City of Richardson
City Plan Commission
Agenda Packet
Tuesday, January 7, 2025

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

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, JANUARY 7, 2025, 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 17, 2024.**

PUBLIC HEARING

2. **Zoning File 24-31 Special Development Plan – Polk Street Residences:** Consider and act on a request for approval of a Special Development Plan for 3.02 acres located on the south side of Polk Street, the north side of Kaufman Street, between Texas Street and Greenville Avenue, currently zoned Main Street/Central Expressway PD Planned Development (Main Street Sub-District) to accommodate the development of a 275-unit multi-family development. Owner: Todd Petty, representing MSR Ventures L.P. *Staff: Derica Peters.*

3. **Zoning File 24-34 Special Development Plan – Legacy Arapaho Multi-Family:** Consider and act on a request for approval of a Special Development Plan for 10.39-acres located on the south side of E. Arapaho Road and west of N. Grove Road, currently zoned Collins/Arapaho TOD & Innovation PD Planned Development (Station Area Sub-District) to accommodate the development of a 437-unit multi-family development. Owner: Lucky Property Two, LLC. *Staff: Amber Pollan.*

4. **Zoning File 24-33 PD Planned Development Amendment – Collins/Arapaho TOD & Innovation District:** Consider and act on A request for a City-initiated PD Amendment to the Collins/Arapaho TOD and Innovation District Form Based Code Planned Development to allow a Drone Operations and Maintenance Center as a permitted use in the Employment Sub-District (Section II.A.2) and to add definitions of Drone Operations and Maintenance Center and related definitions to Definitions (Section V) and to add Supplemental Use Regulations for Drone Operations and Maintenance Center. A Drone Operations and Maintenance Center (DOMC) is defined as a designated area of land or structure at least 300 feet from a single-family residentially zoned property, measured in a straight horizontal line from the drone staging areas within the DOMC to the closest single-family residentially zoned property. The DOMC is intended for storage, staging, maintenance and operation of drones, and all maintenance activities shall occur interior to the building. The term includes all equipment, appurtenant structures, and areas necessary to operate a drone, including but not limited to, docking stations, charging stations and safety and storage areas, provided that no structure extends more than 10 feet above the height of the primary structure. *Staff: Amber Pollan.*

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, JANUARY 3, 2025.

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A.J. CASTANEDA, EXECUTIVE SECRETARY
DEVELOPMENT SERVICES

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

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

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

Agenda Item 1

Approval of the Minutes of the December 17, 2024 City Plan Commission Meeting

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – DECEMBER 17, 2024

The Richardson City Plan Commission met on December 17, 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
Sebrena Bohnsack, Commissioner

MEMBERS ABSENT: Rebecca Poynter, Commissioner
Kenneth Southard, Vice Chairman
Michael Keller, Commissioner
Byron Purdy, Commissioner
Gary Beach, 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 December 3, 2024.**

   Motion: Commissioner Costantino made a motion to approve the minutes as presented. Commissioner Bohnsack seconded the Motion. Motion passed 4-0.

CONSENT AGENDA

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

2. **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.*

Motion: Chairman Marsh made a motion to approve the Consent Agenda as presented. Commissioner Roberts seconded the motion. Motion passed 4-0.

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: Mesorah CHAI, LLC. *Staff: Derica Peters.*

Derica Peters advised the request is for approval of a Special Permit for a private school, Mesorah High School for Girls, within an existing 23,000 square-foot single story office building on a 3.5-acre lot currently zoned O-M Office at 2101 Waterview Parkway. The city requires a special permit for private schools unless it is directly associated with a church or a property that functions primarily as a church.

Ms. Peters indicated the subject property has one (1) driveway entrance on Jonsson Blvd, and one (1) driveway located on Waterview Parkway. An updated Traffic Management Plan will be provided by the applicant every year by December 1st for review and re-assessment.

Ms. Peters stated the zoning ordinance prohibits fences from extending past the front wall of a building, therefore applicant is requesting an exception to allow a new 8-foot-tall tubular steel fence around the perimeter to provide a closed and secured campus. The applicant provided two options for the fence location, however one of them has the fence located on the northern portion of the property that is encumbered by mutual access easements. The alternate fence layout option shows the fence closer to the building and located on the interior of the mutual access easements. The gates will be open for drop-off and pick-up times then closed and locked during school and after school hours.

Ms. Peters reported a storm shelter facility will be added to comply with the current International Building Code requirements for a new school. The City does not have a required parking ratio for schools, however a total of 195 parking spaces are provided on site.

Ms. Peters stated that a condition for the Special Permit was added to the packet that states a maximum of 120 students attend the school per day and that number may change in the future. No correspondence has been received for this request.
Chairman Marsh asked which site plan showing the fence location is the one being considered.

Ms. Peters stated the fence location is not definite, the condition will allow them to have a fence in the front of the property and give them some flexibility of placement.

Chairman Marsh asked to clarify that the concept plan is not tied to a specific option for the fence, and it could be either or something completely different.

Ms. Peters said that is correct.

Chairman Marsh asked what staff thought of the location of the storm shelter being on Jonsson Blvd versus being placed on the east or south side of the building.

Ms. Peters advised staff is okay with that location if more landscaping is provided.

Mr. Goff clarified there are travel distance requirements to the storm shelter that may have influenced exactly where it would be placed. There were also some utilities and easements on the site that restricted where it could be located.

Commissioner Costantino noted that the condition for the limitation of 120 students was not in the motion summary and asked if it was added after the fact.

Ms. Peters said yes it was added after staff looked at conditions in other private schools that were recently approved so it is an option to include the condition.

Mr. Goff advised that it is up to the Planning Commission as to how much control the city has over a maximum enrollment number and Applicant can come back if wanting to exceed that enrollment. It would be up to staff whether the surrounding infrastructure could support the maximum enrollment and if any changes were needed for the queuing, pick-up, or drop-off times for distribution.

Commissioner Costantino asked if staff knows the current enrollment of Chicago Nursing or enrollment number for ITT and he asked to confirm that the applicant would submit a new traffic analysis yearly.

Ms. Peters stated the applicant needs to provide a new traffic analysis each year and she does not have the enrollment number of the other schools.

Chairman Marsh asked if 195 was the number of parking spaces before or after the storm shelter.

Ms. Peters answered it was after the storm shelter.

Commissioner Roberts asked if there are regulations for distance from the egress door to the storm shelter, would someone have to open the gate.

Ms. Peters said that someone would have to open the gate, or they need a pedestrian gate.

Commission Roberts asked what the regulations said about the distance.

Mr. Goff advised that detail would be decided on in the building permit phase.

Chairman Marsh asked where the primary entrance was located.

Ms. Peters advised it was the entrance on the west side facing Jonsson Blvd.

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.

Margot Murphy, Baldwin Associates and representing Mesorah School, 3904 Elm Street, Suite B, Dallas stated the school currently operates at Park Central Blvd near the Watermark Church. Cars will enter through a gate off Jonsson Blvd and be directed to the entrance of the school and will turn back through parking lot to exit on Jonsson Blvd and will need to take a right turn for the exit. Mesorah School currently has 66 students. A traffic engineer was used to study the effect of traffic on site, and reported traffic would be minimal due to families carpooling and having few student drivers. The traffic management plan will govern traffic operations and will be updated yearly. She stated there are 208 existing parking spaces. She asked if the enrollment cap be larger than the 120 proposed.

Ms. Murphy pointed out that an information letter was sent to all property owners within notice area and sent an invitation inviting them to a community meeting. No one attended the meeting or made any inquiries regarding the project.

Chairman Marsh asked why they need a fence around the school.

Ms. Murphy informed that security is an issue for this community and there are many places of worship with schools that have security fencing. Mesorah hired a consultant through the Jewish Federation that recommended a six-foot fence and to secure as much of the perimeter as possible.

Chairman Marsh asked why the fence did not include any of the property on the east side of the building.

Ms. Murphy said there is proposed fencing on the east side of the building that will be considered as phase two due to the expense of fencing.

Chairman Marsh stated he did not see the proposed fence on any of the concept plans and asked if the plan was to extend it all the way to Waterview Parkway.

Ms. Murphy stated they did submit a proposal for a fence along the entire perimeter of the property but talked to staff about needing to job the fence line forward to accommodate the trees.

Mr. Goff stated the fencing be the same on the east side that is on the west side providing flexibility if things should change operationally.

Chairman Marsh stated it impacts the appearance of the property with how it will look along Waterview Parkway and asked if the fence was proposed to be against the sidewalk, edge of the parking lot or right at the property line.
Dale Rhodes, Architect for Applicant, 1776 Preston Road, Suite 210, Dallas noted that the plan says proposed future fence. He explained the school is applying for a federal grant through the Department of Homeland Security to pay for the fence. The idea is to buy as much fence with the initial grant and then reapply for a second grant to finish out the fence in the front area. Security Consultants from the Jewish Federation said the fence would have a vehicular gate and stay ten feet in front of the property line. This allows plenty of tree clearance and then resumes a proximity to the property line with only a portion that fronts Waterview Parkway.

Chairman Marsh asked for more information about the placement of the storm shelter.

Mr. Rhodes commented they looked at several different locations with the preferred location being where there is a utility easement.

Chairman Marsh asked if any locations on the east side were considered.

Mr. Rhodes replied, no, the reason why is because the school is primarily interested in using the west side of the building as their primary center of operations.

Chairman Marsh asked what materials the shelter is constructed from.

Mr. Rhodes said it meets requirements of the IBC 500 codes for missile testing but it is basically a painted steel structure.

Chairman Marsh asked if they had a request for changing the student enrollment number, what would it be.

Ms. Murphy stated the enrollment at the current school is 276 and traffic seems to be very acceptable at that level so a number between 120-276, but they would be amendable to a number around 200-225.

Chairman Marsh asked about number of teachers.

Ms. Murphy replied, it may be as many as 20.

Chairman Marsh said the idea of going higher in enrollment may be an issue if there are only 195 parking spaces, but it was mentioned that a lot of the students carpool.

Ms. Murphy said yes, a good number of students carpool, and there are only a handful of student drivers. There is a lot of excess parking at the site.

Chairman Marsh asked if the occupancy is determined by the Fire Marshall.

Ms. Peters confirmed that it is addressed in the fire and building code.

Chairman Marsh stated even if it was an office use, occupancy could not be determined at this time, so there are no other guidelines, other than potentially state licensing maximum occupancy.

Ms. Murphy mentioned if occupancy increased then the storm shelter would need to accommodate all students.

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

Mr. Costantino commented that an updated traffic management plan update would guide enrollment limitations, and he asked City staff if they preferred limitation.

Mr. Goff stated if enrollment expanded and the storm shelter had to expand, and if they were to make modifications to the exterior of the building, then they would need to come back for another special permit to amend the concept plan.

Commissioner Roberts asked staff what the student population was for ITT.

Mr. Goff answered they did not have that number.

Commissioner Roberts commented he thought it would probably be higher than this proposal.

Chairman Marsh stated he was concerned about the visual impact of the storm shelter on Jonsson Blvd, it would look like an industrial area, and he thought an alternate location would be better.

Ms. Peters commented that additional landscaping will be place in that buffer to screen the shelter.

Chairman Marsh stated he was concerned about how close the proposed fence will go to Waterview Parkway and asked that they pull it back about 10 feet.

Commissioner Costantino commented he did not think the location of the shelter would be an issue.

Ms. Murphy stated the storm shelter will be located behind mature trees, a raised berm, and with the additional landscape added there would be robust landscaping so it would be hard to see the storm shelter from Jonsson.

Chairman Marsh asked why you couldn't put it on the east side of the building and out of the public view.

Ms. Murphy replied that the school is using the west side as its main entrance.

Chairman Marsh asked if there will be an emergency exit on the east side of the building.

Mr. Rhodes responded the main entrance on the east side of the building is not planned to be utilized at this time, but it will be available as part of the life safety plan. Their intent is to use the bottom 2/3 of the building right now, so if enrollment increases, the will be able to utilize some of that space.

Chairman Marsh commented it would look better to bring the shelter closer to the building, but it may not be feasible.
Mr. Rhodes commented that they preferred it to be on the side of the less traveled street.

Chairman Marsh suggested that on the east side at least it would not be right up on the street.

Commissioner Costantino mentioned that Jonsson Blvd is heavily wooded and there is a natural rise in the berm that would also camouflage the shelter.

Chairman Marsh asked if they knew the height of the storm shelter.

Mr. Rhodes said it was probably a maximum of 8 feet tall.

Chairman Marsh responded that it still is potentially visible from Jonsson. Also, he was not concerned about the enrollment limitations, as there is ample parking.

Motion: Chairman Marsh made a motion to recommend approval of the request as presented including items 1) A-E. Commissioner Bohnsack seconded the motion. Motion passed 4-0.

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.*

Derica Peters advised the request is a continuation of the October 3, 2024, public hearing of the 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 standard to accommodate the development of a 45,000-square foot research and development building. The property to the South is zoned Office O, to the north Residential -City of Dallas, to the east Patio Home District Planned Development and to the west are Townhomes.

Ms. Peters stated there are four components to the request that includes a request to allow the use of a research and lab facility, a request pertaining to the height of the new building, a request to a reduction in parking and a request for a difference in the residential screening requirement. The proposed use is a research lab and facility which is allowed in Office base zoning district but was not listed in this district because the zoning of this district pre-dated that term or use being incorporated into the CZO. Staff believes the use was not listed in the ordinance because this ordinance predated the zoning code which did incorporate research and lab facilities in the 1990's.

Ms. Peters reported that after the applicant engaged in public outreach efforts with the community, the concept plan they presented at the October 3, 2024, hearing was modified. The concept plan shows the site area is 7.5 acres where the applicant is proposing a 45,000 square foot building with 10,000 square feet being set aside for office and the remainder of the building will be constructed like a warehouse. The proposed changes include shifting the building 18 feet to accommodate the landscape buffer on the west side of the building and the loading docks have been reconfigured. The allowed building height is limited to one story according to the Comprehensive Zoning Ordinance and not to exceed 25 feet if it is within 150 feet of a residential development, however, applicant is requesting an exception to allow a 36-foot single story structure.

Ms. Peters continued stating additional landscape will be provided and landscape islands have been added to the parking row to the west of the property. In addition, they have added parking to the north property line and along that parking row they have added landscape islands to provide some visual screening for the properties to the north. Ms. Peters advised that some of the

parking was adjusted, therefore the applicant is requesting a reduction to the parking minimum. The City does not have a parking standard for research and lab facilities so the parking standard for warehousing was used. The parking requirements for a warehouse facility of this size, in addition to the existing office building on-site, would require 830 parking spaces. However, 601 parking spaces are provided on site and applicant said the number is adequate.

Ms. Peters explained the applicant is requesting an exception to residential screening to allow the wooden fence to the north in lieu of masonry screening wall. Also, offsite to the west is the 6-foot-tall wrought iron fence and shrub row that went in at the time the townhomes were developed. The boulevard running down the center of the site has narrowed from 48 feet across to 24 feet across to accommodate the building shifting to the east. The expected maximum number of employees at this facility is 62 with the majority working a daily shift from 9:00 am to 3:00 pm. Large trucks with a flatbed trailer are expected to make deliveries one to two (1-2) times per week.

Ms. Peters stated two of the loading areas will be enclosed and a loading dock ramp that will be screened by a masonry wall. The future land use plan in the updated Envision Richardson Comprehensive plan calls for this area to be innovation industry.

Ms. Peters advised that at the October 3, 2024, public hearing they received two pieces of correspondence opposed to the request and seven people spoke in opposition at that meeting. Recently we have received three letters in opposition; two letters of support were received, and one is before you from the local HOA president.

Chairman Marsh asked if there was any truck turning radius measurements applied on the interior loading docks at the northwest corner on the west side.

Ms. Peter stated applicant's architect may have applied that measurement to confirm.

Chairman Marsh asked if the exterior dock was just a ramp to a dock.

Ms. Peters clarified the ramp is located behind the screening wall.

Chairman Marsh asked how the flatbed trailers would pull up to the dock.

Ms. Peters responded that the applicant could clarify.

Chairman Marsh asked if the masonry wall in the picture that looks like wood is precast concrete.
Ms. Peters said that is correct and it sits on top of a retaining wall of variable height.

Chairman Marsh asked if the number of parking spaces was reduced.

Ms. Peters confirmed it went down by 30 spaces that were lost by adding additional landscape islands and shifting the building over to the east. There is also parking spots currently north of the parking garage that the applicant has proposed to remove and readjust the fire lane and add landscaping so they can preserve the existing line of trees.

Chairman Marsh asked to confirm that the Lake Park Estates were across the street.

Ms. Peters confirmed yes.

Commissioner Roberts asked to confirm that the plans allow an office building by-right.

Ms. Peters clarified the concept plan does not show a building there and since there is such a detailed concept plan, they would not be able to build the building without an amendment.

Commissioner Roberts said it was mentioned the ordinance was modified since the other buildings were built and was amended to include research labs.

Ms. Peters stated the code was amended to allow the use of research labs, but a building in this exact location would not be allowed as of now for any type of use.

Commissioner Roberts asked if staff has the definition of research and lab.

Ms. Peters read the definition from the Code.

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.

John Hurst, Lennox Vice President of Government Affairs and Sustainability, 2140 Lake Park Blvd, Richardson made a presentation on the background and history of development in the area.

Mr. Hurst stated at the October 3rd meeting they heard concerns about traffic, noise, emissions and visual screening and asked to defer to December 17 to engage in outreach which they did by meeting virtually and in person with the surrounding associations of Parkside Towns, University World HOA President, Savory Trace, Savoy Landing and University Place.

Mr. Hurst summarized the meeting with neighbors, and described the changes to the concept plan, which included to move the proposed building 18 feet to the east to preserve existing and add screening to the west, move recycle material bins and trailer dock inside the structure, add trees to north side and along entire west wall of building, and add landscape islands between parking spaces. Other changes to the site will include in the east alley the generator will have a new sound barrier, signage to be posted for delivery time 7 am-5 pm, will work with the City to post no parking / no staging signs on Tatum Road, and they will continue to work with tenants and vendors to modify their delivery times. The proposed lighting plan will incorporate a balance of light spill, security, and safety measures with additional security cameras on the perimeter of new building.

Commissioner Costantino asked how big the equipment is to be tested.

Mr. Hurst replied that they are the size of a VW bus or small car, 25 feet in length and 50 inches tall is the largest.

Commissioner Roberts asked the applicant to speak to the opposition concerning this being an industrial use.

Mr. Hurst responded to say it was not an industrial use because they do not manufacture anything in the facility.

Commissioner Roberts asked if they were going to address noise pollution.

Mr. Hurst replied cars are cars and construction is construction but once it is finished the noise is lowered and will not hear the testing from outside, and the recycle bins are moved inside to alleviate noise.

Chairman Roberts stated that another opposition point is the large industrial size trucks.

Mr. Hurst responded that there will be a crane system built inside to move equipment into the test area. Trucks will be backed into facility and leave trailer inside.

Commissioner Roberts asked if their use of forklifts would be propane or electric.

Mr. Hurst stated that time to time they may use a forklift. Primary movement is the crane system. There will be a combination of both electric and gas.

Commissioner Roberts asked if they were going to use a certain type of shrub.

Mr. Hurst stated they spoke with the Baskinds and agreed to rely on a professional arborist for landscape screening solutions.

Commissioner Roberts commented they are replacing a lot of green space with a facility so there will probably be an environmental impact.

Mr. Hurst stated they have done a level one environmental impact study that will be part of the construction process.

Commissioner Roberts asked staff if he was correct in saying there will be a drainage study on a new building.

Aaron Zilz responded that the Development Services Department will review civil plans to make sure there is no excess environmental impacts.

Chairman Marsh asked about the truck turning radius and if there has been a study to prove it works.

Mr. Ric Ruiz, BRW Architects, 409 Grace Drive, Richardson 75081, as far an official parking study he looked at the radius and based on experience in backing the truck in, the project is still under schematic design, but they do have enough room to make a hammerhead turning radius for the purpose of this study. There is sufficient space to have a large vehicle or fire truck come in back into that space and then pull back out. They are still conducting a study and once they have civil on board, the study will be completed.

Chairman Marsh stated a crane system was mentioned to be inside the building along with the loading docks, but do you anticipate using the exterior covered loading dock when items come in on a flatbed truck.

