City of Richardson
City Plan Commission
Agenda Packet
Tuesday, February 6, 2024

To advance to the background material for each item in the agenda, click on the item title in the agenda or click on Bookmarks in the tool bar on the left side of your screen.

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, FEBRUARY 6, 2024, AT 7:00 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75082

The City Plan Commission meeting will be held in the Multipurpose Room #CH 157 of the Richardson City Hall located at 2360 Campbell Creek Boulevard, Richardson, TX 75082. 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: 6:30 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in Multipurpose Room #CH 157 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 #CH 157

MINUTES

1. **Approval of minutes of the regular business meeting of January 16, 2024.**

PUBLIC HEARINGS

2. **Zoning File 23-16 512 N. Central Expressway - Special Development Plan:** Consider and act on a request for approval of a Special Development Plan for a 0.81-acre lot located at 512 N. Central Expressway, on the east side of Central Expressway, between Davis Street and Rayflex Drive, currently zoned Main Street/Central Expressway PD Planned Development (Interurban Sub-District) including an allowance for outdoor storage between the building wall and Bishop Avenue to accommodate the use of the property for a wholesale establishment. *Owner: David E. Arledge, representing Arledge E K & J II Family Limited PS. Staff: Derica Peters*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT RICHARDSON CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, FEBRUARY 2, 2024.

A.J. CASTANEDA, EXECUTIVE SECRETARY
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 2360 CAMPBELL CREEK BLVD, SUITE 550, 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 January 16, 2024 City Plan Commission Meeting

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JANUARY 16, 2024

The Richardson City Plan Commission met on January 16, 2024, at 7:00 p.m. in the Multipurpose Room #CH157 of the Richardson City Hall, 2360 Campbell Creek Boulevard, Suite 525, Richardson, TX.

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

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

CITY STAFF PRESENT: Sam Chavez, Director of Development Services
Chris Shacklett, Asst. Director of Development Svcs. – Planning
Anna Jo Castaneda, Executive Secretary

BRIEFING SESSION

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

REGULAR BUSINESS MEETING

1. **Approval of Minutes of the regular business meeting of December 19, 2023.**

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

PUBLIC HEARINGS

2. **Zoning File 23-15 PD Planned Development – Another Time & Place:** Consider and act on a request to rezone approximately 1.04 acres located at the northeast corner of Abrams Road and E. Buckingham Road, from 'R' Retail to PD Planned Development for the LR-M(1) Local Retail District with amended development standards and a concept plan to accommodate a patio cover for a restaurant and smoking establishment. *Property Owner: Mehmet Shon Celik, MDA Texas LLC. Staff: Chris Shacklett.*

   Mr. Shacklett stated this is a request to rezone approximately 1.04 acres from 'R' Retail to PD Planned Development for the LR-M(1) Local Retail District with amended development standards and a concept plan to accommodate a patio cover for a restaurant and smoking establishment. The applicant is only requesting one (1) amendment to the development standards of the LR-M(1) Local Retail District, which is a reduction in the building setback for a patio cover along Buckingham Road.

   Mr. Shacklett stated the property is located at the northeast corner of Buckingham Road and Abrams Road and was originally developed in 1989 as a convenience store. In 2017 it was converted to a restaurant, and in 2021, it was purchased with the intent of opening a restaurant and smoking establishment. In 2022, a Special Permit for a smoking establishment in conjunction with a restaurant was approved with a limitation that the smoking establishment use would be limited to the patio located on the west side of the building.

   Mr. Shacklett further stated that the current 'R' Retail zoning designation and the proposed LR-M(1) Local Retail District require a 40-foot building setback along Abrams Road and Buckingham Road.

The southern portion of the patio cover would align with the existing building line along Buckingham Road which encroaches into the required setback and is located within three (3) feet of the property line along Buckingham Road.

Mr. Shacklett explained that at the time the site was developed in 1989, the building did not encroach into the setback as Buckingham Road did not exist east of Abrams Road. The originally planned alignment of Buckingham Road was intended to be further south. In 1994, right-of-way was dedicated along the south side of the subject property to accommodate the current Buckingham Road alignment, thereby creating a non-conforming building with respect to the 40-foot building setback along Buckingham Road.

Mr. Shacklett stated that the proposed patio cover is approximately 14-feet-tall and is constructed of non-combustible materials, including a steel support structure with fixed louver panels and a low-pitched polycarbonate roof system that utilizes translucent frosted plexiglass. The current plan does not propose an enclosed patio; however, the applicant may provide heating and cooling options for the patio, which are allowed in accordance with Building and Fire Code requirements. In the future, should the applicant decide to enclose the patio, a sprinkler system would need to be installed.

Mr. Shacklett concluded with a summary of the request and conditions to be included if the Commission recommended approval. Mr. Shacklett further stated that four (4) letters were received in favor of the request. Mr. Shacklett stated he was available to answer any questions.

Chairman Marsh asked if staff had a way to distinguish the storage building located on the property.

Mr. Shacklett stated the plans show the unused storage building with a hatch pattern.

With no further questions of the staff, Chairman Marsh invited the applicant forward to present the request.

Mr. Ed Rawls, Rawls Culver Architects, LP, 901 N. MacDonald St, Suite 203, McKinney, TX, came forward to present the applicant's request. He stated that he was the architect for the project and explained the construction and intent of the patio cover.

Chairman Marsh asked Mr. Rawls to explain the purpose of the louvers.

Mr. Rawls indicated that the louvers were part of the original planned enclose patio cover system and would be used to ventilate smoke from the patio area. He confirmed weather protection would be located below the louvers.

Chairman Marsh asked if there was any change to the flooring.

