

City of Richardson City Plan Commission Agenda Packet September 18, 2012

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AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
SEPTEMBER 18, 2012
7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 6:00 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

MINUTES

1. **Approval of minutes of the City Plan Commission regular business meeting of September 4, 2012.**

CONSENT AGENDA

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

2. **Site Plan, Landscape Plan and Building Elevations – Burger King:** A request for approval of site, landscape and building elevation plans for the development of a 3,068 square foot restaurant with drive-through service. The site is located at 177 W. Campbell Road and is zoned LR-M(2) Local Retail District with a Special Permit for a restaurant with drive-through service. Applicant: John Watson, representing Sun Holdings. *Staff: Israel Roberts.*

PUBLIC HEARINGS

3. **Zoning File 12-07 (continued from June 5, 2012 meeting):** Consider and take necessary action on a request by Fahim U. Khan, representing DIBA Petroleum, Inc., for a Special Permit for a motor vehicle service station with modified development standards on a 0.58 acre site located at 1401 E. Belt Line Road, northeast corner of Belt Line Road and Plano Road. The property is currently zoned LR-M(2) Local Retail. Applicant: Fahim U. Khan. *Staff: Sam Chavez.*
4. **Zoning File 12-16:** Consider and take necessary action on a request by Duncan Kim, representing Bear Design-Build, for a Special Permit for a karaoke bar in a 2,820 square foot lease space located at 1310 W. Campbell Road, northeast corner of Campbell Road and Coit Road. The property is currently zoned LR-M(2) Local Retail. Applicant: Duncan Kim. *Staff: Chris Shacklett.*

ADJOURN

The City Hall/Civic Center is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 744-4000, or (TDD) 1-800-735-2989.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, September 14, 2012.

Kathy Welp, Executive Secretary

Development Status Report



Development Status Report

City of Richardson, Texas ♦ Development Services Department

Updated: September 13, 2012

#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS			
1	ZF 12-13 Shire Phase 2 Senior Living NW of Infocom Dr. & Shire Blvd.	A request by Michael F. Twichell, representing Shire Development, LLC, for an amendment to the PD Planned Development standards to accommodate the development of an independent living facility for property located at the northwest corner of Infocom Drive and Shire Boulevard. The property is currently zoned PD Planned Development. <i>Staff: Chris Shacklett.</i>	City Plan Commission August 21, 2012 <i>Recommended Denial</i> City Council September 10, 2012 <i>Approved</i>
2	ZF 12-14 7-Eleven 170 E. Spring Valley Rd.	A request by Grey Stogner, representing Crestview Real Estate, LLC, for a Special Permit for a motor vehicle service station with modified development standards at 170 E. Spring Valley Road (between Spring Valley Road and Centennial Boulevard, east of DART Light Rail). The property is currently zoned PD Planned Development. <i>Staff: Sam Chavez.</i>	City Plan Commission August 21, 2012 <i>Recommended Approval</i> City Council September 10, 2012 <i>Approved</i>
3	ZF 12-11 GreenVUE PD SE corner Greenville Ave. & Collins Blvd.	A request by John S. Kirk, representing Embrey Partners, Ltd., for a change in zoning from I-FP(2) Industrial with special conditions to PD Planned Development for the development of a multi-family community. The 12.75 acres site is located at the southeast corner of Greenville Avenue and Collins Boulevard and is zoned I-FP(2) Industrial. Applicant: John S, Kirk. <i>Staff: Chris Shacklett.</i>	City Plan Commission September 4, 2012 <i>Recommended Approval</i> City Council September 24, 2012
4	ZF 12-15 Noah's Event Center NE of Greenville Ave. & Glenville Dr.	A request by Eldon Haacke, representing Terraform Companies, for a Special Permit for a special events and entertainment facility, for a property located at the northeast corner of Greenville Avenue and Glenville Drive. The property is currently zoned I-M(1) Industrial. <i>Staff: Sam Chavez.</i>	City Plan Commission August 21, 2012 <i>Recommended Approval</i> City Council September 10, 2012 <i>Approved</i>
5	ZF 12-07 Texaco 1401 E. Belt Line Rd.	A request by Fahim U. Khan, representing DIBA Petroleum, Inc., for a Special Permit for a motor vehicle service station with modified development standards to be located at 1401 E. Belt Line Road (Northeast corner of Belt Line Road and Plano Road). The property is currently zoned LR-M(2) Local Retail. <i>Staff: Chris Shacklett.</i>	City Plan Commission September 18, 2012 Continued from the June 5, 2012 CPC Meeting
6	ZF 12-16 Mermaid Karaoke Bar 1310 W. Campbell Rd.	A request by Duncan Kim, representing Bear Design-Build, for a Special Permit for a karaoke bar for a property located at 1310 W. Campbell Road (northeast corner of Campbell Road and Coit Road). The property is currently zoned LR-M(2) Local Retail. <i>Staff: Chris Shacklett.</i>	City Plan Commission September 18, 2012



Development Status Report

City of Richardson, Texas ♦ Development Services Department

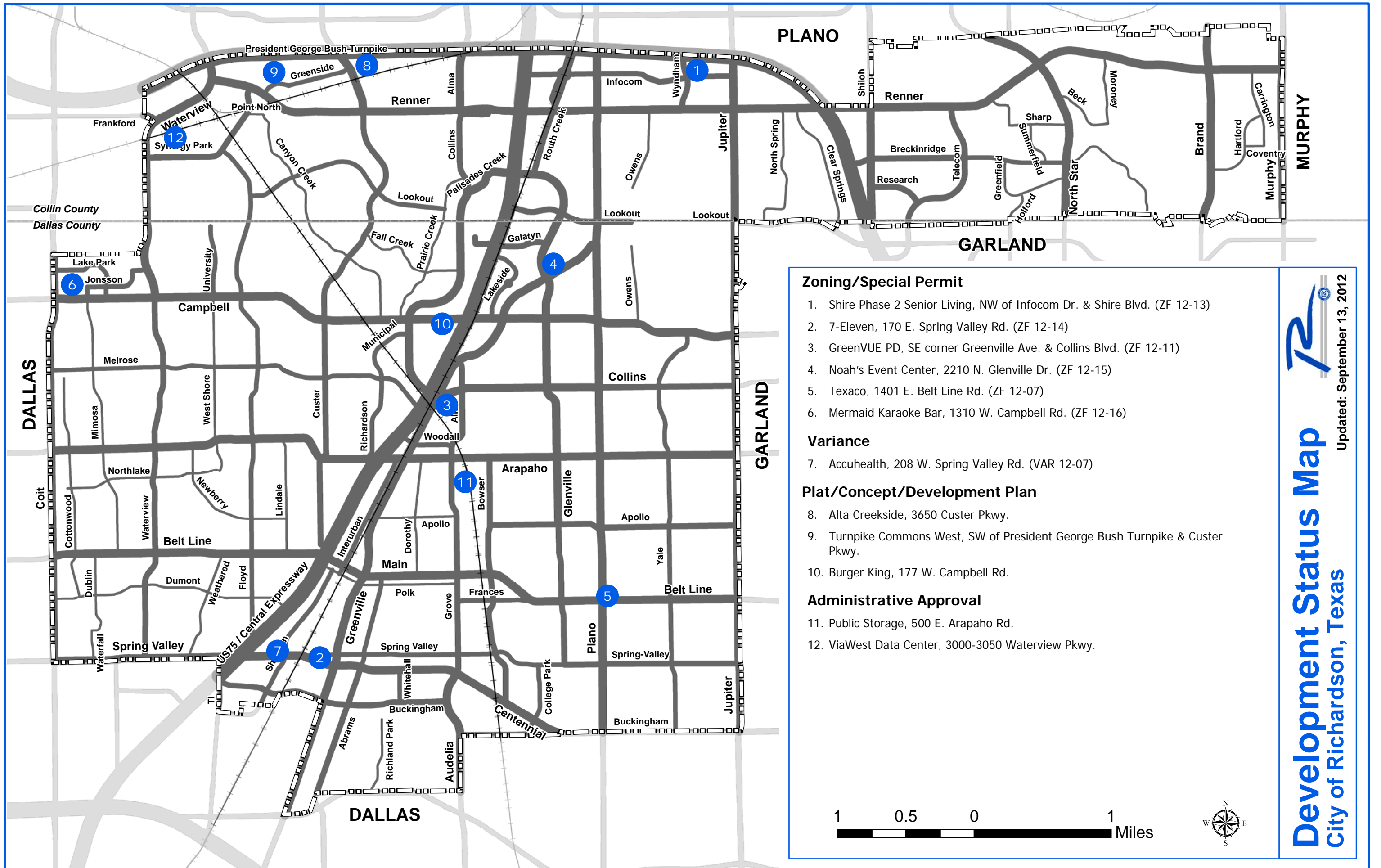
#	Name/Location	Project Information	Status
VARIANCES			
7	VAR 12-07 Accuhealth 208 W. Spring Valley Rd.	Consider and take necessary action on a request by Doug Jorgensen, representing Sign Manufacturing, for approval of a variance to the sign regulations of the Spring Valley Station District ordinance to allow a 20' pole sign and a digital display. Applicant: Doug Jorgensen. Staff: <i>Mohamed Bireima.</i>	City Plan Commission August 21, 2012 <i>Approved</i> City Council September 10, 2012 <i>Approved</i>
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
8	Alta Creekside 3650 Custer Pkwy.	Revised Building Elevations for Alta Creekside: A request for approval of revised building elevations for a 162-unit multi-family complex. The 13.64-acre site is located at the southeast corner of President George Bush Highway and Custer Parkway. Applicant: Mark Housewright. Staff: <i>Susan Smith.</i>	City Plan Commission September 4, 2012 <i>Approved</i>
9	Turnpike Commons West SW of President George Bush Turnpike & Custer Pkwy.	Concept Plan for Turnpike Commons West: A request for approval of a revised concept plan for Turnpike Commons West to reflect the proposed development of two apartment communities totaling 360 units. The approximate 94 acre site is located at the southwest corner of President George Bush Highway and Custer Parkway. Applicant: Kevin Gaskey, representing Kimley-Horn and Associates. Staff: <i>Susan Smith.</i>	City Plan Commission September 4, 2012 <i>Denied</i>
11	Burger King 177 W. Campbell Rd.	Site Plan, Landscape Plan and Building Elevations—Burger King: A request for approval of site, landscape and building elevation plans for the development of a 3,068 square foot restaurant with drive-through service. The site is located at 177 W. Campbell Road and is zoned LR-M(2) Local Retail District with a Special Permit for a restaurant with drive-through service. Applicant: John Watson, representing Sun Holdings. Staff: <i>Israel Roberts.</i>	City Plan Commission September 18, 2012