Mr. Hurst answered yes, if the two inside bays are full of trailers, they wanted to have another option so a truck would not have to stage to the north or west of the building. They do not anticipate using that loading dock with the removable railing, as the desire is to push as many deliveries into that enclosed area as possible.

Chairman Marsh stated at the last meeting there was feedback about the existing Lennox building loading dock and trash pickup. Has anything been done to address those concerns.

Mr. Hurst we are not the only tenant in that building so we are working with sub-tenants and their vendors to modify delivery times. Once they are sole tenants of the campus then they will have more control over those items. The delivery time for Amazon cannot be controlled.

Chairman Marsh asked if there were previous amendments to the deed covenants.

Mr. Hurst replied those were made collectively by members of University World HOA. Lennox currently holds 23-24% of the weight of the vote in that HOA. Also, the meetings with that HOA have been productive.

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.

Dr. Allen Baskind, 2230 Hibiscus Avenue, Richardson homeowner of Parkside Towns, said he was speaking on behalf of the residents who are opposed to light industrial activity such as this. Lennox and the consultants have been responsive, but he has concerns with the issues this may cause long term and that R&D is too broad a term. The City should place long term guardrails around a residential area. He described how a lab is equipped and forklifts will cause concern including noise. Visually, they would like Lennox to consider a thick hedge nellie stevens to screen the loading dock and forklift areas.

Cliff Wood, 8226 Vitex Avenue, Dallas, wanted to commend the applicant for their efforts. He stated he would like the screening and trees to be written into the ordinance. The tree mitigation is significant so he requests the method for mitigation be in-kind, and if that could be allocated to perimeter planning for screening, he also requested to limit deliveries and trash pickup between hours of 7 a.m. and 7 p.m.

Brenda Bailey, 2209 London Avenue, Richardson, states her residence faces the loading dock on the east side of the property and they have experienced early morning deliveries, also, this neighborhood seems to be tightly developed, and Jonsson Blvd is a disaster.

Mohammed Khanani, 8202 Vitex Avenue, Dallas, asks why the City would consider a zoning change for this property to be industrial. The use for an office building is different, and a single story shouldn't be 36-feet high. They are allowing 18-wheelers and large trucks to make deliveries and the City has no control over this and it creates more accidents. He is concerned about the

children in the neighborhood, and it would be better for the City to buy the property and make a playground.

Tomer Lankri, 17107 Texas Pistache, Dallas, spoke in opposition to say that his property faces the subject property and was built elevated above the subject site. The parking lot is narrow and frequently occupied, there is not enough room for trucks to maneuver. He stated this is a highly condensed residential area, and an approval to the request would deteriorate their lives and livelihoods.

Brandy Nolan, 1123 Sunset Lane, Richardson mentioned she submitted photos, videos, and a comment card in advance. She has lived to the east of Lennox for the past 8 years and she hears noise behind her neighborhood and directly affect the use and enjoyment of her home. In her experience she has concerns about Lennox fulfilling their commitment to mitigate these issues. She requests Lennox fulfill commitments made at outreach meetings, including to supply construction contact information and a schedule, and a sound barrier around existing generators.

David Rubin 8010 Copper Way, board member, echoed previous comments, and added large A/C units and disposal of refrigerant is overlooked. The existing Lennox R& D facility is not near homes. There are several schools and homes in this surrounding area, so there is no longer room to build something as big as this, and deliveries cannot be guaranteed to be mitigated reasonably.

Mr. Hurst responded the screening will be addressed by developing a comprehensive plan with a landscape architect, there is a lot of traffic, but some is due to the Coit Road construction which at this time diverts traffic to Waterview and he anticipates this will alleviate once construction is over. They are going to educate employees on traffic safety, there are currently cranes onsite because they are replacing the roof on their thirty-year-old building. He stated as part of the capital expenditure of this project it would include a sound barrier for the generator on the east, and they would sign a good neighbor agreement to meet concerns.

Chairman Marsh asked applicant to explain their selection of this location.

Mr. Hurst explained as technology innovators they need a space they can showcase their products and facilities and having the site on the same campus as the office fosters collaboration.

Chairman Marsh asked about sound continuation on the east side.

Mr. Hurst replied that it was placed there when the tower was built in 1999 and is currently enclosed by a wooden fence and would be replaced with a hard surface, masonry type wall.

Chairman Marsh asked for more description on the generator used for this facility.
Mr. Hurst explained the generator will be to run computers and will be enclosed by a parapet on the roof and is natural gas.

Chairman Marsh asked for his understanding of how this is not a light industrial use.

Mr. Hurst responded that there is a specific definition for both.

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

Commissioner Bohnsack asked how many employees will be in this building and asked for more information on deliveries.

Mr. Hurst stated there will be 40 employees, shipments will be on a controlled schedule since they are coordinating with their own facilities deliveries, and he pointed to the diagram to show the deliveries arrive from Waterview to the east and exit to Coit Rd to the west.

Chairman Marsh commented that the office district typically allows this use, however this location has special conditions that omitted this use in the office category.

Ms. Peters confirmed that is correct, and she went on to describe the difference between industrial and other commercial uses which is manufacturing, warehousing, and distribution.

Chairman Marsh asked the applicant if any other modifications will be added after these discussions and concerns heard tonight.

Mr. Hurst replied that he believes they have addressed all raised concerns.

Chairman Marsh asked if Lennox was agreeable to shrubs like nellie stevens on the west side of the building.

Mr. Hurst responded that they are amendable to maximum screening at that location.

Commissioner Roberts asked if the City knew the background as to why this use was included in the zoning district.

Ms. Peters responded to say they didn't have a history on this amendment, but it occurred in the 1990s when technology businesses became more innovated and advanced and needed expanded facilities for testing and development.

Commissioner Roberts asked what the City could do if the use transformed into a more intensive use.

Mr. Goff responded that the City had the ability to follow up on issues through Code Enforcement and will be aware of activities within the facility with regular Fire Marshal inspections.

Chairman Marsh asked if it would be feasible for the other uses listed, such as office and hotel, to be allowed to be constructed at this location.

Mr. Goff clarified that those uses are allowed but the concept plan must also be amended to depict the building.

Chairman Marsh asked for clarification on the floor area ratio standards and how they compare to the typical office standards.

Ms. Pollan confirmed that they are less dense, as indicated on the concept plan exhibit.

Chairman Marsh commented on the improvements made to screening and landscaping, moving loading docks to the interior, and he understands the frustrations of neighbors.

Commissioner Roberts commented that our region grows by 120,000 new residents every year and traffic has become an issue everywhere, and they will be taking steps to mitigate concerns with the neighbors, however this is a tough decision because he believes the property values will take a hit and he thinks Lennox has the financial means to take more steps.

Chairman Marsh responded to say that it is not proved that Lennox wouldn't take a financial hit from a decision, and the Lennox development was there before the residences. He can come down to weighing out property rights.

Commissioner Roberts responded to say that having a research building here will generate more issues and isn't appropriate at this location.

Commissioner Costantino stated that aside from the issue with the use, the main request is the height of the building, and they shouldn't consider the means but whether this is appropriate in the neighborhood or not.

Motion: Chairman Marsh made a motion to recommend approval of the request as presented. Commissioner Costantino seconded the motion. Motion passed 3-1 (Commissioner Roberts opposed).

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 9:36 p.m.

_____

Bryan Marsh, Chairman

Agenda Item 2

Zoning File 24-31 – Special Development Plan – Polk Street Residences

ZONING FILE 24-31

Attachments:

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

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Derica Peters, Senior Planner *DP*

DATE: January 7, 2025

RE: **Zoning File 24-31 Polk Street Residences**

REQUEST

A request for approval of a Special Development Plan for approximately 3.06 acres located on the south side of Polk Street, the north side of Kaufman Street, between Texas Street and Greenville Avenue, currently zoned Main Street/Central Expressway PD Planned Development (Main Street Sub-District) to accommodate the development of a 275-unit multi-family development. Owner: City of Richardson, and Todd Petty, representing MSR Ventures L.P. Staff: Derica Peters.

APPLICANT/PROPERTY OWNER

Kevin Hickman, High Street Residential, Inc. / Todd Petty MSR Ventures L.P.

EXISTING DEVELOPMENT

The subject site comprises ten (10) properties, City right-of-way and an abandoned alley.

ADJACENT ROADWAYS

E. Polk Street: : Two-lane, neighborhood collector; no traffic counts available.

S. Greenville Avenue: Six-lane divided arterial; 10,000 vehicles per day on all lanes, northbound and southbound, north of E. Kaufman Street (2022).

Kaufman Street: Two-lane, local street; no traffic counts available.

Texas Street: Two-lane, local street; no traffic counts available.

SURROUNDING LAND USE AND ZONING

North:	Commercial; PD Planned Development
South:	Commercial and Single-Family Residential; PD Planned Development
East:	Commercial; PD Planned Development
West:	DART Rail and Central Trail; PD Planned Development

FUTURE LAND USE PLAN

The Future Land Use Plan of the *Envision Richardson Comprehensive* Plan designates this area as Neighborhood Mixed-Use . The intent of this area is to offer the ability to live, work, and play in one geographically compact area with multiple uses organized around nodes of activity.



EXISTING ZONING

PD Planned Development – Main Street/Central Expressway Form Based Code- Main Street Sub-district (Ordinance Number 4191).

TRAFFIC/INFRASTRUCTURE IMPACTS

The proposed request will not have a significant impact on the surrounding roadway system.

STAFF COMMENTS

Background:
In November 2016, the property was rezoned as part of the Main Street/Central Expressway Form-Based Code. The subject site is 3.06 and currently comprises ten (10) properties. One (1) property is a residential property, two (2) are currently a parking lot, three (3) are undeveloped and the remainder are developed with commercial businesses. Since the creation of the vision for downtown and subsequent rezoning, the City has worked with development partners to accumulate these parcels to facilitate redevelopment of this nature. In addition, approximately 300 linear feet of City right of way on McKinney Street will be closed and abandoned from Polk Street to Kaufman Street. Two alleyways will be abandoned for inclusion in the proposed development. The brick office building that is located at the northwest corner of Kaufman Street and Greenville Avenue will remain and is not part of the proposed development.

Request:
The applicant is proposing a multi-family residential development, which is allowed by-right within this sub-district of the Main Street/Central Expressway Planned Development District. The applicant is requesting approval of a Special Development Plan to grant relief from certain development standards.

Proposed Development: The development will include 275 residential dwelling units in a four (4) story urban style wrap building around a four (4) story private parking garage with parking on each story, plus a roof deck parking area, for 5 levels of parking The proposed building provides 91 units per acre. The Code requires that within this subdistrict, new multi-family developments provide a density of 40 dwelling units per acre at minimum. The average dwelling unit size will

be 855 square feet, and the development will include approximately 12,000 square feet amenity space and 16,000 square feet of open space.

Building Placement: The proposed development complies with building placement requirements. While the development will incorporate much of the block, the front is oriented to the north, along Polk, where the leasing center, parking garage entry driveway, and a publicly accessible amenity area will also be located. The Build-To Zone is the distance and area to which the building fronts and sides should be built to and is located zero (0) to ten (10) to) feet from the property line on all sides. The Building Frontage Buildout requirement states that 80% of the lot width must be occupied by the building within the Build-to-Zone. Publicly accessible open space may be applied towards satisfying Building Frontage Buildout requirements The build-to-zone accommodates a dense urban development, and the building design will include wall articulation, balconies, and stoops to enhance visual interest along the street-facing facades.
Streetscape Improvements: All four street frontages will be improved with enhanced streetscape elements, including landscape buffers and sidewalks within a minimum 12-foot-wide amenity zone. On-street parking spaces are to be constructed along Polk, Texas and Kaufman streets, and Polk Street will also be improved with a 6-foot wide bike lane.

Parking: A total of 413 parking spaces are required; approximately 383 parking spaces will be provided within the parking garage. On-street parking that is located on the adjacent street for the distance in front of the property may be used toward satisfying on-site parking requirements. As part of the streetscape improvements, a combined total of approximately 46 on-street parking spaces will be constructed along Polk, Texas, and Kauffman Street. In addition, a minimum of 83 bike parking stalls shall be provided in compliance with the City's Bicycle Parking Policy, which requires 0.2 bicycle parking spaces per required parking space.

Site Access: Access to the site and into the parking garage will be provided from one driveway entrance on E. Polk Street which will be aligned with McKinney Street.

Items Related to Special Development Plan Request
With the exception of the following items, the site meets or exceeds the minimum development standards of Main Street Sub-district:

1. Building Height – The Code limits buildings in this area to a maximum of 3-stories and a maximum height of forty-five (45) feet. The applicant is proposing a 4-story building with a building height of a maximum of 54 feet to the top of parapet. The additional building height is needed to accommodate development with sufficient density to make it economically viable given the compact nature of the site.

2. Block Length – The Code limits the block face of a building along Polk Street and Kaufman Street to no longer than 350 linear feet. In addition, any block lengths of 500 feet in length or greater shall provide pedestrian access through the block to the opposite block face and at an approximate mid-block distance, in order to allow pedestrians to walk through the block to the opposite side without having to walk along the block perimeter. The applicant requests an exception to the block face requirements to allow a block length of approximately 580 linear feet with no pedestrian access.

3. Doors – The applicant requests the following exception from door configuration requirements. While the Code requires doorway entries to be recessed where storefront windows are provided, this is typically applied to ground-floor retail entries. There is no retail within the development and the only storefront windows will be in front of the leasing office along one portion of the north façade. Also, this area will be setback from the street and located behind an open space area. In addition, service, security or garage doors shall not be placed at street frontage; however, the applicant has asked for an exception to this since the property has four frontages.

4. Open Space - The applicant proposes a combination of private and public open space to meet the open space requirements. Open space is required to be 15% of the lot if private and 8% of the lot if publicly accessible. The applicant is providing 9.1% private open space and 3% public open space, for a combined total of 12.1% of the site.

   Public Open Space: The applicant proposes 4,000 square feet (3%) of public open space, located along the site's northern property line.

   Private Open Space: The applicant proposes 12,000 square feet (9.1%) of public open space, located within an interior courtyard and a private courtyard area along E. Polk Street. These areas typically include a swimming pool, outdoor seating areas and other passive recreation areas.

Correspondence: To date, city staff has received one (1) comment in opposition to the request.

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

1. The property shall be developed and used in substantial conformance with the Concept Plan attached as Exhibit "B" and the Conceptual Architectural Renderings, attached as Exhibit "C", made a part hereof and which are hereby approved. Collectively, the Concept Plan and Character Reference Images are referred to as "Special Development Plan" as allowed in the Main Street/Central Expressway Form Based Code.

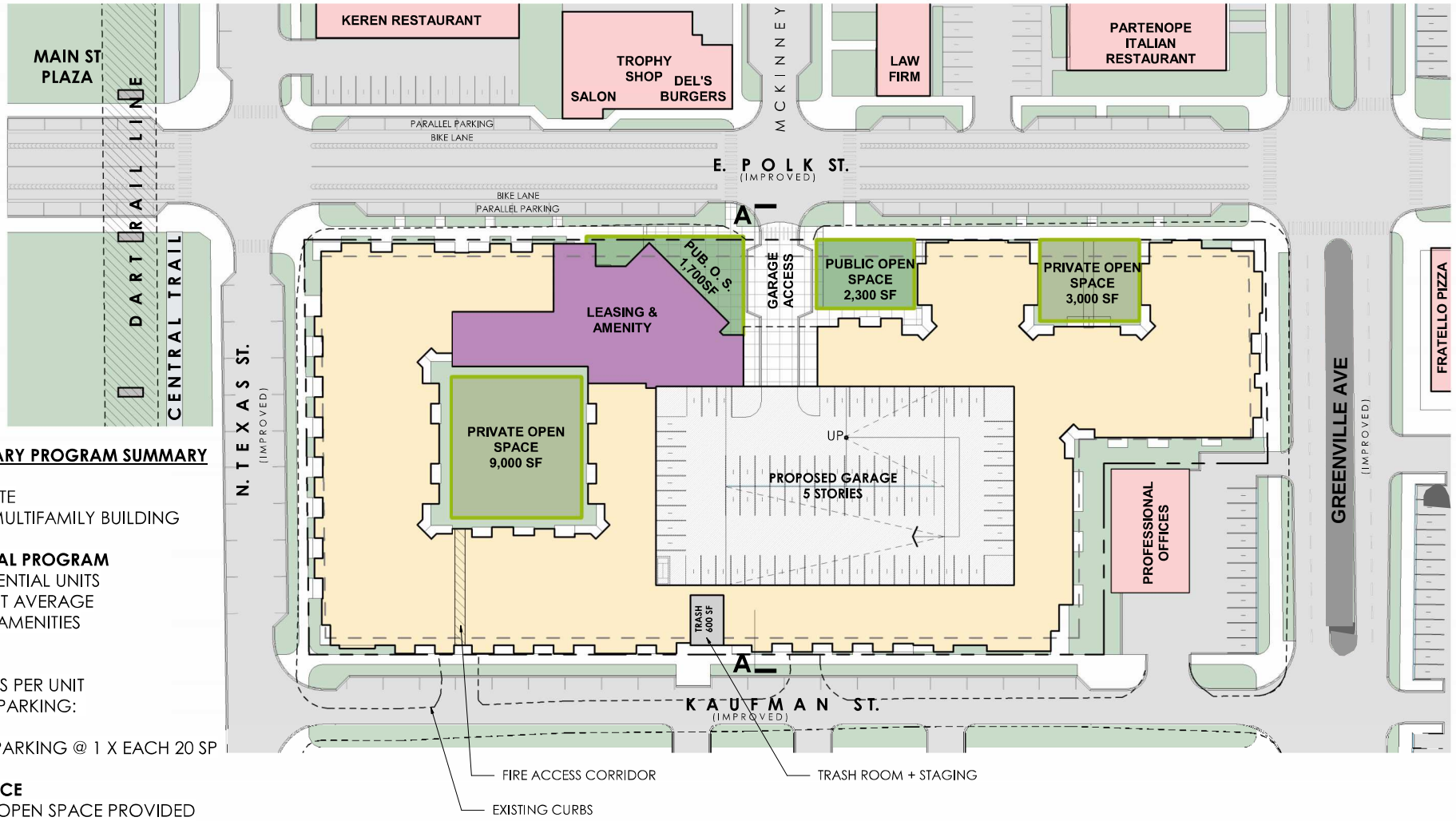


ZF 24-31 Aerial and Zoning Map
Polk Street Residences
Special Development Plan

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

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PRELIMINARY PROGRAM SUMMARY

3.02 AC SITE
4 STORY MULTIFAMILY BUILDING

RESIDENTIAL PROGRAM
275 RESIDENTIAL UNITS
855 SF UNIT AVERAGE
12,000 SF AMENITIES

PARKING
1.5 SPACES PER UNIT
GARAGE PARKING:
5 STORY
BICYCLE PARKING @ 1 X EACH 20 SP

OPEN SPACE
16,000 SF OPEN SPACE PROVIDED

1 LEVEL 1
SCALE: 1" = 60'-0"

EXHIBIT B-1



HIGHSTREET RESIDENTIAL

POLK STREET RESIDENCES
DOWNTOWN RICHARDSON

WDG

EXHIBIT C-1

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POLK STREET ARRIVAL
WITH LEASING OFFICE AND PUBLIC OPEN SPACE

EXHIBIT C-2

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POLK STREET ARRIVAL
WITH LEASING OFFICE AND PUBLIC OPEN SPACE

EXHIBIT C-3

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CORNER AT GREENVILLE AND POLK STREET

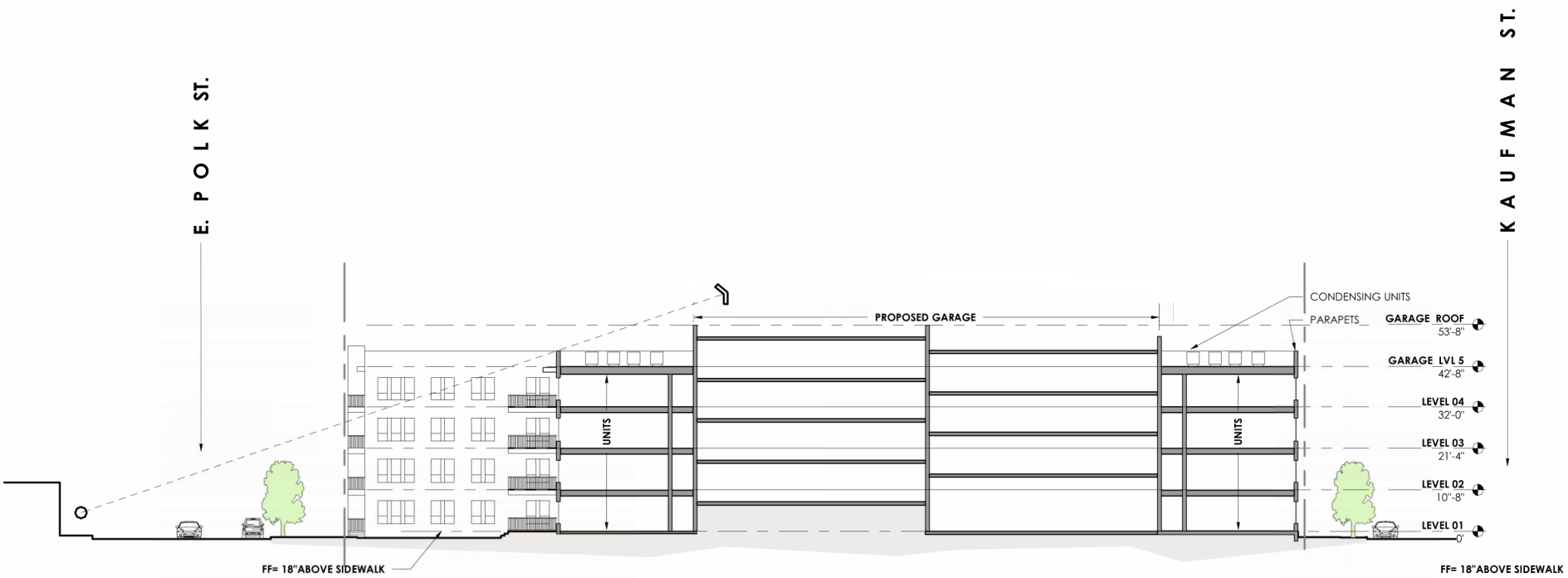
EXHIBIT C-4

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CORNER AT GREENVILLE AND POLK STREET

EXHIBIT C-5



A SECTION

SCALE: 1" = 30'-0"

EXHIBIT C-6

Joel Behrens
Managing Director

High Street Residential
Development & Investment

2100 McKinney Ave., Suite 800
Dallas, TX 75201

214 863 3308 Direct
214 863 4493 Fax

jbehrens@trammellcrow.com
www.trammellcrow.com

December 9, 2024

City of Richardson
Attn: Derica Peters – Senior Planner, Development Services
2360 Campbell Creek Blvd. Suite 550
Richardson, TX 75082
Email: derica.peters@cor.gov

Re: Richardson Zoning Application

The proposed project is 4-story wrap development totaling approximately 275 units on a 3.02 acre tract of land at the southwest corner of Polk Street and Greenville Avenue. The proposed site plan provides approximately 16,000 square feet of open space, or 12.1% of the site.