Mr. Rawls stated that there were no changes to the flooring and asked Mr. Mehmet Shon Celik to join him at the podium.

Mr. Mehmet Shon Celik, 5514 Bentgreen Drive, Dallas, TX confirmed there were no changes to the flooring.

Chairman Marsh asked if the front door entry was through the northern patio.

Mr. Celik advised that the primary entry into the restaurant would be through the northern patio.

Vice Chairman Southard asked if the applicant were to put in side panels, would it change the structure that they were requesting.

Mr. Rawls confirmed that if they put in any type of drop system it would be on the new structure and be supported by the new structure.

Chairman Purdy asked if the patio cover's primary purpose was for smoking or to protect customers from weather.

Mr. Celik stated the primary purpose was for weather protection for those dining or smoking on the patio.

Chairman Marsh asked the applicant how business has been since re-opening.

Mr. Celik stated that the business was good since remodel and re-opening even though they could not serve alcohol or have music or entertainment.

Chairman Marsh asked if the customers could bring their own alcoholic beverages.

Mr. Celik answered that was not allowed at the current time.

Chairman Marsh asked if applicant had any concerns about his restaurant building being an existing-non-conforming structure and that the proposed request only applied to the patio cover and not the existing building.

Mr. Shacklett confirmed the structure was existing non-conforming.

Mr. Celik stated there were no concerns because they were not making any changes to the building, and they were only before the Commission to get approval on the patio cover.

Mr. Rawls stated the owner would prefer to have the reduced setback apply to the building so that it would not be considered non-conforming.

Chairman Marsh asked if there would be any objection to including the building as part of this request or at least a recommendation to the Council to consider it as part of the concept plan.

Mr. Shacklett stated discussion regarding the new setback to apply to the existing building would be on the record, and staff would need to verify that the notice was sufficient to allow that change.

Chairman Marsh stated his concern was that if the restaurant were destroyed by some casualty, it could not be rebuilt as it is now. Only the patio cover would be allowed to be rebuilt if it were damaged.

Mr. Celik commented his intent would be to allow the restaurant to be rebuilt in its current location if it were destroyed.

Mr. Rawls asked if that change to the request would be allowed.

Mr. Shacklett stated staff would look into if the change could be made.

Chairman Constantino stated that if the building were destroyed, the owner would have to go back through the zoning process to allow the building to be rebuilt in its current location if it was not expressly allowed as part of this request.

Mr. Shacklett stated that was correct.

Chairman Marsh asked if there were any further questions for the applicant or if there was anyone who wanted to speak in favor or opposition to the request.

Ms. D'Nelle Lyons, 523 Stillmeadow Drive, Richardson, TX came forward to speak in favor of the request.

With no further speakers, Chairman Marsh made a motion to close the public hearing. Commissioner Roberts seconded the motion. Motion passed 6-0.

Commissioner Roberts suggested the City see if the building could be added to the request.

Chairman Marsh agreed and elaborated on why he believed it should be added to the request.

Mr. Sam Chavez stated they can go forward with a recommendation as presented with an additional item for Council to consider which is to apply a 3-foot setback to the building. The other option would be for the applicant to withdraw the case allowing the City to readvertise with the specifics of including the building in the request. If we move forward with the additional item added to the recommendation, staff will have to consult with the City Attorney to see if it is possible.

Chairman Marsh stated that it would not be feasible for the applicant to withdraw the request and start over. He stated that the CPC should recommend approval as presented and ask staff to consult with the City Attorney regarding whether the notice was sufficient to allow the building to be included in the request.

Mr. Chavez advised there was adequate time to send out a notice for the February 6, 2024, CPC meeting, which would tentatively place the case on a February 26, 2024 Council meeting.

Mr. Shacklett advised that the request could be recommended for approval and the applicant can come back in the future to make the additional request to include the restaurant in the zoning request.

Vice Chairman Southard asked if the applicant agreed with Mr. Shacklett.

Mr. Rawls asked for further clarification regarding the options.

Mr. Shacklett explained the options to come back later for a future zoning request.

Mr. Celik said he wanted to move forward with the request as presented.

Mr. Shacklett reiterated that staff would consult with the City Attorney regarding if the building could be considered as part of the request if the Commission made an approval recommendation. He stated the non-conforming status only became an issue if the building were destroyed.

Commissioner Costantino asked if many buildings in the City are non-conforming similar to the subject building.

Mr. Shacklett stated it is not atypical. He stated staff was trying to make it clear that the only proposed change was related to the addition of the patio cover.

Motion: Chairman Marsh made a motion to recommend approval of the request as presented. Commissioner Roberts seconded the motion. Motion passed 6-0.

3. **Zoning File 23-17 PD Planned Development – Trellis Richardson:** Consider and act on a request for approval of an amendment to a PD Planned Development for a 5.2-acre lot located at 2301 N. Central Expressway, on the north side of Fall Creek Drive, between Central Expressway and Collins Boulevard to only modify the minimum unit size for a 131-unit apartment development. This request

does not include an increase in the number of allowed units. *Property Owner: Evan Gallant, 2301 N Central Owner LLC. Staff: Chris Shacklett*

Mr. Shacklett stated this is a request for approval of an amendment to a PD Planned Development for a 5.2-acre property located on the north side of Fall Creek Drive, between Central Expressway and Collins Boulevard to only modify the minimum unit size for studios and 1-bedroom units for the 131-unit apartment development.

Mr. Shacklett explained that the site was developed in 1996 as a hotel with 131 rooms within four (4) buildings and a fifth building used as a clubhouse for the hotel.

