Development Status Report

City of Richardson, Texas ◆ Development Services Department

Updated: May 22, 2014

#	*Name/Location*	*Project Information*	*Status*
ZONING/SPECIAL PERMITS			
1	ZF 14-03 Restaurant Park 750 S. Central Expy.	A request for a change in zoning from PD Planned Development (West Spring Valley Corridor PD) to PD Planned Development to accommodate the development of multiple restaurant pad sites on approximately 5.1 acres. The property is located at the southwest corner of US 75 and James Drive. Applicant: Kirk Hermansen, Hermansen Land Development. *Staff: Sam Chavez.*	**City Plan Commission** April 15, 2014 *Recommended Denial* **City Council** May 19, 2014 *Approved*
2	ZF 14-07 Eastside Phase 2 SW of Campbell Rd. & Greenville Ave.	A request for a change in zoning from IP-M(1) Industrial Park and LR-M(1) Local Retail to PD Planned Development for the development of a mixed-use project to include multi-family, office, hotel and retail uses on approximately 13.3 acres. The property is located on the west side of Greenville Avenue, south of Campbell Road. Applicant: Bill Dahlstrom, representing Jackson Walker, LLP. *Staff: Sam Chavez*.	**City Plan Commission** April 15, 2014 *Recommended Approval* **City Council** May 12, 2014 *Approved*
3	ZF 14-10 Northside at UTD NW of Synergy Park Blvd. & Floyd Rd.	A request for a change in zoning from TO-M Technical Office to PD Planned Development for the development of a university-oriented mixed-use development on approximately 13.2 acres. The property is located on the north side of Synergy Park Boulevard between Rutford Avenue and Floyd Road. Applicant: Brent Miller, representing Wynne Jackson, Inc. *Staff: Michael Spicer*.	**City Plan Commission** April 15, 2014 *Recommended Approval* **City Council** May 12, 2014 *Approved*
4	ZF 14-12 Villas of Nantucket NE of Old Campbell Rd. & Nantucket Dr.	A request for approval of a change in zoning from LR-M(2) Local Retail and O-M Office to PD Planned Development for the development of thirteen (13) patio-home residential lots on approximately 1.8 acres. The property is located at the northeast corner of Old Campbell Road and Nantucket Drive. Applicant: Harry Purdom, representing H. Purdom, Inc. *Staff: Mohamed Bireima.*	**City Plan Commission** May 6, 2014 *Recommended Approval* **City Council** May 19, 2014 *Approved*

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City of Richardson, Texas ◆ Development Services Department

#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS *(CONT'D)*			
5	ZF 14-13 Palisades SW of Central Expy. & Palisades Creek Blvd.	A request for a change in zoning from LR-M(2) Local Retail, TO-M Technical Office, and PD Planned Development to PD Planned Development to develop a pedestrian oriented, mixed-use development on approximately 80 acres located on the west side of Central Expressway, generally bounded by Collins Boulevard to the west, Palisades Boulevard and Galatyn Parkway West Extension to the south, and Palisades Creek Drive to the north. Applicant: Larry Good, GFF Planning, Inc. *Staff: Chris Shacklett.*	**City Plan Commission** May 20, 2014 *Continued until the June 3, 2014 CPC meeting*
6	ZF 14-14 Event/Community Center 999 E. Arapaho Rd.	A request for approval of a Special Permit for an event/community center to be located at 999 E. Arapaho Road. The property is currently zoned I-M(1) Industrial Applicant: Mohamed Sadiul Moin, representing Moin & Hasan Inc. *Staff: Chris Shacklett.*	**City Plan Commission** June 3, 2014
VARIANCES			
7	VAR 14-04 Camelot Shopping Center 580 W. Arapaho Rd.	A request for a variance to Chapter 21, Article III, Section 21-52(i) of the Subdivision and Development Code to allow a reduction in required parking. The property is located at 580 W. Arapaho Road, at the northeast corner of W. Arapaho Road and Hampshire Lane. Applicant: Norman Hoppenstein, representing Hoppenstein Properties, Inc. *Staff: Israel Roberts.*	**City Plan Commission** May 6, 2014 *Recommended Approval* **City Council** June 9, 2014
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
8	Brick Row Townhomes W of alley "B" between Jacob Dr. & Karen Crossing	**Concept Plan:** A request for approval of a concept plan for nineteen (19) townhomes with exceptions at Brick Row. The 3.95-acre site is located at 201-207 Emily Lane, west side of alley "B" between Jacob Drive and Karen Crossing. Applicant: Scot Whitwer, CB Jeni Homes, representing L&B Realty Advisors, LLP. *Staff: Israel Roberts.*	**City Plan Commission** April 15, 2014 *Approved* **City Council** May 12, 2014 *Approved*
9a	North Richardson Addition 300 N. Central Expy.	**Replat:** Consider and take necessary action on a request for a replat of Lot 1B, Block 1 and Lot 1C, Block 6 of the North Richardson Addition into one (1) lot. The 7.06-acre site is located at 300 N. Central Expressway, at the northeast corner of North Central Expressway and Greer Street. Applicant: Paul Padilla, Multatech Engineering, representing 300 North Central LP. *Staff: Israel Roberts.*	**City Plan Commission** May 20, 2014 *Approved*

