



**City of Richardson  
City Plan Commission  
Agenda Packet  
Tuesday, September 3, 2013**

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## AGENDA

**CITY OF RICHARDSON – CITY PLAN COMMISSION  
TUESDAY, SEPTEMBER 3, 2013  
7:00 P.M.  
CIVIC CENTER – COUNCIL CHAMBERS  
411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 6:30 P.M.** Prior to the regular business meeting, the City Plan Commission will meet with staff in the East Conference room, located on the first floor, to receive a briefing on:

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

- 1. Approval of minutes of the City Plan Commission regular business meeting of August 20, 2013.**

## CONSENT AGENDA

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

- 2. Central BBQ:** A request for approval of a revised site and landscape plan with building elevations for a 12,886 square foot restaurant. The 2.34-acre site is located at 1050 N. Central Expressway; on the east side of Central Expressway, north of Arapaho Road. Applicant: John Evans, SWC Beltline GP, Inc., representing Long Mack Jr., et al. *Staff: Israel Roberts.*

## ADJOURN

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

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

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Kathy Welp, Executive Secretary

# Briefing Session B

Development Status Report & Map



# Development Status Report

City of Richardson, Texas • Development Services Department

Updated: August 29, 2013

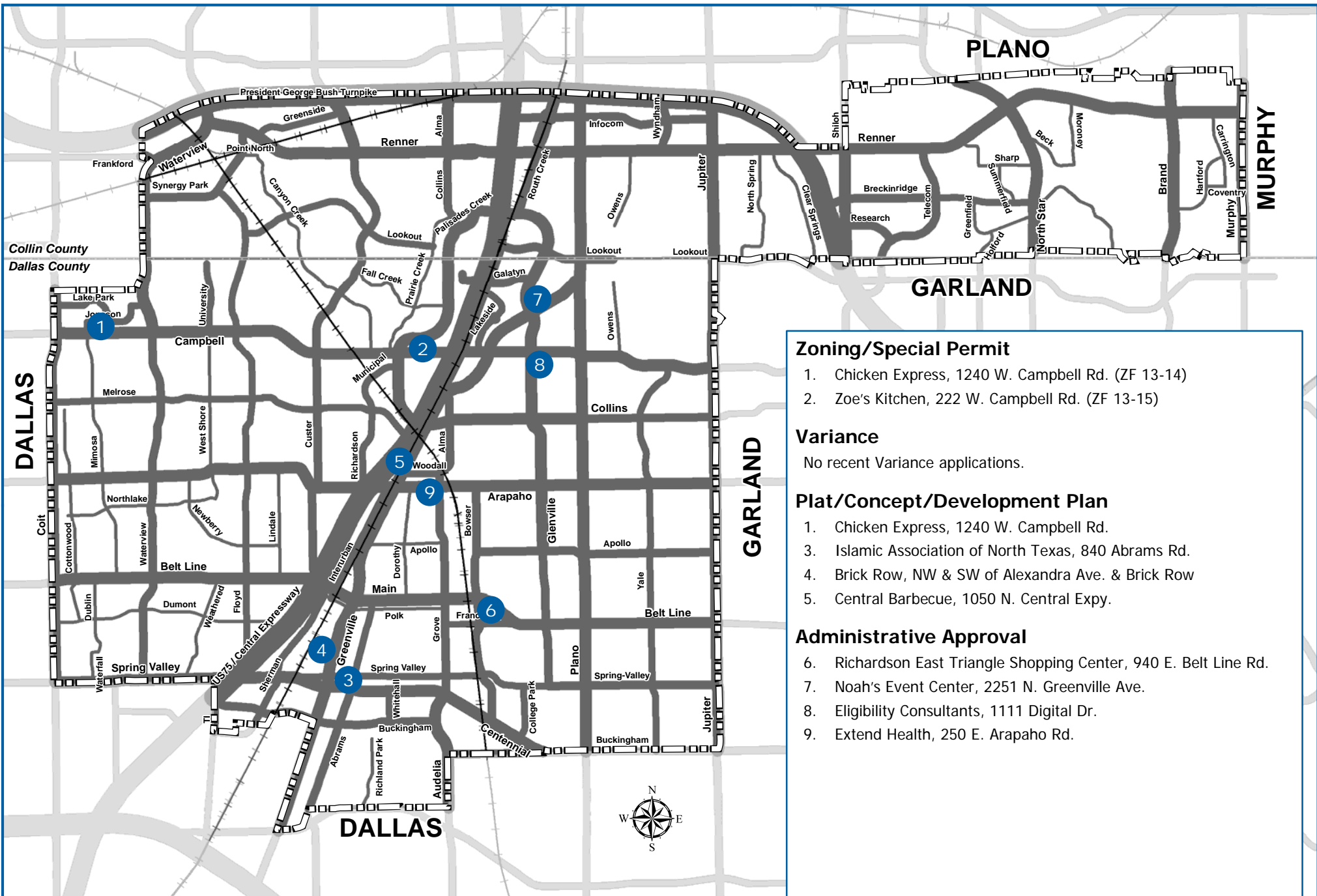
#	Name/Location	Project Information	Status
<b>ZONING/SPECIAL PERMITS</b>			
1	ZF 13-14 Chicken Express 1240 W. Campbell Rd.	A request by Michael B. Rice, Rice Independence Group, LLC, representing A & S Ellington Properties, LLC, to amend the zoning for approval of revised building elevations for 3,200 square foot drive-through restaurant. The property is zoned LR-M(1) Local Retail. <i>Staff: Chris Shacklett</i>	<b>City Plan Commission</b> August 6, 2013 <i>Recommended Approval</i>  <b>City Council</b> August 26, 2013 <i>Approved</i>
