" EAST, A DISTANCE OF 4.90 TO A MAG NAIL SET FOR A CORNER;

SOUTH 26° 35' 32" WEST, A DISTANCE OF 17.81 FEET TO A ½" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR A CORNER;

SOUTH 35° 59' 30" WEST, A DISTANCE OF 100.12 FEET TO AN "X" CUT SET FOR A CORNER;

SOUTH 27° 16' 28" WEST, A DISTANCE OF 67.12 FEET TO AN "X" CUT SET FOR A CORNER;

SOUTH 72° 32' 00" WEST, A DISTANCE OF 22.87 FEET TO AN "X" CUT SET FOR THE SOUTHERNMOST CORNER OF SAID PORTION OF N. INTERURBAN STREET ABANDONED BY ORDINANCE NO. 4393;

THENCE NORTH 68° 06' 38" WEST,WITH THE SOUTHWESTERLY LINE OF SAID PORTION OF N. INTERURBAN STREET ABANDONED BY ORDINANCE NO. 4393, A DISTANCE OF 4.56 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTH 72° 01' 30" WEST, WITH THE SOUTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 1.02 FEET TO AN "X" CUT FOUND AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 4;

THENCE NORTH 62° 43' 32" WEST, WITH THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 6.99 FEET TO THE EASTERNMOST CORNER OF SAID PORTION OF MAIN STREET ABANDONED BY ORDINANCE NO. 4393;

THENCE WITH THE SOUTHWESTERLY LINE OF SAID ABANDONED PORTION OF MAIN STREET AS FOLLOWS:

NORTH 68° 06' 38" WEST, A DISTANCE OF 80.52 FEET TO A ½" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR A CORNER;

NORTH 62° 40' 38" WEST, A DISTANCE OF 218.43 FEET TO AN "X" CUT SET;

NORTH 17° 28' 00" WEST, A DISTANCE OF 13.78 FEET TO THE WESTERNMOST CORNER OF SAID ABANDONED PORTION OF MAIN STREET, LOCATED IN THE SOUTHWESTERLY LINE OF SAID LOT 4;

THENCE NORTH 62° 42' 17" WEST, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID N. MAIN STREET AND THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 84.40 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "BGE INC" AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID LOT 4, ALSO BEING THE SOUTHERNMOST SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK A;

THENCE NORTH 27° 48' 42" EAST, WITH THE COMMON LINE BETWEEN SAID LOT 4 AND SAID LOT 1, AT 42.83 FEET PASSING THE SOUTHERNMOST CORNER OF LOT 3 OF SAID BLOCK A, IN ALL A DISTANCE OF 182.45 FEET TO AN "X" CUT SET FOR A CORNER AT AN ELL CORNER OF SAID LOT 4 AND THE EASTERNMOST CORNER OF SAID LOT 3;

THENCE NORTH 62° 48' 50" WEST, A DISTANCE OF 14.79 FEET TO AN X" CUT SET FOR A CORNER AT AN ELL CORNER OF SAID LOT 4 AND AN ELL CORNER OF SAID LOT 1;

THENCE NORTH 62° 48' 38" WEST, WITH THE COMMON LINE BETWEEN SAID LOT 1 AND SAID LOT 3, AT 37.14 FEET PASSING THE NORTHERNMOST CORNER OF SAID LOT 3 AND THE EASTERNMOST CORNER OF LOT 2 OF SAID BLOCK A, IN ALL A DISTANCE OF 83.11 FEET TO AN "X" CUT SET AT AN ELL CORNER OF SAID LOT 1 ALSO BEING THE NORTHERNMOST CORNER OF SAID LOT 2;

THENCE WITH THE COMMON LINE OF SAID LOT 1, BLOCK A AND SAID LOT 2, BLOCK A AS FOLLOWS:

SOUTH 27° 48' 46" WEST, A DISTANCE OF 109.62 FEET TO AN "X" CUT SET AT THE WESTERNMOST CORNER OF SAID LOT 2 AND AN ELL CORNER OF SAID LOT 1;

SOUTH 62° 49' 03" EAST, AT 45.97 FEET PASSING THE SOUTHERNMOST CORNER OF SAID LOT 2 AND THE WESTERNMOST CORNER OF SAID LOT 3, IN ALL A DISTANCE OF 97.90 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 3 ALSO LOCATED IN THE NORTHWESTERLY LINE OF SAID LOT 4;

THENCE SOUTH 27°16'28" WEST, WITH THE COMMON LINE BETWEEN SAID LOT 1 AND SAID LOT 4, A DISTANCE OF 42.81 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "BGE INC" IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID N. MAIN STREET, AT THE SOUTHERNMOST CORNER OF SAID LOT 1;

THENCE WITH THE COMMON LINE BETWEEN SAID LOT 1 AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID N. MAIN STREET AS FOLLOWS:

NORTH 62° 43' 40" WEST, A DISTANCE OF 164.43 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC";

NORTH 58° 58' 06" WEST, A DISTANCE OF 17.13 FEET TO A POINT FROM WHICH AN "X" CUT SET FOR REFERENCE BEARS SOUTH 45° 31' 18" WEST, A DISTANCE OF 2.35 FEET;

NORTH 8° 38' 52" WEST, A DISTANCE OF 63.92 FEET TO AN "X" CUT SET IN THE COMMON LINE BETWEEN SAID LOT 1 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID NORTH CENTRAL EXPRESSWAY;

THENCE WITH THE COMMON LINE BETWEEN SAID LOT 1 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID NORTH CENTRAL EXPRESSWAY AS FOLLOWS:

NORTH 19° 52' 54" EAST, A DISTANCE OF 60.86 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 368.80 FEET;

WITH SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 4° 13' 46", A CHORD BEARING NORTH 23° 14' 53" EAST, A CHORD DISTANCE OF 27.22 FEET, AND AN ARC LENGTH OF 27.23 FEET TO A POINT FROM WHICH AN ARROW CUT IN CONCRETE FOUND BEARS S 59°58'12" E, A DISTANCE OF 0.44 FEET FOR REFERENCE;

NORTH 27° 21' 46" EAST, AT A DISTANCE OF 481.77 FEET PASSING AN "X" CUT FOUND AT THE NORTHERNMOST CORNER OF SAID LOT 1 AND THE WESTERNMOST CORNER OF SAID LOT 4, IN ALL A DISTANCE OF 806.55 FEET TO A 5/8" IRON ROD FOUND FOR AN ELL CORNER OF SAID LOT 4, ALSO BEING THE WESTERNMOST CORNER OF LOT 2, BLOCK 1, CITI-BANK SUBDIVISION, INSTALLMENT NO. 2, AS SHOWN ON THE PLAT RECORDED IN VOLUME 88116, PAGE 2237, MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.);

THENCE WITH THE COMMON LINE BETWEEN SAID LOT 4 AND SAID LOT 2, BLOCK 1 AS FOLLOWS:

SOUTH 62° 32' 13" EAST, A DISTANCE OF 210.12 FEET TO A ½" IRON ROD FOUND WITH A CAP STAMPED "A.H. HALFF ASSOC.";

NORTH 10° 06' 39" EAST, A DISTANCE OF 273.77 FEET TO A ½" IRON ROD FOUND;

SOUTH 88° 31' 41" WEST, A DISTANCE OF 148.20 FEET TO A ½" IRON ROD FOUND AT AN ELL CORNER OF SAID LOT 4, BEING THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 2, AND LOCATED IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID NORTH CENTRAL EXPRESSWAY;

THENCE NORTH 27° 15' 27" EAST, WITH THE COMMON LINE BETWEEN SAID LOT 4 AND SAID NORTH CENTRAL EXPRESSWAY, A DISTANCE OF 90.88 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 17.473 ACRES OR 761,115 SQUARE FEET OF LAND.

SHEET LEGEND

SHEET 1 OF 3 = EXISTING EASEMENTS TO REMAIN AND ALL PROPOSED LOT LINES, EASEMENTS AND R.O.W. DEDICATIONS.
SHEET 2 OF 3 = EXISTING LOT LINES AND THOSE EASEMENTS AND R.O.W. TO BE ABANDONED BY THIS PLAT.
SHEET 3 OF 3 = DEDICATION, CERTIFICATIONS, NOTES.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

THAT WE, **SAF 100 N. CENTRAL, LTD., SAF 100 N. CENTRAL LAND, LTD. AND RICHARDSON GATEWAY, LLC**, BEING THE OWNERS OF THE HEREINAFTER DESCRIBED PROPERTY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **MAIN CENTRAL ADDITION, LOT 1A, BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK C, LOT 1, BLOCK D, AND LOT 1, BLOCK E**, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS. WE DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES AS INDICATED. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR REPLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN; SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL AND ANY PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF RICHARDSON, TEXAS.

WITNESS, MY HAND, THIS _____ DAY OF _____, 2024.

SAF 100 N. CENTRAL, LTD., A TEXAS LIMITED PARTNERSHIP

BY: SAF 100 N. CENTRAL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

BY: _____
TOD FORABE
MANAGER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TOD FORABE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS_____DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
BY COMMISSION EXPIRES ON:

SAF 100 N. CENTRAL LAND, LTD., A TEXAS LIMITED PARTNERSHIP

BY: SAF 100 N. CENTRAL LAND GP, LLC, A TEXAS LIMITED LIABILITY COMPANY GENERAL PARTNER

BY: _____
TOD FORABE
MANAGER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TOD FORABE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS_____DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
BY COMMISSION EXPIRES ON:

RICHARDSON GATEWAY, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
RHYS HEINSCH
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED RHYS HEINSCH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS_____DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
BY COMMISSION EXPIRES ON:

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, S. ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, DO HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON OCTOBER 1, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
S. ERIK DUMAS, R.P.L.S. NO. 5371

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED S. ERIK DUMAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS_____DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
BY COMMISSION EXPIRES ON:

CERTIFICATE OF APPROVAL:

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY PLAN COMMISSION OF THE CITY OF RICHARDSON, TEXAS.

_____
CHAIRMAN

_____
EXECUTIVE SECRETARY

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE DALLAS COUNTY APPRAISAL DISTRICT, ONLINE INFORMATION.
4. ACCORDING TO THE FEMA FIRM MAP NUMBER 48113C0205K, REVISED JULY 7, 2014. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
5. THE PURPOSE OF THIS PLAT IS TO CREATE FIVE (5) LOTS, DEDICATE/ABANDON EASEMENTS AND RIGHTS-OF-WAY.
6. THIS PLAT CONVEYS AND DEDICATES ALL RIGHTS OF WAY, UTILITY, LANDSCAPE AND SIDEWALK EASEMENTS TO THE CITY OF RICHARDSON REQUIRED FOR THE USE, MAINTENANCE AND REPAIR OF THE REFERENCED IMPROVEMENTS.
7. DATE OF LATEST FIELD SURVEY IS OCTOBER 1, 2024.

