City of Richardson
City Plan Commission
Agenda Packet
Tuesday, February 1, 2022

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AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, FEBRUARY 1, 2022 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

City Plan Commission Meetings are held in the City Council Chambers. Members of the public may also watch City Plan Commission meetings online (https://www.cor.net/video) or on cable.

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: 6:30 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the City Council Chambers 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. – COUNCIL CHAMBERS

MINUTES

1. **Approval of minutes of the regular business meeting of December 21, 2021.**

PUBLIC HEARING

2. **Zoning File 21-25 – Special Permit – Children are Heroes Learning Center:** Consider and act on a Special Permit request for a childcare center, located at 1006 Hampshire Lane on a 0.403-acre lot currently zoned C-M Commercial within an existing building, located south of Arapaho Road, on the east side of Hampshire Lane. *Property Owner: Darrin May, DCM Properties LP. Staff: Daniel Harper*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, JANUARY 28, 2022.

_____
CONNIE ELLWOOD, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING LINDSAY TURMAN, ADA COORDINATOR, VIA PHONE AT 972 744-0908, VIA EMAIL AT ADACOORDINATOR@COR.GOV, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

Agenda Item 1

Approval of the Minutes of the December 21, 2021 City Plan Commission Meeting

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – DECEMBER 21, 2021

The Richardson City Plan Commission met on December 21, 2021, at 7:00 p.m. in the City Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT:	Bryan Marsh, Chairman Stephen Springs, Vice Chairman Kenneth Southard, Commissioner Joe Costantino, Commissioner Sibyl LaCour, Commissioner Michael Keller, Commissioner Gary Beach, Commissioner
MEMBERS ABSENT:	Gwen Walraven, Commissioner
CITY STAFF PRESENT:	Chris Shacklett, Interim Asst Director - Planning Daniel Harper, Senior Planner Connie Ellwood, Executive Secretary Ruth Rodriguez, Administrative Assistant I

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 on December 7, 2021.**

   Motion: Commissioner Southard made a motion to approve the minutes as presented; Seconded by Commissioner Costantino. Motion passed 7-0.

PUBLIC HEARING

2. **Zoning File 21-28 – Special Permit – Massage Establishment:** Consider and act on a Special Permit request for a massage establishment, located at 1750 N. Collins Boulevard on a 2.1-acre lot currently zoned O-M Office within an existing office building, located on the southeast corner of N. Collins Boulevard and Municipal Drive. *Property Owner: Gary Yeh, Dalrock Management Inc. Staff: Daniel Harper*

   Mr. Harper began his presentation stating the applicant was requesting a Special Permit for a massage establishment use. The property was zoned O-M Office and was located at 1750 N. Collins Boulevard. The property was a two-story, 32,000-square foot office space. The applicant was proposing to occupy a 200-square foot lease space known as Suite 200A. They requested a Special Permit to allow for a massage establishment use and the property would be limited to Dawn McKee of McKee Wellness with operating hours limited to 10:00 a.m. to

5:30 p.m. Monday through Friday. The applicant had been a licensed massage therapist for more than twenty (20) years and had recently relocated to Texas. The applicant would provide a variety of modalities and services related to massage and therapeutic services. In January 2020, a Special Permit for a massage establishment located in Suite 200B was approved by Ordinance Number 4333. The certificate of occupancy for the massage establishment was issued in March 2020; however, the applicant vacated the location on June 17, 2021. The Special Permit was limited to the applicant and was automatically terminated on December 15, 2021 in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance. There were currently no Special Permits allowed for a massage establishment at the subject property.

In summary, the proposed Special Permit request would be limited to Suite 200A, and no other person except for Dawn McKee of McKee Wellness could operate the said massage establishment at said location. The hours of operation would be limited based on information provided by the applicant.

Mr. Harper concluded his presentation stating that no correspondence regarding the request had been received in favor or opposition to the request and then made himself available for questions.

With no questions for staff, Chairman Marsh opened the public hearing and asked the applicant to come forward should they wish to speak on behalf of the request.

Ms. Dawn McKee, 1117 Westminster Lane, Garland, Texas came forward as the applicant to speak in favor of the request. She provided information concerning her licenses and tenure as well as the types of massage modalities she was trained/licensed in which included: Swedish, trigger point therapy, prenatal, myofascial release, sports, deep-tissue, foot reflexology, therapeutic relaxation and stretching. She provided information regarding the proposed hours of operation and confirmed sessions would be by appointment only, scheduled through the McKee Wellness website or the Facebook application. Therapy sessions could range from thirty (30) minutes up to two (2) hours in length and all clients would be required to complete a health intake form and office policy agreement. Ms. McKee described her experience operating in Minnesota, and she now wants to operate in Richardson.

With no further questions of the applicant or staff, Chairman Marsh asked if anyone wanted to speak in favor or opposition to the request. Seeing none, Chairman Marsh closed the public hearing and asked for further comment or a motion from the Commission.

Motion: Commissioner Beach made a motion to recommend approval of Zoning File 21-28 – Special Permit – Massage Establishment. Seconded by Commissioner Keller. Motion Passed 7-0.

3. **Zoning File 21-24 – PD Planned Development – Glenville-Lookout Planned Development:** Consider and act on a request to rezone approximately 16.4 acres at the northeast corner of N. Glenville Drive and E. Lookout Drive from I-M(1) Industrial to PD Planned Development to accommodate the development of a mixed-residential community

including, but not limited to, apartments, an independent living facility, townhomes, and live-work units. *Owner: Charles Haddad, GH Glenville, Inc. Staff: Chris Shacklett*

Mr. Shacklett began his presentation stating the request was to rezone approximately 16.4 acres from I-M(1) Industrial District to PD Planned Development District to accommodate a mixed-residential community accommodating up to 590 residential units including townhomes with live/work units, an independent living facility and apartments. In October of 2021, City Council took action to grant authorization to allow a zoning application to be filed on the subject property which was required due to deed restrictions of said property requiring City Council approval to allow a zoning application that included multi-family residential entitlements. The subject property was rezoned to I-M(1) Industrial in 1989 and separated into multiple tracts. Some tracts only allowed for office and industrial development only, where others allowed for properties to be developed as office and industrial in addition to retail per the LR-M(2) Local Retail regulations or apartments per the A-950-M Apartment regulations. The northern half of the subject property (approximately 8.5 acres of the 16.4-acre site) did have rights that allowed for apartment development equating to approximately 153 units.