Mr. Shacklett further stated that in 2022 the applicant requested to rezone the property to a PD Planned Development to allow for repurposing of the 131 hotel rooms into a 131-unit apartment development. The zoning was approved by City Council in February 2023 and included a concept plan. At the time of approval, the applicant had not yet purchased the property, and access to the units was limited and detailed as-builts plans were not available, so applicant had to utilize approximate building area estimates. Based on the estimates, the applicant proposed a condition limiting the minimum unit size to 450 square feet for studio units and 500 square feet for 1-bedroom units.

Mr. Shacklett stated that the applicant finalized the purchase of the property in April 2023 and submitted for building permit approval in July 2023. At that time, staff informed the applicant that the minimum unit areas did not meet the required minimum unit area. Staff requested the applicant to remeasure the units to ensure that their measurements were accurate. The applicant remeasured and confirmed that several units did not meet the minimum unit sizes as required in the PD and found that there was variance in the area between the same unit types. Therefore, the applicant is requesting to reduce the minimum unit sizes.

Mr. Shacklett stated the applicant's request is to amend the PD to reduce the minimum unit size to 350 square feet for studio units and 400 square feet for 1-bedroom units. There are no other changes being proposed to the PD. If the Commission recommended approval, the only modification would be to Section 4(a) of Ordinance 4449 which is the section regarding minimum unit sizes.

Mr. Shacklett confirmed that staff received one (1) letter in support with an attachment of the person's letter in support when the case was originally approved last year. Mr. Shacklett asked if there were any questions from the Commission.

Chairman Marsh asked what would be their alternative if the request is not approved.

Mr. Shacklett stated the alternative would be to reconfigure those rooms to meet the current approved minimum sizes which would result in a loss of units.

Chairman Marsh asked if the alternative had been studied.

Mr. Shacklett responded he did not know if they had studied that alternative.

Mr. Chavez advised that in addition to moving walls, the plumbing and electrical would also have to be moved.

Commissioner Roberts asked if any other similar zoning requests include minimum unit sizes and what is typically required.

Mr. Shacklett stated that there were no specific requirement, but recent approvals had required a minimum area of 500 square feet while older developments may have required a minimum of 700

square feet. The intent of this project was to provide smaller units that are more affordable. This PD prohibits anything larger than a 1-bedroom unit with the intent of providing smaller units that would be available to a wider range of renters.

Mr. Chavez stated this project represents the first repurposing of a hotel, so there were some unknowns. The intent was always to convert one (1) hotel room to one (1) apartment unit.

Commissioner Keller asked if minimum unit size requirements had always been a condition contained in a PD for apartment developments.

Mr. Shacklett stated it is typical to include minimum unit size requirements in these types of zoning requests; however, it is not required to include minimum unit size as a condition.

Vice Chairman Southard asked if these units would be comparable to some of the student housing that is located on Waterview Parkway.

Mr. Shacklett stated on-campus housing (dormitories) that is limited to students is not subject to City zoning and development regulations.

Vice Chairman Southard stated it does not appear the developer is trying to change the intent of what was originally approved.

Mr. Shacklett stated the intent remains unchanged.

With no further questions of staff, Chairman Marsh invited the applicant to come forward.

Suzan Kedron, Jackson Walker, 2323 Ross Avenue, Dallas, TX came forward to speak on behalf of the applicant. She stated they are prepared to move forward and that she is available questions.

Chairman Marsh asked staff if the PD currently limits the project to 131-units.

Mr. Shacklett answered yes.

Chairman Marsh asked what the implication would be if the minimum unit size requirement were removed.

Mr. Shacklett stated it would allow the developer to reduce the number of units and create larger units, but they would still be limited to studio or 1-bedroom units, so there would likely be no incentive for the developer to do so.

Chairman Marsh asked if the buildings could be expanded or if another could be constructed.

Mr. Shacklett responded they could not since the concept plan would prohibit any expansion or additional building construction.

Chairman Marsh asked Ms. Kedron if she had any thoughts regarding the removal of minimum unit sizes.

Ms. Kedron stated it would not be feasible to reduce the number of units, but she would not be opposed to the removal of the minimum unit size requirement.

With no further questions, Commissioner Constantino made a motion to close the public hearing. Vice Chairman Southard seconded the motion. Motion passes 6-0.

Commissioner Costantino stated this is just an amendment to reflect what was originally proposed.

Vice Chairman Southard stated there was no need to change the minimum unit size since the applicant agreed with the proposed minimums.

Chairman Marsh stated he agreed their intent remained unchanged and they should be allowed to move forward with their project. He was pleased to see the open space area on the south side of Fall Creek Drive was moving forward as well.

Motion: Commissioner Roberts made a motion to recommend approval of the request as presented. Commissioner Keller seconded the motion. Motion passed 6-0.

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 8:06 p.m.

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Bryan Marsh, Chairman

Agenda Item 2

Zoning File 23-16:
512 N. Central Expressway –
Special Development Plan

ZONING FILE 23-16

Attachments:

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

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Derica Peters, AICP, Senior Planner-Planning *DP*

DATE: February 06, 2024

RE: **Zoning File 23-16: Special Development Plan – 512 N. Central Expressway**

REQUEST

Approval of a Special Development Plan for a 0.81-acre lot located at 512 N. Central Expressway, on the east side of Central Expressway, between Davis Street and Rayflex Drive, currently zoned Main Street/Central Expressway PD Planned Development (Interurban Sub-District) including an allowance for outdoor storage between the building wall and Bishop Avenue to accommodate the use of the property for a wholesale establishment.

APPLICANT/ PROPERTY OWNER

David E. Arledge, E. K.& J. Arledge II Family Limited Partnership

EXISTING DEVELOPMENT

The property is 0.81 acres and was developed with a 4,205-square foot single-story building.