Development Status Report

City of Richardson, Texas ♦ Development Services Department

#	Name/Location	Project Information	Status
ADMINISTRATIVE APPROVALS			
11	Public Storage 500 E. Arapaho Rd.	Revised the site plan to reflect installation of a security fence to secure Public Storage facility at this location; and to reflect the relocation of the dumpster enclosure from the southwest corner of the property to a new location on the north side of building "J". The new dumpster will be enclosed by a six-foot high concrete block wall, which will be finished to match the building.	Staff August 31, 2012 <i>Approved</i>
12	ViaWest Data Center 3000-3050 Waterview Pkwy.	Revised the site and landscape plans to reflect the removal of sixteen (16) Bald Cypress trees from the tree wells in front of the three building entrances along Stewart Drive, to accommodate the installation of handicapped ramps and light towers (20' high) adjacent to these entrances. The removed trees are optional trees and are not required by code. The revised landscape plan complies with the City policy.	Staff September 10, 2012 <i>Approved</i>



Zoning/Special Permit

- 1. Shire Phase 2 Senior Living, NW of Infocom Dr. & Shire Blvd. (ZF 12-13)
- 2. 7-Eleven, 170 E. Spring Valley Rd. (ZF 12-14)
- 3. GreenVUE PD, SE corner Greenville Ave. & Collins Blvd. (ZF 12-11)
- 4. Noah's Event Center, 2210 N. Glenville Dr. (ZF 12-15)
- 5. Texaco, 1401 E. Belt Line Rd. (ZF 12-07)
- 6. Mermaid Karaoke Bar, 1310 W. Campbell Rd. (ZF 12-16)

Variance

- 7. Accuhealth, 208 W. Spring Valley Rd. (VAR 12-07)

Plat/Concept/Development Plan

- 8. Alta Creekside, 3650 Custer Pkwy.
- 9. Turnpike Commons West, SW of President George Bush Turnpike & Custer Pkwy.
- 10. Burger King, 177 W. Campbell Rd.

Administrative Approval

- 11. Public Storage, 500 E. Arapaho Rd.
- 12. ViaWest Data Center, 3000-3050 Waterview Pkwy.

Agenda

Item 1

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – SEPTEMBER 4, 2012**

The Richardson City Plan Commission met September 4, 2012, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman
Barry Hand, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Eron Linn, Commissioner
Don Bouvier, Alternate

MEMBER ABSENT: Thomas Maxwell, Commissioner

CITY STAFF PRESENT: Michael Spicer, Director- Development Services
Sam Chavez, Asst. Director of Dev. Svcs – Planning
Susan Smith, Asst. Director of Dev. Svcs – Dev. & Eng.
Israel Roberts, Development Review Manager
Chris Shacklett – Planner
Kathy Welp, Executive Secretary

BRIEFING SESSION

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

MINUTES

1. Approval of the minutes of the regular business meeting of August 21, 2012.

Vice Chair Hand asked to make a change to Page 9, paragraph 3, last sentence to better reflect the intention of his comments.

Motion: Commissioner Frederick made a motion to approve the minutes as amended; second by Commissioner Linn. Motion passed 7-0.

CONSENT AGENDA

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Commissioner Bouvier requested that Items 2 and 3 be removed for separate consideration.

2. **Revised Building Elevations for Alta Creekside:** A request for approval of revised building elevations concerning the mortar color, garage door design, and the peak of the gable wall design. The 13.64-acre, 162-unit multi-family community is located at the southeast corner of President George Bush Highway and Custer Parkway.

Mr. Roberts advised the applicant was requesting approval for three revisions to the previously approved elevations for Alta Creekside:

- Change in mortar color – the mortar color was too dark on a larger scale and a lighter grey color would provide a more contemporary design and a better contrast with the darker brick.
- Change carriage style garage doors – with the more contemporary look of the brick and mortar, the carriage style doors were too traditional and a change to a more contemporary style was being requested.
- Change gable vent design – the previous design reflected brown horizontal vents that matched the trim color of the building and the change would add a vertical element with fiber cement siding and wood bracketing.

Commissioner Bouvier asked for further description of the outriggers, the material to be used in the garage doors, and why the design of the doors was so plain.

Mr. Roberts replied that the garage doors were required to be metal and, because of the change in the mortar color, the applicant felt the traditional design of the carriage style doors would not be a good fit and suggested a more contemporary style.

Regarding the outriggers, Mr. Roberts stated those would be a decorative wood bracketing similar to the bracketing on other areas on the building making the overall look more uniform.

Commissioner Bouvier asked if the Commission could discuss other items related to the development (i.e., fencing and entry feature) and Chairman Gantt replied that the discussion would have to address the elevations changes listed on the agenda.

Motion: Commissioner Bright made a motion to approve Item 2 as presented; second by Commissioner DePuy. Motion passed 7-0.

3. **Concept Plan for Turnpike Commons West:** A request for approval of a revised concept plan for Turnpike Commons West to reflect the proposed development of two apartment communities totaling 360 units. The approximate 94-acre site is located at the southwest corner of President George Bush Highway and Custer Parkway.