He continued stating the Future Land Use Plan called for the subject area as well as much of the area to the north of the subject site, to be designated as Regional Employment which did not include residential development; however, the subject property currently had rights at approximately eighteen (18) units per acre for the 8.5 acres. Additionally, the properties directly to the north along Routh Creek Parkway, were similarly rezoned in 2014 from the same I-M(1) Industrial District to a PD Planned Development District. The PD also allowed for apartment development at a minimum density of thirty (30) units per acre throughout the tract. Said tract was developed at approximately thirty-nine (39) units per acre, similar to the thirty-six (36) units per acre proposed for the subject property. Furthermore, the residential uses on said property would not create negative impacts related to screening or setbacks for the other developed commercial properties because they were separated from the subject property by streets and city owned property. The proposed development would include: forty-five (45) townhomes lots; 165 independent living facility units in four (4) buildings, and 380 apartment units in four (4) buildings. He provided the proposed development standards for each unit type:

Townhomes & Live/Work Units

- Forty-five (45) lots on 3 acres
- Minimum unit size of 1,200 square feet
- Front Setback of five (5) feet; Side Setback at ten (10) feet between buildings; Rear Setback of maximum five (5) feet (to require driveways to be short enough to discourage vehicles from parking on an angle hanging over into the private drives)
- Two (2) enclosed garage spaces per unit; Additional surface visitor parking at 0.5 visitor space per unit for a total requirement of 113 parking spaces; 127 parking spaces provided
- A minimum of five (5) live/work units were required to meet the PD conditions

Independent Living Facility

- 165 units on 4.1 acres
- Minimum unit size of 500 square feet
- Front Setback would be a minimum of ten (10) feet along Glenville Drive which was the only required setback other than those required by Building Code
- A minimum of one (1) required parking space per unit for a total of 165 parking spaces were required; 222 parking spaces via tuck-under garages, surface parking and tandem parking located behind the tuck-under garages would be provided

Apartments

- A maximum of 380 apartment units within four (4) buildings located on 9.3 acres
    - Building 1 would be located along Lookout Drive; 5-story product with a wrapped structured parking garage providing 370 parking spaces
    - Buildings 2-4 would provide thirty-eight (38) enclosed garage spaces with thirty-eight (38) tandem spaces behind the garage spaces for each building; 164 surface parking spaces would be provided throughout the area
- Front Setback would be a minimum of ten (10) feet along Glenville Drive & Lookout Drive which was the only required setback other than those required by Building Code
- A minimum of one (1) required parking space per bedroom as proposed for required parking of 474 spaces; 610 parking spaces would be provided via the parking garage, tuck-under garages, surface parking and tandem parking located behind the tuck-under garages throughout the entire apartment tract

Mr. Shacklett explained some of the roadway modifications that would be made should this request be recommended for approval. These included:

- Closure of the left turn lane that was located at an existing median opening for southbound traffic on Glenville Drive. At the time of construction of the median, a left turn lane was constructed to provide access to the subject property, but since the subject property will not construct a driveway at this median opening, the City has requested that the left turn lane be closed at the time of development.
- Connection to the city trail system along Glenville Drive at the northern portion of the subject property. Renderings illustrated the sidewalk would begin to go below the grade of the street and adjacent buildings at the northern end of the subject property to tie into the grade of the existing trail system.
- Addition of a right turn lane at the southernmost Glenville Drive driveway. It was determined that the highest number of right turns along Glenville Drive would occur at this driveway; therefore, staff requested the right turn lane as shown on the concept plan.
- Construction of a hooded left turn or modified left turn lane that would prohibit east bound traffic from turning left into the development or prohibiting vehicles from exiting the property on Lookout Drive from turning left to go eastbound on Lookout Drive. Further modifications may be made at the time of development to the hooded left turn to allow both left turns in and out of the existing driveway of the property to the south.
- Location of a future traffic signal at Glenville Drive and Lookout Drive. A signal warrant analysis was completed showing that current traffic only met the peak hour warrants;

however, once the site traffic was added, the 4-hour warrant was met. Therefore, a condition that 25% of the cost of a traffic signal be escrowed prior to the approval of development plans was included in the proposed conditions. Although the escrow would be required prior to construction, the City would be responsible for conducting future studies using real traffic counts after the opening of the development. At that time, the City would program the traffic signal construction as funding became available.

Mr. Shacklett then spoke about the building elevations for each of the three (3) residential unit types to include:

Townhomes & Live/Work Units

- Front and side elevations constructed of approximately 84% masonry materials
- Three (3) stories tall
- Each building would contain 4-6 units
- Rear of building would face private drives or fire lanes where vehicles would access the enclosed garages for each unit

Independent Living Facility

- Buildings constructed of 32% to 36% masonry materials
- Range in height was 3-5 stories tall
- Each building would be constructed of brick and stucco with fiber cement siding
- Garage parking would be provided within three (3) of the four (4) buildings and would be located off the private drives or fire lanes. Some of the units would have individual garages

Apartments

- Multi-Family Building 1 – 5-story wrap building located at the hard corner of Glenville Drive and Lookout Drive
    - Building Materials and masonry percentages range from 46% to 49% accented with fiber cement and metal panels
    - Structured parking would be provided on the north side of the building where the entrance to the parking garage was provided and would consist of 370 parking spaces
    - West elevation would face Glenville Drive
    - South elevation would face Lookout Drive
- Multi-Family Buildings 2 – 4
    - Constructed of approximately 46% to 49% brick with fiber cement panels and siding and metal panels
    - Balconies with metal railings on each story
    - Thirty-eight (38) enclosed garage spaces with thirty-eight (38) tandem spaces behind the garage spaces (MF Buildings 2-4)
    - 164 surface parking spaces
    - Front of MF Buildings 2-4 would face the east property line towards the Spring Creek Nature Area
    - Rear elevations would face internally

Mr. Shacklett concluded his presentation by stating that no correspondence had been received in favor or opposition to the request then made himself available for questions.

Chairman Marsh asked about the number of bedrooms there would be per building per unit within the independent living area. He asked if all units would be consisting of 1-bedroom units.

Mr. Shacklett responded that there had not been that level of detail discussed with the applicant. The numbers were based off parking of one (1) space per unit. He stated the applicant would be able to speak more to the question.

Chairman Marsh requested that staff restate the deed restrictions and requirements for City Council approval to move forward for application.

Mr. Shacklett stated approximately ten (10) years ago there were deed restrictions put in place when an application for said property for an office development was processed. The case was heard by the City Planning Commission (CPC) which was approved but never constructed. The deed restrictions stated should a zoning application be submitted to change the zoning to include multi-family entitlements, the applicant would be required to receive Council approval prior to submitting a zoning change application.

Commissioner LaCour asked about the parking as it related to the independent living buildings if a resident couple had two (2) vehicles.

Mr. Shacklett responded that there would be ample parking available for the independent living residents. There would be approximately 225 parking space offered for the 165 units.

Chairman Marsh asked for clarity regarding the tandem parking spaces located behind the parking garage and if that would allow for one additional vehicle. He also inquired if the garage spaces for the independent living residents were single car garages and how large the spaces were.

Mr. Shacklett confirmed yes. The applicant would still meet the minimum parking requirements even if the tandem spaces were not counted. He clarified that there would be a single car space allocated for each unit that were more than likely a standard single width garage space of nine (9) to ten (10) feet. Clarification could be provided by the applicant.

With no further questions of staff Chairman Marsh opened the public hearing and invited the applicant to speak.

Mr. Ben Breunig, 9311 Lanshire Drive, Dallas Texas of Lennar Family Communities came forward representing the multi-family portion of the request. He stated they were proposing four (4) distinct residential uses that were combined and complementary to one another as well as the subject area. Also representing the applicant was Bill Dahlstrom and Barry Hand who would be able to further define the request.

Mr. Bill Dahlstrom, 2323 Ross Avenue, Dallas, Texas spoke briefly regarding the uniqueness of the request in that it offered four (4) different styles of residential development for the tract of land.