ADJACENT ROADWAYS

U.S. Highway 75: Freeway/Turnpike; 199,000 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (2022).

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

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

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

SURROUNDING LAND USE AND ZONING

North: Retail/Commercial/Office; PD Planned Development
South: Retail/Commercial/Office; PD Planned Development
East: Retail/Commercial/Office; PD Planned Development
West: Institutional and Industrial; LR-M(2)Local Retail and I-M(1) Industrial

FUTURE LAND USE PLAN

Main Street/Central Expressway Form Based Code:

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

Future Land Uses of Surrounding Area:

North: Main Street/Central Expressway Form Based Code
South: Main Street/Central Expressway Form Based Code
East: Main Street/Central Expressway Form Based Code
West: Enhancement/Redevelopment

EXISTING ZONING

PD Planned Development Main Street/Central Expressway Form Based Code – Interurban Sub-district (Ordinance 4191).

TRAFFIC/INFRASTRUCTURE IMPACTS

The proposed request will not have a significant impact on the surrounding roadway system or the existing utilities in the area.

STAFF COMMENTS

Background
The site was developed in 1974 with a 4,205 square foot building. The building has accommodated various business including retail, contracting operations, and wholesale. This property was originally two adjacent lots that were replated into one (1), 0.81-acre lot in 2023. In 2016, the property was rezoned as part of the Main Street/Central Expressway Form Based Code (Code).

Request
The applicant's intent is to repurpose the property to accommodate a wholesale business which is allowed by-right on the subject property; however, to do so, the applicant is requesting approval of a Special Development Plan to allow modifications to the Code development regulations to codify existing site conditions and proposed site design elements, and to allow accessory outdoor storage between the building's east elevation and Bishop Avenue.

The subject site is developed with a 4,205 square foot, single story structure with a "stucco" finish and metal mansard roof, with an estimated thirty (32) parking spaces. Access to the site is provided by two (2) existing driveways on Central Expressway and two (2) existing driveways on Bishop Avenue. With the exception of landscape areas along the perimeter of the site, the property is completely paved.

In order to improve the existing conditions of the site and to accommodate a new tenant and its operational needs, the applicant is proposing the following site improvements:

Building Renovations:

- The roof of the building will be raised from twenty (20) feet to twenty-four (24) feet to accommodate the tenant's indoor storage needs. The maximum allowable height for a single-story structure is thirty-three (33) feet with parapet.
- Upgrading all facades to a masonry exterior finish. Primary building materials include masonry at approximately 84%, and secondary materials include EIFS, wood siding, and architectural features such as canopy awnings.
- Installation of aluminum storefront windows on the facade facing Central Expressway frontage.
- Installation of two (2), new 16-foot-tall overhead dock doors which will be screened from Bishop Avenue and adjacent properties by a tubular steel fence and landscape screening elements.

Site Access:

- The existing two (2) driveways on Central Expressway will remain, which are the subject of one (1) item of the Special Development Plan request and will provide access to the sales office and showroom.
- The two (2) existing driveways on Bishop Avenue will be consolidated into one (1) driveway to accommodate unloading of product and customer pick up. All vehicular traffic flow for loading and unloading will be diverted to the Bishop Avenue entrance that will function as a one-way drive aisle from east to west with vehicular traffic exiting through the southwest gate and onto the Central Expressway.

Parking:

- New or additional on-site parking is not required since the applicant is not constructing a new building or expanding the square footage of the existing building; however, to accommodate customers, three (3) parking spaces are provided along the southwest property line.

Sidewalks:

- Portions of the existing damaged sidewalks along Central Expressway and Bishop Avenue will be repaired or replaced.

Dumpster Enclosure:

- The existing dumpster will be relocated, and a dumpster enclosure will be constructed.

Note:
Street and Streetscape Elements: Central Expressway and Bishop Avenue are shown as existing streets on the Regulating Plan within the Interurban Sub-district. As such and with the exception of Central Expressway, the City is responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone, and sidewalk improvements along Bishop Avenue at such time when determined by the City. At the time the subject property was replatted, the necessary right-of-way was dedicated to the City to accommodate the future street improvements.

Special Development Plan – Requested Exceptions:

The Code requires approval of a Special Development Plan for modifications to the Code's standards that are not considered Minor Modifications as identified in the Code. As proposed, the applicant's requested modifications do not qualify as Minor Modifications; therefore, a Special Development Plan would be required.

The requested exceptions address existing site conditions which the applicant does not propose to modify and proposed site design elements that do not conform to the Code, and an allowance of additional outdoor storage area. With the exception of the following items, the development complies with the Interurban Sub-district development standards of the Code:

1. Blank Façade along Bishop Avenue- All elevations visible from the public open space or street shall be designed as building "fronts". Blank facades are prohibited and should include architectural details to enhance the pedestrian and visual environment such as transparent windows and doors, display windows and/or awnings.

   The existing façade has two (2) nine-foot-tall overhead doors and three (3) man doors. As proposed and depicted on the Building Elevations (Exhibit "C"), the east side will have a blank façade with two (2) sixteen-foot-tall overhead doors and two (2) man doors with the appearance of the rear façade of a building.

2. Outdoor Storage –The tenant intends to operate a wholesale business and will require adequate storage for their product. Outdoor storage as an accessory use to the principal use is allowed by-right, but the Code requires it to be the located behind the principal building, screened from view of streets and adjacent property by either a minimum six (6) foot tall masonry wall or tubular steel fence with a solid evergreen landscape screen, and restricts materials, equipment, or commodities from being stacked higher than the screening element.

