

**City of Richardson  
City Plan Commission  
Agenda Packet  
Tuesday, November 1, 2016**

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  
NOVEMBER 1, 2016, 7:00 P.M.  
CIVIC CENTER – COUNCIL CHAMBERS  
411 W. ARAPAHO ROAD

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**BRIEFING SESSION: 6:30 P.M.**

Prior to the regular business meeting, the City Plan Commission will meet with staff in the East Conference Room located on the first floor to receive a briefing on:

- A. Discussion of Regular Agenda items**
  - B. Staff Report on pending development, zoning permits, and planning matters.**
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**REGULAR BUSINESS MEETING: 7:00 P.M. - COUNCIL CHAMBERS**

**MINUTES**

1. **Approval of minutes of the regular business meeting of October 18, 2016.**

**CONSENT ITEM**

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.

2. **Site and Landscape Plans – Zion Gospel Assembly Church (companion to Item 3):** A request for approval of a site plan and landscape plan for the development of a single story, 10,178-square foot activity center on the west side of the existing building. The 4.47 acre site is located at 1620 E. Arapaho Road at the southeast corner of Arapaho Road and Bell Meade Drive. Applicant is Hugo Monsanto, Monsanto Architects, representing Zion Gospel Assembly Church. *Staff: Mohamed Bireima.*

**PUBLIC HEARING**

3. **Replat - First Assembly of God Addition, Lot 1A, Block D (companion to Item 2):** Consider and take the necessary action on a request for approval of a replat of the First Assembly of God Addition, Block D for the development of a single story, 10,178-square foot activity center on the west side of the existing building. The 4.47 acre site is located at 1620 E. Arapaho Road at the southeast corner of Arapaho Road and Bell Meade Drive. Applicant is Hugo Monsanto, Monsanto Architects, representing Zion Gospel Assembly Church. *Staff: Mohamed Bireima.*

**ADJOURN**

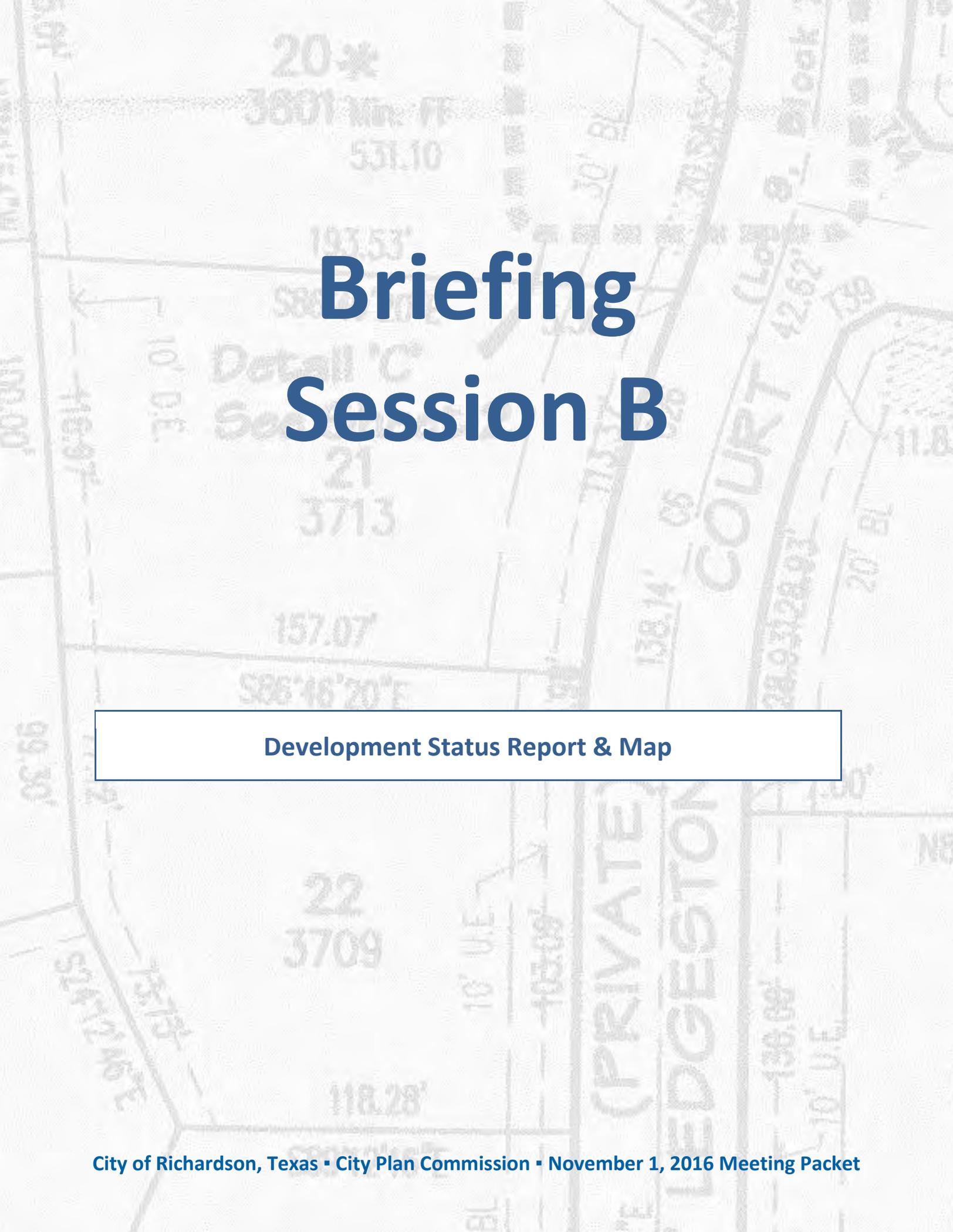
I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, OCTOBER 28, 2016.

\_\_\_\_\_  
KATHY WELP, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING TAYLOR LOUGH, ADA COORDINATOR, VIA PHONE AT 972 744-4208, VIA EMAIL AT ADACoordinator@COR.GOV, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.



