City of Richardson
City Plan Commission
Agenda Packet
Tuesday, July 18, 2023

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AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, JULY 18, 2023, AT 7:00 P.M.
RICHARDSON POLICE DEPARTMENT, MULTIPURPOSE ROOM #1103
200 N. GREENVILLE AVENUE
RICHARDSON, TX 75081

The City Plan Commission meeting will be held in the Multipurpose Room #1103 of the Richardson Police Department. Members of the public may also watch City Plan Commission (CPC) meetings online (https://www.cor.net/citv). **Cablecast viewing of CPC meetings for U-verse and Spectrum customers is temporarily unavailable due to a fire which damaged Richardson City Hall. Cablecast services will be restored as soon as possible.**

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: 6:00 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in Multipurpose Room #1103 at the above listed address 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. – MULTIPURPOSE ROOM #1103

MINUTES

1. **Approval of minutes of the regular business meeting of June 20, 2023.**

PUBLIC HEARING

2. **Zoning File 23-06 – Planned Development – UTD/Points at Waterview TOD PD:** Consider and act on a request to rezone approximately 36 acres located on the south side of Waterview Parkway, generally east of the Frankford Road intersection and bounded by the DART Silver Line to the south, from TO-M Technical Office and PD Planned Development to PD Planned Development for the development of a transit-oriented mixed-use development. *Property Owner: Jim Leslie, representing 3400 Waterview LLC and Dr. Calvin Jamison, representing University of Texas at Dallas. Staff: Chris Shacklett.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL AND AT THE RICHARDSON POLICE DEPARTMENT ON OR BEFORE 5:30 P.M., FRIDAY, JULY 14, 2023.

_____
CHRIS SHACKLETT, ASST. DIRECTOR OF
DEVELOPMENT SERVICES – PLANNING

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, LOCATED AT 2003 E. RENNER ROAD, RICHARDSON, TX 75082, VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT ADACOORDINATOR@COR.GOV.

PURSUANT TO SECTION 46.03, PENAL CODE (PLACES WEAPONS PROHIBITED), A PERSON MAY NOT CARRY A FIREARM OR OTHER WEAPON ON THIS PROPERTY. *

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE RICHARDSON ROOM AND/OR COUNCIL CHAMBERS OR ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY PLAN COMMISSION IS HELD.

Agenda Item 1

Approval of the Minutes of the June 20, 2023 City Plan Commission Meeting

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JUNE 20, 2023

The Richardson City Plan Commission met on June 20, 2023, at 7:00 p.m. in the Multipurpose Room, #1103 of the Richardson Police Department, 200 N. Greenville Avenue, Richardson, TX 75081.

MEMBERS PRESENT: Bryan Marsh, Chairman
Kenneth Southard, Vice Chairman
Michael Keller, Commissioner
Byron Purdy, Commissioner
Nate Roberts, Commissioner
Joe Costantino, Commissioner

MEMBERS ABSENT: Gwen Walraven, Commissioner
Sebrena Bohnsack, Commissioner
Gary Beach, Commissioner

CITY STAFF PRESENT: Sam Chavez, Director – Development Services
Chris Shacklett, Asst. Director of Development Svcs. – Planning
Keith Krum, Planning Projects Manager
Aaron Zilz, Planner II
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 and to discuss the update of the Comprehensive Plan. No action was taken.

REGULAR BUSINESS MEETING

1. Approval of Minutes of the regular business meeting of May 16, 2023.

Motion: Vice Chairman Southard made a motion to approve the minutes as presented; Seconded by Commissioner Costantino. Motion passed 6-0.

CONSENT AGENDA

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

1. **Replat – S.C.I. Addition, Lots 2C & 3-7, Block 1:** Consider and act on a request for approval of a replat of Lot 2B, Block 1 of the S.C.I. Addition and other unplatted properties to subdivide the property, dedicate easements, abandon easements, and relocate lot lines to accommodate future development for the church. The 16.758-acre tract of land is located south of

Buckingham Road, between Greenville Avenue and Abrams Road. *Property Owner: Greenville Avenue Church of Christ. Staff: Aaron Zilz.*

2. **Replat – Telecom Business Center Addition, Lot 5A, Block A:** Consider and act on a request for approval of a replat of Lot 5, Block A of the Telecom Business Center Addition to dedicate easements and abandon easements to accommodate development of a limited-service suite hotel. The 2.222-acre tract of land is located at the southwest corner of Glenville Drive and Waterwood Drive. *Property Owner: Midas Richardson III, LLC. Staff: Aaron Zilz.*

Motion: Commissioner Roberts made a motion to approve the Consent Agenda as presented. Seconded by Vice Chairman Southard. Motion Passed 6-0.

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 7:03 p.m.

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Bryan Marsh, Chairman

Agenda Item 2

Zoning File 23-06:
UTD/Points at Waterview

ZONING FILE 23-06

Attachments:

1. Staff Report
2. Zoning/Aerial Map
3. PD Conditions (Exhibit “A”)
4. Zoning Concept Plan (Exhibits “B-1” through “B-3”)
5. Street Cross Sections (Exhibits “C-1” and “C-2”)
6. Existing Structure Alternative Exhibit (Exhibit “D”)
7. Notice of Public Hearing – Property Owners
8. Notification List
9. Notice of Public Hearing – 3400 Waterview Parkway Tenants
10. Notification List

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Chris Shacklett, Assistant Director of Development Services-Planning *CS*

DATE: July 18, 2023

RE: **Zoning File 23-06: PD Planned Development – UTD/Points at Waterview**

REQUEST

A request for approval of a zoning change on 36 acres located on the south side of Waterview Parkway, generally east of the Frankford Road intersection, bounded by the DART Silver Line to the south, from TO-M Technical Office District and PD Planned Development District to PD Planned Development District for the development of a transit-oriented mixed-use development.

APPLICANT/PROPERTY OWNER

Nadia Christian, Wolverine Interests LLC / Jim Leslie representing 3400 Waterview LLC and Dr. Calvin Jamison, representing University of Texas at Dallas.

EXISTING DEVELOPMENT

The western 15-acre portion of the property, owned by 3400 Waterview LLC (Wolverine Tract), is developed with a 5-story, 209,260-square foot office building. The eastern 21-acre portion of the property is undeveloped and owned by University of Texas at Dallas (UTD Tract).

ADJACENT ROADWAYS

President George Bush Turnpike: Freeway with a variable width right-of-way, 130,000 vehicles per day, east and westbound west of US-75 (2021).

Waterview Parkway: 6-lane divided Arterial, 23,000 vehicles per day, northbound and southbound, south of PGBT (2021).

Frankford Road: 4-lane divided Arterial; no traffic counts available.

SURROUNDING LAND USE AND ZONING

North: Office, Institutional & Vacant / TO-M Technical Office & PD Planned Development
South: Office & Northside at UTD Mixed-Use / TO-M Technical Office & PD Planned Development
East: Driving Range & Golf Course / LR-M(1) Local Retail
West: Office (City of Dallas) / Commercial

FUTURE LAND USE PLAN

Regional Employment & Transit Village:

The Wolverine Tract is designated as Regional Employment, which are districts generally located along Richardson's highways north of Arapaho Road. Higher density development is appropriate, with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.

The UTD Tract is designated as Transit Village, which are districts that include mixed or multiple land uses built around small-scale pedestrian blocks located at the City's rail stations. Uses include medium- to high-density residential, retail, entertainment, hospitality, and offices.

Future Land Uses of Surrounding Area:

North:	Regional Employment
South:	Regional Employment & Transit Village
East:	Regional Employment
West:	City of Dallas; Commercial

EXISTING ZONING

TO-M Technical Office (Ordinance Number 3128) & PD Planned Development (Ordinance Number 4192)

INFRASTRUCTURE/TRAFFIC

Utilities
The proposed request will have an impact on the sanitary sewer system. The expected flow from the development can be accommodated within the overall system; however, the existing 8-inch on-site sanitary sewer line along the southern property line cannot accommodate the expected flow, and on-site improvements will be necessary. Additional improvements to the water and stormwater system may also be necessary and would be determined at the time of development.

Traffic
A Traffic Impact Analysis (TIA) was conducted by Kimley-Horn & Associates., a traffic engineering firm hired by the applicant to analyze the potential traffic impacts of the proposed development on the 36-acre site. The applicant's request is to allow the following entitlements on the 36-acre subject property:

- Maximum 4,000 residential units
- Maximum 500,000 square feet of office space
- Maximum 40,000 square feet of retail area
- Maximum two (2) hotels with up to 300 rooms in each hotel
- Public or private event center

It is unlikely that the maximum number of entitlements for each use type would be achieved. The TIA utilized the maximum entitlements to provide the most conservative approach in analyzing the potential traffic impacts. The TIA did not include the event center in the analysis; however, a revised TIA would be required to include the event center at such time an event center is proposed for development.

The study analyzed traffic impacts of the proposed mixed-used development. The first phase of development is expected to open in 2025; full site buildout is expected by 2035. Traffic generated by the proposed development was projected, and nearby major intersections were analyzed for traffic operations in the 2026 background and 2026 background plus site conditions.

According to the study, in 2025, the proposed development will add **863** vehicular trips in the AM peak hour **(377 inbound and 486 outbound)**, **864** vehicular trips in the PM peak hour **(417 inbound and 447 outbound)** and **9,670** total vehicular trips per weekday to the roadway network. Moreover, in 2035, after the full completion of the project, the proposed development will add an additional **896** vehicular trips in the AM peak hour **(403 inbound and 493 outbound)**, **890** vehicular trips in the PM peak hour **(428 inbound and 462 outbound)** and **9,670** total vehicular trips per weekday to the roadway network. The projected trips include a 10% reduction due to the proximity to the future DART "Silver Line" UTD Station. The 10% reduction is only applied to the traffic created by the hotel, independent/assisted living facility, office, and retail uses.

Additionally, an internal trip capture study was conducted. The internal trip capture subtracted **132** vehicular trips in the AM peak hour **(66 inbound and 66 outbound)**, **186** vehicular trips in the PM peak hour **(93 inbound and 93 outbound)**, and **2,750** total vehicular trips per weekday from the total trip generated by the development in the year 2035. Therefore, the **Total Net New External Vehicle Trips in 2035** will be **1,627** vehicular trips in the AM peak hour **(714 inbound and 913 outbound)**, **1,569** vehicular trips in the PM peak hour **(752 inbound and 817 outbound)**, and **16,590** total vehicular trips per weekday. (*Note*: Internal trips reflect the amount of generated traffic that travel between the multiple uses in a proposed development. The reduction is expected because those trips would likely not require use of a vehicle.)

Based on the analysis presented in the TIA, the proposed UTD/Points at Waterview development can be successfully incorporated into the surrounding roadway network with the mitigations provided in the report. The proposed site driveways provide the appropriate level of access for the development and utilize existing median openings along Waterview Parkway. All site driveways are expected to function at an acceptable level with minimal additional delays to the adjacent roadway. Site traffic estimated in this report may be significantly higher than the actual traffic that will be observed after construction due to this site being a transit-oriented development and its proximity to UTD which will attract student residents that walk to and from campus or do not own a vehicle.

Transportation and Mobility staff identified the following area roadway modifications. Below is a list of the suggested modifications to be completed:

- Synergy Park Boulevard & Floyd Road Intersection – The proposed development will contribute approximately 5% of the traffic at that intersection; therefore, the City would

typically expect the developer to contribute approximately 5% of the cost of the construction of a signal which would be approximately $25,000; **however, since the signal is already scheduled to be constructed, staff recommends the funds for this signal not be escrowed. Rather, staff recommends the developer construct all other improvements listed below.**

- Waterview Parkway & Renner Road – The proposed development will contribute traffic to this intersection that will cause delays for southbound Waterview through traffic due to lack of capacity for left turns to eastbound Renner. Therefore, a second left turn lane (southbound Waterview to eastbound Renner) should be constructed by the developer. **Further discussion regarding the timing of the development and when these improvements will be required of the developer will be necessary.**

- Waterview & 190 Center Drive/Street E – Left turns out of the development will become increasingly dangerous with new development on both sides of Waterview Parkway. Since this intersection will not be signalized, it is recommended that the developer construct a diverter that allows left turns into both developments but prohibits left turns out of both developments. **The diverter shall be constructed at such time Street E is constructed and connected to Waterview Parkway.**

- Westbound PGBT Frontage Road & Independence/Waterview Parkway – This intersection will continue to operate at a failing level of service (LOS) and will worsen with the proposed development. Recommended improvements include the addition of a right turn lane and left turn lane. However, the intersection is located within the City of Plano and is approximately 2,000 feet northeast from the closest point of the proposed development.

  Because the intersection is in the City of Plano, the City of Richardson cannot impose improvements to be made in the City of Plano within TxDOT right-of-way. **Staff suggests coordinating with the City of Plano to understand how the improvements could be coordinated, but these modifications would not be a recommended improvement as a condition of approval of this request.**

- Right turn lanes along Waterview Parkway – Staff recommends that a right turn lane be constructed at the entrance into the development at Rutford Avenue/Street D where a future traffic signal will be constructed. It is very important that the construction include refuge islands to ensure pedestrian safety for those crossing driveways along Waterview Parkway. **The right turn lane shall be constructed at Rutford Avenue/Street D at the time of the construction and the connection of Rutford Avenue /Street D to Waterview Parkway.**

STAFF COMMENTS

Background

Wolverine Tract – The property was zoned TO-M Technical Office in 1997 with the adoption of Ordinance Number 3128 that included more than 233 acres flanking both sides of Waterview Parkway, on the south side of President George Bush Turnpike. The subject property was developed in 1998 with a 5-story, 209,260-square foot office building.