   The applicant intends to screen the outdoor storage area as depicted on the Building Elevations (Exhibit "C", Details 06-08), with an 8-foot-tall tubular steel fence including 8-foot-tall evergreen shrubs at the time of planting (see Detail 05); however, the subject property has two (2) street frontages (Central Expressway and Bishop Avenue); therefore, the outdoor area as identified on the Concept Plan (Exhibit "B") located between the east building elevation and Bishop Avenue is not permitted.

   Based on the required location where outdoor storage would be allowed, and the location of the existing building, outdoor storage would only be available in the area between the north and south ends of the building and the property lines.

3. Driveway Spacing – The Code limits the number of driveways to no more than one (1) driveway per 200 feet of street frontage for the of purpose of improving vehicular safety and the safety of pedestrians through the pedestrian realm.

   The applicant is consolidating the number of driveways along Bishop Avenue from two (2) driveways to one (1) driveway and thus conforms with the spacing criteria; however, the applicant would like to maintain the two (2) existing driveways along Central Expressway which are less than two-hundred (200) feet apart and thus do not conform to the number of allowable driveways and the two-hundred (200) spacing criteria.

4. Driveway Width – The Code allows driveways along Central Expressway to be a maximum of forty (40) feet wide but limits the maximum drive-way width on all other streets to twenty-four (24) feet. The designated maximum driveway widths are associated with the various aspects of the subject roadway (i.e., traffic volumes, design and posted speed limits) to allow for safe and appropriate turning movements.

   Although the applicant is consolidating the number of driveways along Bishop Avenue from two (2) driveways to one (1) driveway and thus conforms with the spacing criteria, the applicant is proposing to construct the new driveway to be forty feet (40) wide to allow larger vehicles (delivery trucks and contractor trucks) to access the site.

5. Building Frontage – The Code requires buildings to be located within the build-to-zone (BTZ) along street frontages, which is an area measured from the front property line to a parallel building line set at the specified dimension and in which a minimum percentage of the principal building frontage shall be located. The required BTZ on Central Expressway is 10 to 80 feet and required building frontage buildout within the BTZ is a minimum of 50% based on the width of the lot.

   A BTZ or the building frontage buildout is not required along Bishop Avenue; however, the required building frontage buildout requirement for the building along Central Expressway is 49% and thus does not conform to the 50% requirement.

Correspondence: To date, staff has received no correspondence regarding this request.

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

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

1) The Property shall be developed and used in substantial conformance with the Concept Plan attached as Exhibit "B", and Elevations attached as Exhibit "C", and made a part hereof and which are hereby approved. The Concept Plan is referred to as "Special Development Plan" as allowed in the Main Street/Central Expressway PD Planned Development, subject to the following conditions:

   a. The property shall be constructed in substantial conformance with the attached Special Development Plan, marked as Exhibit "B", and made a part thereof.

   b. The evergreen landscape shrubs depicted on Building Elevations (Exhibit "C") shall be a minimum of eight (8) foot tall at the time of planting.

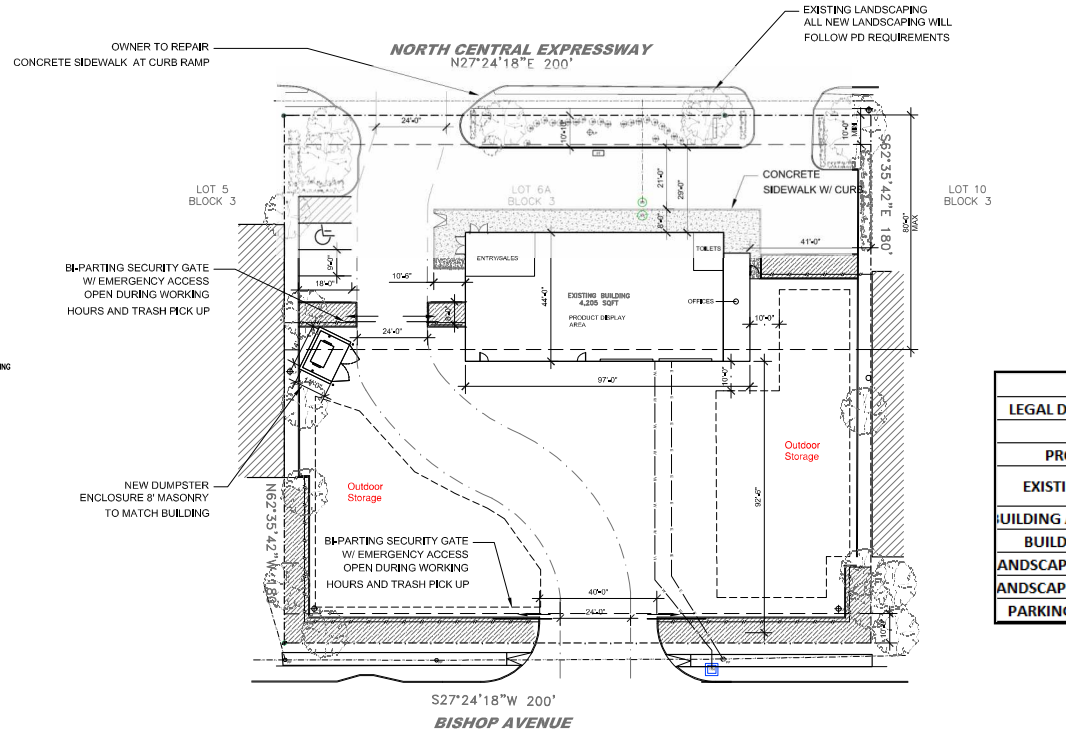
Council Hearing Date: The scheduled City Council hearing date is February 26, 2024.