Ms. Smith advised the applicant was requesting approval of a revised concept plan for development of two tracts of land that were subdivided into six development areas. She added that since the property was zoned PD Planned Development the Commission would be required to approve a concept plan prior to approving detailed development plans.

Ms. Smith described the boundaries of the property and noted that the existing north/south private drive would be extended to Greenside Drive and, consistent with City policy, the hike and bike trail adjacent to the City's retention pond would be extended to Renner Road.

Regarding the six development areas on the two tracts of land, Ms. Smith provided a description of the areas:

- A1 – 20 acres, proposing 240, 3-story multi-family units
- A2- 10 acres, proposing 120, 3-story multi-family units

As required by City zoning, each of the proposed communities would be enclosed by a perimeter fence with emergency access points on the north and south.

- A3 – 29.81 acres, proposed for future development with the potential to go up to 20 stories, a maximum of 385 multi-family units, and 1.9 million square feet of building area.
- Area B – 4.05 acres, existing Hilton Garden Inn
- Area C – 15 acres, Pradera West, 176, 2-3 story multi-family units
- Area D – 15.33 acres, 184, 3-story multi-family units

Ms. Smith concluded her presentation by noting the applicant was requesting approval of a revised concept plan and the Commission would be making a final decision.

Commissioner Bouvier acknowledged that the developer had met with the Homeowners Association (HOA) in the area and the HOA expressed concern whether the sidewalk would go under Renner Road and be continued around the retention pond.

Ms. Smith replied that she would defer the question of the sidewalk to the applicant, and, consistent with a request from the City's Park and Recreation Department, the applicant was proposing to extend the hike and bike trail to the end of their property. She added there were small portions of the property that belong to the City and staff would work with the Parks Department to connect the two areas, but she had not heard of any connection going under Renner Road.

Chairman Gantt expressed concern that with the existing, proposed, and future multifamily units there would be a little over 1,000 multifamily units along an entryway to the City and asked the applicant to come forward to answer some questions.

Ms. Smith replied that the number of units was what was currently permitted under the development rights.

Mr. Kevin Gasky, 12750 Merit Drive, Dallas, Texas, stated he was available to answer any questions.

Chairman Gant noted that City ordinance did not allow more than 250 units without a fence, therefore, the proposed development would be split in two, but he was wondering if the applicant was planning to market them as two completely separate complexes and if the proposed apartments would be the same style as the existing Pradera apartments.

Mr. Gasky replied that in speaking with the developer, it was noted the properties would have the same name with only a slight variation such as east and/or west. Also, he thought the reference to the Pradera apartments was a fair characterization to what they were proposing for the new development.

Vice Chair Hand commented that the last time the Commission discussed the project he thought that 12 units per acre was not dense enough for the property and suggested an increase in vertical mass along the President George Bush Turnpike (PGBT) would be more appropriate. He asked if it would be possible to develop 3 or 4 story iconic buildings along PGBT and stay at the same density by developing other amenities closer to the neighborhood.

Mr. Gasky cautioned that noise would be a factor if the buildings were pushed closer to the highway as well as the 100-foot setback line required under the PGBT guidelines. He added that their proposal was also what the market was asking for at this time.

Commissioner Bouvier asked if Mr. Hand was referring to something similar to the six-story Monterrey development along Highway 75 south of Mockingbird that was right up against the highway.

Vice Chair Hand replied the Monterrey was a good project to look at for a much denser and urban environment, and asked the Commission to compare that to 2 and 3 story apartment buildings adjacent to highways that do not seem to have the right scale. He felt it was a mistake to construct the development in the current proposed format.

Mr. Ray Taylor, 600 E. Las Colinas Boulevard, Irving, Texas, stated that a higher density would go against what the property is currently zoned for and any change to that would have to come from the City.

Chairman Gantt asked the applicant if they had any idea as to what would be developed on Tract R1, area A-3 at the southwest corner of PGBT and Custer Parkway.

Mr. Gasky replied the property owner did not want to show anything on the proposed concept plan because they did know what might develop at that location.

Commissioner Bouvier questioned the layout of the western most building noting the power lines in that area as well as the long drive leading up to the club house. He also wanted to know if a drive could be added from PGBT to the clubhouse.

Mr. Gasky stated they had discussions about moving the power lines, or possibly moving the building footprint to the east 10-15 feet; however, any changes would have to be evaluated based on the cost involved and the cost for moving the power lines would be very expensive.

Commissioner Bouvier said he thought it would be better to put the athletic courts to the west and move the apartment building closer to the club house because, left as is, it was not an ideal situation for leasing apartments in that building.

Regarding an access point along PGBT closer to the clubhouse, Mr. Gasky replied they were focused on accessing the property off the existing drive to the west, plus there was a gore point at the suggested area which required the addition of a turn lane into the development.

Chairman Gantt asked staff if the City's Traffic Department had looked at the concept plan and expressed any concerns.

Ms. Smith replied the Traffic Department had looked at the plan and had no concerns. In addition, they supported the extension of the existing road connecting to Greenside Drive.

Motion: Commissioner Bright made a motion to approve Item 3 as presented; second by Commissioner Linn.

Commissioner Bouvier explained the HOA thought one of the last remaining open tracts of land in the City should have something more iconic and urban in design especially along the PGBT. He added that if the motion passed and development plans were received, the plans would be reviewed very closely and asked the staff to insure that the quality of the development was up to par with the two existing developments in the area.

Motion failed 2-5 with Chairman Gantt, Vice Chair Hand and Commissioners Bouvier, DePuy, and Frederick opposed.

Motion: Vice Chair Hand made a motion to deny Item 3 as presented without prejudice; second by Commissioner Bouvier.

Ms. Smith asked the Commission to give the applicant a reason for the denial and some direction to move forward.

Vice Chair Hand restated his earlier comments about the need for a more iconic design that was closer to the PGBT, and was pleased the HOA was also in support of this idea. He added that keeping the design in the current form was not the best use of the land.

Ms. Smith reminded the Commission that the application was for a revised concept plan and they were not reviewing building form and the applicant did have the development rights to what they were proposing.

Vice Chair Hand said he understood, and with comments from the neighborhood and community, he thought this was an opportunity to do something special that would most likely yield bigger returns.

Chairman Gantt asked to clarify that the development rights on the property not only included multifamily but also the right to construct buildings up to 10 to 20 stories. He added that he was not suggesting a 20 story apartment complex, but something bigger in scale.

Ms. Smith confirmed the development rights on the property did include structures up to 20 stories.

Commissioner DePuy stated she would like to hear comments from the HOA about the population increase if the buildings were 4 to 5 stories in height.

Ms. Smith reminded the Commission that the item was not a public hearing so that type of input was not available, and Chairman Gantt stated that any testimony received would only be hearsay because the neighborhood was not present in the Chamber.

Vice Chair Hand said he was not suggesting that the property should be a higher density or population, but the design needed to be arranged in a more iconic or special layout; something more appropriate to the scale of the PGBT.

Commissioner Linn asked Mr. Hand to define the term “iconic” to better assist the applicant in determining what the Commission was looking for.

Vice Chair Hand stated that “iconic” could include the height, the design, the materials, and sited an example of “iconic” architecture in the City with the new building at the University of Texas at Dallas that used metal panels in the design. He added that making the building a little taller, closer to the freeway, and adding more green space closer to the neighborhood could be seen as “iconic”.

Commissioner Bright asked staff about their earlier comments regarding the development rights on the property.

Ms. Smith replied that she wanted to make sure the Commission understood the applicant met all the development regulations and the Commission could not suggest that the applicant move forward with higher density because that would require a zoning case.

Chairman Gantt concurred and stated the Commission should not be reviewing the concept plan for density or zoning, but simply as a concept plan.

Commissioner DePuy asked to confirm the Commission would have another chance to review the elevations and design if the item was approved.

Chairman Gantt replied that if the item was approved and the applicant proceeded with the development, they would come back before the Commission with development plans.

