Development Status Report

City of Richardson, Texas ◆ Development Services Department

Updated: April 17, 2014

#	*Name/Location*	*Project Information*	*Status*
ZONING/SPECIAL PERMITS			
1	ZF 14-04 McDonalds 105 S. Coit Rd.	A request to revoke Ordinance 3156-A, a Special Permit for a restaurant with drive-through service and approval of a new Special Permit for a restaurant with drive-through service with revised building elevations and a concept plan located at 105 S. Coit Road, the southeast corner of Coit Road and Belt Line Road. The property is currently zoned C-M Commercial. Applicant: Dave Larsen, representing Larsen & Associates Architects. *Staff: Chris Shacklett.*	**City Plan Commission** March 18, 2014 *Recommended Approval* **City Council** April 14, 2014 *Approved*
2	ZF 14-05 Beck Creek Estates SW of Telecom Pkwy. & Richardson city limits	A request for a change in zoning from I-M(1) Industrial and I-M(2) Industrial to PD Planned Development for the development of a single-family community to be located on approximately 13.6 acres of land located on the west side of Telecom Parkway at the northern city limits. Applicant: Jim Douglas, representing Douglas Properties, Inc. *Staff: Chris Shacklett.*	**City Plan Commission** March 18, 2014 *Recommended Approval* **City Council** April 28, 2014
3	ZF 14-06 West Park Villas SW of N. Plano Rd. & Apollo Rd.	A request for approval of a change in zoning from I-M(1) Industrial and TO-M Technical Office to PD Planned Development for the development of a 140-home patio home community on approximately 26.3 acres. The property is located at the southwest corner of Plano Road and Apollo Road. Applicant: Jon Van De Voorde, representing WPC Acquisitions, Inc. *Staff: Chris Shacklett.*	**City Plan Commission** April 11, 2014 *Recommended Approval* **City Council** April 14, 2014 *Denied*
4	ZF 14-09 Motor Vehicle Storage Lot 1320 International Pkwy.	A request for approval of a Special Permit for a motor vehicle storage lot to be located at 1320 International Parkway. The property is currently zoned I-FP(2) Industrial. Applicant: Neil Sander, Dynamic Engineering. *Staff: Chris Shacklett.*	**City Plan Commission** April 11, 2014 *Recommended Approval* **City Council** April 14, 2014 *Approved*
5	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*

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#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS *(CONT'D)*			
6	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 *Tentative*
7	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 *Tentative*
8	ZF 14-11 CityLine East SE of President George Bush Turnpike & Plano Rd.	A request to convert the conventional zoning standards under PD Planned Development District to form-based standards under a PD Planned Development District to accommodate a mixed-use development on approximately 63 acres. The property is located on the south side of President George Bush Turnpike, east of Plano Road. Applicant: Michael Alost, representing KDC Real Estate Development and Investments. *Staff: Chris Shacklett.*	**City Plan Commission** April 15, 2014 *Recommended Approval* **City Council** April 28, 2014
VARIANCES			
9	VAR 14-03 Terrace Shopping Center (DFW Chinatown) 400 N. Greenville Ave.	A request for approval of a variance from Chapter 21, the Subdivision and Development Code, Article II, Section 21-52(i) to allow a reduction in required parking. The subject property is located at 400 N. Greenville Avenue, at the southeast corner of Greenville Avenue and Apollo Road. Applicant: Johnny Lee, representing Terrace Shopping Center, Ltd. *Staff: Israel Roberts*.	**City Plan Commission** April 11, 2014 *Recommended Approval* **City Council** April 14, 2014 *Approved*

