To advance to the background material for each item in the agenda, click on the item title in the agenda or click on Bookmarks in the tool bar on the left side of your screen.
AGENDA
CITY OF RICHARDSON - CITY PLAN COMMISSION
FEBRUARY 1, 2011
7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

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

A. Agenda items

B. Staff Reports

MINUTES

1. Approval of minutes of the regular business meeting of January 18, 2011.

PERMITTED USES

2. Galatyn Park North: A request for approval of an office use (data center) on a 7.15 acre tract within Tract R-13B. The subject 7.15 acre site is located at the northeast corner of Renner Road and Wyndham Lane and zoned PD (Planned Development District). Applicant: Hugo Morales, representing Kimley-Horn and Associates. Staff: Israel Roberts.

VARIANCES

3. Variances 11-01 and 11-02, Richardson Private Data Center-II (companion to Item 2 above): A request for an approval of a variance from Article III, Section 21-47(d), Open Space and Screening, and Article III, Section 21-52(i), Off-street Parking, for a proposed data center. The 7.15-acre tract of land is located at the northeast corner of Renner Road and Wyndham Lane. Applicant: Hugo Morales, representing Kimley-Horn and Associates. 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) 744-4000, or (TDD) 1-800-735-2989.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, January 28, 2011.

________________________________________
Kathy Welp, Executive Secretary
Staff Reports
# Name/Location Project Information Status

<table>
<thead>
<tr>
<th>ZONING/SPECIAL PERMITS</th>
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<tbody>
<tr>
<td><strong>ZF 10-25</strong></td>
<td><strong>CZO Amendment: Masonry Definition</strong></td>
<td>A request by the City of Richardson to amend Article I of the Comprehensive Zoning Ordinance to amend the definition of “masonry construction.”</td>
<td><strong>City Plan Commission</strong> December 21, 2010 <strong>Recommended Approval</strong> <strong>City Council</strong> January 24, 2011 <strong>Approved</strong></td>
</tr>
<tr>
<td><strong>1</strong></td>
<td><strong>ZF 10-23</strong> Brick Row Northwest of Spring Valley Rd. &amp; Greenville Ave.</td>
<td>A request by David Gleeson, representing Centennial Park Richardson, Ltd., to revise the PD development rights to allow 90 apartment units rather than 90 condominium units for Lots 1A, Blocks O and Q as well as an additional 1.9 acres located north of the PD boundary, which is to be added to the PD as part of the Request. The property is located in the northwest quadrant of Spring Valley Road and Greenville Avenue. The property is currently zoned PD Planned Development.</td>
<td><strong>City Plan Commission</strong> December 7, 2010 <strong>Recommended Approval</strong> <strong>City Council</strong> January 24, 2011 <strong>Denied</strong></td>
</tr>
<tr>
<td><strong>2</strong></td>
<td><strong>ZF 10-20</strong> Caruth Properties Transit Oriented PD Northwest &amp; northeast corners of Renner Rd. &amp; US 75</td>
<td>A request by Brian E. Moore, Good Fulton &amp; Farrell Planning and the City of Richardson, representing the Estate of W.W. Caruth, Jr., US Trust, Bank of America, and the City of Plano, for a PD Planned Development for approximately 86 acres located at the northwest and northeast corners of US Hwy 75 and Renner Road.</td>
<td><strong>City Plan Commission</strong> December 21, 2010 <strong>Recommended Approval</strong> <strong>City Council</strong> January 31, 2011 <strong>Continued from the January 17, 2011 City Council Meeting</strong></td>
</tr>
<tr>
<td><strong>3</strong></td>
<td><strong>ZF 10-21</strong> Bush Central Station PD North of Renner Rd., between DART Light Rail and Plano Rd.</td>
<td>A request by Scott Polikov, Gateway Planning Group, Inc., representing Bush/75 Partners LP, for a PD Planned Development for approximately 57 acres located on the north side of Renner Road between the DART Light Rail and Plano Road.</td>
<td><strong>City Plan Commission</strong> December 21, 2010 <strong>Recommended Approval</strong> <strong>City Council</strong> January 31, 2011 <strong>Continued from the January 17, 2011 City Council Meeting</strong></td>
</tr>
<tr>
<td><strong>4</strong></td>
<td><strong>ZF 10-09</strong> Campbell Office Park Northwest of Campbell Rd. and Waterview Pkwy.</td>
<td>A request by Bill Peavy, representing Cloudloft Investments, to amend the O-M Office zoning on a property located on the north side of Campbell Road, west of Waterview Parkway. The property is currently zoned O-M Office.</td>
<td><strong>City Plan Commission</strong> June 1, 2010 <strong>Recommended Denial</strong> <strong>City Council</strong> February 14, 2011 <strong>Tentative</strong> (continued from the July 12, 2010 Council Meeting)**</td>
</tr>
</tbody>
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### ZONING/SPECIAL PERMITS (CONT'D)