UTD Tract – The property was zoned PD Planned Development in 2016 with the adoption of Ordinance 4192. The district, which also included twenty-nine (29) acres on the south side of the DART Silver Line, created a pedestrian-friendly, transit-oriented development promoting a university-oriented urban destination allowing a mix of uses, including residential, retail, restaurant, office, and other university-oriented uses. Since the adoption of Ordinance 4192, the property on the south side of the DART Silver Line has been developed with over 1,200 multi-family units, approximately 30,000 square feet of retail, restaurant and office space and multiple open space areas.

UTD Campus Master Plan (housing) - A total of 6,094 beds are currently provided on campus, while the projected total number of beds to accommodate UTD's projected 2030 enrollment is 7,618 beds, leaving a deficit of 1,524 beds. Existing campus-adjacent, student purpose-built housing (Northside) provides a total of 2,446 beds for a total of 8,540 beds (on-campus and campus-adjacent).

In addition to the total 8,540 beds to be provided on-campus and campus-adjacent, the UTD Tract has entitlements to construct up to an additional 1,092 residential units. The remaining units could accommodate up to 2,922 additional beds per the current zoning entitlements, which would result in a total of 11,462 beds that would either be on-campus or campus adjacent.

Both on-campus and campus-adjacent units are currently at or very near full occupancy. However, the University is planning to redevelop some of the older on-campus, garden style apartments with a denser development type that could add up to 1,000 additional on-campus beds. However, the University's housing model intentionally does not accommodate its entire housing demand since their housing is leased in 9-month terms instead of 12-month terms. Therefore, additional campus-adjacent housing that has direct access to the DART route serving the campus appears to be appropriate. While the proposed units will not necessarily be purpose-built student housing, it is anticipated that many of the units may be occupied by students or staff because of its adjacency to the campus.

Request

The request is a joint application between 3400 Waterview LLC/Wolverine Interests and UTD to rezone the subject 36-acre site from TO-M Technical Office and PD Planned Development to a PD Planned Development that allows for development of seven (7) separate development parcels (Parcels A through G) with a mix of uses and in conformance with the attached exhibits and development regulations. The development parcels range in size from 2.13 acres up to 4.72 acres.

The appropriate zoning mechanism is a PD Planned Development which allows the applicant to create unique development standards that are applicable to the proposed development. The proposed PD will accommodate a transit-oriented development (TOD), which are developments located at the City's DART Light Rail stations as well as the future DART Silver Line Station located along the southern boundary of the subject property. The principles of TOD allow greater flexibility related to many aspects of development. These may include a broader range of allowable uses, increased building height, reduced setbacks and modifications to traditional parking and open space standards. These TOD-specific standards allow for the creation of cohesive mixed-use

districts by utilizing unique land use and development patterns that leverage their proximity to the City's DART rail stations.

The concept plan provides a framework for a TOD by depicting the location of each of the development parcels, streets, and open space. The development regulations also require that buildings be built within a build-to-zone along the streets for a certain percentage of the lot's frontage along a street. The uses would be allowed within any of the development parcels. Although the proposed PD Planned Development is not a traditional Form Based Code, it exhibits certain elements of Form Based Codes such as an emphasis on the street network, pedestrian realm and building placement while permitting flexibility of land uses to allow future changes of use in buildings to address future market changes.

The proposed development allows a mix of uses with maximum allowable development rights for each use type. Additional information is provided related to what is currently allowed for each use type within the 36-acre property:

- Maximum 4,000 residential units to include apartments, townhomes, independent living facility and assisted living facility units *(1,092 residential units are currently allowed on the UTD Tract).* ***Net increase of 2,908 units***

- Maximum 500,000 square feet of office space *(approximately 516,000 square feet of office space is currently allowed on the UTD Tract. Additionally, the Wolverine Tract is currently developed with a 209,260-square foot office building, but the site allows up to a total of 495,000 square feet of building area).* ***Net decrease of approximately 511,000 square feet of development rights for office space.***

- Maximum 40,000 square feet of retail and restaurant uses *(approximately 12,000 square feet of retail space is currently allowed on the UTD Tract).* ***Net increase of approximately 28,000 square feet.***

- Maximum 600 hotel rooms, a maximum 2 hotels with up to 300 rooms each *(288 hotel rooms are currently allowed on the UTD Tract).* ***Net increase of 312 rooms***

- Additional allowable uses include university related uses, museums, theatres, public buildings, and an event center which would require an additional traffic study if developed by the university. A privately developed event center would require a Special Permit and additional traffic study *(similar uses were allowed on the UTD Tract in the previous Planned Development District).*

Although the maximum allowable development rights for each use type is allowed to be achieved, it is unlikely the maximum for each could be achieved. The applicant has requested the maximum rights as listed above to allow for flexibility to address market demands as the development progresses toward an expected full buildout in 2035.

A general description of the proposed development and its development standards are provided following the "Considerations" section below. However, staff's review also includes a variety of factors such as compliance with the Comprehensive Plan/Future Land Use Plan, land use compatibility and design standards which are discussed below.

Considerations

Future Land Use Plan and Land Uses: The Wolverine Tract is designated as "Regional Employment" on the City's 2009 Future Land Use Plan. This designation includes higher density development with the primary uses being high-rise offices and secondary uses being retail centers and entertainment venues. *Although apartments are not listed as a compatible use within a Regional Employment area, the proposed development also includes office and retail uses which are consistent with this land use designation. Hotels are also not listed as a use within the land use designation but are typically allowed in areas designated Regional Employment. Since the subject property is directly adjacent to the future DART Silver Line Station and the UTD Tract, which is designated as Transit Village, it would appear the addition of residential uses within a mixed-use, transit-oriented development, which includes office, retail, hotel, and other university-oriented uses on the Wolverine Tract is compatible.*

Proximity to Fire Station #3: Development of the subject property as proposed could create a situation where emergency service response times could be delayed from Fire Station #3, which is located at Custer Parkway and Lookout Drive. Delays are possible due to the distance between the subject property and Fire Station #3 coupled with indirect routes between the subject property and Fire Station #3. However, a public building, such as a fire station, is an allowable use within the proposed regulations.

General Description of Proposed Development and Development Standards

The proposed development is comprised of seven (7) separate development parcels (Parcels A-G). The development will be required to be developed in conformance with the Concept Plan (Exhibit "B-1"), Site, Parcel & Open Space Data Exhibits (Exhibits "B-2" & "B-3"), Street Typology Exhibits (Exhibits "C-1" & "C-2"), and Existing Structure Exhibit (Exhibit "D") and the attached development regulations. The following section provides additional discussion regarding the various sections of the proposed PD:

PD Exhibits: The PD Planned Development includes six (6) exhibits, that in conjunction with the proposed development regulations, depict the location of each of the development parcels and extent of proposed building envelopes, street locations and sections, open spaces and connections to the surrounding public roadways and adjacent development. The following is a brief explanation of the purpose and type of information provided on each exhibit:

- Exhibit B-1 (Overall Concept Plan Exhibit) – The exhibit shows the entire 36-acre subject property located on the north side of the DART Silver Line as well as the existing Northside at UTD development located on the south side of the DART Silver Line (not part of the subject request). The exhibit also reflects an ownership boundary line between the western 15-acre portion of the property (Wolverine Tract) and the eastern 21-acre portion of the property (UTD Tract). The purpose of this exhibit is to show the seven (7) development parcels (Parcels A-G) as well as a potential building layout on each of the parcels. The exhibit also reflects the location of open space and trail areas and the location and alignment of the proposed internal streets and their proposed connections to Waterview Parkway and the Northside at UTD development.

- Exhibits B-2 & B-3 (Site & Parcel Data Exhibits) – The exhibits display a close-up view of each of the development parcels along with data related to the size of each parcel and the anticipated amount of open space provided within the development. Exhibit B-2 reflects Parcels A-D located on the UTD Tract while Exhibit B-3 reflects Parcels E-G located on the Wolverine Tract. The purpose of these exhibits is to provide a detailed view of each development parcel and the extents of development limits for each parcel. In conjunction with Exhibits C-1 and C-2, these exhibits demonstrate the potential locations of buildings adjacent to the required 20-foot pedestrian ways along the internal streets.

- Exhibits C-1 & C-2 (Street Typology Cross Sections) – The exhibits display the cross sections for each of the proposed internal streets (Streets A-F) within the 36-acre development. Each street type has its own unique cross section and depicts the width of travel lanes, on-street parking, landscaping, and pedestrian way locations. The cross section for Street A also shows the relationship between the development and the DART Silver Line and station. Within the PD, the street cross sections provide the location and design criteria for the public realm which, in turn, creates the framework for the location of the development parcels and their limits in relation to the streets and pedestrian ways.

- Exhibit D (Existing Structure Alternative Exhibit) – The exhibit displays the existing office building generally located on Parcels E & F if it were to remain within the Wolverine Tract. The purpose is to demonstrate how the existing building would fit within the context of the new development if the office building were to be re-occupied rather than be demolished. If the building were to remain, Street C would not be constructed. The exhibit also demonstrates where additional future parking could be constructed to offset the loss of parking currently located on Parcel G and along the south property line of Parcels E, F and G. The applicant is requesting to allow the parking ratio for the office building to be reduced from one (1) parking space per 300 square feet to one (1) parking space per 350 square feet in this scenario. The parking section below further expands upon this request.

Architectural Standards – The subject property is expected to develop in multiple phases over the next 10-15 years. To allow flexibility to accommodate the variety of allowable uses and flexibility of design, there are no building elevations provided as part of the request. This is typical of other transit-oriented PD Planned Development Districts, including the Northside at UTD PD to the south, CityLine, and Galatyn Park. However, the PD includes standards related to design to ensure quality and cohesive design throughout the development. The standards include the following requirements:

- Building façade rhythm along streets and alignment of horizontal elements along the block to reinforce the urban nature of the development.
- Defining of ground floor building entrances with various architectural elements and integration of entrances of upper level uses into the building design.
- Addition of porches, stoops, eaves, and balconies on residential façades to increase pedestrian interest along the street.

- Requirement for architectural compatibility (materials, color, awnings, signage, and lighting) for storefronts spanning multiple tenants, including a minimum 50% glazing requirement on these ground floor façades.
- Addition of architectural features at building corners of commercial storefronts to add pedestrian interest.

The PD also provides a section stating the exterior building façade materials should include (but not required) brick, stone, stucco utilizing a 3-step process, EIFS, articulated architectural pre-cast concrete panels, architectural metal panels, cast stone, rock, marble, granite, curtain glass or glass block. However, due to House Bill 2439, effective September 1, 2019, Texas cities can no longer adopt or enforce ordinances that prohibit or limit, directly or indirectly, the use of or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by the Building Code. *The proposed materials are approved in the Building Code.*

Allowable Uses – The PD allows a variety of residential, non-residential, and institutional uses throughout all seven (7) development parcels. The proposed mix of uses are consistent with the uses currently allowed on the UTD Tract and in the Northside at UTD PD to the south. The following is a list of the types of allowable uses:

- Retail Uses – This category includes retail sales and service, personal service use and restaurants.
- Office Uses – This category includes office, banks and financial institutions, veterinary offices, research labs and headquarters and business support service establishments.
- Residential Uses – This category includes townhomes (single-family attached homes, each on their own lot) and multi-family uses to include apartments, independent living facilities and assisted living facilities.
- Other Uses – This category includes public buildings, college and university related uses, churches or religious institutions, hotels, theatres, museums, and event centers (additional traffic study is required for a publicly or university developed event center; additional traffic study and Special Permit required for a privately developed event center).

The applicant is also requesting facilities with a drive-through be allowed through approval of a Special Permit. While drive-through facilities are not typically compatible with transit-oriented development, there may be a unique situation where a use that utilizes a drive-through facility may be appropriate. The facility would still be required to reviewed and approved by the City Plan Commission and City Council prior to approval; therefore, each request for a drive-through facility could be acted upon based on the specific merit of the request.

Area Regulations – The PD includes regulations related to building height, maximum development rights and build-to-zone/building frontage percentage requirements. The following requirements will apply to the seven (7) development parcels:

- Building Height – The maximum allowable building height throughout the PD is 250 feet, which is consistent with the height currently allowed on the UTD Tract. The current maximum allowable height on the Wolverine Tract is 130 feet.

- Density – As discussed above, the following maximum allowable development rights for residential, office, retail and hotel uses are proposed:

    - Maximum 4,000 residential units (no more than 15% of units may be larger than 2-bedroom units). If the maximum number of units were developed, the overall density within the development would be approximately 111 units per acre (gross area of the development).
    - Maximum 500,000 square feet of office space
    - Maximum 40,000 square feet of retail and restaurant space
    - Maximum of two (2) hotels with up to 300 rooms each

- Build-to-Zones/Build-to-Lines/Building Frontage – Rather than providing minimum building setback requirements within the PD, minimum and maximum build-to-lines are provided. While setbacks require buildings to be set back a certain number of feet from a property line, build-to-lines create a zone within so many feet of a property line where a building is required to be constructed.