# Briefing Session B

Development Status Report & Map



# Development Status Report

City of Richardson, Texas • Development Services Department

Updated: October 27, 2016

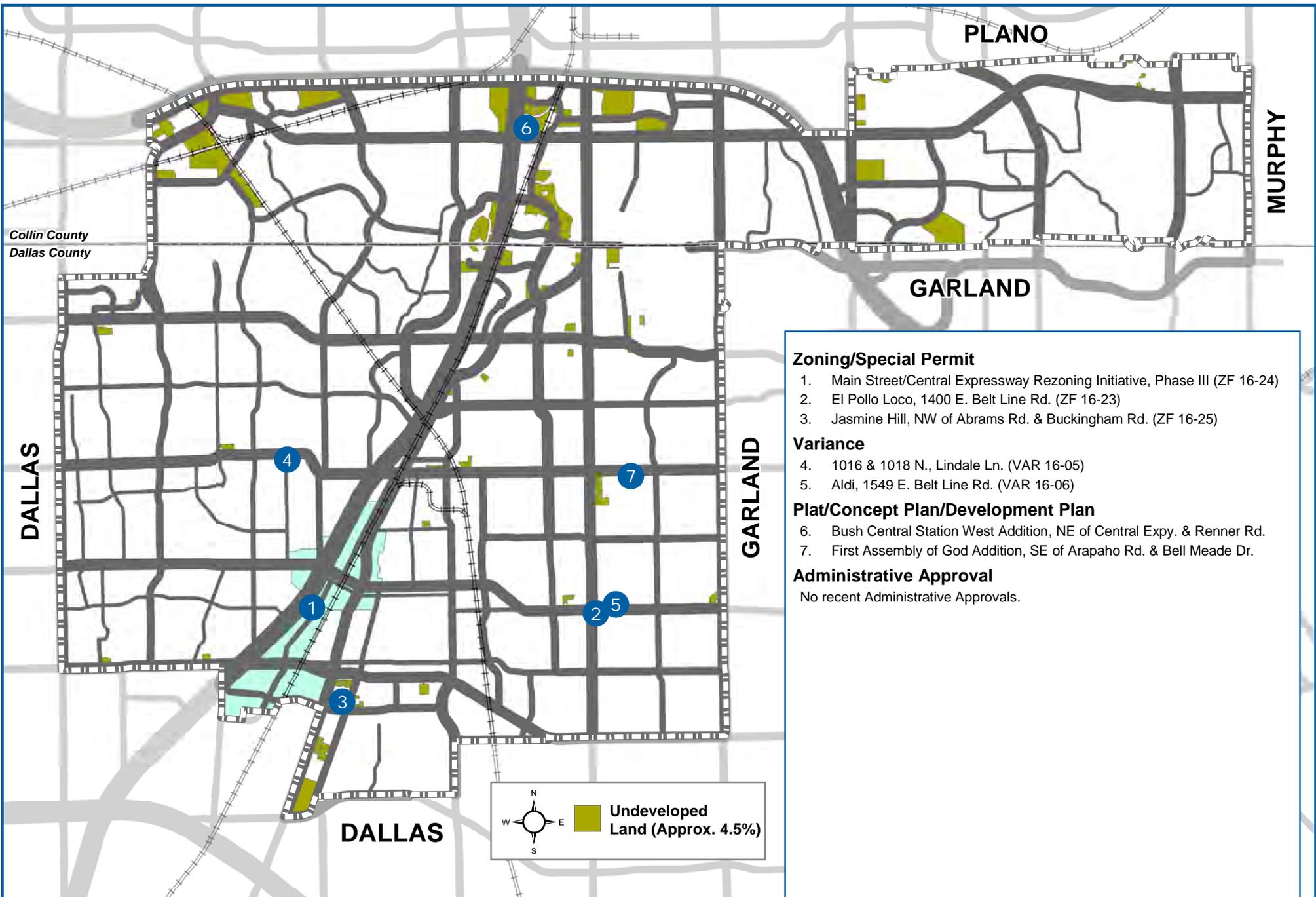
#	Name/Location	Project Information	Status
<b>ZONING/SPECIAL PERMIT</b>			
1	Main Street/Central Expressway Rezoning Initiative, Phase III East & west of Central Expy. between Arapaho Rd. & southern city limits	<b>Zoning File 16-24:</b> A request to amend the existing PD Planned Development Main Street/Central Expressway Form Based Code's development standards and expand the boundaries of the district, rezoning approximately 540 acres allowing retail, commercial, single family and multi-family residential, mixed-use, office, manufacturing, and institutional uses. Applicant: City of Richardson. Staff: Tina Firgens.	<b>City Plan Commission</b> September 20, 2016 <i>Recommended Approval</i>  <b>City Council</b> October 24, 2016 <i>Approved</i>
2	El Pollo Loco 1400 E. Belt Line Rd.	<b>Zoning File 16-23:</b> A request for approval of a PD Planned Development District to allow a drive-through restaurant with modified development standards located at 1400 E. Belt Line Road (southeast corner of Belt Line Road and Plano Road). The property is currently zoned C-M Commercial. Applicant: Matt Moore, representing Claymoore Engineering, Inc. Staff: Sam Chavez.	<b>City Plan Commission</b> October 18, 2016 <i>Recommended Approval</i>  <b>City Council</b> November 14, 2016 <i>Tentative</i>
3	Jasmine Hill NW of Abrams Rd. & Buckingham Rd.	<b>Zoning File 16-25:</b> A request for a change in zoning from R-1250-M Residential to PD Planned Development for the RP-1500-M Patio Home District to accommodate a single-family patio home development on approximately 5.43 acres to be located at the northwest corner of Abrams Road and Buckingham Road. The property is currently zoned R-1250-M Residential. Applicant: Abrams Developers, LLC. Staff: Sam Chavez.	<b>City Plan Commission</b> November 15, 2016 <i>Tentative</i>
<b>VARIANCE</b>			
4	1016 & 1018 N. Lindale Ln.	<b>Variance 16-05:</b> A request for a variance from Chapter 21, the Subdivision and Development Code, to allow side lot lines that are not perpendicular or radial to the front property lines in a residential district. The properties are located at 1016 and 1018 N. Lindale Lane. Applicant: Tom Chawana, Going Forward, Inc. / Owner: Jesse C. Wallace Jr. Staff: Chris Shacklett.	<b>City Plan Commission</b> September 20, 2016 <i>Recommended Approval</i>  <b>City Council</b> October 10, 2016 <i>Approved</i>
5	Aldi 1549 E. Belt Line Rd.	<b>Variance 16-06:</b> A request for a variance from Chapter 21, the Subdivision and Development Code, to allow a reduced open space area where the rear of a non-residential abuts on a residential district. The property is located at 1549 E. Belt Line Road. Applicant: Bryan M. Burger, Burger Engineering / Owner: Marc Jennings, Aldi Texas, LLC. Staff: Chris Shacklett.	<b>City Plan Commission</b> October 6, 2016 ( <i>Thurs.</i> ) <i>Recommended Approval</i>  <b>City Council</b> November 14, 2016 <i>Tentative</i>



# Development Status Report

City of Richardson, Texas • Development Services Department

#	Name/Location	Project Information	Status
<b>PLAT/CONCEPT PLAN/DEVELOPMENT PLAN</b>			
6	Bush Central Station West Addition NE of Central Expy. & Renner Rd.	<b>Final Plat:</b> A request for approval of a final plat for Lot 2, Block C of the Bush Central Station West Addition to create a 6.67-acre lot located at the northeast corner of Central Expressway and Renner Road. Applicant: Alex Alvarado, Halff Associates, Inc., representing Transwestern Development Company. <i>Staff: Chris Shacklett.</i>	<b>City Plan Commission</b> October 18, 2016 <i>Approved</i>
7a	Zion Gospel Assembly Church 1620 E. Arapaho Rd.	<b>Site &amp; Landscape Plans:</b> A request for approval of a site plan and landscape plan for the development of a single story, 10,178-square foot activity center on the west side of the existing building. The 4.47 acre site is located at 1620 E. Arapaho Road at the southeast corner of Arapaho Road and Bell Meade Drive. Applicant is Hugo Monsanto, Monsanto Architects, representing Zion Gospel Assembly Church. <i>Staff: Mohamed Bireima.</i>	<b>City Plan Commission</b> November 1, 2016
7b	First Assembly of God Addition SE of Arapaho Rd. & Bell Meade Dr.	<b>Replat:</b> A request for approval of a replat of First Assembly of God Addition, Block D for the development of a single story, 10,178-square foot activity center on the west side of the existing building. The 4.47 acre site is located at 1620 E. Arapaho Road at the southeast corner of Arapaho Road and Bell Meade Drive. Applicant is Hugo Monsanto, Monsanto Architects, representing Zion Gospel Assembly Church. <i>Staff: Mohamed Bireima.</i>	<b>City Plan Commission</b> November 1, 2016
<b>ADMINISTRATIVE APPROVAL</b>			
		No recent administrative approvals.	



**Zoning/Special Permit**

- 1. Main Street/Central Expressway Rezoning Initiative, Phase III (ZF 16-24)
- 2. El Pollo Loco, 1400 E. Belt Line Rd. (ZF 16-23)
- 3. Jasmine Hill, NW of Abrams Rd. & Buckingham Rd. (ZF 16-25)

**Variance**

- 4. 1016 & 1018 N., Lindale Ln. (VAR 16-05)
- 5. Aldi, 1549 E. Belt Line Rd. (VAR 16-06)

**Plat/Concept Plan/Development Plan**

- 6. Bush Central Station West Addition, NE of Central Expy. & Renner Rd.
- 7. First Assembly of God Addition, SE of Arapaho Rd. & Bell Meade Dr.

**Administrative Approval**

No recent Administrative Approvals.