<table>
<thead>
<tr>
<th>#</th>
<th>Name/Location</th>
<th>Project Information</th>
<th>Status</th>
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<tbody>
<tr>
<td>ZF 11-01</td>
<td>CZO Amendment: Residential Rainwater Harvesting Regulations</td>
<td>A request by City of Richardson for amendments to the Comprehensive Zoning Ordinance by adding the definition of rainwater harvesting system and by adding rainwater harvesting system to the permitted use regulations of all single-family, patio home, and duplex zoning districts.</td>
<td>City Plan Commission January 18, 2011 Recommended Approval City Council February 14, 2011 Tentative</td>
</tr>
<tr>
<td>5</td>
<td>ZF 11-02 Take Me Home Pet Rescue 561 W. Campbell Rd.</td>
<td>A request by Elise Bissell, representing Take Me Home Pet Rescue, for a Special Permit for a pet rescue and adoption organization at 561 W. Campbell Road (South of Campbell Road, east of Nantucket Drive). The property is currently zoned LR-M(2) Local Retail.</td>
<td>City Plan Commission February 15, 2011 Tentative</td>
</tr>
<tr>
<td>6</td>
<td>ZF 11-03 Richardson Radio Communications Tower SE corner of PGBT and Shiloh Rd.</td>
<td>A request by the City of Richardson to rezone a tract of land at the southeast corner of PGBT and Shiloh Road from R-1500-M Temp to I-M(1) Industrial with a Special Permit to allow a 200-foot monopole antenna tower for a City of Richardson radio communications tower.</td>
<td>City Plan Commission February 15, 2011 Tentative</td>
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### VARIANCES

<table>
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<th>#</th>
<th>Name/Location</th>
<th>Project Information</th>
<th>Status</th>
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<tbody>
<tr>
<td>7</td>
<td>VAR 11-01 and 11-02 Data Center NE corner of E. Renner Rd. and Wyndham Ln.</td>
<td>A request for an approval of a variance from Article III, Section 21-47(d), Open Space and Screening, and Article III, Section 21-52(i), Off-street Parking, for a proposed data center. The 7.15-acre tract of land is located at the northeast corner of Renner Road and Wyndham Lane. Applicant: Hugo Morales, representing Kimley-Horn and Associates.</td>
<td>City Plan Commission February 1, 2011</td>
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### PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS

<table>
<thead>
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<th>#</th>
<th>Name/Location</th>
<th>Project Information</th>
<th>Status</th>
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<tr>
<td>8</td>
<td>Creekdale Estates 300 &amp; 2218 Sutton Pl.</td>
<td>Preliminary Plat of Lots 1 and 2, Block 1 of the Creekdale Estates Addition No. 2, Fourth Section, and Lot 9A, Block 7 of the Creekdale Estates Addition No. 2, Third Section: A request for approval of a preliminary plat for a 0.89-acre tract of unplatted land into two (2) lots and to accurately reflect the ownership boundary of Lot 9A. The site is located at 300 and 2218 Sutton Place.</td>
<td>City Plan Commission January 18, 2011 Approved</td>
</tr>
<tr>
<td>7</td>
<td>Data Center NE corner of E. Renner Rd. and Wyndham Ln.</td>
<td>A request for approval to permit a data center in Tract R-13B of a PD (Planned Development) located on a 7.15-acre tract of land at the northeast corner of Renner Road and Wyndham Lane. Applicant: Hugo Morales, representing Kimley-Horn and Associates.</td>
<td>City Plan Commission February 1, 2011</td>
</tr>
</tbody>
</table>
## Development Status Report
City of Richardson, Texas • Development Services Department