LEGEND

- SUBJECT PROPERTY LINE
- R.O.W. LINE
- ADJOINER LINE
- EASEMENT
- EASEMENT ABANDONED BY THIS PLAT
- R.O.W. ABANDONED BY SEPARATE INSTRUMENT
- IRON ROD FOUND (IRF) (AS NOTED)
- IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
- CALCULATED CORNER
- "X" CUT SET
- "X" CUT FOUND
- PK NAIL SET

ABBREVIATIONS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
(XXXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING

ADDRESS TABLE

LOT 1A, BLOCK A = 100 N. CENTRAL EXPRESSWAY
LOT 1, BLOCK B = 200 N. CENTRAL EXPRESSWAY
LOT 1, BLOCK C = 290 N. CENTRAL EXPRESSWAY
LOT 1, BLOCK D = 150 W. MAIN STREET
LOT 1, BLOCK E = 225 N. INTERURBAN STREET

OWNERS

SAF 100 N. CENTRAL, LTD.
18111 PRESTON ROAD, SUITE 1000
DALLAS, TEXAS 75252

SAF 100 N. CENTRAL LAND, LTD.
18111 PRESTON ROAD, SUITE 1000
DALLAS, TEXAS 75252

RICHARDSON GATEWAY, LLC
7001 PRESTON ROAD, 5TH FLOOR
DALLAS, TEXAS 75205

ENGINEER/APPLICANT

HKS HARRIS KOCHER SMITH
DALLAS/FORT WORTH + DENVER
101 SUMMIT AVE, Ste. 1014 • FT. WORTH, TEXAS 76102
TELEPHONE: (817) 759-6279 • FAX: (817) 759-6298
TBPE FIRM NO. F-10505
WWW.HARRISKOCHERSMITH.COM

SURVEYOR

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
801 CHERRY ST, TELEPHONE: (817) 7
WWW.TOPOGRAPHIC.COM

MAIN CENTRAL ADDITION

LOT 1A, BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK C, LOT 1, BLOCK D & LOT 1, BLOCK E
17.473 ACRES (761,115 SQ. FT.)
BEING A REPLAT OF ALL OF LOT 1 & LOT 4, BLOCK A MAIN CENTRAL ADDITION
IN THE WILLIAM R. BODINE SURVEY, ABSTRACT NO. 153
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS
NOVEMBER 2024

FILE: FP-HKS_TOWN CENTRAL_20241111	
DRAFT: FCN	CHECK: SED
SHEET: 3 OF 3	DATE: 11/11/2024

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Agenda Item 3

Zoning File 24-30 – Special Permit
Mesorah High School for Girls

ZONING FILE 24-30

Attachments:

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

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Derica Peters, AICP, Senior Planner-Planning *DP*

DATE: December 17, 2024

RE: **Zoning File 24-30: Mesorah High School for Girls**

REQUEST

Approval of a Special Permit for a private school on a 3.5-acre lot currently zoned O-M Office located within an existing 23,512 square foot building at 2101 Waterview Parkway, on the west side of Waterview Parkway, south of Tatum Street.

APPLICANT/ PROPERTY OWNER

Don Goldstein, Mesorah High School for Girls Inc/ MesorahCHAI, LLC

EXISTING DEVELOPMENT

The site was developed in 1998 with a one-story, 23,5120 square foot office building.

ADJACENT ROADWAYS

Waterview Parkway: Six-Lane divided arterial 8,400 vehicles per day on all lanes, northbound and southbound, north of Campbell Road (2023).

Jonsson Boulevard: Minor Collector; no traffic counts available.

SURROUNDING LAND USE AND ZONING

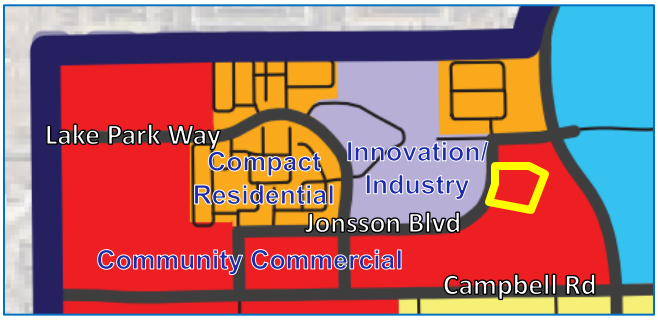
North: Office; O-M Office
South: Office; O-M Office
East: Institutional; University of Texas at Dallas Campus
West: Office; O-M Office

EXISTING ZONING

O-M Office (Ordinance 3079 and Ordinance 3153)

FUTURE LAND USE PLAN

The Future Land Use Plan of the *Envision Richardson Comprehensive Plan* designates this rea as Community Commercial. It is Characterized by large-scale developments that attract regional traffic for shopping and retail needs. Secondary uses include institutional use such as a school.



TRAFFIC/INFRASTRUCTURE IMPACTS

The applicant provided a traffic study and circulation plan as part of this application. The requested Special Permit will not have any significant impacts on the existing utilities or traffic in the area; therefore, a Traffic Impact Analysis was not required. The proposed enrollment and staff numbers were not a substantial change from the technical school occupancy that was previously on the site.

An updated Traffic Management Plan (onsite queuing analysis) will be provided by the applicant every year by December 1st for review and re-assessment.

STAFF COMMENTS

Background
The site was developed in 1998 with a one-story, 23,5120 square foot office building. In 1997 a Special Permit was granted for a technical training institute. The office is currently occupied with The Chicago School, a non-profit university for nursing students.

Request
The applicant's intent is to repurpose the building to accommodate a private school. The Mesorah High School for Girls website explains they provide a curriculum that offers both a rigorous Jewish education and a comprehensive secular college preparatory program. The City requires a Special Permit for a private school in all zoning districts, unless it is associated with a religious institution that's primary function is as a place of worship for the community. A private school is defined in the Comprehensive Zoning Ordinance below:

> *Private School* means a school under the sponsorship of a private agency or corporation other than a public or religious agency, having curriculum generally equivalent to public elementary or secondary schools.

The school will relocate from their current location in North Dallas where the current enrollment is 61 students. The School's current staff is made up of three administrators, 17 part-time teachers and a bookkeeper. The projected growth for the high school is 10 – 15 students per year for the next four years, and total enrollment at the school is capped at 120 students for the foreseeable future.

Hours of operation for the school are as follows:

- Monday – Thursday: 8:25 a.m. – 5:00 p.m.
- Friday: 8:25 a.m. – 12:45 p.m.
- Sundays: Occasional after-school activities on select Sundays

According to the applicant, at maximum enrollment the school could expect approximately 35-40 cars arriving at the campus between 7:30 a.m. and 8:15 a.m. Monday through Friday and a similar number leaving the facility at 5:00 p.m. Monday through Thursday and at 12:45 p.m. on Fridays.

Site Access and Circulation – The applicant has provided sufficient queuing length on the campus, based on the submitted Traffic Management Plan (Exhibit "C"), to accommodate the buildout student enrollment without queuing onto the right of way. An updated Traffic Management Plan (onsite queuing analysis) will be provided by the applicant every year by December 1st for review and re-assessment.

The subject property has one (1) driveway entrance on Jonsson Blvd, and one (1) driveway located on Waterview Pkwy. The primary entrance to the school will be on the west, and vehicles will enter from the driveway on Jonsson Blvd and proceed on the designated path to drop students off at the pick off area on the west side of the building and exit Jonsson Blvd or Waterview Pkwy. Student drivers will also enter through the western driveway and park in the western parking lot. The parking area would include alteration to striping to accommodate the gate access off of Jonsson Blvd.

Fence and Gate –The Zoning Ordinance prohibits fences from extending past the front wall of a building. The applicant is requesting an exception to allow a new 8-foot-tall tubular steel fence around the perimeter of the site to provide a closed and secured campus. The site has frontage on both Waterview Pkwy to the east and Jonsson Blvd to the west. The applicant would like an exception to allow a fence within front yard setback on both Waterview Pkwy and Jonsson Blvd.

The applicant is considering two options for the fence location. The first option, as shown on the Concept Plan, locates the fence generally along the property lines. However, most of the northern portion of the property is encumbered by a mutual access easements shared with the property to the north. The applicant does not have confirmation of agreement with the neighboring property owner that the gate location is feasible and has presented a second alternative option. The alternate fence layout option shows the fence brought in closer to the building and located on the interior of the mutual access easements. Onsite circulation is not anticipated to be significantly impeded by a security gate at these locations. There will be vehicular gates throughout the site to provide access for those authorized to be on campus. The gates will be open for drop-off and pick-up times and will be closed and locked during school hours and after school hours. A security officer will also be on site to assist with access and managing the drop off and pick up times.

Storm Shelter – A storm shelter facility will be added to comply with the current International Building Code requirements for a new school. The new building is a Quonset-hut style, prefabricated structure measuring 800-square feet and accommodating up to 120 people. It will be located on the west side of the property, in the parking row along Jonsson Blvd or the middle parking row, and additional landscaping will be added in the landscape buffer to provide enhanced

visual screening from the road. The shelter would cover nine (9) or ten (10) existing parking stalls, depending on the fence location.

Parking – The City does not have a required parking ratio for schools. A total of 195 parking spaces are provided on site, including the reduction of stalls for the storm shelter and security gates The applicant indicated that based on observations at the current campus, approximately 15% - 18% of the students will drive themselves to school, which would be approximately 22 students at maximum enrollment. A total of 21 staff members may travel to the site. The applicants expect the site to satisfy its parking demand with the given the number of parking spaces on site.