The following are the requested zoning modifications for the proposed Special Development Plan (Exhibit A):

- **Block Length – Request:** exception for 600' block length and relief from the pedestrian access requirement for blocks greater than 500' - 4. b. iii. a).
- **Stories/Height of Multifamily – Request:** 4 Stories
- **Stories/Height of Garage – Request:** 5 Stories
- **Ground Floor Size – Request:** Total 105,000 GSF (78k-wood frame, 27k garage)
- **Open Space – Request:** To be provide as a combination of Private and Public Space. Open space is required to be 15% of the lot if private/not publicly accessible and 8% of the lot if publicly accessible. We are proposing 4,000 SF/3.0% of the site to be public open space and 12,000 SF/9.1% to be private open space for a total of 12.1% of the site.

Exhibit B illustrates the current ownership of the parcels. The City of Richardson owns 1.31 acres across 5 parcels and the right of way from the existing alleys and McKinney Street. MSR Ventures owns the remaining 1.71 acres across 6 parcels.

This development will be a catalyst for the Downtown Richardson area, bringing a high-quality multifamily development that will provide new residential opportunities, enhance the local economy, and contribute to the urban revitalization of the area.

Very Truly Yours,

HIGH STREET DFW DEVELOPMENT, INC., a Delaware corporation

By: _____

Joel Behrens, Authorized Signatory
High Street DFW Development

SITE PHOTOS ZF 24-31



1. Looking East



2. Looking West

Notice of Public Hearing
City Plan Commission

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

SPECIAL DEVELOPMENT PLAN

File No.:	**ZF 24-31 Polk Street Residences**
Applicant:	Kevin Hickman, High Street Residential Inc.
Location:	(See map on reverse side)
Request:	A request for approval of a Special Development Plan for approximately 3.06 acres located on the south side of Polk Street, the north side of Kaufman Street, between Texas Street and Greenville Avenue, currently zoned Main Street/Central Expressway PD Planned Development (Main Street Sub-District) to accommodate the development of a 275-unit multi-family development. Owner: City of Richardson, and Todd Petty, representing MSR Ventures L.P. Staff: Derica Peters.

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

TUESDAY, JANUARY 7, 2025
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 24-31.

Date Posted and Mailed: December 27, 2024

SANDERS STANLEY SCOTT
10848 STRAIT LANE CIR
DALLAS, TX 75229-4317

SOSEBEE JACK RAY TRUST
112 OCEAN DR
RICHARDSON, TX 75081-3735

HAMRICK THELMA L
122 E KAUFMAN ST
RICHARDSON, TX 75081-4115

CONNELLY BOBBY
126 E KAUFMAN ST
RICHARDSON, TX 75081-4115

POLLAN PHIL H FAM LTD PS
201 E POLK ST
RICHARDSON, TX 75081-4134

SEBASTIAN CHRISTINA & CAMP CHARLES
210 E KAUFMAN ST
RICHARDSON, TX 75081-4117

RIKY LP
210 S GREENVILLE AVE
RICHARDSON, TX 75081-4103

NGO TIN T
2110 STONE HOLLOW DR
ROWLETT, TX 75088-9426

KAUFMAN BROWNSTONE ADDITION HOA
212 E KAUFMAN ST
RICHARDSON, TX 75081-4117

KAUFMAN BROWNSTONE ADDITION HOA
212 E KAUFMAN ST
RICHARDSON, TX 75081-4117

THOMAS STANLEY K & SONIA
214 E KAUFMAN ST
RICHARDSON, TX 75081-4117

BHUSHAN IRIS
220 E KAUFMAN ST
RICHARDSON, TX 75081-4117

MSR VENTURES LP
2808 FAIRMOUNT ST STE 100
DALLAS, TX 75201-7622

MSR VENTURES LP
2808 FAIRMOUNT ST STE 100
DALLAS, TX 75201-7622

MSR VENTURES LP
2808 FAIRMOUNT ST STE 100
DALLAS, TX 75201-7622

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MSR VENTURES LP
2808 FAIRMOUNT ST STE 100
DALLAS, TX 75201-7622

MSR VENTURES LP
2808 FAIRMOUNT ST STE 100
DALLAS, TX 75201-7622

FIRST BAPTIST CHURCH OF HAMILTON PARK
300 E PHILLIPS ST
RICHARDSON, TX 75081-4127

FIRST BAPTIST CHURCH OF HAMILTON PARK
300 E PHILLIPS ST
RICHARDSON, TX 75081-4127

FIRST BAPTIST CHURCH OF HAMILTON PARK
300 E PHILLIPS ST
RICHARDSON, TX 75081-4127

NORTH DALLAS TRADING CO
301 S INTERURBAN ST
RICHARDSON, TX 75081-4183

DONALDSON CAROLYN N
310 S GREENVILLE AVE
RICHARDSON, TX 75081-4102

COLEMAN SAWANDA L
312 S GREENVILLE AVE
RICHARDSON, TX 75081-4102

SHTL INVESTMENT LTD
3240 BRETON DR
PLANO, TX 75025-5314

KNOTOWICZ JASON VICTOR
4036 COTTON GIN RD
FRISCO, TX 75034-1412

MIDTOWN LIMITED PT LTD
408 WYNGATE BLVD
PLANO, TX 75074-8319

RICHARDSON CITY OF
411 W ARAPAHO RD
RICHARDSON, TX 75080-4543

RICHARDSON CITY OF
411 W ARAPAHO RD
RICHARDSON, TX 75080-4543

RICHARDSON CITY OF
411 W ARAPAHO RD
RICHARDSON, TX 75080-4543

RICHARDSON CITY OF
411 W ARAPAHO RD
RICHARDSON, TX 75080-4543

TAHERZADEH HOSSEIN
511 BIRCH LN
RICHARDSON, TX 75081-5625

KINDER PAT M & ROBIN M
5917 FLINT RIDGE DR
FLOWER MOUND, TX 75028-3792

TRANDAFIR ALINA
7525 HOLLY HILL DR APT 39
DALLAS, TX 75231-4546

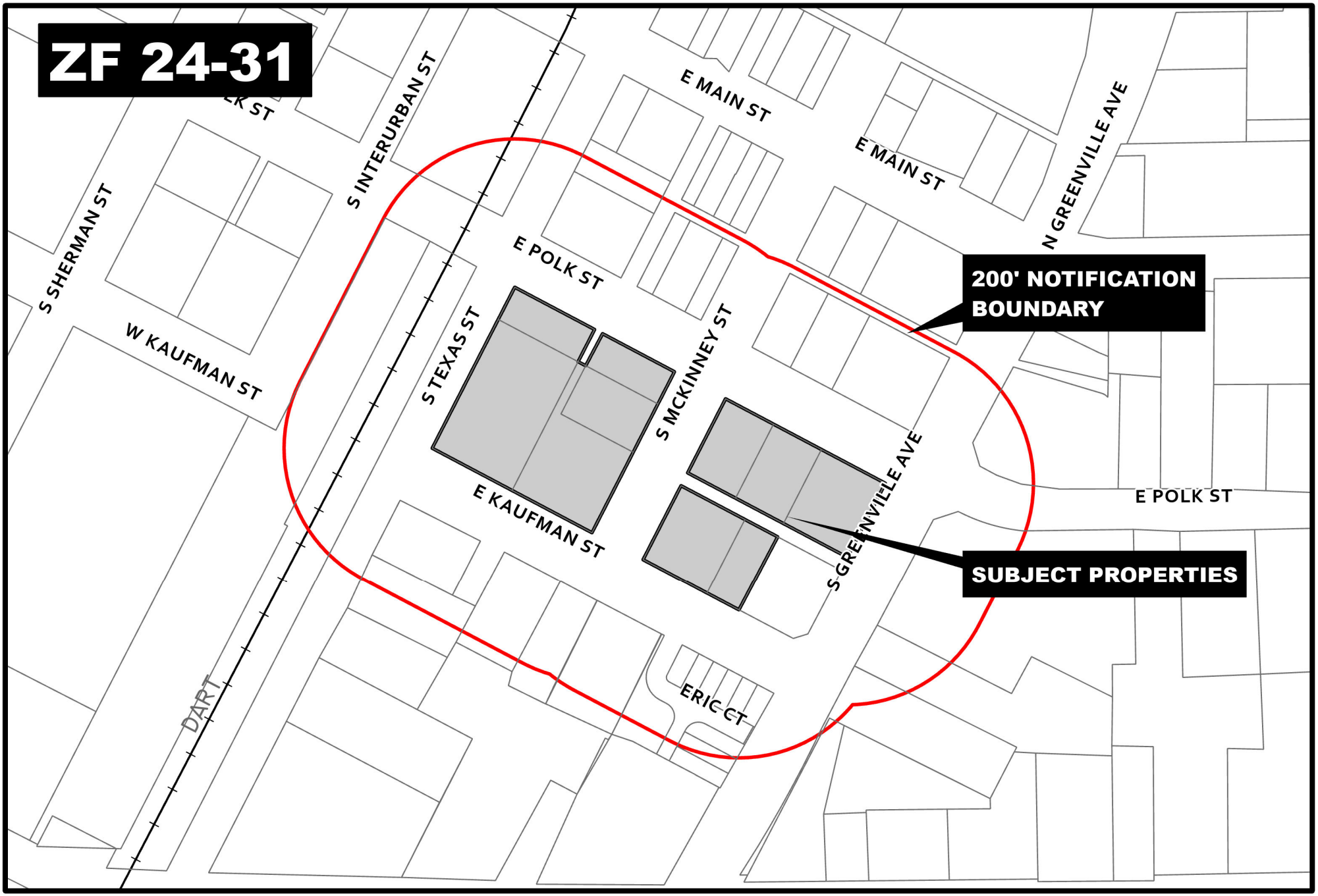
SANDERS STANLEY SCOTT
7826 YAMINI DR
DALLAS, TX 75230-3233

MFON ASUQUO O & KONYINSOLA ADEFUYE
855 EMPORIO DR
ALLEN, TX 75013-5564

RICHARDSON CITY OF
PO BOX 830309
RICHARDSON, TX 75083-0309

DART MB7230
PO BOX 660163
DALLAS, TX 75266-0163

DART MB7230
PO BOX 660163
DALLAS, TX 75266-0163



ZF 24-31 Notification Map
Polk Street Residences
Special Development Plan

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

Derica Peters

From: donotreply@enotify.visioninternet.com
Sent: Tuesday, December 31, 2024 12:09 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:	12/31/2024 12:09 AM
Response #:	141
Submitter ID:	28976
IP address:	2600:1702:56bd:6210:4cb2:e0f4:c551:a586
Time to complete:	24 min. , 11 sec.

Survey Details

Page 1

Meeting Date:
01/07/2025

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

Meeting Calendars: City Plan Commission

Contact Information

Name:	Hoa Luu
Address:	513 Fireside Dr
City:	Richardson
ZIP:	75081
[redacted]	

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

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

Hello,

I'm here to oppose Zoning File 24-34 - 250 E. Arapaho Multi-Family and Zoning File 24-31 - Polk Street Residences. Arapaho Multi-Family and Zoning File 24-31 - Polk Street Residences. Zoning File 24-34 is wanting to "accommodate the development of a 437-unit multi-family development" and Zoning 24-31 is wanting to "accommodate the development of a 275-unit multi-family development" which I don't think is a good idea when just this year, I believe we had some elementary schools shut down while allocating those students to the remaining public schools which caused a school zoning change. If those units are being built, how would the surrounding schools accommodate those new children? Will there be another school zoning change? Are there any money remaining from the bond to upgrade our elementary, and middle schools to accommodate current and future student population? Apollo Junior High has not changed since my children's time there in the early 2000s and I've witnessed the long lines of cars waiting up and down Apollo road on the bike lanes to then many of those parents deciding to use Fireside Drive as their alternate route in order to avoid the long wait at the intersection between Apollo and Plano Road. After the new zoning change for Dartmouth Elementary, I took notice of a few homes being put on sale soon after the new school zone change and the remaining students attending Dartmouth being forced to cross the very busy Arapaho Road which, even with the new signs up, still have speeding cars passing through. Will the addition of these family units negatively affect the teaching and learning experience at our schools? I remember my kids coming home from school and telling me about how they haven't learned anything for a whole week because they had classmates sitting on top of desks that has a student sitting in that desk chair and students standing in the back of the class and up against the walls. Teachers unable to teach because the amount of students out numbered the single teacher and if the students didn't want to listen that day, they didn't and teachers were left teaching a small few willing to learn. Teachers forced to take on more classes and subjects due to lack of teachers available to certain subjects. Richardson is a small area which originally began as a suburban city outside of Dallas so why not build more family homes or townhomes instead of more apartments? Why make room for more people to move into our city when our school system is barely able to accommodate the current residents? With Richardson being a small area compared to our neighboring cities, I don't think stacking people on top of each other is beneficial for the growth of Richardson in a long run. Increasing the population so quickly has only brought in more crimes, more traffic, more road accidents, and more house rentals within residential neighborhoods. I don't mind growth, it happens and is a great thing, but I believe it's all happening too quickly with the local resources following slowly behind.

(○) 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.

Agenda Item 3

Zoning File 24-34 – Special Development Plan – Legacy Arapaho Multi-Family

ZONING FILE 24-34

Attachments:

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

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Amber Pollan, AICP, Planner – Strategic Planning ALP

DATE: January 7, 2025

RE: **Zoning File 24-34: Special Development Plan– Legacy Arapaho Multi-Family**

REQUEST

A request for approval of a Special Development Plan for 10.39-acres located on the south side of E. Arapaho Road and west of N. Grove Road, currently zoned Collins/Arapaho TOD & Innovation PD Planned Development (Station Area Sub-District) to accommodate the development of a 437-unit multi-family development.

APPLICANT/ PROPERTY OWNER

Blaze Bownds – Kimley-Horn / Lucky Property Two, LLC

EXISTING DEVELOPMENT

The property is developed with a 156,000 sq ft office building and surface parking lot.

ADJACENT ROADWAYS

Arapaho Road: Six-lane divided arterial; approximately 34,800 vehicles per day on all lanes, east and westbound, west of Grove Road. (2023)

Grove Road: Four-lane divided collector with bike lanes; approximately 5,800 vehicles per day on all lanes, north bound and south bound. (2023)

SURROUNDING LAND USE AND ZONING

North: Vacant, Cemetery; Collins/Arapaho PD Planned Development
South: Industrial; Collins/Arapaho PD Planned Development
East: Richardson Gymnastics Center; Collins/Arapaho PD Planned Development
West: Industrial; Collins/Arapaho PD Planned Development

FUTURE LAND USE 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. Secondary Uses may include Multi-Family. The surrounding area is also designated as Innovation/Industry on the Future Land Use Plan.

Collins Arapaho Form-Based Code: Station Area Sub-district

The vision for the Station Area Sub-district is to position the DART Arapaho Center Station as a high density, transit-oriented, mixed-use gateway to the Innovation District by increasing flexibility to maximize development potential around the station. The Sub-district will encourage efficient, compact land use patterns and will be highly walkable and bikeable to connect residents and employers to jobs and amenities and further capitalize on the Sub-district's light rail and bus transit assets. Greenville Avenue will be redesigned to function as a multi-modal signature street with active ground-floor uses fronting the station. High quality building design and construction materials are encouraged that will support existing and new business uses, promote new residential uses, and bring a wider range of service, support, and activities to the Sub-district.

EXISTING ZONING

PD Planned Development - Collins/Arapaho Form-Based Code Station Area Sub-District (Ordinance Number 4322).

TRAFFIC/INFRASTRUCTURE IMPACTS

The proposed request will generate additional traffic to the area but considering that this is replacing an existing office building and based on the capacity of the adjacent roadways, significant impact on the roadway system is not anticipated.

STAFF COMMENTS

Background
The property was developed in 1985 and has operated as an office since that time. The property has a U-shaped, 156,000 square-foot 2-story office building. It has been called the Richardson Commons and occupied by tenants such as Capstar, Vertex, and most recently Willis Towers Watson.

In 2019, the property was rezoned as part of the Collins/Arapaho Form Based Code. The building has been vacant for a year.

Request
The applicant is requesting approval of a Special Development Plan with modified development standards to establish a multi-family development on 10.4 acres at the southwest corner of E. Arapaho Road and N. Grove Road

Special Development Plan
The existing office building will be demolished and the full site redeveloped with a multi-family project proposed to include approximately 443 units between five (5) buildings with different unit styles. The main apartment building will be located at the corner of Arapaho Rd and Grove Rd. It

will be 4-stories and include the leasing and amenity center, 234 units, and a wrap-around parking structure that will be accessible from Grove Road. There will be an interior pool courtyard and a carriageway will allow residents to move from the courtyard to an open space and to the second apartment building to the south. The second apartment building wraps around an outdoor courtyard space and will be three-stories with approximately 153 units.

Building #3 is located on the southwestern corner of the property with direct access to a pocket park and the "Special Site" in the District. The Regulating Plan of the Collins/Arapaho PD includes "Special Sites" were a unique opportunity for open space, activation or amenities exist for the Station Sub-District. The southwest portion of the site is adjacent to the abandoned rail spur the is envisioned as a key east-west trail connection through the area in the future. The three-story building will have views to the future trail.

Two townhouse-style buildings will be located along Grove Road with entrances to the sidewalk to activate the pedestrian space and streetscape.

