City of Richardson
City Plan Commission
Agenda Packet
Tuesday, May 3, 2022

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
TUESDAY, MAY 3, 2022, AT 7:00 P.M.
CIVIC CENTER/CITY 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 **West Conference Room** 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 April 19, 2022.**

PUBLIC HEARING

2. **Zoning File 22-06 – Special Development Plan – VW of Richardson:** Consider and act on a request for approval of a Special Development Plan for a 7.1-acre lot located at 300 N. Central Expressway, on the east side of Central Expressway, between Greer Street and Jackson Street, currently zoned Main Street/Central Expressway PD Planned Development (Interurban Sub-District) to allow for the expansion of an existing "motor vehicle sales/leasing, new" use. *Property Owner: Chase Cooley, 4747 LBJ Freeway LLC. Staff: Chris Shacklett.*

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, APRIL 29, 2022.

CHRIS SHACKLETT, INTERIM ASST. DIRECTOR OF DEVELOPMENT SERVICES

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 April 19, 2022 City Plan Commission Meeting

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – APRIL 19, 2022

The Richardson City Plan Commission met on April 19, 2022, at 7:00 p.m. in the City Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT:	Bryan Marsh, Chairman Kenneth Southard, Commissioner Sibyl LaCour, Commissioner Nate Roberts, Commissioner Michael Keller, Commissioner
MEMBERS ABSENT:	Stephen Springs, Vice Chairman Joe Costantino, Commissioner Gwen Walraven, Commissioner Gary Beach, Commissioner
CITY STAFF PRESENT:	Sam Chavez, Interim Director – Development Services Chris Shacklett, Interim Asst. Director – Planning Daniel Harper, Senior Planner Connie Ellwood, Executive Secretary

BRIEFING SESSION

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

REGULAR BUSINESS MEETING

1. **Approval of Minutes of the regular business meeting of April 5, 2022.**

   Motion: Commissioner Southard made a motion to approve the minutes as presented; Seconded by Commissioner Roberts. Motion passed 5-0.

PUBLIC HEARING

2. ***Zoning File 22-04 – Special Permit – Aqua Hall (continued from April 5, 2022)*:** Consider and act on a request for approval of a Special Permit for an event center on a 1.1-acre lot currently zoned LR-M(2) Local Retail located within an existing building located at 2090 E. Arapaho Road, west of Jupiter Road, on the south side of Arapaho Road. *Property Owner: Hien Nguyen, Noble Fine Jewelry Inc. Staff: Daniel Harper.*

   Mr. Harper began his presentation stating that the applicant is requesting approval of a Special Permit for an event center located at 2090 E. Arapaho Road. The property is zoned LR-M(2) local retail per Ordinance Numbers 608-A and 3055-A.

The site is developed as one (1) commercial retail building totaling approximately 11,180 square feet with forty-three (43) existing parking spaces. The applicant is requesting approval of a Special Permit for an event center use to accommodate meetings, conferences, and other small events. The applicant has reported that the primary clientele for the lease space will be private business leasing the space for meetings, presentations, and small conferences. The 5,903-square foot lease space would be located on the west side of the building. The applicant is proposing to modify the site by removing the existing drive-through lane located on the west side of the building to allow for the construction of thirteen (13) new parking spaces. The total parking available on the site after this modification would be fifty-six (56) parking spaces.

The included interior modifications would include a stage and projector with a screen and approximately 3,800 square feet of seating area.

Mr. Harper stated that the applicant has requested to reduce the maximum number of allowed occupants between 7:00 p.m. and 11:00 p.m. from the original request of 150 occupants to 120 occupants. Additionally, the applicant has stated they have spoken with the property owner to the east, and they have a preliminary agreement to allow the proposed event center to utilize twenty (20) parking spaces on the adjacent property for events occurring between 7:00 p.m. and 11:00 p.m. This would increase the provided parking for the event center from fifty-six (56) parking spaces to seventy-six (76) parking spaces between 7:00 p.m. and 11:00 p.m.

Mr. Harper stated that based on the revisions to the maximum occupancy and the addition of off-site parking, the event center would provide parking at approximately 1.6 occupants per parking space or approximately one (1) parking space per seventy-eight (78) square feet for evening events.

Mr. Harper stated that 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 an event center use, shall be limited to the area shown on the concept plan attached as Exhibit "B" and made a part thereof.

2. No other person, company, business, or legal entity other than Aqua Hall LLC may operate an event center on the Property pursuant to this Ordinance. The Special Permit granted pursuant to this Ordinance 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. The Special Permit shall expire and terminate, and this Ordinance be of no further effect in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

4. The hours of operation for the event center shall be limited to 8:00 a.m. to 11:00 p.m. The maximum occupancy allowed for the event center shall be subject to the following conditions:

a. The maximum occupancy between 8:00 a.m. and 7:00 p.m. shall not exceed fifty (50) occupants.

b. The maximum occupancy between 7:00 p.m. and 11:00 p.m. shall not exceed fifty (50) occupants, unless a parking agreement for the use of a minimum of twenty (20) parking spaces on Lot 2A, The Block Addition, to be approved by the City, has been filed and recorded with Dallas County. In that instance, the maximum occupancy allowed between 7:00 p.m. and 11:00 p.m. shall not exceed 120 occupants.

5. A minimum of forty (40) on-site parking spaces shall be provided for the event center use.

Mr. Harper concluded his presentation stating that staff had not received any correspondence regarding the request, then made himself available for questions.

With no questions for staff, Chairman Marsh invited the applicant to present their application.

Hien (Katy) Nguyen, Noble Fine Jewelry Inc., 2090 E. Arapaho Road, began her presentation stating that the eastern portion of the building to be occupied by Noble Fine Jewelry has been undergoing a remodel and will be opening soon. Ms. Nguyen stated that the event center concept is to be a complementary use for the building to reduce the risk for the jewelry business.

The event center concept is designed to provide a space for business professionals to lease to provide meeting and conference space with presentation and hosting equipment provided during the day. This concept was inspired by her own past business needs, and she stated that she anticipates no more than fifty (50) people would occupy this space during typical working hours of 8:00 a.m. and 7:00 p.m.

Ms. Nguyen continued stating that to maximize the space for this concept, small events like birthday parties would also be hosted at the location and would occupy the space during the evening from 7:00 p.m. to 11:00 p.m.

Ms. Nguyen addressed staff concerns regarding the on-site parking stating that she is in the process of entering into a parking agreement with the property located to the east of the subject property to allow for the use of twenty (20) parking spaces during the hours of 7:00 p.m. and 11:00 p.m. but felt that she could secure this agreement to allow the use of twenty (20) spaces throughout the entirety of the day between 8:00 a.m. to 11:00 p.m.

Ms. Nguyen concluded her presentation and made herself available for questions by the Commission.

Chairman Marsh asked for clarification on the details of the shared parking agreement stating that the current agreement is limited to twenty (20) parking spaces during the hours of 7:00 p.m. to 11:00 p.m. Chairman Marsh asked Ms. Nguyen if this agreement could be modified

with the eastern property owner to allow for the twenty (20) parking spaces to be available at all hours.

Ms. Nguyen responded, yes.

Chairman Marsh asked that if this parking agreement could be expanded for daytime hours, would the applicant like to increase their maximum occupancy to a number greater than fifty (50) for the special event use during daytime hours.

Ms. Nguyen responded, yes.

Chairman Marsh asked what the typical parking needs are for the jewelry store.

Ms. Nguyen responded that the typical parking need for the jewelry store is approximately ten (10) parking spaces in a one-hour period.

Chairman Marsh asked what the inspiration for the name "Aqua Hall" for the event center was.

Ms. Nguyen responded that the name was in-line with creating a fresh vision of the event center.

With no further questions from the Commission, Chairman Marsh asked if anyone would like to speak in favor or opposition to the request. Seeing none, Chairman Marsh closed the public hearing and opened to the floor for the Commission to discuss the application.

Chairman Marsh stated that he would want to provide a consistent parking ratio for the event center use in lieu of the parking ratios provided by the applicant and staff. Chairman Marsh suggested a parking ratio of 1.6 occupants per parking space could be utilized on the property, regardless of the off-site parking agreement. This would modify Condition #4 to allow the maximum occupancy between 8:00 a.m. and 7:00 p.m. to not exceed for sixty-three (63) occupants unless a parking agreement for the use of a minimum of twenty (20) parking spaces on Lot 2A, The Block Addition was approved. In that instance, the maximum occupancy allowed between 8:00 a.m. and 7:00 p.m. would not exceed ninety-five (95) occupants. The maximum occupancy between 7:00 p.m. and 11:00 p.m. would not exceed ninety (90) occupants, unless a parking agreement for the use of a minimum of twenty (20) parking spaces on Lot 2A, The Block Addition was approved. In that instance, the maximum occupancy allowed between 7:00 p.m. and 11:00 p.m. would not exceed 120 occupants.

Mr. Harper asked for clarification to accurately record the suggested changes to Condition #4.

Mr. Shacklett provided further clarification to accurately record the suggested changes to Condition #4.

Chairman Marsh agreed that staff has correctly recorded the suggested changes to Condition #4.

Motion: Chairman Marsh made a motion to recommend approval of ZF 22–04 Special Permit – Aqua Hall with the modifications to Condition #4 to allow parking at a ratio of 1.6 occupants per parking space. Seconded by Commissioner Keller. Motion Passed 5-0.

3. **Zoning File 22-03 – Planned Development & Special Permit – Another Time & Place Smoking Establishment:** Consider and act on a request to rezone two (2) lots totaling 1.04 acres located at the northeast corner of Abrams Road and E. Buckingham Road from "R" Retail to PD Planned Development for the LR-M(1) Local Retail District with amended development standards and a concept plan and approval of a Special Permit for a smoking establishment on an outdoor patio in conjunction with a restaurant. *Property Owner: Mehmet Shon Celik, MDA Texas LLC. Staff: Chris Shacklett.*

Mr. Shacklett began his presentation stating ZF 22-03 is a request to rezone 1.04 acres at the northeast corner Abrams Road and E. Buckingham Road from "R" Retail to PD Planned Development for the LR-M(1) base zoning district and a Special Permit to allow a smoking establishment on an outdoor patio in conjunction with a restaurant. The applicant is requesting a PD Planned Development to allow for modified setbacks, landscape requirements and screening requirements; the Special Permit is to accommodate the addition of a 6,600-square foot patio area to accommodate a smoking establishment use to be limited to the patio area.

Mr. Shacklett stated that a smoking establishment is defined as a business dedicated in whole or in part to smoking of tobacco or other substances and allows both (1) payment of consideration by a customer to the establishment for on-site delivery of tobacco or tobacco accessories and (2) the on-site smoking of tobacco.

Mr. Shacklett stated that the 6,600-square foot patio area would be the sole dining area for the restaurant as well as the area where the smoking establishment use would be located.

Mr. Shacklett continued that the subject property was developed with a 5,600-square foot building that was originally developed in 1989 as a convenience store. It later operated as a liquor store and now operates as a restaurant. The current owner purchased the property last year with intent of opening a concept like his establishment in Plano (Turkish Café & Lounge). All seating would be located on the patio with the indoor area being kitchen, storage and possibly retail area.

Mr. Shacklett then showed the proposed concept plan with a proposed 4,300-square foot covered patio and 2,300 square feet of uncovered patio area located on west side of the existing building. The patio area was surrounded by a 3-foot-tall planter wall with a 2-foot-tall water canal/pond area on south and west sides of the patio. The site would provide entry and exit access on Buckingham Road, but the Abrams Road driveway would be modified to be exit only.