### # | Name/Location | Project Information | Status |
<table>
<thead>
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<tbody>
<tr>
<td><strong>ADMINISTRATIVE APPROVALS</strong></td>
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</table>
| 9 | Spring Creek Business Park II 1200-1210 E. Campbell Rd. | Revised the site plan to reflect the installation of the installation of an emergency generator on the west side of building “2”. The generator will be screened by a 10’ high masonry screening wall which will be finished to match the building. Three (3) parking spaces will be removed to accommodate the generator pad. Based on current occupancy, which features 100% office, 182 parking spaces are required on the property; 220 spaces are provided. | **Staff**  
January 17, 2011  
Approved |

### RECENTLY ISSUED BUILDING PERMITS

| 10 | Jack in the Box 510 W. Arapaho Rd. | Development of a 2370 sq. ft. fast food restaurant with drive-through. | **Permit Released**  
December 29, 2010 |
Zoning/Special Permit
1. Brick Row, NW of Spring Valley Rd. & Greenville Ave. (ZF 10-23)
2. Caruth Properties Transit Oriented PD, NW & NE of Renner Rd. & US 75 (ZF 10-20)
3. Bush Central Station PD, N of Renner Rd., between DART Light Rail and Plano Rd. (ZF 10-21)
4. Campbell Office Park, NW of Campbell Rd. and Waterview Pkwy. (ZF 10-09)
5. Take Me Home Pet Rescue, 561 W. Campbell Rd. (ZF 11-02)
6. Richardson Radio Communications Tower, SE corner of PGBT and Shiloh Rd. (ZF 11-03)

Variance
7. Data Center, NE corner of E. Renner Rd. and Wyndham Ln. (VAR 11-01 & 11-02)

Plat/Concept/Development Plan
9. Data Center, NE corner of E. Renner Rd. and Wyndham Ln.

Administrative Approval
10. Spring Creek Business Park II, 1200-1210 E. Campbell Rd.

Building Permit
Agenda

Item 1
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JANUARY 18, 2011

The Richardson City Plan Commission met January 18, 2011, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT:
David Gantt, Chairman
Bill Hammond, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Barry Hand, Commissioner
Jim Henderson, Commissioner
Thomas Maxwell, Alternate
Don Bouvier, Alternate

CITY STAFF PRESENT:
Sam Chavez, Asst. Director of Dev. Svcs. – Planning
Susan Smith, Asst. Director of Dev. Svcs – Dev. & Engr.
E.A. Hoppe, Assistant to the City Manager
Dan Tracy, Development Engineer
Jim Dulac, Senior Project Engineer
Israel Roberts, Development Review Manager
Chris Shacklett, Planner
Kathy Welp, Executive Secretary

BRIEFING SESSION

Prior to the regular business meeting, the Plan Commission met with staff to receive a briefing on:

A. Agenda Items

Mr. Roberts and Mr. Shacklett briefed the Commission on the agenda items. No action was taken.

B. Drainage Presentation

Mr. Tracy and Mr. Dulac briefed the Commission on the City’s drainage system. No action was taken.

C. Staff Reports

Mr. Chavez briefed the Commission on upcoming development items. No action was taken.
MINUTES

1. Approval of the minutes of the regular meeting of December 21, 2010.

Commissioner DePuy requested two changes to the minutes: first, on page 17, seventh paragraph, seventh line, add the letter “n” to the third word; and second, on page 18, third paragraph, first line, change the word “developed” to “development.”

Motion: Commissioner DePuy made a motion to approve the minutes as corrected; second by Vice Chair Hammond. 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. Preliminary Plat of Lots 1 and 2, Block 1 of the Creekdale Estates Addition No. 2, Fourth Section, and Lot 9A, Block 7 of the Creekdale Estates Addition No. 2, Third Section: A request for approval of a preliminary plat for a 0.89-acre tract of unplatted land into two (2) lots and to accurately reflect the ownership boundary of Lot 9A. The site is located at 300 and 2218 Sutton Place. Applicant: Ben Caldwell, representing Shaddock Caldwell Builders and Developers, LLC.

Prior to the vote, Commissioner Frederick recused herself and temporarily left the Council Chambers. Chairman Gantt asked Commissioner Maxwell to vote in lieu of Ms. Frederick.

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

After the vote was taken, Commissioner Frederick returned to the Chambers.