The concept plan for the Legacy Richardson project proposes a total density of 42.5 units per acre, which meets the minimum density requirement of 40 units per acre. The 443 units are expected to have a breakdown of 72% 1-Bedroom units, 26% 2-Bedroom units, and 2% 3-Bedroom units. This would equate to a parking requirement of 366 parking spaces or an average of .83 spaces per unit. The development is targeting a parking ratio of 1.35 spaces per unit and will provide 632 spaces in a combination of surface, parking garage, attached tuck-under garages, and detached garages on site. The parking garage is well-sited so that it is not located on a street frontage. The majority of the parking spaces are located in the parking garage. The Station Sub-District discourages surface parking in general but when included, it is preferred to be located behind or to the side of the building and be designed so that they could be future development sites. The surface parking proposed is along the west and south property lines and would allow for potential future development or coordination with adjacent properties in the future.

The site will be fenced and there will be gates at the two (2) vehicle entrances. The open space on site will be private with the exception of the pedestrian connection trail that is proposed along the southern end of the property. This will connect the public sidewalk from Grove Road to the Special Site future rail spur trail. Open space provided within the site includes the pool courtyard, lighted courtyard between buildings #1 and #1, Building #2 courtyard and the pocket park. This is approximately 16% of the site, which meets the 15% minimum required for open space that is not publicly accessible.

The applicant is requesting consideration for the following modifications to the Collins/Arapaho PD with this Special Development Plan. Special Development Plans are provided for in this PD Code with the intention to allow applicants development flexibility to address specific market opportunities and/or contexts.

1) *Subsection II.C.2.b.ii.a – Eliminate a north-south pedestrian connection through the site & relocate the east-west pedestrian connection to the southern edge of the site to provide pedestrian access to the future Central Trail extension Special Site. The block orientation and property size prohibit a useful north-south pedestrian connection to a destination. The*

relocated east-west connection provides for pedestrian- and bike-oriented direct connection to the Special Site.

The PD states that block faces 500 feet or greater in length should provide pedestrian access through the block at an approximate mid-block location to allow pedestrians to walk through the block. This site has 543' of frontage along Arapaho Road and 701' of frontage along Grove Road. This area has a large block section, and a pedestrian access would not lead to an opposite block face but to other existing private properties. The future trail in the Special Site is the area that pedestrian access would be beneficial and a proposed connection along the southern property line provides that and does provide a break to the larger block.

2) *Subsection II.C.3.b – Allow for the existing streetscape condition to remain in an effort to preserve the existing mature trees along Arapaho Road (Access Corridor). This request would relocate the landscape zone along the property line instead of between the sidewalk and road. The existing streetscape along Grove Road meets the Neighborhood Connector streetscape standard and provides the opportunity to preserve the existing mature trees along the property line. See Exhibit "A" with Street Typology Cross Sections from the code.*

There is an existing streetscape with mature trees along the street frontages. Both Arapaho Road and Grove Road were developed with a landscape strip, sidewalk, and landscape strip with trees along the property line. As many of those trees are nearly 40 years old, the applicant is requesting flexibility with the Street Typology Standards to be able to preserve as many existing trees as possible.

3) *Subsection II.C.4.b.iii – Eliminate the unconnected physical separation of at least 15' requirement. The nature of the building design will incorporate articulation with resident access points along Arapaho Road without the need for an unconnected physical separation of the building.*

The Station Sub-District is envisioned as a lively, unique, and active district where redevelopment of sites allows for potential infill of larger buildings to ensure maximum development opportunity. New buildings should utilize building elements and details to achieve a pedestrian-oriented public realm. To provide for building articulation along a street frontage, the PD indicates that buildings should not exceed 250' in length without a physical separation of at least 15' between buildings on ground level. The applicant is requesting to eliminate this requirement so they can provide a larger building with secured interior spaces but will meet the intent of the separation with articulation and pedestrian access to units along Arapaho Road and Grove Road.

4) *Subsection II.C.4.e.i.a – Modify the 75% minimum primary materials to apply only when exterior walls are facing public streets. Interior facing facades should allow for any material type.*

The Station Sub-District envisions high quality building design and construction materials. Subsection II.C.4.e.i. states that each exterior wall shall have primary materials (>75%) including masonry, stone, glass, finished concrete, ventilated façade systems, or metal cladding or panels.

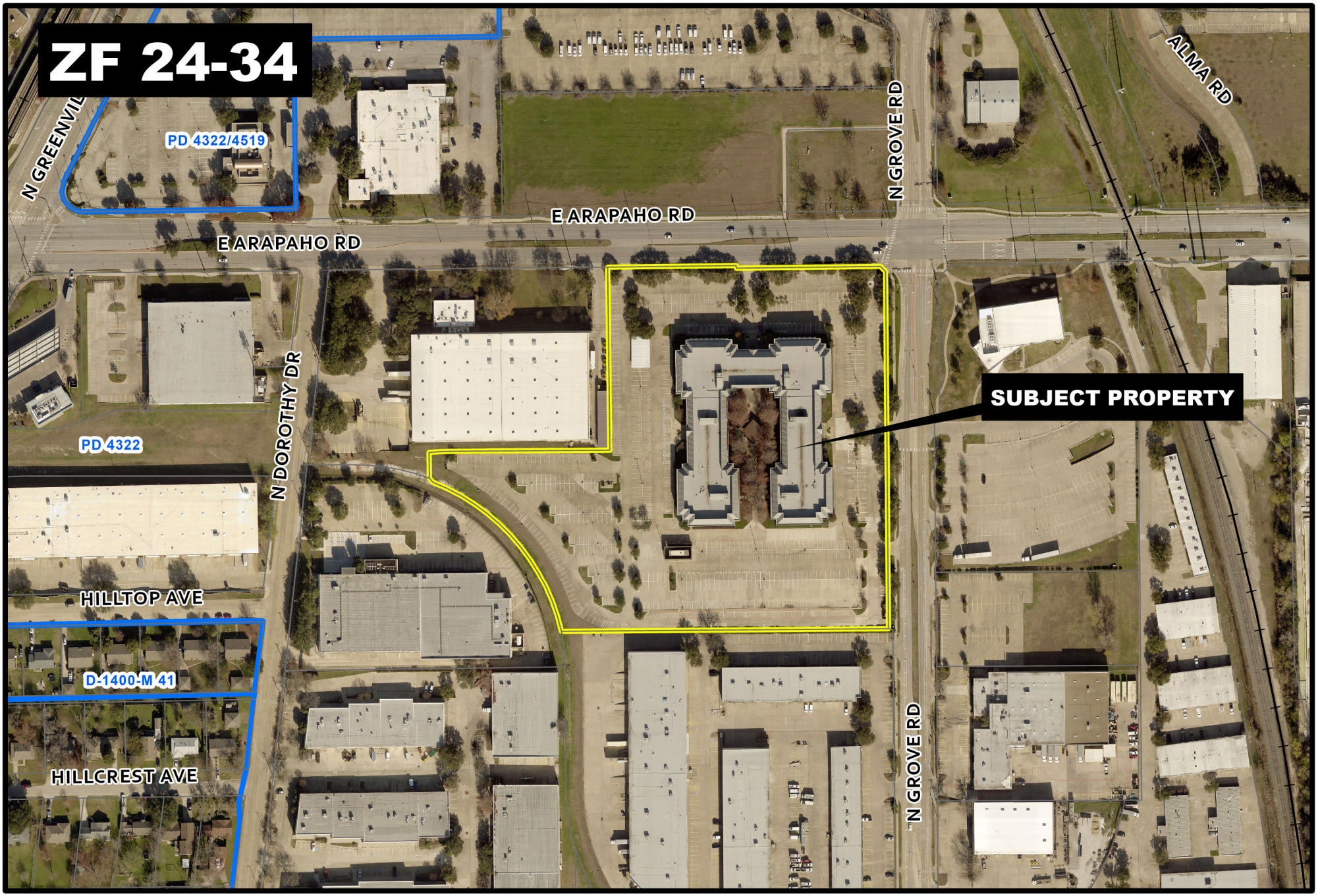
Secondary materials including stucco or fiber cement can cover up to 25% of the façade. The applicant is proposing to apply the material standards to public-street facing facades only.

Correspondence: To date, staff has received one (1) letter of correspondence in opposition to this request. The resident's opposition was primarily regarding the potential impact on schools. RISD has been provided information on this proposed project.

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

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

1. The property shall be developed and used in substantial conformance with the Concept Plan attached as Exhibit "B" and made a part hereof and which are hereby approved. The Concept is referred to as "Special Development Plan" as allowed in the Collins/Arapaho TOD & Innovation District Form Based Code.

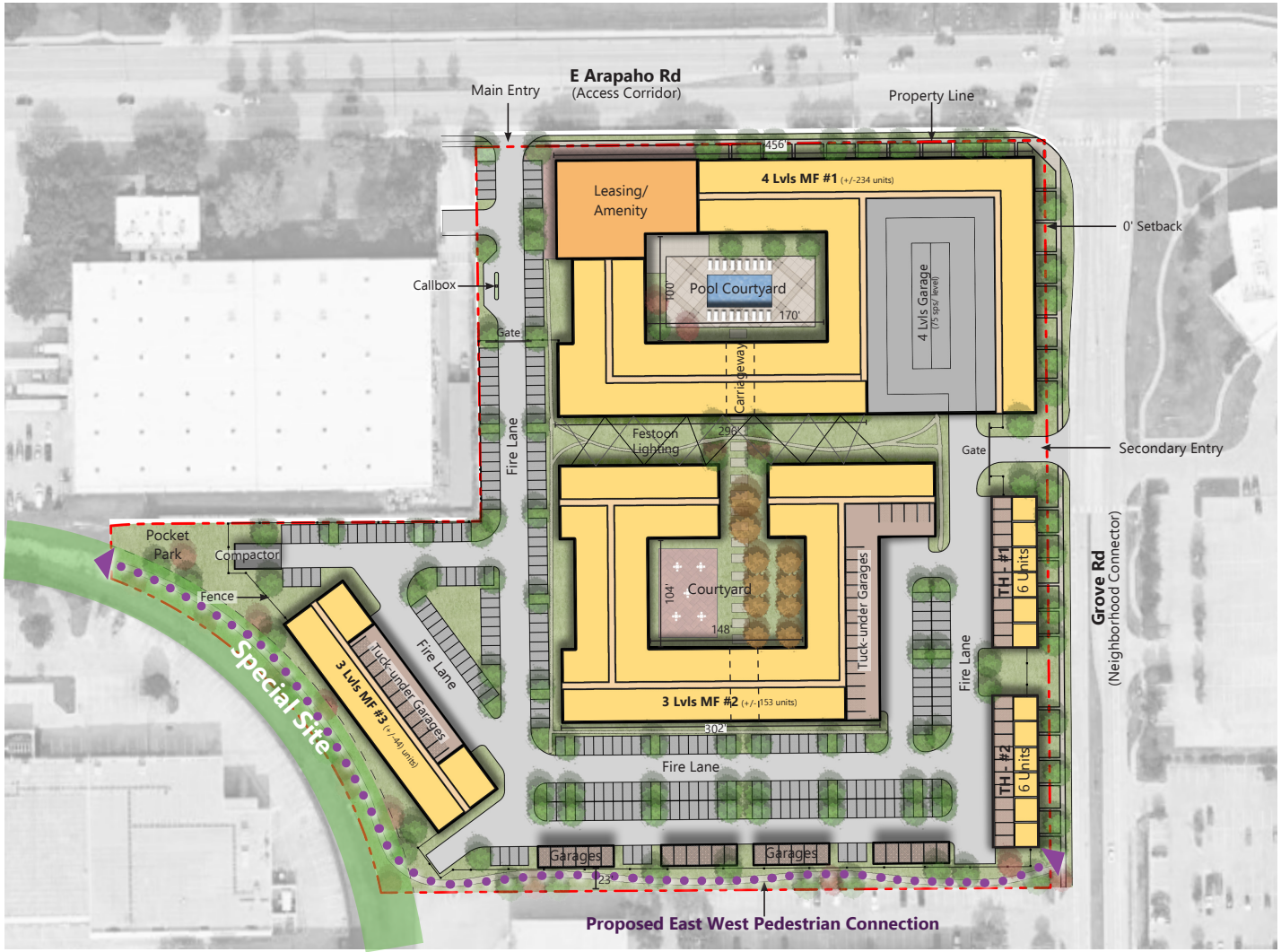


ZF 24-34 Aerial and Zoning Map
250 E. Arapaho
Special Development Plan

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

PROJECT DATA		
Residential (850 sf avg)	Unit mix: 72% 1BR, 26% 2BR, 2% 3BR **Total**	**443 units**
Leasing/ Amenity		10,000 s.f.
Parking Target	**Per client** (1.35 sps/unit):	599 sps
Parking Provided	Surface	256 sps
	Tuck under Garages	52 sps
	Free standing garages	24 sps
	Garage	300 sps
	Total	632 sps (1.42 sps./unit)
Site Area		10.4 acres
Density		42.5 units/acre



0' 50' 100' 150' 200'

JHP
Architecture / Urban Design

A FIRM WITH A VIBRANT & EXCITING CULTURE RECOGNIZED FOR ELEVATED DESIGN

LEGACY PARTNERS

LEGACY RICHARDSON

RICHARDSON, TX

CONCEPTUAL SITE PLAN

Copyright © JHP 2024 Not for Regulatory Approval, Permit or Construction:
John Schrader
Registered Architect of State of Texas, Registration No. 17828.

12.19.2024

01

#2024097 DT

EXHIBIT "B"

SITE PHOTOS – ZF 24 - 34



1 – North, from Arapaho Road (facing east)



2 – North, from Arapaho Road (facing south)

SITE PHOTOS – ZF 24 - 34

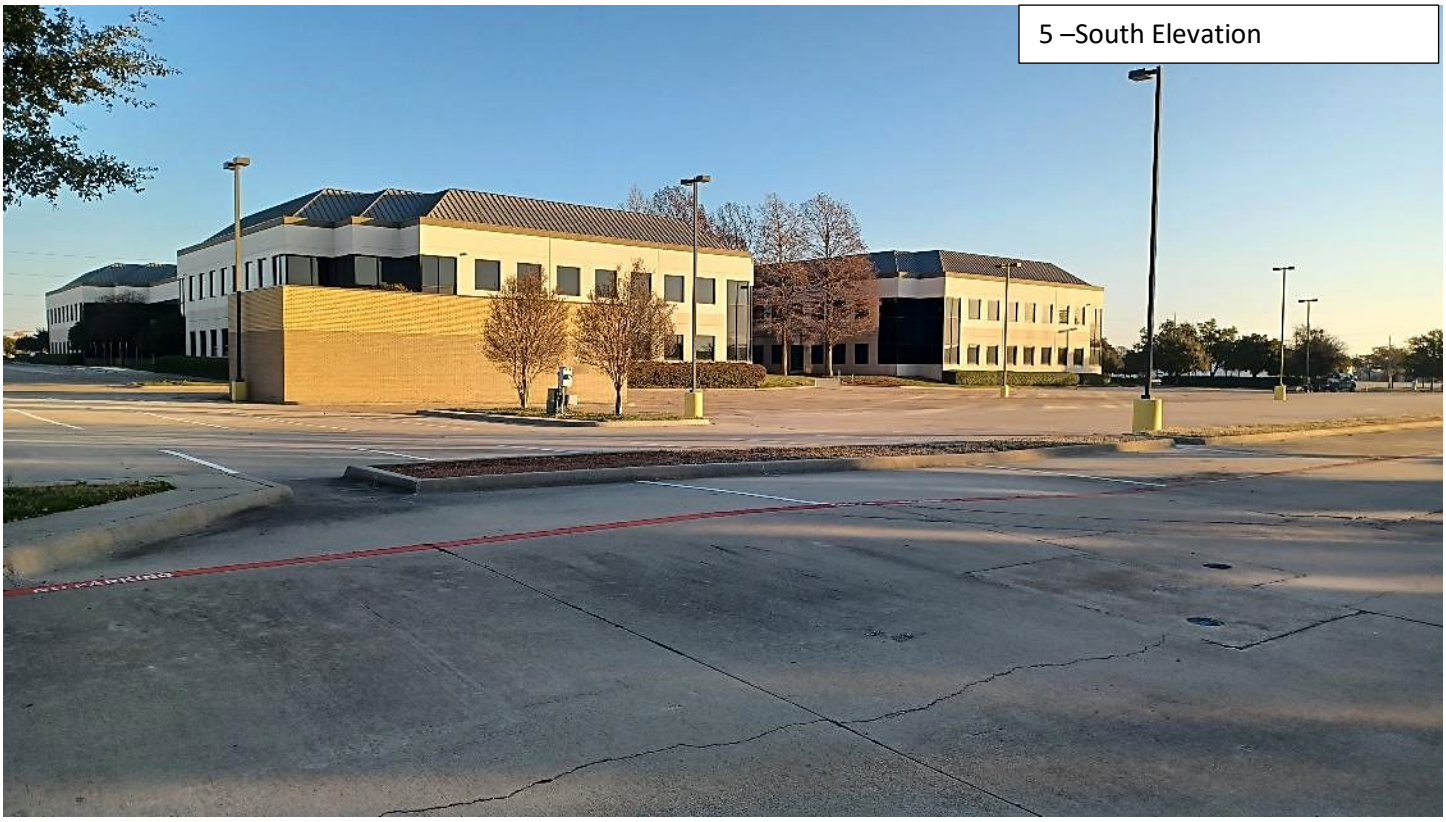


3 – East, from Grove Road



4 – West Elevation

SITE PHOTOS – ZF 24 - 34



5 –South Elevation



6 – South Elevation
(Tree courtyard)

SITE PHOTOS – ZF 24 - 34



7 – View of Special Site rail area on SW corner of site

Notice of Public Hearing
City Plan Commission

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

SPECIAL DEVELOPMENT PLAN

File No.:	**ZF 24-34 Legacy Arapaho Multi-Family**
Applicant:	Blaze Bownds, Kimley-Horn
Location:	(See map on reverse side)
Request:	A request for approval of a Special Development Plan for 10.39-acres located on the south side of E. Arapaho Road and west of N. Grove Road, currently zoned Collins/Arapaho TOD & Innovation PD Planned Development (Station Area Sub-District) to accommodate the development of a 437-unit multi-family development. Owner: Lucky Property Two, LLC. Staff: Amber Pollan.

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

TUESDAY, JANUARY 7, 2025
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.