Mr. Shacklett then showed the patio plan. The plan showed that all seating for dining and smoking would be outside. The patio plan also showed an area for a stage and audio control as well as a hookah preparation area.

Mr. Shacklett then showed the proposed patio cover elevations. The proposed patio cover is approximately 16'8" tall and is surrounded by planter walls and a water canal/pond on the south and west sides. The roof is supported by masonry columns with integrated fountains. Cedar is used on the upper portions of columns and fascia of the roof. The applicant proposes to allow drop down screens to provide protection from the elements on the covered portion of the patio.

Mr. Shacklett then explained the need for the modified conditions that would be part of the Planned Development regulations. The existing building would not be able to remain and be developed based on the required zoning setbacks. The proposed concept plan is requesting a 0-foot setback for the building and patio along Buckingham Road as shown on the concept plan and a 5-foot setback for the water feature and an 18-foot setback for the outdoor patio along Abrams Road. The applicant is also requesting a waiver and/or reduction to the 10-foot landscape buffer along Buckingham Road and Abrams Road. The applicant is also requesting a reduction in the number of required street trees along Buckingham Road. The applicant also requested the ability to utilize a 5-foot wood fence along the northern property line for parking lot screening.

The applicant is also requesting modified parking standards. The concept plan shows forty-four (44) parking spaces on-site. Based on a one (1) space per 100 square feet of indoor area parking ratio, this the site would require fifty-six (56) parking spaces; sixty-six (66) parking spaces would be required if the City counted parking at the same ratio based on the 6,600-square foot patio area. Typically, patio area is not counted for parking purposes, but this calculation was provided since all seating is located on the patio.

The applicant also provided their own study based on the number of customers at their Plano location. The applicant determined that a maximum of thirty-two (32) parking spaces would be sufficient for all customers. Mr. Shacklett stated that staff felt that number of spaces was not enough.

The applicant's traffic impact analysis, performed by Lee Engineering, stated no roadway modifications were necessary. Lee also provided a parking study showing that fifty-seven (57) spaces could support up to ninety-seven (97) customers. The applicant has a preliminary agreement with the owner at 909 Abrams Road to use thirteen (13) parking spaces, which would provide a total of fifty-seven (57) spaces on-site and off-site for the use. If 909 Abrams Road reoccupies, they would still have adequate parking if they shared no more than thirteen (13) parking spaces. The applicant has stated he could possibly acquire more than thirteen (13) parking spaces, but staff's concern was that it may hinder future occupation of the building at 909 Abrams Road, if they did not have sufficient parking in the future.

Mr. Shacklett then showed photographs of the property.

Mr. Shacklett then discussed other items for consideration by the Commission include hours of operation, seating being limited to the patio, performance standards, such as glare and noise,

and parking/seating capacity based on the possible number of seats and late-night parking issues.

Mr. Shacklett stated that should the CPC recommend approval of the applicant's request; the motion should include the following special conditions:

1. The subject site shall be zoned PD Planned Development and shall be developed and used in accordance with the LR-M(1) Local Retail District zoning regulations except as otherwise provided herein, and with the Concept Plan attached as Exhibit "B" and the Building Elevations attached as Exhibit "C", and which are hereby approved and incorporated herein for all purposes.

2. Setback Requirements.
   a. Front Yard Setback (Buckingham Road): There shall be no setback along Buckingham Road for the existing building or proposed patio and water features.

   b. Front Yard Setback (Abrams Road): The front setback along Abrams Road shall be forty (40) feet, except for the setback for the patio shall be eighteen (18) feet and the setback for the water feature shall be five (5) feet.

3. Parking. For a smoking establishment on a patio in conjunction with a restaurant, a minimum of forty-four (44) parking spaces shall be provided on-site. Additionally, a parking agreement for the use of a minimum of thirteen (13) parking spaces on Lot 2, Block B, Buckingham Estates Addition, approved by the City, shall be filed and recorded with Dallas County.

4. Landscape Requirements.
   a. The landscape buffer along Buckingham Road and Abrams Road may be less than ten (10) feet in width in accordance with the attached Concept Plan (Exhibit "B").
   b. A minimum of four (4) canopy trees and four (4) ornamental trees shall be provided within the landscape buffer along Buckingham Road.
   c. A 5-foot-tall wood fence shall be allowed along the north property line in lieu of an evergreen shrub row to provide vehicle headlight screening along the north property line.

5. A Special Permit is hereby approved for a smoking establishment on an outdoor patio in conjunction with a restaurant and shall be developed in substantial conformance with Concept Plan attached as Exhibit "B" and Building Elevations attached hereto as Exhibit "C" subject to the following conditions:

   a. No other person, company, business, or legal entity may operate a smoking establishment on an outdoor patio in conjunction with a restaurant on the property other than Mehmet Shon Celik. 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.

b. The Special Permit shall expire and terminate, and this Ordinance be of no further effect in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

c. The maximum number of customers shall not exceed ninety-seven (97) customers.

d. The hours of operation for the smoking establishment on an outdoor patio in conjunction with a restaurant shall be limited to 10:00 a.m. to 2:00 a.m. The smoking establishment shall be limited to outdoor use only and only during the hours of operation of the restaurant use.

Mr. Shacklett stated the applicant has contacted the neighborhood association president for the neighborhood to the south and concluded his presentation stating staff had not received any correspondence regarding the request, then made himself available for questions.

Chairman Marsh asked for more details regarding the restaurant.

Mr. Shacklett stated that the restaurant would be the primary business at the location with hookah provided as part of the restaurant concept.

Chairman Marsh asked for more information regarding noise and glare enforcement.

Mr. Shacklett stated that performance standards for noise and glare are included in the Comprehensive Zoning Ordinance but would be enforced by other City departments.

Chairman Marsh and Commissioner Roberts expressed concerns that the open patio could cause issues with noise. Staff responded the business will be required to comply with all applicable performance standards.

Chairman Marsh asked for clarification regarding the information provided in the parking study provided by Lee Engineering.

Mr. Shacklett explained that the staff examined multiple parking ratios and that the Lee Engineering parking study determined that ninety-seven (97) occupants could be accommodated with fifty-seven (57) parking spaces.

Commissioner LaCour asked if a concept like the proposed concept was already operating.

Mr. Shacklett responded, yes. This concept is in operation in Plano on Preston Road, but the other location is in a shopping center and thus has different contextual conditions.

Commissioner LaCour asked how long that restaurant had been in operation.

Mr. Shacklett responded that the Plano location had been in operation since 2012. The restaurant on the subject property opened in 2017.

Commissioner LaCour asked for clarification regarding ingress and egress for the proposed floor plan.

Mr. Shacklett explained the floor plan.

Commissioner Southard asked for an explanation of the indoor space design.

Mr. Shacklett explained that the indoor space would be used for retail space, kitchen, and storage area.

Commissioner Southard expressed interest in what type of entertainment would be provided at the location and expressed concerns for the traffic pattern and parking design for the site.

Mr. Shacklett confirmed that staff had been working with the applicant and owner for several months regarding the parking design and traffic patterns on the site. Mr. Shacklett also stated staff had discussed the possibility of valet service with the applicant and owner.

Commissioner Southard asked if sidewalk existed between the subject property and the property at 909 Abrams Road.

Mr. Shacklett responded that a sidewalk did exist.

Commissioner Keller inquired about the use of a 5-foot-tall wood fence in lieu of a shrub row or masonry wall along the north property line.

Mr. Shacklett stated the typical requirement is a 36-inch shrub row or masonry wall.

Commissioner Keller asked if we typically allow a wood fence for vehicle headlight screening.

Mr. Shacklett responded, no, but the applicant wanted to provide additional physical separation from the property to the north.

Chairman Marsh asked what the walking distance was from the subject property to the parking area at 909 Abrams Road.

Mr. Shacklett responded it was approximately 500 feet from the closest parking spaces at 909 Abrams to the front door of the building on the subject property.

Chairman Marsh asked to confirm that there were no other nearby businesses open until 2:00 a.m.

Mr. Shacklett responded that was correct.

Chairman Marsh asked if the City had standards related to the hours of operation.

Mr. Shacklett responded that hours of operation are not typically limited by the City, but there would be limits for establishments serving alcohol. Mr. Shacklett further stated that some hookah lounges in the City are open past 2:00 a.m. He also stated that hours of operation can be limited through the Special Permit process.

Chairman Marsh asked about the zoning of the memory care facility on the south side of Buckingham Road.

Mr. Shacklett confirmed the zoning across Buckingham Road allowed residential uses and also allowed retail uses on some of the properties.

With no further questions for staff, Chairman Marsh opened the public hearing and invited the applicant to present their application.

Mr. Maher Maso, 8780 3rd Street, Frisco, Texas, representing the applicant came forward to speak on behalf of the applicant. He stated this is a unique use, but it is not only about smoking. He continued and stated parking would not be an issue because people come in groups and stay for extended periods of time, and that the concept was not comparable to a typical restaurant. He stated the owner is not going to create a parking shortage.

Mr. Shon Celik, 925 Abrams Road, the property owner, came forward to address any questions that the Commission may have.

Commissioner LaCour asked Mr. Celik to explain what types of events would be held.

Mr. Celik stated it would operate in a similar manner to Turkish Café & Lounge in Plano. He stated a DJ and live music and dancing would be provided. He stated they would provide different cultural events. Mr. Celik explained that a sound limiter system would be provided to limit the decibel levels to address potential noise issues.

Commissioner LaCour asked how much food and hookah is sold at the owner's location in Plano.

Mr. Celik responded hookah represents less than 10% of his sales. He stated hookah is just one (1) item that is part of his concept, but he is not a typical hookah lounge.

Commissioner LaCour stated the patio was large and asked if people eat and smoke on the patio.

Mr. Celik confirmed all dining and hookah was located on the patio, and the inside area would be a lobby area with some retail component along with the kitchen and storage area. He continued that he intends for the Richardson location to operate the same as his Plano location.

He stated the current operation of the restaurant on the subject property is not reflective of what he is proposing as part of his request.

Chairman Marsh asked how much of his sales at his Plano location is from the sale of alcohol.

Mr. Celik responded it is between 15% and 20% of his sales.

Chairman Marsh inquired about the menu.

Mr. Celik responded the menu would include Turkish food. He continued stating food represents the majority of his sales.

Chairman Marsh asked if the food would be sold until 2:00 a.m. and how much of his food sales would happen after midnight.

Mr. Celik confirmed food would be sold until 2:00 a.m. and that up to 30% of his food sales could occur after midnight.

Chairman Marsh asked Mr. Celik about his thoughts on the limitation to ninety-seven (97) customers.

Mr. Celik stated he can accommodate up to 150 customers with the available parking since most people are showing up together in larger groups.

Chairman Marsh inquired about the status of the parking agreement with the owner at 909 Abrams Road.

Mr. Celik stated the owner of 909 Abrams said he can use their entire parking lot which has eighty-seven (87) parking spaces.

Chairman Marsh asked if customers would be willing to walk from 909 Abrams.

Mr. Celik responded that customers at his Plano location walk that far when closer parking is not available.

Chairman Marsh asked if he would move forward if the seating were limited to ninety-seven (97) customers.

Mr. Celik responded, yes, but he requested that 150 customers be allowed and stated he would figure out a way to provide more off-site parking if parking became an issue in the future.

Chairman Marsh asked if he would consider providing a valet service.

Mr. Celik said he would have his staff park off-site, but he would require valet service if necessary.

Chairman Marsh asked if he had contacted the Richland Park neighborhood about the request.