Correspondence: To date, staff has received no 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 accept the applicant's request as presented, the motion should include the following:

1) A Special Permit shall be granted for a Private School which shall be limited to the area shown on the Concept Plan, marked as Exhibit "B" and made a part thereof, subject to the following conditions:

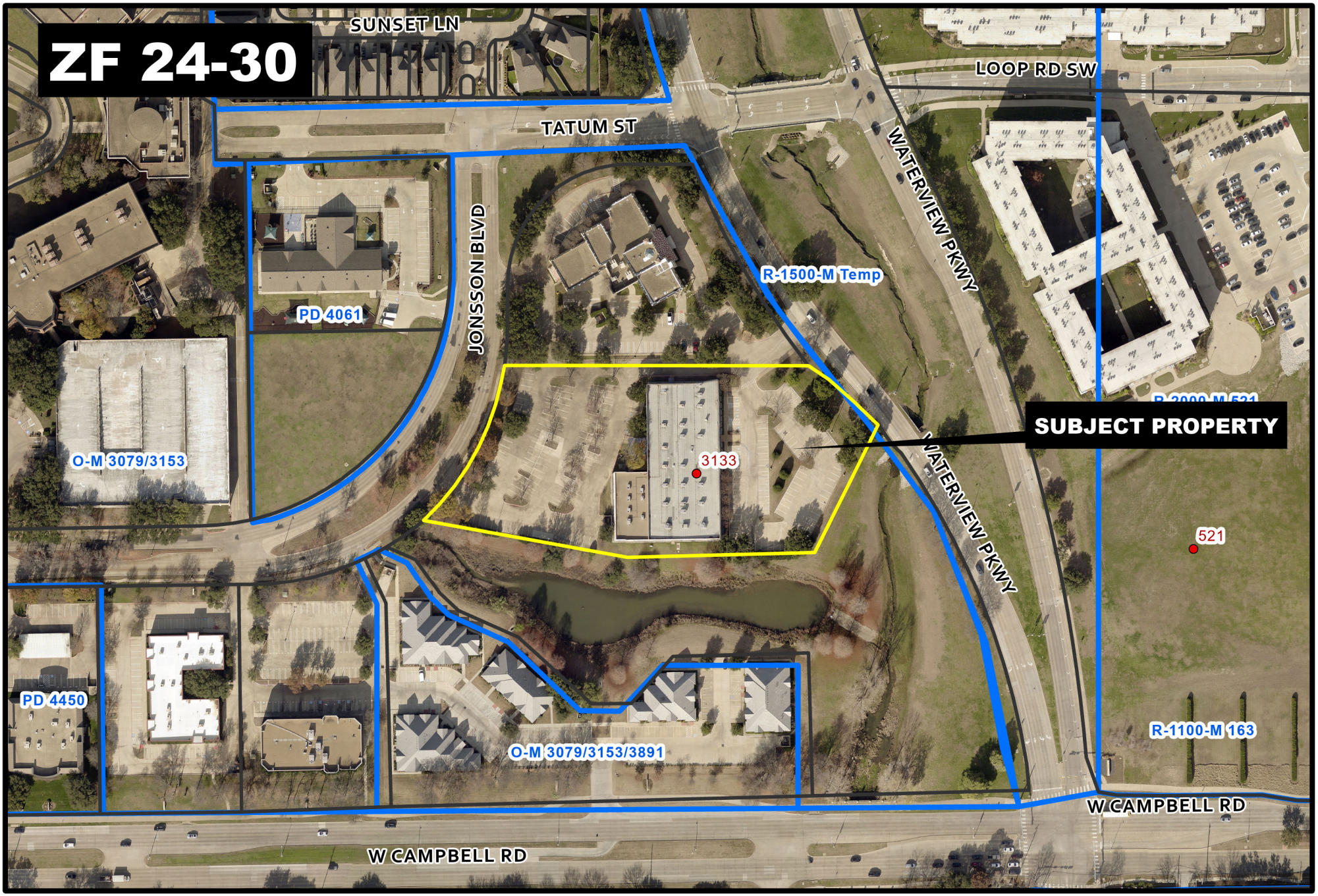
    a. No other person, company, business, or legal entity may operate a Private School use on the property other than Mesorah High School for Girls. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

    b. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.

    c. A fence made of tubular steel may extend past the front wall of a building on the west and east side of the building.

    d. An updated Traffic Management Plan (onsite queuing analysis) will be provided by the applicant every year by December 1st for review and re-assessment.

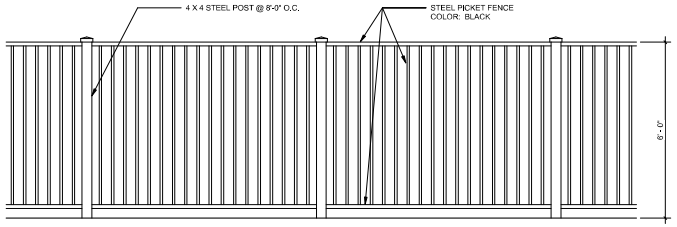
    e. Landscaping will be added to form a visual screen between the storm shelter and Jonsson Boulevard.



ZF 24-30 Notification Map
Mesorah High School for Girls
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

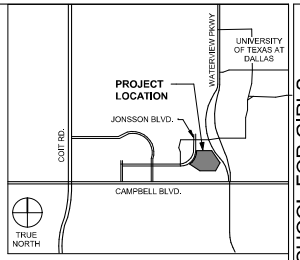


2 SECURITY FENCE ELEVATION DETAIL
1/2" = 1'-0"

SITE / BUILDING DATA:	
EXISTING ZONING:	SPECIAL USE / ORDINANCE 3133
LOT SIZE:	3.49 ACRES (152,131 S.F.)
PARKING RATIO:	REFER TO TRAFFIC STUDY
REQUIRED PARKING:	REFER TO TRAFFIC STUDY
PROVIDED PARKING:	195 SPACES
LANDSCAPE PERCENTAGE:	EXISTING LANDSCAPE
FLOOR AREA RATIO:	EXISTING BUILDING
BUILDING HEIGHT / STORIES:	APPROX. 25 FEET / 1-STORY

LEGEND:
- PROPOSED 6 -FOOT HIGH SECURITY FENCE
- PROPOSED FUTURE FENCE EXTENSION
- PATH OF TRAVEL
- LINE OF EASEMENT / BUILDING SETBACK

NOTE: PROPOSED FENCE LOCATION IS APPROXIMATE. FINAL FENCE ALIGNMENT TO BE DETERMINED UPON COMPLETION OF DESIGN DRAWINGS.



LOCATION MAP



PROPOSED 10 X 80
STORM SHELTER
(120 CAPACITY)

1 ZONING EXHIBIT - SITE PLAN
1" = 20'-0"
TRUE NORTH
0' 10' 20' 40'

MESORAH HIGH SCHOOL FOR GIRLS -
NEW BUILDING RENOVATION
MESORAH CHAI, LLC
2101 WATERVIEW PARKWAY, RICHARDSON, TEXAS 75080

ZONING EXHIBIT

ABADI ARCHITECTURE
17776 Preston Road., Suite 210
Dallas, Texas 75252
(469)-385-9024
www.abadiarchitecture.com

The document, and the design expresses herein, is subject to copyright protection as an "architectural work" under section 102 of the Copyright Act, 17 U.S.C.

Revision No.	Date	Description

FOR ZONING REVIEW ONLY

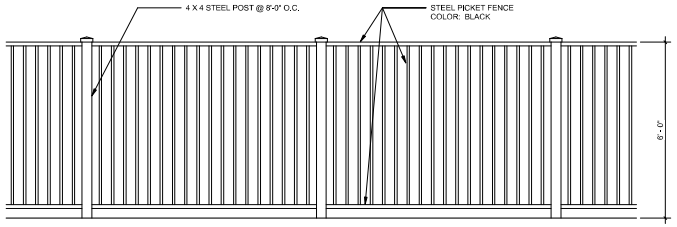
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AVO:	2024_AR01
Issued:	12/09/2024
Drawn By:	DR
Checked By:	MR
Scale:	As indicated
Sheet Title	ZONING EXHIBIT - PROPOSED SITE PLAN

A100
Sheet Number

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EXHIBIT "B-1"

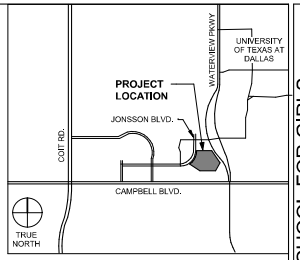


2 SECURITY FENCE ELEVATION DETAIL
1/2" = 1'-0"

SITE / BUILDING DATA:	
EXISTING ZONING:	SPECIAL USE / ORDINANCE 3133
LOT SIZE:	3.49 ACRES (152,131 S.F.)
PARKING RATIO:	REFER TO TRAFFIC STUDY
REQUIRED PARKING:	REFER TO TRAFFIC STUDY
PROVIDED PARKING:	195 SPACES
LANDSCAPE PERCENTAGE:	EXISTING LANDSCAPE
FLOOR AREA RATIO:	EXISTING BUILDING
BUILDING HEIGHT / STORIES:	APPROX. 25 FEET / 1-STORY

LEGEND:
- PROPOSED 6 -FOOT HIGH SECURITY FENCE
- PROPOSED FUTURE FENCE EXTENSION
- PATH OF TRAVEL
- LINE OF EASEMENT / BUILDING SETBACK

NOTE: PROPOSED FENCE LOCATION IS APPROXIMATE. FINAL FENCE ALIGNMENT TO BE DETERMINED UPON COMPLETION OF DESIGN DRAWINGS.



LOCATION MAP



PROPOSED 10 X 80
STORM SHELTER
(120 CAPACITY)

ALTERNATE FENCE LAYOUT - ZONING EXHIBIT - SITE PLAN
1 1" = 20'-0"
TRUE NORTH
0' 10' 20' 40'

MESORAH HIGH SCHOOL FOR GIRLS - NEW BUILDING RENOVATION
MESORAH CHAI, LLC
2101 WATERVIEW PARKWAY, RICHARDSON, TEXAS 75080

ZONING EXHIBIT

ABADI ARCHITECTURE
17776 Preston Road., Suite 210
Dallas, Texas 75252
(469)-385-9024
www.abadiarchitecture.com

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Revision No.	Description	Date