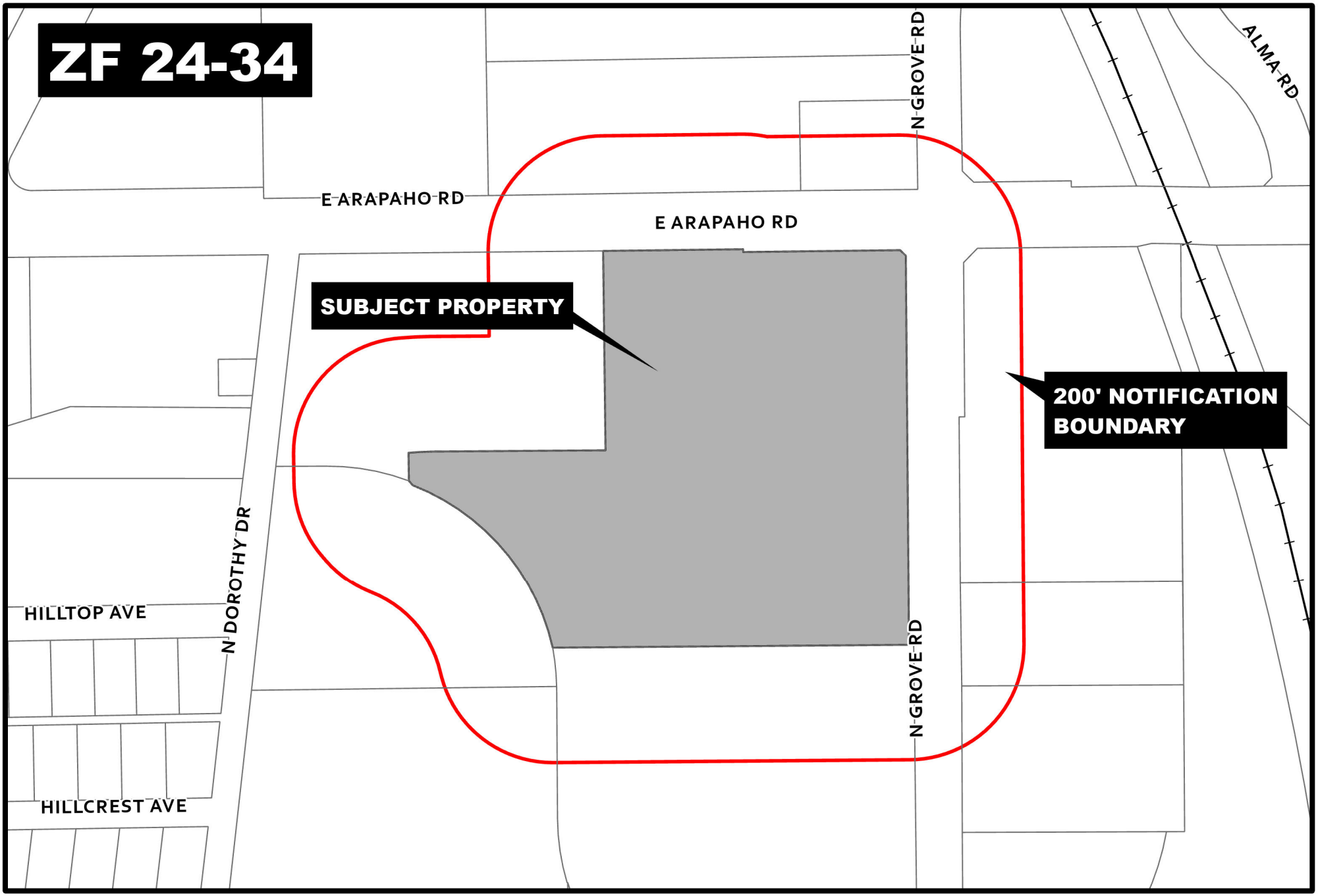
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public 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 24-34.

Date Posted and Mailed: December 27, 2024



ZF 24-34 Notification Map
Legacy Arapaho Multi-Family
Special Development Plan

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

HAMILTON VAULTRONICS
16348 E ANNA CADE RD
ROCKWALL, TX 75087-8057

VACANT
18111 PRESTON RD STE 1000
DALLAS, TX 75252-6099

BLEWETT CEMETERY
411 W ARAPAHO RD STE 101
RICHARDSON, TX 75080-4543

777 N GROVE
19762 MACARTHUR BLVD STE 300
IRVINE, CA 92612-2498

ENGLISH COLOR & SUPPLY
810 N GROVE RD
RICHARDSON, TX 75081-2747

GENERAL PACKAGING
200 E ARAPAHO RD
RICHARDSON, TX 75081-2719

DATA CENTER
900 N DOROTHY DR
RICHARDSON, TX 75081-2737

RICHARDSON SERVICE CTR
12001 N CENTRAL EXPY
DALLAS, TX 75243-3860

RICHARDSON COMMONS
1750 REGAL ROW
DALLAS, TX 75235-2289

VACANT
810 N GROVE RD
RICHARDSON, TX 75081-2747

RICHARDSON GYMNASTICS CENTER
411 W ARAPAHO RD STE 101
RICHARDSON, TX 75080-4543

Derica Peters

From: donotreply@enotify.visioninternet.com
Sent: Tuesday, December 31, 2024 12:09 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:	12/31/2024 12:09 AM
Response #:	141
Submitter ID:	28976
IP address:	2600:1702:56bd:6210:4cb2:e0f4:c551:a586
Time to complete:	24 min. , 11 sec.

Survey Details

Page 1

Meeting Date:
01/07/2025

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

Meeting Calendars: City Plan Commission

Contact Information

Name:	Hoa Luu
Address:	513 Fireside Dr
City:	Richardson
ZIP:	75081
[redacted]	

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

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

Hello,

I'm here to oppose Zoning File 24-34 - 250 E. Arapaho Multi-Family and Zoning File 24-31 - Polk Street Residences. Arapaho Multi-Family and Zoning File 24-31 - Polk Street Residences. Zoning File 24-34 is wanting to "accommodate the development of a 437-unit multi-family development" and Zoning 24-31 is wanting to "accommodate the development of a 275-unit multi-family development" which I don't think is a good idea when just this year, I believe we had some elementary schools shut down while allocating those students to the remaining public schools which caused a school zoning change. If those units are being built, how would the surrounding schools accommodate those new children? Will there be another school zoning change? Are there any money remaining from the bond to upgrade our elementary, and middle schools to accommodate current and future student population? Apollo Junior High has not changed since my children's time there in the early 2000s and I've witnessed the long lines of cars waiting up and down Apollo road on the bike lanes to then many of those parents deciding to use Fireside Drive as their alternate route in order to avoid the long wait at the intersection between Apollo and Plano Road. After the new zoning change for Dartmouth Elementary, I took notice of a few homes being put on sale soon after the new school zone change and the remaining students attending Dartmouth being forced to cross the very busy Arapaho Road which, even with the new signs up, still have speeding cars passing through. Will the addition of these family units negatively affect the teaching and learning experience at our schools? I remember my kids coming home from school and telling me about how they haven't learned anything for a whole week because they had classmates sitting on top of desks that has a student sitting in that desk chair and students standing in the back of the class and up against the walls. Teachers unable to teach because the amount of students out numbered the single teacher and if the students didn't want to listen that day, they didn't and teachers were left teaching a small few willing to learn. Teachers forced to take on more classes and subjects due to lack of teachers available to certain subjects. Richardson is a small area which originally began as a suburban city outside of Dallas so why not build more family homes or townhomes instead of more apartments? Why make room for more people to move into our city when our school system is barely able to accommodate the current residents? With Richardson being a small area compared to our neighboring cities, I don't think stacking people on top of each other is beneficial for the growth of Richardson in a long run. Increasing the population so quickly has only brought in more crimes, more traffic, more road accidents, and more house rentals within residential neighborhoods. I don't mind growth, it happens and is a great thing, but I believe it's all happening too quickly with the local resources following slowly behind.

(○) 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.

Agenda Item 4

Zoning File 24-33 – PD Amendment –
Collins/Arapaho TOD & Innovation District

ZONING FILE 24-33

Attachments:

1. Staff Report
2. Zoning/Aerial Map
3. Collins/Arapaho TOD & Innovation District Form Based Code Sub-District Identifying Map
4. Draft PD Amendment language
5. Notice of Public Hearing
6. Notification List
7. Correspondence

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Amber Pollan, AICP, Planner – Strategic Planning ALP

DATE: January 7, 2025

RE: **Zoning File 24-33: Planned Development (PD) Amendment– Collins/Arapaho TOD & Innovation District**

REQUEST

A request for a City-initiated PD Amendment to the Collins/Arapaho TOD and Innovation District Form Based Code Planned Development to allow a Drone Operations and Maintenance Center as a permitted use in the Employment Sub-District (Section II.A.2) and to add definitions of Drone Operations and Maintenance Center and related definitions to Definitions (Section V) and to add Supplemental Use Regulations for Drone Operations and Maintenance Center. A Drone Operations and Maintenance Center (DOMC) is defined as a designated area of land or structure at least 300 feet from a single-family residentially zoned property, measured in a straight horizontal line from the drone staging areas within the DOMC to the closest single-family residentially zoned property. The DOMC is intended for storage, staging, maintenance and operation of drones, and all maintenance activities shall occur interior to the building. The term includes all equipment, appurtenant structures, and areas necessary to operate a drone, including but not limited to, docking stations, charging stations and safety and storage areas, provided that no structure extends more than 10 feet above the height of the primary structure.

APPLICANT

City of Richardson, Development Services Department

EXISTING DEVELOPMENT

The subject area is the Collins/Arapaho TOD & Innovations District PD Planned Development boundaries. The proposed land use would apply to the Employment Sub-District which covers approximately 800 acres of the 1,146 acre Planned Development.

ADJACENT ROADWAYS

Central Expressway: Freeway (main lanes); 214,068 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (2022).

E. Campbell Road: Six-lane, divided arterial; 28,500 vehicles per day on all lanes, eastbound and westbound, between N. Glenville Drive and N. Plano Road (2022).

N. Plano Road: Six-lane, divided arterial, 28,300 vehicles per day on all lanes, northbound and southbound, between E. Campbell Road and Collins Boulevard. Traffic decreased to 24,900 vehicles per day from Collins Boulevard to E. Arapaho Road then increased to 34,200 from E. Arapaho Road to Apollo Road (2023).

Apollo Road: Two-lane, undivided neighborhood collector/major collector; 4,600 vehicles on all lanes, eastbound and westbound (2022).

SURROUNDING LAND USE AND ZONING

North:	Retail/Commercial/Office/Industrial; C-M Commercial, I-M(1) Industrial
South:	Residential/Institutional; R-850-F Single Family, R-1100-M Single Family, D-1400 M Attached Housing, TO-M Office, I-M(1) Industrial, PD Planned Development 4191, C-M Commercial
East:	Retail/Commercial/Office/Residential; LR-M(1) Local Retail, LR-M(2) Local Retail, TO-M Office, O-M Office, R-1500-M Single Family, R-1800-M Single Family, PD Planned Development 4265, PD Planned Development 4182
West:	US 75/Central Expressway

FUTURE LAND USE 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.

Future Land Uses of Surrounding Area:

North: Regional Employment
South: Neighborhood Residential
East: Neighborhood Service and Neighborhood Residential
West: Neighborhood Mixed Use, Transit Village, Neighborhood Residential

EXISTING ZONING

Collins/Arapaho TOD & Innovation District Form Based Code (Ordinance 4322)

INFRASTRUCTURE/TRAFFIC

The proposed improvements will not have an impact on the surrounding roadway system or the existing utilities in the area. A Traffic Impact Analysis (TIA) was not required as the District allows for a variety of retail, commercial and office uses.

STAFF COMMENTS

Background:

The Collins/Arapaho TOD & Innovation District Form Based Code Planned Development (PD) was adopted December 19, 2019. The PD was developed through an extensive public input and visioning process to create a district to be the "Premier Tech Hub in Texas". The area was identified as an "Enhancement/Redevelopment Area" of the 2009 Comprehensive Plan and a market analysis and study was conducted on the area as part of the development of the PD Code.

The PD further describes the vision for the Employment Sub-district as "a place for innovation, creativity and entrepreneurship in a vibrant, mixed use and highly amenitized district. This Sub-district will focus on adaptive reuse of existing buildings and targeted infill development that will maximize development potential and be an area for emerging and scaling companies and a job center for businesses of all types and sizes." (Collins/Arapaho PD, Section II.A.)

The PD provides for a broad selection of Employment Use Types to encourage an innovative and dynamic district. If a use is not specified in the "Use" section of the PD, then it is prohibited and the Code must be amended in order to allow that use (Collins/Arapaho PD, Section II.A.2.a.). Drone maintenance and operations is a use that is not listed in the "Use" section as it was not a prominent land use at the time of the Collins/Arapaho rezoning. The use of drones for deliveries and services has grown, both nationwide and in the North Texas area, over the past few years and is expected to grow with increases in e-commerce as an alternative to traditional retail storefronts. Therefore, it may be useful to provide for regulations in the City of Richardson for such uses.

Regulatory Framework:

Regulations pertaining to drone flights are the purview of the federal government, which sets and enforces regulations and minimum standards for Unmanned Aircraft Systems/drones. For commercial operators, the Federal Aviation Administration (FAA) requires a five-phase certification process for package delivery by drone (Part 135 Air Carrier Certification). This includes airspace authorizations, carrier or operating certificates, and registrations. There are six (6) vendors in the U.S. that are certified for package delivery by drone. Additionally, the state has passed laws pertaining to privacy related to drone operations. Based on federal and state preemptions, cities may only regulate the use and flight of drones as they pertain to land use, such as take-off and landing areas and other ground-based operational uses.

Request:
The City is proposing a PD Amendment to the Collins/Arapaho TOD and Innovation District Form Based Code Planned Development to allow Drone Operations and Maintenance Center as a permitted use in the Employment Sub-District (Section II.A.2) and to add definitions of Drone Operations and Maintenance Center and related definitions to Definitions (Section V) and to add Supplemental Use Regulations for Drone Operations and Maintenance Center.

Definitions
The request is to include a definition for a "Drone" and a "Drone Operations and Maintenance Center (DOMC)". The following definitions are proposed to be added to Section V. Definitions:

Drone: an unmanned aircraft operated without the possibility of direct human intervention from within or on the aircraft.

Drone Operations and Maintenance Center (DOMC): A designated area of land or structure intended for storage, staging, maintenance and operation of drones. The term includes all equipment, appurtenant structures, and areas necessary to operate a drone, including but not limited to, docking stations, charging stations and safety and storage areas.

The definition for a drone is based on the FAA statute regarding unmanned aircraft systems. The definition for a Drone Operations and Maintenance Center was based on a study of other drone regulations from cities in the DFW area and language used by drone service providers. The commercial drone delivery vendors have a need for regional centers for providing maintenance and repair services for drones, parts storage, and warehousing and assembly of related components such as drone docking stations. The DOMC definition was crafted to cover the regional service and operations of delivery drone vendors.

Use Regulations

The Collins/Arapaho TOD & Innovation District PD includes four (4) Sub-Districts: Employment, Station Area, Greenville, and Duck Creek. This PD Amendment is proposing to add Drone Operations and Maintenance Center as a permitted use in the Employment Sub-district.

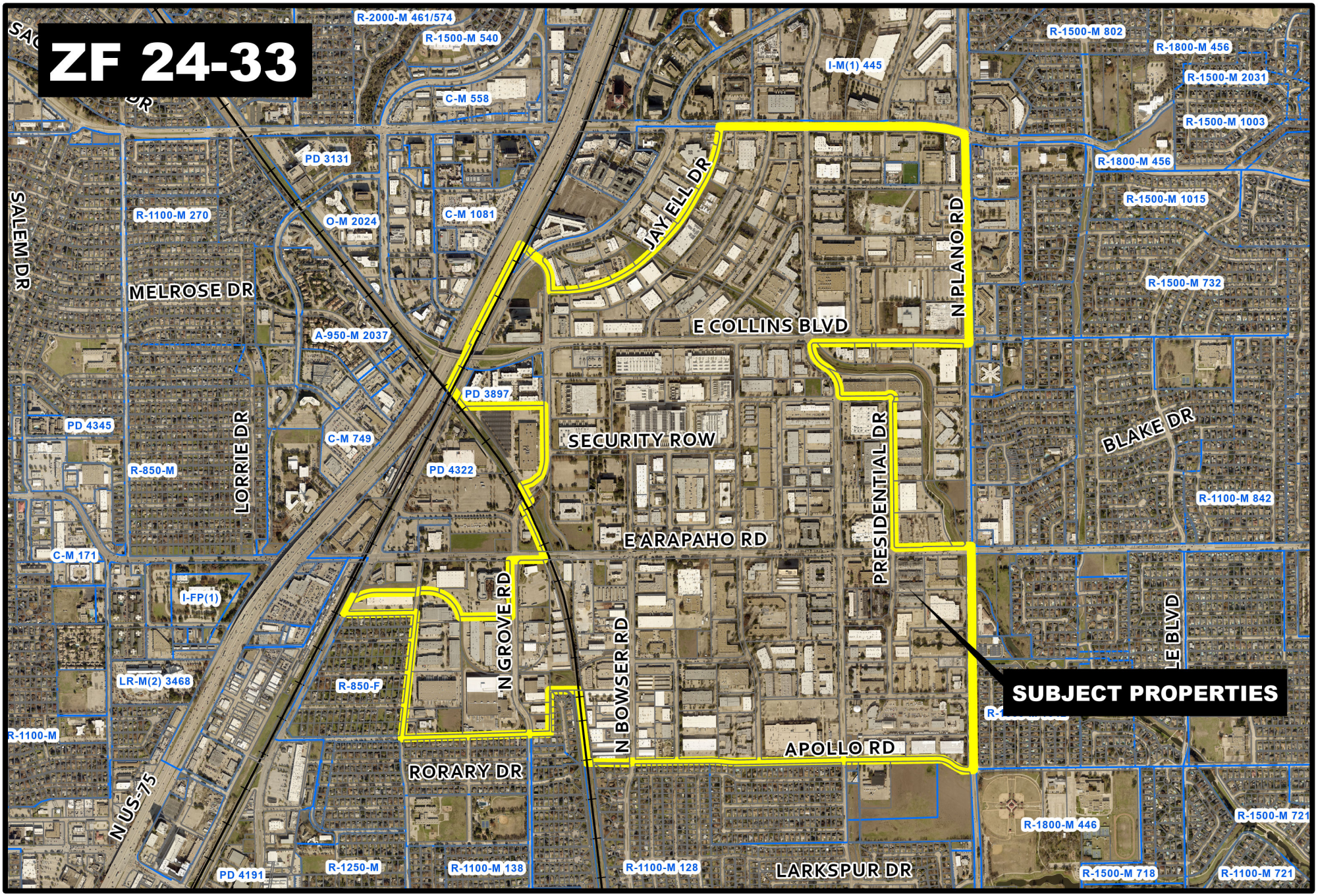
To provide for drone maintenance, a DOMC would have a dock or station structure that the drone would fly in and out of the site from. There is a level of noise related to the drone flight, typically similar to vehicle on the road and repeated travel from a single location. The drone systems are programmed to travel different routes so that there is not one flight path and drones would be coming from different delivery hubs in a regional radius which would minimize impact to the same area being flown over repeatedly. In order to control for other potential concerns related to a drone structure, Additional Supplemental Use Requirements are proposed that would limit a DOMC to 300 feet from a single-family residentially zoned property and limit the height of docking structures. To address concerns over the repair and service use at a site, the supplemental requirements would keep maintenance and repair activities to inside the building,

The 300’ buffer from a single-family residentially zoned property would be measured in a straight horizontal line from the drone staging areas within the Drone Operations and Maintenance Center to the closest single-family residentially zoned property. There is single-family residential zoning to the east and south of the Employment Sub-District and the 300’ buffer would provide additional setback from those areas. The use of a 300’ distance has precedent by other cities in the area for a setback for commercial drone operations from residential area.

Drone docking or staging structures may be attached to the side of building, be located on the ground, or located or mounted on a roof. There is not a maximum building height in the majority of the Employment Sub-District and so a height limitation of 10’ above the building is proposed in the supplemental regulations to keep the structures and equipment consistent with the building. Ten (10) feet would allow for structures and clearance but would be minimally noticeable from the ground and adjacent properties to minimize visual impact.

Correspondence: To date, one (1) letter was submitted expressing opposition based on wanting additional information. Staff provided the resident additional information on the proposed amendment.