Mr. Barry Hand, 5005 Greenville Avenue, Dallas, Texas came forward to speak in favor of the request and provide information pertaining to the request. He spoke regarding trends that have taken place since the pandemic began. He stated approximately 52% of workers preferred a hybrid work model which directly affected housing trends. There had become a greater need for more diverse and affordable mixed-use housing with a wide range of housing types for all demographics. Roughly two-thirds of workers wanted a hybrid of home office/work environment.

He continued by stating current trends had moved towards the concept of a 20-minute city which:

- Provided easy access to goods and services
- Provided clean air and public green spaces
- Provided a variety of housing types, housing sizes, and levels of affordability
- Provided smaller-scale offices, retail, and hospitality, along with co-working spaces that would allow individuals to work closer to home

Mr. Hand continued by providing an overview of the different types of housing to include townhomes, an independent living facility, and apartments. He explained that they preferred no walls between the different development tracts to create a cohesive community. Mr. Hand also presented imagery typical of the possible amenities.

Vice Chairman Springs asked about the live/work units and was the idea that the townhomes would be convertible. The renderings illustrated specific units as live/work units. Was there flexibility on where those units would be located along with parking or were six (6) units all that were being proposed.

Mr. Breunig responded the placement of the live/work units on the rendering was selected based on proximity to the visitor parking. Mr. Hand further elaborated stating the units would accommodate business professionals and their clients that might occasionally visit.

Chairman Marsh asked for clarity regarding entry into the parking garages. Would they be cardkey accessible at the point of entry or further into the garage area.

Mr. Hand stated the intent was to provide visitor parking or a service area at the entry point of the garage with a gate with cardkey access further in within the first floor of the parking garage.

Chairman Marsh if there would be any other gated access on the site.

Mr. Hand responded no, but that the retaining walls throughout the site would somewhat separate the different areas.

Chairman Marsh asked about the independent living area and the amenities associated with it. Would they have their own dedicated amenities or secured areas that would be dedicated to that housing type (e.g., club house, pool, etc.).

Mr. Hand responded that the development would allow many different demographics to allow people to "age in place".

Ms. Penny Diaz, 2009 Spotted Court, Plano, Texas came forward to speak more about the independent living area. She stated there would be allocated amenities specific to the housing type to include a small pool area, clubhouse, fitness area, library area, and bicycle racks located on the ground floor.

Commissioner Costantino asked if the live/work units were architecturally special or was it specifically a designation for location. He also asked if the applicant or any of the representatives had experience with projects that were mixed residential development with the independent living component included.

Mr. Hand responded no, and he stated there was not anything architecturally special and was simply a location designation. There might be an area with a desk for work, but essentially the live/work units were the same as other units with no secondary entry point. Mr. Dahlstrom stated there had been developments with mixed residential by another developer that did have an independent living component that has been very successful. Mr. Breunig concurred. He then spoke to the amenities stating each residential group typically wanted their own dedicated amenities.

Commissioner Southard commented that the proposed was three (3) separate residential living areas within one property and wanted to know if it would be marketed as such. He also wanted to know what the price range would be.

Mr. Breunig stated the different residential living areas would be marketed separately. Regarding pricing, it would be marketed at the highest rental pricing for Richardson.

Commissioner LaCour asked why the independent living area was in the middle of the property as opposed to the rear or to one (1) side of the property as related to security concerns.

Ms. Diaz responded it was placed in the proposed location so that it would be buffered from the high traffic areas, and where it would be visible providing additional security.

Commissioner Beach asked about the affordable housing for the missing middle housing versus the response provided by Mr. Breunig regarding marketing rentals at the highest rental pricing for Richardson.

Mr. Hand stated within the multi-family area, the rental pricing was good because it would be a new product on a great site. One of the main focuses was the townhomes provide housing for the missing middle which has a demand within Richardson.

Commissioner Southard asked about the co-working space within the multi-family units.

Mr. Hand responded that it was simply a response to the demand for co-working space for professionals to meet. It would have business infrastructure where individuals could go to get out of their apartments and go to a private area where they can go to and work and or meet with clients. Mr. Breunig stated they had seen the demand for co-working space at other apartment developments.

Vice Chairman Springs asked about the boundaries of the proposed site and if it would provide additional connectors to nature areas and trails.

Mr. Hand responded that the entire concept of the development was to get residents out of their respective housing units and being active within the amenities provided, including the trails and nature area. He also stated they were excited about the townhomes facing onto Glenville Drive.

Chairman Marsh asked for an estimate for the number of children living on the property.

Mr. Hand responded that single family developments were better suited for families with children and historically the estimate would be 5-10% of the single-family units might have school aged children. Mr. Breunig responded that the 5-10% ratio was a high estimate, and the children were typically younger than school aged. Mr. Hand also stated he estimated a lower ratio within the apartments.

Chairman Marsh asked about the parking around the clubhouse and the reasoning for that. He also asked about the independent living units and if they were all one-bedroom units.

Mr. Breunig responded that there was an abundance of visitor parking throughout the development. Ms. Diaz responded that the independent living units comprised of 68% one-bedroom units with the remainder being two-bedroom.

Chairman Marsh asked about the units closest to the creek and if any studies had been conducted concerning drainage, erosion control, and retaining walls.

Mr. Hand stated that there would be dramatic retaining walls to allow for the area to be developable.

With no further questions of the applicant or staff, Chairman Marsh asked if there was anyone that wanted to speak in favor or opposition to the request. Seeing none, Chairman Marsh closed the public hearing and asked for further comment or a motion from the Commission.

Commissioner Costantino clarified which conditions would be included in a motion.

Mr. Shacklett confirmed a motion could be made to recommend approval as presented with an additional condition requiring the co-working space.

Commissioner Southard asked about how much co-working space would be required and if the applicant could quantify how large it would be.

Mr. Bruenig said they could not provide an accurate area at this time, but they would commit to providing co-working space. He confirmed the co-working space would be limited to the residents of the development.

Vice Chairman Springs expressed his support regarding the proposed development and its integration with the surrounding trail and nature areas.

Motion: Vice Chairman Springs made a motion to recommend approval of Zoning File 21-24 – PD Planned Development – Glenville – Lookout as presented with the condition that co-working space shall be provided in Multi-Family Building 1 and limited to the residents of the development. Seconded by Commissioner Southard. Motion Passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 8:13 p.m.

_____
Bryan Marsh, Chairman

Agenda Item 2

Zoning File 21-25:
Children are Heroes Learning Center

ZONING FILE 21-25

Attachments:

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

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Daniel Harper, Senior Planner *DH*

DATE: February 1, 2022

RE: **Zoning File 21-25: Special Permit - Children are Heroes Learning Center**

REQUEST

A request for approval of a Special Permit for a childcare center on a 0.403-acre lot currently zoned C-M Commercial located within an existing building located at 1006 Hampshire Lane, south of Arapaho Road, on the east side of Hampshire Lane.

APPLICANT/PROPERTY OWNER

Valarie McGhee, Children are Heroes Learning Center LLC. / Darrin May, DCM Properties, LP.

ADJACENT ROADWAYS

E. Arapaho Road: 6-lane divided arterial, approximately 30,900 vehicles per day on all lanes, eastbound and westbound, west of N. Floyd Road (2019).

Hampshire Lane: Two-lane, undivided local street; no traffic counts available.