Ms. Smith added that the elevations, landscape and site plans would have to be in substantial conformance with the concept plan.

Chairman Gantt summarized that the question before the Commission was whether they wanted the applicant to come back with a different concept before they proceeded, or was the current concept plan acceptable.

Commissioner Bouvier acknowledged that the developer had the right to build multi-family, and the density could not change, but suggested the buildings could be moved closer to the freeway and be more urban and a better fit for the area. He added he also wanted to see different treatments for the building on west side of the property and the problem with the power lines addressed.

Mr. Bouvier stated that he understood the economies of scale and the number of units needed for profitability, but wondered what the development could become if the interior fence between the two sections was removed and the clubhouses and pools were combined. He said the combined product would be able to act as one big community versus trying to be two complexes acting as one.

Chairman Gantt reminded everyone that a variance would be required for the fence to be removed and the Commission was only reviewing the concept plan.

Ms. Smith explained that the concept plan would have to respect the area regulations that govern the property, such as relocating buildings, but the buildings would have to abide by the 100-foot building setback line. She added that if the applicant wanted to combine the two communities, they would have to ask for a variance that would come before the Commission and, if approved, go to the City Council, but there were no guarantees that it would be approved.

Vice Chair Hand stated he wanted to be clear that at the current density it would be difficult to achieve an urban scheme, but it should not keep the Commission from exploring a more “iconic” layout, concept, and building form, which would prove beneficial to the whole neighborhood.

Commissioner DePuy asked to confirm the development could not move any closer to the PGBT without a variance.

Ms. Smith replied they would have to respect the 100-foot building setback line.

Motion passed 4-3 with Commissioners Bright, DePuy and Linn opposed.

PUBLIC HEARING

- 4. Zoning File 12-11 (continued from August 21, 2012 meeting):** Consider and take necessary action on a request by John S. Kirk, representing Embry Partners, Ltd., for a change in zoning from I-FP(2) Industrial with special conditions to PD Planned Development for the development of a multi-family community. The 12.75-acre site is located at the southeast corner of Greenville Avenue and Collins Boulevard and is zoned I-FP(2) Industrial.

Mr. Shacklett advised the applicant was requesting to rezone the property at the southeast corner of Greenville Avenue and Collins Boulevard for development of a 351-unit multifamily community. He added that Exhibit "F" in the Commission's packet would be the proposed PD conditions for the development relating to height, buildings, landscaping and other regulations. Mr. Shacklett provided background information on the property including (1) the 2001 land use study for the area in and around the Arapaho DART Station including the subject property and the property located directly south with designated office, open space, and mixed-use office/urban residential, (2) the 2005 City initiated zoning request for a transit oriented development (TOD) around the Station that did not include the subject property (the City Plan Commission recommended approval and the City Council tabled it, but a decision was never made therefore leaving the existing Industrial zoning on the property), (3) the 2009 Comprehensive Plan update designated six areas throughout the City as enhancement/redevelopment with the subject property listed as part of the third study area that will be taking place in the near future.

Mr. Shacklett stated the applicant was proposing 351 multi-family units in a total of eight (8) buildings with the majority of the buildings being 3-stories in height. The only exception would be Building 1 which will have 3-story units that have a second story (loft) within the unit thereby creating a 4-story building. He added that there will be a number of open spaces provided throughout the community including the largest area behind the leasing office/clubhouse where a pool and other amenities would be located.

Mr. Shacklett pointed out that the site would have access from Greenville Avenue and Alma Road via an east/west drive aisle with parallel parking adjacent to the buildings. He added that the applicant was also proposing landscape buffers and fencing around the property with tree and a shrub row alternating on centers along the fence providing a buffer from the property to the south.

Mr. Shacklett reported the applicant was requesting the following amendments to the development standards of the A-950 District:

- Parking ratio of 1.5 per unit, the same as provided at Eastside, due to an apartment mix of 70/30 (one to two bedrooms). Also providing 158 garages and tuck-under spaces.
- Requesting 100 amenity points as opposed to the typical 70 points for each 250 units in A-950 Regulations.
- Requesting the property be considered one large community and that no physical separation be required.
- Reduction in masonry material from 75% to 50% for any one elevation, and the non-masonry materials allowed would be a three-stage stucco, metal and hardy panels. Some elevations will have upward of 77% of masonry, but the lowest would be 50%.

Mr. Shacklett explained that rather than having dumpsters in the parking lot, the applicant was proposing internal trash rooms within each building where residents would take their trash and then maintenance staff would move the trash to an enclosed compactor area on the north side of the property.

In closing his presentation, Mr. Shacklett stated that if the zoning request was approved, the property will be zoned PD Planned Development, developed in accordance with Exhibit "F" (list of conditions), Exhibit "B" and the three elevation sheets.

Vice Chair Hand said he understood the legality of making the property a PD Planned Development district, but had a concern about exempting the property in question from residential requirements listed in the Comprehensive Zoning Ordinance (CZO).

Chairman Gantt replied that the PD would be creating a new ordinance and would define the use and what could be built.

Mr. Chavez added that Section 8(c) of the Proposed Conditions was added to clarify that the property would be a PD as opposed to a residential district, which is where the CZO would apply additional heights limitations and performance standards on adjacent property.

Vice Chair Hand asked if the item was approved, would the surrounding properties be nonconforming and would the new zoning exempt adjacent properties from what a residential property would do to them. He also felt the property did not meet the definition of a PD.

Mr. Chavez replied that based on the staff analysis, and in accordance with the CZO, none of the residential performance standards would apply to the surrounding properties because the property would be zoned PD, which by definition has to be more than 10 acres and the property met that requirement.

Chairman Gantt asked if Mr. Hand's concern was the property to the south and what might be built there in the future that would normally not be allowed adjacent to a residential area.

Vice Chair Hand confirmed that was an area of concern for him.

Commissioner Linn asked staff if the property in question would be in the Arapaho Collins redevelopment/enhancement study area. He also wanted to know if the item was approved, would the PD supersede the study area recommendations, or would it be removed from the study area.

Mr. Shacklett replied that the 2009 Future Lane Use plan called for six areas to be studied and the study for the proposed area had not been undertaken as yet. In addition, he said the development might be considered as a factor in the future study, but it was not known at this time if it would be

Commissioner Linn stated the 2000 ULI study for the area surrounding the Arapaho Station called for residential as well as mixed-use retail, similar to other TOD areas, and wanted to know why mixed-use was not part of the proposal. He also wanted to know if there would be sidewalks around the development.

Chairman Gantt pointed out that the ULI study covered a much broader area than the proposed property and Mr. Shacklett noted that there would be a 10-foot trail along all three frontages.

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

Mr. William Dahlstrom, representing Embry Partners, 901 Main Street, Richardson, Texas, stated Embry Partners was a fully-integrated development and property management company with 40 years of experience and they were proposing a high quality urban residential community. He added that the project could be a catalyst for the area and could trigger development around the Arapaho Station.

Mr. John Kirk, Executive Vice President, Embry Partners, 1020 NE Loop, San Antonio, Texas, stated that Embry specialized in multi-family developments and has developed over 30,000 residential units and over 6 million square feet of office in the past 40 years. He added that their projects cover much of the south and they pride themselves on building quality products with long term value.

Mr. Kirk highlighted some of materials to be used in construction of the project including brick, stone, hardy plank, three-stage stucco, and metal accents. In addition, the development would have amenities such a pool, club house/fitness center, dog park, and a hike and bike trail that would tie into the City's trail system via a trail head that will be paid for and constructed by Embry.

Mr. Kirk concluded his presentation noting the high demand for the type of product they were proposing and cited similar projects in the area that are all above 90% occupied.