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

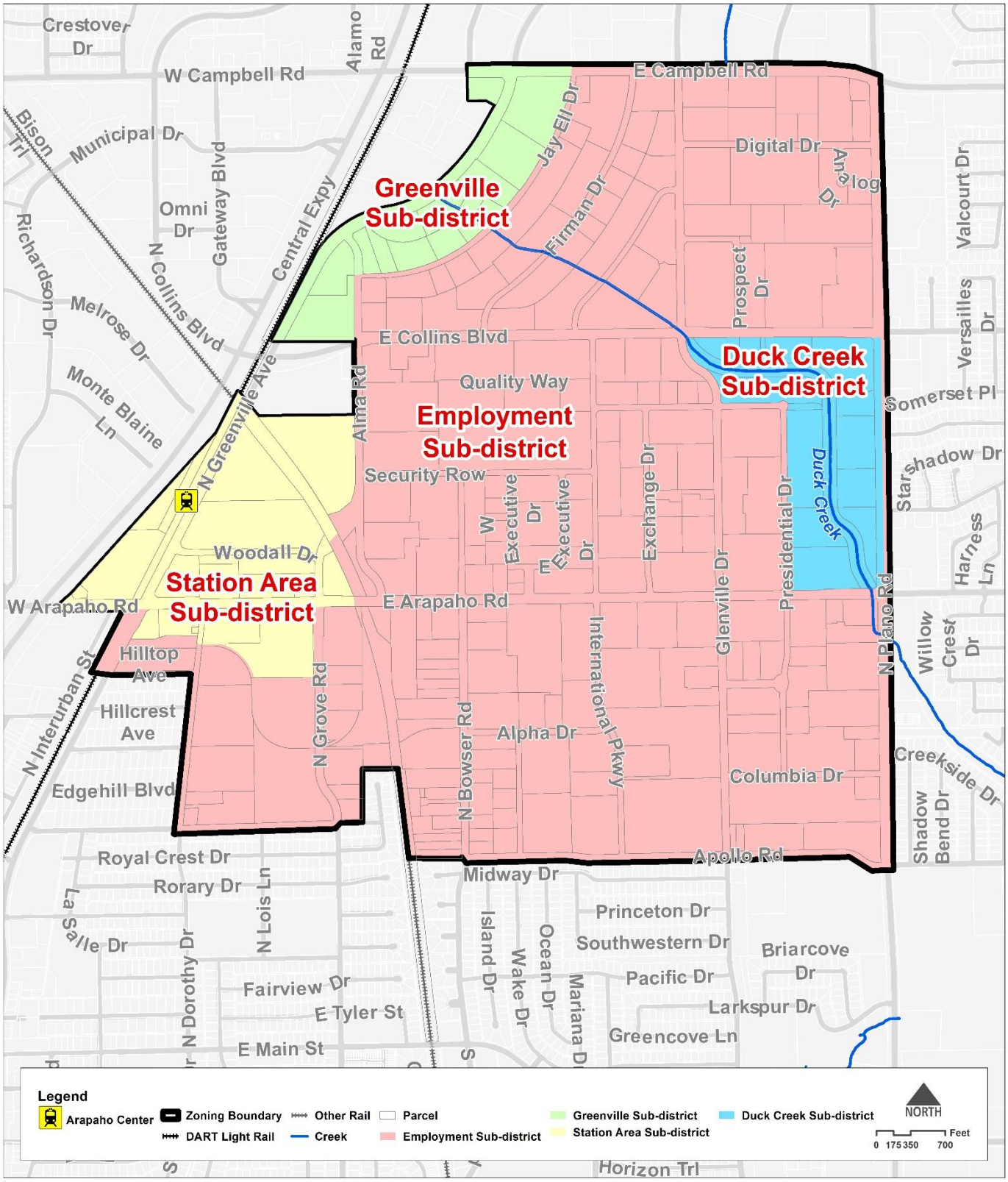


ZF 24-33 Aerial and Zoning Map
Collins/Arapaho TOD & Innovation District
PD Amendment

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

Overall Sub-district Identifying Map – Collins/Arapaho TOD & Innovation Sub-districts



PD Planned Development Collins/Arapaho TOD & Innovation District Form Based Code
II. Sub-districts
A. Employment
[…]

2. Building and Envelope Standards

The Building and Envelope Standards which regulate site improvements and land uses for properties within the Employment Sub-district are as identified on the following pages. The Building and Envelope Standards shall be used in accordance with the Employment Sub-district Regulating Plan and Street Typology and Streetscape Standards.

a. Use

i. The following uses are allowed in the Employment Sub-district as follows. Special Permit Uses shall require review and approval as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. If a use is not specified in the table in this subsection, then the use is prohibited, and the Code must be amended in accordance with Article XXIX, Changes and Amendments, Richardson Comprehensive Zoning Ordinance, as amended or its successors, in order to allow such use.

Employment Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Use		
Residential		
Adaptive Reuse	S	See Subsection II.A.4.a.ii.a), Adaptive Reuse
Live/Work	S	See Subsection II.A.4.a.ii.b), Live/Work Live/Work uses are only permitted for properties adjacent to "Special Sites" as illustrated on the Employment Sub-district Regulating Plan
Non-Residential		
Ambulance Service	S	
Antenna, Accessory	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Commercial	P	
Antenna, Commercial, in Excess of Three Antennas	S	
Antenna, Freestanding	P	
Antenna, Mounted	P	
Art Gallery	P	
Assisted Living Facility	S	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	Skin and nail care as accessory use only.
Beer and Wine Package Sales - 75% or more Revenue from Sales of Beer and/or Wine	S	

Employment Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Beer and Wine Package Sales - Less than 75% Revenue from Sales of Beer and/or Wine	P	
Boarding Kennel	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Catering Service	P	
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Collaborative Co-Working Space	P	
Commercial Entertainment, Indoor	S	
Commercial Entertainment, Outdoor	S	
Construction Field Office	P	
Contracting Operation	P	
Cultural/Community Center	P	
Data Center	P	
Distribution Center	P	
Drive-Through Facility (All Uses)	S	
Drone Operations and Maintenance Center	P	See Subsection II.A.4.a.ii.c), Drone Operations and Maintenance Center.
Electrical Substation	P	
Event Center	S	
Fine Arts Studio	P	
Food Truck Park	S	
Fraternal Organization	P	
Health Club	P	
Helipad	S	
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Independent Living Facility	S	
Large Scale Retail/Service Store	S	
Laundromat	S	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 SF per location.
Laundry Pick Up Station	P	
Mailing Service	P	

Employment Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Manufacturing Facility	P	
Manufacturing Facility, Artisanal	P	
Manufacturing Facility, Heavy	S	
Manufacturing High-Tech	P	
Martial Arts School	P	
Massage Establishment	S	
Microbrewery	P	See Subsection II.A.2.a.ii.d), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.
Mortuary or Funeral Home	S	
Motor Vehicle Body Shop	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Repair Shop—Major	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Motor Vehicle Repair Shop—Minor	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Motor Vehicle Service Station, No Repair	S	
Motor Vehicle Storage Lot	S	
Nursery or Greenhouse	S	
Nursing or Convalescent Home	S	
Office	P	
Parking Garage	P	
Parking Surface Lot	S	
Parking Surface Lot or Garage - Municipal	P	
Performing Arts Center	S	
Pet Sales and Grooming	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Photography or Art Studio	P	
Print Shop, Major	P	
Print Shop, Minor	P	
Private Club	S	Subject to Chapter 4, Code of Ordinances, as amended or its successors.

Employment Use Type	How Permitted P-Permitted S-Special Use	Supplemental Use Regulations
Private Recreational Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Radio or Television Station	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	
Research Laboratories and Facilities	P	
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Self Service Warehouse	S	
Technical Training School	P	
Temporary open air market	S	Subject to Article VIII, Chapter 12 of Code of Ordinances of the City of Richardson, as amended.
University or College	P	
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Warehouse	P	
Wholesale Establishment	P	
Winery/Distillery	P	See Subsection II.A.2.a.ii.c), Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption, for exemption.
Wrecker service	S	

ii. Additional Supplemental Use Requirements

a) Adaptive Reuse

Dwelling units located within approved adaptive reuse projects shall be a minimum of 500 square feet.

b) Live/Work
The business operated within the live/work shared space unit, where the residential and non-residential functions take place in an internally connected unit, may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the non-residential area of the live/work unit.

c) Drone Operations and Maintenance Center
Drone Operations and Maintenance Centers must be located at least 300 feet from a single-family residentially zoned property, measured in a straight horizontal line from the drone staging areas within the Drone Operations and Maintenance Center to the closest single-family residentially zoned property. All maintenance activities shall occur interior to the building and no equipment or appurtenant structures may extend more than 10 feet above the height of the primary structure where the Center is located

d) Establishments Selling and/or Serving Alcoholic Beverages for On-Site Consumption
Establishments which sell and/or serve alcoholic beverages for on-site consumption shall be exempt from the zoning acreage requirements and number of establishments per acreage requirements as provided for in Section 4-7 (a) and (b), Chapter 4. Alcoholic Beverages, of the City's Code of Ordinances, as amended or its successors.

Proposed New Definitions

PD Planned Development Collins/Arapaho TOD & Innovation District Form Based Code
V. Definitions

V. Definitions

For purposes of the Code, the definitions listed below shall apply unless the context clearly indicates otherwise. Terms not defined herein shall have the meaning assigned in the Richardson Comprehensive Zoning Ordinance, as amended or its successors.

[…]

D – Definitions

Data Center – A building or facility primarily dedicated to housing computer systems and associated components generally including redundant or backup power supplies, redundant data communication connections, environmental controls, and security devices and also including office areas for support staff.

Development – The subdivision of land and/or construction, reconstruction, expansion, structural alteration, conversion, or relocation of any buildings or structures; and any use or extension of use of land. Minor improvements to an existing property or structure, including routine maintenance, aesthetic enhancements, parking and/or circulation changes, and landscaping enhancements shall be excluded from this definition.

Development plans – Includes site plans, landscape plan, civil engineering plans, and building elevation plans that are submitted to the City for review and approval.

Drive-Through – Facilities allowing transactions for goods or services without leaving a motor vehicle.

Driveways – An opening along the curb line at which point vehicles may enter or leave the roadway.

Drone: an unmanned aircraft operated without the possibility of direct human intervention from within or on the aircraft.

Drone Operations and Maintenance Center (DOMC): A designated area of land or structure intended for storage, staging, maintenance and operation of drones. The term includes all equipment, appurtenant structures, and areas necessary to operate a drone, including but not limited to, docking stations, charging stations and safety and storage areas.

Dwelling Unit – A building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters including facilities for food preparation, sleeping, and sanitation.

Notice of Public Hearing
City Plan Commission

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

PLANNED DEVELOPMENT AMENDMENT

File No.:	**ZF 24-33 Collins/Arapaho TOD & Innovation District**
Applicant:	City of Richardson
Location:	(See map on reverse side)
Request:	A request for a City-initiated PD Amendment to the Collins/Arapaho TOD and Innovation District Form Based Code Planned Development to allow a Drone Operations and Maintenance Center as a permitted use in the Employment Sub-District (Section II.A.2) and to add definitions of Drone Operations and Maintenance Center and related definitions to Definitions (Section V) and to add Supplemental Use Regulations for Drone Operations and Maintenance Center. A Drone Operations and Maintenance Center (DOMC) is defined as a designated area of land or structure at least 300 feet from a single-family residentially zoned property, measured in a straight horizontal line from the drone staging areas within the DOMC to the closest single-family residentially zoned property. The DOMC is intended for storage, staging, maintenance and operation of drones, and all maintenance activities shall occur interior to the building. The term includes all equipment, appurtenant structures, and areas necessary to operate a drone, including but not limited to, docking stations, charging stations and safety and storage areas, provided that no structure extends more than 10 feet above the height of the primary structure. Staff: Amber Pollan.

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

TUESDAY, JANUARY 7, 2025
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.

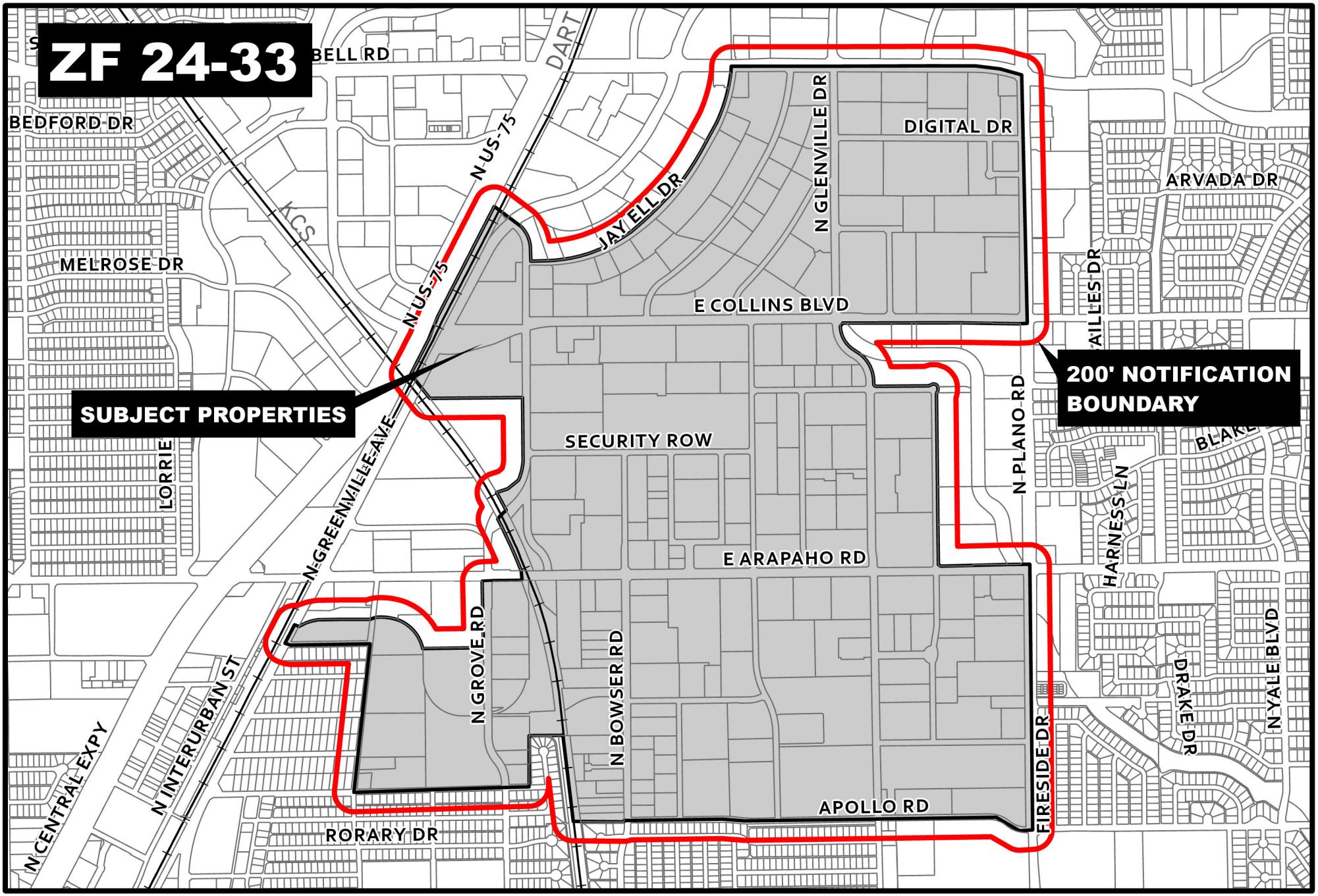
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public 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 24-33.