ZF 23-16 Aerial & Zoning Map
Special Development Plan
521 N. Central Expy

RICHARDSON TEXAS

LEGEND

- EXISTING IRON ROD
- LOT BOUNDARY LINES
- UTILITY EASEMENT
- BUILD TO LINE
- 8' BLACK IRON FENCE (REFER DETAILS)
- ELECTRICAL
- SANITARY SEWER
- WATER LINE
- GAS LINE
- LIGHT POLE EXISTING
- WM — WATER METER AND SHUT OFF
- ST — STORM DRAIN
- SS — SANITARY SEWER
- POWER POLE
- OVERHEAD POWER LINES
- PLANTING BED FOR 8' EVERGREEN HEDGES
- FIRE HYDRANT
- FIRE LANE
- ALLOWABLE AREA OF ACCESSORY STORAGE
- EXISTING ADJACENT BUILDINGS
- NEW CONCRETE SIDEWALK AND PAVING



SUMMARY

USE = WHOLESALE

OWNER IS MAKING MINIMUM IMPROVEMENTS NEEDED FOR NEW TENANT.

1. RAISING ROOF TO BE 24' FEET HIGH W/ 4' PARAPET (ALLOWING FOR 16' CLEAR BELOW STRUCTURE)
2. ADDING FENCE AND HEDGES FOR POTENTIAL TEMPORARY OUTDOOR STORAGE, LIMITS OF FENCE SET BY THIS PLAN WOULD BE SUBJECT TO ALTERATIONS UPON ANY FUTURE DEVELOPMENT OF ADJACENT BUILDING.
3. NEW EXTERIOR FINISHES (REFER ELEVATIONS)
4. REDUCING 2 EXISTING DRIVE ACCESS TO 1 40' DRIVE ACCESS.
5. ALLOW GATES WITHIN 20' OF ROW
6. ALLOW OUTDOOR STORAGE
7. FRONTAGE ALONG CENTRAL = 49% OF LOT WIDTH

NO EXPANSION OF EXISTING BUILDING.

ALL UTILITIES ARE EXISTING (NO IMPROVEMENTS REQUIRED)

NO PARKING SPACES REQUIRED - PROVIDING 3 PARKING SPACES FOR CUSTOMERS

4,205 SQFT EXISTING BUILDING
BUILDING TO LOT RATIO = 12%
LANDSCAPING TO LOT RATIO = 16%
EXISTING BUILDING HEIGHT BEING RAISED FROM 20' TO 24'

SITE INFORMATION TABLE	
LEGAL DESCRIPTION	NORTH RICHARDSON ADDITION , LOT 6B, BLOCK 3
ADDRESS	512 N. Central Expressway
PROPERTY SIZE	0.810 AC
EXISTING ZONING	Main Street/Central Expressway PD #4191 - Interurban Sub-District
UILDING AREA TOTAL	4,205 SF
BUILDING HEIGHT	1 STORY/24 FT with parapet
ANDSCAPE REQUIRED	7%
ANDSCAPE PROVIDED	16%
PARKING PROVIDED	3

SCALE 1"=20'

N TRUE NORTH

N PLAN NORTH

DESIGN

ZONING EXHIBIT

LOT SIZE ,810 acres

SEAL

NOT FOR CONSTRUCTION

512 NORTH CENTRAL EXPRESWAY
NEW TENANT DEVELOPMENT
RICHARDSON TX.

MARK	DATE	DESCRIPTION
01	1/22/24	ISSUE FOR REVIEW

PROJECT NO:
OWNER DAVID ARLEDGE 214-837-2233
DRAWN BY:
CHK'D BY:
COPYRIGHT:

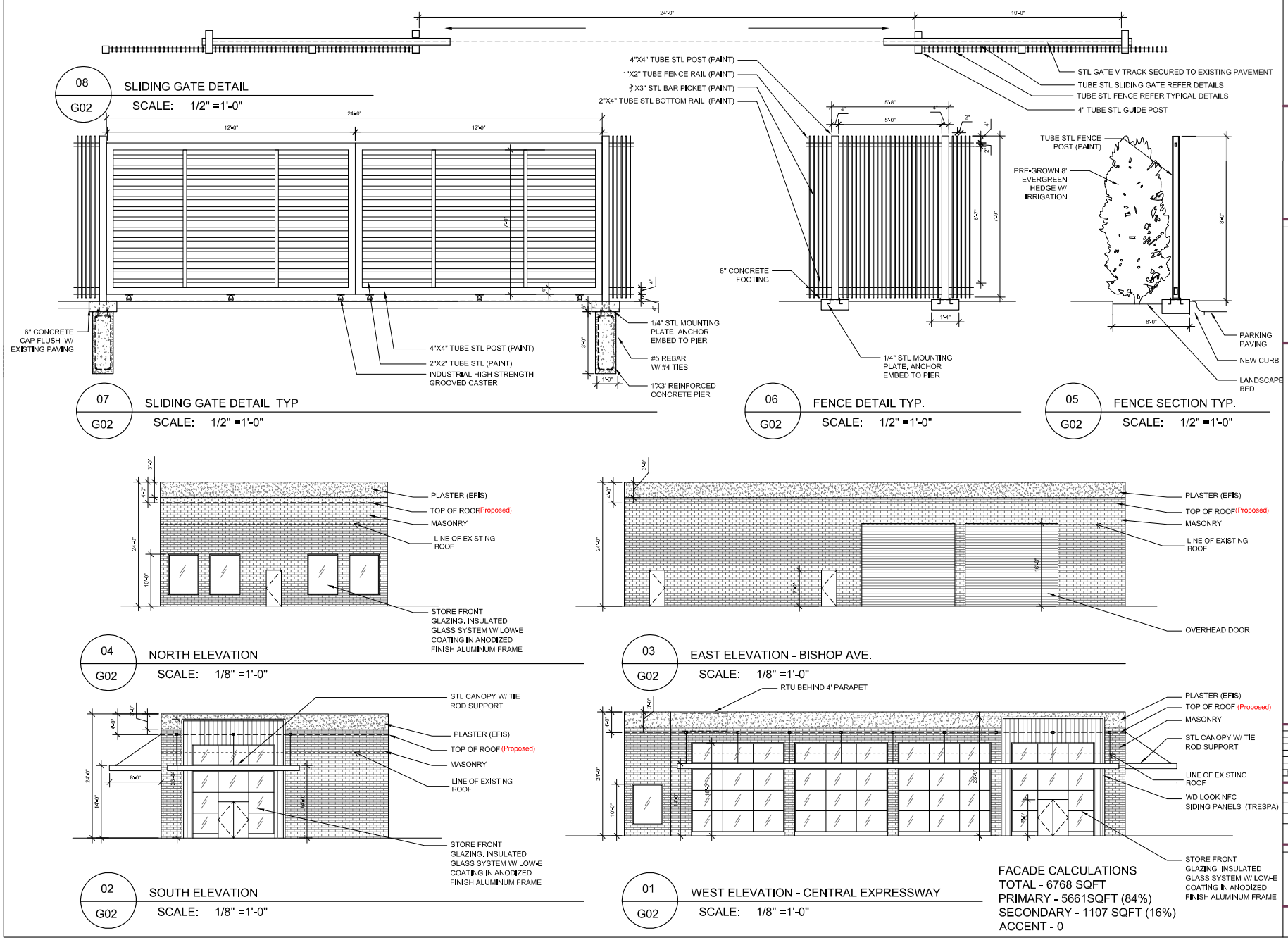
SHEET TITLE

SITE PLAN

SHEET

G01

EXHIBIT B - CONCEPT PLAN



DESIGN

ZONING EXHIBIT
NOT FOR CONSTRUCTION

SEAL

512 NORTH CENTRAL EXPRESWAY
NEW TENANT DEVELOPMENT
RICHARDSON TX.

MARK	DATE	DESCRIPTION
01	01/22/24	ISSUE FOR REVIEW

PROJECT NO:
OWNER
DRAWN BY:
CHK'D BY:
COPYRIGHT:

SHEET TITLE
ELEVATIONS

SHEET
G02

EXHIBIT C - BUILDING ELEVATIONS

512 N Central Expressway Tenant Development

EXHIBIT “A”

Conditions For Special Development Plan

This exhibit shall not affect any regulations within the Zoning Ordinance except as specifically provided herein.

Purpose:

This shall serve as a zoning exception request for 512 N. Central Expressway, Richardson Texas located within the Bishop Interurban sub-district of planned development PD 4191. Property will be subject to the requirements of the Main Street/Central Expressway Form Based Code specific to the designated sub-district designated as interurban. The owner of this property has a new wholesale tenant which is a permitted use for this location. The following is a description of intended improvements specific to tenants’ operational needs.

- Raising the roof to be 24' feet high w/ 4' parapet allowing for 16' clear below structure.
- Adding 8’ fence and hedges to screen outdoor storage. Limits of fence set by this plan would be subject to alterations ensuring code compliance upon any future development of adjacent buildings that would affect screening.
- New exterior finishes meeting PD architectural standards.
- Reducing 2 existing drive access along Bishop Avenue to be 1) 40’ drive access.
- New dumpster enclosure.
- Adding 3 parking spaces for tenant.

Existing Site information:

- 4,205 sqft existing building.
- lot size = .810 acres
- building to lot ratio = 12%
- landscaping to lot ratio = 16%
- Parking not required for building less than 5000 sqft.
- Frontage along central = 49% of lot width.

Requested Exceptions:

- Allow outdoor storage for wholesale products.
- Allow gate access within 20’ of ROW.
- Allow existing frontage along central to be less than 50%
- Allow existing spacing of driveways on central expressway

SITE PHOTOS – ZF 23-16

1. Looking East at West side of building.

2. Looking South at North side of building.

SITE PHOTOS – ZF 23-16

3. Looking North at South side of building.

4. Looking West at East side of building.

Notice of Public Hearing
City Plan Commission

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

SPECIAL DEVELOPMENT PLAN

File No.:	**ZF 23-16**
Applicant:	David E. Arledge
Location:	(See map on reverse side)
Request:	**ZF 23-16 512 N. Central Expressway - Special Development Plan:** Consider and act on a request for approval of a Special Development Plan for a 0.81-acre lot located at 512 N. Central Expressway, on the east side of Central Expressway, between Davis Street and Rayflex Drive, currently zoned Main Street/Central Expressway PD Planned Development (Interurban Sub-District) including an allowance for outdoor storage between the building wall and Bishop Avenue to accommodate the use of the property for a wholesale establishment. Owner: David E. Arledge, representing Arledge E K & J II Family Limited PS. Staff: Derica Peters.

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

TUESDAY, FEBRUARY 6, 2024
7:00 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

This notice has been sent to all owners of real property affected by the zoning request and those who are within 200 feet of the request; as such ownership appears on the last approved city tax roll.