SURROUNDING LAND USE AND ZONING

North: Dog daycare and boarding establishment; C-M Commercial
South: Indoor soccer facility; C-M Commercial
East: Retail/Commercial; C-M Commercial
West: Office; O-M Office

FUTURE LAND USE PLAN

Enhancement / Redevelopment Area - West Arapaho

The area along Arapaho Road between Central Expressway and Floyd Road includes several retail and low-density office developments, as well as the property north of the City Hall/Civic Center/Library complex. Many of the underperforming commercial properties in this corridor have outlived their usefulness and redevelopment and enhancement efforts should focus on better serving the retail and office needs of the surrounding neighborhoods. Residential uses such as

duplexes, townhomes, or senior housing may be appropriate at certain locations, especially adjacent to existing neighborhoods.

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment
South: Enhancement/Redevelopment
East: Enhancement/Redevelopment
West: Enhancement/Redevelopment

EXISTING ZONING

C-M Commercial per Ordinance No. 106.

TRAFFIC/INFRASTRUCTURE IMPACTS

The proposed request will not have a significant impact on the surrounding roadway system nor impact existing utilities in the area. The applicant intends to allow drop-off and pick-up to be conducted in a dead-end parking area on the west side of the building. Since the property is located on Hampshire Lane and there is no through traffic, a Traffic Impact Analysis was not required.

STAFF COMMENTS

Background:

The site was originally developed as an approximately 4,800-square foot office building in 1981. In 1990, Ordinance 2806 was approved for a "childcare center" at 1006 Hampshire Lane. The ordinance allowed the outdoor play area to be located on the lot to the north of the property, which was never developed. In 1991, Ordinance 2820 was approved for "childcare activities" on both 1010 Hampshire Lane (property to the north of the outdoor play area) and 1006 Hampshire Lane with provisions related to backing and turning movements and curb stops for the parking lot located on 1006 Hampshire Lane. See the attached exhibit labeled "Previous Aerial Map" showing the configuration of the previous childcare facility buildings and outdoor play area.

The two (2) buildings operated together as a childcare center until 2018. In 2019, the properties to the north were granted a Special Permit (Ordinance 4287) to allow a dog daycare and boarding establishment. Ordinance 4287 also repealed the previous Special Permits related to childcare centers on both properties. At the time of approval of Ordinance 4287, the childcare center on the subject property had already closed. The Special Permit for the dog daycare and boarding establishment included the outdoor play area discussed above, which required a replat to adjust the property lines to incorporate the outdoor play area into the new dog daycare property. The attached exhibit labeled "Current Aerial Map" reflects the existing lot configuration of the two (2) lots and associated improvements.

Since the Special Permits were repealed and the childcare center use at 1006 Hampshire Lane has been discontinued for a period exceeding 180 days, the use is deemed to have been abandoned and

future use of the property is required to conform to the terms of the Comprehensive Zoning Ordinance. Therefore, approval of a new Special Permit is required to operate a childcare center.

Request:

The applicant is requesting a Special Permit to allow a childcare center to be located at 1006 Hampshire Lane. The childcare center would accommodate children ages six (6) weeks to twelve (12) years old and would accommodate a maximum of eighty (80) students per the applicant's statement. The hours of operation for the facility will be Monday through Friday from 6:30 a.m. to 6:30 p.m. with drop-off and pick-up procedures being conducted through a system of parent mobile check-in. Parents will park their vehicle and escort their children to and from the front door.

The existing parking area on the east side of the building will be removed to create an outdoor play area including an 800-square foot play set with a grassed surface, while utilizing the remaining concrete area (approximately 2,300 square feet) as additional play area. This area will be surrounded by a 6-foot-tall solid vinyl fence similar to the fencing used for the dog daycare facility. A side yard area (approximately 800 square feet) will also be utilized as an outdoor play area. The area is developed with grass and a concrete sidewalk and is enclosed with a 4.5-foot to 5.5-foot-tall metal fence.

Minor exterior modifications to the building will be made to accommodate the addition of at least one (1) exterior door as well as possible modifications to existing doors to meet Building Code and safety standards for childcare centers. Also, the site does not currently contain a dumpster. A shared dumpster agreement with the property owners of 1000 Hampshire Lane (property to the south) has been informally agreed to with the applicant. Staff has included a condition of approval stating the Certificate of Occupancy for the childcare center shall not be issued until a formal shared dumpster agreement between the applicant and the property owner to the south has been executed.

The property provides sixteen (16) parking spaces located on the west side of the property. This parking lot is currently designed in a dead-end configuration and allows for limited mobility on the site. No changes to this parking area are proposed. The applicant has stated the staff will utilize eight (8) spaces on the south side of the parking lot and the eight (8) spaces on the north side of the parking lot will be reserved for parent pick-up and drop-off.

Staff has expressed concern that if the childcare center serves up to eighty (80) students as requested, sixteen (16) parking spaces may not be sufficient to accommodate the number of staff and parents using the parking lot during peak drop-off and pick-up times. The applicant has reported the childcare center will implement a staggered drop-off and pick-up system to reduce the peak time burdens on the limited parking lot.

Correspondence: To date, staff has not received any correspondence regarding this request.

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

Should the CPC recommend approval of the applicant's request, the motion should include the following special conditions:

1. The use of the property for a childcare center shall be limited to the area of the building located on the Property depicted on the concept plan, attached as Exhibit "B" (the "Concept Plan"), and made a part thereof.