Mr. Scott Polikov, President, Gateway Planning Group, 101 Summit Avenue, Fort Worth, Texas, stated that the area needed a jump start with an urban residential, TOD project, and felt the proposed project could be the catalyst that has been discussed in some of the redevelopment and enhancement studies in the City. He added that the 2000 Land Use study called for urban residential for the property as opposed to retail, and suggested the project would serve the type of residents who work for the large employers in the Telecom Corridor.

In closing, Mr. Polikov acknowledged that his company did not usually handle this small a project, but when Embry Partners, who has an outstanding reputation, asked his company to participate they were eager to do so.

Mr. Tod Fobare, Property Owner, 5825 Park Lane, Dallas, Texas, stated his company owned a lot of property in the area and felt the proposed project would act as a catalyst to increase development from Arapaho Road north to Campbell Road. He thought that more vertical developments would follow as properties redevelop closer to the Arapaho DART Rail station and noted that plans are in the works for an office building on the property to the south.

Mr. Dahlstrom stated he wanted to conclude the group's presentation by answering two of the questions posed by the Commission: 1) item 8(c) in the proposed conditions was put in place to head off any unintended consequences from putting a residential use next to a nonresidential use; and 2) mixed-use can be horizontal as well as vertical and the proposed project would be a component of that mixed-use in and around the Arapaho station.

Commissioner Bouvier asked if the hardy panels referred to in the Commission's packet were one solid piece as opposed to the typical hardy planks.

Mr. Eric Ernschaw, BGO Architects, 4144 N. Central Expressway, Dallas, Texas, replied that hardy panels were fiber cement panels that come in 4' by 8' sheets with the joints concealed so there are no battens or reveals and looks like a smooth stucco or wood textured panel.

With no other comments in favor or opposed, Chairman Gantt closed the public hearing.

Commissioner DePuy asked about vertical access to the apartments.

Mr. Kirk replied the units would be accessed via interior corridors and stairwells.

Vice Chair Hand asked why gates were listed on the concept plan when the project was suppose to be urban.

Mr. Polikov replied that there had been concern on the part of the applicant about cut through traffic, but after speaking with staff, an agreement was reached to return to the original proposal and remove the gates. Also, in areas where gates would be needed for internal parking security, the engineering staff thought something could be worked out to avoid turn around conflicts.

Chairman Gantt stated he understood the possibility of security issues, but did not think there would be a problem with cut through traffic and Mr. Polikov agreed.

Vice Chair Hand asked why the applicant was proposing 3-story buildings throughout most of the project as opposed to 4 stories, especially along the frontage road to Highway 75.

Mr. Polikov replied the proposal was the maximum urban format possible under the rent structure in the market place going forward for the next several years. In addition, the proposed development served the mid-level market and more closely matched the wages in the Telecom Corridor at \$1.30 to \$1.40 per square foot for rent. He did not think the market would support rent on podium or structured parking construction.

Regarding 4 stories along the frontage road to Highway 75, Mr. Ernschaw replied there will be three stories of residential units in the building along the frontage road, but the perception of the height of the building will be greater than 3 stories with a vertical elevation of 50 feet.

Vice Chair Hand stated he could accept 3-story buildings down the center boulevard because of the outdoor space being developed, but wanted to know if the green spaces in front of the buildings were patios or yards, which he felt took away from the urban feel of the design.

Mr. Ernschaw replied there would be a meandering sidewalk with 8-foot tree wells against the parallel parking, and between the sidewalk and the building there will be landscaping.

Mr. Shacklett replied that there would be approximately 12 feet between the balcony/patio and the parallel parking (5-foot walkway, 7-foot landscape).

Commissioner DePuy stated that the proposed concept plan reminded her of a project in Uptown Dallas with buildings close to the sidewalk and some landscaping, which makes it a very comfortable environment for the residents. She added that the concept plan made sense to her and thought it was the right fit for the site.

Commissioner Frederick stated she liked the plan and felt it was distinctive enough to attract attention along Highway 75. She felt the green space in front of the buildings softened the hardscape just a little bit, but left the urban feel.

Chairman Gantt stated at first he was having a hard time seeing how the proposed concept plan was a good idea because of the industrial zoning to the south, but after a more detailed look at the plan and listening to the presentation, he concurred that the project was a good fit for the area.

Vice Chair Hand noted that proposals had come before the Commission in the past with plans for small apartments, and he acknowledged that the applicant was proposing high quality premium units with the smallest at 550 square feet, but wanted to know how the Commission could codify that the units would not be small, cheap efficiencies.

Mr. Kirk replied they had designed one-bedroom apartments that were high in quality and efficient, but were not the typical efficiency apartments.

Mr. Polikov stated that he could understand the concern of a smaller unit if there were no other elements in the PD conditions that required quality construction, and felt the type of resident who would live in the development would be interested in the amenities, location, and the lifestyle. In addition, for the City to remain competitive they would have to look at changes in the market and the current zoning ordinance was not nuanced enough to do that so that was why the PD made sense.

Vice Chair Hand stated he understood financially why the applicant was not building podium with retail/live/work type units, but asked why that type of environment was not being built and filled with residential for now.

Mr. Polikov replied the market was in the City and not in the site, and may very well never be in the site. He added the amenity level was part of the rent structure renters would be willing to pay. If the developer wanted to go to podium construction and have the retail space to eventually fill in, there might be a problem because higher rents would have to be charged, higher than what was called for in the market. Polikov urged the Commission to view the project as an incremental investment to up-tick the market to allow future developments to build mixed-use, podium style construction.

Commissioner Linn stated he thought the proposed development was a good idea for the area, but would prefer to wait until the Arapaho Collins redevelopment/enhancement study was complete and let the study dictate the land use around the station. In addition, he did not feel there was enough data to back up the claim that the project could be a catalyst for the area.

Mr. Polikov replied that his company had worked on other area studies for Cities in the Metroplex, including Richardson, and, based on his opinion, if his company was working on the contract for the Arapaho Collins study, he felt their recommendations would not be that much different from the concept plan being presented to the Commission. He added that the development would act as a catalyst by making a statement to the market that if Embry was willing to invest in the location, then maybe other investors and developers should too.

Mr. Dahlstrom added they had visited with the staff and were told the Arapaho Collins study would be a different type of study and that the request was a reasonable use of the property.

Mr. Chavez stated that the proposed study for Arapaho Collins would be a market study, which could possibly lead to a land use study of the area, but there were no guarantees that would happen and that the market study would be completed in the first quarter of 2013.

Mr. Kirk addressed the catalyst statement by citing a redevelopment project Embry did in San Antonio on the site of a run-down motel and how the area is now home to a new Target,

Wal-Mart Supercenter, and Chick-fil-A. He also mentioned some areas in Dallas where residential made an impact and started the turn around process.

Commissioner DePuy stated the area was definitely a TOD area and felt the apartments would appeal to young professionals. She added that to wait on the project would be detrimental to other developments starting to take place along Highway 75.

Motion: Commissioner Frederick made a motion to recommend approval of Zoning File 12-11 as presented, with an additional condition to allow the option to remove the gates at both the east and west drives; second by Commissioner DePuy.

Vice Chair Hand stated he thought the proposal was interesting, but was hoping to have more time to deliberate and negotiate with the applicant. He also thought the motion should state the gates should be removed as opposed to having the option of removing them.

Mr. Hand closed his comments by citing a section of the Gateway Planning document about older apartment complexes and cautioned the Commission to apply the lessons learned when making their decision.

Motion passed 4-3 with Vice Chair Hand and Commissioners Bouvier and Linn opposed.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 9:24 p.m.