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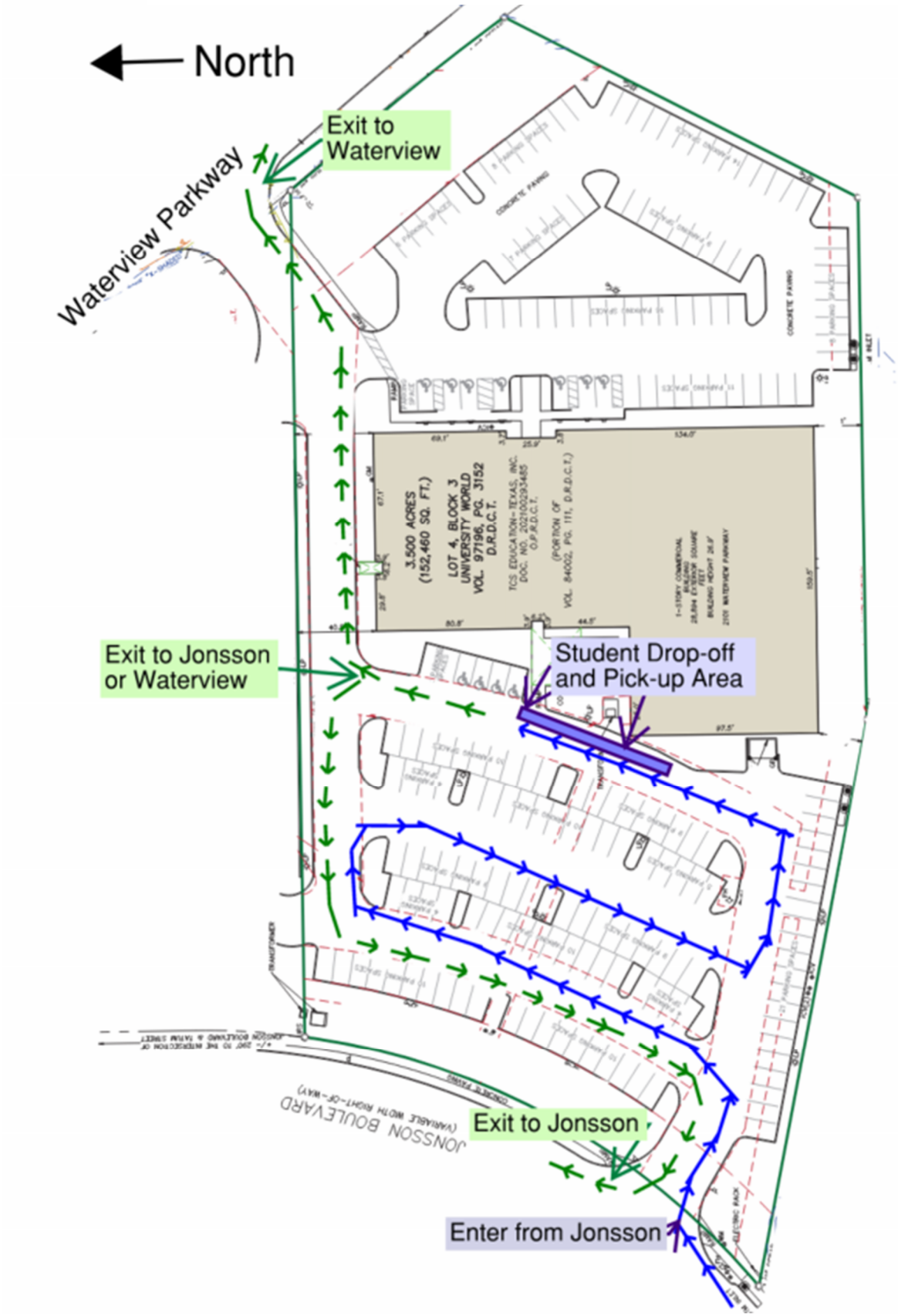
Sheet Title
ZONING EXHIBIT - PROPOSED SITE PLAN - ALTERNATE FENCE LAYOUT

A100 ALT.
Sheet Number

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EXHIBIT "B-2"

TRAFFIC CIRCULATION PLAN



Mesorah School Transportation Plan – 2101 Waterview Parkway

EXHIBIT "C"

11.18.24

Applicant's Statement
2101 Waterview
Richardson, Texas

The applicant proposes to use the subject site for the benefit of the Jewish community. Specifically, the Applicant will dedicate a portion of its site for Jewish services and Judaic studies. A dedicated worship space will be used daily use by the students and be open to the Mesorah community. Additionally, the Applicant proposes to operate the Mesorah School for Girls to complement its congregation. The Applicant recognizes that a school is a permitted as an accessory use to a church in the O-M district. Notwithstanding, the applicant requests to rezone the property from O-M Office with conditions to a PD district with an O-M Office base zoning to allow the use of a private school.

The Mesorah School for Girls currently offers a four-year course of study that provides a dual-curriculum of excellent Judaic and college-preparatory instruction. The school is considering adding middle school grades within the next few years.

For the '24 – '25 school year, Mesorah High School for Girls enrolled 61 students in grades 9-12. Projected growth for the high school is 10 – 15 students per year for the next four years. Total enrollment at the school is not expected to exceed 120 students for the foreseeable future.

The School's current staff is made up of three administrators, 17 part-time teachers and a bookkeeper.

Hours of operation for the School are as follows:

- Monday – Thursday: 8:25 a.m. – 5:00 p.m.
- Friday: 8:25 a.m. – 12:45 p.m.

Students usually arrive approximately 15 minutes before the start of the school day. Occasionally, the School offers after-school activities as well as on select Sundays.

The applicant proposes to completely enclose the campus to provide optimum security.

The Mesorah School population, including employees, is not projected to exceed 100 within the next four years.

- The applicant engaged the services of a traffic engineer to design a traffic management plan, including circulation of vehicles.
- Approximately 15-18% of the high school students will drive to school.
- The goal is to provide ample parking for the students, staff and visitors with a healthy surplus. Given the number of parking spaces on site, the applicant believes that it can easily satisfy its parking demand.

- The School anticipates approximately 35-40 cars (at peak attendance) arriving at the campus between 7:30 and 8:15 a.m. Monday through Friday and a similar number leaving the facility at 5:00 p.m. Monday through Thursday and at 12:45 on Fridays.
- Given the anticipated queuing space on site, no cars are expected to queue in the public right of way at any time.

Finally, the building has the capacity to accommodate office and/or school uses in addition to the Mesorah School. However, Mesorah School does not intend to lease any of this open space.

SITE PHOTOS ZF 24-30



1. North Elevation



2. East Elevation

SITE PHOTOS ZF 24-30



3. South Elevation



4. West Elevation

Notice of Public Hearing
City Plan Commission

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

SPECIAL PERMIT

File No.:	**ZF 24-30 Mesorah High School for Girls**
Applicant:	Don Goldstein, Mesorah High School for Girls Inc.
Location:	(See map on reverse side)
Request:	Consider and act on a request for approval of a Special Permit for a private school on a 3.5-acre lot currently zoned O-M Office located within an existing 23,512 square foot building at 2101 Waterview Parkway, on the west side of Waterview Parkway, south of Tatum Street. Owner: MesorahCHAI, LLC. Staff: Derica Peters.

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

TUESDAY, DECEMBER 17, 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.

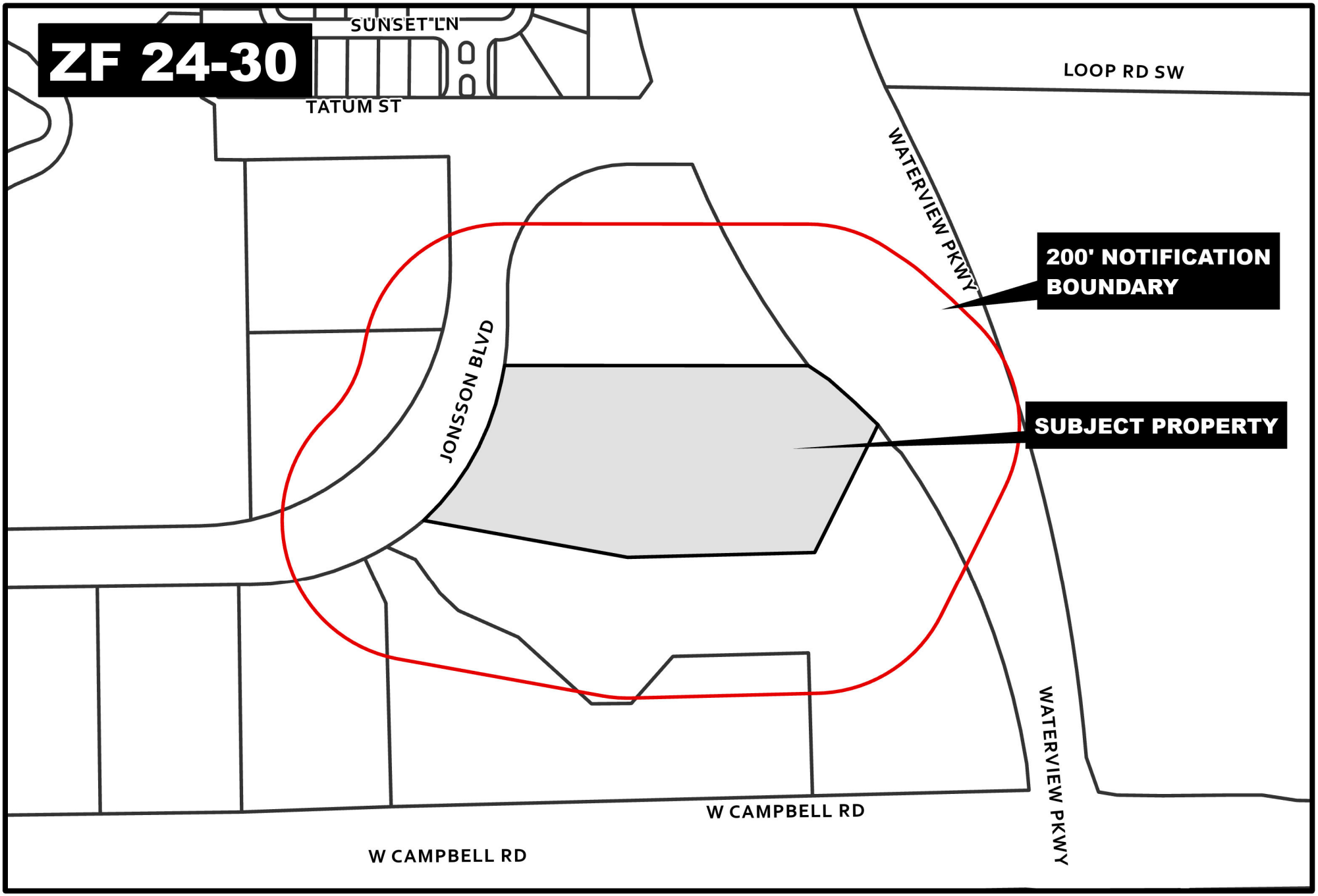
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public 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: http://www.cor.net/index.aspx?page=1331.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 24-30.