2	ZF 13-15 Zoe's Kitchen 222 W. Campbell Rd.	A request by Matt Wells, Zoe's Kitchen, to amend a Special Permit for a restaurant with drive-through service for revised building elevations. <i>Staff: Chris Shacklett</i>	<b>City Plan Commission</b> August 20, 2013 <i>Recommended Approval</i>  <b>City Council</b> September 9, 2013 <i>Tentative</i>
<b>VARIANCES</b>			
		<i>No recent Variance applications.</i>	
<b>PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS</b>			
1	Chicken Express 1240 W. Campbell Rd.	<b>Landscape Plan:</b> A request for approval of a revised landscape plan for a 3,200 square foot drive-through restaurant located at 1240 W. Campbell Road, northwest corner of Campbell Road and Lake Park Way. The property is zoned LR-M(1) Local Retail. Applicant: Michael B. rice, Rice Independence Group, LLC, representing A&S Ellington Properties, LLC. <i>Staff: Mohamed Bireima</i>	<b>City Plan Commission</b> August 20, 2013 <i>Approved</i>
3	Islamic Association of North Texas 840 Abrams Rd.	<b>Site and Landscape Plan:</b> A request for approval of a site and landscape plan for a two-story, 34,597 square foot classroom and office building at the existing IANT campus. The 5.64-acre site is located at 840 Abrams Road, southwest corner of Spring Valley Road and Abrams Road. Applicant: Jamal Gharbieh, representing the Islamic Association of North Texas (IANT), <i>Staff: Israel Roberts.</i>  <b>Replat:</b> A request for approval of a replat of Lot 1B, Block B of the Greener Square Addition to dedicate easements. The 5.64-acre site is located at 840 Abrams Road, southwest corner of Spring Valley Road and Abrams Road. Applicant: Jamal Gharbieh, representing the Islamic Association of North Texas. <i>Staff: Israel Roberts.</i>	<b>City Plan Commission</b> August 20, 2013 <i>Approved</i>