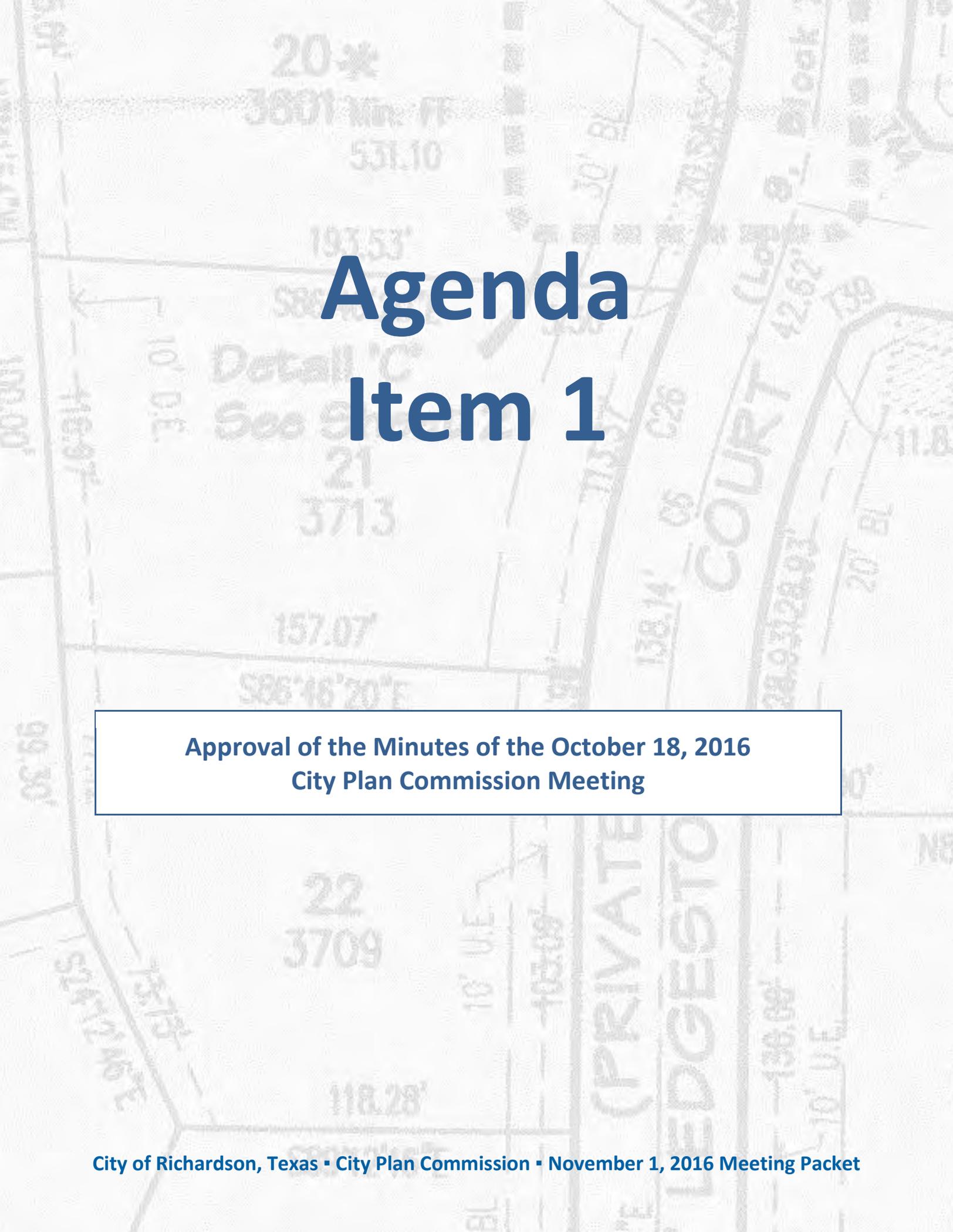
**Development Status Map**

City of Richardson, Texas



Updated: October 27, 2016





# Agenda Item 1

Approval of the Minutes of the October 18, 2016  
City Plan Commission Meeting

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – OCTOBER 18, 2016**

The Richardson City Plan Commission met on October 18, 2016, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** Gerald Bright, Chairman  
Ron Taylor, Vice Chair  
Janet DePuy, Commissioner  
Bill Ferrell, Commissioner  
Tom Maxwell, Commissioner  
Ken Southard, Alternate  
Stephen Springs, Alternate

**MEMBERS ABSENT:** Randy Roland, Commissioner  
Marilyn Frederick, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Assistant Director – Dev. Svcs. – Planning  
Chris Shacklett, Senior Planner  
Kathy Welp, Executive Secretary

**BRIEFING SESSION**

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

**REGULAR BUSINESS MEETING**

**MINUTES**

**1. Approval of minutes of the regular business meeting of September 20, 2016.**

Chairman Bright noted two corrections for the minutes – one on the front page and one on page 4. Ms. Welp replied both errors had been corrected.

**Motion:** Commissioner Maxwell made a motion to approve the minutes as corrected; second by Vice Chair Taylor. Motion approved 7-0.

**2. Approval of minutes of the regular business meeting of October 6, 2016.**

Chairman Bright noted one correction on the front page of the minutes and Ms. Welp said the error had been corrected

**Motion:** Commissioner Ferrell made a motion to approve the minutes of October 6, 2016 as corrected; second by Commissioner Southard. Motion approved 7-0.

### CONSENT ITEM

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.

3. **Final Plat – Bush Central Station West Addition:** A request for approval of a final plat for Lot 2, Block C of the Bush Central Station West Addition to create a 6.67-acre lot located at the northeast corner of Central Expressway and Renner Road.

**Motion:** Commissioner Springs made a motion to approve the Consent Agenda as presented; second by Commissioner DePuy. Motion approved 7-0.

### PUBLIC HEARING

3. **Zoning File 16-23 – El Pollo Loco:** Consider and take the necessary action on a request for approval of a PD Planned Development District to allow a drive-through restaurant with modified development standards located at 1400 E. Belt Line Road on the southeast corner of Belt Line Road and Plano Road.

Mr. Chavez stated the applicant was requesting a PD Planned Development to accommodate the construction of a 2,600 square foot, single-story, restaurant with drive-through on a site currently occupied by a gas station. He added the applicant was also requesting to reduce the setbacks and landscape buffers along E. Belt Line Road, as well as the use of red thin brick and gray stone on the exterior walls.

Mr. Chavez explained the design for the site had gone through multiple iterations and the proposed site plan placed the drive-through along both major streets; however, the two-tiered landscape design would minimize the view of the drive-through as well as shield passing traffic from vehicle headlights as they were in the drive-through.

Mr. Chavez concluded his presentation by reviewing vehicle stacking, setbacks, landscape buffers and bicycle racks. In addition, he noted the Future Land Use Plan designated the site for community/commercial uses (i.e., retail centers, anchors and hospitality, etc.).

Commissioner Maxwell asked if the stone was a thin set material and did the staff include the stone in the definition for the thin brick. He also wanted to know if the wall construction would be a stick frame or concrete masonry units (CMU).

Mr. Chavez replied that the zoning ordinance allowed the use of synthetic stone and thin brick and stone were not part of the same definition in the staff report and. Additionally, he thought the wall would be a stick frame construction, but suggested confirming that with the applicant.

Commissioner Ferrell asked why bicycle racks were mentioned in the staff report and Mr. Chavez replied the racks were typically shown on zoning exhibits and the City had been requiring them on projects for the last year.

Commissioner DePuy asked if there would be some type of metal screening around the utility boxes and Mr. Chavez said the utilities would be screened with material similar to what was currently used at the Starbucks on Belt Line Road and Highway 75.

Chairman Bright noted that one of the reasons the item was before the Commission was the proposed position of the driveways and wanted to know where the current driveways were located.

Mr. Chavez replied there were two existing driveways along Belt Line Road with one located very close to the intersection, but that driveway would be closed leaving one driveway on Belt Line Road and one on Plano Road.

With no further questions for staff, Chairman Bright opened the public hearing.

Mr. Clay Christy, Claymoore Engineering, 1903 Central Drive, Bedford, Texas, thanked the staff for working with them to design the site and optimize it from a traffic standpoint. He acknowledged the final design did encroach on the setbacks, but felt the proposed design was the best way to get the drive-through away from the intersection and permitted the maximum vehicle stacking.

Mr. Christy addressed questions regarding the proposed thin brick and noted the construction material simplified the construction process and fit with the corporate branding for El Pollo Loco. He added the construction would be a stick frame building.

Commissioner Maxwell asked if the thin brick was a clay product as opposed to a concrete product and Mr. Christy said it was his understanding the thin brick was made of clay.

Vice Chair Taylor asked if the materials and construction style was standard for El Pollo Loco restaurants, and Chairman Bright asked if there were other locations in the Dallas area that used the same type of material.

Mr. Christy replied the materials were standard for El Pollo Loco locations and there were three other locations in the cities of Hurst, Allen and Bedford.

No other comments were received in favor or opposed and Chairman Bright closed the public hearing.

Commissioner Springs said he did not have a problem with the location or use, but was hesitant about setting a precedent with the use of thin brick; however, with the ordinance defining thin stone as masonry he felt it was moot point.