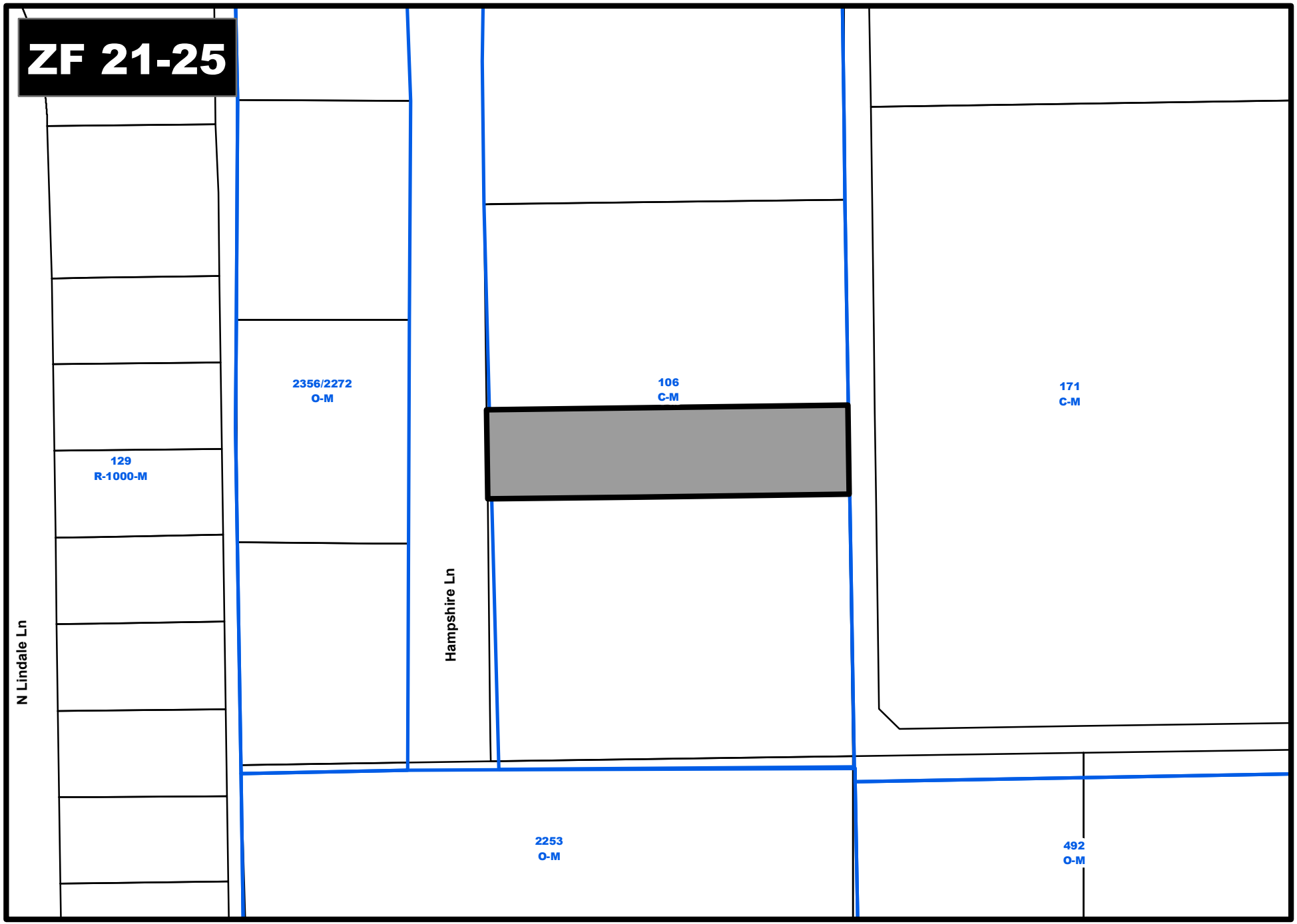
2. A Special Permit shall be granted to allow a childcare center which shall be limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof, and shall be limited to Valarie McGhee, Children are Heroes Learning Center, LLC. No other person, company, business, or legal entity may operate childcare center on the property other than Valarie McGhee, Children are Heroes Learning Center, LLC. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

3. A building permit for the property shall be obtained from the City in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.

4. A shared dumpster agreement with the owner of 1000 Hampshire Lane shall be executed prior to the issuance of a Certificate of Occupancy.

5. The childcare center shall be limited to a maximum enrollment of eighty (80) children.

Council Hearing Date: The earliest possible City Council hearing date is February 28, 2022.

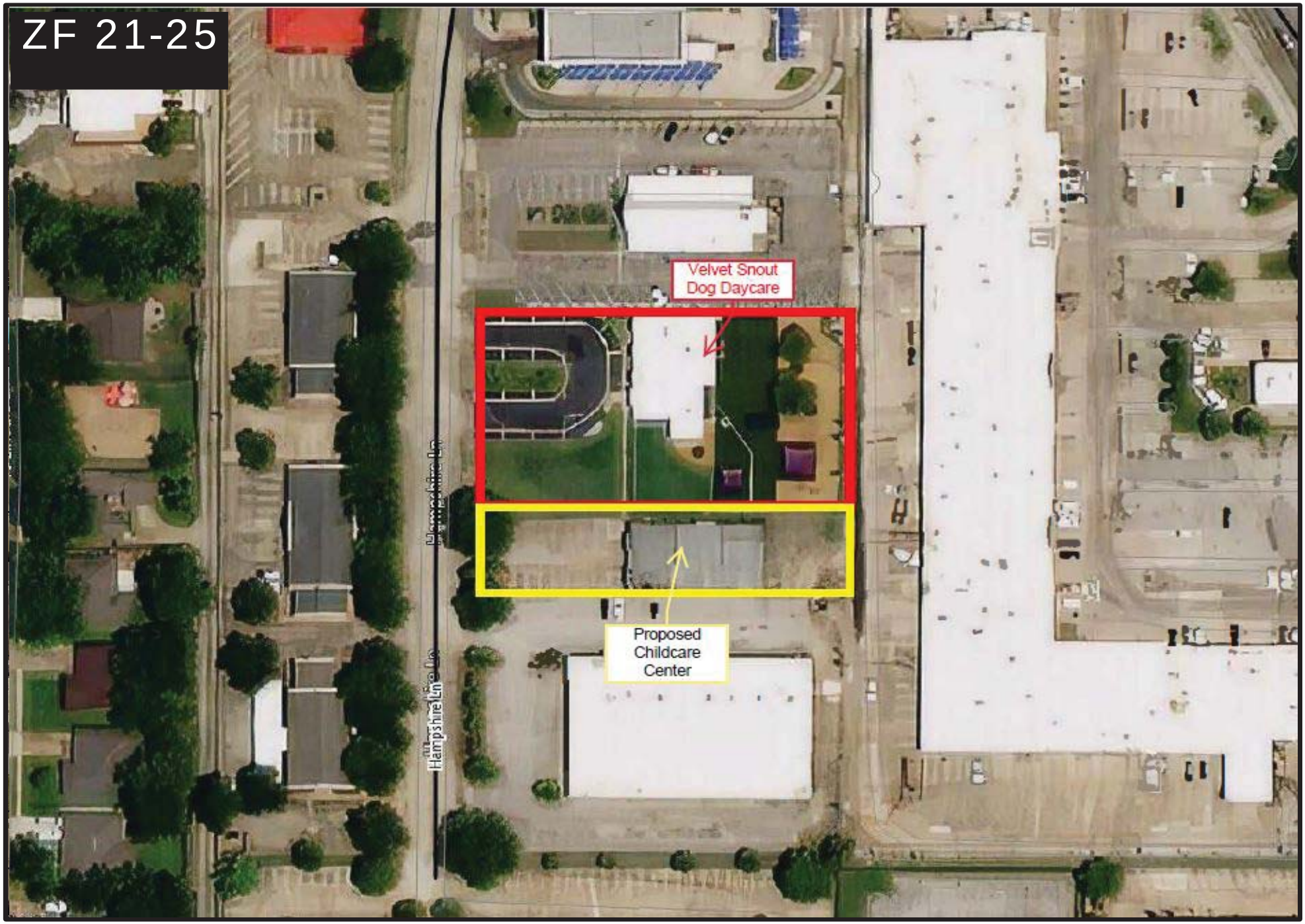


ZF 21-25 Zoning Map
Special Permit - Childcare Center
1006 Hampshire Lane

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.