David Gantt, Chairman
City Plan Commission

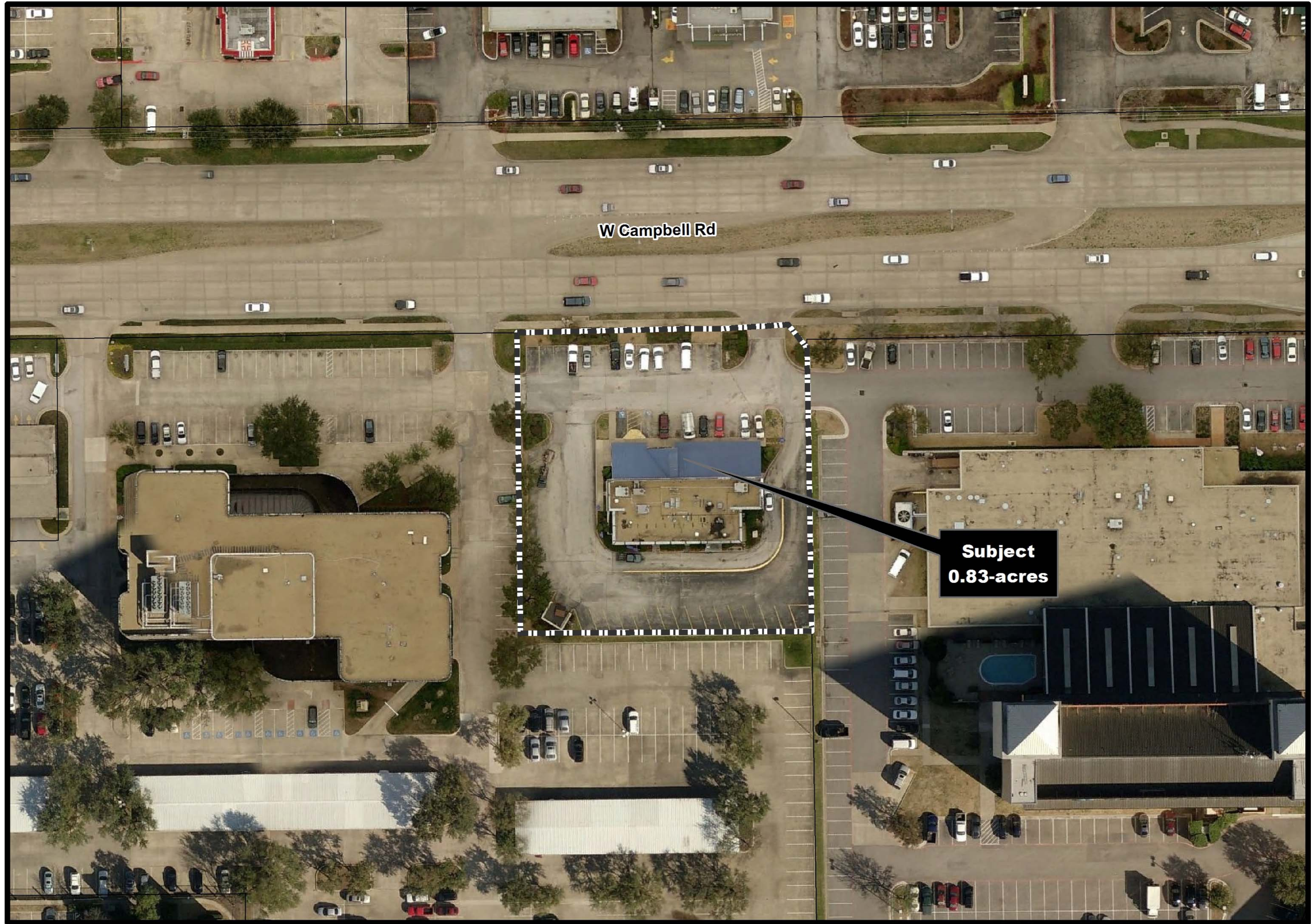
Agenda

Item 2

Burger King

Attachments:

1. Locator
2. Site Plan Staff Report
3. Site Plan
4. Landscape Plan Staff Report
5. Landscape Plan
6. Building Elevations Staff Report
7. Building Elevations



Burger King
177 W. Campbell Road



**CITY PLAN COMMISSION
BACKGROUND INFORMATION
September 18, 2012**

Site Plan

PROJECT SUMMARY

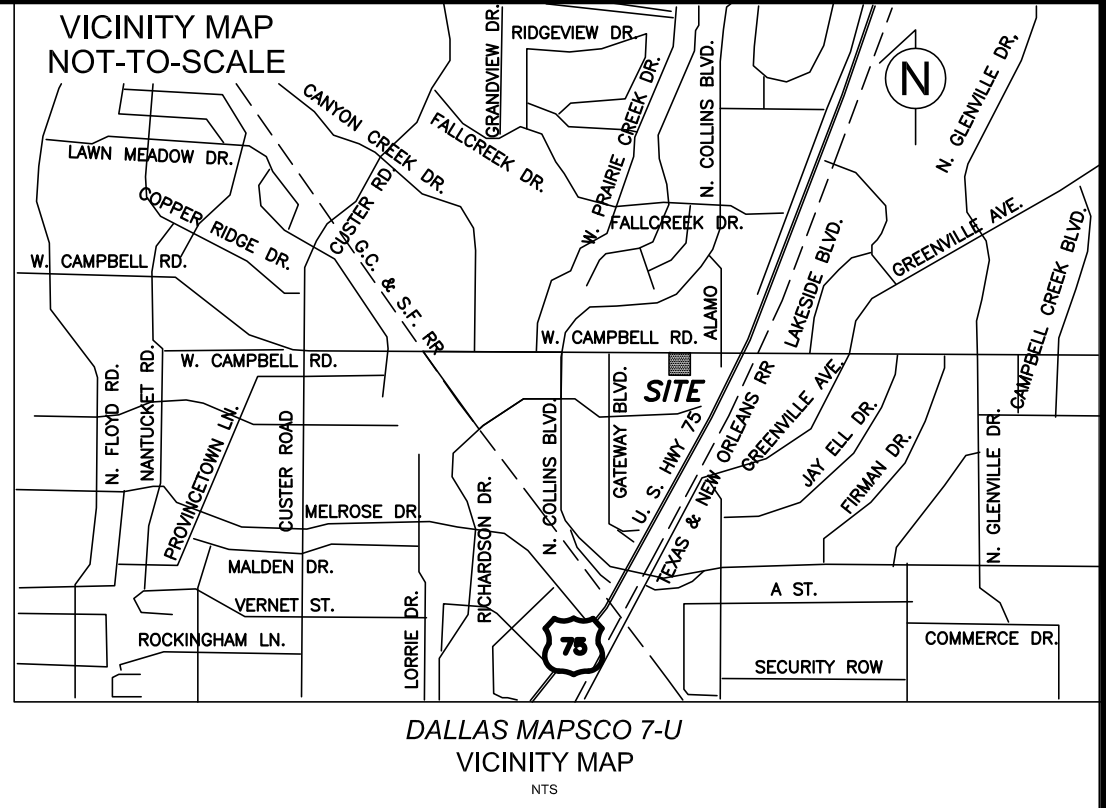
Project:	Burger King 177 W. Campbell Road
Staff Comments:	<p>The site plan reflects the construction of a single-story, 3,068 square foot drive-thru restaurant with associated parking. To accommodate the proposed restaurant, the existing 5,100 square foot restaurant will be demolished.</p> <p>The site plan complies with all applicable zoning, development regulations, and Ordinances #2175 and #3873.</p>
CPC Action:	Final decision

BACKGROUND

Legal Description:	Lot 2, Block A University Business Center Addition
Tract Size:	0.83-acres (36,093 square feet)
Zoning:	LR-M(2) Local Retail District under Ordinances #2175 and #3873.
Special Conditions	3' landscape buffer along Campbell Road (Ord. #3873) 4% landscape area (Ordinance #2175)
Building Area/Use:	3,068 square feet/drive-thru restaurant
Site Access:	The site has direct access to Campbell Road.
Parking Summary:	
Parking Ratio	1/100 square feet of building area
Spaces Required	31
Spaces Provided	41