Mr. Chavez read the definition of masonry from City's Comprehensive Zoning Ordinance: *"Exterior walls constructed of brick concrete, or concrete block in accordance with the Richardson Building Code, but in no case shall brick be less than three (3) inches in thickness and applied as a veneer, nor shall it be less than the thickness required by the Richardson Building Code when serving as a structural masonry wall, and in no case shall concrete or concrete block be less than three and five-eighths (3-5/8) inches in thickness while serving as a structural masonry wall."* He continued that as an alternative to masonry materials, *"...other materials which do not meet the thickness requirement when applied as a veneer, including natural and cast stone, may be utilized so long as the thickness satisfies the structural requirements of the Richardson Building Code."*

Commissioner Springs again said he was not a big proponent of thin brick and as an architect felt it was an unusual design requirement. He added that he did not want to impose a requirement to use "full bed-depth" masonry and then have the solution come back as full cultured stone.

Commissioner Ferrell stated he felt the site improvement were well done, including the landscaping, but noted the Code was ambiguous on thin stone being the same as thin brick and whether it would have to meet a similar thickness requirement.

Chairman Bright said he understood the definition was whatever was required in the Building Code for stone and thought the City of Allen allowed thin brick to meet their masonry requirements. Mr. Chavez confirmed that was correct.

Commissioner Maxwell advised that his company used thin brick and he felt it functioned well, and Commissioner Springs noted there was nothing in the Richardson Building Code to disallow thin stone.

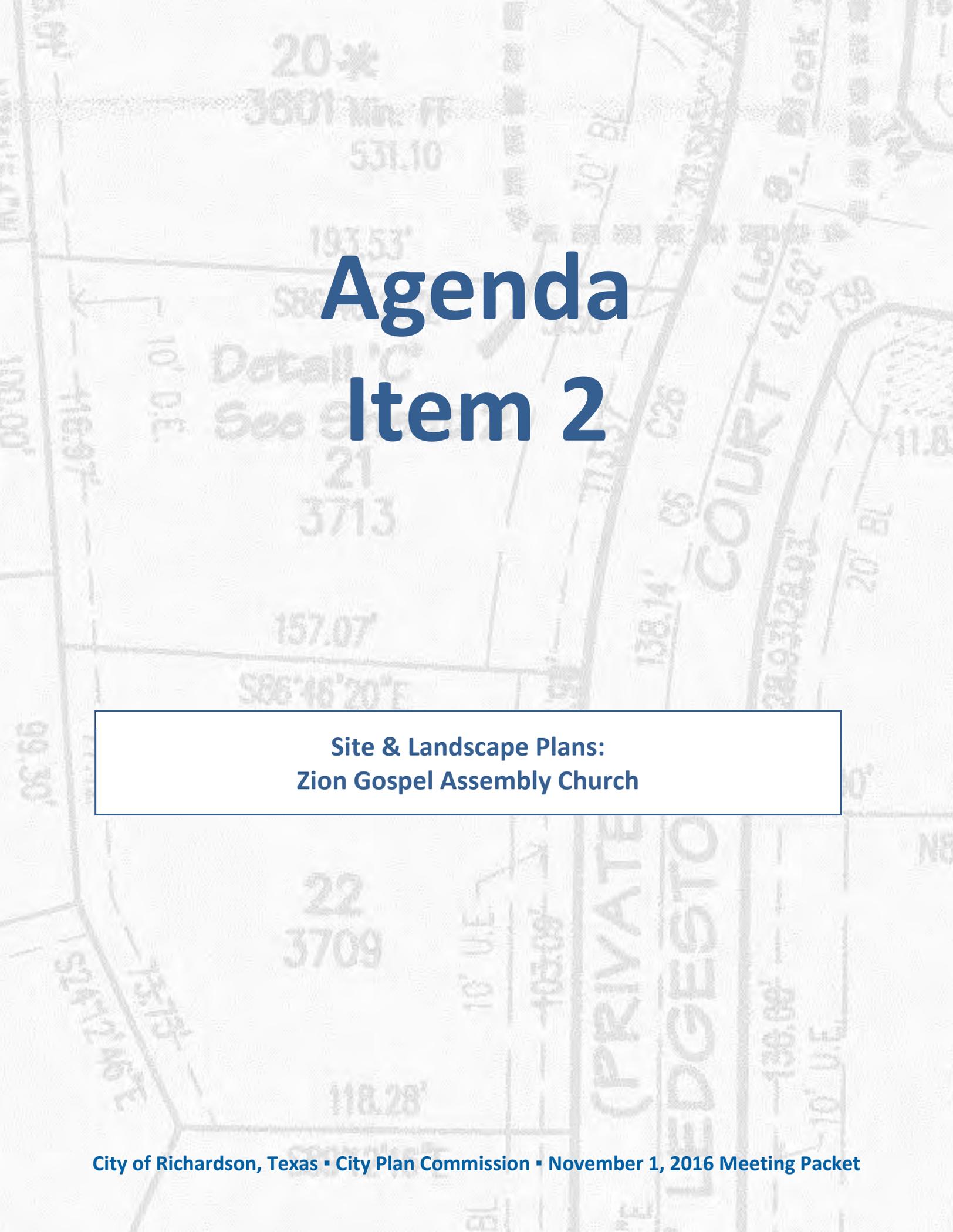
**Motion:** Commissioner DePuy made a motion to recommend approval of Zoning File 16-23 with the conditions listed in the staff report; second by Vice Chair Taylor. Motion approved 7-0.

### **ADJOURN**

With no further business before the Commission, Chairman Bright adjourned the regular business meeting at 7:28 p.m.

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Gerald Bright, Chairman  
City Plan Commission



# Agenda Item 2

**Site & Landscape Plans:  
Zion Gospel Assembly Church**

**Zion Gospel Assembly Church**  
**1620 E. Arapaho Road**

Attachments:

1. Locator
2. Site Plan Staff Report
3. Site Plan
4. Landscape Plan Staff Report
5. Landscape Plan



Zion Gospel Assembly Church  
1620 E. Arapaho Road



**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
November 1, 2016**

**Site Plan**

**PROJECT SUMMARY**

<b>Project:</b>	<b>Zion Gospel Assembly Church</b>
<b>Location:</b>	1620 E. Arapaho Road Southeast corner of Arapaho Road and Bell Meade Drive
<b>Staff Comments:</b>	The site plan reflects the development of a single story, 10,178-square foot activity center and 146 parking spaces on the west side of the existing sanctuary.  The site plan complies with all applicable zoning and development regulations.
<b>CPC Action:</b>	<b>Final decision</b>

**BACKGROUND**

<b>Zoning:</b>	R-1800-M Residential (Ordinance 456-A)
<b>Special Conditions:</b>	N/A
<b>Tract Size:</b>	4.47 acres (194,764 square feet)
<b>Building Area/Use:</b>	
<i>Existing</i>	7,107-square foot sanctuary
<i>Proposed</i>	10,178-square foot activity center
<i>Total</i>	17,285 square foot
<b>Site Access:</b>	The site is served by a single drive with a median opening along Arapaho Road; and a single drive along Bell Meade Drive.
<b>Parking Summary:</b>	
Parking Ratio	One space per three (3) seats in the sanctuary
Spaces Required	44
Spaces Provided	146

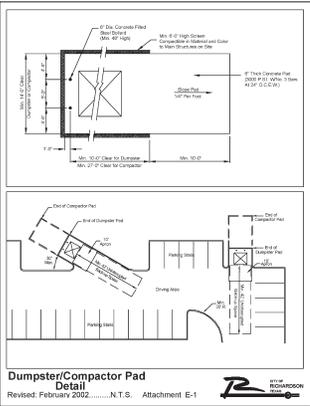
**Required Screening:**

A living screen consisting of Burford hollies within a landscape buffer and a 6' high wrought iron fence with brick columns are provided to screen the proposed parking from view of the adjacent single-family homes along the east and south property lines.