Date Posted and Mailed: December 6, 2024



ZF 24-30 Notification Map
Mesorah High School for Girls
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

KSHAR CAPITAL LLC
6700 CROWN FOREST DR
PLANO, TEXAS 750247492

ZF DENTAL LLC
2801 CANYON CREEK DR
RICHARDSON, TEXAS 750801502

PATEL PRANAY R DDS PA
1060 W CAMPBELL RD STE 100
RICHARDSON, TEXAS 750802983

TAC BROKERAGE & CONSULTANT LLC
3828 KIMBROUGH LN
PLANO, TEXAS 750253868

LIN JONATHAN
347 S ROYAL RIDGE DR
ANAHEIM, CALIFORNIA 928074053

CASDUV REALTY LLC
3 KINGSGATE CT
DALLAS, TEXAS 752252018

CASDUV REALTY LLC
3 KINGSGATE CT
DALLAS, TEXAS 752252018

1080 W CAMPBELL LLC
4569 BILTMOORE DR
FRISCO, TEXAS 750346871

SAVOY FINANCIAL HOLDINGS LP
6846 SPRING VALLEY RD
DALLAS, TEXAS 752548639

SAVOY FINANCIAL HOLDINGS LP
6846 SPRING VALLEY RD
DALLAS, TEXAS 752548639

DT4 LLC
1090 W CAMPBELL RD STE 100
RICHARDSON, TEXAS 750802993

AMERICAN DERMA HOLDING
75067 LLC
581 TALIA CIR
FAIRVIEW, TEXAS 750696834

SALAZAR JORGE
6441 LOOKOUT TRL
THE COLONY, TEXAS 750563793

LIL STAWBABY INC

4528 SALERNO CIR
PLANO, TX 75093

LIL STAWBABY INC
4528 SALERNO CIR
PLANO, TX 75093

BOARD OF REG OF UNIV OF TX
% REAL ESTATE OFFICE
210 W 7TH STREET
AUSTIN, TX 78701

CCM2 RC C
3725 BLACKBURN ST
DALLAS, TX 752194404

RUDOLPH TECHNOLOGIES INC
550 CLARK DR STE 1
BUDD LAKE, NJ 7828

UNIVERSITY WORLD OWNERS
SUITE 1401
12801 N CENTRAL EXPWY
DALLAS, TX 752431716

TCS EDUCATION TEXAS INC
2101 WATERVIEW PKWY
RICHARDSON, TX 750802208

MesorahCHAI LLC
12712 Park Central Drive #B 190
Dallas, TX 75251

ZF 24-30

,

Agenda Item 4

Zoning File 24-21 – PD Planned Development
Lennox Innovation R&D Center

ZONING FILE 24-21

Attachments:

1. Staff Report
2. Zoning/Aerial Map
3. Concept Plan (Exhibit “B”)
4. PD Standards (Exhibit “C”)
5. Conceptual Building Rendering (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 11, 2024

RE: **Zoning File 24-21: Lennox R&D Innovation Center**

REQUEST

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.

APPLICANT/ PROPERTY OWNER

Frank Papatonis, Senior Principal Engineer / Lennox International Inc.

EXISTING DEVELOPMENT

The property is approximately 7.523 acres and developed with an eight-story, 210,600 square-foot office building and a three-story structured parking garage.

ADJACENT ROADWAYS

W. Campbell Road: 6-lane divided arterial, 25,400 vehicles per day on all lanes, eastbound and westbound, east of Coit Road.

Waterview Parkway: 4-lane divided arterial, 11,300 vehicles per day on all lanes, northbound and southbound, north of Campbell Road.

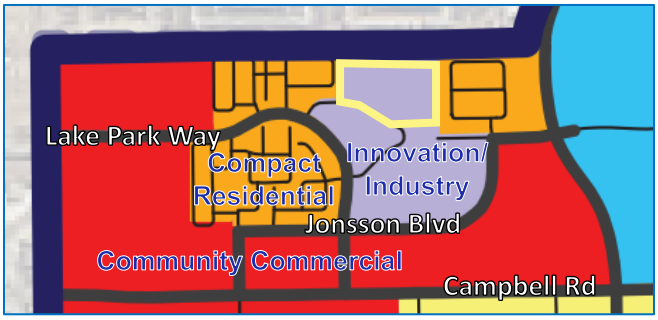
Jonsson Boulevard: Four-lane, divided minor collector; no traffic counts available.

SURROUNDING LAND USE AND ZONING

North: Residential; City of Dallas PD 921 Urban Living
South: Office; O-M Office
East: Townhomes; RP – 1500- Patio Home District Planned Development
West: Townhomes; PD Planned Development

FUTURE LAND USE PLAN

This section has been updated based on the recent adoption of the Envision Richardson Comprehensive Plan.



The Future Land Use Plan of the *Envision Richardson Comprehensive Plan* designates this area as Innovation/Industry. The intent of the area is to include business and office-related uses, warehousing, light industrial, and manufacturing uses with a focus that supports research and development activities.

EXISTING ZONING

O-M Office with special conditions (Ordinance 3079-A & 3153-A)

TRAFFIC/INFRASTRUCTURE IMPACTS

The proposed request will not have a significant impact on the surrounding roadway system nor impact existing utilities in the area. A Trip Generation Memo was provided, and a Traffic Impact Analysis was not warranted.

STAFF COMMENTS

Background:
This request was initially heard and public hearing held at the City Plan Commission on October 3, 2024. During that meeting, the case was continued to the November 19, 2024, and subsequently continued again to December 17, 2024, at the request of the applicant to conduct additional community outreach. Concerns expressed at the public hearing were about potential impacts such as noise, traffic, lighting, and screening from the proposed use.

The applicant held in-person and virtual meetings with representatives of surrounding residential developments. An updated concept plan and PD document has been submitted and the staff report and attachments have been updated to reflect the changes. To summarize the changes, the proposed building was shifted to the east to preserve the existing trees on the west side of the building and allow for additional landscaping. The trash/recycling collection was relocated inside of the building and additional landscaping areas and trees were added to the parking areas to the north and west of the proposed building for screening.

The subject lot is located in the area known as the Lennox Center area, which is generally bounded by Coit Road to the west, Campbell Road to the south, Waterview Parkway to the east and borders Dallas City to the north. In 1996, the subject site was zoned O-M Office (Tract B3) with special conditions (Ordinance No. 3079-A), which allows for the development of 8-story office buildings in accordance with the concept plan, and other development standards including increased setbacks and landscape requirements, reduced lot coverage and floor area ratios (F.A.R.), and limited access

to Campbell Road. In 1997, Ordinance No. 3153-A revised the concept plan, depicting a modified design for an office development on the subject property and adjacent properties.

The site was developed in 1998 with a 210,600-square foot, eight-story office building and a 175,296-square foot structured 3-story parking garage on the eastern portion and a 176-space parking lot to the west. The site has two points of access off Lake Park Blvd, a two-lane divided driveway provided at the southwest corner of the site and at the main entrance in the center of the property.

Request:
This is 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.

The applicant indicated the new Lennox Innovation Center will function similarly to an existing facility located in Carrollton where they operate, test, and develop new control systems for climate control equipment. The Center will contain office area and testing rooms with limited occupancy.

The expected maximum number of employees at this facility is 62 and the majority of employees will work a daily shift from 9:00 a.m. to 3:00 p.m.

The applicant indicated there will be minimal impact on the site as there is little additional traffic generated. Access to the site is provided from the existing driveways on Lake Park Blvd. The facility will receive weekly deliveries of new equipment to be tested. The equipment will be shipped and delivered by a large truck with a flat-bed trailer one to two times a week.

The new facility will be designed to reflect the same architectural quality and use of materials as the existing buildings on site, as shown on the conceptual architectural renderings provided by the applicant on Exhibit “D”. The building will be constructed in line with the existing office building on the 30-foot front yard setback. The two-story office portion is proposed to be 10,000 square feet and will be constructed on the front portion of the building facing the street and will feature storefront windows, awnings, and a patio. The remaining portion of the building will be used for testing and constructed as a one-story, 35,000-square foot warehouse without window features.

The building will have an area in the rear for loading and unloading. The primary loading docks will face the west and have overhead bay doors for a truck to enter and a loading ramp that is screened by a masonry screening wall. Another loading area will face the east and have overhead bay doors where materials stored for recycling pick-up will be located.

The applicant has identified areas where the existing landscaping will be preserved onsite. The existing row of trees on the west side of the parking lot will be preserved to provide screening for the Parkside Towns residential development to the west. Additionally, landscape islands planted with canopy trees will be placed in the parking areas along the north and west property lines to provide screening to surrounding residential properties. There is an unused portion of a utility easement that must be abandoned to allow for planting of additional landscape in this area.

This Planned Development is being proposed with the following four (4) modifications to the development standards of the O-M Office District with Special Exceptions Ordinance and O-M Office District. The complete list of PD standards is attached as Exhibit "C".

1. Use
2. Parking
3. Building Height
4. Residential Screening

1. Use: The applicant is proposing to add a research laboratory and facility as a permitted use at this location. A research laboratory and facility is allowed by-right in the base O-M Office District, however the zoning ordinance that applies to the subject site listed specific uses and did not include this use at the time of adoption.

   A research laboratory and facility is defined as: *a business engaged in research and new product development activities in the field of medicine or in high-technology intensive fields, including the onsite manufacture and assembly of high-technology prototypes, provided all activities and storage of equipment and materials take place within the principal building.*

2. Parking: The applicant is requesting a 26% reduction in required on-site parking. The site currently provides 697 parking spaces in total, with 493 spaces in the parking garage and 176 surface spaces. The new development will reduce the surface parking by 87 parking spaces, leaving 92 spaces, and a total of 613 spaces to be shared parking between Buildings A and B.

   For office buildings of 75,000 square feet or more, the requirement is for one space per 300 square feet of gross building floor area. The existing office (Building A) is 210,600 square feet and requires 702 parking spaces. Offices less than 75,000 square feet require one space per 250 square feet. The office in Building B is 10,000 square feet and requires 40 spaces. Areas designated for assembly, manufacturing, or research laboratory require one space per 400 square feet of building floor area. The warehouse would require 88 parking spaces.

   Required Parking Spaces
   Building A: 702
   Building B (Office): 40
   Building B (Warehouse): 88
   Total Parking Spaces Required: 830
   Total Parking Spaces Provided: 601
   Parking Reduction: 229 spaces / 27%

   The applicant indicated that the office building is fully occupied, and the parking structure and surface parking lot provide parking in excess of the current need. The third level of the parking structure is not being utilized and the surface parking on the site sees few parking spots used regularly. They provided parking observations that indicated that on average from Monday through Thursday, only 65% of the existing parking areas are currently being utilized. With the addition of the proposed building and employees, Lennox is estimating that there will still be a surplus of around 88 spaces and parking would be utilized at 86%.

3. Building Heights: This property was permitted to construct a building with eight (8) standard stories in accordance with the originally approved zoning Concept Plan. The proposed building will primarily be constructed as a single-story warehouse and the Comprehensive Zoning Ordinance (CZO) limits a single-story floor height to 25 feet. The research and development space necessitate a minimum of 28 feet of clear height to accommodate the testing equipment. The applicant has requested an exception to allow a 36-foot single story structure for the full building height and screening parapet.