# Development Status Report

City of Richardson, Texas • Development Services Department

#	Name/Location	Project Information	Status
<b>PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS</b>			
4	Brick Row NW & SW of Alexandra Ave. & Brick Row	<b>Replat:</b> A request for approval of a replat of the McKamy Park Addition, Lot 1B, Block C, and Lot 1B, Block D to create thirteen (13) townhome lots. The 0.669-acre site is located at 552 Alexandra Avenue (Lot 1B, Block D), and 628 Alexandra Avenue (Lot 1B, Block C); at the northwest and southwest corners of Alexandra Avenue and Brick Row. Applicant: Scott Whitwer, CB Jeni Homes, representing L&B Realty Advisors, LLP. <i>Staff: Israel Roberts.</i>	<b>City Plan Commission</b> August 20, 2013 <i>Withdrawn by Applicant</i>
5	Central Barbecue 1050 N. Central Expy.	<b>Site &amp; Landscape Plans:</b> A request for approval of a revised site and landscape plan with building elevations for a 12,886 square foot restaurant. The 2.34-acre site is located at 1050 N. Central Expressway; on the east side of Central Expressway, north of Arapaho Road. Applicant: John Evans, SWC Beltline GP, Inc., representing Long Mack Jr., et al. <i>Staff: Israel Roberts.</i>	<b>City Plan Commission</b> September 3, 2013
<b>ADMINISTRATIVE APPROVALS</b>			
6	Richardson East Triangle Shopping Center 940 E. Belt Line Rd.	Revised the site and landscape plans to reflect the installation of eight (8) handicapped parking spaces within the existing parking lot on the north side of the center; and the installation of an accessible route that connects the building to the sidewalk along Belt Line Road. <i>Staff: Mohamed Bireima.</i>	<b>Staff</b> July 24, 2013 <i>Approved</i> <b>Staff Memo</b>
7	Noah's Event Center 2251 N. Greenville Ave.	Revised the landscape plan to reflect new additions and substitutions to the landscape material adjacent to the building. <i>Staff: Mohamed Bireima.</i>	<b>Staff</b> July 30, 2013 <i>Approved</i> <b>Staff Memo</b>
8	Eligibility Consultants 1111 Digital Dr.	Revised the site and landscape plans to reflect the installation of an accessible ramp with railing adjacent to the new rear entrance located on the north side of the building. <i>Staff: Mohamed Bireima.</i>	<b>Staff</b> August 13, 2013 <i>Approved</i> <b>Staff Memo</b>
9	Extend Health 250 E. Arapaho Rd.	Revised the site and landscape plans to reflect the removal of twelve (12) parking spaces on the south side of the two-story office building to accommodate the construction of a masonry enclosure that will house an emergency generator and a fuel tank. 649 parking spaces are required; 657 spaces will be provided with this approval. <i>Staff: Mohamed Bireima.</i>	<b>Staff</b> August 14, 2013 <i>Approved</i> <b>Staff Memo</b>



**Zoning/Special Permit**

1. Chicken Express, 1240 W. Campbell Rd. (ZF 13-14)
2. Zoe's Kitchen, 222 W. Campbell Rd. (ZF 13-15)

**Variance**

No recent Variance applications.

**Plat/Concept/Development Plan**

1. Chicken Express, 1240 W. Campbell Rd.
3. Islamic Association of North Texas, 840 Abrams Rd.
4. Brick Row, NW & SW of Alexandra Ave. & Brick Row
5. Central Barbecue, 1050 N. Central Expy.

**Administrative Approval**

6. Richardson East Triangle Shopping Center, 940 E. Belt Line Rd.
7. Noah's Event Center, 2251 N. Greenville Ave.
8. Eligibility Consultants, 1111 Digital Dr.
9. Extend Health, 250 E. Arapaho Rd.