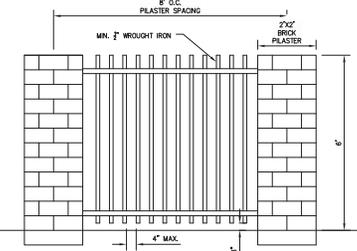


LOCATION MAP

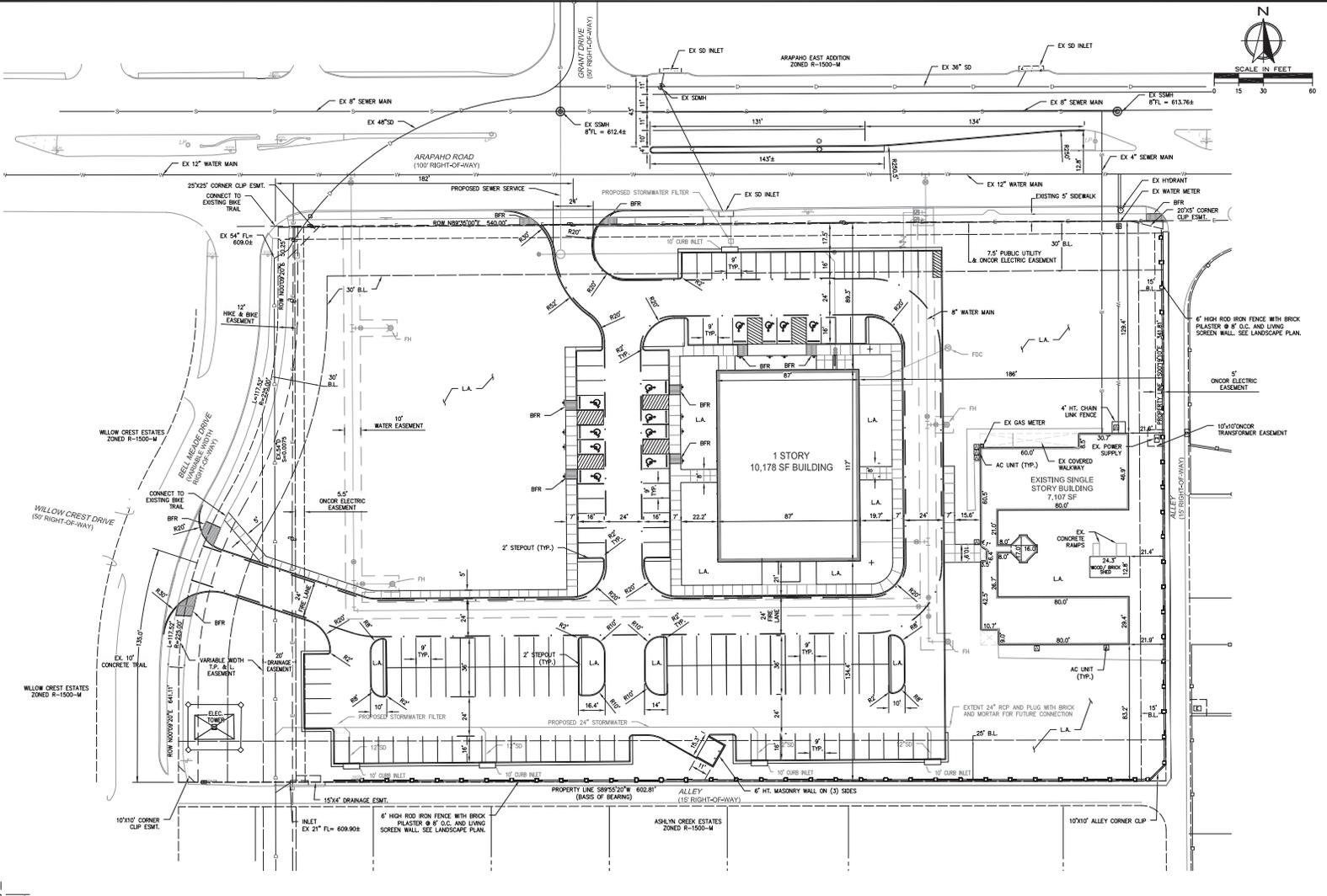
N.T.S.



Dumpster/Compost Pad Detail  
Revised: February 2002.....N.T.S. Attachment E-1



PERIMETER FENCE CONSTRUCTION DETAIL  
SCALE: 1/8\"/>



SITE PLAN SUMMARY	
ZONING:	R-1800-M RESIDENTIAL DISTRICT - GRD. 456
SETBACKS:	30' FRONT (ARAPAHO RD. & BELLE MEADE DR.) 25' REAR (ALLEY) 15' SIDE YARD
LOT AREA:	4,471 ACRES (194,764 S.F.)
BUILDING AREA:	EXISTING: 7,107 S.F. (SANCTUARY) PROPOSED: 311 S.F. (SHED) TOTAL: 12,596 S.F.
BUILDING HEIGHT:	ONE-STORY / 20 FT. (EXISTING) ONE-STORY / 24 FT. (PROPOSED)
F.A.R.	0.09-1
LOT COVERAGE:	17,596 / 194,764 = 9%
REQUIRED LANDSCAPE:	108 (19,476 S.F.)
LANDSCAPE PROVIDED:	35.1% (68,381 S.F.)
IMPERVIOUS SURFACE:	126,383 S.F.

PARKING REQUIREMENTS	
PARKING RATIO:	ONE (1) PER THREE (3) SEATS IN THE SANCTUARY
PARKING REQUIRED:	130 SEATS / 3 = 44 SPACES
PARKING PROVIDED:	146 SPACES

PROPERTY OWNER	
NAME:	ZION GOSPEL ASSEMBLY CHURCH
ADDRESS:	1620 E. ARAPAHO ROAD, RICHARDSON, TX 75081
PHONE:	(972) 563-4698
CONTACT PERSON:	ROY THOMAS

DESIGN FIRM	
NAME:	GATEWAY ENGINEERING
ADDRESS:	201 MAIN ST. FORT WORTH, TX 76105
PHONE:	(817) 562-1697
CONTACT PERSON:	MATHEW WILLIAMSON

- NOTES
1. OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOT - OR MORE OR LESS.
  2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS IMMEDIATELY. DO NOT SCALE DRAWINGS.

A NEW MULTIPURPOSE BUILDING FOR  
**ZION GOSPEL ASSEMBLY CHURCH**  
 1620 EAST ARAPAHO ROAD, RICHARDSON, TEXAS  
 FIRST ASSEMBLY OF GOD ADDITION, LOT 1A, BLOCK D



h u g o m o n t a n t o  
 a r c h i t e c t  
 200 North Rogers Street #102 - Richardson, Texas 75081 - mwilliamson@hugomontanto.com - 972.336.2502

JOB NUMBER  
 ZN-000115

SHEET NUMBER

SP1

**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
November 1, 2016**

**Landscape Plan**

**PROJECT SUMMARY**

<b>Project:</b>	<b>Zion Gospel Assembly Church</b>
<b>Location:</b>	1620 E. Arapaho Road
<b>Staff Comments:</b>	<p>The landscape plan reflects the development of a single story activity center with associated parking on the west side of the existing sanctuary.</p> <p>The landscape design is consistent with City regulations and policies.</p>
<b>CPC Action:</b>	<b>Final decision</b>

**BACKGROUND**

**Landscape Area Summary:**

Area Required	10% of property (19,476 square feet)
Area Provided	35.11% of property (68,397 square feet)

**Landscape Design:**

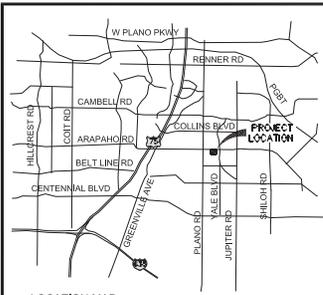
The landscape design reflects the installation of eighteen (18) canopy and eighteen (18) ornamental trees within a minimum 17-foot landscape buffer along the north and west property lines. Fourteen (14) additional canopy trees are being provided within the landscape islands at the ends of parking rows. Foundation plantings are provided adjacent to the building. Evergreen shrubs screen the parking from street view; and seasonal color accent the driveway along Arapaho Road.

In addition, a hedgerow of Burford hollies are provided within a landscape buffer along the east and south property lines to screen the proposed parking from view of the adjacent single-family homes along the east and south property lines.

The City's Landscaping Policies suggests that seven (7) canopy trees and seven (7) ornamental trees within a 10-foot landscape buffer along Bell Meade Drive. Due to the

location of an existing electric transmission line, only six (6) canopy trees and six (6) ornamental trees are provided along Bell Meade Drive; however, one (1) additional canopy tree and one (1) additional ornamental tree will be planted within the landscape buffer along Arapaho Road.

**Tree Preservation/Removal:** Four (4) canopy trees will be preserved on the site; however, three (3) canopy trees will be removed to accommodate the proposed fire lanes and parking.