  In conjunction with build-to-zones, a minimum building frontage percentage is also included in the conditions which requires the building to be located within the build-to-zone for a minimum percentage of the width of the lot. This allows for a predictable location of buildings on the development parcels while still allowing for flexibility of design versus the use of traditional building setbacks. Furthermore, by requiring the buildings to be built closer to the street, the urban nature of the street network and pedestrian realm is prescribed.

  The proposed minimum build-to line along Streets A-F is zero (0) feet, measured from the back of the 20-foot-wide pedestrian ways as depicted on Exhibits C-1 and C-2. This would allow the buildings to be placed directly adjacent to the sidewalk, while the maximum build-to-line is twenty (20) feet, thus creating a 0’ to 20’ build-to-zone. Additionally, the building is required to be located within the build-to-zone for a minimum of 70% of the lot’s frontage along the street. This will allow the building to articulate within the build-to-zone as well as not require a building within the build-to-zone for the entire lot frontage to provide flexibility in design of each development. Publicly accessible open spaces shall also be considered as buildings for the purpose of calculating building frontage. Along Waterview Parkway, the build-to-zone is 0’-60’ measured from the back of the open space/trail areas shown on Exhibits B-1 through B-3.

Landscaping & Open Space Standards – The PD requires that a minimum of 15% of the gross land area be provided as landscaping and open space. This includes areas along the perimeter of the site labeled as open space and trail areas as well as landscaping along the internal streets and privately and publicly accessible open space areas located on the development parcels.

Within the open space areas shown on Exhibits B-1 through B-3, amenities such as trails, trees, seasonal plantings, and furniture shall be provided. In addition to minimum landscaping and open space requirements, street trees are required along Waterview Parkway and the internal streets. All open space and landscaped areas (publicly and privately accessible) are required to be maintained by the developer or property owners' association.

Parking – The PD provides parking requirements for each of the uses allowed within the PD. The applicant is requesting reduced parking ratios for some of the uses due to the nature of the development. Mixed-use, transit-oriented developments typically allow reduced parking ratios since the expectation is that residents, employees, and other patrons of the development will utilize rail transit, or if they drive a vehicle, they may park once and go to multiple uses within the development during a single trip. Additionally, since the development is adjacent to the UTD campus, the applicant expects many of the residents to be students or staff at the university. The applicant has stated that many of the students do not have personal vehicles, and many of the trips between the campus and subject property are expected to be walking or cycling trips. For that reason, the applicant is requesting lower than typical parking ratios, specifically for the multi-family and hotel uses. The following is a list of the proposed parking ratios for each use type and a description/justification for the applicant's requests:

- Multi-family residential (apartments, independent living facility and assisted living facility) – The applicant is requesting to utilize a parking ratio of 0.8 space per **bedroom** for 1- and 2-bedroom units and two (2) spaces per **unit** for 3- and 4-bedroom units (no more than 15% of units can be 3- or 4-bedroom units). Parking ratios ranging from 0.8 space per bedroom up to one (1) space per bedroom have been approved at other similar multi-family developments within transit-oriented developments or near transit, including the Northside at UTD development to the south. However, there are only 0.5 to 0.67 space per bedroom provided for the 3- and 4-bedroom units. Staff suggested the ratio for the larger units should also be 0.8 space per bedroom, but the applicant anticipates many of the residents to be students and expects many of them will not have their own personal vehicles. **The parking ratios within the attached PD conditions reflect the applicant's requested parking ratio as discussed above.**

- Single-family residential (townhomes) – The proposed parking ratio for each townhome would be two (2) parking spaces per unit to be located within an enclosed garage. This ratio is consistent with the typical single-family parking requirements throughout the City.

- Hotels – The applicant is requesting to utilize a parking ratio of 0.75 space per room. The standard parking ratio for hotels in the City is one (1) space per room for limited-service hotels and 1.25 spaces per room for full-service hotels. The applicant is requesting a reduced ratio since they anticipate many customers of the hotels would utilize the DART Rail or other rideshare services in lieu of a personal vehicle for transport to and from the hotels. Recently, a Special Permit was approved for a limited-service hotel at Greenville Avenue and Glenville Drive that allowed parking at a ratio of 0.8 space per room.

- All other non-residential uses – Parking for all other non-residential uses would be required at a ratio of one (1) space per 300 square feet. While retail and restaurant uses would typically require a higher parking ratio, the proposed ratio is consistent with the required office parking ratio for larger office buildings. The ratio is also consistent with other transit-oriented developments, including Northside at UTD and CityLine.

  The applicant is requesting to allow a reduced parking ratio for the existing office building located on Parcels E and F. As shown on Exhibit D, there is an option for the existing 209,260-square foot office building to remain. Parcel G is currently part of the office building lot. At such time Parcel G is developed, approximately 700 parking spaces would be removed, which also includes the removal of spaces along the south side of Parcels E-G to accommodate a future open space and trail area. Exhibit D reflects where an additional 242 parking spaces could be accommodated adjacent to the office building. A total of 600 parking spaces would be provided; however, 698 parking spaces would be required using the standard office parking ratio of one (1) space per 300 square feet for an office building over 75,000 square feet. The applicant is requesting to allow the existing office building to utilize a parking ratio of one (1) space per 350 square feet, which would require 598 parking spaces.

Signage – The signage within this PD is required to comply with Chapter 18 of the City's Code of Ordinances (Sign Regulations); however, due to the unique nature of the development, the applicant is requesting to allow modifications to the Sign Regulations through review and approval of a Master Sign Plan (MSP). The MSP would be reviewed by the City Manager or designee and ultimately approved by the City Plan Commission. The Commission would review the MSP to determine if the following goals are achieved:

- Promotes consistency among signs within the TOD area thus creating visual harmony between signs, buildings, and other components of the property.
- Enhances the compatibility of signs with the architectural and site design features within the development.
- Encourages signage that is in character with planned and existing uses thus creating a unique sense of place.
- Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

The proposed Master Sign Plan option is consistent with several other PD Planned Developments that have been approved in the last several years, including Northside at UTD, CityLine, Main Street/Central Expressway, and Collins/Arapaho TOD & Innovation District.

Roadway and Infrastructure – The developer is required to make roadway modifications as discussed in the Traffic section above to accommodate the development and the increase in the traffic on surrounding roadways.

Additionally, infrastructure modifications will be required to accommodate future development of the site. The section states that the 8-inch North Texas Municipal Water District (NTMWD) sanitary sewer line that runs along the southern property line will need to

be modified and or replaced to accommodate the development at such time as determined by the City's development engineer. This requirement is in addition to any other utility modifications that may be necessary.

Additional Sections – Additional sections within the PD include the following:

- Administration – This section contains regulations regarding the development review and approval process and the process for staff approved "Minor Modifications" to the PD.
- Modifications to the Code of Ordinances – This section contains exceptions to the City's Comprehensive Zoning Ordinance and Subdivision Regulations related to separation and fencing for multi-family communities, screening between residential and non-residential uses, screening requirements for utilities, storage areas and parking garages as well as platting requirements for lots and private streets.
- State Use Exemption – This section states that no standards within the PD shall waive the sovereign rights of the State of Texas for use of State property for State purposes (this refers to the UTD Tract if developed for State purposes).
- Transit Oriented Development – This section provides the regulations for the provision of 150 parking spaces within the development for parking for rail station commuters in addition to a requirement to periodically review the number of spaces and develop a plan to meet a future need of up to 240 spaces per an agreement between DART and UTD.

Conclusion

The following factors should be considered regarding the appropriateness of the proposed development at this location:

- Future Land Use Plan and Land Uses: Although residential and hotels uses are not included in the "Regional Employment" description, it does indicate that higher density development is appropriate. The proposed development also includes office and retail uses which are consistent with uses typically allowed in areas designated Regional Employment. Since the subject property is directly adjacent to the future DART Silver Line Station and the UTD Tract, which is designated as Transit Village, it would appear the addition of residential uses within a mixed-use, transit-oriented development, which includes office, retail, hotel, and other university-oriented uses on the Wolverine Tract is compatible.

- Emergency Response: Proximity to Fire Station #3 could create a situation where emergency service response times could be delayed from Fire Station #3, which is located at Custer Parkway and Lookout Drive. Delays are possible due to the distance between the subject property and Fire Station #3 coupled with indirect routes between the subject property and Fire Station #3. However, the inclusion of "public building" by the applicant as an allowable use within the proposed regulations, provides the opportunity for discussion of development scenarios in the future.

- Utility Capacities: The proposed request will have an impact on the sewer system. The expected flow from the development can be accommodated within the overall system;

however, the existing 8-inch on-site sanitary sewer line along the southern property line cannot accommodate the expected flow. Modifications to and/or replacement of the 8-inch North Texas Municipal Water District (NTMWD) sanitary sewer line shall be required to accommodate the development and shall be made at such time as determined by the City's development engineer. Additionally, on-site improvements will be necessary to the water and stormwater system may also be necessary and would be determined at the time of development. Within Section 15 of Exhibit "A" (PD Conditions), there is a condition related the required upgrade or replacement of this line.

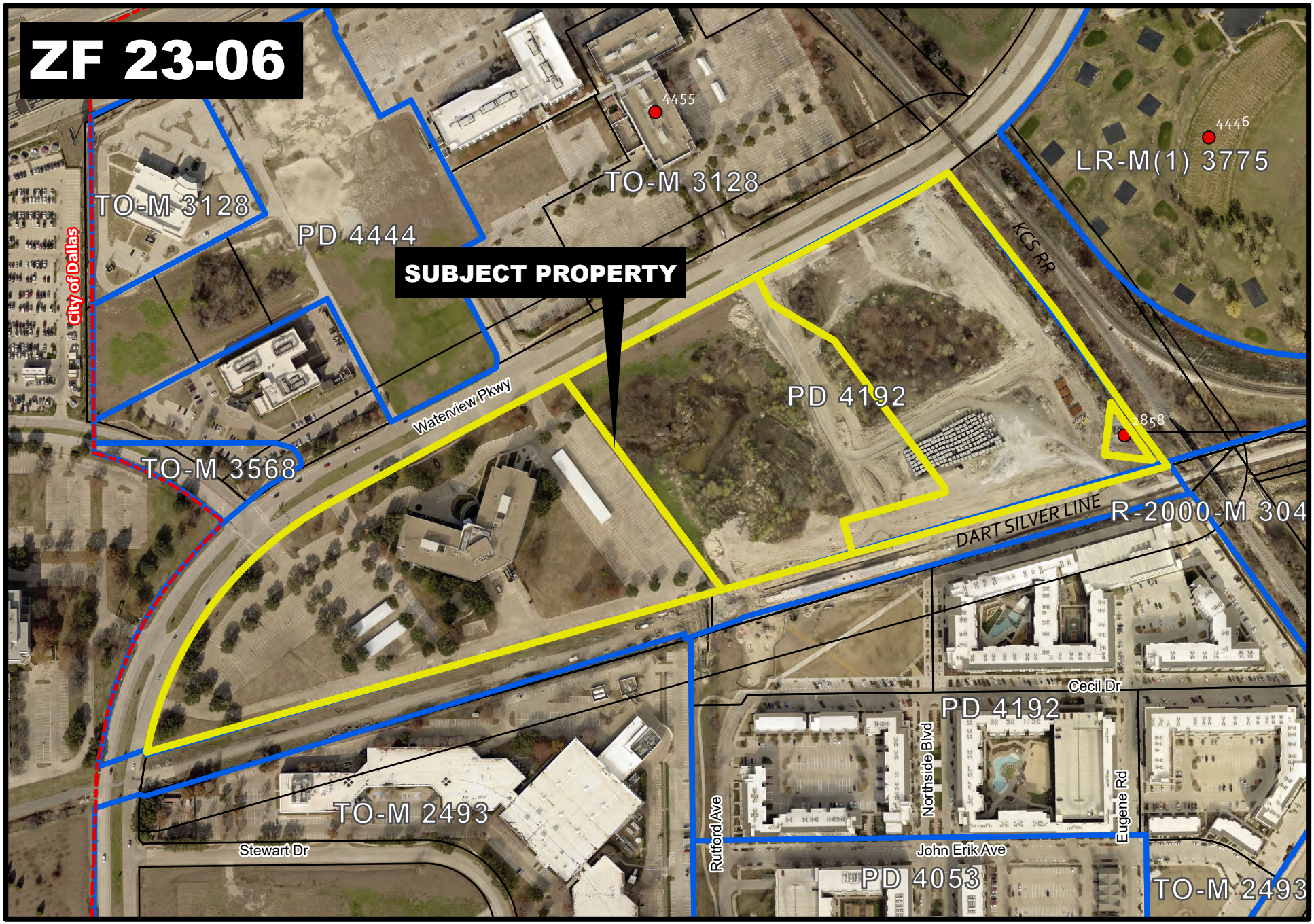
Correspondence: To date, staff has not received correspondence regarding this request. In addition to the State required notice of public hearing that is mailed to all property owners within 200 feet of the subject property, additional notices were sent to all tenants within the existing office building at 3400 Waterview Parkway. As of June 1, 2023 (per recently approved Senate Bill 929), cities are required to send a notice to any owner of real or business personal property where a proposed change of a zoning regulation may cause a conforming use to become non-conforming use. It appears the uses are all office uses and would not become non-conforming upon a change in zoning, but the notices were sent to ensure that any uses other than office uses within the existing building were notified to satisfy the requirements of Senate Bill 929.