N W E S

RICHARDSON TEXAS



ZF **21-25 Current** Aerial Map

Children are Heroes Childcare Center

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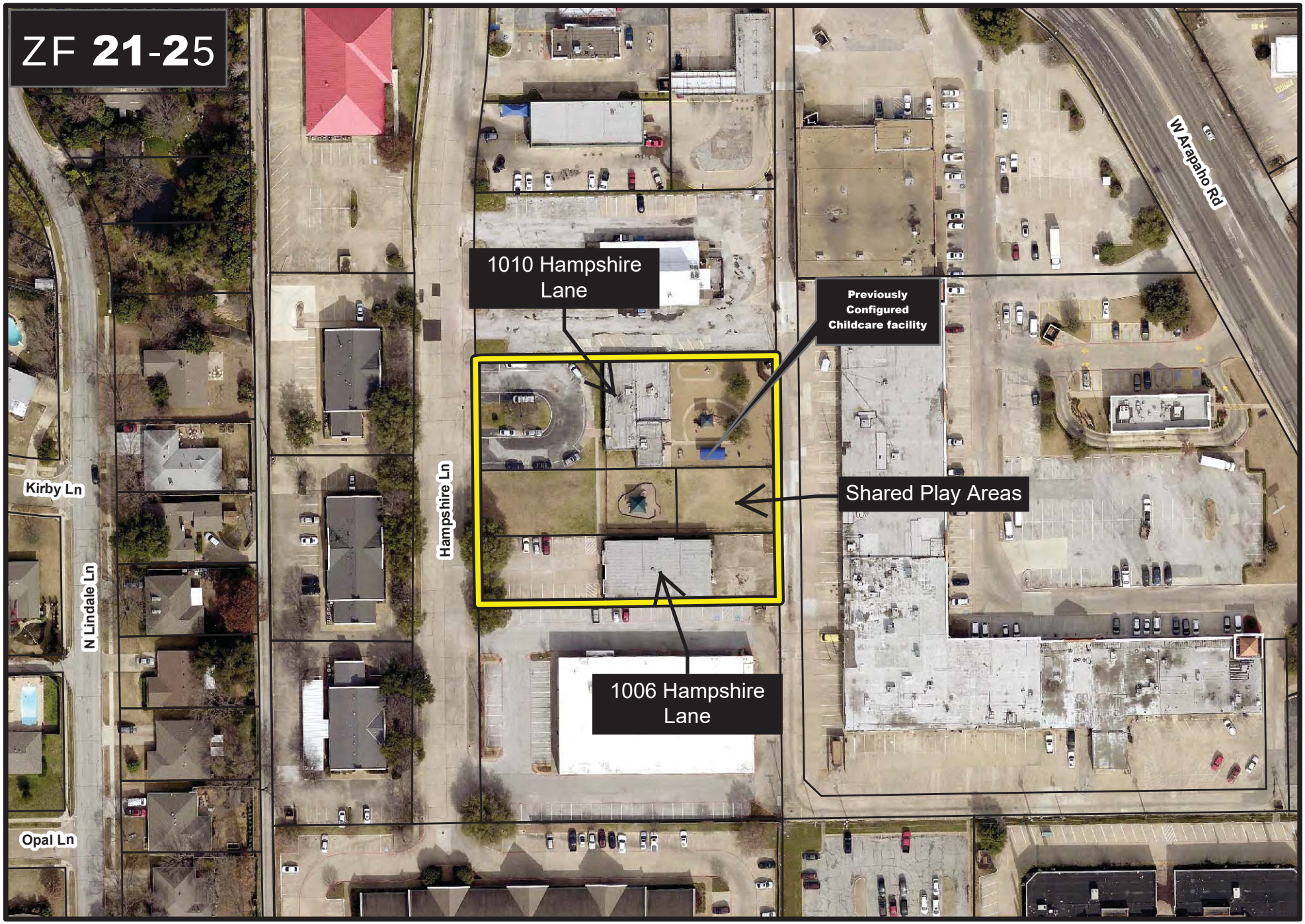
N W E S

RICHARDSON TEXAS



ZF **21-25** **Previous** Aerial Map

Children are Heroes Childcare Center

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N W E S

RICHARDSON TEXAS

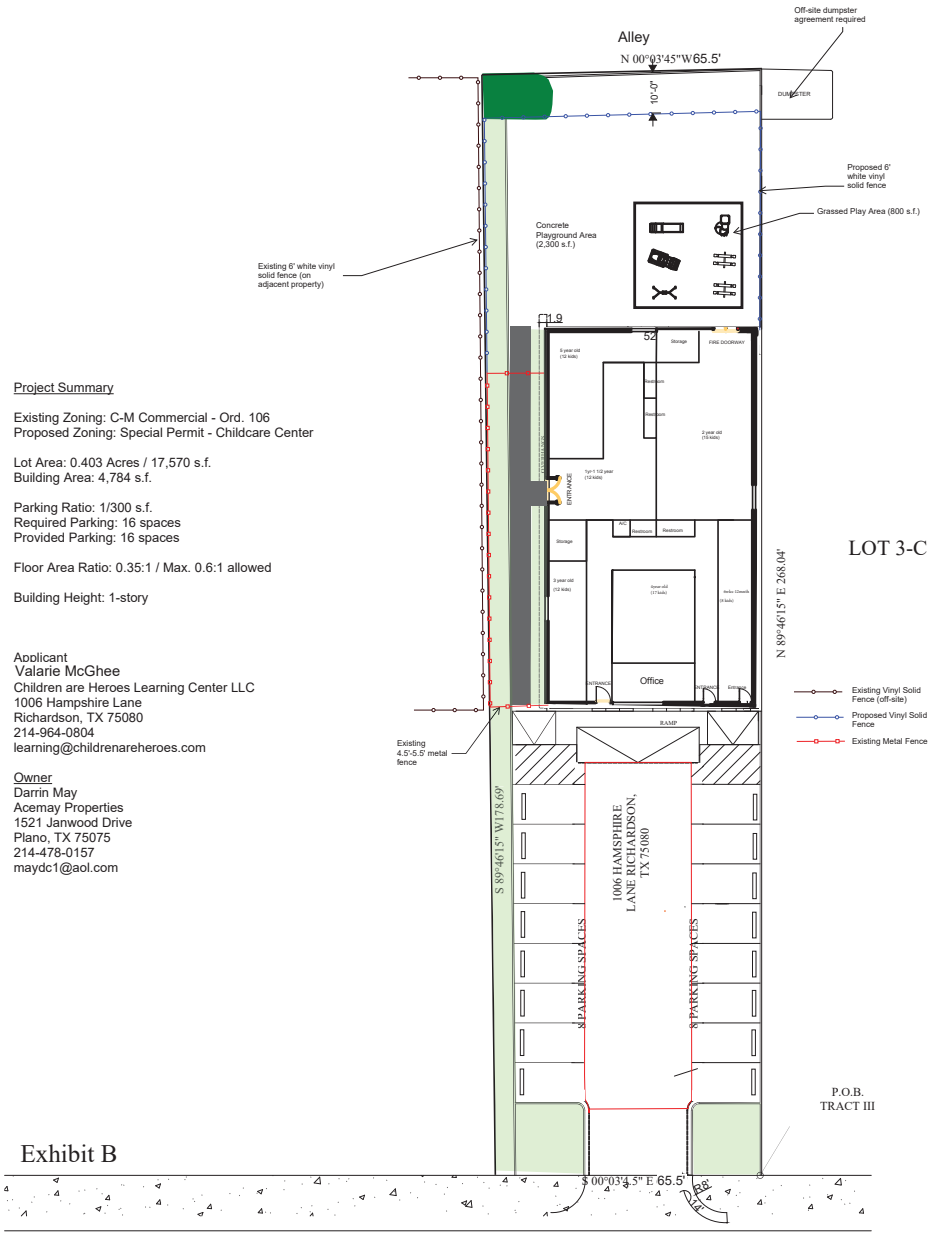


Exhibit B

1006 HAMPSHIRE LANE

Project Summary

Existing Zoning: C-M Commercial - Ord. 106
Proposed Zoning: Special Permit - Childcare Center

Lot Area: 0.403 Acres / 17,570 s.f.
Building Area: 4,784 s.f.

