



# Notice of Public Hearing

## City Plan Commission • Richardson, Texas

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

### ZONING CHANGE – COURTESY NOTICE

**File No./Name:** ZF 16-24 / Main Street/Central Expressway Form Based Code  
**Property Owners:** Multiple owners  
**Applicant:** City of Richardson  
**Location:** East and west sides of Central Expressway, generally bounded by: Rayflex Drive, Interurban Street, Arapaho Road, Greenville Avenue, and Apollo Road on the northeast; LaSalle Drive, Abrams Road, Phillips Street, DART right-of-way, East Spring Valley Road and Greenville Avenue on the east; Buckingham Road and city limit line on the south; TI Boulevard, St. Paul Drive, West Spring Valley Road, Central Expressway, the alley along the east side of the Richardson Heights Second Installment Addition, the alley along the south and west sides of the Richardson Heights Village SC Addition, and Lindale Lane on the west; the alley along the southern boundary of the Richardson Heights 4 Addition, Custer Road, the south and east boundaries of the Central Terrace Addition, and the north boundary of the Barlow Place Addition on the northwest. **(See map on reverse side)**  
**Current Zoning:** A-950-M, C-M, I-M(1), LR-M(1), LR-M(2), O-M, R-1250-M, R-1500-M, R-950-M, TO-M and PD Planned Development Ordinance Numbers 4097 and 4099.  
**Request:** Amend the existing PD Planned Development Main Street/Central Expressway Form Based Code's development standards and expand the boundaries of the district, rezoning approximately 540 acres allowing retail, commercial, single family and multi-family residential, mixed-use, office, manufacturing, and institutional uses.

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

**TUESDAY, SEPTEMBER 20, 2016**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

*This **courtesy notice** has been sent to all business owners within the area being rezoned. State law only requires cities to notify property owners of real property being rezoned and within 200 feet of the request; as such ownership appears on the last approved city tax roll. **This notice is being sent to you as a courtesy as a business owner within the area being rezoned.***

**Process for Public Input:** A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

Persons who are unable to attend, but 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.

*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>.

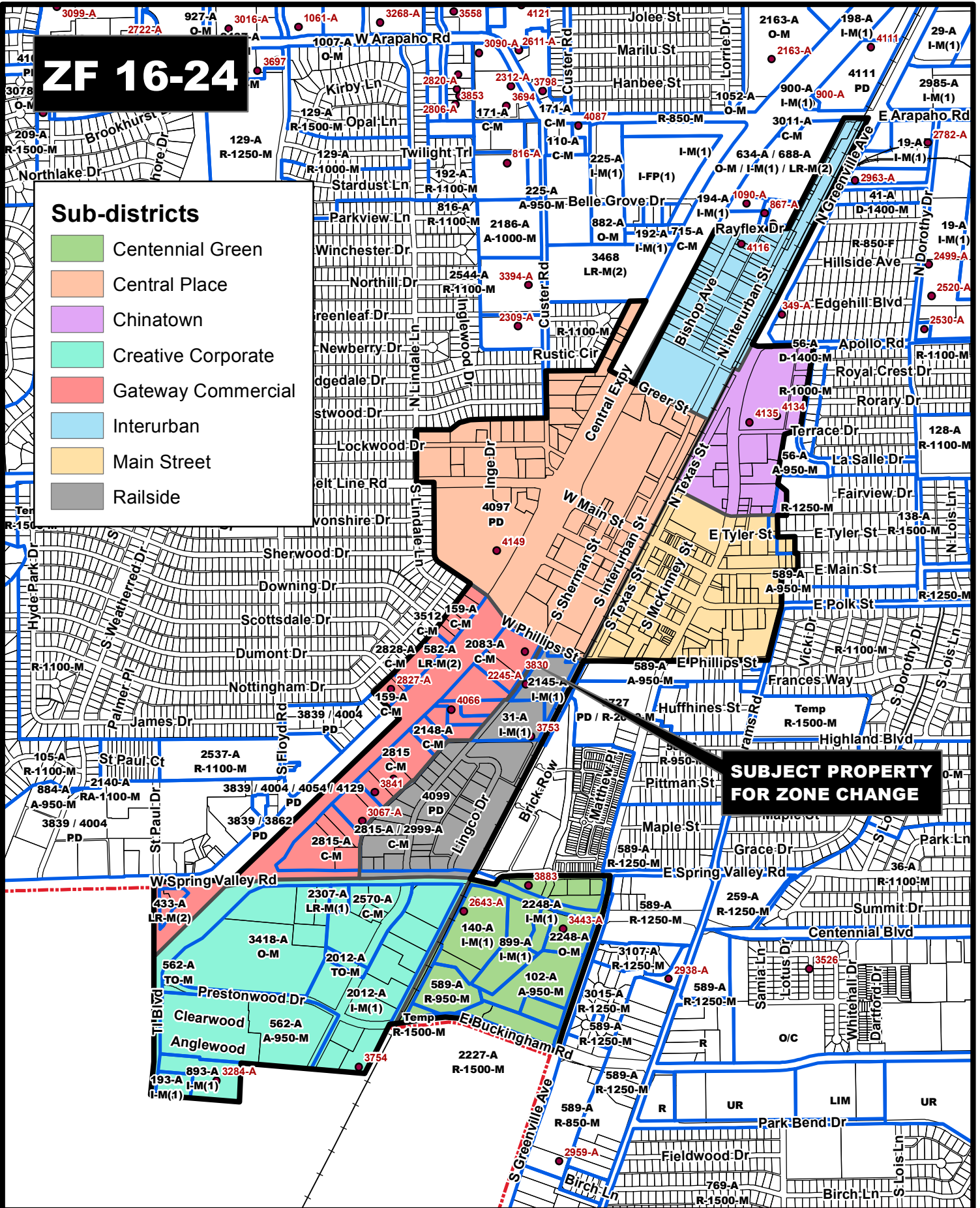
For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 16-24. Date Posted and Mailed: 09/09/2016

# ZF 16-24

## Sub-districts

- Centennial Green
- Central Place
- Chinatown
- Creative Corporate
- Gateway Commercial
- Interurban
- Main Street
- Railside

**SUBJECT PROPERTY FOR ZONE CHANGE**



## ZF 16-24 Courtesy Notice Map

Updated By: krumk, Update Date: September 6, 2016  
 File: DSI\Mapping\Cases\Z\2016\ZF1624\ZF1624 notification.mxd

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.