Mr. Celik confirmed he had spoken with the president of the association. He stated he would be attending their block party and that the association would discuss at an upcoming board meeting.

Commissioner Roberts asked how customers would know that they could park at 909 Abrams Road.

Mr. Celik responded that staff would direct customers and that he would likely have his staff park at 909 Abrams Road.

Commissioner Roberts clarified that Mr. Celik would be amenable to utilizing more parking at 909 Abrams Road.

Mr. Celik responded, yes. He stated that he provides adequate parking based on the area of the 4,300-square foot covered patio area since that is the only area being used year-round.

Commissioner LaCour asked how large the patio was at the Plano location.

Mr. Celik responded it was approximately 10,000 square feet. He stated he is providing a water feature at this location similar to the Plano location. He continued that the existing building looks like a warehouse, but the addition of the temporary patio has helped bring more customers to the existing restaurant.

Chairman Marsh asked if the name of the location would remain as Another Time & Place or if it would change if the zoning request was approved.

Mr. Celik confirmed the name would remain Another Time & Place.

Chairman Marsh inquired about the water feature.

Mr. Celik discussed the water feature at the Plano location and the outdoor patio adjacent to it.

The following individuals came forward to speak in favor of the request:
- Mr. Johnathon Saldana, 2921 Brush Creek, Grand Prairie, Texas
- Halina Davis, 5703 Willow Wood Lane, Dallas, Texas

The following individual came forward to speak in opposition to the request:
- Steve Jennings, 459 Tiffany Trail, Richardson, Texas

With no further speakers, Chairman Marsh asked the applicant to come forward to speak.

Mr. Maso came forward and stated the business would comply with all required City Codes. He stated the noise would not be an issue and ordinances are in place to address noise if it

becomes an issue. He stated the concept would enhance a building that would likely become vacant if the use were not approved. He stated if parking is an issue, it is not in the best interest of the business, so a lack of parking will be addressed if it becomes an issue.

Chairman Marsh asked if the Plano location is open until 2:00 a.m.

Mr. Celik responded it is open till 2:00 a.m. on Fridays and Saturdays, but it closes earlier on other days.

With no further questions from the Commission, Chairman Marsh closed the public hearing and opened to the floor for the Commission to discuss the application.

Mr. Sam Chavez reminded the Commission that request was to allow a smoking establishment as the restaurant is allowed by right. He stated the request is unique and that there is no indoor seating provided, which is why staff studied different methods for calculating required parking. The Commission should be considering if the location is an appropriate location for a smoking establishment.

Chairman Marsh confirmed the number of occupants would not be an issue being discussed if this were just a restaurant.

Mr. Chavez confirmed the statement.

Mr. Shacklett stated the request would still come before the Commission to consider a parking reduction if the building were just a restaurant since a minimum of fifty-six (56) on-site parking spaces would still be required.

Mr. Chavez stated the Commission could limit the number of customers to ninety-seven (97), and the applicant could come back at a future date to increase the number of occupants once parking data was available to support an increase in the number of allowed customers. He also stated he talked to the applicant about acquiring adjacent property for additional parking or utilizing a valet service.

Chairman Marsh stated this request was for a Special Permit for a smoking establishment as well as a Planned Development request to modify regulations. He stated the focus had been on the use, which is only 10% of the business.

Commissioner Roberts stated the concept was unique, but his concern was that the limited occupancy may not allow the use to be successful.

Chairman Marsh acknowledged that off-site parking was limited to not create a future parking issue for the property at 909 Abrams Road.

Commissioner Southard asked about limiting the occupancy based on available spaces at 909 Abrams Road and if it could be increased if more than thirteen (13) spaces could be acquired.

Mr. Shacklett stated staff's concern was a future deficiency in parking for a use at 909 Abrams Road may occur if more than thirteen (13) parking spaces were allowed to be used for the subject property. He also stated that such a condition allowing additional occupancy would not come back before the Commission for review, but it could lead to a parking deficiency at 909 Abrams Road.

Commissioner Southard inquired about other options to allow the applicant to increase their occupancy without coming back before the Commission for approval.

Mr. Shacklett stated the zoning request before the Commission could not place enforceable limits on parking for future occupancy of the building at 909 Abrams Road.

Commissioner Southard inquired if there were any options to allow additional occupancy.

Mr. Shacklett responded and stated it may be more appropriate to limit the occupancy and allow the owner to come back at a later date once parking data is available to request increased occupancy. He further stated that allowing additional parking at 909 Abrams Road could create an administrative burden related to enforcing required parking.

Commissioner LaCour asked about the Special Permit portion of the request and if it was limited to the smoking establishment use.

Mr. Chavez confirmed the Special Permit was limited to the smoking establishment.

Commissioner LaCour asked about the food to hookah sales.

Mr. Celik said food represents 75% to 80% of sales. He stated hookah represents no more than 10% of his sales.

Commissioner Keller asked staff if all factors could be considered regarding the Special Permit request.

Mr. Shacklett responded all factors that have been discussed can be considered.

Mr. Chavez stated additional mitigating conditions could also be included that may make the use more appropriate.

Mr. Keller stated there were multiple factors that made the use inappropriate, including parking, distance to the off-site parking and noise. He stated it may not be appropriate based on these factors. He stated that even though the hookah is a small part of the business, it will still be a draw during the late-night hours.

Chairman Marsh stated the property is zoned for retail and surrounded by retail zoning. He stated the use is consistent with the zoning and the Future Land Use Plan. He stated he did have concern with noise, late hours and residential adjacency.

Commissioner Keller stated that although the use may be consistent with zoning and the Future Land Use Plan, there are still other factors to be considered that cause concern.

Commissioner Roberts asked staff to explain the 200-foot notification boundary requirement for zoning change requests.

Mr. Shacklett stated the 200-foot notification boundary is State law and explained how the statute is applied as it relates to determining the percentage of opposition within the boundary and how that could affect the number of votes required for approval at City Council.

Commissioner LaCour stated the use seemed to be more of a smoking establishment than had been discussed. She also stated the location is not appropriate for an outdoor smoking establishment.

Chairman Marsh stated the modifications related to the setbacks, landscape buffer, screening and fencing seemed appropriate and that the PD zoning seemed appropriate. He stated the Commission was having to review a Special Permit for a smoking establishment because the facility does provide tobacco and allows smoking, but it is not the primary intent of the business. He stated it was a benefit that the smoking establishment was located outdoors. He also stated that if the use were just a restaurant, fifty-seven (57) parking spaces would be considered appropriate.

Commissioner Southard stated he had concern regarding the use prior to the hearing, but most of his concerns had been addressed. He stated he was inclined to vote to recommend approval.

Chairman Marsh stated concern regarding the Commission limiting occupancy.

Commissioner Southard asked if a condition could be added to require employee parking to be located off-site.

Chairman Marsh stated the owner had already stated he would do so, and he stated he was supportive of removing the condition related to a limitation on occupancy.

Motion: Chairman Marsh made a motion to recommend approval of ZF 22–03 Planned Development & Special Permit – Another Time & Place as presented. Seconded by Commissioner Roberts. Motion Passed 3-2. (Commissioners LaCour and Keller in opposition).

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 9:31 p.m.

_____
Stephen Springs, Vice Chairman

Agenda Item 2

Zoning File 22-06:
VW of Richardson

ZONING FILE 22-06

Attachments:

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Zoning Exhibit (Exhibit “B”)
5. Building Elevations (Exhibits “C-1” & “C-2”)
6. Applicant’s Statement (Exception Request Letter)
7. Notice of Public Hearing
8. Notification List

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Chris Shacklett, Interim Asst. Director of Development Services-Planning *CS*

DATE: May 3, 2022

RE: Zoning File 22-06: Special Development Plan –VW of Richardson

REQUEST

A request for approval of a Special Development Plan to allow the expansion of an existing "motor vehicle sales/leasing, new" use on a 7.1-acre lot located at 300 N. Central Expressway, on the east side of Central Expressway, between Greer Street and Jackson Street. The property is currently zoned Main Street/Central Expressway PD Planned Development (Interurban Sub-District).

APPLICANT/ PROPERTY OWNER

Drew Donosky, Claymore Engineering / Chase Cooley, 4747 LBJ Freeway LLC.

EXISTING DEVELOPMENT

The VW of Richardson dealership is currently operating on the subject property. The 7.1-acre lot includes three (3) buildings along Central Expressway totaling 30,390 square feet. These buildings are the current vehicle sales/display showrooms and offices. There are three (3) additional buildings located in the central and eastern portion of the property; these buildings total approximately 48,458 square feet and are the offices and service facility buildings for the dealership.

ADJACENT ROADWAYS

U.S. Highway 75: Freeway/Turnpike; 199,000 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (2020).

Interurban Street: Two-lane undivided Minor Collector; no traffic counts available.

Greer Street: Two-lane undivided Local Street; no traffic counts available.

Jackson Street: Two-lane undivided Local Street; no traffic counts available.

SURROUNDING LAND USE AND ZONING

North: Retail/Commercial; PD Planned Development
South: Office & Mixed-Use; PD Planned Development
East: Retail/Commercial; PD Planned Development
West: Retail/Commercial; PD Planned Development

FUTURE LAND USE PLAN

Main Street/Central Expressway:

The subject property is located in the Interurban Place Sub-District of the Main Street/Central Expressway Form Based Code. The vision for this sub-district is to create an edgy, mixed-use district built upon the existing bones of the development. While the focus is adaptive reuse, new infill development is also desired provided that it is done in a manner that furthers the vision. Exterior materials should promote design creativity and unify the eclectic style envisioned for the Interurban Sub-District yet be professional in appearance and constructed of quality materials to minimize maintenance.

Future Land Uses of Surrounding Area:

North: Interurban Sub-District
South: Central Place Sub-District
East: Interurban Sub-District
West: Central Place Sub-District

EXISTING ZONING

The subject property is zoned PD Planned Development – Main Street/Central Expressway Form Based Code – Interurban Sub-District (Ordinance Number 4191).

TRAFFIC/INFRASTRUCTURE IMPACTS

The request will not have any significant impacts on the surrounding traffic system or existing utilities in the area. A Traffic Impact Analysis was not required as the proposed use is the same as the existing use; a “motor vehicle sales/leasing, new” use.

STAFF COMMENTS

Background
The three (3) buildings along Central Expressway (originally a separate 2-acre lot) were originally constructed around 1970 for office and industrial uses. Originally, the eastern 5-acre portion of the subject site was subdivided into multiple, smaller lots. However, in 2003, the five (5) acres were replatted into one (1) lot. In 2007, Boardwalk Volkswagen renovated and occupied both properties, including the three (3) buildings along Central Expressway for showroom and sales area and the three (3) buildings located on the eastern portion of the subject property for offices and service facilities.

In 2013, Auto Nation intended to purchase the property, and they requested to rezone the property from I-M(1) Industrial, LR-M(1) Local Retail, and O-M Office to PD Planned Development to accommodate a 9,840-square foot expansion on the west side of Building 'A', similar to the current request. After the zoning was approved, development plans for the property, including a replat that combined the 7.1-acre site into one (1) lot were approved in 2014; however, the project was never constructed.

In 2015, the property was rezoned as part of the Main Street/Central Expressway Form Based Code. Since no progress was made toward the completion of the project within five (5) years of development plan approval, the project is deemed expired, and any new development shall be in conformance with the current zoning. The proposed request also includes an additional 12,341-square foot expansion on the south side of Building 'A'. Therefore, a Special Development Plan request is required since the proposed development does not fully comply with the Main Street/Central Expressway Form Based Code.