Parking Ratio: 1/300 s.f.
Required Parking: 16 spaces
Provided Parking: 16 spaces

Floor Area Ratio: 0.35:1 / Max. 0.6:1 allowed

Building Height: 1-story

Applicant
Valarie McGhee
Children are Heroes Learning Center LLC
1006 Hampshire Lane
Richardson, TX 75080
214-964-0804
learning@childrenareheroes.com

Owner
Darrin May
Acemay Properties
1521 Janwood Drive
Plano, TX 75075
214-478-0157
maydc1@aol.com

1006 HAMPSHIRE LANE RICHARDSON, TX 75080

REVISIONS	
–	–

ISSUE: 01/1/2022
DRAWN BY: –
CHECKED BY: –
SCALE: –
SHEET NO. 1


Looking East along
West side of
Building
(Front of Building)

Looking West along
North Side of Building
(Side Yard Play Area)

Looking West at Rear of Building
(Rear Yard Play Area)

1/13/2022

Re: Special Use Permit for Children Are Heroes Learning Center LLC.

Location: 1006 Hampshire Lane Richardson,TX 75080

To whom it may concern:

Children Are Heroes Learning Center LLC, is requesting a special use permit to use the location 1006 Hampshire Lane as a Daycare Center. This location has previously been used as a licensed Daycare Center for over 40 years under the name Richardson Learning Center. Children Are Heroes Learning Center LLC, will service children ages 6 weeks to 12 years old, providing care from 6:30am-6:30pm. Drop off/Pick up will be done in the front entrance of the building. During the pandemic children will be escorted by an associate to and from their parent's vehicle. All parents and visitors will ring a doorbell to be assisted or enter a code on pin pad. Every family will check their child in/out using our Brightwheel childcare app, creating a contactless check in. Parents will utilize the eight parking spots located to the left of the building for parent drop offs/ pick up. Employees will park on the right side of the parking lot. Cameras have been placed inside and outside the Daycare facility for children safety. There are currently two outdoor playgrounds surrounding the building. One playground is located on the north side of the daycare. This playground is 793 square feet and is fenced in using a metal fence 5 feet high. The second playground is located in the back of the building with a 2,339 square feet space. This back playground area will be constructed to have a 6 feet vinyl fence, and a play set for children to climb and play on. Our large outdoor playground will allow children to use their large motor skills such as bouncing balls, and riding age appropriate bicycles. Children Are Heroes Learning Center LLC, dumpster is located on Crossbar parking lot, directly beside the back of the daycare center. Children Are Heroes Learning Center LLC, will be licensed to service 80 children, while providing jobs in the community.

The safety of our children and staff is our priority, and we have taking the proper steps to ensure safety. We have created a evacuation plan in the event of a fire. Our location have a total of 5 exits, three in the front and two in the back. Children Are Heroes Learning Center LLC., will obtain a permit to add an external door to the front right classroom in order to meet the current code requirements. Our center is equipped with proper fire extinguisher in the case of a fire. We plan to keep our ratio to teachers small not only for education purposes, but health and safety reasons. Each parking space measures 10.2 x 16.3 feet creating a wider parking space to reduce accident risk. We are located in a cul-de-sac which means less car traffic for our families to maneuver in and out of our parking lot. Our center plans on staggering parent pick up times to reduce traffic. Each child will be brought out to their parents car by a staff member.

The square footage that we occupy is approx: 4,784 square feet

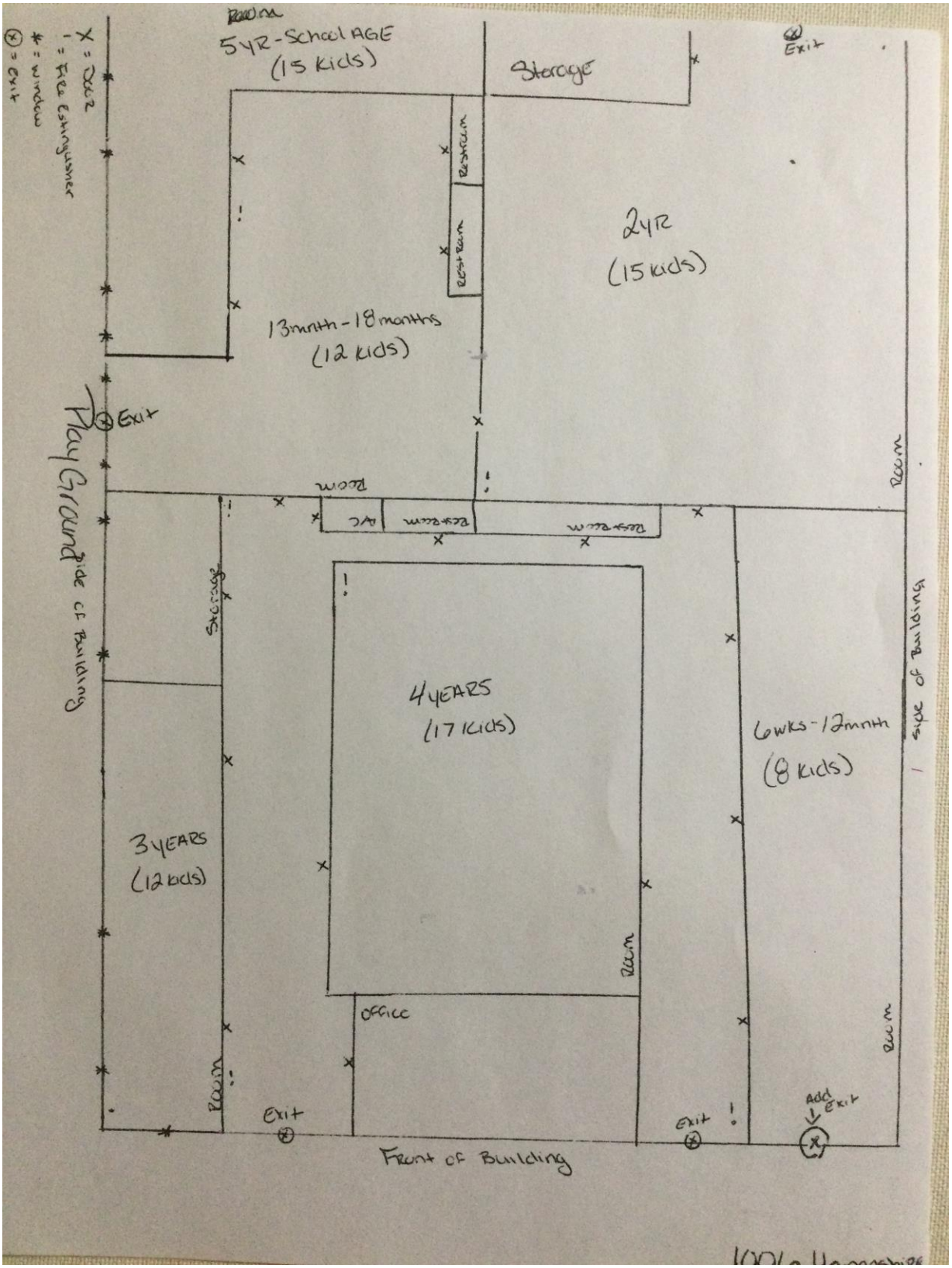
The square footage of the playground is approx: 3,132 square feet

Maximum number of students approx: 80

We thank you for your consideration in this matter.