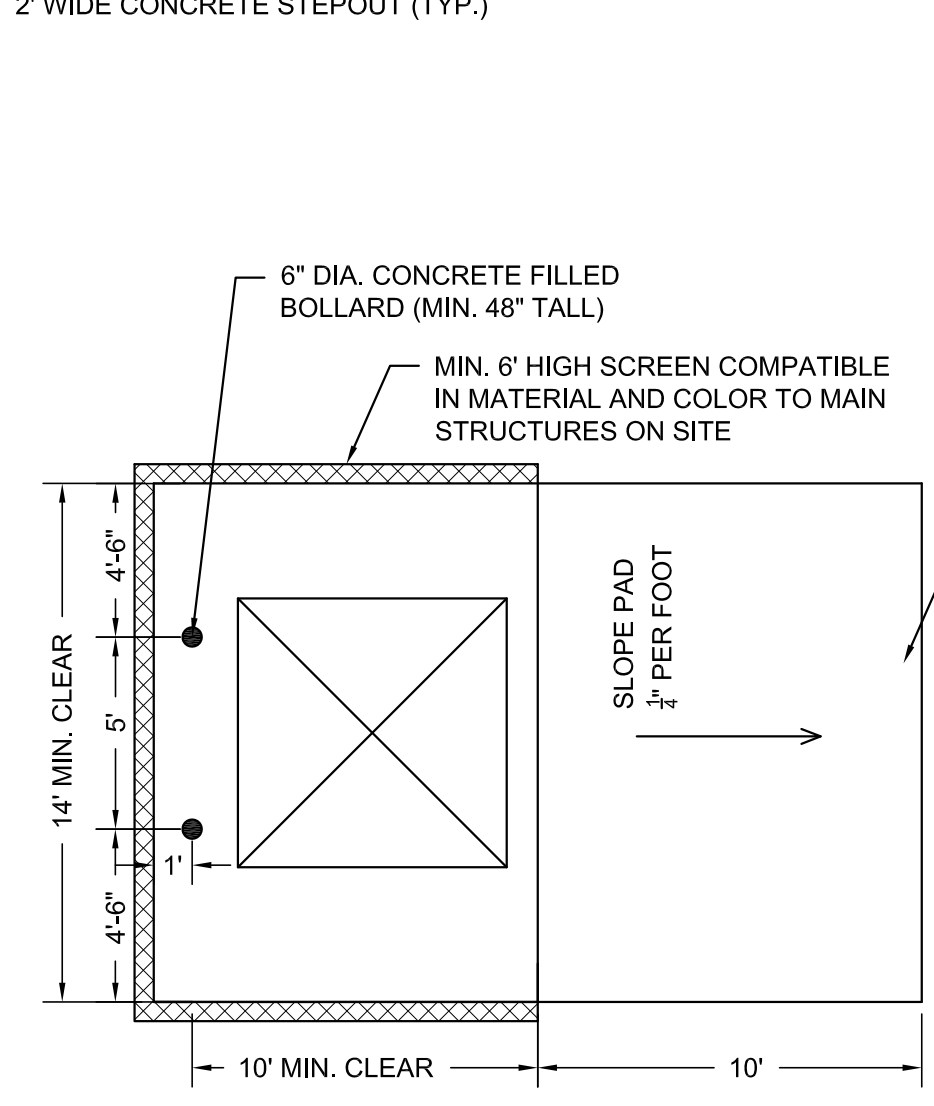
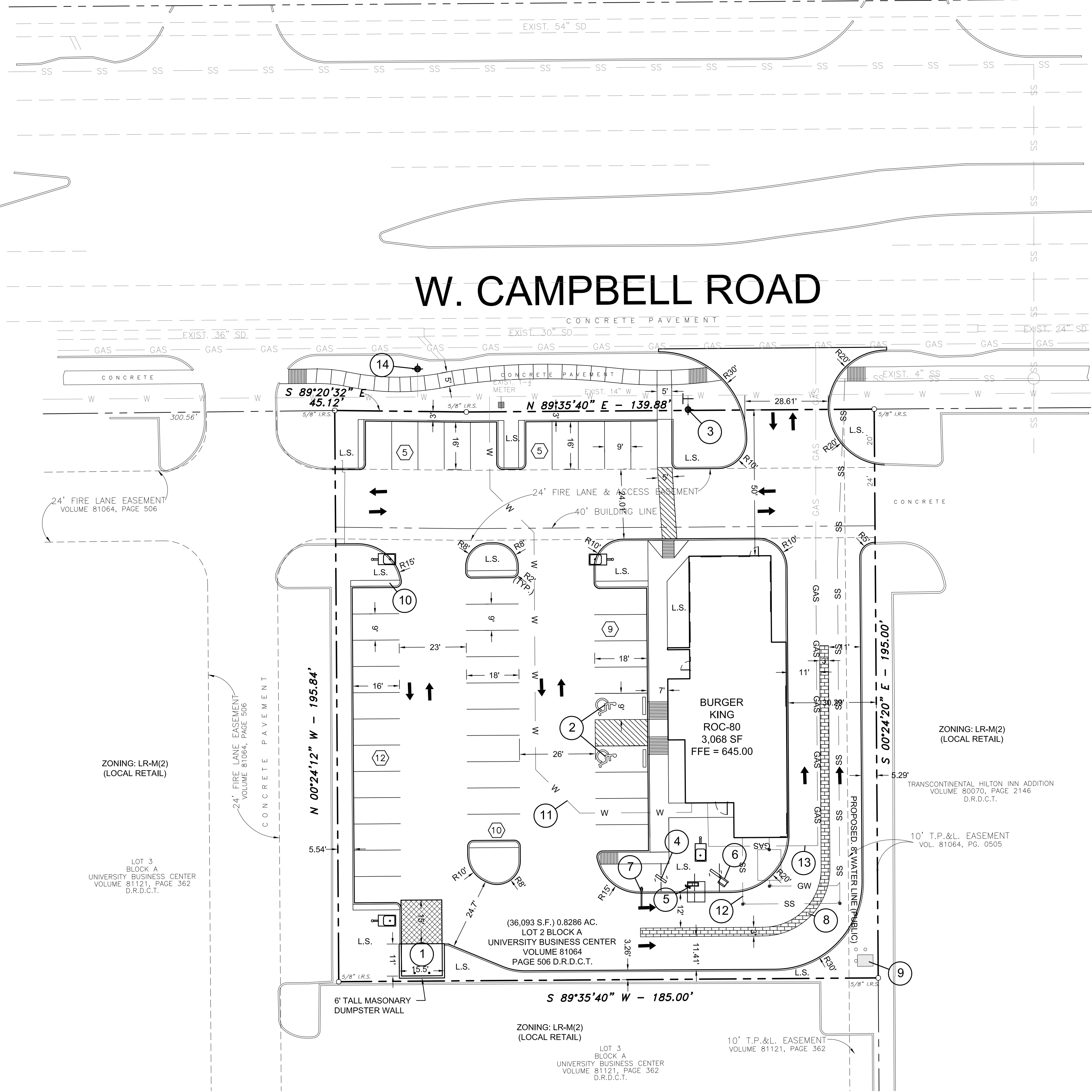
LEGEND:

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- CONCRETE PAVING (THICKNESS PER DETAIL ON SHEET C-5.0)
- PARKING STALL COUNT
- SITE LIGHTING (REFER TO ELECTRICAL PLANS)