PUBLIC HEARING

Mr. Shacklett advised that the first proposed amendment would amend Article I of the Comprehensive Zoning Ordinance (CZO) to add the definition of a rainwater harvesting system; and, the second amendment would add that the use was permitted in all “R” Residential Districts, “RP” Patio Home Districts, and “D” Duplex Districts.

Mr. Shacklett stated that the proposed definition would be as follows:

“Rainwater harvesting system means any system used for the capture, storage, and distribution of untreated rainwater from a rooftop catchment surface or from precipitation captured directly from the sky to be used for outdoor landscape irrigation.”

Shacklett indicated the Environmental Advisory Commission, as well as the City Council, had been briefed regarding further regulations that would be covered in Chapter 6 of the Code of Ordinances and would include additional definitions, licensing requirements, inspections, fees, construction, and maintenance requirements. Additionally, the regulations would include restrictions and limitations on the use of the system, locations, system components, screening, special exceptions, and Special Permits.

Mr. Shacklett pointed out that special exceptions would be heard by the Zoning Board of Adjustments (height, screening and setbacks), and if an applicant requested to use the rainwater harvesting system in a manner other than for outdoor irrigation, a Special Permit would come before the Commission for their recommendation prior to going to City Council.

Commissioner Hand remarked that a request for a Special Permit for a rainwater harvesting system had been before the Commission in 2010 and complimented the staff on the speed at which they brought the proposed amendments to the Commission. He added that the amendments would be in keeping with the progressive image the City wanted to have and was a positive move.

Commissioner Bright concurred with Mr. Hand and asked how the screening requirements in the proposed regulations compared to those in the Special Permit case from 2010.

Mr. Shacklett said the Commission recommended a fence to screen the whole unit in the 2010 case, whereas the Council required a living screen on the corners of the system. However, if that same system was submitted under the proposed regulations, it would be required to be screened on all sides to the height of the tank.

Commissioner Henderson asked if the zoning districts listed in the staff report included townhomes, and were there any provisions for PD Planned Development Districts.

Mr. Shacklett replied the amendments did not include townhomes, and PD districts would fall under the Special Permit process.
Commissioner Bouvier asked if the opening on the rainwater harvesting systems would have seals to prevent mosquitoes from getting in.

Mr. Shacklett replied that the downspout would feed into a 12” diameter hole with a screen to act as a debris excluder and would be sealed so there would be no open area between the downspout and the tank.

Mr. Bouvier noted that most citizens use a 55-gallon drum to collect rainwater, and if a permit was not required, would a citizen still have to abide by the screening standard.

Mr. Shacklett replied that the City would not require a permit if a rainwater harvesting system was less than 250 gallons, either by one tank or the combined capacity of multiple tanks; however, the screening standard would have to be maintained either way.

With no further comments or questions, Chairman Gantt opened the public hearing.

Ms. Maitri Smithhisler, 2201 Victoria Lane, Richardson, Texas, acknowledged that she had a rain barrel system at her home and said she appreciated that this item was one of the green initiatives the City was recommending. She asked if the 250-gallon limit could be increased to 350 gallons citing a conversation with a water conservation specialist from Texas A&M Extension program who suggested a higher limit. Smithhisler also wanted to know what the cost would be if a permit was required.

Chairman Gantt thanked Ms. Smithhisler for her comments and stated it was his understanding that a permit was not required for systems that held up to 250 gallons and asked staff if a permit fee had been set for systems above that threshold.

Mr. Hoppe replied that the fee would be $25, or if there was a larger capacity system that required mechanical or electrical inspection, the fee would be one percent of the cost of the system.

No other comments were made in favor or opposition and Chairman Gantt closed the public hearing.

Mr. Hoppe reminded the Commission that the item they would be voting on was an amendment to the CZO and not the Chapter 6 regulations. He added that the 250-gallon threshold would be reviewed by the City Council at the February 14th meeting.

Commissioner Henderson asked about the definition of opaque as listed on page 5 of the regulations, and would a wooden rain barrel have to be lined.

Mr. Hoppe replied that opaque meant not clear and therefore would not allow sunlight to enter. Mr. Gantt added that an opaque container would help prevent the growth of algae.
Regarding a wooden rain barrel, Hoppe said it would have to be used per the manufacturer’s specifications.