4. Residential Screening: The CZO (Article XXII-C, Sec. 22(d)) states that in the event a nonresidential use backs or sides upon a residential, duplex, or apartment district then a masonry wall, not less than six feet in height, shall be constructed upon the non-residential property. The property is separated from the adjacent townhome development to the west by an existing 6-foot-tall tubular steel fence with masonry pillars and from the single-family development to the north by an existing 6-foot-tall wooden screening fence that is higher in areas due to the variable height retention wall it is located on. The applicant is proposing to leave the existing fences as residential screening. Effort is being made to maintain existing mature trees and add additional landscape for screening of the new building. The masonry wall of the proposed building will replace current views of a parking lot.

Correspondence: To date, staff has received two (2) public comments in opposition to 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 property shall be zoned PD Planned Development for the O-M Office District and shall be developed in substantial conformance with the zoning regulations for O-M Office District and the Concept Plan, attached as Exhibit "B" and the PD Planned Development Standards, attached as Exhibit "C", except as otherwise provided below:

    a. Use: The addition of "Research laboratories and facilities" as an allowed use.

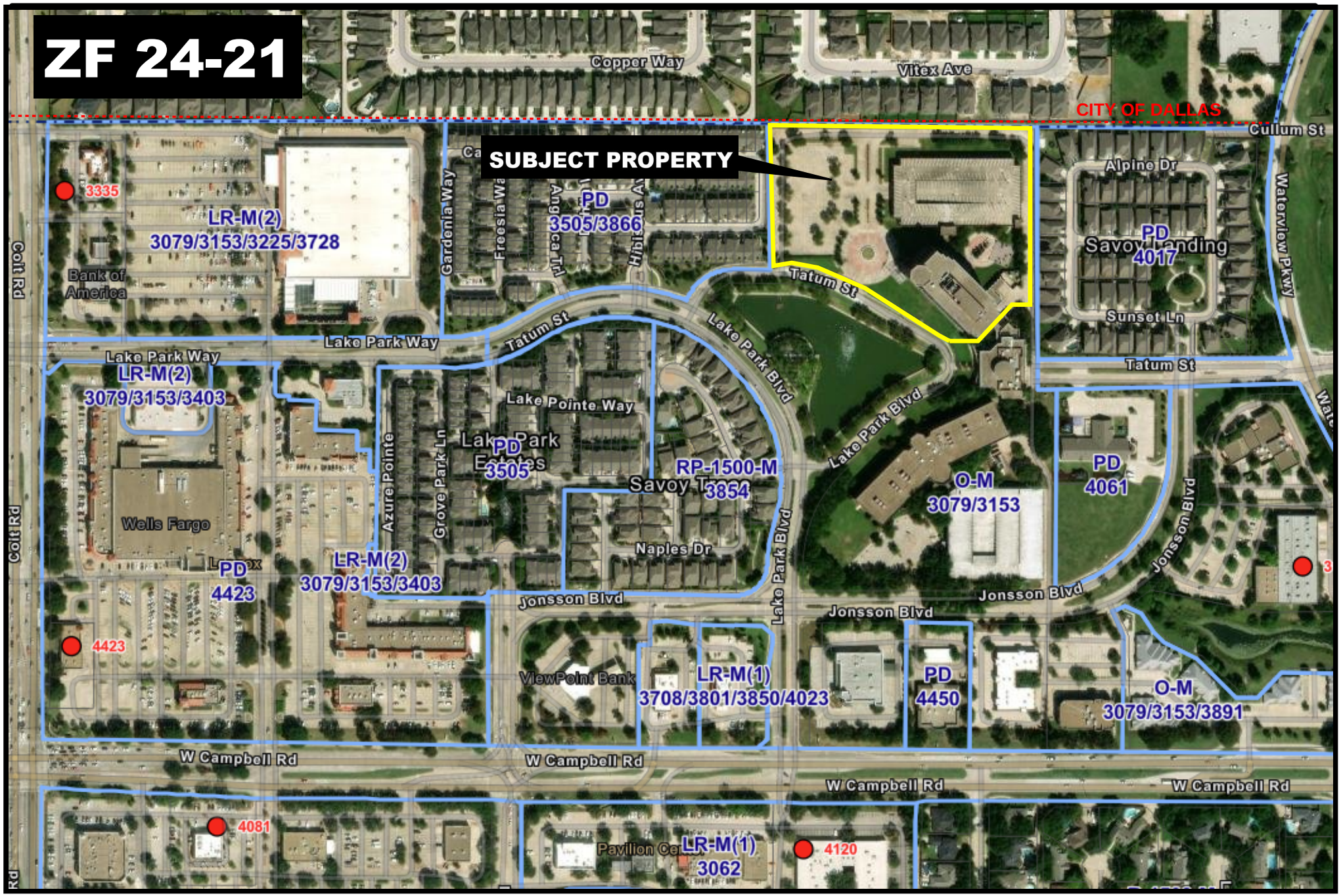
    b. Building Height: The single-story building may exceed the height of a standard story and building height shall be limited to one story, not to exceed 36 feet in height for a building located within 150 feet of a residential, duplex, or apartment zoning district.

    c. Development Requirements: An existing tubular metal fence that is located along the western property line and the existing 6-foot tall wooden fence

located along the northern property line shall be provided in lieu of masonry screening wall.

d. Parking Requirements: The site shall provide 601 parking spaces.

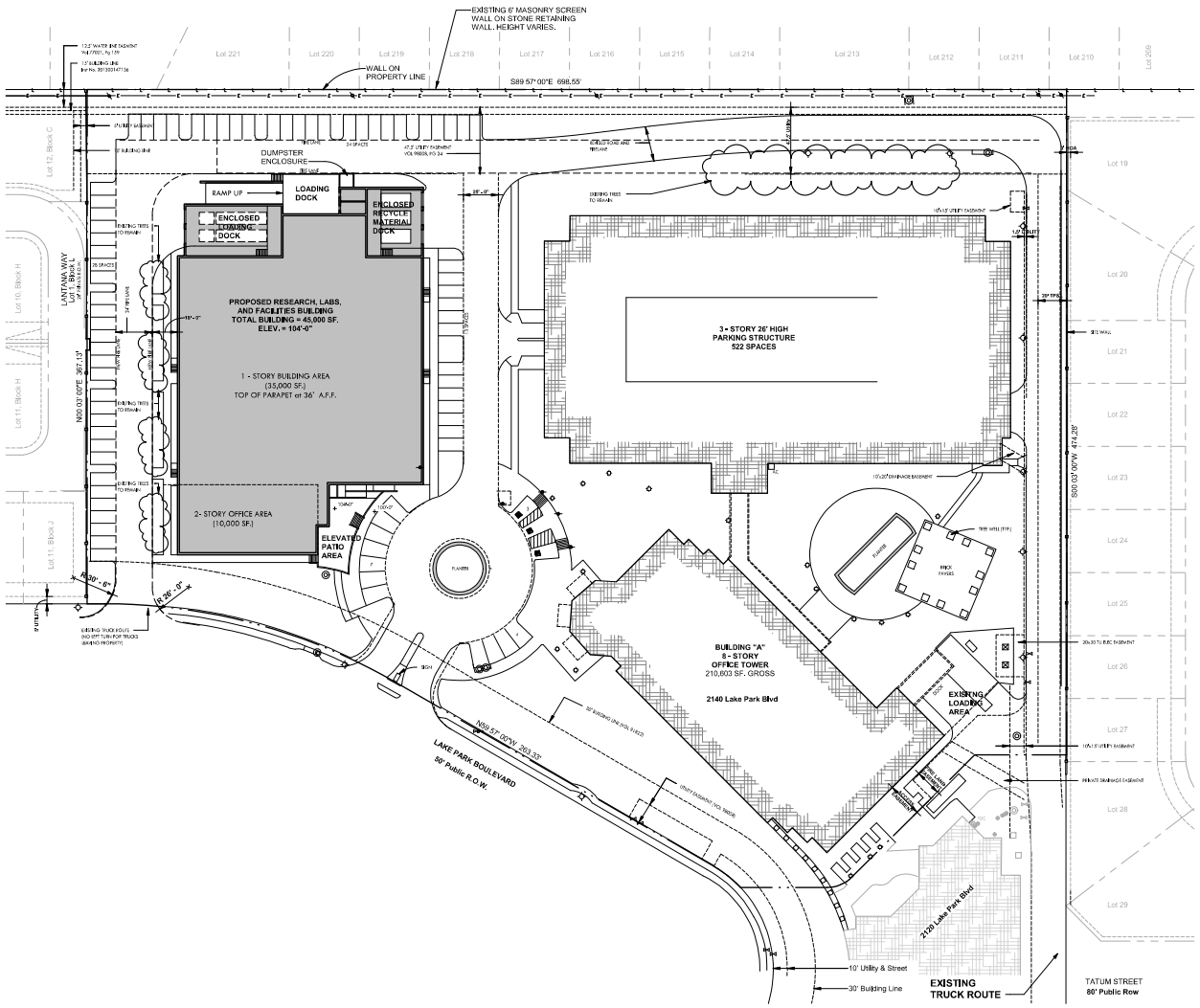
e. Landscape Requirements: The existing trees along the northern buffer of the parking garage and western buffer of the proposed building, as shown on the Concept Plan, shall be preserved.



ZF 24-21 Aerial and Zoning Map
PD Planned Development
Lennox R&D Innovation Center

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



KEYNOTES

PROPOSED STRUCTURE:

- 45,000 sf. Building
  - 35,000 sf. Research Labs and Facilities.
  - 10,000 sf, 2-story Office space with gallery area and lobby area.
- Anticipated building total height: 36'-0" tall, maximum. to allow 28' clear height from finished floor to bottom of structure. Zoned maximum 130'. See height regulations below.
- Existing propery area approx. 327,570 sf., 7.52 acres.