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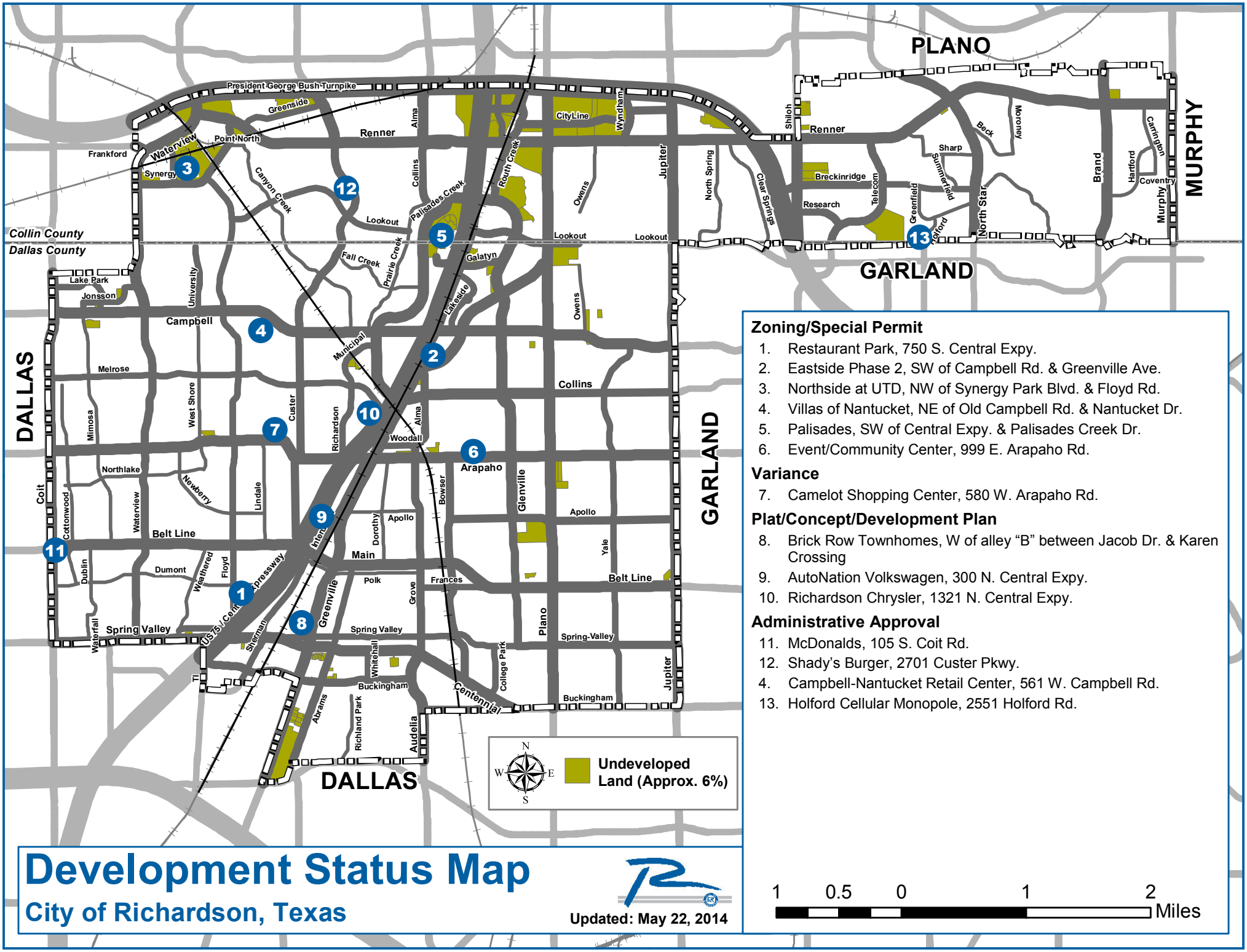
#	Name/Location	Project Information	Status
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS *(CONT'D)*			
9b	AutoNation Volkswagen 300 N. Central Expy.	**Site, Landscape and Building Elevation Plans:** A request for approval of a site and landscape plan with building elevations to reflect the demolition of three (3) 10,000 square foot buildings and the addition of a 9,800 square foot showroom to the existing service building. The 7.06-acre site is located at 300 N. Central Expressway, at the northeast corner of N. Central Expressway and Greer Street. Applicant: Paul Padilla, Multatech Engineering, representing 300 North Central LP. *Staff: Israel Roberts.*	**City Plan Commission** May 20, 2014 *Approved*
10	Richardson Chrysler 1321 N. Central Expy.	**Site and Landscape Plans:** A request for approval of a revised site and landscape plan to reflect an expansion to the existing showroom and service center building. The 4.8-acre site is located at 1321 N. Central Expressway, at the northwest corner of N. Central Expressway and Monte Blaine Lane. Applicant: Carlos Fernandez, CFA Architects, representing 1321 N. Central LP. *Staff: Israel Roberts.*	**City Plan Commission** May 20, 2014 *Approved*
ADMINISTRATIVE APPROVALS			
11	McDonald's 105 S. Coit Rd.	Revised the site and landscape plans to reflect the removal of the existing play area and the fence adjacent to the west and south sides of the building to accommodate a new outdoor patio and landscape elements; and the Installation of ornamental trees along street frontages. *Staff: Mohamed Bireima.*	**Staff** May 7, 2014 *Approved* **Staff Memo**