Request

The applicant is requesting approval of a Special Development Plan for an expansion of an existing "motor vehicle sales/leasing, new" use (automobile dealership). The use is allowed by right in the Interurban Sub-District of the PD; however, the Main Street/Central Expressway Form Based Code requires approval of a Special Development Plan for modifications to the Code's standards that are not considered Minor Modifications (stated exceptions in the PD that may be granted by staff), and the requested modifications listed below do not qualify as Minor Modifications.

The proposed development includes a 9,782-square foot expansion on the west side of Building 'A' which will be utilized as showroom area. Also, a 12,341-square foot expansion is proposed on the south side of the building to accommodate an expansion to the vehicle service area. No changes are proposed to Building 'B' or Building 'C'. The three (3) existing buildings along Central Expressway being demolished will be replaced with additional parking for vehicle display.

The following provides the proposed area and use of each building:

- Building 'A' – 53,664 square feet (includes 9,782-square foot expansion on the west side of the building and a 12,341-square foot expansion on the south side of the building / the building will be used for showroom, reception, service, and office space.
- Building 'B' – 6,760 square feet (no changes to the building) / the building is an additional service and detail building.
- Building 'C' – 10,157 square feet (no changes to the building / the building is an additional service building.

Special Development Plan – Requested Exceptions

Although the use is allowed by right on the subject property, the applicant is requesting approval of a Special Development Plan to allow modifications to the Main Street/Central Expressway Form Based Code development regulations to accommodate the expansion. The intent of the requested exceptions is to allow site changes not in conformance with the Code which are necessary to accommodate a use that does not comply due to the unique design requirements for an automotive related use. Additionally, exceptions are requested to address existing site improvements that do not conform and which the applicant does not propose to modify. The following is a list of the

requirements for which exceptions are being requested. Each exception is discussed in further detail following the list below:

1. Driveway Spacing
2. Build-to-Zone and Building Frontage Requirements
3. Surface Parking
4. Landscape Buffer
5. Parking Lot Landscape Screening
6. Interior Parking Lot Landscaping
7. Open Space
8. Fencing
9. Compactor Screening
10. Maximum Ground Floor Area & Window Glazing
11. Blank Facades

1. Driveway Spacing – The Code limits the number of driveways to no more than one (1) driveway per 200 feet of street frontage; the purpose being to allow less crossings through the pedestrian realm. The applicant is reducing the number of driveways along Greer Street from four (4) driveways to two (2) driveways and from three (3) driveways to two (2) driveways along Jackson Street. The driveways along Interurban Street will remain unchanged. The requested exception would allow the driveways on Greer Street to be located less than 200 feet apart as well as allow the driveways along Interurban Street to remain in their current locations to allow access that is conducive to the use.

2. Build-to-Zones/Building Frontage – The Code requires buildings to be located within build-to-zones along street frontages, which is an area measured from the front property line to a parallel building line set at a specified dimension in which the principal building shall be located. For each street type, a minimum percentage of the frontage is required to have a building located within the build-to-zone. The build-to-zone requirements for the surrounding streets are listed in the table below.

Interurban Sub-District – Building Placement by Street Type	*Urban Mixed Use* *Greer Street*	*Central Expressway*	*Urban Neighborhood* *Interurban Street & Jackson Street*
Required Front Build-To-Zone (BTZ)	Required: 0 to 10 feet (No portion of building is located in the BTZ)	Required: 10 to 80 feet (No portion of building is located in the BTZ)	BTZ not required along these streets / 10-foot setback required
Building Frontage Buildout *(% of lot width*)	Required: Min. 70% Proposed: 0%	Required: Min. 50% Proposed: 0%	Not applicable / 10-foot setback is met along Interurban and Jackson

Since the existing buildings along Central Expressway are being demolished to accommodate additional parking area for vehicle display, there will be no buildings located

within the build-to-zone along Central Expressway. Although the building is being expanded to the south toward Greer Street, it is still not located in the build-to-zone; therefore, the requested exception will allow for the location of the proposed expansions as shown on the Concept Plan (Exhibit "B").

3. Surface Parking – The Code requires that surface parking be located behind the principal building. It only allows surface parking between the building and the street if it is not feasible to place it behind the building. Since additional parking is being constructed along Central Expressway and parking is located between the buildings and the other three (3) streets, the requested exception will allow parking to be located between buildings and streets as shown on the Concept Plan (Exhibit "B"), which is typical of automobile dealerships.

4. Landscape Buffer – The Code requires a minimum 5-foot landscape buffer to be placed between the parking area and sidewalk. The Code also requires an additional 10-foot landscape buffer along Central Expressway (total 15-foot buffer width) planted with thirteen (13) canopy and thirteen (13) ornamental trees. The applicant is requesting to waive the requirement for the additional 10-foot landscape buffer and trees along Central Expressway to allow for an additional row of parking for vehicle display and to ensure the view of the vehicle display area is unobstructed. The current landscape buffer along Central Expressway is only two (2) feet wide and does not include trees. The proposed buffer is between five (5) feet and seven (7) feet in width and will provide the required minimum 36-inch shrub row, which is discussed further in the following exception request.

5. Parking Lot Landscape Screening – The Code requires parking lots visible from sidewalks to be screened with a minimum 36-inch evergreen shrub row or with a minimum 42-inch brick or block wall. The applicant is proposing to provide screening along the entirety of the frontage along Central Expressway and Greer Street. Additionally, landscape screening will be provided along Jackson Street from Central Expressway to the western most driveway. However, the applicant is requesting to waive the requirement for landscape screening to be added to the east of the western most driveway along Jackson Street and along Interurban Street since those areas of the site will remain largely unchanged. Within these areas, there are existing trees and shrubs in some areas, and additional shrubs may be added, but the request would allow flexibility in the location of shrubs within the areas not being modified.

6. Interior Parking Lot Landscaping – The Code requires landscaping within the interior parking lot areas to include a minimum 10-foot-wide landscape island be provided with each run of eight (8) parking spaces and at the end of parking rows. Within the Interurban Sub-District, trees are not required in the landscape islands. The applicant is requesting to waive the requirement for a landscape island for each run of eight (8) parking spaces within the new parking area to allow for more vehicle display parking; landscape islands will be provided at the ends of the parking rows. Additionally, the applicant is requesting the existing areas not being disturbed be allowed to remain in their current state.

7. Open Space – The Code requires open space to be provided on-site for the enjoyment of those within the District to include amenities suitable for gathering or recreational areas. If the open space is not publicly accessible, a minimum 15% of the lot shall be set aside as open space; a minimum 8% of the lot shall be set aside for open space if it is publicly accessible. The applicant is requesting to waive the open space requirement and proposes to provide a minimum of 13% of the lot area to be landscaped; approximately 14% is proposed per the Concept Plan (Exhibit "B").

8. Fencing – The Code allows for fencing to be placed between the building and the property line for automobile dealerships; however, the fencing is limited to a maximum height of five (5) feet and shall be constructed of tubular steel or similar materials as approved by the City Manager or designee; however, chain link is expressly prohibited. The applicant is requesting an exception to allow 8-foot-tubular steel fencing in lieu of a maximum 5-foot-tall tubular steel fence along the portion of Greer Street where additional parking is being constructed (area between driveways on Greer Street). At staff's request, the applicant will also replace existing chain link fencing along Greer Street (between the eastern most driveway and Interurban Street) with 8-foot-tall tubular steel fencing. Staff requested the change in fencing along the entirety of Greer Street since future development on the south side of Greer Street will be residential. The applicant is also requesting that the existing 6-foot-tall chain link fences located interior to the site and along Interurban Street be allowed to remain in their existing condition since no changes are being made in those areas.

9. Compactor Screening – The Code requires dumpsters and compactors to be enclosed on three (3) sides by a minimum 6-foot-tall masonry wall. An existing compactor is located on the site between Building 'A' and Building 'C'. It appears the compactor has been located here since at least 2007. The applicant is requesting to waive the requirement to screen the compactor since it is located interior to the site and is largely screened from public view by surrounding buildings and/or perimeter landscaping.

10. Maximum Ground Floor Area/Window Glazing – The Code restricts the maximum ground floor area of a building fronting onto Central Expressway to 30,000 square feet. A Minor Modification may be allowed to allow up to a maximum area of 37,500 square feet; however, if a retail building exceeds 30,000 square feet in area, a minimum of 60% of the ground floor area (ground floor area is defined as that portion of a building from the street-level finish floor elevation and extended 12.5 feet above that elevation) shall be comprised of windows. After the two (2) proposed building expansions, Building 'A' is 53,664 square feet in area; therefore, each elevation is required to have a minimum of 60% of the ground floor area comprised of windows. Per the attached Building Elevations (Exhibits "C-1" and "C-2"), the elevations will provide the following minimum window percentages at the ground floor:

    a. West Elevation – 60%
    b. North Elevation – 40%
    c. South Elevation – 15%
    d. North Elevation – 0%

The entirety of the west elevation of the expansion on the west side of Building 'A' will provide the minimum required ground floor windows. Additionally, the north and south sides of that expansion will also provide the minimum 60% windows at the ground floor. However, the overall north and south elevations will provide less than the required 60% ground floor window area. The east elevation currently does not have any windows, and no new windows are proposed. The areas that provide little or no windows are those portions of the building adjacent to service areas. The applicant is requesting that the minimum ground floor window percentages be allowed as listed above and as listed on the Concept Plan (Exhibit "B") and Building Elevations (Exhibits "C-1" and "C-2").

11. Blank Facades – The Code prohibits blank facades in lengths greater than twenty (20) feet fronting along public streets. Design treatments such as windows, doors, awnings, and other features that make a building appear to be a "front" of the building are required. The majority of the west and north elevations will not contain blank facades. However, the south and east elevations will have long spans of tilt wall without openings where those walls are adjacent to service areas. No changes are proposed to Buildings 'B' or 'C'. The applicant is requesting to allow blank facades in conformance with the attached Building Elevations (Exhibits "C-1" and "C-2").

Other Considerations

- Building Materials – The Interurban Sub-District requires each exterior building wall to utilize a minimum of 65% primary materials, which includes masonry, stone, glass, finished concrete or ventilated façade systems (does not include concrete tilt wall). Up to 35% of the materials may be secondary materials, including stucco and metal panels/cladding. Last, no more than 5% of each wall may utilize accent materials, including pre-cast stone, accent metal or other materials approved by the City Manager or designee.

  The proposed west elevation meets the minimum 65% primary material requirement, but the other three (3) elevations do not meet the minimum 65% requirement; however, House Bill 2439, which became effective in 2019, restricts the City's ability to enforce building materials requirements. Therefore, an exception is not required to allow the reduced primary material percentages on the north, south and east elevations. The proposed elevations will still be made a part of an approving ordinance, and the development will still be limited to the extents reflected on the elevations.

- Parking – Within the Interurban Sub-District, service and retail uses are required to provide parking at a ratio of one (1) space per 500 square feet above the first 5,000 square feet. Based on the total square footage of all three (3) buildings, the total required parking is 132 parking spaces; 465 parking spaces are provided. The Code does not have a specific parking requirement for an automobile dealership, but the Parking Regulations in the Comprehensive Zoning Ordinance address the use and requires 30% of the required parking to be designated as customer parking. If that ratio were applied, forty (40) spaces would be designated for customers; the proposed Concept Plan (Exhibit "B") reflects 102 parking spaces for customers and employees, so it appears adequate parking is provided.