ZONNING: O-M OFFICE DISTRICT - ALLOWABLE USES
- (12) RESEARCH LABORATORIES & FACILITIES

Sec. 3. Building Regulations.
- A maximum of 15 percent of the building facade area may be constructed of noncombustible construction other than masonry construction, including factory-certified installation of commercial grade class PB exterior insulation and finish system (EIFS)

Sec. 4. Height regulations.
- 130 feet max.
- (a) Where all or a portion of a lot or tract is within 300 feet of a residential, duplex, or apartment zoning district, including street and alley rights-of-way:
- (b) Where no portion of a lot or tract is within 300 feet of a residential, duplex, or apartment zoning district, including street and alley rights-of-way, building height shall be limited to 50 feet at the setback line, not to exceed 25 feet for the first story and 15 feet for each additional story

Sec. 5. Area regulations.
- Front setback - 30' min.
- Side setback - 10' min.
- Rear setback - 20' min.
- Where the rear of a building faces on a residential, duplex, or apartment district, the screening and open space requirements of chapter 21, Subdivision and Development, of the Code of Ordinances, shall apply.
- Floor area ratio of 0.75:1 is required on any lot, tract or parcel of land zoned O-M

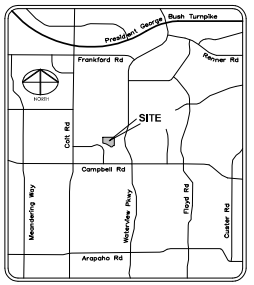
Parking
Sec. 1. Off-street parking.
- (2)Office uses, including banks, financial institutions, medical offices, and areas designated for office use within industrial buildings.
  a. For buildings of less than 75,000 square feet. One space per 250 square feet of building floor area.
  b. For buildings of 75,000 square feet or more. One space per 300 square feet of building floor area.
- (3)Industrial uses.
  a. Areas designated for assembly, manufacturing, ***or research laboratory***. One space per 400 square feet of building floor area.
  b. Areas designated for showroom or warehouse. One space per 1,000 square feet of building floor area.
  c. Self-storage warehouses. One space per 20 units plus parking required for office areas in accordance with the ratio for office uses. In no case shall fewer than five customer spaces be provided and indicated on the approved site plan.
  d. Technical training school. One space per 100 square feet of classroom floor area.

PARKING COUNT - EXISTING	
PARKING GARAGE:	
REGULAR	500
HC	12
ELECTRIC	10
SURFACE:	
REGULAR	179
HC	3
TOTAL	702

PARKING COUNT - PROVIDED	
PARKING GARAGE:	
REGULAR	500
HC	12
ELECTRIC	10
SURFACE:	
REGULAR	76
HC	3
TOTAL	601

PARKING COUNT - REQUIRED by ZONING:	
EXISTING 8-STORY OFFICE TOWER:	
OFFICE (1/300 SF.)	702
PROPOSED RESEARCH & DEVELOPMENT BUILDING:	
RESEARCH & DEVELOPMENT (1/400 SF.)	88
OFFICE (1/250 SF.)	40
TOTAL REQUIRED BY ZONING	830

NOTE: THE PROPOSED FACILITY WILL ONLY HOUSE A MAXIMUM OF 62 OCCUPANTS AT FULL BUILD OUT, AT ONE TIME.



VICINITY MAP

SITE PLAN

INTERIM REVIEW DOCUMENTS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
STEPHEN J. HILT TX REG. NO. 22220

BROWN REYNOLDS WATFORD ARCHITECTS
3535 TRAVIS STREET
SUITE 150
DALLAS, TEXAS 75204
214-438-8704
WWW.BRWARCH.COM

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DATE	DECEMBER 17, 2024
DRAWN BY	RR
CHECKED BY	RR
BRW PROJECT NUMBER	224021.01

LENNOX INDUSTRIES, INNOVATION CENTER RESEARCH, LABS, AND FACILITIES
2140 LAKE PARK BLVD
RICHARDSON, TX 75080

NO.	REVISION	DATE

AS1.1
ARCHITECTURAL SITE PLAN

EXHIBIT B

LENNOX R&D INNOVATION CENTER
DEVELOPMENT REGULATIONS
Exhibit "C"

1. The property shall be zoned PD Planned Development for the O-M Office District and shall be developed in substantial conformance with the zoning regulations for O-M Office District and the Concept Plan, attached as Exhibit "B", except as otherwise provided below:

    a. The following uses shall be allowed:
        i. Business and professional offices.
        ii. Banks and financial institutions.
        iii. Radio and television studio, but not including transmittal stations or broadcasting towers.
        iv. Public buildings erected or used by city government.
        v. Full service hotel. Limited service hotel or suite hotel, subject to the approval of a special permit. No more than one hotel of any type shall be permitted on the 0-M tract.
        vi. (f) Incidental retail and service activities including specialty shops such as florists, men's and women's clothing stores, cleaners, card and camera shops, gift shops and jewelry stores, but such incidental retail and services may not exceed five percent (5%) of the total gross square footage allowed on Tract B.
        vii. Research laboratories and facilities

    b. Building Heights

        i. No building shall exceed eight (8) standard stories; however, a hotel, with a maximum height of up to 130 feet may be constructed when within 550 feet of the north property line of Tract B-3.

        ii. A single-story building may exceed the height of a standard story and building height shall be limited to one story, not to exceed 36 feet in height for a building located within 150 feet of a residential, duplex, or apartment zoning district.

    c. Building Coverage/intensity. The maximum building coverage, including parking structures, shall be forty percent (40%). The maximum FAR on Tract B-3 shall be 0.60: 1 , excluding parking structures.

    d. Setback Requirements.

        i. Front Yard: The front setback from shall be 30 feet.
        ii. Side Yard: All buildings shall be set back 25 feet from the side property line. In the case of a lot which has a side yard abutting a

dedicated street, the front yard setback shall be observed along the side yard abutting the street.

iii. Rear Yard: All buildings shall set back 25 feet from the rear property line.

e. The following improvements are excluded from the above referenced setback requirements: (l) structures below and covered by the ground where such structures will not interfere with provisions for underground utilities; (2) steps, walks, driveways and curbing; and (3) planters, walls, fences or hedges, not to exceed four (4) feet in height, and landscaping, including earthen berms except that within any visibility easement, a maximum height of 2.5 feet shall apply.

f. Ingress and Egress. Ingress and egress from Tract B, shall be limited to the extension of Lake Park Blvd. to Campbell Road and to one (1) driveway on Waterview Drive. The intersection of Campbell Road and Mimosa Drive is to be retained and is to be controlled by traffic signals and median diverters so as to prohibit direct north/south access across Campbell Road. Access to Cullum Street, Jonsson Street, Lake Park Blvd. and Tatum Street shall not be limited.

g. Building Area Limits. Not more than 1,045,000 square feet of gross building area, in the aggregate, exclusive of parking structures, the existing Lennox headquarters (132,000 square feet) building and the existing Credit Union building (5,500 square feet), may be constructed.

h. Development Requirements. An existing tubular metal fence that is located along the western property line and an existing 8-foot tall wooden fence that is located along the northern property line shall be provided in lieu of masonry screening wall.

i. Landscape Requirements. Not less than twenty-five percent (25%) of the office sites shall be provided as landscaped areas, said landscaped area to include street medians, parkways and required setbacks in addition to other landscaped areas.

j. Parking Requirements. The site shall provide 601 parking spaces.

k. Thoroughfare Improvements. Development of this property will include the abandonment of portions of the existing rights-of-way in exchange for the dedication of rights-of-way necessary to support changes to the Master Thoroughfare Plan relative to Cullum, Tatum and Mimosa Drive. These thoroughfare changes will occur as the adjacent property develops; however, east/west access through the site shall be maintained at all times from Coit Road to Waterview.

l. Drainage. The development of the entire site shall comply with the City's Storm Drainage Design Manual and the retention pond in the southeast corner of the property shall be sized accordingly.

LENNOX

BUILDING VIEW 01



BRW ARCHITECTS
FOCUSED ON WHAT MATTERS.

EXHIBIT C-1

NORTHWEST ELEVATION



EXHIBIT C-1

EAST ELEVATION



EXHIBIT C-2

NORTHWEST ELEVATION



EXHIBIT C-3

SOUTHWEST ELEVATION



EXHIBIT C-4

Applicant Statement Draft

Proposed Lennox Innovation Center (HVAC Research & Product Development)

2140 Lake Park Blvd.

LENNOX International Inc. is a provider of climate control products. The company was founded in 1895 and has maintained a long-time presence in Richardson, TX.

Recently the company has seen a need to expand its Research and Product Development department. To meet the department's needs, a new 40,000 to 45,000 square foot facility is being planned and proposed to be located in Richardson, TX. on their property at 2140 Lake Park Blvd. Currently the property has an 8-story office structure with a 3-story parking garage and a large surface parking lot. Although the office building is fully occupied, the parking structure and surface parking lot are under parked. The third level of the parking structure is not being utilized and the surface parking on the northwest corner of the site sees few parking spots used regularly. Lennox would like to take advantage of its 7.52 acre Richardson site and locate the proposed research facility on the under utilized surface parking on the north west corner of the site.

The new Lennox Innovation Center will function similarly to its existing facility in the city of Carrollton and operate to test and develop new control systems for its climate control equipment. It will contain testing rooms withing the structure with limited occupancy for the building. Currently it is expected that a maximum of 62 employees will work in this facility, with varying schedules with most employees entering the site at 9:00am and leaving by 3:00pm. Any additional traffic generated by the new facility will be minimal, based on the current traffic seen at the existing Carrolton facility. A large truck will deliver large equipment to be tested once a week on average and occasionally twice if necessary. All other deliveries will be combined with the already occurring US Mail, FedEx, and UPS deliveries to the Lennox office tower. Given the nature of the facility and the company's operation, any traffic impact on the surrounding community will be minimum.

The new facility will be designed to reflect the architectural quality and use of materials as the existing buildings on site. All current Richardson guidelines and regulations and code will be followed. The facility is intended to be two story office along Park Lake Blvd and a approximately 36'-0", one story research and development facility space on the rear.

Lennox is also working with the surrounding neighborhood HOA and community on proposing the re-development of the existing lake along Lake Park Blvd to provide a walking trail and a dog park. The intent is to improve the area along Lake Park Blvd and encourage community use by providing a save and accessible community area.

SITE PHOTOS ZF 24-21



1. Looking North.



2. Looking East.



3. Looking Northeast



4. Looking West.

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 24-21 Lennox Innovation R&D Center**
Applicant:	Frank Papatonis, Lennox International Inc.
Location:	(See map on reverse side)
Request:	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.

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.