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#	Name/Location	Project Information	Status
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
10	Canyon Park Estates Addition 1 Ridgeview Circle and 316 & 318 Ridgeview Dr.	**Replat:** A request for approval of a replat for three (3) residential lots totaling 1.65 acres, located at 1 Ridgeview Circle, and 316 and 318 Ridgeview Drive. The subject properties are currently zoned R-1500-M Residential and R-1250-M Residential. Applicant: Doug Stewart, Texas Home Surveying, Inc. Staff: *Mohamed Bireima*.	**City Plan Commission** May 6, 2014 *Rescheduled from the canceled April 1, 2014 CPC Meeting*
11a	Greenway Addition NE of Glenville Rd. & Greenville Ave.	**Replat:** A request for a replat of the Greenway Addition Lot 8A, Block 6 to create two (2) lots. The 6.40-acre site is located at 2210 and 2250 Glenville Road, at the northeast corner of Glenville Road and Greenville Avenue. Applicant: Nick Patel, representing Richardson Lodging II, and Verizon Business Network. *Staff: Israel Roberts.*	**City Plan Commission** April 15, 2014 *Approved*
11b	Hampton Inn 2250 N. Glenville Dr.	**Site & Landscape Plans, Building Elevations:** A request for approval of a site and landscape plan with building elevations for development of a 64,800 square foot limited service hotel. The 2.35-acre site is located at 2250 N. Glenville Road, on the east side of Glenville Road, north of Greenville Avenue. Applicant: Nick Patel, Richardson Lodging II. *Staff: Israel Roberts.*	**City Plan Commission** April 15, 2014 *Approved*
12a	Buckingham Estates Addition NE of Abrams Rd. & Park Bend Dr.	**Replat:** A request for approval of a replat of the Buckingham Estates Addition, Lots 29A, 30A, and 32, Block B into one (1) lot. The 3.09-acre site is located at 951 Abrams Road, at the northeast corner of Abrams Road and Park Bend Drive. Applicant: Edward Arshock, MA Engineering, representing SJR Investments. *Staff: Israel Roberts.*	**City Plan Commission** April 15, 2014 *Approved*
12b	Buckingham Flats NE of Abrams Rd. & Park Bend Dr.	**Site & Landscape Plans:** A request for approval of a site and landscape plan for the development of an 82-unit apartment complex. The 3.09-acre site is located at 951 Abrams Road, at the northeast corner of Abrams Road and Park Bend Drive. Applicant: Edward Arshock, MA Engineering, representing SJR Investments. *Staff: Israel Roberts.*	**City Plan Commission** April 15, 2014 *Approved*