- Requested Exceptions related to Use – As discussed above, the "motor vehicle sales/leasing, new" use is allowed by right in the Interurban Sub-District; however, due to the unique design requirements for the use, exceptions are required to allow for unique characteristics such as large parking areas for vehicle display, security for service areas, and modified building exteriors to accommodate service uses within the buildings. Additionally, the applicant has requested exceptions to allow certain areas to remain in their current state where no modifications are being made.

  For properties within the Main Street/Central Expressway PD, review of site plan changes is typically limited to those areas being modified. Furthermore, areas of a site not being modified are typically allowed to remain in their existing condition.

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

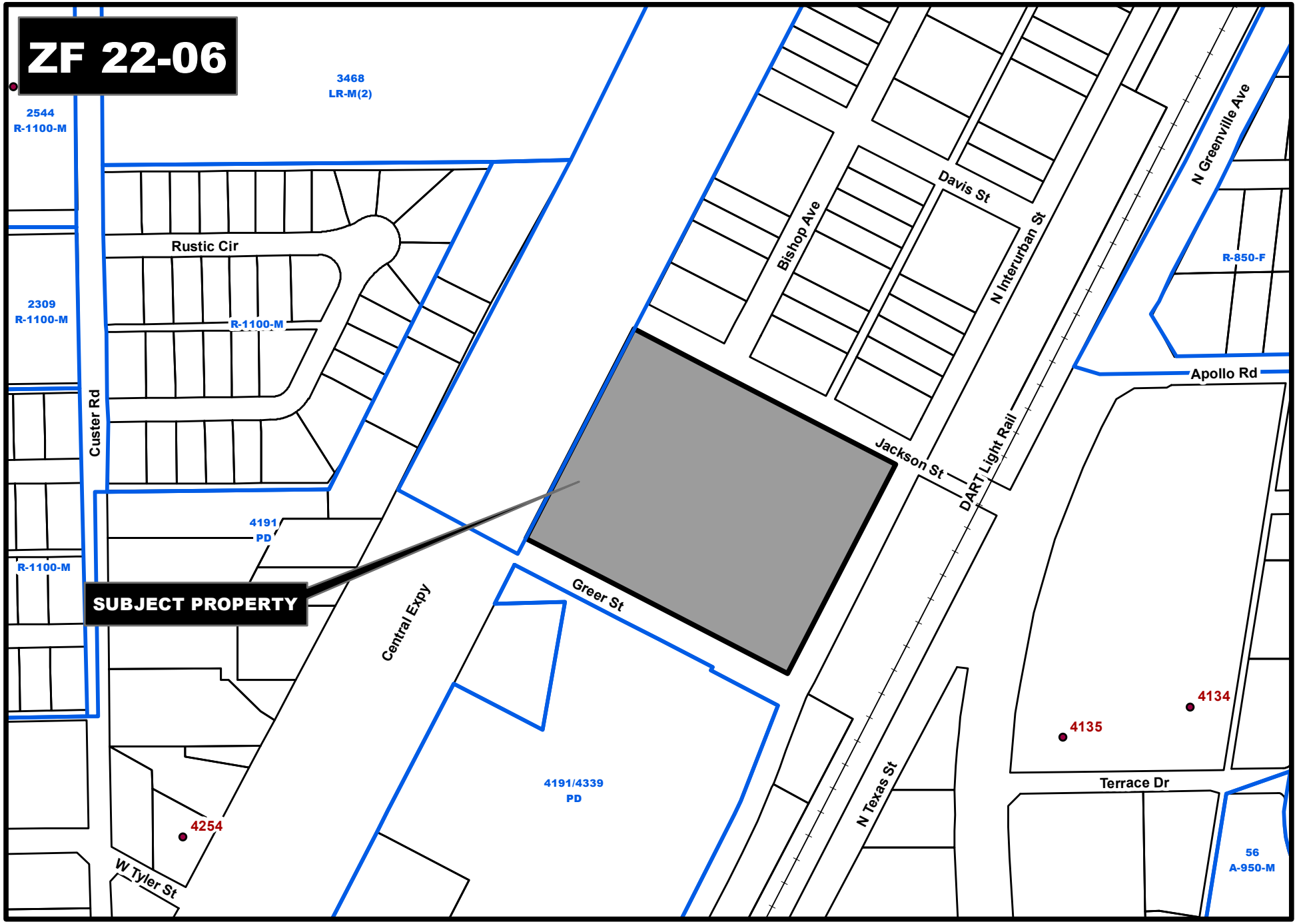
Motion: The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add, or amend conditions, or recommend denial of the request.

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

1. The property shall be developed and used in substantial conformance with the Concept Plan attached as Exhibit "B" and the Building Elevations attached as Exhibits "C-1" and "C-2", made a part hereof and which are hereby approved. Collectively, the Concept Plan and Building Elevations are referred to as "Special Development Plan" as allowed in the Main Street/Central Expressway Form Based Code, subject to the following conditions:

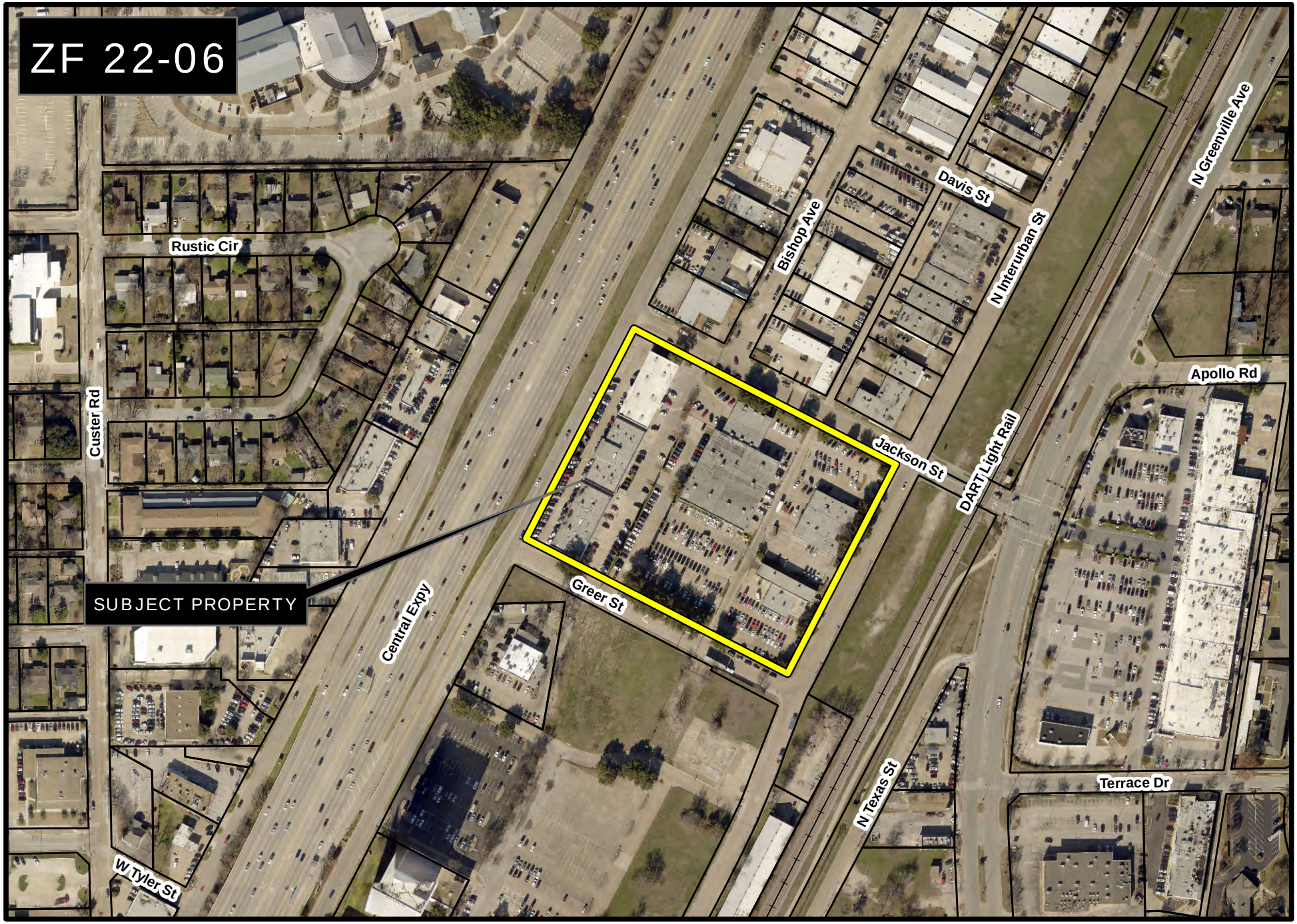
    a. The "motor vehicle sales/leasing, new" use shall be constructed in substantial conformance with the attached Special Development Plan, marked as Exhibit "B", Exhibit "C-1" and Exhibit "C-2" and made a part thereof.

Council Hearing Date: The earliest possible City Council hearing date is June 13, 2022.



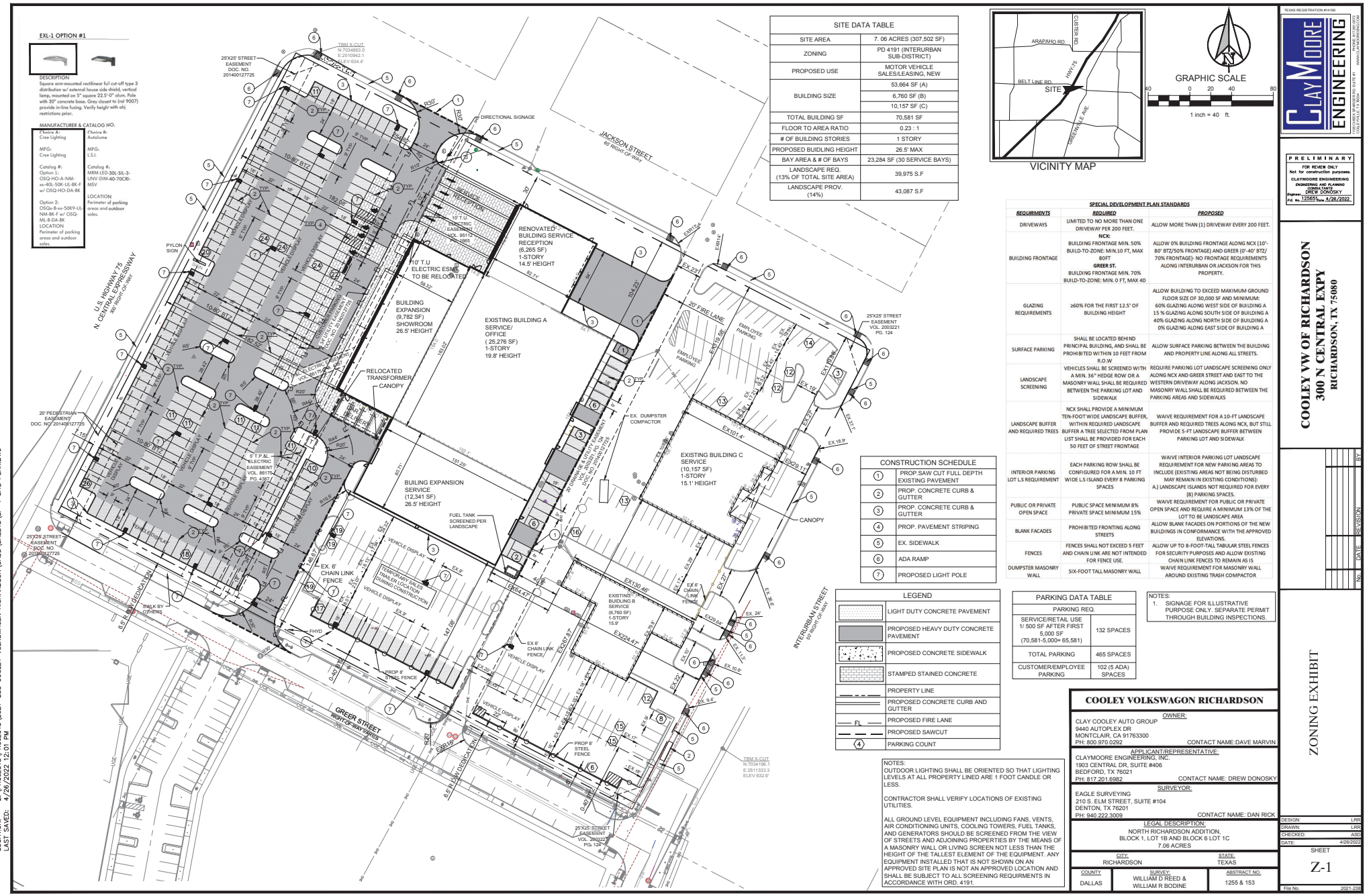
ZF 22-06 Zoning Map
Special Development Plan
300 N. Central Expressway