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 subject site shall be zoned PD Planned Development District in accordance with the attached conditions in Exhibit "A".

Council Hearing Date: The earliest possible City Council hearing date is September 11, 2023.



ZF 23-06 Aerial and Zoning Map
PD Planned Development
3400 Waterview Pkwy

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.

RICHARDSON TEXAS

EXHIBIT "A"
POINTS AT WATERVIEW TOD PLANNED DEVELOPMENT DISTRICT

Section 1. Purpose and Intent

The purpose of the UTD/POINTS AT WATERVIEW-TOD PLANNED DEVELOPMENT DISTRICT is to create a vibrant pedestrian friendly, transit-oriented development that promotes a university oriented urban destination. This development will be vehicle/bicycle accessible, offering a fully active live-work-play experience. The development is to be integrated with the future rail station on the DART Silver Line and the University of Texas at Dallas (UTD) campus.

The project is a transit-oriented development (TOD) located along the south side of Waterview Parkway, adjacent to the UTD/Synergy Park station for the DART Silver Line in Richardson. The development is identified on two (2) final plats as Lots 1, 2 and 3, Block 3 of the Synergy Park Addition shown on Exhibit "A". This is a joint application by UTD and Wolverine Interests LLC for a master plan/PD zoning for all lots totaling 35.73 acres.

Section 2. Conceptual Plan

The conceptual site plan (Exhibits "B-1" through "B-3") indicates a development plan showing Parcels A-G with the general location of buildings, circulation (vehicular and pedestrian), parking areas, open spaces, and other major elements of the proposed development. At the time of Development Plan Review, the location of the street network, public spaces and buildings may be relocated within the general framework of the Conceptual Plan as long as the overall function, feel and character are maintained consistent with the concept plan.

Currently there is a 209,260-square foot office building on the property shown as parcels E and F on the Exhibits. The concept plan shows two (2) alternatives. The first alternative is to remove the existing building and start new with an internal street system and new buildings. The other option is to re-occupy the existing building as shown in Exhibit "D". Parking will be provided at one (1) space per 350 square feet. The timing for occupancy or removal of the existing building is unknown at this time and will depend on market demands. Should the building remain and become occupied, all provisions of this PD and Article XXII-C of the Comprehensive Zoning Ordinance, not in conflict with this PD, shall apply. Revised development plans shall be submitted to demonstrate compliance with this PD prior to the development of Parcel G or prior to such time modifications that require site plan amendments to or a replat of Lot 1, Block 3 of the Synergy Park Addition are made.

Section 3. Architectural Standards

Building facades will include architectural details to create variety and interest. At the time of Development Plan Review, building elevation design and materials will be submitted for review and approval by the City Manager or designee for compliance with the following:

a) Buildings shall generally maintain a facade rhythm along all streets. This rhythm may be expressed by changing materials or color, or by using design elements such as columns and pilasters, or by varying the setback of portions of the building facade.

b) Buildings will generally maintain the alignment of horizontal elements along the block.

c) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate.

d) Entrances to upper-level uses may be defined and integrated into the design of the overall building facade.

e) Porches, stoops, eaves, and balconies may be added along the front of residential facades to add pedestrian interest along the street.

f) Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures. Storefront windows shall be transparent and cover no less than 50% of the ground floor facade.

g) Corners emphasizing architectural features, pediment or gabled parapets, cornices, awnings, blade signs, arcades, colonnades, and balconies may be used along commercial storefronts to add pedestrian interest.

Section 4. Use Regulations

The uses for UTD/Points at Waterview PD-TOD PLANNED DEVELOPMENT DISTRICT shall be as follows:

Retail Uses

- Retail Sales and Service. Excluded from this category are retail sales and service establishments geared towards the automobile (such as gas stations, auto-service stations, motor vehicle repair shops, etc.).Sale of alcoholic beverages shall comply with Chapter 4, Alcoholic Beverages of the City of Richardson Code of Ordinances, as amended; provided however, the City Council finds that prohibiting the sale of alcoholic beverages by a dealer whose place of business is within: (1) 300 feet of a church, public or private school, or public hospital; (2) 1,000 feet of a public school, if the commissioners court or the governing body receives a request from the board of trustees of a school district under Section 38.007, Education Code; or (3) 1,000 feet of a private school if the City Council receives a request from the governing body of the private school, is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community to allow a variance to such regulations in Chapter 4 of the Code of Ordinances, as amended.
- Personal service uses: Includes a range of personal service establishments such as laundry, hair and nail care and permanent cosmetics. It shall exclude tattoo parlors.
- Art gallery.
- Photography or art studio.
- Business associations and professional membership organizations.
- Food service uses such as full-service restaurants, cafeterias, bakeries, and snack bars; included in this category is cafe seating within a public or private sidewalk area with a minimum of a 10-foot wide clear pedestrian sidewalk. Also included in food service with and without drive-thru service is the sale of alcoholic beverages which shall meet Chapter 4, Alcoholic Beverages of the City of Richardson Code of Ordinances; provided however, the City Council finds that prohibiting the sale of alcoholic beverages by a dealer whose place of business is within: (1) 300 feet of a church, public or private school, or public hospital; (2) 1,000 feet of a public school, if the commissioners court or the governing body receives a request from the board of trustees of a school district under Section 38.007, Education Code; or (3) 1,000 feet of a private school if the City Council receives a request from the governing body of the private school, is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community to allow a variance to such regulations in Chapter 4 of the Code of Ordinances, as amended.
- Health club.
- Private recreation club.

- Incidental outdoor display (shall be limited to the sidewalk area in front of the business so long as a minimum of ten (10) feet clear sidewalk passage is maintained for pedestrian movement).
- Martial arts school.
- Pet sales and grooming.
- Print shop, minor.
- Sales from kiosks.

Office Uses:

- Office.
- Bank or financial institution.
- Veterinary office subject to the supplemental regulations of Article XXII-E of the Comprehensive Zoning Ordinance.
- Research laboratory headquarters, laboratories, and associated facilities.
- Business support service establishments.

Residential Uses:

- Residential uses, including, single-family attached (townhomes), apartments, independent living facilities and assisted living facilities.

Other Uses:

- Antennas, including cellular, accessory and mounted on top of buildings, subject to the supplemental regulations of Article XXII-E of the Comprehensive Zoning Ordinance.
- Colleges, universities, civic, and related uses.
- Community garden.
- Hospitals.
- Hotels including “limited service”, “full service” and “suite” as defined in the Comprehensive Zoning Ordinance.
- Churches or religious institutions.
- Childcare center, subject to the supplemental regulations of Article XXII-E of the Comprehensive Zoning Ordinance and excluding night-time operations.
- Construction field office.
- Museums and other special purpose recreational institutions.
- Parking, structure.
- Parking, surface (temporary only)
- Private parks, greens, plazas, squares, and playgrounds.
- Public buildings excluding a vehicle impoundment lot, field service center, jail or detention facility.
- Rail station.
- Radio, recording or television studio.
- Social and fraternal organizations.
- Social services and philanthropic organizations
- Theater, cinema, dance, music, or other entertainment establishment.
- Event Center- A publicly or university developed event center shall not require approval of a Special Permit, however, a Joint Transportation Improvement Plan, which at a minimum includes a revised Traffic Impact Analysis, traffic control plan, multi-modal transportation plan, and a revised Concept Plan for the property
- shall be submitted at the time of development plan submittal.
- Private Event Center, upon approval of a Special Permit and a Traffic Impact Analysis at the time of Special

Permit submittal.

- Any use with a drive through facility shall require a Special Permit pursuant to Article XXII-A Comprehensive Zoning Ordinance, as amended.

Section 5. Building Regulations

Exterior building facade materials should include brick, stone, stucco utilizing a three-step process, EIFS, vertically and/or horizontally articulated architectural pre-cast concrete panels, architectural metal panels, cast stone, rock, marble, granite, curtain glass, or glass block.

Section 6. Area Regulations

Building Height:

a) Maximum 250 feet.

b) Architectural features such as towers and turrets in addition to other features set forth in the definition of "height" in the Comprehensive Zoning Ordinance, as amended, shall be allowed to exceed the height of the building by no more than ten (10) feet.

Density:

a) Maximum retail/restaurant square footage: 40,000 square feet by right and may be increased with an amended traffic impact analysis.

b) Maximum Residential Density: 4,000 units of which no less than 85% shall be 1- or 2-bedroom units. The remaining 15% of units may be 3- or 4-bedroom units. The minimum unit size shall be 500 square feet.

c) Maximum office square footage: 500,000 square feet.

d) Maximum Hotel Density: 300 rooms per hotel. Maximum two (2) hotels shall be allowed.

Setbacks:

The minimum and maximum setbacks along interior streets shall be per street sections attached as Exhibits "C-1" and “C-2” in accordance with the following requirements.

a) Build-to-zone: A 0’ to 20’ build-to-zone shall be provided along all streets (except along Waterview Parkway), which shall be measured from the back of the required pedestrian way as shown on Exhibits “B-1” through “B-3”. Along Waterview Parkway, a 0’ to 60 build-to-zone shall be provided, which shall be measured from the back of the open space/trail areas along Waterview Parkway as shown on Exhibits “B-1” through “B-3”. In no instance shall surface parking be allowed between Waterview Parkway and the building.

b) Building Frontage: The front wall of the building shall be located within the build-to-zone for a minimum of 70% of the lot’s frontage along the street. Publicly accessible open spaces shall be considered as buildings for the calculation of building frontage.

c) Encroachments may be permitted up to ten (10) feet beyond any required minimum build-to-line as long as a minimum of ten (10) feet of unobstructed sidewalk is provided and a minimum vertical clearance of ten (10) feet is maintained under the encroachment. No encroachment shall be allowed over any parking or

travel lane. Encroachments on the ground level shall be limited to street furniture, portable signage, display of merchandise during business hours, patio dining including furniture and shade structures. Buildings shall not encroach into the required setback.

d) As depicted on Exhibits “B-1” through “B-3”, any parking and/or drive-aisle allowed in front of buildings along Waterview Parkway will be limited to those shown on these exhibits.

Section 7. Landscaping and Open Space Standards:

a) Landscaping and open space shall be provided at minimum fifteen percent (15%) of the gross land area of the PD as shown on Exhibits “B-1” through “B-3”. Landscaping shall include areas with plant materials including grass, enhanced paving areas, open space and interior courtyards.

b) Street trees shall be provided at 30-foot on center spacing of linear feet of street frontage (to include the open space and trail area along Waterview Parkway and Streets A-F). Each tree shall be a canopy tree with a minimum of 3-inch caliper size and a minimum of twelve (12) feet in height at planting. Street tree wells and grates shall be no smaller than 5 feet by 5 feet.

c) Open space areas shall include various amenities such as walking trails, shade and ornamental trees, seasonal plantings, furniture and exercise stations. All open space areas shall be maintained by the developer or a property owners’ association.

Section 8. Parking

Parking ratios for the following uses shall be as listed below. For the purpose of applying the parking regulations within this development, the property shall be considered as one (1) lot. All required residential parking shall be provided on the same development site as the residential building which it serves.

a) Non-residential parking for all new construction shall be provided at one (1) parking space per 300 square feet.

b) Apartments, independent living facilities and assisted living facilities parking shall be provided at 0.8 parking space per bedroom for one- and two-bedroom units, and two (2) parking spaces per unit for three- and four-bedroom units.

c) Two (2) parking spaces per unit shall be provided for single family attached residential (townhomes) uses and shall be provided within an enclosed garage.

d) Hotel parking shall be provided at 0.75 parking space per room.

e) Bicycle parking shall be provided in accordance with the City’s Bicycle Parking Policy, as amended.

f) Parking for the existing building, shown on Exhibit “D”, and located on Parcels E & F shall be provided at one (1) parking space per 350 square feet.