Date Posted and Mailed: December 27, 2024



ZF 24-33 Notification Map
Collins/Arapaho TOD & Innovation District
PD Amendment

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RICHARDSON TEXAS

DIGITAL ALMA ROAD LP
10 POST OFFICE SQ STE 500
BOSTON, MA 02109-4603

POOL 2 INDUSTRIAL TX LLC %EQT EXETER
101 W ELM ST STE 600
CONSHOHOCKEN, PA 19428-2075

MIDWAY DRIVE 1149 LAND TRUST
1416 LAMP POST LN
RICHARDSON, TX 75080-5724

HEARTBEATS MATTER LLC
120 E FM 544 STE 72-315
MURPHY, TX 75094-4034

BROWNING ERNEST A & CYNTHIA S
1378 RANCH HOUSE DR
FAIRVIEW, TX 75069-1904

GCP III COLLINS CROSSING LLC
14606 BRANCH ST STE 100
OMAHA, NE 68154-0009

RICHARDSON TECHNOLOGY PPTIES I LP
1571 N GLENVILLE DR STE 150
RICHARDSON, TX 75081-2484

TECHNOLOGY PPTIES I LP
1571 N GLENVILLE DR STE 150
RICHARDSON, TX 75081-2484

RICHARDSON TECHNOLOGY PPTIES I LP
1571 N GLENVILLE DR STE 150
RICHARDSON, TX 75081-2484

TECHNOLOGY PROPERTIES II
1571 N GLENVILLE DR STE 150
RICHARDSON, TX 75081-2484

TECHNOLOGY PROPERTIES II
1571 N GLENVILLE DR STE 150
RICHARDSON, TX 75081-2484

PROCTOR FAMILY LP
1725 JAY ELL DR
RICHARDSON, TX 75081-1835

PA REAL ESTATE HOLDINGS LLC
1725 JAY ELL DR
RICHARDSON, TX 75081-1835

ARAPAHO LAKESIDE LTD
1727 ANALOG DR
RICHARDSON, TX 75081-1944

ANALOG DIGITAL JV ET AL % MCNEFF COMMERCIAL REAL EST
1727 ANALOG DR
RICHARDSON, TX 75081-1944

MICROWAVE TRANSMISSION SYSTEMS INC
1751 JAY ELL DR
RICHARDSON, TX 75081-1835

AFS EASTSIDE ATRIUM LTD
18111 PRESTON RD STE 1000
DALLAS, TX 75252-6099

SAF COLLINS TECHNOLOGY PARK LLC
18111 PRESTON RD STE 1000
DALLAS, TX 75252-6099

DALLAS NORTH INDUSTRIAL LLC
19762 MACARTHUR BLVD STE 300
IRVINE, CA 92612-2498

AMERICAN MERCER PROPERTIES LLC
2461 N STEMMONS FWY
DALLAS, TX 75207-2601

110TH MERCER PROPERTIES LLC & PLANO MATCAP LLC
2461 N STEMMONS FWY
DALLAS, TX 75207-2601

QA LOGISTICS 35 75 LP C/O BROOKFIELD PROPERTY GROUP
250 VESEY ST FL 15
NEW YORK, NY 10281-1065

HARTMAN INCOME PROPERTIES XVIII LTD
2909 HILLCROFT ST
HOUSTON, TX 77057-5847

MALCOLM DOUGLAS STUART
327 HILLSIDE AVE
RICHARDSON, TX 75081-2716

MALCOLM DOUGLAS S
327 HILLSIDE AVE
RICHARDSON, TX 75081-2716

MEDRANO JOSE C AGUILAR
327 MIDWAY CIR
RICHARDSON, TX 75081-3628

AGUILAR JOSE & SILVIA GONZALEZ JAIMES DE
327 MIDWAY CIR
RICHARDSON, TX 75081-3628

CAMERON LEASING INC
404 N BOWSER RD
RICHARDSON, TX 75081-2812

YBARRA ZOILA
4175 MANORVIEW LN
MESQUITE, TX 75150-1097

KELLY LIVING TRUST
4505 POMONA RD
DALLAS, TX 75209-1933

TAM JEANNIE TRAN
4610 FIREWHEEL DR
GARLAND, TX 75044-5105

316 HILLTOP LLC
4837 CYPRESS PT
FRISCO, TX 75034-6825

YANG CHIN LUNG & CHIU HSIA
512 APOLLO RD
RICHARDSON, TX 75081-3404

DALLAS BUDDHIST ASSN INC
515 APOLLO RD
RICHARDSON, TX 75081-3403

PSALMS VIETNAMESE ALLIANCE CHURCH
538 APOLLO RD
RICHARDSON, TX 75081-3427

M REYNOLDS PPTIES LTD % MERION B REYNOLDS
605 N BOWSER RD
RICHARDSON, TX 75081-2817

SOSTECKE REAL EST CO LTD
6718 OAKBROOK BLVD
DALLAS, TX 75235-4108

LUONG JOE
683 E MUIRFIELD RD
GARLAND, TX 75044-5033

QUENTIN RENLY ASSOCIATES LLC
7044 ROYAL LN
DALLAS, TX 75230-4217

RESIDENCES ON DUCK CREEK TRAIL TOWNHOME ASSOCIATION INC
801 E CAMPBELL RD STE 620
RICHARDSON, TX 75081-1890

GREENBRIAR HOLDINGS DALLAS LTD
8214 WESTCHESTER DR STE 730
DALLAS, TX 75225-6199

855 EAST COLLINS BLVD LLC
855 E COLLINS BLVD
RICHARDSON, TX 75081-2251

COLLINS TECHNOLOGY PARK PARTNERS LLC
908 QUALITY WAY
RICHARDSON, TX 75081-2277

BOWSER COMMONWEALTH HOLDINGS LLC
917 N BOWSER RD
RICHARDSON, TX 75081-2823

TX CIRCLE 182 LLC
930 MANHATTAN BEACH BLVD STE B
MANHATTAN BEACH, CA 90266-5120

TEXAS UTILITIES ELEC CO % STATE & LOCAL TAX DEPT
PO BOX 139100
DALLAS, TX 75313-9100

KENNINGTON CAMPBELL 2 LTD
PO BOX 192269
DALLAS, TX 75219-8516

KANSAS CITY SOUTHERN RR
PO BOX 219335
KANSAS CITY, MO 64121-9335

ARLINGTON ACQUISITION CO % DEPT-PT-TX-25627
PO BOX 25025
GLENDALE, CA 91221-5025

MCI WORLDCOM NETWK SVCS % PPTY TAX DEPT- C2-3-548
PO BOX 2749
ADDISON, TX 75001-2749

RT TEXAS INDUSTRIAL LP %LINK LOGISTICS
PO BOX 2980
CHICAGO, IL 60690-2980

HONEYWELL INC
PO BOX 5225
OAK BROOK, IL 60522-5225

DALLAS AREA RAPID TRANSIT
PO BOX 660163
DALLAS, TX 75266-0163

FRAZIN LORRAINE
PO BOX 835684
RICHARDSON, TX 75083-5684

HAZZANI LLC
PO BOX 853057
RICHARDSON, TX 75085-3057

ENGLISH FAMILY LIMITED PARTNERSHIP
810 N GROVE RD
RICHARDSON, TX 75081-2747

WEE WILLIE STORAGE LLC
1 CUMBERLAND PL
RICHARDSON, TX 75080-4926

CAREMARKPCS ATTN CORPORATE REAL ESTATE
1 CVS DR
WOONSOCKET, RI 02895-6146

WENDYS PROPERTIES LLC % THE WENDYS COMPANY
1 DAVE THOMAS BLVD
DUBLIN, OH 43017-5452

GOSS 300 HILLTOP LLC
1 HORIZON PT
FRISCO, TX 75034-6840

G&H INVESTMENTS LP
1001 COMMERCE DR STE 100
RICHARDSON, TX 75081-2343

LEEMAH PROPERTY INC
1001 E ARAPAHO RD
RICHARDSON, TX 75081-2327

LOPEZ DONNA LYNN
1001 MIDWAY DR
RICHARDSON, TX 75081-3632

BAIRES MANUEL ANTONIO RIVERA &
RIVERA ANA D MONTOYA DE
1003 MIDWAY DR
RICHARDSON, TX 75081-3632

MUNIZ JAVIER
1005 MIDWAY DR
RICHARDSON, TX 75081-3632

SWITZER RICHARD F REVOCABLE LIVING TRUST
1007 MIDWAY DR
RICHARDSON, TX 75081-3632

EARTHSTONE HOLDINGS LLC
101 S COIT RD # 36105
RICHARDSON, TX 75080-5743

DRENTLAW HOLDINGS LLC
101 S COIT RD # 36300
RICHARDSON, TX 75080-5743

SBC ASSET MANAGEMENT INC
1010 PINES 9 E L 01
SAINT LOUIS, MO 63101-0000

BAKHSHI IFFAT & KHUSHBAKHT
10123 CHISHOLM TRL
DALLAS, TX 75243-2511

STEIN JEAN L & KENNETH
102 SAINT ANNES DR
MABANK, TX 75156-7656

EZ STAR INC
10550 WALNUT ST
DALLAS, TX 75243-5346

1140 W MAIN LLC STE 210
10670 N CENTRAL EXPY
DALLAS, TX 75231-2130

DISCOVER & GROW PROPERTIES LP
1075 EXECUTIVE DR E
RICHARDSON, TX 75081-2224

HCAH LLC
1100 N BOWSER RD
RICHARDSON, TX 75081-2217

ROS VILLAGE LLC
1101 COMMERCE DR
RICHARDSON, TX 75081-2308

NGO KHANH & VILAYSACK THONGLIT
1101 MIDWAY DR
RICHARDSON, TX 75081-3634

VILLANUEVA RICARDO RIVERA
1105 MIDWAY DR
RICHARDSON, TX 75081-3634

GONZALES NORMA S
1107 MIDWAY DR
RICHARDSON, TX 75081-3634

BOREN DAVID E & ROBYN R
1109 MIDWAY DR
RICHARDSON, TX 75081-3634

FIVF III TX2 LLC
111 RIVER ST STE 1010
HOBOKEN, NJ 70305773

MULTI QUEST HOLDINGS INC
1111 COMMERCE DR
RICHARDSON, TX 75081-2308

INTERNATIONAL BUDDHIST PROGRESS SOCIETY DALLAS
1111 INTERNATIONAL PKWY
RICHARDSON, TX 75081-2319

CHAI CHNG LEEN & YAN HONG TAN
1111 MIDWAY DR
RICHARDSON, TX 75081-3634

DFW AAJ ENTERPRISES LLC
1113 BURNET DR
ALLEN, TX 75002-1719

GOFORTH DANIEL ELI & SAMANTHA JO
1113 MIDWAY DR
RICHARDSON, TX 75081-3634

BREWER DWIGHT & SHARON
1117 MIDWAY DR
RICHARDSON, TX 75081-3634

PRIDE GROUP HOLDINGS LLC
1119 ARBOR PARK DR
ALLEN, TX 75013-5626

CAMPBELL GLEN LP
1119 CACTUS PATH DR
MURPHY, TX 75094-3633

TRAN BAO VAN & NGA THI & TRAN DAT QUOC
1119 MIDWAY DR
RICHARDSON, TX 75081-3634

VIVID REALTOR
112 STARLITE DR
MURPHY, TX 75094-3231

MARETH ROBERT & BARRY KIRSTIN
1121 MIDWAY DR
RICHARDSON, TX 75081-3634

TRANCHITELLA MARLA D & THOMAS WILLIAM
1123 MIDWAY DR
RICHARDSON, TX 75081-3634

CHEVEZ MIRNA DELCARMEN G
1125 MIDWAY DR
RICHARDSON, TX 75081-3634

VERSACOM 1100 CAMPBELL LLC
1126 COMMERCE DR STE 1126
RICHARDSON, TX 75081-2307

GARCIA GARY & PISKLAK AMY
1127 MIDWAY DR
RICHARDSON, TX 75081-3634

GOTTLIEB FAMILY LIVING TRUST THE
1129 MIDWAY DR
RICHARDSON, TX 75081-3634

LINN DAVID RANDALL
1131 EDITH CIR
RICHARDSON, TX 75080-2926

GEORGE SOPHIE
1131 MIDWAY DR
RICHARDSON, TX 75081-3634

JIMENEZ NORMA INES
1133 MIDWAY DR
RICHARDSON, TX 75081-3634

BERRY DAVID A & JULIA
1134 WILDERNESS TRL
RICHARDSON, TX 75080-2362

WELLS ARREN & SAMANTHA
1135 MIDWAY DR
RICHARDSON, TX 75081-3634

HOLLINGSHEAD MATERIALS LLC
1136 2ND AVE N
NASHVILLE, TN 37208-1702

AGHA AMIR & NIGHAT
1139 MIDWAY DR
RICHARDSON, TX 75081-3634

PHAN NGOC TRAM VU & NAM VAN
1143 MIDWAY DR
RICHARDSON, TX 75081-3634

MERRITT BRIAN L
1145 MIDWAY DR
RICHARDSON, TX 75081-3634

SHEIKH MOHOMEDALI N
1151 MIDWAY DR
RICHARDSON, TX 75081-3634

ICP 2 EMS LLC ATTN: REUBEN BERMAN
11911 SAN VICENTE BLVD STE 265
LOS ANGELES, CA 90049-6634

1200 E COLLINS LLC STE 102
1200 E COLLINS BLVD
RICHARDSON, TX 75081-2448

SUNTRONIC INC
1200 N BOWSER RD
RICHARDSON, TX 75081-2219

BENNING POWER ELECTRONICS INC
1200 PRESIDENTIAL DR # 100
RICHARDSON, TX 75081-0000

ATLAS TEXAS 1 LP STE 875
12001 N CENTRAL EXPY
DALLAS, TX 75243-3860

C&P TMS GROUP LP PS STE 100
1201 INTERNATIONAL PKWY
RICHARDSON, TX 75081-2366

C & P TMS GROUP LP P S
1201 INTERNATIONAL PKWY STE 1
RICHARDSON, TX 75081-2363

DECA ONE LTD &
1201 N BOWSER RD
RICHARDSON, TX 75081-2220

PATTERSON POLLOCK PPTIES LLC STE101
1215 EXECUTIVE DR W
RICHARDSON, TX 75081-2283

BENNING POWER ELECTRONICS INC
1220 PRESIDENTIAL DR # 100
RICHARDSON, TX 75081-2435

2EZ LLC
1234 MONICA DR
ALLEN, TX 75013-3351

INTELLIGENT EPITAXY TECHNOLOGY INC
1250 E COLLINS BLVD
RICHARDSON, TX 75081-2401

1777 N CENTRAL EXPY LLC
1251 E AIRPORT FWY
IRVING, TX 75062-4804

21 01 31 PARTNERS SPE2 LLC
128 SOUTH RD
STANFORDVILLE, NY 12581-6128

WINFIELD PROPERTY HOLDINGS COMPANY LLC
1300 E ARAPAHO RD STE 300
RICHARDSON, TX 75081-2445

OPPORTUNITY BANK NA ASN
1301 E CAMPBELL RD
RICHARDSON, TX 75081-1938

1300 CAMPBELL LP STE510
1301 W 25TH ST STE 510
AUSTIN, TX 78705-4236

MANNAT PROPERTIES LLC
1303 N GLENVILLE DR
RICHARDSON, TX 75081-2414

LONG MACK
1306 COUNTY ROAD 4030
WHITEWRIGHT, TX 75491-8167

HUCKABY GALE W & ANTOINETTE
1323 PRIMROSE DR
WYLIE, TX 75098-7656

MI CASA HOLDING LTD
1330 OAK VIEW AVE
SAN MARINO, CA 91108-1114

TXI OPERATIONS LP
1341 W MOCKINGBIRD LN
DALLAS, TX 75247-6913

BAZAN MAUEL LIFE ESTATE & LETICIA
13434 HEDGEAPPLE DR
DALLAS, TX 75243-2536

GHL INVESTMENT LP
1350 E ARAPAHO RD STE 116
RICHARDSON, TX 75081-2452

RALDON HOUSING CORP
13740 MIDWAY RD STE 525
DALLAS, TX 75244-4479

DONG HANH
13927 MONTEVERDE DR
CHINO HILLS, CA 91709-1394

ROE KEVIN WAYNE
14 HOMESTEAD CT
BOISE, ID 83716-3250

OWENS JAMES M
1401 CREEKSIDE DR
RICHARDSON, TX 75081-2911

TAYLORLOW CHRIS DOUGLAS
1403 CREEKSIDE DR
RICHARDSON, TX 75081-2911

WU JIUHUA
1408 POTOMAC DR
RICHARDSON, TX 75081-5344

MULL JERRY CLYDE LIVING TRUST THE
1420 BRAZOS TRL
PLANO, TX 75075-6803

DWK CAPITAL GROUP LTD
1433 PEBBLE CREEK DR
COPPELL, TX 75019-3670

NETWORK OF COMMUNITY MINISTRIES LLC STE 300
1500 INTERNATIONAL PKWY
RICHARDSON, TX 75081-2339

LEW VINCENT K
15108 BROOKS LN
FRISCO, TX 75035-6451

CAMPBELL FORUM PARTNERS LTD
15280 ADDISON RD STE 301
ADDISON, TX 75001-4548

NGUYEN BENEDICT T & LAI NHU M
1552 BRANDYWINE DR
ALLEN, TX 75002-0908

TECHNOLOGY PROPERTIES I LP STE 150
1571 N GLENVILLE DR
RICHARDSON, TX 75081-2484

CORE INVESTMENTS I LLP
1600 JAY ELL DR
RICHARDSON, TX 75081-1832

ISP CAMPBELL WASH LLC
1601 ELM ST FL 33
DALLAS, TX 75201-7222

PACLIKMCKNIGHT JOHN E
1601 SACRAMENTO TER
PLANO, TX 75075-6723

ISLAMIC ASSOCIATION OF ARABI
1601 W CAMPBELL RD
GARLAND, TX 75044-2302

SHINERAYTX LLC
1606 SOLARO CT
ALLEN, TX 75013-0045

RICHARDSON TECH EPA LLC
16160 MIDWAY RD STE 200
ADDISON, TX 75001-4300

CRICQ RICHARDSON TRUST N DALLAS LP
1620 S FRIENDSWOOD DR # 183
FRIENDSWOOD, TX 77546-5408

MDUNSHEA PROPERTIES LLC
16348 E ANNA CADE RD
ROCKWALL, TX 75087-8057

ICP 3 EMS LLC ATTN: REUBEN BERMAN
1640 S SEPULVEDA BLVD STE 218
LOS ANGELES, CA 90025-7535

SHEN YARAN
16970 DALLAS PKWY STE 500
DALLAS, TX 75248-1983

PRIME SOLAR INC
1705 N GREENVILLE AVE
RICHARDSON, TX 75081-1802

JTLD ENTERPRISES LLC SERIES 1
1706 TORREY PINES LN
FRISCO, TX 75034-6926

RIETSCH KURT W
17066 MARINABAY DR
HUNTINGTN BCH, CA 92649-2918

MOSES LAFAYETTE R STE 200
1710 FIRMAN DR
RICHARDSON, TX 75081-6700

JMDH REAL ESTATE OF RICHARDSON LLC
1710 WHITESTONE EXPY
WHITESTONE, NY 11357-3054

JAHCO 930 E CAMPBELL RD L
1717 MAIN ST STE 2600
DALLAS, TX 75201-7310

SEJ ASSET MANAGEMENT & INVESTMENT
CO %7 ELEVEN INC ONE ARTS PLAZA
1722 ROUTH ST STE 1000
DALLAS, TX 75201-2504

CORNERSTONE FAMILY CHURCH OF
RICHARDSON
1748 FIRMAN DR
RICHARDSON, TX 75081-0000

LUCKY PROPERTY TWO LLC
1750 REGAL ROW
DALLAS, TX 75235-2289

MORNING STAR LAND LLC
1758 FIRMAN DR # 200
RICHARDSON, TX 75081-1823

PILGRIMS PRIDE CORP
1770 PROMONTORY CIR
GREELEY, CO 80634-9039

TOWN NORTH PRESBYTERIAN CHURCH
1776 N PLANO RD
RICHARDSON, TX 75081-1914

RICHARDSON TECH VILLAGE I LP
1799 ENTERPRISE ST
ATHENS, TX 75751-8827

JLK LTD
180 OAK LAWN AVE
DALLAS, TX 75207-6912

MCO MGMT LLC STE 100
1800 JAY ELL DR
RICHARDSON, TX 75081-6726

STEPHENS INVESTMENTS LLC
1801 N GLENVILLE DR
RICHARDSON, TX 75081-1906

BETHSAIDA COMMUNITY CENTER
1819 JAY ELL DR
RICHARDSON, TX 75081-2063

GBP ARAPAHO LP
18383 PRESTON RD STE 107
DALLAS, TX 75252-5425

DELTA V INSTRUMENTS INC
1870 FIRMAN DR
RICHARDSON, TX 75081-1825

1900 1920 JAY ELL DR OWNER LLC
1900 JAY ELL DR
RICHARDSON, TX 75081-1838

MIRAKI NEDA
1903 RIDGE CREEK DR
RICHARDSON, TX 75082-4609

HANSFORD FAMILY TRUST
2 LOCKLEVEN
RICHARDSON, TX 75082-0000

WATSON THOMAS R & LISA C
2 WHITNEY CIR
TEXARKANA, TX 75503-4525

200 E ARAPAHO LLC
200 E ARAPAHO RD
RICHARDSON, TX 75081-2719

MOUNTAINPRIZE INC
200 GALLERIA PKWY SE STE 900
ATLANTA, GA 30339-5945

ALNAEEMI MOHAMMED F
2006 HILL HAVEN CIR
RICHARDSON, TX 75081-2175

ADIMA US LLC
201 S PHILLIPS AVE STE 200
SIOUX FALLS, SD 57104-6449

HARMON PROPERTIES LIMITED LIABILITY COMPANY
204 GREEN ACRES DR
MURPHY, TX 75094-3249

HARPERPULSIFER MICHELLE
205 EXPLORER
LAKEWAY, TX 78734-4219

FLTACQUIPORTCAMPUS LLC &
2082 MICHELSON DR FL 4
IRVINE, CA 92612-1212

RHA JOSEPH
22054 MEYLER ST
TORRANCE, CA 90502-2203

RSC VISALIA FAMILY RANCH LLC &
225 W SANTA CLARA 10TH FLR STE 1000
SAN JOSE, CA 95113-1723

JACOBS WILMA F
2312 DECATOR DR
PLANO, TX 75093-3903

DOI STEVEN & DEBRA M
2315 FRIARS LN
LOS ALTOS, CA 94024-7430

MOHAMMED FAHAD & ANSARI MARIYAM
2502 WHEELWRIGHT PL
GARLAND, TX 75044-6362

DOLLINSMIHALOPOULOS GROUP INC
2623 WOODS LN
GARLAND, TX 75044-2805

TWIN RIVERS ASSISTED LIVING LTD
2626 HOWELL ST STE 850
DALLAS, TX 75204-4064

JOHNSON JEROME M III& NICOLE K
2705 QUAIL RIDGE DR
CARROLLTON, TX 75006-4737

TELECOM COMMERCE III LTD STE 130
2711 LYNDON B JOHNSON FWY
DALLAS, TX 75234-7325

PROCTOR FAMILY LTD PS
2927 MOSS CREEK CT
MCKINNEY, TX 75072-4748

GOODWILL INDUSTRIES OF DALLAS INC
3020 N WESTMORELAND RD
DALLAS, TX 75212-3647

MARTINEZ MARCO ANTONIO & CECILIA C
305 ISLAND DR
RICHARDSON, TX 75081-3627

JWAIR MAHER SR & JASIM SAADIYAH M
308 N BOWSER RD
RICHARDSON, TX 75081-3621

WEATHERS JAMES RICHARD
310 ASTON DR
RICHARDSON, TX 75081-3606

ARAPAHO & PLANO JV
3102 MAPLE AVE STE 500
DALLAS, TX 75201-1262

JOHNSON ROBERT K LIFE ESTATE
311 HILLCREST AVE
RICHARDSON, TX 75081-2714

BOX GAYLEN W
313 OCEAN DR
RICHARDSON, TX 75081-3638

WEST CRYSTAL
313 WAKE DR
RICHARDSON, TX 75081-3644

DI 7 RESTAURANT LLC
3130 N SHILOH RD
GARLAND, TX 75044-8014

FREEMAN HELEN R
315 HILLCREST AVE
RICHARDSON, TX 75081-2714

SWANSON WALTER CLAYTON & LINDA K
317 MIDWAY CIR
RICHARDSON, TX 75081-3628

LAIR GOSS 306 HILLTOP LLC
3188 HAMPSHIRE CT
FRISCO, TX 75034-6809

SCHEPPS CYNTHIA
319 HILLCREST AVE
RICHARDSON, TX 75081-2714

ORITOLA FALILAT ADEBISI
319 MIDWAY CIR