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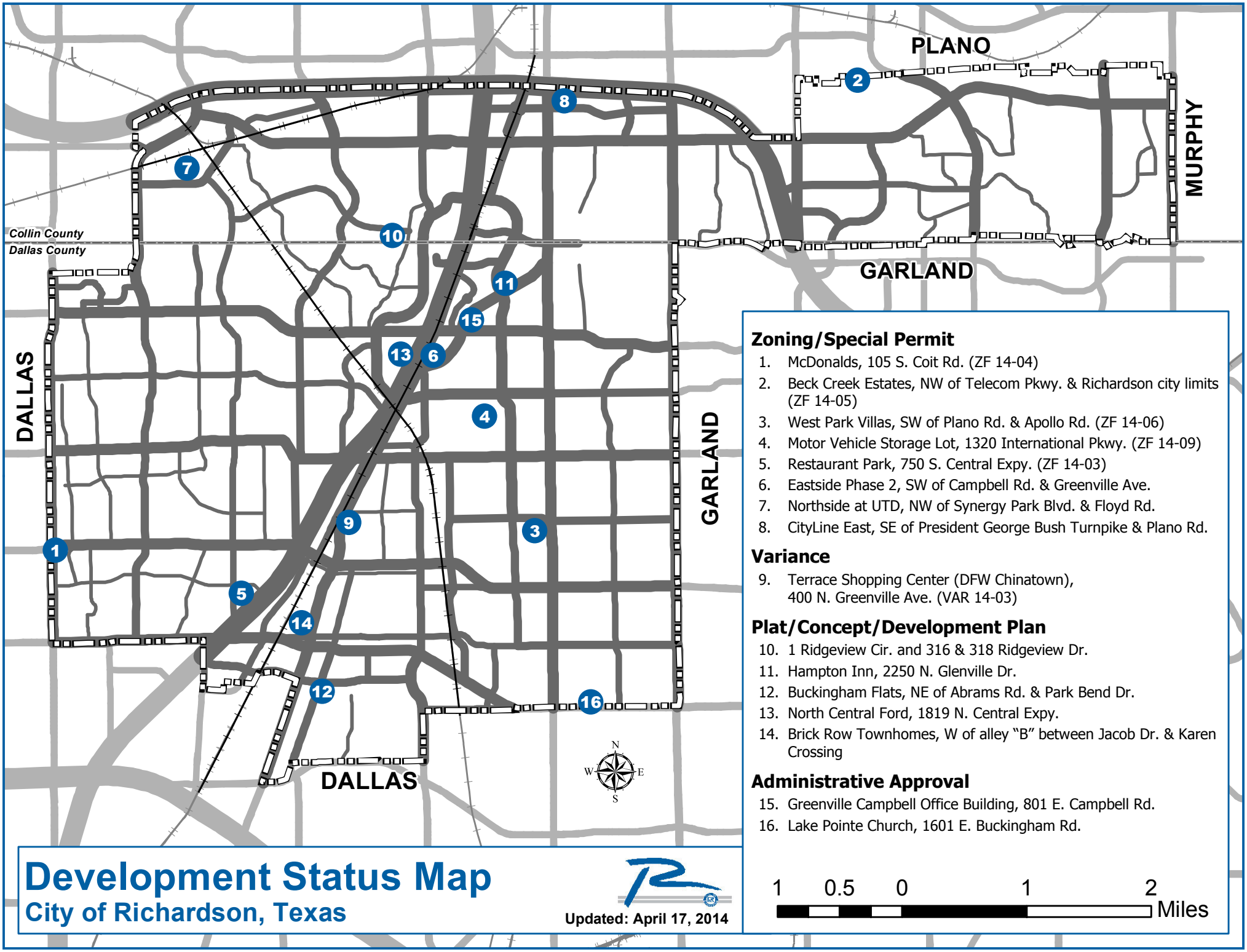
#	Name/Location	Project Information	Status
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS *(CONT'D)*			
13a	Gateway Plaza Addition 1819 N. Central Expy.	**Replat:** Consider and take necessary action on a request for approval of a replat of the Gateway Plaza Addition, Lot 1, Block A to dedicate easements. The 10-acre site is located at 1819 N. Central Expressway, southwest corner of N. Central Expressway and Municipal Drive. Applicant: Oscar Mohkamkar, ASM Architects, Inc., representing Sonic Development, LLC. *Staff: Israel Roberts.*	**City Plan Commission** April 15, 2014 *Approved*
13b	North Central Ford 1819 N. Central Expy.	**Site & Landscape Plans:** A request for approval of a site and landscape plan for the development of a 74,839 square foot showroom and service building, and a 8,117 square foot fleet office. The 10 acre site is located at 1819 N. Central Expressway, southwest corner of N. Central Expressway and Municipal Drive. Applicant: Oscar Mohkamkar, ASM Architects, Inc., representing Sonic Development, LLC. *Staff: Israel Roberts.*	**City Plan Commission** April 15, 2014 *Approved*
14	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** April 28, 2014
ADMINISTRATIVE APPROVALS			
15	Greenville Campbell Office Building – Sprint Antenna 801 E. Campbell Rd.	Revised the site plan to reflect the installation of three (3) additional antennas for Sprint. The proposed antennas will be mounted on the exterior face of the existing penthouse atop the six-story office building (Approx. 3'-4" below the top of the penthouse), and will be painted to match to match the penthouse. *Staff: Mohamed Bireima.*	**Staff** April 3, 2014 *Approved* **Staff Memo**
16	Lake Pointe Church 1601 E. Buckingham Rd.	Revised the site and landscape plans to reflect the construction of 50 additional parking spaces on the west side of the property adjacent to Richland Drive. 160 parking spaces are required by code; 213 spaces are provided with this addition. In addition, canopy and ornamental trees will be installed within the landscape buffer along Richland Drive and within the new landscaped islands. *Staff: Mohamed Bireima.*	**Staff** April 9, 2014 *Approved* **Staff Memo**



Development Status Map

City of Richardson, Texas

Updated: April 17, 2014

Zoning/Special Permit

1. McDonalds, 105 S. Coit Rd. (ZF 14-04)
2. Beck Creek Estates, NW of Telecom Pkwy. & Richardson city limits (ZF 14-05)
3. West Park Villas, SW of Plano Rd. & Apollo Rd. (ZF 14-06)
4. Motor Vehicle Storage Lot, 1320 International Pkwy. (ZF 14-09)
5. Restaurant Park, 750 S. Central Expy. (ZF 14-03)
6. Eastside Phase 2, SW of Campbell Rd. & Greenville Ave.
7. Northside at UTD, NW of Synergy Park Blvd. & Floyd Rd.
8. CityLine East, SE of President George Bush Turnpike & Plano Rd.

Variance

9. Terrace Shopping Center (DFW Chinatown), 400 N. Greenville Ave. (VAR 14-03)

Plat/Concept/Development Plan

10. 1 Ridgeview Cir. and 316 & 318 Ridgeview Dr.
11. Hampton Inn, 2250 N. Glenville Dr.
12. Buckingham Flats, NE of Abrams Rd. & Park Bend Dr.
13. North Central Ford, 1819 N. Central Expy.
14. Brick Row Townhomes, W of alley "B" between Jacob Dr. & Karen Crossing

Administrative Approval

15. Greenville Campbell Office Building, 801 E. Campbell Rd.
16. Lake Pointe Church, 1601 E. Buckingham Rd.