Section 9. Signage

All signage shall comply with Chapter 18 (Sign Regulations) of the Code of Ordinances, as amended; however, the applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as "Master Sign Plans" by the City Manager or designee and are subject to approval

by the City Plan Commission. In evaluating a Master Sign Plan, the City Plan Commission shall consider the extent to which the application meets the following goals:

a) Promotes consistency among signs within the TOD area thus creating visual harmony between signs, buildings and other components of the property;

b) Enhances the compatibility of signs with the architectural and site design features within a development;

c) Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and

d) Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

Section 10. Administration

a) Development standards not addressed in this ordinance or shown on the exhibits, shall be governed by the City of Richardson Comprehensive Zoning Ordinance, as amended, to the extent they are not in conflict with the intent or text of this PD.

b) Development within this PD that complies with the provisions of this Ordinance shall follow the City's development process as outlined in the City of Richardson's Code of Ordinances, as amended, except as otherwise modified herein, and shall be approved by the City Manager or designee. In addition to complying with applicable City regulations that are not in conflict with this Ordinance, the applicant shall provide the information required to adequately show compliance with this PD.

c) Standard for approval of development plans: If a development plan conforms to the standards set forth in this PD, Exhibits “B-1” through “B-3”, Exhibits “C-1” and “C-2”, Exhibit “D”, and applicable City regulations not in conflict with this PD, the development plan shall be approved. Upon request by an applicant, the City Manager or designee shall certify the reason(s) for an action taken on a development plan.

d) The City Manager or designee shall be responsible for the following:

   i. Reviewing development plan applications for compliance with the requirements of this PD.
   ii. Approving development plan applications that are in compliance with the requirements of this PD.
   iii. Making determinations on the applications and interpretations of standards in this PD.
   iv. Approving revisions to previously approved development plans that comply with this PD and all applicable city ordinances.
   v. Approving any Minor Modifications to the exhibits listed above and PD standards per Section e), below.

e) Minor Modifications to this PD: The City Manager or designee shall have the authority to approve a request for Minor Modifications to this PD and exhibits listed above that:

   i. Does not materially change the circulation and building location on the site unless as needed to accommodate any changes to DART circulation and bus stops which includes combining any two (2) adjoining blocks.
   ii. Does not change the relationship between the buildings and the street per the exhibits listed above in the PD.

iii. Does not allow a use not otherwise defined in this ordinance or to refine the street cross sections authorized in this PD; or accommodates any required changes to DART access and park-and-ride.
iv. Does not allow a reduction in the required number of parking spaces.

Section 11. Modifications to Chapter 21 of the City Code of Ordinances and Article XXII-C of the City Comprehensive Zoning Ordinance

Requirements of Chapter 21 of the Code of Ordinances, and Article XXII-C of the Comprehensive Zoning Ordinance shall apply unless specifically addressed within this Planned Development ordinance which shall include standards shown on the attached exhibits. In addition, the following standards shall apply:

a) Multi-family communities shall not be required to be enclosed by a perimeter fence.

b) Multi-family communities shall not be required to be physically separated by means of a fence.

c) No setbacks or screening shall be required for non-residential uses adjacent to residential uses.

d) Loading docks, refuse storage containers, and utility accessories shall be screened to reduce their visual impact from adjoining properties and public rights-of-way, Streets A-F, and open space and trail areas and shall be located to the rear or side of buildings where possible.

e) Structured parking shall not front along Waterview Parkway. All other above-ground structured parking shall be screened in such a way that car bumpers on all levels are fully concealed, and the facade shall incorporate full or partial louvered, solid, or perforated screening elements.

f) Streets A-F as shown on Exhibits "B-1" through "B-3" shall be privately owned and maintained and shall not be required to be platted as separate lots.

g) Lots shall be allowed to be platted without public or private street frontage, provided the lots are directly adjacent to a mutual access easement providing access to a public street.

Section 12. Enhanced Pavement

Enhanced street paving shall be provided at appropriate locations throughout the development to emphasize pedestrian crossings, key intersections, and driveways entrances.

Section 13. State Use Exemption

None of these standards, within this Planned Development, shall waive the sovereign rights of the State of Texas or any of its agencies. Notwithstanding that one of the owners of the property within this PD is a State agency, the zoning rights granted to the property by the City of Richardson shall apply only for private use. No zoning, site plan approval, platting or other municipal regulations shall apply to the use of State property for State purposes.

Section 14. Transit Oriented Development

The proposed development intended by this Planned Development is to provide for a transit-oriented development to serve the University of Texas at Dallas and surrounding areas.

a. In order to provide the transit-oriented development, land area shall be made available to accommodate the following amenities:

i. Designated parking for the DART Silver Line station as depicted on the Concept Plan, which

accommodates a minimum of 150 parking spaces for rail station commuters may be accommodated in any area for parking on the Concept Plan. This designated rail station parking may be surface or structured parking. In addition, UTD shall develop a shared parking plan in conjunction with DART to periodically review the number of rail station spaces and develop an appropriate plan to meet future parking needs of up to 240 spaces as per agreement between DART and UTD.

ii. Circulation for vehicular/bus traffic from the existing median opening on Waterview Parkway at Street D as shown on Exhibit "B", to the DART Silver Line Station shall be provided.

Section 15. Roadway and Infrastructure Modifications

The following roadway modifications shall be required as listed below.

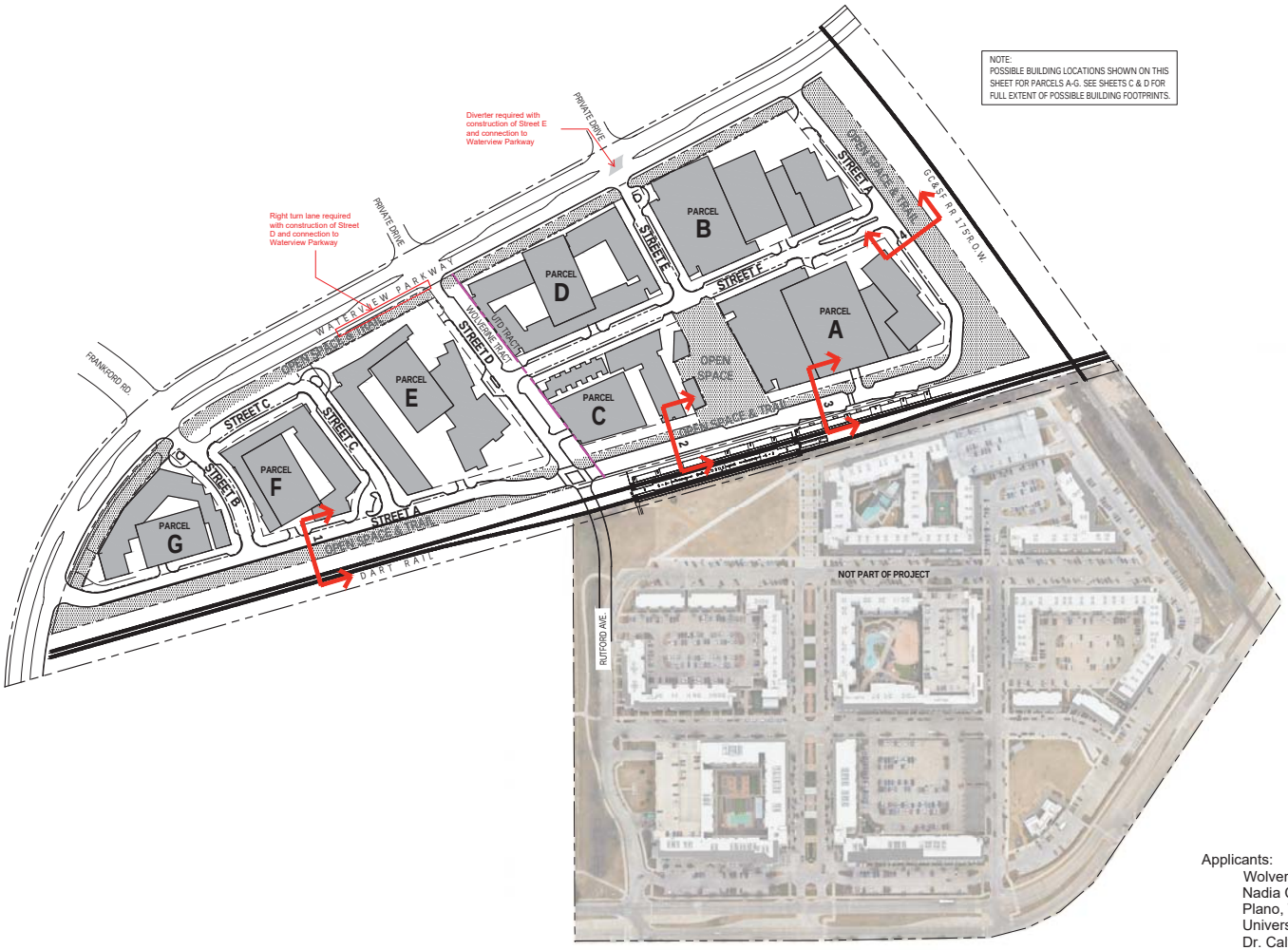
a. Waterview Parkway & Renner Road – A second left turn lane from southbound Waterview Parkway to eastbound Renner Road shall be constructed by the developer at such time as determined by the City's Director of Transportation & Mobility or designee.

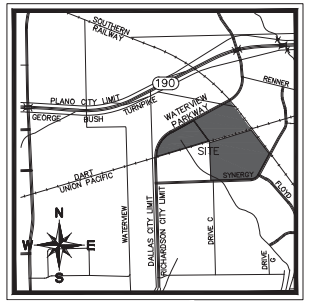
b. Waterview Parkway & 190 Center Drive/Street E – A diverter shall be constructed at this intersection to provide hooded left turn lanes that allow left turns into the developments on either side of Waterview Parkway, but which prohibit left turns from the developments. The diverter shall be constructed at such time Street E is connected to Waterview Parkway.

c. Waterview Parkway & Street D – A right turn lane on eastbound Waterview Parkway at the Street D intersection shall be constructed at the time Street D is connected to Waterview Parkway and shall include refuge islands.

The following infrastructure modifications shall be required as listed below:

a. In addition to any other site infrastructure development requirements, modifications to and/or replacement of the 8-inch North Texas Municipal Water District (NTMWD) sanitary sewer line located along the south property line of the subject property shall be required to accommodate the development and shall be made at such time as determined by the City's development engineer.





KEY MAP

SITE DATA SUMMARY

- EXISTING ZONING: PD & TO-M / PROPOSED ZONING: PD FOR TRANSIT-ORIENTED MIXED-USE DEVELOPMENT
- SETBACKS: BUILDINGS GENERALLY SETBACK 20' FROM THE BACK OF CURB, EXCEPT FOR PERMITTED ENCROACHMENTS INTO 20' PEDESTRIAN WAY
- SITE AREA:
  - OVERALL AREA: 35.73 ACRES / 1,556,352 S.F.
  - MAXIMUM AREA TO BE DEVELOPED: 23.81 ACRES / NO MAXIMUM FLOOR AREA RATIO
- PARCEL AREAS:
  - PARCEL A: 4.59 ACRES
  - PARCEL B: 4.07 ACRES
  - PARCEL C: 2.48 ACRES
  - PARCEL D: 3.23 ACRES
  - PARCEL E: 4.72 ACRES
  - PARCEL F: 2.59 ACRES
  - PARCEL G: 2.13 ACRES
- MAXIMUM DEVELOPMENT RIGHTS:
  - RESIDENTIAL: 4,000 UNITS INCLUDING SINGLE FAMILY, DUPLEX, TOWNHOMES, APARTMENTS, INDEPENDENT AND ASSISTED LIVING FACILITIES
  - RETAIL/RESTAURANT: 40,000 S.F.
  - OFFICE: 500,000 S.F.
  - HOTEL: MAXIMUM 2 HOTELS WITH A MAXIMUM OF 300 ROOMS EACH
- REQUIRED PARKING RATIOS
  - APARTMENTS, INDEPENDENT LIVING FACILITIES AND ASSISTED LIVING FACILITIES PARKING: 0.8 SPACES PER BEDROOM FOR 1-BR & 2-BR UNITS / 2 SPACES PER UNIT FOR 3-BR & 4-BR UNITS. SINGLE FAMILY ATTACHED RESIDENTIAL (TOWNHOMES): 2 SPACES PER UNIT PROVIDED WITHIN AN ENCLOSED GARAGE
  - HOTEL: 0.75 SPACES PER ROOM.
  - ALL OTHER NON-RESIDENTIAL USES: 1 SPACE PER 300 S.F. OCCUPYING EXISTING BUILDING: 1 SPACE PER 350 S.F.
- BUILD-TO-ZONE @ 20' FROM PARCEL PROPERTY LINE w/ 70% OF STRUCTURE WITHIN THE BUILD-TO-ZONE ALONG STREET FRONTAGE.
- REQUIRED OPEN SPACE/LANDSCAPING: MINIMUM 15% REQUIRED, APPROXIMATELY 17.49% PROPOSED (MAY BE ADJUSTED AT TIME OF DEVELOPMENT PLAN APPROVAL).
- BUILDING HEIGHT: MAXIMUM 250 FEET.