# Development Status Map

## City of Richardson, Texas



Updated: August 29, 2013



# Agenda Item 1

**Approval of the minutes of the August 20, 2013  
City Plan Commission Meeting**

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – AUGUST 20, 2013**

The Richardson City Plan Commission met on August 20, 2013, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

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

**CITY STAFF PRESENT:** Sam Chavez, Assistant Director – Dev. Svcs – Planning  
Israel Roberts, Development Review Manager  
Chris Shacklett, Senior Planner  
Mohamed Bireima, Planning Technician  
Kathy Welp, Executive Secretary

**BRIEFING SESSION**

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

**MINUTES**

**1. Approval of the minutes of the regular business meeting of August 6, 2013.**

**Motion:** Commissioner Maxwell made a motion to approve the minutes as presented; second by Commissioner Frederick. Motion passed 7-0.

**CONSENT AGENDA**

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

**2. Islamic Association of North Texas (IANT) (companion to Item 4):** A request for approval of a site and landscape plan for a two-story, 34,597 square foot classroom and office building at the existing IANT campus. The 5.64-acre site is located at 840 Abrams Road, southwest corner of Spring Valley Road and Abrams Road.



- 3. Chicken Express (continued from August 6, 2013 meeting):** A request for approval of a revised landscape plan for a 3,200 square foot drive-through restaurant located at 1240 W. Campbell Road, northwest corner of Campbell Road and Lake Park Way. The property is zoned LR-M(1) Local Retail.

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

## **PUBLIC HEARINGS**

- 4. Replat – Greener Square Addition, Lot 1C, Block B (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of Lot 1B, Block B of the Greener Square Addition to dedicate easements. The 5.64-acre site is located at 840 Abrams Road, southwest corner of Spring Valley Road and Abrams Road.

Mr. Roberts stated the applicant was requesting a replat of the Greener Square Addition to dedicate easements for the construction of a two-story classroom building. The replat will dedicate water and electric easements and no other changes were being requested.

With no comments or questions, Chairman Hand opened the public hearing. No comments were received and the Chairman closed the public hearing.

**Motion:** Vice Chair Bright made a motion to approve Item 4 as presented; second by Commissioner Linn. Motion approved 7-0.

- 5. Replat – McKamy Park Addition, Lots 3-8, Block C and Lots 3-9, Block D:** Consider and take necessary action on a requests for approval of a replat of the McKamy Park Addition, Lot 1B, Block C and Lot 1B, Block D to create thirteen (13) townhome lots. The 0.699-acre site is located at 552 Alexandra Avenue (Lot 1B, Block D), and 628 Alexandra Avenue (Lot 1B, Block C); at the northwest and southwest corners of Alexandra Avenue and Brick Row.

Mr. Roberts reported staff had received a request from the applicant to withdraw the item.

Chairman Hand opened the public hearing to hear testimony from anyone who could not be at a future meeting. No comments were received and the Chairman closed the public hearing.

**Motion:** Commissioner DePuy made a motion to accept the request to withdraw Item 5 from the agenda; second by Commissioner Maxwell. Motion approved 7-0.

6. **Zoning File 13-15:** Consider and take action on a request by Matt Wells, Zoës Kitchen, representing Star of Texas Real Estate, LLC, to amend a Special Permit for a restaurant with drive-through service for revised building elevations at 222 W. Campbell Road, north side of Campbell Road, west of Central Expressway.

Mr. Shacklett advised the applicant was requesting to amend the Special Permit under Ordinance 3765 regarding the approved elevations for the drive-through restaurant at 222 W. Campbell Road. He stated that in July of this year the applicant requested building permits for remodeling the interior as well as some exterior modifications; however, the modifications did not comply with the approved elevations under Ordinance 3765.

Mr. Shacklett noted that the proposed changes would include surround the patio seating area on the west side of the building with rail fencing, as well as removing the call box and preview board at the entrance to the drive-through. In addition, the applicant proposes to add red metal panels to the towers on the north, south, and west elevations; add light gray metal panels over the glass blocks beneath the windows; replace the existing solid red awnings with striped awnings distinctive to Zoës Kitchen, and to add one additional awning.