Chairman Gantt said it might be nice if the City offered for purchase, or included with a paid permit, one or more of the labels or signs that were required: “Rainwater – Do not Drink,” “Non-potable Water – Do not Drink.”

**Motion:** Commissioner Henderson made a motion to recommend approval of Zoning File 11-01 as presented; second by Commissioner Hand.

Chairman Gantt asked if the motion should include the two suggested Comprehensive Zoning Ordinance amendments listed in the staff report.

Mr. Henderson replied that it should and so amended his motion. Mr. Hand concurred with the amendment.

Motion passed 7-0.

Chairman Gantt noted that after the adjournment of the regular business meeting, the Commission would move back to the East Conference room and re-open the briefing session to complete the drainage presentation listed on the agenda.

**ADJOURN**

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:29 p.m.

David Gantt, Chairman
City Plan Commission
Agenda
Item 2
GALATYN PARK NORTH

Attachments:

1. Staff Report
2. Locator
CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
February 1, 2011  

Permitted Uses

PROJECT SUMMARY

<table>
<thead>
<tr>
<th>Project:</th>
<th>Data Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Northeast corner of Renner Road and Wyndham Lane.</td>
</tr>
<tr>
<td>Staff Comments:</td>
<td>The applicant is requesting approval of an office use for a 7.15 acre tract located at the northeast corner of Renner Road and Wyndham Lane within Tract R-13B of the PD. The applicant intends to develop a 72,503 square foot data center with utility yard on the subject site. In accordance with Ordinance 2587-A, Tract R-13B permits all uses allowed under the A-950-M (Apartment District) “by-right,” including apartments, duplexes, single-family detached, patio homes and townhomes, but requires approval of office, research, assembly and manufacturing uses by the City Plan Commission and the City Council. The proposed use; a data center, is classified as an office use and therefore requires approval of the use by the Commission and City Council. The properties located on the east side of Wyndham Lane are predominantly developed as non-residential. Should the City Council approve the proposed data center use, a revised concept plan of Tract R-13B, per Ordinance 2587-A, must be approved by the City Plan Commission prior to review of a plat, detailed site, landscape and civil plans, and façade elevations.</td>
</tr>
<tr>
<td>History:</td>
<td>In November 1999, City Council approved a data center as an additional use located north of the subject site (partially located within Tract R-13B). The data center was constructed in 2000.</td>
</tr>
</tbody>
</table>
CPC Action: Recommendation to the City Council
The City Plan Commission may recommend approval of the request as presented, recommend approval with conditions or deny the applicant’s request.

Earliest City Council Agenda: February 28, 2011

BACKGROUND

Zoning: PD Planned Development District (Ord. 2587-A, Tract R-13B)

Lot Area: 7.15-acres

Proposed Use: Data center

Adjacent Land Use, Zoning:

North Undeveloped and Data Center; PD (Planned Development District)

East Fire Station No. 6; A-950-M (Apartment District)

South (across Renner Road) Single-family Residential (Fairways of Sherrill Park); R-1500-M (Residential District)

West (across Wyndham Lane) Undeveloped; PD (Planned Development District)
Agenda

Item 3
VARIANCES 11-01 & 11-02

Attachments:

1. Staff Report
2. Locator
3. Variance Exhibit
4. Notice of Variance Request
5. Notification List
6. Notification Map
CITY PLAN COMMISSION
BACKGROUND INFORMATION
February 1, 2011

Variance 11-01 and 11-02

<table>
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<tr>
<th>SUMMARY</th>
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<tr>
<td><strong>Owner:</strong></td>
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<td><strong>Applicant:</strong></td>
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<tr>
<td><strong>Project Name:</strong></td>
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<tr>
<td><strong>Location:</strong></td>
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<tr>
<td><strong>Request:</strong></td>
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</tbody>
</table>

**CPC Action:** Recommendation to the City Council

The City Plan Commission may recommend approval of the request as presented, recommend approval with conditions or deny the applicant’s request.

**Earliest City Council Agenda:** February 28, 2011

**Notification:** This request is not a public hearing and specific notification is not required by State law. As a courtesy, adjacent property owners received written notification.