SCALE: 1" = 150'
0 75 150 300

Applicants:
Wolverine Interests
Nadia Christian, 2805 Dallas Parkway #620
Plano, Texas 75093
University of Texas Dallas
Dr. Calvin Jamison, 800 W Campbell Rd
Richardson, Texas 75080

Locations:
Points at Waterview, Block 3, Lot 1 (Tract 1 & Tract 2)
15.1388 Acres in Richardson, Texas
UTD, Block 3, Lot 2 & 3
20.59 Acres in Richardson, Texas

POINTS AT WATERVIEW, UT DALLAS AND "TOD MERGED PLAN"

POINTS AT WATERVIEW PLANNED DEVELOPMENT

Richardson, Texas

Wolverine Interests
16250 Knoll Trail Drive, Suite 210
Dallas, Texas 75248
Tel. 214-240-5622

University of Texas at Dallas
800 W. Campbell Road
Richardson, Texas 75050
Tel. 972-883-2205

[redacted]
PLANNING
3301 Elm Street, Suite 100
Dallas, Texas 75226
Tel. 214-871-7900

Kimley Horn
TIA STUDY
13455 Noel Road, Suite 700
Dallas, Texas
Tel. 972-770-1300

Project No.	22024
Drawn By:	JS
Checked By:	CT
Date:	JULY 10, 2023
Issued:	
Issued:	
Issued:	
Issued:	
Revisions:	

Sheet Title:
CONCEPT PLAN

"B-1"
Sheet No.:

EXHIBIT B-1

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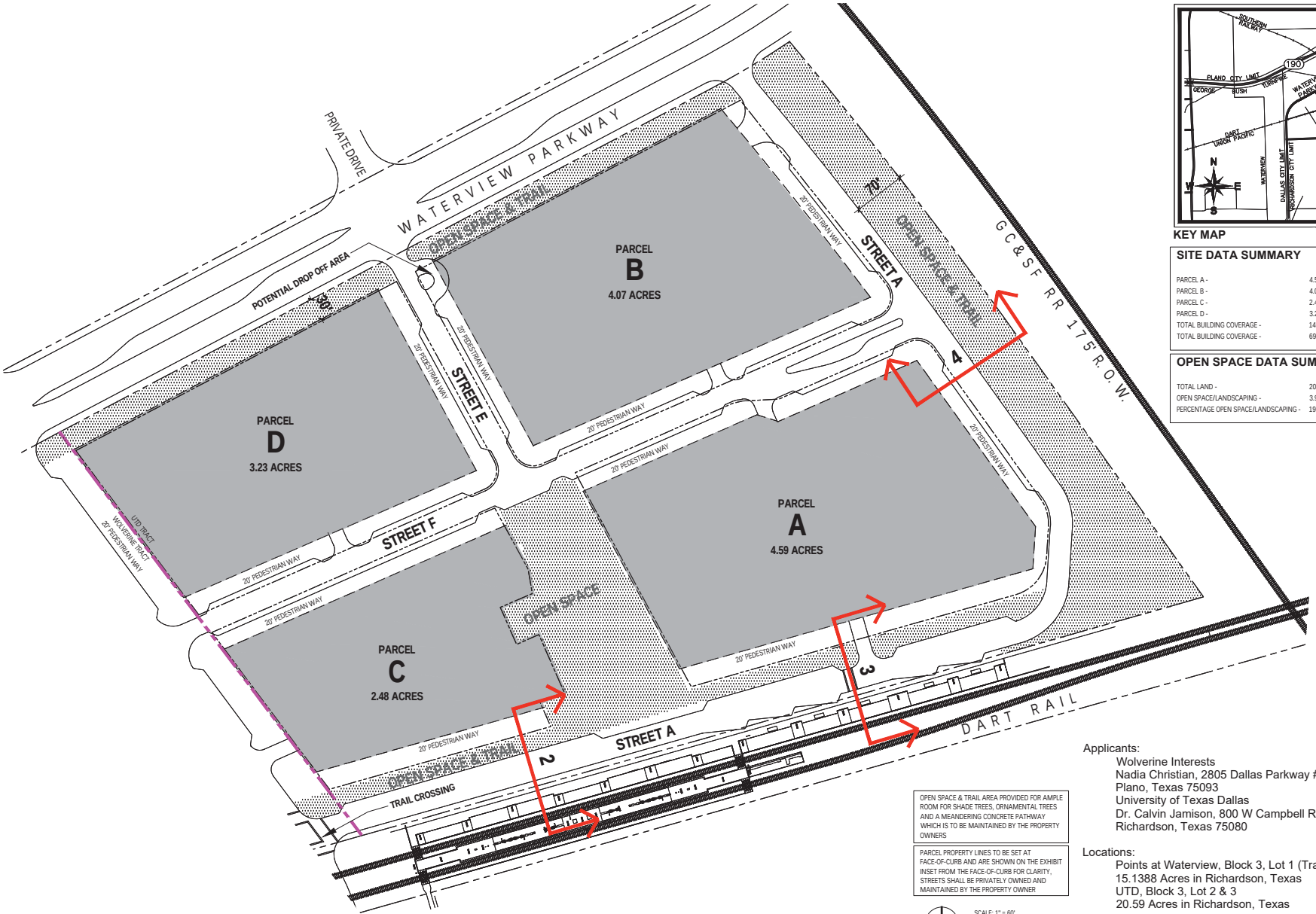

KEY MAP

SITE DATA SUMMARY

PARCEL A -	4.59 AC (199,877 SF)
PARCEL B -	4.07 AC (177,256 SF)
PARCEL C -	2.48 AC (108,182 SF)
PARCEL D -	3.23 AC (140,770 SF)
TOTAL BUILDING COVERAGE -	14.37 AC (626,085 SF)
TOTAL BUILDING COVERAGE -	69.80%

OPEN SPACE DATA SUMMARY

TOTAL LAND -	20.5900 AC (896,904 SF)
OPEN SPACE/LANDSCAPING -	3.92 AC (171,110 SF)
PERCENTAGE OPEN SPACE/LANDSCAPING -	19.08%

OPEN SPACE & TRAIL AREA PROVIDED FOR AMPLE ROOM FOR SHADE TREES, ORNAMENTAL TREES AND A MEANDERING CONCRETE PATHWAY WHICH IS TO BE MAINTAINED BY THE PROPERTY OWNERS

PARCEL PROPERTY LINES TO BE SET AT FACE-OF-CURB AND ARE SHOWN ON THE EXHIBIT INSET FROM THE FACE-OF-CURB FOR CLARITY. STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER

SCALE: 1" = 60'
0 30 60 120

Applicants:
Wolverine Interests
Nadia Christian, 2805 Dallas Parkway #620
Plano, Texas 75093
University of Texas Dallas
Dr. Calvin Jamison, 800 W Campbell Rd
Richardson, Texas 75080

Locations:
Points at Waterview, Block 3, Lot 1 (Tract 1 & Tract 2)
15.1388 Acres in Richardson, Texas
UTD, Block 3, Lot 2 & 3
20.59 Acres in Richardson, Texas

UTD SITE AND PARCEL DATA

POINTS AT WATERVIEW PLANNED DEVELOPMENT

Richardson, Texas

Wolverine Interests
16250 Knoll Trail Drive, Suite 210
Dallas, Texas 75248
Tel. 214-240-5622

University of Texas at Dallas
800 W. Campbell Road
Richardson, Texas 75050
Tel. 972-883-2205

Kimley Horn
TIA STUDY
13455 Noel Road, Suite 700
Dallas, Texas
Tel. 972-770-1300

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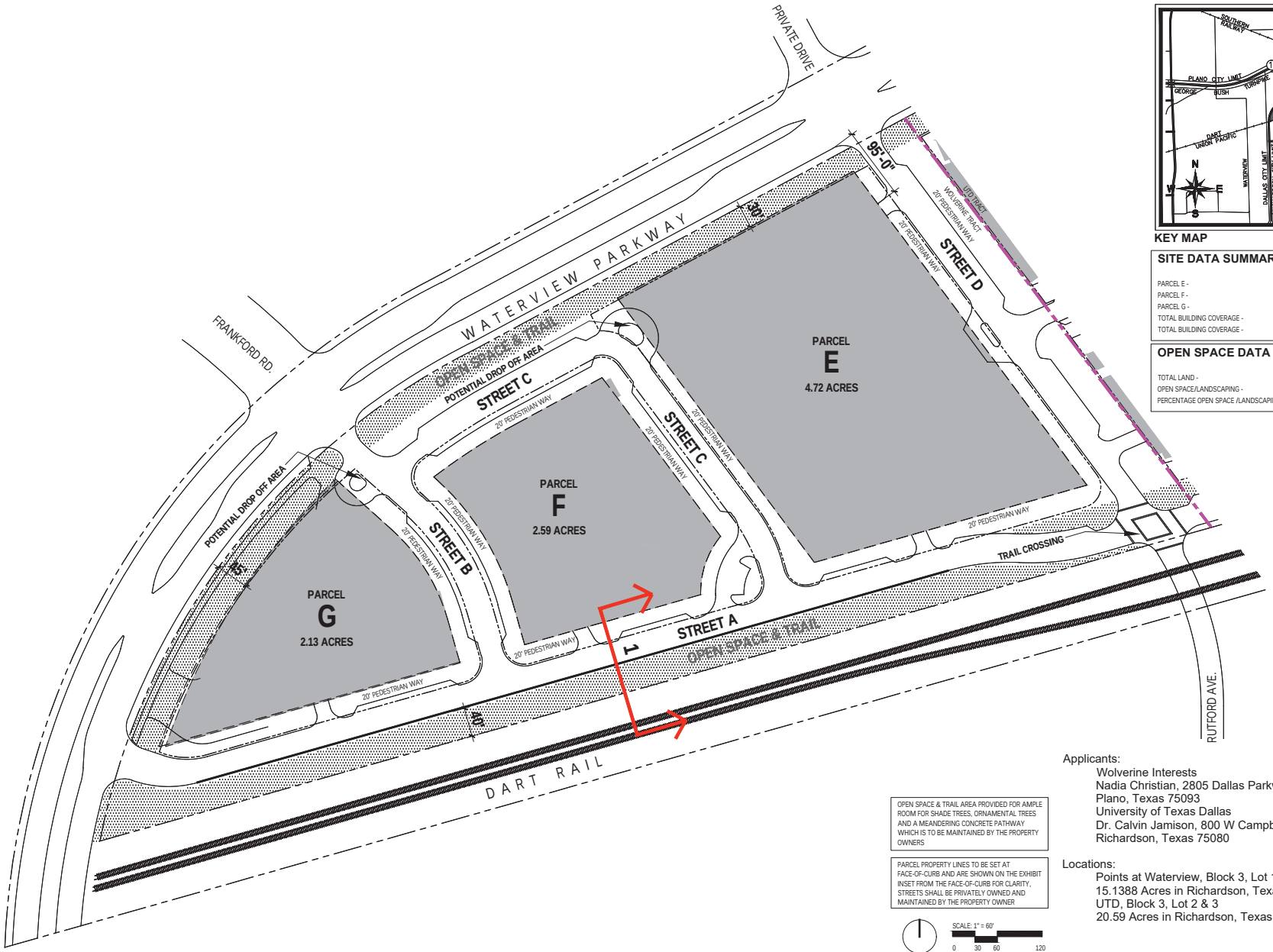
Sheet Title:
SITE, PARCEL & OPEN SPACE DATA

"B-2"

Sheet No.:

EXHIBIT B-2

NOT FOR CONSTRUCTION



KEY MAP

SITE DATA SUMMARY

PARCEL E -	4.72 AC (205,924 SF)
PARCEL F -	2.59 AC (113,096 SF)
PARCEL G -	2.13 AC (92,915 SF)
TOTAL BUILDING COVERAGE -	9.44 AC (411,935 SF)
TOTAL BUILDING COVERAGE -	62.3%

OPEN SPACE DATA SUMMARY

TOTAL LAND -	15.1388 AC (659,448 SF)
OPEN SPACE/LANDSCAPING -	2.3 AC (101,103 SF)
PERCENTAGE OPEN SPACE /LANDSCAPING -	15.33%

OPEN SPACE & TRAIL AREA PROVIDED FOR AMPLE ROOM FOR SHADE TREES, ORNAMENTAL TREES AND A MEANDERING CONCRETE PATHWAY WHICH IS TO BE MAINTAINED BY THE PROPERTY OWNERS

PARCEL PROPERTY LINES TO BE SET AT FACE-OF-CURB AND ARE SHOWN ON THE EXHIBIT INSET FROM THE FACE-OF-CURB FOR CLARITY. STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER

SCALE: 1" = 60'
0 30 60 120

Applicants:
Wolverine Interests
Nadia Christian, 2805 Dallas Parkway #620
Plano, Texas 75093
University of Texas Dallas
Dr. Calvin Jamison, 800 W Campbell Rd
Richardson, Texas 75080

Locations:
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UTD, Block 3, Lot 2 & 3
20.59 Acres in Richardson, Texas

POINTS AT WATERVIEW SITE AND PARCEL DATA

POINTS AT WATERVIEW PLANNED DEVELOPMENT

Richardson, Texas

Wolverine Interests
16250 Knoll Trail Drive, Suite 210
Dallas, Texas 75248
Tel. 214-240-5622

University of Texas at Dallas
800 W. Campbell Road
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[redacted]
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Tel. 214-871-7900

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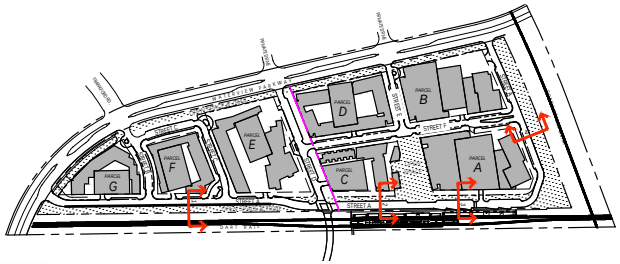
Sheet Title:
SITE, PARCEL & OPEN SPACE DATA

"B-3"

Sheet No.:

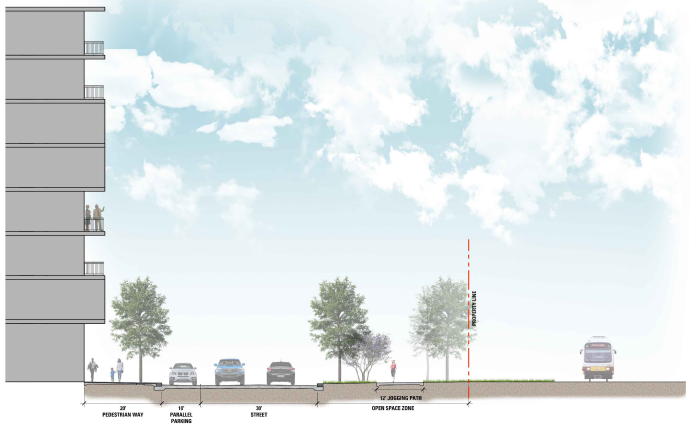
EXHIBIT B-3

NOT FOR CONSTRUCTION



REET "A" SECTION 2
:ALE: ⅛" = 1'-0"

STREET "A" SECTION 4
SCALE: ⅛" = 1'-0"



STREET "A" SECTION 1
SCALE: ⅛" = 1'-0"

STREET "A" SECTION 3
SCALE: ⅛" = 1'-0"

Applicants:
Wolverine Interests
Nadia Christian, 2805 Dallas Parkway #620
Plano, Texas 75093
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Dr. Calvin Jamison, 800 W Campbell Rd
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Locations:
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BUILD-TO-ZONE @ 20' FROM PARCEL PROPERTY LINE w/ 70% OF STRUCTURE WITHIN THE BUILD-TO-ZONE ALONG STREET FRONTAGE.