12	Shady's Burger Joint 2701 Custer Pkwy.	Revised the site and landscape plans to reflect expansion to the existing patio at the northeast corner of Building "A". *Staff: Mohamed Bireima.*	**Staff** May 7, 2014 *Approved* **Staff Memo**
4	Campbell-Nantucket Retail Center 561 W. Campbell Rd.	Revised the site plan to reflect the installation of three (3) additional antennas at height of 95 foot on the existing 100-foot high monopole located on the south side of the existing retail building. *Staff: Mohamed Bireima.*	**Staff** May 14, 2014 *Approved* **Staff Memo**
13	Holford Cellular Monopole 2551 Holford Rd.	Revised the site plan to reflect the installation of three (3) additional antennas at height of 95 foot on the existing 120-foot high monopole on the subject property. *Staff: Mohamed Bireima.*	**Staff** May 14, 2014 *Approved* **Staff Memo**

Development Status Map

City of Richardson, Texas

Updated: May 22, 2014



Zoning/Special Permit

1. Restaurant Park, 750 S. Central Expy.
2. Eastside Phase 2, SW of Campbell Rd. & Greenville Ave.
3. Northside at UTD, NW of Synergy Park Blvd. & Floyd Rd.
4. Villas of Nantucket, NE of Old Campbell Rd. & Nantucket Dr.
5. Palisades, SW of Central Expy. & Palisades Creek Dr.
6. Event/Community Center, 999 E. Arapaho Rd.

Variance

7. Camelot Shopping Center, 580 W. Arapaho Rd.

Plat/Concept/Development Plan

8. Brick Row Townhomes, W of alley “B” between Jacob Dr. & Karen Crossing
9. AutoNation Volkswagen, 300 N. Central Expy.
10. Richardson Chrysler, 1321 N. Central Expy.

Administrative Approval

11. McDonalds, 105 S. Coit Rd.
12. Shady’s Burger, 2701 Custer Pkwy.
4. Campbell-Nantucket Retail Center, 561 W. Campbell Rd.
13. Holford Cellular Monopole, 2551 Holford Rd.