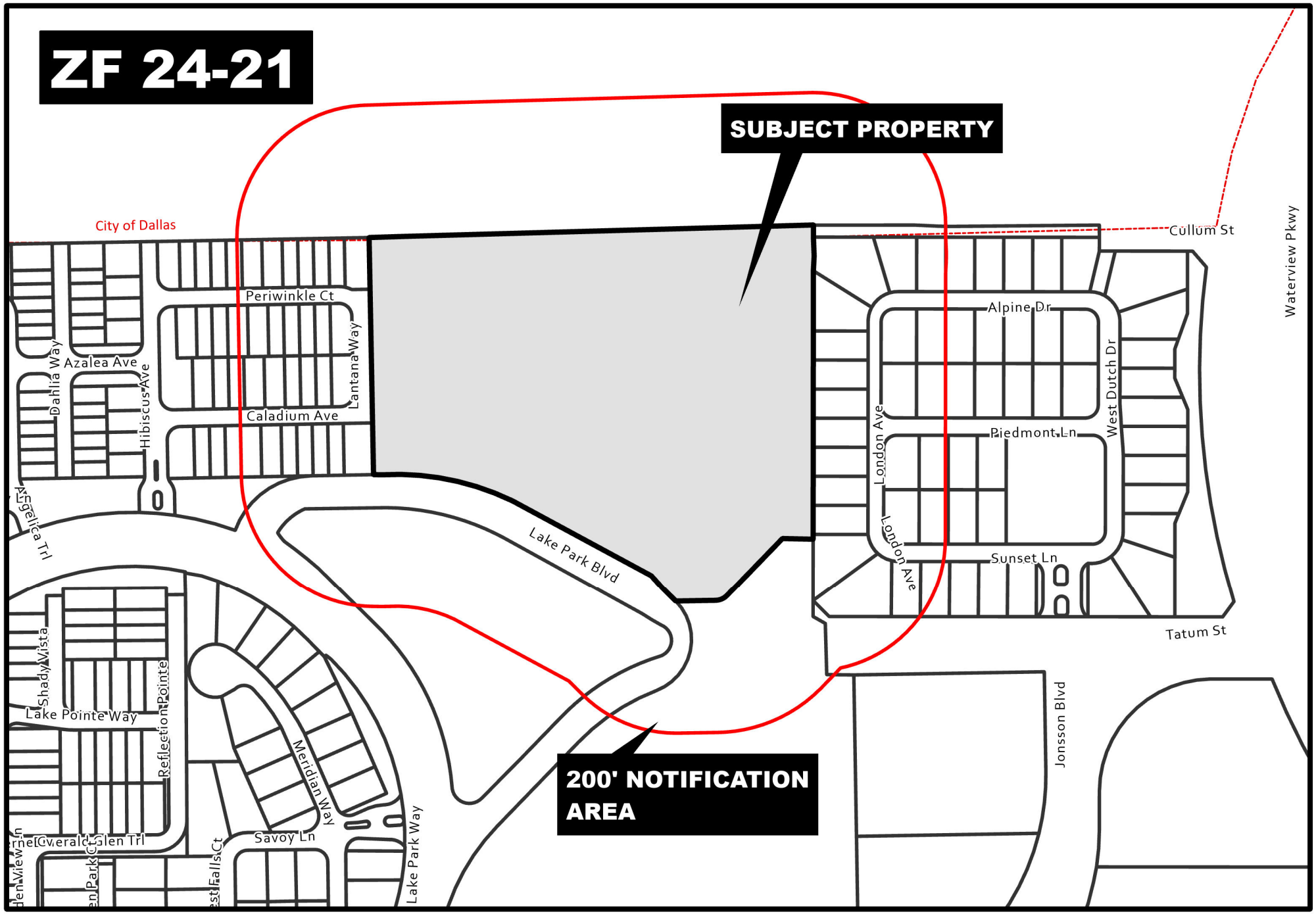
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public 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 24-21.

Date Posted and Mailed: September 20, 2024



ZF 24-21 Notification Map

PD Planned Development

Lennox 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

UNIVERSITY WORLD OWNERS OC
SUITE 1401
12801 N CENTRAL EXPWY
DALLAS, TX 752431716

CHENG JIAN & CHEN JIAN
2229 LONDON AVE
RICHARDSON, TX 75080

YANG DAOQUN
1127 SUNSET LN
RICHARDSON, TX 750803478

PLASSIO PATRICK & LINDSEY
2225 LONDON AVE
RICHARDSON, TX 75080

GETACHEAW SHIFERAW & AYNALE
1126 SUNSET LN
RICHARDSON, TX 75080

SALDANA MARGARET M & ABEL V
1131 PIEDMONT LN
RICHARDSON, TX 75080

VIJAYARAJAN RAJESH &
SASIKUMAR PARVATHY
1131 ALPINE DR
RICHARDSON, TX 75080

HU ZHUOLI & HAOLIANG
8304 BARBER OAK DRIVE
PLANO, TX 75025

MALIK TAYYAB H
2205 LONDON AVE
RICHARDSON, TX 750803480

SAVOY LANDING HOA INC
%PMG OF NORTH TEXAS
PO BOX 650255
DALLAS, TX 75265

CROALL CHERYL LOAR & IAN DO
1138 ALPINE DR
RICHARDSON, TX 75080

DEVINCENTIS JULIE T & ALFRE
BRINK RUTH A
2233 LONDON AVE
RICHARDSON, TX 75080

BAILEY BRENDA
PO BOX 832426
RICHARDSON, TX 75083

CHEN HAILONG
2237 LONDON AVE
RICHARDSON, TX 750803480

LEE YIHYOON
1127 PIEDMONT LN
RICHARDSON, TX 75080

SCHWIKERTWARREN TASHA &
MICHAEL A
1132 PIEDMONT LN
RICHARDSON, TX 75080

SPENCE CYNTHIA A
1131 SUNSET LN
RICHARDSON, TX 75080

DOVER BRYAN & AUDREY DYAN
115 PIPIT LAKE WAY
ERIE, CO 805162

MULLER CHAD L & KILEY J
1135 SUNSET LN
RICHARDSON, TX 75080

LENNOX INTERNATIONAL INC
2140 LAKE PARK BLVD
RICHARDSON, TX 75082

PAMGANAMAMULA TEJA
10 EMERALD FOREST DR
ODESSA, TX 79762

YANG YA CHING
1126 ALPINE DR
RICHARDSON, TX 750803397

TRAN KEVIN LIFE ESTATE
2213 LONDON AVE
RICHARDSON, TX 75080

CHI HYUN & YONG
1130 ALPINE DR
RICHARDSON, TX 75080

MCKINNEY WILLIAM L & JENNIF
1128 PIEDMONT LN
RICHARDSON, TX 75080

MORRISON JAMES & MARGARET
1130 SUNSET LN
RICHARDSON, TX 75080

SIMON PRINCE J &
EVANGELINE DEVADOSS
2217 LONDON AVE
RICHARDSON, TX 75080

LENNOX COMMERCIAL
REALTY INC
2100 LAKE PARK BLVD
RICHARDSON, TX 75080

BALYNALLY LLC
18610 TURNBRIDGE DR
DALLAS, TX 75252

ZF 24-21

Derica Peters

From: Brandy Nolan <[redacted]
Sent: Monday, December 9, 2024 11:45 AM
To: Derica Peters
Subject: Re: Resident Feedback re Zoning File 24-21 PD Lennox Rezoning
Attachments: Attachment 1 - Accident at Tatum and Jonsson Intersection.jpeg; Attachment 2 - Accident at Tatum and Jonsson Intersection.tiff; Attachment 3 - Noise from Lennox.mov

You don't often get ema[redacted] Learn why this is important

Resending with corrected email address.

On Monday, December 9, 2024 at 11:32:17 AM CST, Brandy Nolan[redacted] wrote:

Dear Ms. Peters, [redacted]

As a homeowner in Savoy Landing, a neighborhood directly adjacent to Lennox, I write to provide feedback concerning the City's Zoning File 24-21 PD Planned Development, Lennox Innovation R&D Center at 2140 Lake Park Boulevard (the "Lennox Rezoning Request"), and to respectfully request the City's support in addressing safety and noise concerns before providing its approval of such Request.

Safety. The sole car/pedestrian entrance/exit from Savoy Landing is located at the intersection of Tatum Street and Jonsson Boulevard. There have been accidents—and many more near-misses—at this intersection. I am concerned that increased traffic associated with an expansion of Lennox, whether from daily business (including employees and delivery trucks) and/or construction, will make this intersection even more challenging to safely navigate by foot and by car. Currently, cross-traffic does not stop at this intersection. However, a four-way stop sign (to slow down traffic on Tatum Street) and other street markings or signs (to warn drivers that it is both a pedestrian pathway and neighborhood exit) are needed to address existing and future traffic. Additionally, Lennox-related traffic should be redirected away from the neighborhood toward other available entrances to the business along Jonsson Boulevard and Lake Park Boulevard to the risk of accidents and noise.

Noise. There is already routine loud noise from Lennox, including during hours before 8:00 am and after 5:00 pm. I am concerned that such noise will continue and/or increase if the Lennox Rezoning Request is approved. First, on at least a weekly basis, loud equipment (presumably, a generator) runs at Lennox. Second, delivery trucks also make noise. Physical sound barriers around Lennox are needed to block noise from such equipment and truck deliveries and, in any event, the time frame for using such equipment and accepting deliveries should be restricted to normal business hours.

For reference, I am attaching the following illustrative photographs and videos:

- Attachment 1: Photo of an accident at the intersection of Tatum Street and Jonsson Boulevard taken from the entrance gate to Savoy Landing
- Attachment 2: Photo of an accident at intersection of Tatum Street and Jonsson Boulevard taken from my backyard
- Attachment 3: Video of noise from Lennox taken from my backyard
- Attachment 4: Video of noise from Lennox taken at east side of Lennox near Tatum Street (sent by separate email due to file size)

Please feel free to contact me with any questions about the issues described above or otherwise discussed during our call on November 26, 2024. Also, as previously mentioned, I would appreciate being kept informed of the City's plans and any updates by Lennox concerning its Request.

Respectfully submitted,

Brandy Nolan

cc: Margot Murphy, Baldwin Associates

ATTACHMENT 1



ATTACHMENT 2



Derica Peters

From: donotreply@enotify.visioninternet.com
Sent: Monday, September 30, 2024 11:34 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:	09/30/2024 11:33 AM
Response #:	127
Submitter ID:	28461
IP address:	2600:1700:3f70:c490:f140:7dc4:8f9e:33c
Time to complete:	8 min. , 27 sec.

Survey Details

Page 1

Meeting Date:
10/03/2024

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

Meeting Calendars: City Plan Commission

Contact Information

Name:	Brenda Hemphill
Address:	8258 Vitex Avenue
City:	Dallas
ZIP:	75252
PHONE:	[redacted]
EMAIL:	

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:
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:

In regards to ZF 24-21 Lennox Innovation R&D Center;

I live directly behind the Lennox complex at 8258 Vitex Avenue, Dallas, TX 75252. I did not receive any notice regarding this request for a zoning change. I also don't believe my neighbors on Vitex received the notice. Perhaps that's because we live in Dallas and not Richardson. However I believe I am within 200 feet of the Lennox property and any construction on the Lennox property will impact us. So until I have more information I oppose this change. My initial concerns are the following;

1) Exactly where would the changes/building occur?
2) What type of research would occur and would it create air pollution or have the potential to release toxic chemicals
3) And if something occurs during the construction (such as a concrete pour at 3am) or afterwards (such as a chemical fire) how would Dallas residents notify the Richardson Emergency Services agencies?

I appreciate your attention to this matter and hope that residents on Vitex Avenue will be given proper notification in the future.

Thank you,
Brenda Hemphill

(○) 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.