**Correspondence:** No correspondence has been received to date.
DEVELOPMENT SUMMARY

Land Area: 7.15-acres (311,628 square feet)

Zoning: PD Planned Development District (Ord. 2587-A, Tract R-13B)

Existing Development: Undeveloped

Adjacent Land Use; Zoning:
- North: Undeveloped and Data Center; PD (Planned Development District)
- East: First station No. 6; A-950-M (Apartment District)
- South (across Renner Road): Single-family Residential (Fairways of Sherrill Park); R-1500-M (Residential District)
- West (across Wyndham Lane): Undeveloped; PD (Planned Development District)

BACKGROUND INFORMATION

Staff Background:
The variance exhibit reflects the development of a 72,503 square foot data center at the northeast corner of Renner Road and Wyndham Lane. The requested variances permit the proposed data center to develop with design standards that are unique to this type of land use and the subject site.

VAR 11-01
Article III, Section 21-47(d)
[Screening and Open Space]:
The Subdivision and Development Code requires a minimum 6-foot high masonry screening wall along the property line where a non-residential development sides to residentially zoned property. In this case, the property east of the subject site is zoned for the A-950-M (Apartment District); however, the site is occupied by Fire Station No. 6. The applicant is requesting that a wrought-iron security fence be permitted in lieu of the masonry screening wall. Since the property east of the site is owned by the City of Richardson for Fire Station No. 6, the request will have little to no impact to the adjacent development.

Since 2001, there have been six (6) variances approved to the masonry screening wall requirement. Of these variances, four (4) were related to the development or expansion of a religious facility. The
remaining two (2) variances were for non-residential uses developing adjacent to City owned property, such as a park or open-space.

VAR 11-02

Article III, Section 21-52(i)
[Off-street Parking]:

The Subdivision and Development Code requires minimum parking standards. Under current requirements, the subject data center would be required 115 parking spaces based upon a parking ratio of 1:250 square feet for the office areas and 1:1000 square feet for warehouse areas. The applicant is requesting a reduced parking ratio of 1:3000 square feet of total building area. The proposed ratio is in conformance with the conclusions of a Traffic Impact Analysis (TIA) developed for the proposed data center. Additionally, as part of an ongoing comprehensive parking analysis conducted by staff, the proposed parking ratio appears to provide an acceptable level of spaces for the subject use.

In July 2007, City Council approved reduced parking ratios of 1:3000 square feet for the portions of unmanned area and 1:300 square feet for the manned area for the Collins Tech Park data facilities.
NOTICE OF VARIANCE REQUEST
RICHARDSON CITY PLAN COMMISSION

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

VAR No./Name: VAR 11-01 & 11-02/Data Center
Property Owner: Bush/75 Partners, LP
Applicant: Hugo Morales, PE/ Kimley-Horn assoc.
Location: Northeast corner of Renner Road and Wyndham Parkway
Request:
1. Article III, Section 21-47(d) Provide a wrought-iron fence with landscaping in lieu of a masonry screening wall along the eastern property line.
2. Article III, Section 21-52(i) Request a reduced parking ratio of one (1) space for each 3,000 square feet of floor area in lieu of the applicable standards for office and warehouse uses.

The City Plan Commission will consider this application on:

TUESDAY, FEBRUARY 1, 2011
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

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

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

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

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

AGENDA: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday prior to the meeting. For a copy of the agenda, please go to: http://www.cor.net/PublicNotices/Notices/CPC/Current_Agenda-Action.html.

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

Date Mailed: January 21, 2010
<table>
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<tr>
<th>Name</th>
<th>Address</th>
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<tr>
<td>BUSH/75 PARTNERS LP</td>
<td>4801 W LOVERS LN</td>
<td>FAIRWAYS OF SHERRILL PARK</td>
<td>EARLE GREGORY D &amp; NANCY</td>
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<tr>
<td></td>
<td>DALLAS, TX 75209-3137</td>
<td>PO BOX 830341</td>
<td>1819 WHITNEY DR</td>
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<td>RICHARDSON, TX 75083-0341</td>
<td>RICHARDSON, TX 75082-3118</td>
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<td>KORN MARTIN ETUX LINDA</td>
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<td>SCHREIBER PATRICK R ETUX</td>
<td>1811 WHITNEY DR</td>
<td>WALKER MARK L &amp; JULLY U</td>
<td>WELCH DEBORAH F</td>
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VAR 11-01 & 11-02