RICHARDSON TEXAS



ZF 22-06 Aerial Map
Special Development Plan
300 N. Central Expressway

RICHARDSON TEXAS



SITE DATA TABLE	
SITE AREA	7. 06 ACRES (307,502 SF)
ZONING	PD 4191 (INTERURBAN SUB-DISTRICT)
PROPOSED USE	MOTOR VEHICLE SALES/LEASING, NEW
BUILDING SIZE	53,664 SF (A)
	6,760 SF (B)
	10,157 SF (C)
TOTAL BUILDING SF	70,581 SF
FLOOR TO AREA RATIO	0.23 : 1
# OF BUILDING STORIES	1 STORY
PROPOSED BUILDING HEIGHT	26.5' MAX
BAY AREA & # OF BAYS	23,284 SF (30 SERVICE BAYS)
LANDSCAPE REQ. (13% OF TOTAL SITE AREA)	39,975 S.F
LANDSCAPE PROV. (14%)	43,087 S.F

VICINITY MAP

CONSTRUCTION SCHEDULE	
1	PROP.SAW CUT FULL DEPTH EXISTING PAVEMENT
2	PROP. CONCRETE CURB & GUTTER
3	PROP. CONCRETE CURB & GUTTER
4	PROP. PAVEMENT STRIPING
5	EX. SIDEWALK
6	ADA RAMP
7	PROPOSED LIGHT POLE

LEGEND	
	LIGHT DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	STAMPED STAINED CONCRETE
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE
	PROPOSED SAWCUT
4	PARKING COUNT

NOTES:
OUTDOOR LIGHTING SHALL BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINED ARE 1 FOOT CANDLE OR LESS.

CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES.

ALL GROUND LEVEL EQUIPMENT INCLUDING FANS, VENTS, AIR CONDITIONING UNITS, COOLING TOWERS, FUEL TANKS, AND GENERATORS SHOULD BE SCREENED FROM THE VIEW OF STREETS AND ADJOINING PROPERTIES BY THE MEANS OF A MASONRY WALL OR LIVING SCREEN NOT LESS THAN THE HEIGHT OF THE TALLEST ELEMENT OF THE EQUIPMENT. ANY EQUIPMENT INSTALLED THAT IS NOT SHOWN ON AN APPROVED SITE PLAN IS NOT AN APPROVED LOCATION AND SHALL BE SUBJECT TO ALL SCREENING REQUIREMENTS IN ACCORDANCE WITH ORD. 4191.

SPECIAL DEVELOPMENT PLAN STANDARDS		
REQUIRMENTS	REQUIRED	PROPOSED
DRIVEWAYS	LIMITED TO NO MORE THAN ONE DRIVEWAY PER 200 FEET.	ALLOW MORE THAN (1) DRIVEWAY EVERY 200 FEET.
BUILDING FRONTAGE	NCX: BUILDING FRONTAGE MIN. 50% BUILD-TO-ZONE: MIN.10 FT, MAX 80FT GREER ST. BUILDING FRONTAGE MIN. 70% BUILD-TO-ZONE: MIN. 0 FT, MAX 40	ALLOW 0% BUILDING FRONTAGE ALONG NCX (10'-80' BTZ/50% FRONTAGE) AND GREER (0'-40' BTZ/ 70% FRONTAGE)- NO FRONTAGE REQUIREMENTS ALONG INTERURBAN OR JACKSON FOR THIS PROPERTY.
GLAZING REQUIREMENTS	≥60% FOR THE FIRST 12.5' OF BUILDING HEIGHT	ALLOW BUILDING TO EXCEED MAXIMUM GROUND FLOOR SIZE OF 30,000 SF AND MINIMUM: 60% GLAZING ALONG WEST SIDE OF BUILDING A 15 % GLAZING ALONG SOUTH SIDE OF BUILDING A 40% GLAZING ALONG NORTH SIDE OF BUILDING A 0% GLAZING ALONG EAST SIDE OF BUILDING A
SURFACE PARKING	SHALL BE LOCATED BEHIND PRINCIPAL BUILDING, AND SHALL BE PROHIBITED WITHIN 10 FEET FROM R.O.W	ALLOW SURFACE PARKING BETWEEN THE BUILDING AND PROPERTY LINE ALONG ALL STREETS.
LANDSCAPE SCREENING	VEHICLES SHALL BE SCREENED WITH A MIN. 36" HEDGE ROW OR A MASONRY WALL SHALL BE REQUIRED BETWEEN THE PARKING LOT AND SIDEWALK	REQUIRE PARKING LOT LANDSCAPE SCREENING ONLY ALONG NCX AND GREER STREET AND EAST TO THE WESTERN DRIVEWAY ALONG JACKSON. NO MASONRY WALL SHALL BE REQUIRED BETWEEN THE PARKING AREAS AND SIDEWALKS
LANDSCAPE BUFFER AND REQUIRED TREES	NCX SHALL PROVIDE A MINIMUM TEN-FOOT WIDE LANDSCAPE BUFFER, WITHIN REQUIRED LANDSCAPE BUFFER A TREE SELECTED FROM PLAN LIST SHALL BE PROVIDED FOR EACH 50 FEET OF STREET FRONTAGE	WAIVE REQUIREMENT FOR A 10-FT LANDSCAPE BUFFER AND REQUIRED TREES ALONG NCX, BUT STILL PROVIDE 5-FT LANDSCAPE BUFFER BETWEEN PARKING LOT AND SIDEWALK
INTERIOR PARKING LOT LS REQUIREMENT	EACH PARKING ROW SHALL BE CONFIGURED FOR A MIN. 10 FT WIDE LS ISLAND EVERY 8 PARKING SPACES	WAIVE INTERIOR PARKING LOT LANDSCAPE REQUIREMENT FOR NEW PARKING AREAS TO INCLUDE (EXISTING AREAS NOT BEING DISTURBED MAY REMAIN IN EXISTING CONDITIONS): A.) LANDSCAPE ISLANDS NOT REQUIRED FOR EVERY (8) PARKING SPACES.
PUBLIC OR PRIVATE OPEN SPACE	PUBLIC SPACE MINIMUM 8% PRIVATE SPACE MINIMUM 15%	WAIVE REQUIREMENT FOR PUBLIC OR PRIVATE OPEN SPACE AND REQUIRE A MINIMUM 13% OF THE LOT TO BE LANDSCAPE AREA
BLANK FACADES	PROHIBITED FRONTING ALONG STREETS	ALLOW BLANK FACADES ON PORTIONS OF THE NEW BUILDINGS IN CONFORMANCE WITH THE APPROVED ELEVATIONS.
FENCES	FENCES SHALL NOT EXCEED 5 FEET AND CHAIN LINK ARE NOT INTENDED FOR FENCE USE.	ALLOW UP TO 8-FOOT-TALL TABULAR STEEL FENCES FOR SECURITY PURPOSES AND ALLOW EXISTING CHAIN LINK FENCES TO REMAIN AS IS
DUMPSTER MASONRY WALL	SIX-FOOT TALL MASONRY WALL	WAIVE REQUIREMENT FOR MASONRY WALL AROUND EXISTING TRASH COMPACTOR

PARKING DATA TABLE	
PARKING REQ.	
SERVICE/RETAIL USE 1/ 500 SF AFTER FIRST 5,000 SF (70,581-5,000= 65,581)	132 SPACES
TOTAL PARKING	465 SPACES
CUSTOMER/EMPLOYEE PARKING	102 (5 ADA) SPACES

NOTES:
1. SIGNAGE FOR ILLUSTRATIVE PURPOSE ONLY. SEPARATE PERMIT THROUGH BUILDING INSPECTIONS.

COOLEY VOLKSWAGON RICHARDSON

OWNER:
CLAY COOLEY AUTO GROUP
9440 AUTOPLEX DR
MONTCLAIR, CA 91763300
PH: 800.970.0292 CONTACT NAME:DAVE MARVIN

APPLICANT/REPRESENTATIVE:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR, SUITE #406
BEDFORD, TX 76021
PH: 817.201.6982 CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING
210 S. ELM STREET, SUITE #104
DENTON, TX 76201
PH: 940.222.3009 CONTACT NAME: DAN RICK

LEGAL DESCRIPTION:
NORTH RICHARDSON ADDITION,
BLOCK 1, LOT 1B AND BLOCK 6 LOT 1C
7.06 ACRES

CITY:	STATE:	
RICHARDSON	TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.
DALLAS	WILLIAM D REED & WILLIAM R BODINE	1255 & 153

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
1903 CENTRAL DR, SUITE #406 BEDFORD, TEXAS 76021
PHONE: 817.201.6982
WWW.CLAYMOORE.COM
TBPE FIRM F-14199 TBPLS FIRM 10194379

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: DREW DONOSKY
P.E. No. 125651 Date 4/26/2022

COOLEY VW OF RICHARDSON
300 N CENTRAL EXPY
RICHARDSON, TX 75080

No.	DATE	REVISION	BY

ZONING EXHIBIT

DESIGN: LRR
DRAWN: LRR
CHECKED: ASD
DATE: 4/26/2022

SHEET
Z-1

File No. 2021-238

PLOTTED BY: LYNN ROWLAND
PLOT DATE: 4/26/2022 12:20 PM
PLOT SCALE: 1.000 '= 1.000 UNITS
LAST SAVED: 4/26/2022 12:01 PM
C:\CLAYMOORE PROJECTS\2021-238 COOLEY VOLKSWAGEN RICHARDSON\CADD\SHEETS\SP-1 SITE PLAN.DWG

Exhibit B

AREA CALCULATION CHART

NORTH ELEVATIONS CALCULATION

MATERIAL TYPE	SQUARE FOOTAGE	PERCENT ALLOWED	PERCENT COVERAGE
PRIMARY MATERIALS			
MASONRY (SPLIT FACED BLOCK)	971 SF	≥ 65 %	23%
GLAZING	1257 SF	≥ 65 %	29%
SECONDARY MATERIALS			
ACM PANEL	804 SF	≤ 35 %	19%
ACCENT MATERIALS			
TILT WALL	1,256 SF	≤ 5 %	29%
TOTAL	4,288 SF		100%