STREET TYPOLOGY CROSS SECTIONS

POINTS AT WATERVIEW PLANNED DEVELOPMENT

Richardson, Texas

Wolverine Interests
16250 Knoll Trail Drive, Suite 210
Dallas, Texas 75248
Tel. 214-240-5622

University of Texas at Dallas
800 W. Campbell Road
Richardson, Texas 75050
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[redacted]
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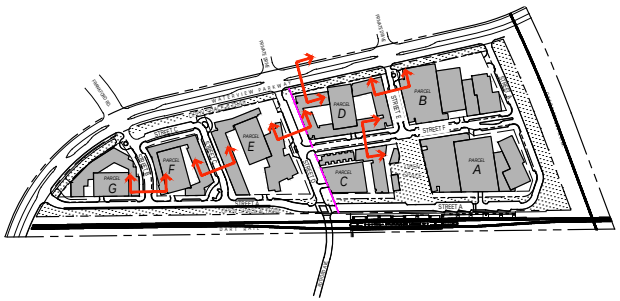
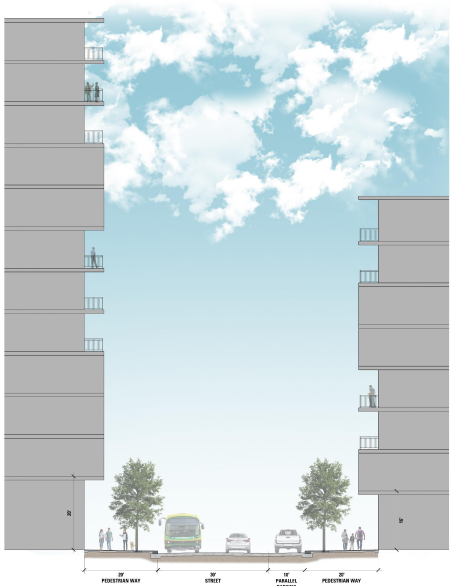
Sheet Title:
STREET TYPOLOGY

"C-1"

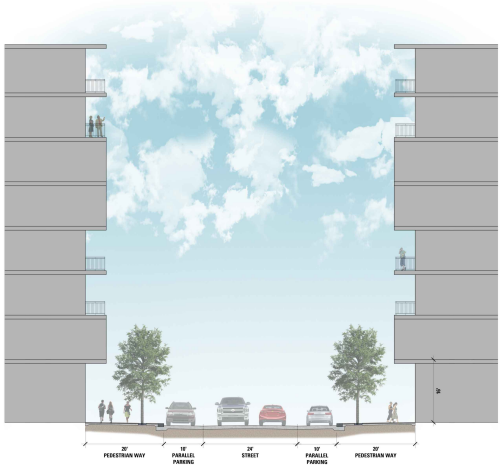
Sheet No.:
EXHIBIT C-1

NOT FOR CONSTRUCTION





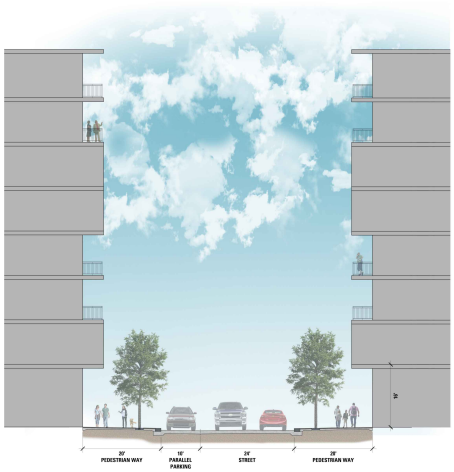
STREET "D" SECTION
SCALE: 1/16" = 1'-0"



STREET "E" & "F" SECTION
SCALE: 1/16" = 1'-0"

STREET "B" SECTION
SCALE: 1/16" = 1'-0"

OPEN SPACE & TRAIL SECTION ALONG WATERVIEW PARKWAY, TYP.
SCALE: 1/16" = 1'-0"



STREET "C" SECTION
SCALE: 1/16" = 1'-0"

BUILD-TO-ZONE @ 20' FROM PARCEL PROPERTY LINE w/ 70% OF STRUCTURE WITHIN THE BUILD-TO-ZONE ALONG STREET FRONTAGE.

Applicants:
Wolverine Interests
Nadia Christian, 2805 Dallas Parkway #620
Plano, Texas 75093
University of Texas Dallas
Dr. Calvin Jamison, 800 W Campbell Rd
Richardson, Texas 75080

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STREET TYPOLOGY CROSS SECTIONS

POINTS AT WATERVIEW PLANNED DEVELOPMENT

Richardson, Texas

Wolverine Interests
16250 Knoll Trail Drive, Suite 210
Dallas, Texas 75248
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Sheet Title:
STREET TYPOLOGY

"C-2"

Sheet No.:

EXHIBIT C-2

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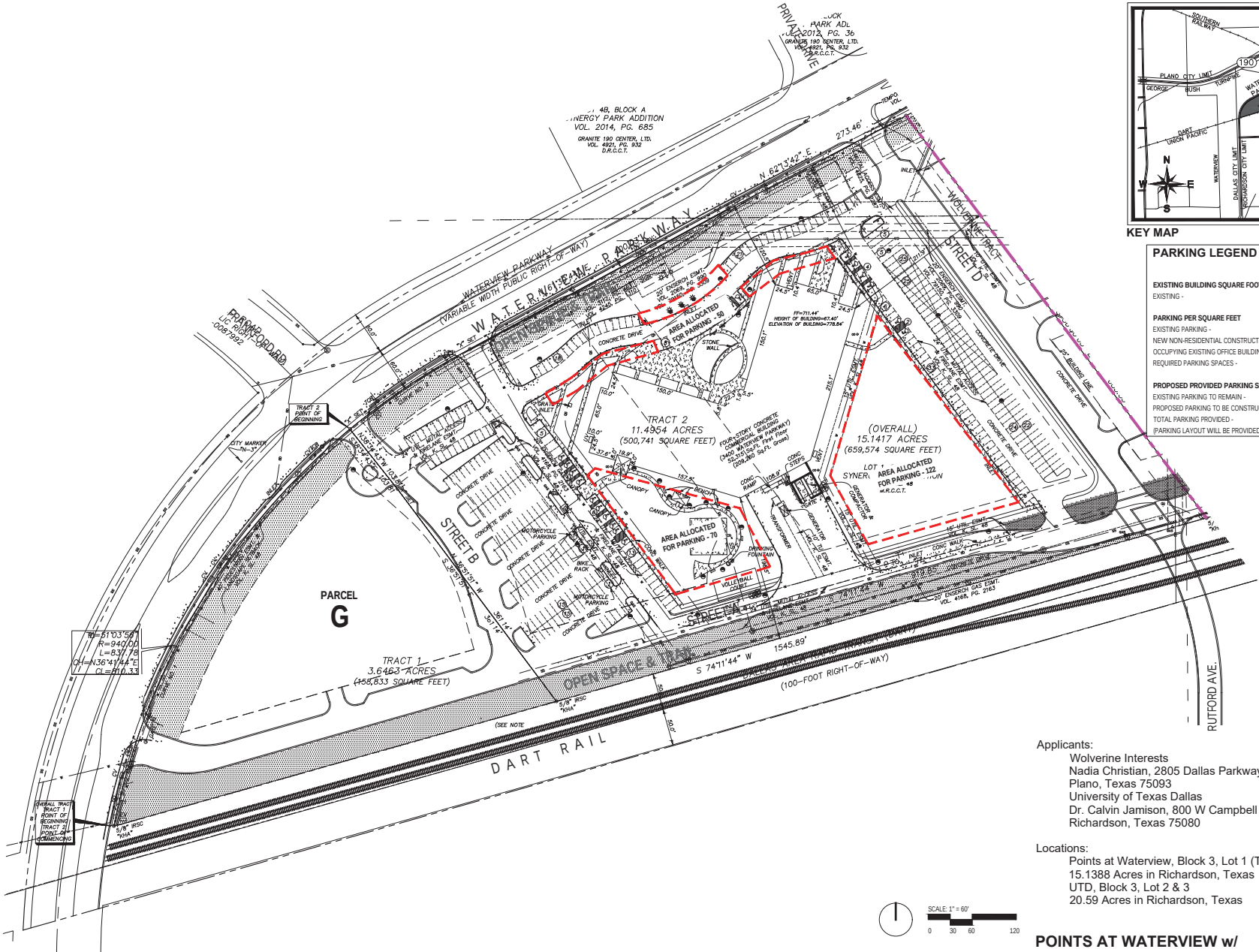

KEY MAP

PARKING LEGEND

EXISTING BUILDING SQUARE FOOTAGE	
EXISTING -	209,260 SF
PARKING PER SQUARE FEET	
EXISTING PARKING -	1 SPACE PER 231 SF
NEW NON-RESIDENTIAL CONSTRUCTION -	1 SPACE PER 300 SF
OCCUPYING EXISTING OFFICE BUILDING -	1 SPACE PER 350 SF
REQUIRED PARKING SPACES -	598 TOTAL SPACES
PROPOSED PROVIDED PARKING SPACES	
EXISTING PARKING TO REMAIN -	358
PROPOSED PARKING TO BE CONSTRUCTED -	242
TOTAL PARKING PROVIDED -	600

(PARKING LAYOUT WILL BE PROVIDED AT SITE PLAN SUBMITTAL)

Applicants:
Wolverine Interests
Nadia Christian, 2805 Dallas Parkway #620
Plano, Texas 75093
University of Texas Dallas
Dr. Calvin Jamison, 800 W Campbell Rd
Richardson, Texas 75080

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POINTS AT WATERVIEW w/ EXISTING STRUCTURE

POINTS AT WATERVIEW PLANNED DEVELOPMENT
Richardson, Texas

Wolverine Interests
16250 Knoll Trail Drive, Suite 210
Dallas, Texas 75248
Tel. 214-240-5622

University of Texas at Dallas
800 W. Campbell Road
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Sheet Title:
EXISTING STRUCTURE

"D"

Sheet No.:

EXHIBIT D

NOT FOR CONSTRUCTION

Notice of Public Hearing
City Plan Commission

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

PD PLANNED DEVELOPMENT

File No.:	**ZF 23-06**
Applicant:	Nadia Christian, Wolverine Interests LLC
Location:	(See map on reverse side)
Request:	**ZF 23-06 Planned Development – UTD/Points at Waterview TOD PD:** Consider and act on a request to rezone approximately 36 acres located on the south side of Waterview Parkway, generally east of the Frankford Road intersection and bounded by the DART Silver Line to the south, from TO-M Technical Office and PD Planned Development to PD Planned Development for the development of a transit-oriented mixed-use development. Owner: Jim Leslie, representing 3400 Waterview LLC and Dr. Calvin Jamison, representing University of Texas at Dallas. Staff: Chris Shacklett.

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

TUESDAY, JULY 18, 2023
7:00 p.m.
Richardson Police Department Multipurpose Room, #1103
200 N. Greenville Avenue
Richardson, Texas 75081

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 will be allocated a maximum of 3 minutes each to address the City Plan Commission to express whether they are in favor or opposed the request.