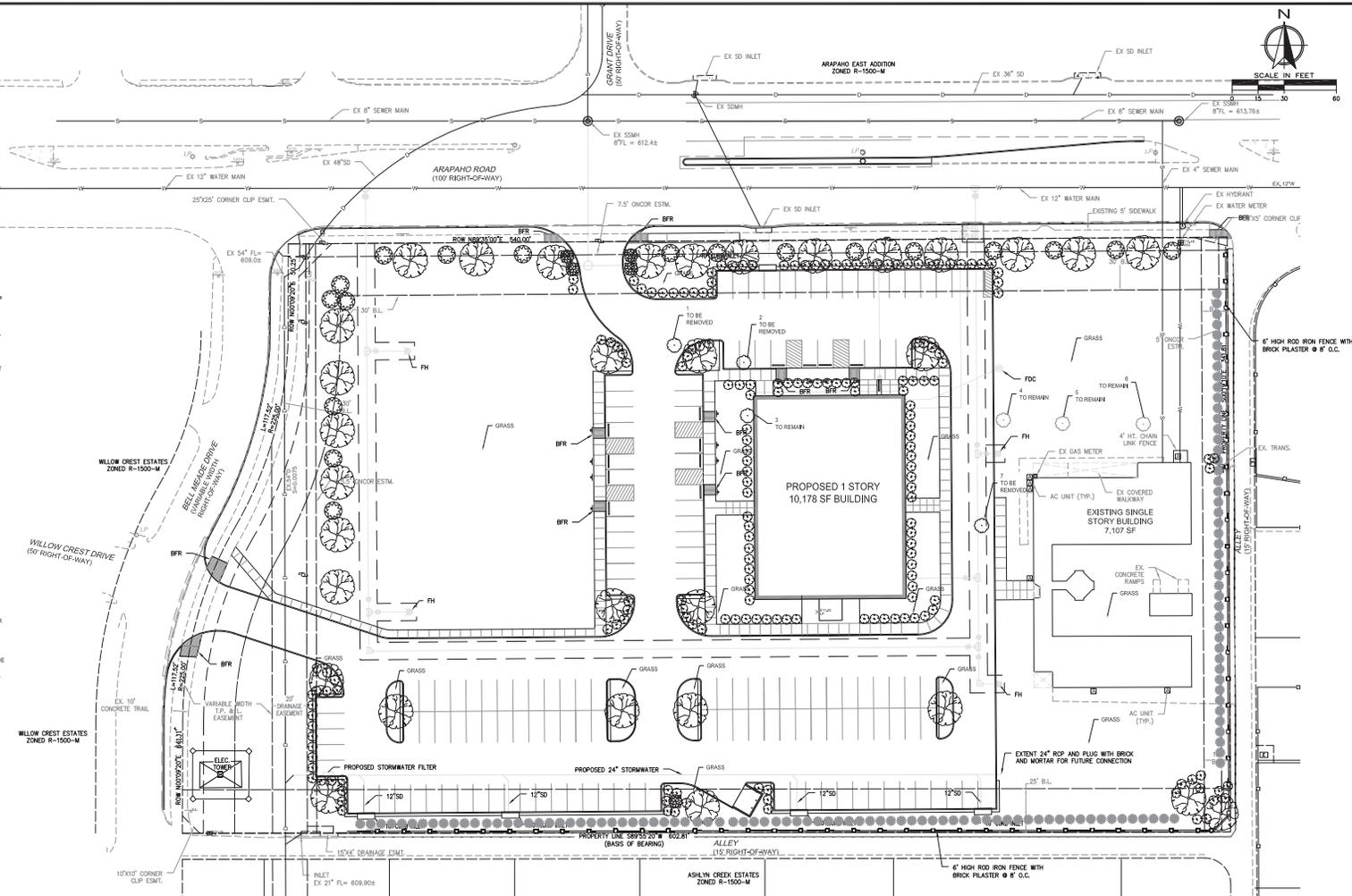
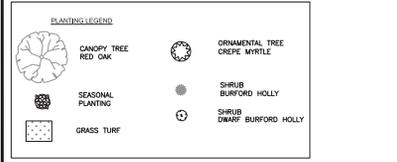
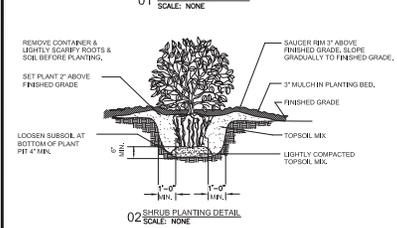
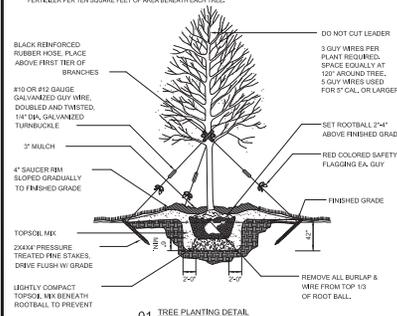
LOCATION MAP

**GENERAL LANDSCAPE NOTES**

1. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF RICHARDSON, TEXAS.
2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-OF-WAY AREAS. UNLESS NOTED OTHERWISE.
3. GENERAL PLANT MATERIAL MAY BE INSTALLED ON SITE AT OWNER'S DISCRETION AND ACCORDING TO CITY REQUIREMENTS.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GOING CONDITION AND REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY IF DAMAGED, DESTROYED, OR REMOVED.
5. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
6. ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORIST BETWEEN THE STREET AND ACCESS DRIVE, WHEREBY ACCESSIBLE SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
7. ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS OR OTHER PERMITTED ITEMS OR FEATURES SHALL BE BERM A DEGREE LAKE UNLESS OTHERWISE NOTED.
8. ALL TREES TO BE INSTALLED OUTSIDE FIRE HYDRANT, SANITARY SEWER, AND UTILITY EASEMENTS.
9. REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.
10. ALL IRON AREAS MUST BE SEPARATED FROM FURF AREAS BY STEEL EDGING.
11. THE PROPERTY OWNER MUST MAINTAIN ALL LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY THE CITY PLANNING COMMISSION.

- IRRIGATION NOTES**
1. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
  2. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR AND FREEZE GUARD.

- TREE NOTES**
1. AT THE TIME OF PLANTING, TREES SHALL BE A MINIMUM OF THREE INCHES CALIPER, MEASURED 12" ABOVE GROUND AND A MINIMUM OF SEVEN FEET IN HEIGHT.
  2. APPLY THREE INCHES DEEP LAYER OF MULCH ON TOP OF ROOTBALL AFTER PLANTING. KEEP MULCH NINE INCHES 3" FROM BASE OF THE TRUNK.
  3. PRUNE EACH TREE TO CORRECT STRUCTURAL DEFECTS AND REMOVE BROKEN BRANCHES CAUSED DURING TRANSPORT AND PLANTING.
  4. EVERY OCTOBER APPLY TWO AND A HALF (2 1/2) LBS OF 10-10-10 FERTILIZER PER TEN SQUARE FEET OF AREA BENEATH EACH TREE.



EXISTING TREES	QTY.	COMMON NAME	BOTANIC NAME	SIZE/SPACING	SUMMARY	ACTUAL	EQUIV. (X)	CITY REQUIRED
1 28" ELM	TO BE REMOVED	LOCATED IN PROPOSED DRIVE AISLE						
2 24" OAK	TO BE REMOVED	LOCATED IN PROPOSED PARKING AREA						
3 22" OAK	TO REMAIN							
4 24" OAK	TO REMAIN							
5 14" ELM	TO REMAIN							
6 36" ELM	TO REMAIN							
7 28" OAK	TO BE REMOVED	LOCATED IN PROPOSED DRIVE AISLE						

LANDSCAPING DATA	QTY.	COMMON NAME	BOTANIC NAME	SIZE/SPACING	SUMMARY	ACTUAL	EQUIV. (X)	CITY REQUIRED
STREET TREES	REQUIRED (1/EA 50 LF OF FRONT)	800 LF/50+	18					
	CANOPY TREES PROVIDED (20)	800 LF/50+	18	RED OAK	QUERUS SHUMARDI	3" CALIPER		
	ORNAMENTAL TREES PROVIDED (18)	800 LF/50+	18	GRAPE WHISTLE	LIGUSTRUM INDICA	4 CANES		
PARKING TREES			14	RED OAK	QUERUS SHUMARDI	3" CALIPER		
			124	BURFORD HOLLY	ILEX CORNUTA BURFORDI "NANA"	4-5" HEIGHT AT PLANTING MIN. 6" HEIGHT AT MATURITY		
			150	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI "NANA"	5 GALLON, 36" O.C. 2" IN HEIGHT IRON PLANTING		
EXIST. TREES TO REMAIN			4	3 OAKS, 1 ELM				
TOTAL SHRUBS PROVIDED			394					