SOUTH ELEVATIONS CALCULATION

MATERIAL TYPE	SQUARE FOOTAGE	PERCENT ALLOWED	PERCENT COVERAGE
PRIMARY MATERIALS			
MASONRY (SPLIT FACED BLOCK)	780 SF	≥ 65 %	18%
GLAZING	615 SF	≥ 65 %	14%
SECONDARY MATERIALS			
ACM PANEL	195 SF	≤ 35 %	4.8 %
GREEN WALL	10 SF	≤ 5 %	0.2 %
ACCENT MATERIALS			
TILT WALL	2,734 SF	≤ 5 %	63%
TOTAL AREA	4,334 SF		100%

EAST ELEVATIONS CALCULATION

MATERIAL TYPE	SQUARE FOOTAGE	PERCENT ALLOWED	PERCENT COVERAGE
PRIMARY MATERIALS			
MASONRY (SPLIT FACED BLOCK)	2,510 SF	≥ 65 %	38%
GLAZING	-	-	-
SECONDARY MATERIALS			
ACM PANEL	-	-	-
ACCENT MATERIALS			
TILT WALL	3,949 SF	≤ 5 %	62%
TOTAL	6388 SF		100%

WEST ELEVATIONS CALCULATION

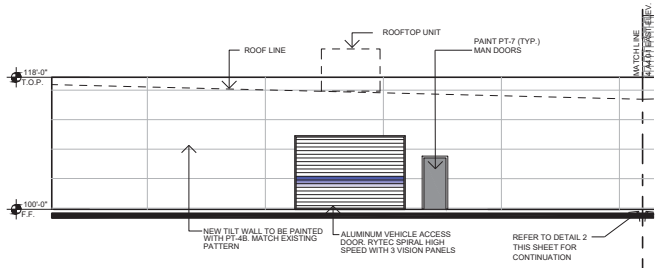
MATERIAL TYPE	SQUARE FOOTAGE	PERCENT ALLOWED	PERCENT COVERAGE
PRIMARY MATERIALS			
MASONRY (SPLIT FACED BLOCK)	1,505 SF	≥ 65 %	23%
GLAZING	3116 SF	≥ 65 %	47%
SECONDARY MATERIALS			
ACM PANEL	1,630 SF	≤ 35 %	25%
GREEN WALL	336 SF	≤ 5 %	5%
ACCENT MATERIALS			
TILT WALL	-	-	-
TOTAL	6,587 SF		100%

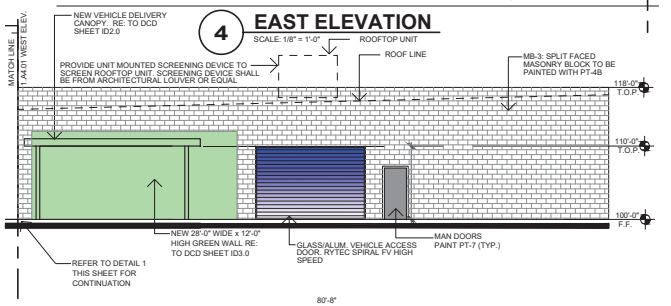
NOTES:

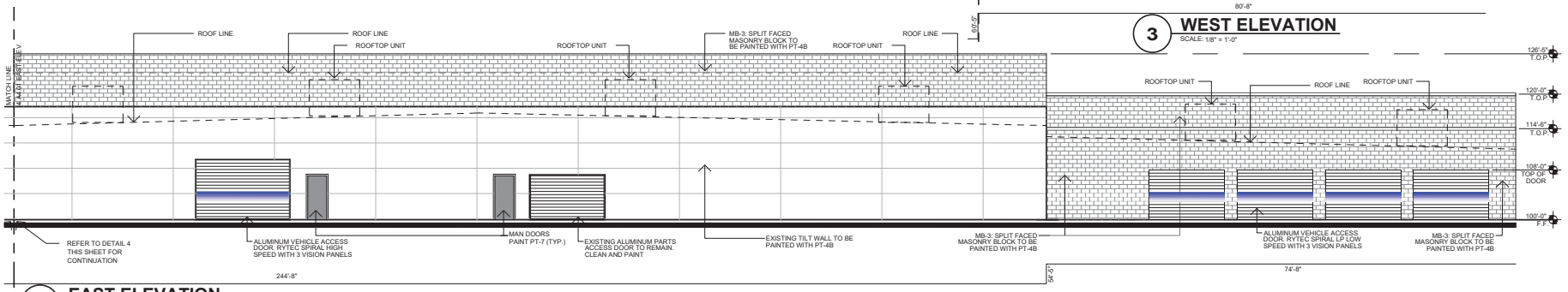
1. MAIN STREET/CENTRAL FORM BASED CODE - INTERURBAN SUB- DISTRICT REQUIRES A MINIMUM OF EACH FACADE UTILIZE A MINIMUM 65% PRIMARY MATERIALS. HOWEVER, THE ELEVATIONS ARE NOT REQUIRED TO COMPLY PER HB 2439, EFFECTIVE SEPTEMBER 2019.
2. ALLOW SHOWROOM/SERVICE/OFFICE BUILDING TO EXCEED MAXIMUM GROUND FLOOR SIZE OF 30,000 SQUARE FEET AND ALLOW MINIMUM
   a. 60% GLAZING ALONG THE ENTIRE WEST ELEVATION OF BUILDING A
   b. 15% GLAZING ALONG THE SOUTH ELEVATION BUILDING A
   c. 40% GLAZING ALONG THE NORTH ELEVATION BUILDING A
   d. 0% GLAZING ALONG THE EAST ELEVATION BUILDING A
3. ALLOW 0% BUILDING FRONTAGE ALONG NCX (10'-80' BTZ/50% FRONTAGE) AND GREER (0'-40' BTZ/70% FRONTAGE)- NO FRONTAGE REQUIREMENTS ALONG INTERURBAN OR JACKSON FOR THIS PROPERTY.

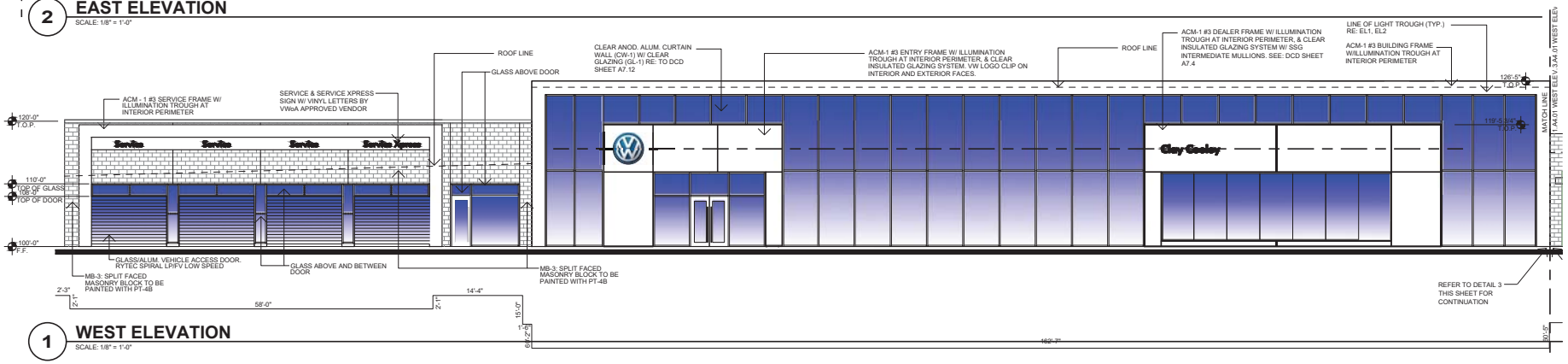
FINISHES LEGEND

CW-1 W/ GL-1 CURTAIN WALL SYSTEM WITH CLEAR GLAZING	EXISTING TILT WALL. TO BE PAINTED WITH PT-4B
MB-3: SPLIT FACED MASONRY BLOCK TO BE PAINTED WITH PT-4B	PT-6 EXTERIOR DOORS TO BE PAINTED
GREEN WALL MESH SYSTEMS	ACM-1 ACM PANELS IN DAS WHITE.
NEW TILT WALL. TO BE PAINTED WITH PT-4B	









KLINE HARDIN

ARCHITECTURE · PLANNING · INTERIORS
701 CANYON DRIVE · SUITE 110
GRAPEVINE · TX 76051
972 · 358 · 0800

INCOMPLETE CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
(TBAE - EFFECTIVE 10-01-2003)

JIM R. HARDIN, ARCHITECT TEXAS REGISTRATION NO. 11546
DATE: 04/21/22

CLAY COOLEY VOLKSWAGEN OF RICHARDSON

CLAY COOLEY VOLKSWAGEN OF RICHARDSON REMODEL

PROJECT: CLAY COOLEY VOLKSWAGEN OF RICHARDSON REMODEL
ADDRESS: 300 NORTH CENTRAL EXPRESSWAY
CITY: RICHARDSON
STATE: TX
ZIP: 75080

EXTERIOR ELEVATIONS

JOB NO. 21025

DATE	ISSUE FOR	DRAWN BY
01.20.22	30% Review	JH/DBC
04.15.22	60% Review	JH/DBC
04.21.22	ELEVATIONS	JH/DBC

A4.01

Exhibit C-1

AREA CALCULATION CHART

NORTH ELEVATIONS CALCULATION			
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PRIMARY MATERIALS			
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ACM PANEL	-	-	-
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MATERIAL TYPE	SQUARE FOOTAGE	PERCENT ALLOWED	PERCENT COVERAGE
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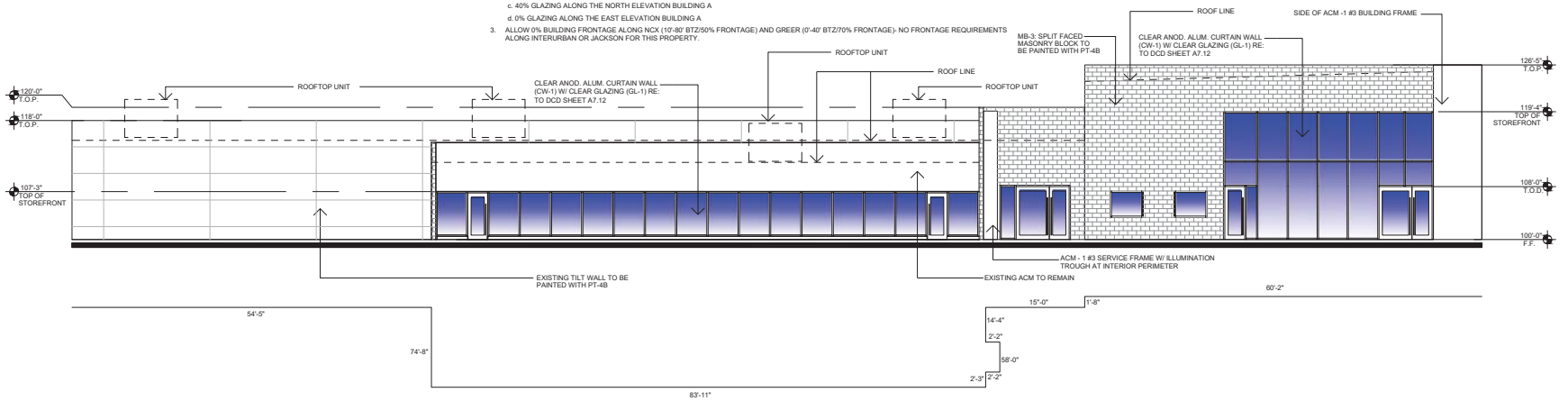
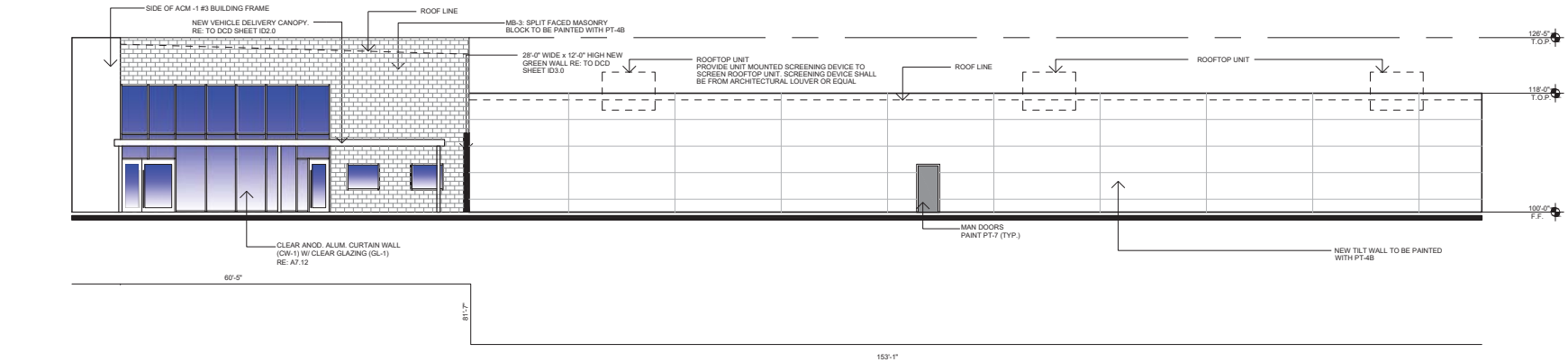
GREEN WALL MESH SYSTEMS	ACM-1 ACM PANELS IN DAS WHITE.
NEW TILT WALL. TO BE PAINTED WITH PT-4B	