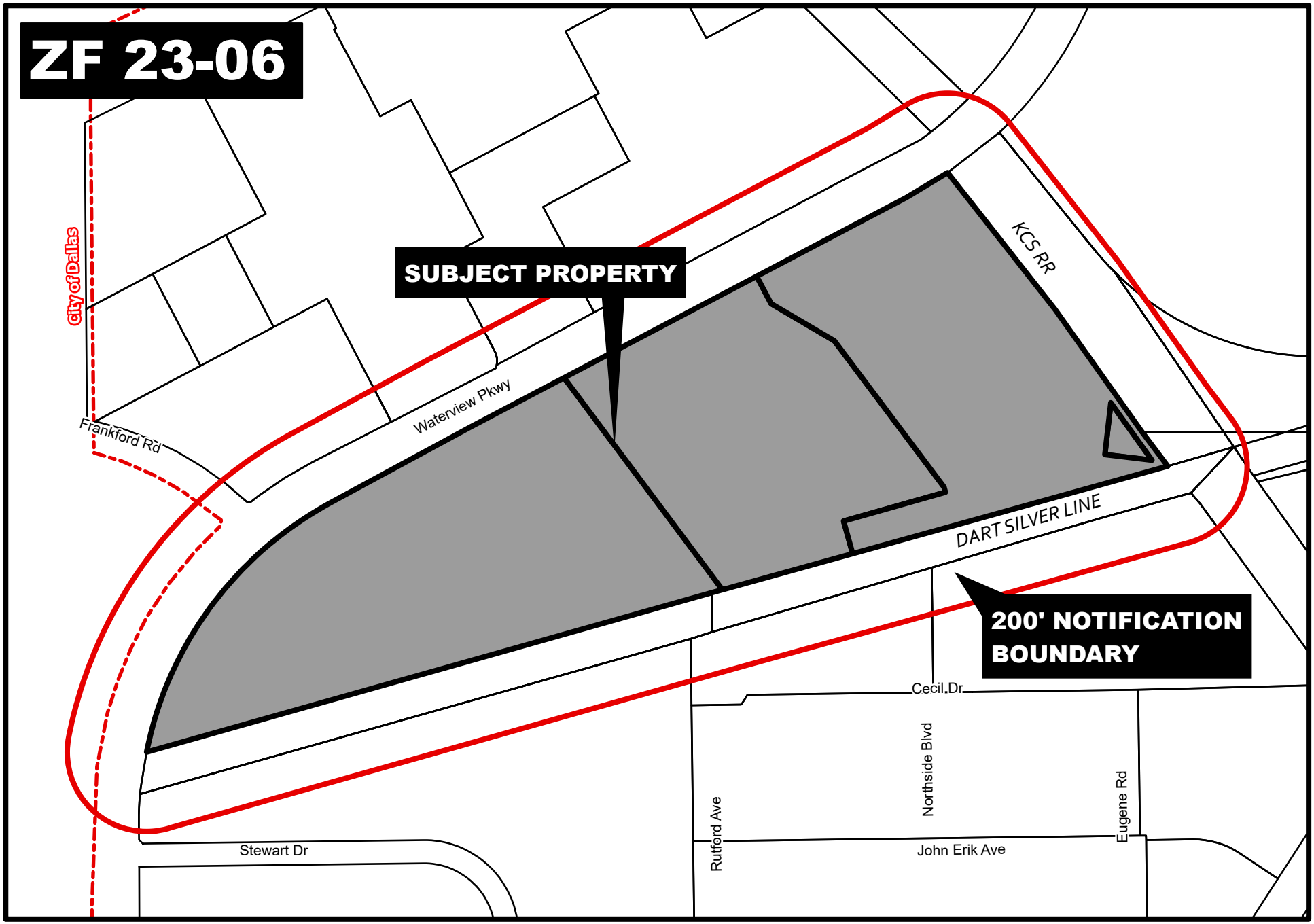
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public 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 23-06.

Date Posted and Mailed: July 7, 2023



ZF 23-06 Notification Map

PD Planned Development

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.

RICHARDSON TEXAS

NORTHSIDE CAMPUS PARTNERS 4
600 N PEARL ST STE 650
DALLAS, TX 75201

3400 WATERVIEW LLC
16250 KNOLL TRAIL DR STE 210
DALLAS, TX 75248

KANSAS CITY SOUTHERN RAILROAD COMPANY
KANSAS CITY SOUTHERN LINES
PO BOX 219335
KANSAS CITY, MO 641219335

ATCHISON TOPEKA & SANTA FE
PROPERTY TAX DEPT
PO BOX 961034
FORT WORTH, TX 761610034

DALLAS AREA RAPID TRANSIT
1401 PACIFIC AVE
DALLAS, TX 752022732

DALLAS AREA RAPID TRANSIT
1401 PACIFIC AVE
DALLAS, TX 752022732

DALLAS AREA RAPID TRANSIT
1401 PACIFIC AVE
DALLAS, TX 752022732

BOARD OF REGENTS OF THE UNIVERSITY OF
TEXAS SYSTEM OFFICE OF GENERAL COUNSEL-
REAL ESTATE OFFICE
210 W 7TH ST
AUSTIN, TX 78701

UNIVERSITY OF TEXAS SYSTEM
C/O REAL ESTATE OFFICE
ATTN: REAL ESTATE
210 W 7TH ST
AUSTIN, TX 78701

CIO 190 LIMITED PARTNERSHIP
500 N AKARD ST STE 2960
DALLAS, TX 75201

KANSAS CITY SOUTHERN RAILROAD COMPANY
KANSAS CITY SOUTHERN LINES
PO BOX 219335
KANSAS CITY, MO 641219335

KANSAS CITY SOUTHERN RAILROAD COMPANY
KANSAS CITY SOUTHERN LINES
PO BOX 219335
KANSAS CITY, MO 641219335

TR RICHARDSON IRF LLC
c/o LPC REALTY ADVISORS I LP
120 N LA SALLE ST STE 2900
CHICAGO, IL 60602

UNIVERSITY OF TEXAS
ATTN: REAL ESTATE OFFICE
210 W 7TH ST
AUSTIN, TX 78701

UNIVERSITY OF TEXAS
ATTN: REAL ESTATE OFFICE
210 W 7TH ST
AUSTIN, TX 78701

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PROPERTY TAX DEPT
PO BOX 961034
FORT WORTH, TX 761610034

GI DC RICHARDSON LLC
C/O GI PARTNERS
188 THE EMBARCADERO STE 700
SAN FRANCISCO, CA 941051247

GRANITE 190 CENTER LTD
5601 GRANITE PKWY STE 1200
PLANO, TX 75024

GEORGE BUSH HIGHWAY INVESTMENT LLC
670 W CAMPBELL RD STE 100
RICHARDSON, TX 750803395

UNIVERSITY OF TEXAS DALLAS ETAL
ATTN: REAL ESTATE OFFICE
210 W 7TH ST
AUSTIN, TX 78701

PLANO ISD-SUPT OF SCHOOLS
2700 W. 15TH STREET
PLANO, TX 75075

CITY OF DALLAS
PLANNING & URBAN DESIGN DEPT
1500 MARILLA STREET, ROOM 1FN
DALLAS, TX 75201

CITY OF PLANO
PLANNING DEPT
1520 K AVENUE
PLANO, TX 75074

Dr. Calvin Jamison
University of Texas at Dallas
800 W. Campbell Rd
Richardson, TX 75080

Jim Leslie
3400 Waterview LLC
2805 Dallas Pkwy #620
Plano, TX 75093

Nadia Christian
Wolverine Interests LLC
2805 Dallas Pkwy #620
Plano, TX 75093

ZF 23-06

Notice of Public Hearing
City Plan Commission

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

PD PLANNED DEVELOPMENT

THE CITY OF RICHARDSON IS HOLDING A PUBLIC HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.

File No.:	**ZF 23-06**
Applicant:	Nadia Christian, Wolverine Interests LLC
Location:	(See map on reverse side)
Request:	**ZF 23-06 Planned Development – UTD/Points at Waterview TOD PD:** Consider and act on a request to rezone approximately 36 acres located on the south side of Waterview Parkway, generally east of the Frankford Road intersection and bounded by the DART Silver Line to the south, from TO-M Technical Office and PD Planned Development to PD Planned Development for the development of a transit-oriented mixed-use development. Owner: Jim Leslie, representing 3400 Waterview LLC and Dr. Calvin Jamison, representing University of Texas at Dallas. Staff: Chris Shacklett.

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

TUESDAY, JULY 18, 2023
7:00 p.m.
Richardson Police Department Multipurpose Room, #1103
200 N. Greenville Avenue
Richardson, Texas 75081

This notice has been sent to all owners of business personal property who may be affected by the zoning request as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting will be allocated a maximum of 3 minutes each to address the City Plan Commission to express whether they are in favor or opposed the request.

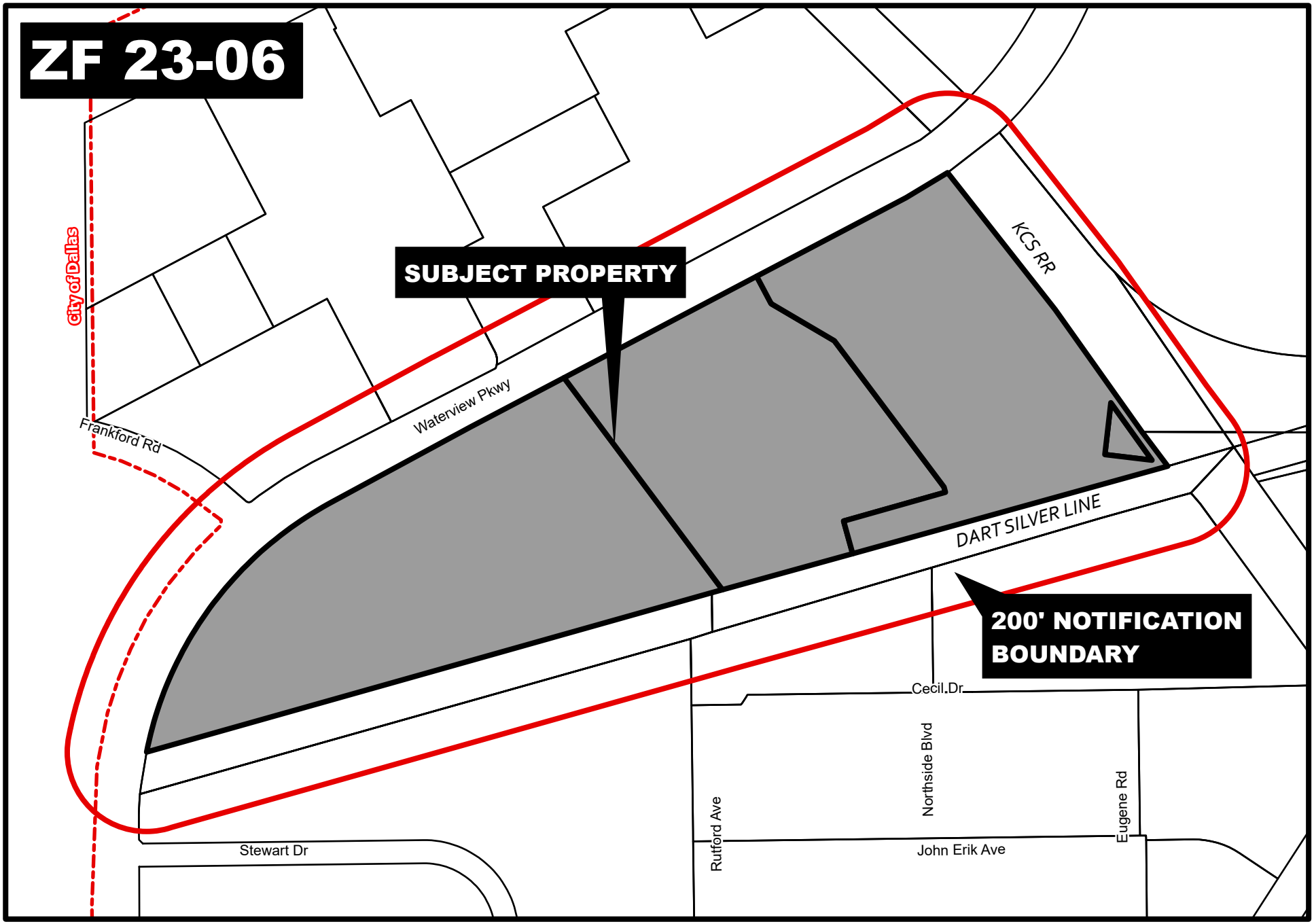
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public 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 23-06.

Date Posted and Mailed: July 7, 2023



ZF 23-06 Notification Map

PD Planned Development

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.

RICHARDSON TEXAS

3400 WATERVIEW LLC
% WOLVERINE INTEREST
3400 WATERVIEW PKWY, STE 111
RICHARDSON, TX 75080

FLEXJET LLC
7777 LEMMON AVE
DALLAS, TX 75209

EXFO AMERICA INC
3400 WATERVIEW PKWY, STE 100
RICHARDSON, TX 75080

ZONES IT SOLUTIONS INC
1102 15TH ST SW, STE 102
AUBURN, WA 98001

MEDICAL PRACTICE SOLUTIONS LLC
3400 WATERVIEW PKWY, STE 305
RICHARDSON, TX 75080

HBS SYSTEMS INC
PO BOX 832030
RICHARDSON, TX 75083

WORK FORCE MANAGEMENT SOFTWARE GROUP INC
3400 WATERVIEW PKWY, STE 101
RICHARDSON, TX 75080

EMINENT MEDICAL CENTER OPERATING LLC
1351 W GEORGE BUSH HWY
RICHARDSON, TX 75080

PARSONS SERVICES COMPANY
100 W WALNUT ST
PASADENA, CA 91124

ZF 23-06-TENANTS