In closing his presentation, Mr. Shacklett noted that as part of the previously approved concept plan, the site was granted a three space parking reduction and, due to the constraints on the site because of the size, a reduction in the landscape buffer from 6-1/2 feet to 10 feet was granted.

Commissioner DePuy asked if the menu board would be taken down.

Mr. Shacklett replied the call box and menu board will be removed because the applicant will only use the drive-through for “to go” orders. He added that a small instructional sign might be placed in the same area.

No other comments or questions were made and Chairman Hand opened the public hearing.

Mr. Matt Wells, Development Manager for Zoës Kitchen, 5700 Granite Parkway, Plano, Texas, stated that Zoës was a fairly new brand and had recently relocated their corporate office from Alabama to Plano, Texas. He added the company had approximately a dozen locations in the Dallas/Fort Worth area and the menu was Mediterranean inspired with a fresh take on fast food including pita sandwiches and salads.

Commissioner Frederick stated she had visited the Plano restaurant location and noticed that the windows were clear of any type of advertising and asked if that would be the same at the Richardson location.

Mr. Wells replied that was correct, they did not put any advertising in their windows.

Commissioner Frederick commented that she had some concerns about the large amount of red metal being proposed and pointed out that it was not present at the Plano location. She asked if the red was normal for most of the other locations.

Mr. Wells replied that in their prototypical stand-alone buildings, the red flat-lock metal panels were something they tried to utilize and since the building in Richardson was fairly new, they wanted to come as close to their typical buildings as possible without incurring a lot of costs in changing the structure.

Commissioner DePuy asked if the drive-through was used only for picking up to-go orders, how customers would know they could not use it to place orders.

Mr. Wells replied the sign at the entrance to the drive through would not have a menu and would be for instructional purposes only.

Commissioner Linn asked if the both the awnings and red towers were key to brand awareness for the company. He also commented that he felt the red color will clash with the existing brick and wanted to know if a marketing plan had been set in place.

Mr. Wells replied that the red was a fairly new design concept, but the awnings were a staple for the company and a part of all their stores. In addition, the color of the rendering did not give a fair comparison to what was on site and how well the proposed red metal panels would match.

Regarding the marketing plan, Mr. Wells stated the company has an active marketing department and they have had a presence in the Dallas/Fort Worth metroplex for quite some time.

Vice Chair Bright asked if the any of the other Dallas/Fort Worth stores had a red tower.

Mr. Wells replied that the other stores did not, but the prototype changed within the last year incorporating the red color. He added that the red color design element had been used in Atlanta, Georgia, Houston, Texas, and Norman, Oklahoma.

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

Commissioner Frederick said she had been opposed to the red tower; however, in looking at the red color used on the current building, she felt the proposed changes would be acceptable. She added that if the location had been closer to a residential subdivision, or the building and surrounding retails stores were made of a different material, she would not be in favor of the proposal.

Commissioner DePuy stated she was in favor of the request and liked the proposed outdoor patio area and the fact there would be no advertising in the windows. She added that the towers were not substantial enough to cause a concern.

Commissioner Linn said if no other Commissioners had an objection to the red panels he would go along with the majority, but he wanted to go on record that he felt once the panels were erected the applicant would realize they did not match the brick and would be back before the Commission to request a change.

Chairman Hand stated he was in favor of the request and had picked up on positive comments being generated via social media.

**Motion:** Commissioner Roland made a motion to recommend approval of Zoning File 13-14 as presented; second by Vice Chair Bright. Motion approved 7-0.

**ADJOURN**

With no further business before the Commission, Chairman Hand adjourned the regular business meeting at 7:33 p.m.

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Barry Hand, Chairman  
City Plan Commission

# Agenda Item 2

**Site/Landscape Plans and Building Elevations:  
Central Barbecue**