Valarie McGhee ,Owner of Children Are Heroes Learning Center LLC.

Daycare Layout



Notice of Public Hearing
City Plan Commission

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

SPECIAL PERMIT

File No.	**ZF 21-25**
Applicant	Valarie McGhee, Children are Heroes Learning Center
Location:	(See map on reverse side)
Request:	**ZF 21-25 Special Permit – Children are Heroes Learning Center:** A request for approval of a Special Permit for a childcare center on a 0.403-acre lot currently zoned C-M Commercial located within an existing building located at 1006 Hampshire Lane, south of Arapaho Road, on the east side of Hampshire Lane. Owner: Darrin May, DCM Properties, LP. Staff: Daniel Harper.

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

TUESDAY, FEBRUARY 1, 2022
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 5 minutes will be allocated to each person in favor of the request for purposes of addressing the City Plan Commission. A maximum of 5 minutes will also be allocated to each person in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 5-minute period.

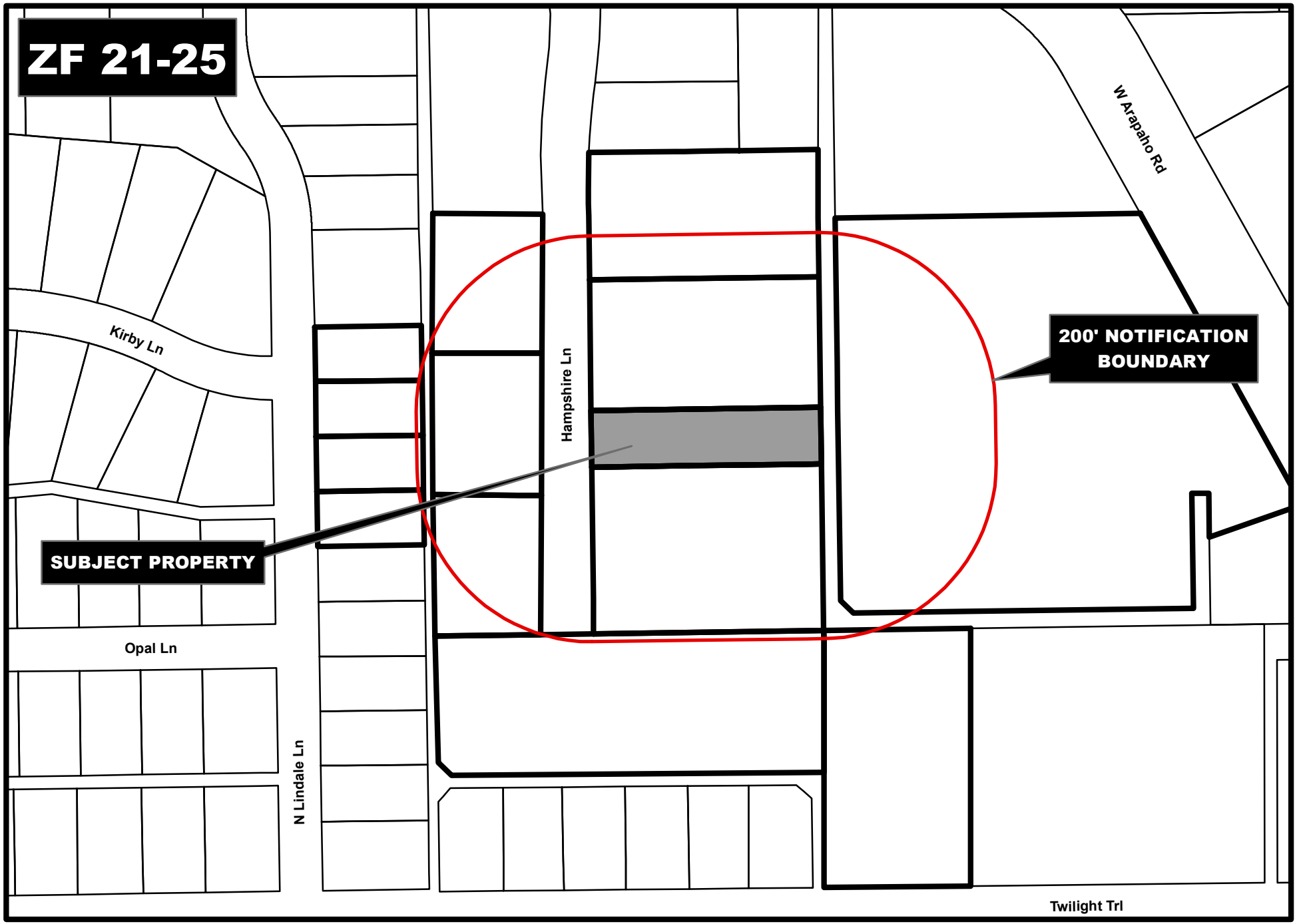
Persons who are unable to attend but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 21-25.

Date Posted and Mailed: January 21, 2022



ZF 21-25 Notification Map
Special Permit - Childcare Center
1006 Hampshire Lane

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RICHARDSON TEXAS

RICHARDSON MEMORIAL POST

8627 VETERANS OF FOREIGN

1040 HAMPSHIRE LN

RICHARDSON, TX 75080

FENNELL DAVID S & CYNTHIA L

1010 N LINDALE LN

RICHARDSON, TX 75080

HOLLERS BLAKE & PATRICIA PLATKO

1006 N LINDALE LN

RICHARDSON, TX 75080

POPE CRAIG M

1001 HAMPSHIRE LN

RICHARDSON, TX 75080

SNOUTOPIA HOLDINGS LLC

7360 PALDAO DR

DALLAS, TX 75240

PREMIER DIAMONDS INC DBA RAM HAMPSHIRE PPTIES & LBL FAMILY INVESTMENTS INC

1011 HAMPSHIRE LN STE 100

RICHARDSON, TX 75080

PREMIER DIAMONDS INC DBA RAM HAMPSHIRE PPTIES & LBL FAMILY INVESTMENTS INC

1011 HAMPSHIRE LN STE 100

RICHARDSON, TX 75080

DALLAS SOCCER CENTER LLC

7514 OAKHURST DR

GARLAND, TX 75044

ECO SHARE CENTER LLC

PO BOX 833261

RICHARDSON, TX 75083

DCM PROPERTIES LP

2024 W 15TH ST STE F

PLANO, TX 75075

NORTHRICH PLAZA LTD

7005 CHASE OAKS BLVD STE 200

PLANO, TX 75025

COOPER ROBERT E & MARGARET T

1008 N LINDALE LN

RICHARDSON, TX 75080

GEATER DOROTHY M

1004 N LINDALE LN

RICHARDSON, TX 75080

ATMP HOLDINGS LLC

997 HAMPSHIRE LN

RICHARDSON, TX 75080

Valarie McGhee
Children are Heroes Learning Center LLC
1006 Hampshire Lane
Richardson, TX 75080

Darrin May
Acemay Properties
1521 Janwood Drive
Plano, TX 75075

ZF 21-25
Children are Heroes Learning Center