LANDSCAPING DATA	QTY.	COMMON NAME	BOTANIC NAME	SIZE/SPACING	SUMMARY	ACTUAL	EQUIV. (X)	CITY REQUIRED
STREET TREES	REQUIRED (1/EA 50 LF OF FRONT)	800 LF/50+	18					
	CANOPY TREES PROVIDED (20)	800 LF/50+	18	RED OAK	QUERUS SHUMARDI	3" CALIPER		
	ORNAMENTAL TREES PROVIDED (18)	800 LF/50+	18	GRAPE WHISTLE	LIGUSTRUM INDICA	4 CANES		
PARKING TREES			14	RED OAK	QUERUS SHUMARDI	3" CALIPER		
			124	BURFORD HOLLY	ILEX CORNUTA BURFORDI "NANA"	4-5" HEIGHT AT PLANTING MIN. 6" HEIGHT AT MATURITY		
			150	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI "NANA"	5 GALLON, 36" O.C. 2" IN HEIGHT IRON PLANTING		
EXIST. TREES TO REMAIN			4	3 OAKS, 1 ELM				
TOTAL SHRUBS PROVIDED			394					

**LANDSCAPE PLAN**

- 1'-30"=1'
- NOTES**
1. OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

**PROPERTY OWNER**

NAME: ZION GOSPEL ASSEMBLY CHURCH  
 ADDRESS: 1620 E. ARAPAHO ROAD, RICHARDSON, TX 75081  
 PHONE: (972) 983-4698  
 CONTACT PERSON: ROY THOMAS

**DESIGN FIRM**

NAME: GATEWAY ENGINEERING  
 ADDRESS: 201 MAIN ST. FORT WORTH, TX 76135  
 PHONE: (817) 562-1697  
 CONTACT PERSON: MATHEW WILLIAMSON

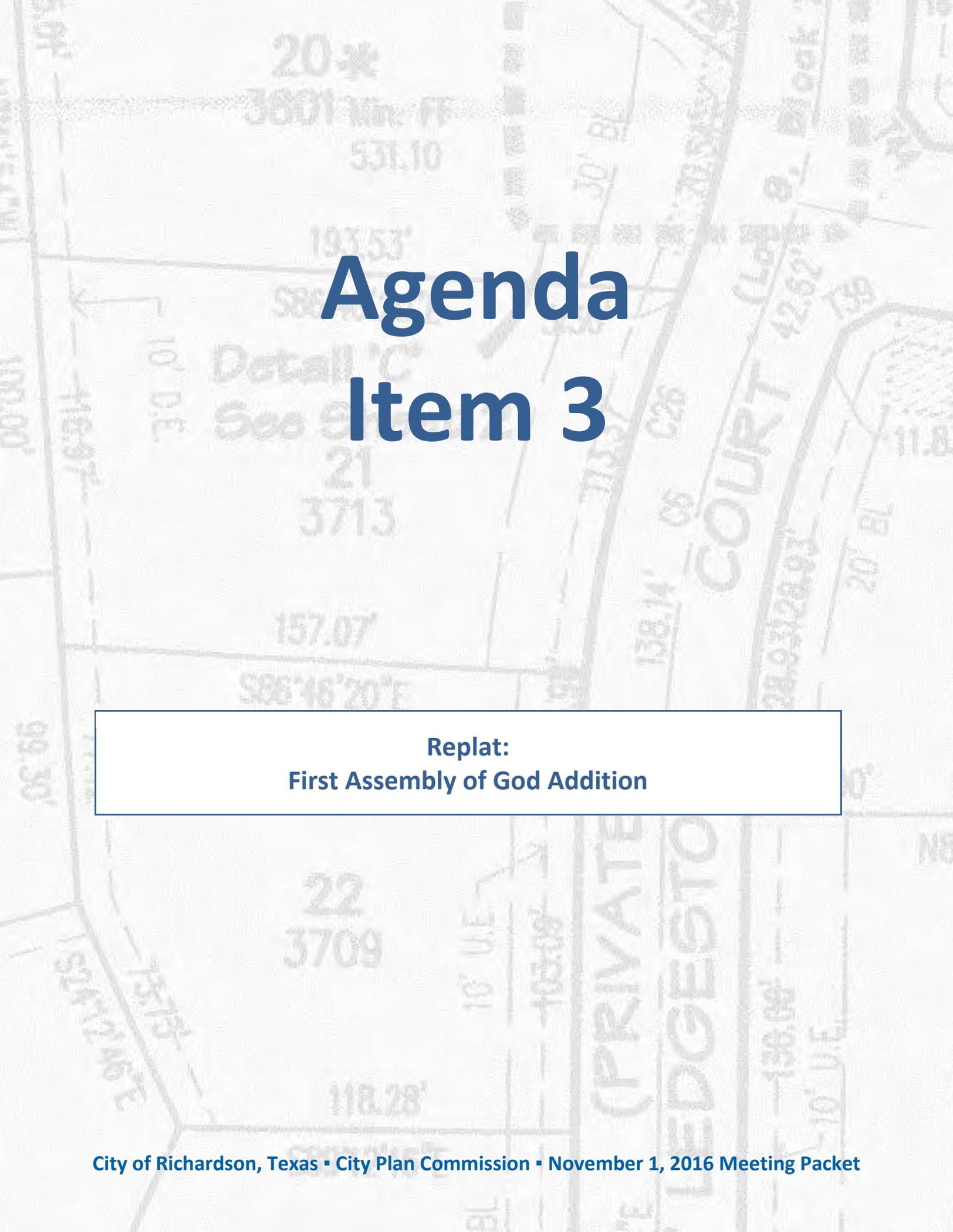
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS IMMEDIATELY. WORK SHALL BE IN ACCORDANCE WITH THE CITY OF RICHARDSON, TEXAS. DO NOT SCALE DRAWINGS.

A NEW MULTIPURPOSE BUILDING FOR:  
**ZION GOSPEL ASSEMBLY CHURCH**  
 1620 EAST ARAPAHO ROAD, RICHARDSON, TEXAS  
 FIRST ASSEMBLY OF GOD ADDITION, LOT 1A, BLOCK D

STATE OF TEXAS  
 MATHEW E. WILLIAMSON  
 119947  
 ARCHITECT

h a r c h i t e c t  
 500 north rogers street #102 - richardson, texas 75081 - matthew@harchitect.com | 972.308.2502

JOB NUMBER: ZN-000115  
 SHEET NUMBER: C5



# Agenda Item 3

**Replat:  
First Assembly of God Addition**

**First Assembly of God Addition**  
**Lot 1A, Block D**

Attachments:

1. Locator
2. Replat Staff Report
3. Replat



First Assembly of God Addition, Lot 1A, Block D  
1620 E. Arapaho Road



**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
November 1, 2016**

**Residential Replat**

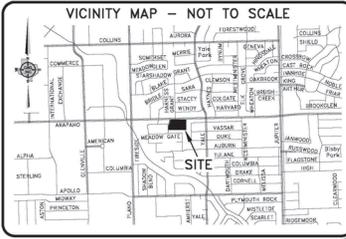
**PROJECT SUMMARY**

<b>Subdivision:</b>	<b>First Assembly of God Addition, Lot 1A, Block D</b> <i>being a replat of First Assembly of God Addition, Block D.</i>
<b>Location:</b>	1620 E. Arapaho Road Southeast corner of Arapaho Road and Bell Meade Drive
<b>Staff Comments:</b>	The purpose of the replat is to dedicate easements to accommodate the development of a single story, 10,178-square foot activity center on the west side of the existing building.  The replat complies with City zoning and subdivision regulations.
<b>Notice of Public Hearing:</b>	As required by the Texas Local Government Code, notice of the public hearing has been posted in the local newspaper fifteen (15) days prior to the hearing date.
<b>CPC Action:</b>	<b>Final decision</b>

**BACKGROUND**

<b>Tract Size:</b>	4.47 acres (194,764 square feet)
<b>Zoning:</b>	R-1800-M Residential (Ordinance 456-A)
<b>Easements/Setbacks:</b>	
Existing to Remain	Variable width T.P.&L. Company easement adjacent to the west property line; 20' drainage easement adjacent to the west property line; 15'×4' drainage easement along the south property line; and 10'×10' corner clip easement at the southwest corner of the property.