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

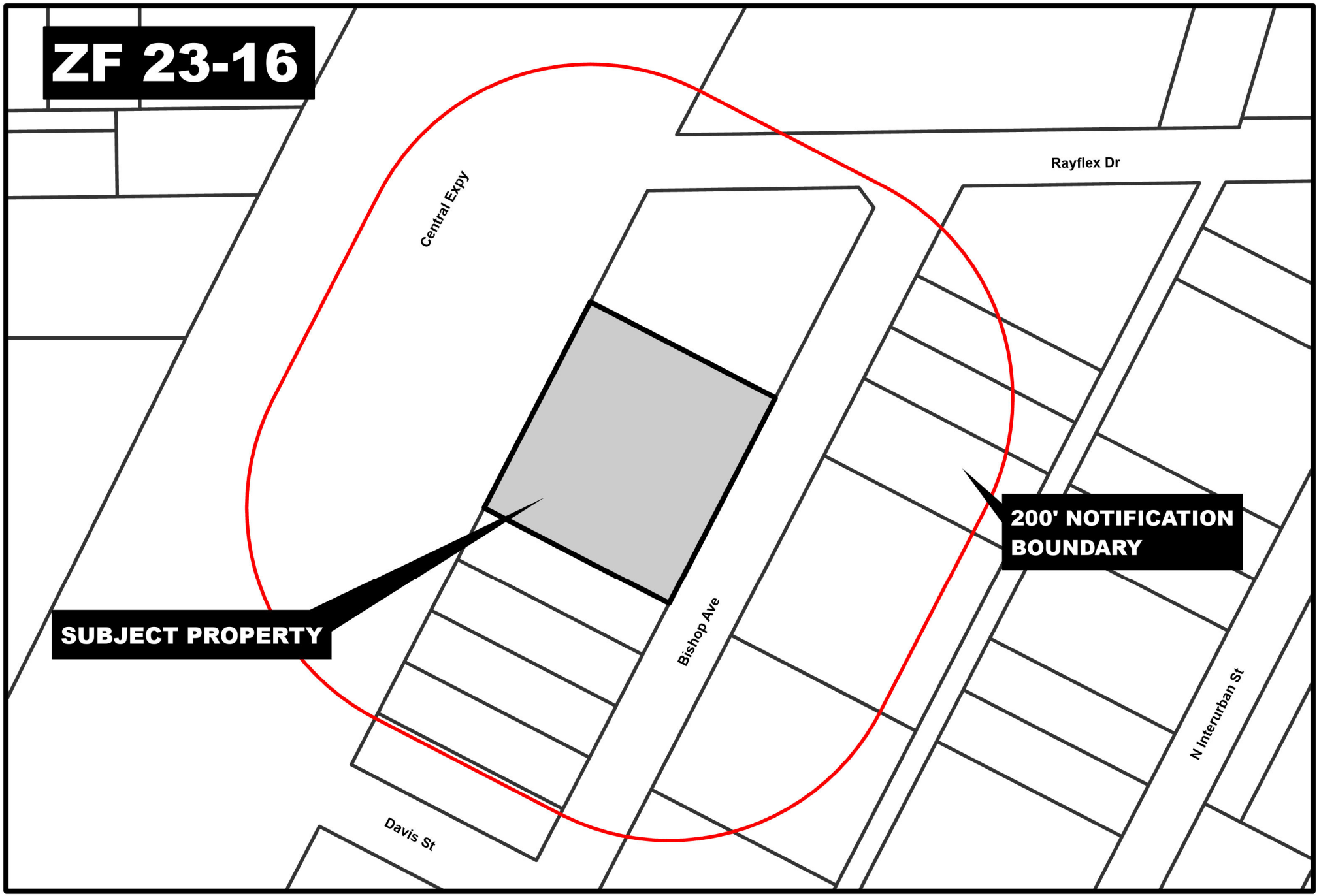
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public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

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

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

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 23-16.

Date Posted and Mailed: January 26, 2024



ZF 23-16 Notification Map
Special Development Plan
512 N. Central Expy

RICHARDSON TEXAS

WISMER GENE L
520 N CENTRAL EXPY
RICHARDSON, TX 75080

BISHOP BARRISTERS LLC
522 BISHOP AVE
RICHARDSON, TX 75081

AMERICAN FIVE TRADING LLC
2600 K AVE STE 240
PLANO, TX 75074

PINGREE 2000 REAL ESTATE HOLDINGS LLC
600 CORPORATE PARK DR
CLAYTON, MO 63105

ARLEDGE E K & J II
FAMILY LIMITED PS
1508 TRAVIS CIR S
IRVING, TX 75038

PINGREE 2000 REAL ESTATE HOLDINGS LLC
600 CORPORATE PARK DR
CLAYTON, MO 63105

DELIVERER INC
514 BISHOP AVE
RICHARDSON, TX 75081

ALTUS JOHN H LIFE EST &
CINDY F ALTUS LIFE EST
8095 COUNTY ROAD 135
CELINA, TX 75009

506 NCX LLC
222 MUNICIPAL DR STE 180
RICHARDSON, TX 75080

GRA INVESTMENT GROUP LLC
3113 CEDAR RIDGE DR
RICHARDSON, TX 75082

ZAJICEK REALTY INC
211 CANYON VALLEY DR
RICHARDSON, TX 75080

500 NCX LLC
222 MUNICIPAL DR STE 180
RICHARDSON, TX 75080

500 NCX LLC
222 MUNICIPAL DR STE 180
RICHARDSON, TX 75080

ZAJICEK REALTY INC
211 CANYON VALLEY DR
RICHARDSON, TX 75080

THOMAS SIX HUNDRED LLC
% THOMAS REPROGRAPHICS
600 N CENTRAL EXPY
RICHARDSON, TX 75080

ARLEDGE E K & J II
FAMILY LIMITED PS
1508 TRAVIS CIR S
IRVING, TX 75038

ZF 23-16 512 NCX SDP