RICHARDSON, TX 75081-3628

HOME REHAB MANAGEMENT LLC
3207 SKYLANE DR STE 110
CARROLLTON, TX 75006-2502

FINNEY DEBORAH REV LIV TR
321 HILLCREST AVE
RICHARDSON, TX 75081-2714

HO JON VAN & MARIE VILMA ANAYA
321 MIDWAY CIR
RICHARDSON, TX 75081-3628

GILCHRIST TOM
3216 MARQUETTE ST
DALLAS, TX 75225-4835

LEE YIH MIIN &
323 HILLSIDE AVE
RICHARDSON, TX 75081-2716

NORSEWORTHY GARY HAROLD & SANDY
323 MIDWAY CIR
RICHARDSON, TX 75081-3628

BORGKVIST GARY
324 HILLCREST AVE
RICHARDSON, TX 75081-2713

OLSSON LARS
325 MIDWAY CIR
RICHARDSON, TX 75081-3628

RONE AMBREEN MIRZA & JACOB M
328 EDGEHILL BLVD
RICHARDSON, TX 75081-2708

NICHOLSON JOHN E
328 HILLSIDE AVE
RICHARDSON, TX 75081-2715

ANDERSON LIANE L LIFE ESTATE
329 EDGEHILL BLVD
RICHARDSON, TX 75081-2709

DAM DIPSON
332 EDGEHILL BLVD
RICHARDSON, TX 75081-2708

VELAZQUEZ ISIDRO LEIJA & ROJAS
ANTONIA VILLELA
3325 MAYDA ST
MESQUITE, TX 75150-2507

KALANTARZADEH MATTHEW &
335 APOLLO RD
RICHARDSON, TX 75081-6051

CHEEK & LANE LLC
3404 BRYN MAWR DR
DALLAS, TX 75225-7649

TRAN JOHNPAUL & TAMMIE
3426 MEADOWSIDE DR
SACHSE, TX 75048-2269

BRE JUPITER B EAST TX OWNER LP %
BLACKSTONE RE ADVISORS LP
345 PARK AVE
NEW YORK, NY 10154-0004

1350 GLENVILLE LLC
3545 HOWARD WAY
COSTA MESA, CA 92626-1418

GATES ANDREA ALVAREZ
3617 ROUTH ST APT C
DALLAS, TX 75219-4738

EAST CAMPBELL RD LLC
3696 NORTH FEDERAL HIGHWAY #203
FORT LAUDERDALE, FL 33308-0000

SKL INVESTMENT COMPANY LTD
3820 BRYN MAWR DR
DALLAS, TX 75225-7122

REQUENEZ MINERVA
3841 MOSSWOOD DR
GARLAND, TX 75042-5356

VSC RICHARDSON PROPERTY I LLC
400 GOLD CIR STE 300
DAKOTA DUNES, SD 57049-5505

DI ASSETCO LLC STE 500
400 N EL SEGUNDO BLVD
EL SEGUNDO, CA 90245-0000

BAKER DIRICHARDSON LLC
401 US HIGHWAY 80 E
MESQUITE, TX 75150-5826

RODRIGUEZ ONELIA
403 FIRESIDE DR
RICHARDSON, TX 75081-2915

JOHNSTON MORRIS V & SAMMIE W
405 FIRESIDE DR
RICHARDSON, TX 75081-2915

CASH MARY NELL
407 FIRESIDE DR
RICHARDSON, TX 75081-2915

LIEU ANNA JIN & CHI BINH LUC
407 KELLY CT
DUNCANVILLE, TX 75137-2510

STEPHENS BRANDON G
409 FIRESIDE DR
RICHARDSON, TX 75081-2915

SMR GROUP LLC
411 INDUSTRIAL DR STE 109
RICHARDSON, TX 75081-2864

WU KEHAN
412 BROADWAY STE A
COLUMBUS, GA 31901-3116

FENG CHA USA LLC
412 N BOWSER RD
RICHARDSON, TX 75081-2812

RICE JOHN MILTON REVOCABLE TRUST
413 FIRESIDE DR
RICHARDSON, TX 75081-2915

PITCOCK BOB R & PITCOCK BARBARA J
415 N BOWSER RD
RICHARDSON, TX 75081-3079

ORTH FAMILY PARTNERSHIP LTD
420 N GROVE RD
RICHARDSON, TX 75081-2738

CRAWFORD LOUISE HOLCOMB
420 WESTMORELAND ST
HOUSTON, TX 77006-4521

421 INDUSTRIAL LLC
421 INDUSTRIAL DR
RICHARDSON, TX 75081-6629

ALVARADO RAMON
434 APOLLO RD
RICHARDSON, TX 75081-6004

KHAN OMER
437 ROYAL CREST DR
RICHARDSON, TX 75081-6038

QSR 30 LAND LLC
4515 LYNDON B JOHNSON FWY
DALLAS, TX 75244-5905

DAM DIPSON
4601 FIREWHEEL DR
GARLAND, TX 75044-0000

WSD ENTERPRISES
4707 ELSBY AVE
DALLAS, TX 75209-3205

FIVF III TX2 LLC
5 MARINE VIEW PLZ STE 402
HOBOKEN, NJ 70305722

POUSSON JEROME M & ERNA POUSSON FAM LIV TR
500 APOLLO RD
RICHARDSON, TX 75081-3404

PRIDE JANET L
501 FIRESIDE DR
RICHARDSON, TX 75081-2917

CWBC PROPERTY LLC DBA CHANG & CHEN PROPERTY
501 INDUSTRIAL DR STE 101
RICHARDSON, TX 75081-6631

LESTER KIMBERLY R & WILLIAM C BOOKER
503 FIRESIDE DR
RICHARDSON, TX 75081-2917

WICKHAM FAMILY LIVING TRUST
504 COX DR
IRVING, TX 75062-3648

MORROW REVOCABLE LIVING TRUST AGREEMENT
505 FIRESIDE DR
RICHARDSON, TX 75081-2917

HOOD BRAD & JENNIFER
506 APOLLO RD
RICHARDSON, TX 75081-3404

PARK CHONG O & DAE H
507 FIRESIDE DR
RICHARDSON, TX 75081-2917

HERON MICHELLE A
507 ROYAL CREST DR
RICHARDSON, TX 75081-3420

WHANG JONG S
509 FIRESIDE DR
RICHARDSON, TX 75081-2917

POOLE JOSHUA L & HANNAH L
509 ROYAL CREST DR
RICHARDSON, TX 75081-3420

ZHANG SALLY MELISSA & LIEU LINDA & SUANG ZHANG
510 APOLLO RD
RICHARDSON, TX 75081-3404

SPANIER HERBERT & MARY LIFE EST
511 FIRESIDE DR
RICHARDSON, TX 75081-2917

LUU HOA BI
513 FIRESIDE DR
RICHARDSON, TX 75081-2917

CUNEO ELSA LOAYZ
513 ROYAL CREST DR
RICHARDSON, TX 75081-3420

ELIAS TAMALA JANE & MARIO P ELIAS
514 APOLLO RD
RICHARDSON, TX 75081-3404

PATEL FARHAT & JET MOHAMED SUHIL `
515 FIRESIDE DR
RICHARDSON, TX 75081-2917

BENNETT JULIE
515 ROYAL CREST DR
RICHARDSON, TX 75081-3420

YOUNG BRANDON & ANGELA
518 APOLLO RD
RICHARDSON, TX 75081-3404

REZVANI PARMIS & REZVANI PARHAM
519 ROYAL CREST DR
RICHARDSON, TX 75081-3420

GONZALEZ OSCAR A
520 APOLLO RD
RICHARDSON, TX 75081-3427

CHAMPAGNE EUGENE R & BECKY
521 ROYAL CREST DR
RICHARDSON, TX 75081-3420

GARCIA MANUELA
522 APOLLO RD
RICHARDSON, TX 75081-3427

DU JUAN & WANG TAO
524 APOLLO RD
RICHARDSON, TX 75081-3427

QUADRINI SUSAN M & JEFFREY H RODDY
525 ROYAL CREST DR
RICHARDSON, TX 75081-3433

RANGEL JUAN J &CONCEPCION
526 APOLLO RD
RICHARDSON, TX 75081-3427

BURKHALTER RACHEL
527 ROYAL CREST DR
RICHARDSON, TX 75081-3433

TRAN NGUYEN
528 APOLLO RD
RICHARDSON, TX 75081-3427

WEBSTER MEGAN L
529 ROYAL CREST DR
RICHARDSON, TX 75081-3433

WADE PATRICK & ALLEEWADE JONNETT
530 APOLLO RD
RICHARDSON, TX 75081-3427

OBACH MICHELLE & STEEBER HANNA
532 APOLLO RD
RICHARDSON, TX 75081-3427

BRONSON CYNTHIA
533 ROYAL CREST DR
RICHARDSON, TX 75081-3433

LARA VICTOR A
534 APOLLO RD
RICHARDSON, TX 75081-3427

MCCALLA CHARLES A
535 ROYAL CREST DR
RICHARDSON, TX 75081-3433

JOHNSTON CONNIE S LIFE ESTATE
537 ROYAL CREST DR
RICHARDSON, TX 75081-3433

BREWSTER BARBARA
539 ROYAL CREST DR
RICHARDSON, TX 75081-3433

TEFFERA AYAT HUSSEIN
541 ROYAL CREST DR
RICHARDSON, TX 75081-3433

SHERWOOD PIM
5517 ENFIELD DR
RICHARDSON, TX 75082-4038

2010 SANDERS DYNASTY TRUST
5905 CLUB OAKS DR
DALLAS, TX 75248-1123

EF PROPERTIES ONE LP
5910 N CENTRAL EXPY STE 1595
DALLAS, TX 75206-5148

MARKOW DYLAN VON & FOWLER PETER DANIEL
5930 N JIM MILLER RD
DALLAS, TX 75228-6025

VERSACOM REAL ESTATE LLC
600 ASHFIELD
RICHARDSON, TX 75081-5170

THUONG & PHUONG LLC
6007 CANYON SPRINGS RD
DALLAS, TX 75248-2116

RICHARDSON ALMA LLC ATTN BRIAN KELLEY
601 N MESA ST STE 1900
EL PASO, TX 79901-1225

TONNU PROPERTIES LLC
601 N PLANO RD
RICHARDSON, TX 75081-2942

TEXAS HEALTH RESOURCES SYSTEM
612 E LAMAR BLVD FL 6
ARLINGTON, TX 76011-4121

ALDERETE ARTURO
616 - 618 APOLLO RD
RICHARDSON, TX 75081-0000

RICHARD G H & BEAU SELDEN
616 ROYAL CREST DR
RICHARDSON, TX 75081-3540

UGALDE CAYETANO B & RACHEL
617 RORARY DR
RICHARDSON, TX 75081-3511

BASILONE INVESTMENTS LLC C/O JOHN BASILONE
627 E WALNUT CIR
GARLAND, TX 75040-6540

A&B REALTY LLC
628 ROYAL CREST DR
RICHARDSON, TX 75081-3540

ATLAS TEXAS 2 LP
630 INTERNATIONAL PKWY
RICHARDSON, TX 75081-2872

PURPLE PLAZA LLC
6433 FIANNA HILLS DR
FORT WORTH, TX 76132-4488

SMEETON ANDREW & MARINA
648 N INTERUBAN ST
RICHARDSON, TX 75081-0000

PENA MINERVA ESPINOZA
648 N INTERURBAN ST
RICHARDSON, TX 75081-3317

ACME GROUP INC
6713 LEVELLAND RD
DALLAS, TX 75252-5941

TUZER DANCENTER
675 WINNINGKOFF RD
ALLEN, TX 75002-7707

ARAPAHO SQUARE LTD
7005 CHASE OAKS BLVD STE 200
PLANO, TX 75025-5954

ZABIDI ZHARIFF
702 N PLANO RD
RICHARDSON, TX 75081-2943

LEGACYTEXAS BANK
7031 SNIDER PLZ
DALLAS, TX 75205-1334

MINNIS JACOB
704 N PLANO RD
RICHARDSON, TX 75081-2943

PANTHEE JWALANTA
706 N PLANO RD
RICHARDSON, TX 75081-2943

PATEL KAJAL
708 N PLANO RD
RICHARDSON, TX 75081-2943

BAYINDIR KADIR & KHALID NADIA
712 N PLANO RD
RICHARDSON, TX 75081-2943

ATLURI VENKATA RAMANA & SUMITHA
714 N PLANO RD
RICHARDSON, TX 75081-2943

DANDA SRINIVAS & RATNA S
718 N PLANO RD
RICHARDSON, TX 75081-2943

WILLIAMS ARLENE
721 ROYAL CREST DR
RICHARDSON, TX 75081-3542

WELDESEMAYAT DANIEL & DEGEFU MEKDES H
722 ROYAL CREST DR
RICHARDSON, TX 75081-3542

AZAM SYED MUJTABA ALI
723 ROYAL CREST DR
RICHARDSON, TX 75081-3542

AJM NICHOLSON ENTERPRISES INC
725 W COLORADO BLVD
DALLAS, TX 75208-2504

DAGHER LAYTH
726 ROYAL CREST DR
RICHARDSON, TX 75081-3542

KPA REALTY LLC
729 JANUARY DR
PLANO, TX 75025-3224

FERNANDEZ PPTIES INC
7303 SPINNAKER CT
NAVARRE, FL 32566-7060

PRATT RANDALL K
7522 CAMPBELL RD STE 113
DALLAS, TX 75248-1726

PERENGKUAN LILYANNE
7543 188TH ST
FRESH MEADOWS, NY 11366-1702

TRUGLO PROPERTIES LLC
7546 YAMINI DR
DALLAS, TX 75230-3260

DODSON KELLIE A
7608 N RICHLAND BLVD
N RICHLND HLS, TX 76180-6410

QORVO TEXAS LLC ATTN: TREASURY DEPT
7628 THORNDIKE RD
GREENSBORO, NC 27409-9421

TIME WARNER CABLE TEXAS LLC % REAL ESTATE DEPT
7820 CRESCENT EXECUTIVE DR
CHARLOTTE, NC 28217-5500

RENEGADES HOLDING GROUP LLC
7821 KILBRIDE LN
DALLAS, TX 75248-2338

INTERNATIONAL CHEM CRETE CORPORATION
800 SECURITY ROW STE 1
RICHARDSON, TX 75081-2212

HAMEED DAVID
8001 DAVIDSON DR
PLANO, TX 75025-2584

HOANG TRI HONG & LINH MY DUONG
807 FLEMING TRL
RICHARDSON, TX 75081-5229

ENGLISH FAMILY LTD PS
810 N GROVE RD
RICHARDSON, TX 75081-2747

EAST COLLINS L P % FRANK REAL ESTATE LB 40
8100 LOMO ALTO DR STE 235
DALLAS, TX 75225-6541

TIMBERRIDGE FAMILY LP ATTN: RHONDA WHITE
8101 JOHN CARPENTER FWY
DALLAS, TX 75247-4720

GOTSDINER ALEXANDER & INNA GOLDSHMID
8104 AMBIANCE WAY
PLANO, TX 75024-6835

1350 GRENVUE LLC
8343 DOUGLAS AVE STE 500
DALLAS, TX 75225-5851

A & M REAL ESTATE LLC
8425 BROOKSBY DR
PLANO, TX 75024-3759

METALLURGICAL ENGINEERING SERVICES INC
845 E ARAPAHO RD
RICHARDSON, TX 75081-2242

SRC CAMPBELL GLEN OWNER LP
898 N PACIFIC COAST HWY STE 50
EL SEGUNDO, CA 90245-2705

KINGS PRAISE CHURCH INTERNATIONAL INCORPORATED
899 E ARAPAHO RD
RICHARDSON, TX 75081-2242

CDS GLOBAL CLOUD CO LTD
900 N DOROTHY DR
RICHARDSON, TX 75081-2737

COLLINS SQUARE OFFICE LLC
900 W BETHANY DR STE 110
ALLEN, TX 75013-3838

WELLS JERRI D
901 MIDWAY DR
RICHARDSON, TX 75081-3630

TESS PARTNERS LTD
9023 CLAYCO DR
DALLAS, TX 75243-6318

DELGADO GUSTAVO GUTIERREZ & COLUNGA KARINA CONCEPCION
905 MIDWAY DR
RICHARDSON, TX 75081-3630

RW SCOTT LLC
907 N BOWSER RD
RICHARDSON, TX 75081-2823

ROCK CUTTERS LLC
909 N BOWSER RD
RICHARDSON, TX 75081-2823

DDD WAREHOUSE LLC
919 N BOWSER RD
RICHARDSON, TX 75081-0000

CARROLL JOHN MARCUS
9206 OAK HOLLOW DR
ROWLETT, TX 75089-2460

SHERWOOD DALLAS COMPANY
921 N BOWSER RD
RICHARDSON, TX 75081-2823

TMC WAREHOUSE LLC
930 N BOWSER RD
RICHARDSON, TX 75081-2869

ONYX BUSINESS CENTER LLC
9330 LYNDON B JOHNSON FWY STE 900
DALLAS, TX 75243-3443

YWP HOLDINGS LLC
959 E COLLINS BLVD
RICHARDSON, TX 75081-2261

YWP HOLDINGS LLC
959 E COLLINS BLVD STE 101
RICHARDSON, TX 75081-2261

970 SECURITY ROW LLC
970 SECURITY ROW STE 100
RICHARDSON, TX 75081-2210

VTR TWIN RIVERS LLC
500 N HURSTBOURNE PKWY STE 200
LOUISVILLE, KY 40222

STAF NORTH DALLAS REALTY I LP
PO BOX 170446
DALLAS, TX 75217-0446

MOUNTAINPRIZE INC
PO BOX 2437
SMYRNA, GA 30081-2437

PARK NORTH SVC CENTER LTD
1517 WHITE SAGE WAY
CARLSBAD, CA 920114023

BRE TX PROPERTIES LP % PROPERTY TAX 9711
PO BOX 49550
CHARLOTTE, NC 28277-9550

REALTY INCOME TAXES % MARVIN F POER & COMPANY
PO BOX 52427
ATLANTA, GA 30355-0427

INTERNATIONAL SUPPLY REALTY COMPANY
PO BOX 542015
DALLAS, TX 75354-2015

RAYTHEON E SYSTEMS INC ATTN: TAX DEPT M/S336
PO BOX 660248
DALLAS, TX 75266-0248

WILKERSON GLORIA JEAN
PO BOX 662
VAN, TX 75790-0662

U S POSTAL SERVICE
PO BOX 667180
DALLAS, TX 75266-7180

BIG DIAMOND INC ATTN REAL ESTATE DEPT
PO BOX 690110
SAN ANTONIO, TX 78269-0110

RICHARDSON CITY OF
PO BOX 830309
RICHARDSON, TX 75083-0309

WOODALL JAMES KIRK % VENT A HOOD
PO BOX 830426
RICHARDSON, TX 75083-0426

COMPASS BANK C/0 INVOKE TAX PARTNERS
PO BOX 850
AURORA, OH 44202-0850

BELSLEY OFFICE PARK
PO BOX 851025
RICHARDSON, TX 75085-1025

XIAO MING
PO BOX 851101
RICHARDSON, TX 75085-1101

RICHARDSON TRIDENT CO
PO BOX 853900
RICHARDSON, TX 75085-3900

GMY MANAGEMENT INC % KEY POINT MANAGEMENT IN
PO BOX 860512
PLANO, TX 75086-0512

1150 EAST ARAPAHO LLC
PO BOX 91206
MOBILE, AL 36691-1206

From: donotreply@enotify.visioninternet.com
To: Charles Goff; Derica Peters; Anna Castaneda
Subject: CPC Public Meeting Comment Card
Date: Monday, December 30, 2024 11:43:36 PM

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

Form Name:	City Plan Commission Public Meeting Comment Card
Date & Time:	12/30/2024 11:43 PM
Response #:	140
Submitter ID:	28975
IP address:	2600:1702:56bd:6210:4cb2:e0f4:c551:a586
Time to complete:	12 min. , 41 sec.

Survey Details

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Meeting Date:

01/07/2025

Do you plan to attend the meeting and speak before the City Plan Commission?

(○) No

Meeting Calendars: City Plan Commission

Contact Information

Name:	Hoa Luu
Address:	513 Fireside Dr
City:	Richardson
ZIP:	75081
PHONE:	[redacted]
EMAIL:	[redacted]

Please identify the group or organization you represent, if any:

Not answered

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

Not answered

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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

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Public Hearing Item/Zoning File Section

Select Your Position on this Item (Required):

(○) Opposed to this Item

Public Hearing Item Comments:

Hello,

I have an opposition of the zoning file that is meant to be discussed on January 7th, 2025. My opposition is to Zoning File 24-33 - Collins/Arapaho TOD & Innovation District and it is the one that seems to directly affect me because I received a letter notifying me of it. The reason I am opposed to this is because I have more questions and concerns than answers when reading the request. The request mentioned that the intention for this center is "for storage, staging, maintenance, and operation of drones" but then mention "all maintenance activities shall occur interior to the building"...Does this mean that the operation of drones will be done outside of the building if permitted? Will there be restrictions on the distance the drones will be allowed to fly from the DOMC building? Will the operation of these drones be limited to business hours only or could the operation of drones go into the night? If everything from storage, staging, maintenance, and the operation of drones be all done inside the building, then I wouldn't have an issue with DOMC. Why does DOMC want to open their facility in Richardson and why does them requesting this require the change of 300 feet to 200 feet? By decreasing the 300 feet to 200 feet open a door of opportunity for current or future businesses to intrude on my housing property? I don't want this zoning change to open up the potential of businesses knocking on my and my neighbors' doors asking to buy our property to benefit whatever project they might have in mind. I also don't want a DOMC building if they are allowed full freedom to operate their drones over residential communities and opens up privacy concerns when we're on the property we pay property taxes each year for. I believe the current distance of 300 feet from a residential zoned property should stand and not be changed.

(○) 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

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