Dedicated by this Plat	<p>30' front building setbacks along the north and west property lines;</p> <p>25'×25' corner clip at the northwest corner of the property;</p> <p>5'×20' alley corner clip at the northeast corner of the property;</p> <p>10' water easement looping around the proposed building;</p> <p>12' hike and bike trail easement along the west property line;</p> <p>7.5' public utility and Oncor Electric Delivery Company easement along the north property line;</p> <p>5' Oncor Electric Delivery Company easement along a portion of the east property line;</p> <p>5.5' Oncor Electric Delivery Company easement within the western portion of the property; and</p> <p>10'×10' transformer easement along the east property line.</p>
Abandoned by this Plat	None.



**LEGEND:**  
 CM CONTROLLING MONUMENT FOUND  
 FND. FOUND IRON ROD FOUND  
 EASEMENT EASEMENT  
 VOL., PG. VOLUME, PAGE  
 SQ.FT. SQUARE FEET  
 GPS GLOBAL POSITIONING SATELLITE  
 T.P.&L. CO. TEXAS POWER AND LIGHT COMPANY  
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS

**GENERAL NOTES:**  
 1) BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK D, REPLAT OF FIRST ASSEMBLY OF GOD ADDITION AS RECORDED IN VOLUME 78111, PAGE 1393, D.R.D.C.T. (S89°55'20"W)  
 2) THE PURPOSE OF THIS REPLAT IS TO DEDICATE NEW EASEMENTS.  
 3) BENCHMARK AND GPS COORDINATES ARE BASED ON THE CITY OF RICHARDSON GEODETIC CONTROL MONUMENT M-7 WHICH IS AN ALUMINUM DISK IN GUTTER AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LOOKOUT DRIVE AND CUSTER PARKWAY.

NORTHING= 7,047,968.24 FEET  
 EASTING= 2,912,001.41 FEET  
 LATITUDE= 32°59'19.7788"N  
 LONGITUDE= 96°43'38.1630"W  
 ELEVATION= 669.804 FEET

**BOUNDARY LINE TABLE**

LINE	LENGTH	BEARING
BL1	64.11'	N00°09'20"E
BL2	50.25'	N00°09'20"E

**BOUNDARY CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD
BC1	117.52'	225.00'	29°55'35"	N15°07'07"E 116.19'
BC2	117.52'	225.00'	29°55'35"	N15°07'07"E 116.19'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S89°35'00"W	138.58'
L2	S00°10'49"E	118.20'
L3	N89°48'02"E	12.74'
L4	S00°11'58"E	13.00'
L5	S89°49'11"W	12.74'
L6	S00°10'49"E	122.46'
L7	N89°48'02"E	12.80'
L8	S00°12'27"E	10.00'
L9	S89°48'02"W	22.81'
L10	N00°10'49"W	22.78'
L11	S89°48'02"W	352.29'
L12	N00°12'27"W	238.81'
L13	N89°35'00"E	10.00'
L14	S00°12'27"E	9.75'
L15	N89°48'02"E	23.51'
L16	S00°12'27"E	10.00'
L17	S89°48'01"W	23.51'
L18	S00°12'27"E	139.93'
L19	N89°47'33"E	26.97'
L20	S00°12'27"E	10.00'
L21	S89°47'33"W	26.97'
L22	S00°12'27"E	9.98'
L23	N89°48'02"E	342.29'
L24	N00°10'49"W	22.84'
L25	N89°35'00"E	10.00'
L26	N44°57'40"W	14.11'
L27	S89°45'20"W	13.00'
L28	N00°08'45"W	4.00'
L29	N00°08'45"W	4.00'
L30	S44°52'10"W	35.93'

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS  
 CITY OF RICHARDSON

WHEREAS, First Assembly of God Church is the sole owner of a tract of land situated in the Levi Korn Survey, Abstract No. 730 in the City of Richardson, Dallas County, Texas, being all of Block D, of First Assembly of God Addition, an addition to the City of Richardson, Dallas County, Texas, according to the map thereof recorded in Volume 78111, Page 1393, Deed Records, Dallas County, Texas, same being conveyed to First Assembly of God Church by Warranty Deed recorded in Volume 77187, Page 1006, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an "X" found for corner and being the intersection of the East line of Bell Meade Drive (a 50' right-of-way) and the South line of E. Arapaho Road (a 100' right-of-way);

Thence North 89 degrees 35 minutes 00 seconds East, along the South line of E. Arapaho Road, a distance of 540.00 feet to an "X" found for corner and being the intersection of the South line of said E. Arapaho Road, and the West line of a 15 foot alley, and being the Northwest corner of Revised First Installment University Estates West, an addition to the City of Richardson, Dallas County, Texas, according to the map thereof recorded in Volume 75728, Pg. 1860, Deed Records, Dallas County, Texas;

Thence South 00 degrees 19 minutes 10 seconds East, along the West line of said 15-foot alley, a distance of 341.81 feet to an "X" found for corner and being the intersection of the West line of said 15 foot alley and the North line of a 15-foot alley;

Thence South 89 degrees 55 minutes 20 seconds West, along the North line of said 15-foot alley, a distance of 602.81 feet to an "X" set for corner and being the intersection of the North line of said 15-foot alley, and the East line of said Bell Meade Drive;

Thence along the East line of said Bell Meade Drive, as follows:

North 00 degrees 09 minutes 20 seconds East, along the East line of said Bell Meade Drive, a distance of 64.11 feet to an "X" set for corner, and being the beginning of a tangent curve to the right with a radius of 225.00 feet and a delta of 29 degrees 55 minutes 35 seconds, and a chord that bears North 15 degrees 07 minutes 07 seconds East, a chord distance of 116.19 feet;

Thence continuing along the East line of said Bell Meade Drive and along said curve to the right an arc length of 117.52 feet to an "X" set for corner and being the beginning of a reverse curve to the left with a radius of 225.00 feet and a delta of 29 degrees 55 minutes 35 seconds, and a chord that bears North 15 degrees 07 minutes 07 seconds East, a chord distance of 116.19 feet;

Thence continuing along the East line of said Bell Meade Drive and along said curve to the left an arc length of 117.52 feet to an "X" found for corner;

Thence North 00 degrees 09 minutes 20 seconds East, continuing along the East line of said Bell Meade Drive, a distance of 50.25 feet to the Point of Beginning and containing 194,764 square feet or 4.471 acres of land.

**OWNER'S DEDICATION**

STATE OF TEXAS  
 DALLAS COUNTY  
 CITY OF RICHARDSON

THAT, First Assembly of God Church, acting by and through their duly authorized agent, Roy Thomas, Board Member, is the owner of the hereinafter described property, do hereby adopt this plat designating the herein described property as the **FIRST ASSEMBLY OF GOD ADDITION, LOT 1A, BLOCK D**, an addition to the City of Richardson, Dallas County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown; said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity of any filing of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

We do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.

EXECUTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: Roy Thomas, Board Member  
 First Assembly of God Church

**NOTARY ACKNOWLEDGMENT**

STATE OF TEXAS  
 DALLAS COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Roy Thomas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN, UNDER MY HAND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for Dallas County, Texas

**SURVEYOR'S STATEMENT:**

KNOW ALL MEN BY THESE PRESENTS: THAT I, Bryan Connolly, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City of Richardson, Texas.

Bryan Connolly  
 Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

**FIRST ASSEMBLY OF GOD ADDITION**  
 BEING A REPLAT OF BLOCK D,  
 FIRST ASSEMBLY OF GOD ADDITION  
 AS RECORDED IN VOL. 78111, PG. 1393  
 LEVI KORN SURVEY, ABSTRACT NO. 730  
 CITY OF RICHARDSON, DALLAS COUNTY, TEXAS  
 ADDRESS: 1620 E. ARAPAHO ROAD  
 194,764 SQ.FT. / 4.471 ACRES

**CBG Surveying, Inc.**  
 PLANNING - SURVEYING  
 12025 Shiloh Road - Suite 230 - Dallas, Texas 75228  
 P 214.348.8460 F 214.348.2216  
 Firm No. 1018800  
 www.cbg.com



OWNER: FIRST ASSEMBLY OF GOD CHURCH  
 ATTN: ROY THOMAS, BOARD MEMBER  
 1620 E. ARAPAHO ROAD  
 RICHARDSON, TEXAS 75081  
 (972)983-4988

SCALE: 1"=40' / DATE: SEPTEMBER 10, 2015 / JOB NO. 1401610-01 / DRAWN BY: RR