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

KLINE HARDIN

ARCHITECTURE · PLANNING · INTERIORS
700 CANYON DRIVE · SUITE 110
COPPELL · TX 75019
972 · 538 · 0300

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(TBAE - EFFECTIVE 10-01-2003)

JIM R. HARDIN, ARCHITECT TEXAS REGISTRATION NO. 11546
DATE: 04/21/22

CLAY COOLEY VOLKSWAGEN OF RICHARDSON

CLAY COOLEY VOLKSWAGEN OF RICHARDSON REMODEL

PROJECT
CLAY COOLEY VOLKSWAGEN OF RICHARDSON REMODEL
ADDRESS
300 NORTH CENTRAL EXPRESSWAY
CITY: RICHARDSON
STATE: TX
ZIP: 75080

EXTERIOR ELEVATIONS

JOB NO. 21025

DATE	ISSUE FOR	DRAWN BY
01.20.22	30% Review	JH/DBC
04.15.22	60% Review	JH/DBC
04.21.22	ELEVATIONS	JH/DBC

A4.02

Exhibit C-2

CLAY MOORE ENGINEERING

April 26, 2022

Chris Shacklett, AICP
City of Richardson- Development Services
411 W. Arapaho Road, Suite 204
PO Box 830309
Richardson, Tx 75083

Re: Clay Cooley VW of Richardson

Dear Mr. Shacklett,
This shall serve as a zoning exception request for the subject property which is located within the Interurban subdistrict of Planned Development PD-4191, in the city of Richardson, Texas. The use, New Motor Vehicle sales, which is the existing use of the property, is allowed by right, will not change. The following is a list of requested exceptions to PD-4191.

1. Allow more than one (1) driveway every 200 feet
2. Allow 0% building frontage along NCX (10'-80' BTZ / 50% frontage) and Greer (0'-40' BTZ / 70% frontage) – No frontage requirements along Interurban or Jackson for this property.
3. Allow showroom/service/office building to exceed maximum ground floor size of 30,000 square feet and allow minimum
    a. 60% glazing along the entire west elevation of Building A
    b. 15% glazing along the south elevation Building A
    c. 40% glazing along the north elevation Building A
    d. 0% glazing along the east elevation Building A
4. Allow surface parking between the building and the property line along all streets.
5. Require parking lot landscape screening only along NCX and Greer Street and east to the western driveway along Jackson, and no masonry wall shall be required between the parking areas and sidewalks
6. Waive the requirement for a 10-foot landscape buffer and required trees along NCX, but still provide the 5-foot landscape buffer required between a parking lot and sidewalk.
7. Waive interior parking lot landscape requirements for new parking areas to include (existing parking areas not being disturbed may remain in existing condition):
    a. Landscape islands not required for every eight (8) parking spaces
8. Waive the requirements for public or private open space and require a minimum 13% of the lot to be landscape area.
9. Allow blank facades on portions of the new buildings in conformance with the approved elevations.
10. Allow up to 8-foot-tall tubular steel fences for security purposes and allow existing chain link fences to remain as is.
11. Waive the requirement for a masonry enclosure around the existing trash compactor.

Sincerely,

Drew Donosky

Drew Donosky, P.E.

Notice of Public Hearing
City Plan Commission

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

Special Development Plan

File No.:	**ZF 22-06**
Applicant:	Drew Donosky, Claymoore Engineering
Location:	(See map on reverse side)
Request:	**ZF 22-06 Special Development Plan –** A request for approval of a Special Development Plan for a 7.1-acre lot located at 300 N. Central Expressway, on the east side of Central Expressway, between Greer Street and Jackson Street, currently zoned Main Street/Central Expressway PD Planned Development (Interurban Sub-District) to allow for the expansion of an existing "motor vehicle sales/leasing, new" use. Owner: Chase Cooley, 4747 LBJ Freeway LLC. Staff: Chris Shacklett

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

TUESDAY, MAY 3, 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 affected by the zoning request and those who are within 200 feet of the request as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting in person will be allocated a maximum of 5 minutes to address the City Plan Commission to express whether they are in favor or oppose the request.

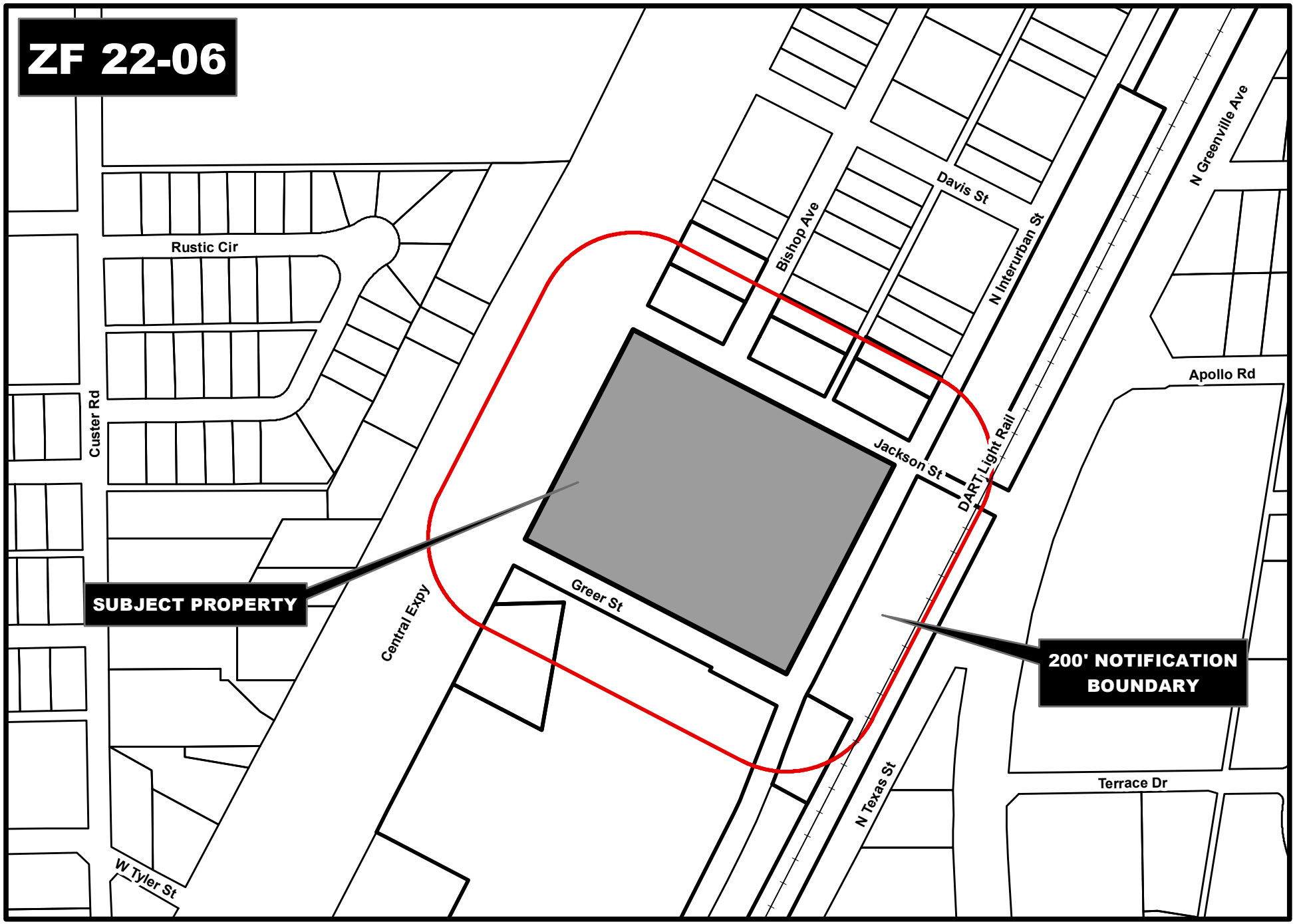
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public Comment Card at https://www.cor.net/PublicCommentForm.

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

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: http://www.cor.net/index.aspx?page=1331.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 22-06.

Date Posted and Mailed: April 22, 2022



ZF 22-06 Notification Map
Special Development Plan
300 N. Central Expressway

RICHARDSON TEXAS

DART

MB 7230

P O BOX 660163

DALLAS, TX 75266

LORD JOAN M

6530 CHURCHILL WAY

DALLAS, TX 75230

TRUONG HY T & LEHOA T

405 N INTERURBAN ST

RICHARDSON, TX 75081

DART

MB 7230

P O BOX 660163

DALLAS, TX 75266

SAF 100 N CENTRAL LAND LTD

18111 PRESTON RD STE 1000

DALLAS, TX 75252

500 N INTERURBAN LLC

% PARACORP INCORPORATED

300 W CLARENDON AVE #203

PHOENIX, AZ 85013

LSM REAL EST INV LTD PS & DMM REAL EST INV LTD PS

6800 DALLAS PKWY

PLANO, TX 75024

INTERURBANRICHARDSON LLC

5045 REXTON LN

DALLAS, TX 75214

WOODMARK INTERNATIONAL INCORPORATED

216 N INTERURBAN ST

RICHARDSON, TX 75081

Drew Donosky
Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, TX 76021

SEKHAVAT ABBASS & MEHRY SEKHAVAT

5919 WESTGROVE

DALLAS, TX 75248

LSM REAL EST INV LTD PS & DMM REAL EST INV LTD PS

6800 DALLAS PKWY

PLANO, TX 75024

HOWARD MARTA ELSON & ELSON CHRIS JR

1606 GARDENIA ST

PROSPER, TX 75078

4747 LBJ FREEWAY LLC

COOLEY CLAY

1251 E AIRPORT FWY

IRVING, TX 75062

Chase Cooley
Clay Cooley Volkswagen of Richardson
1251 E. Airport Fwy
Irving, TX 75062

ZF 22-06
Cooley Volkswagen