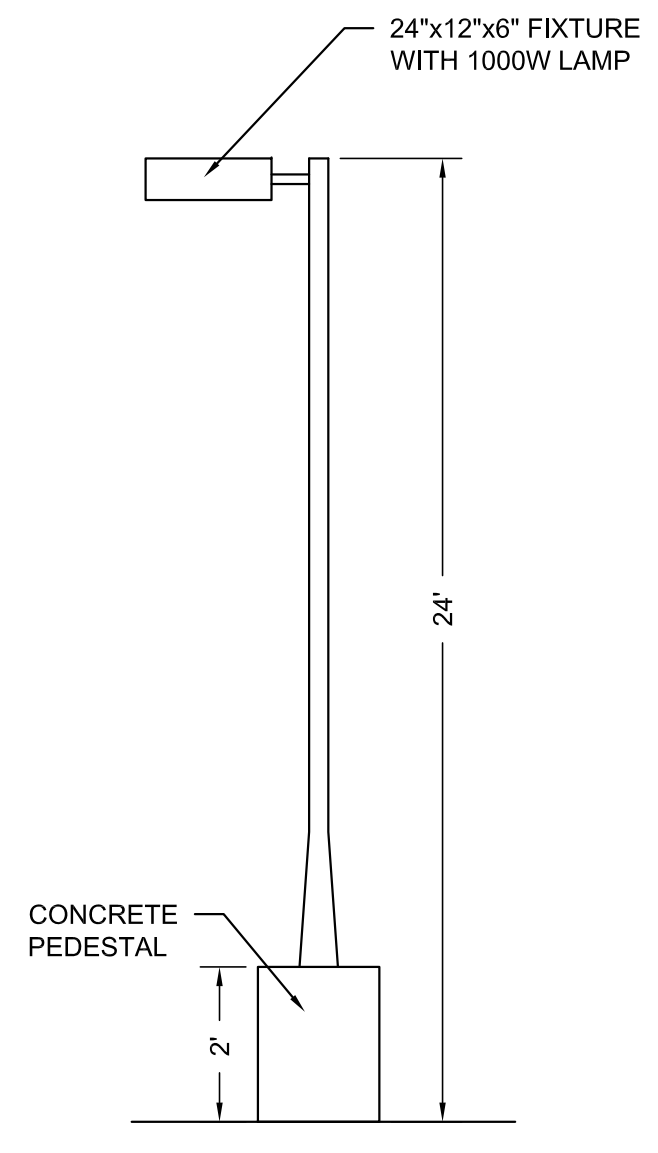


NOTES BY SYMBOL

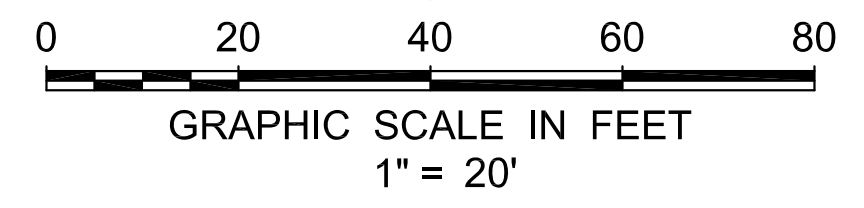
- ① 11' X 14' DUMPSTER PER CITY SPECIFICATIONS
- ② HANDICAP ACCESSIBLE PARKING SPACE (TYP.)
- ③ PROPOSED FIRE HYDRANT
- ④ PRE-VIEW MENU BOARD
- ⑤ ORDER CONFIRMATION BOARD
- ⑥ MENU BOARD
- ⑦ CLEARANCE BAR
- ⑧ 3' WIDE RAISED BRICK PAVERS LANE DIVIDER
- ⑨ EXISTING TRANSFORMER TO BE SCREENED WITH LANDSCAPING
- ⑩ 2' WIDE CONCRETE STEPOUT (TYP.)
- ⑪ 2" DOMESTIC WATER LINE
- ⑫ 6" SANITARY SEWER LINE
- ⑬ GAS SUPPLY LINE
- ⑭ EXISTING FIRE HYDRANT



DUMPSTER PAD DETAIL



LIGHT FIXTURE DETAIL



GENERAL NOTES:

1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
3. ALL CURVE RADII ARE 2' UNLESS NOTED OTHERWISE.
4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

SITE SUMMARY

ZONING	LR-M(2) LOCAL RETAIL WITH SPECIAL PERMIT FOR DRIVE THRU RESTAURANT UNDER ORDINANCE #2175 AND #3873
LOT AREA (Ac.)	0.8286 Ac. (36, 093 SF)
FRONT SETBACK REQUIRED / PROVIDED	40' / 50'
BUILDING USE	RESTAURANT
BUILDING AREA (sf)	3,068
PARKING REQUIRED (RESTAURANT 3,068 SF)	31 (1 PER 100 SF)
PARKING PROVIDED	41 SPACES
REQUIRED LANDSCAPING (4%) (sf) PER ORD. 2175-A	1444 sf
PROVIDED LANDSCAPING AREA	5901 sf (16.3%)
IMPERVIOUS AREA (sf)	30,192
FLOOR AREA RATIO	0.09:1 (0.5:1 MAX)
BUILDING HEIGHT (ft)	25' TOP OF TOWER / 25' MAX. ALLOWED

SITE PLAN NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES
2. FIRE LANES TO HAVE 6" MIN. THICKNESS CONCRETE PAVEMENT
3. BOUNDARY OF FIRE LANE TO BE IDENTIFIED USING A 6" WIDE RED LINE WITH 4" LETTERING 1" THICK
4. "NO PARKING" AND "FIRE LANE" TO BE PAINTED ON 25' ALTERNATING INTERVALS ON EACH SIDE OF THE FIRE LANE
5. OUTDOOR LIGHTING MUST BE ORIENTED SO THAT THE LIGHTING LEVEL AT ALL PROPERTY LINES IS ONE FOOT-CANDLE OR LESS.
6. SIGNAGE LOCATIONS AND TYPES SUBJECT TO COMMUNITY SERVICES APPROVAL.
7. ALL GROUND LEVEL EQUIPMENT, INCLUDING FANS, VENTS, AIR CONDITIONING UNITS, COOLING TOWERS, FUEL TANKS AND GENERATORS, SHOULD BE SCREENED FROM THE VIEW OF STREETS AND ADJOINING PROPERTIES BY THE MEANS OF A MASONRY WALL OR A LIVING SCREEN NOT LESS THAN THE HEIGHT OF THE TALLEST ELEMENT OF THE EQUIPMENT. ANY EQUIPMENT INSTALLED THAT IS NOT SHOWN ON AN APPROVED SITE PLAN, IS NOT AN APPROVED LOCATION, AND SHALL BE SUBJECT TO ALL SCREENING REQUIREMENTS.

SITE PLAN

UNIVERSITY BUSINESS CENTER
LOT 2, BLOCK A, 0.8286 ACRES
CITY OF RICHARDSON
DALLAS COUNTY, TEXAS

APPLICANT
FIREBRAND PROPERTIES LP
ATTN: JOHN WATSON
3318 FOREST LANE, STE. 200
DALLAS, TX 75234
PHONE: (972) 620-2287 X 285

OWNER
BURGER KING CORPORATION
5505 BLUE LAGOON DR., MIAMI, FL 33126
ATTN: HEILEEN S BELL PH: (305) 378-3866

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
4604 BILL SIMMONS ROAD, COLLEYSVILLE, TX 78034
ATTN: MATHEW THOMAS, PE PH: (214) 680-2728

THOMAS SITE DEVELOPMENT ENGINEERING INC.
REGISTRATION NO. F.10298
1000 BILL SIMMONS ROAD, COLLEYSVILLE, TX 78034
(214) 680-2728 FAX (817) 545-9788
EMAIL: MATHEW@THOMAS-ENG.COM

BURGER KING RESTAURANT
177 W. CAMPBELL ROAD
RICHARDSON, TEXAS 75080



REVISION	DESCRIPTION	DATE

C-2.0

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
September 18, 2012**

Landscape Plan

PROJECT SUMMARY

Project: **Burger King**
177 W. Campbell Road

Staff Comments: The landscape plan reflects the development of a 3,068 square foot drive-thru restaurant. Per Ordinance #3873, the revised plan creates a 3' landscape buffer along Campbell Road. The buffer will be covered with mulch to account for the vehicle overhang for head-in parking spaces. Since this landscape buffer is not wide enough to accommodate plant material, the plan reflects the installation of parking lot screening shrubs within the Campbell road right-of-way. Additionally, the plan protects two existing Live Oak Trees that are also located within the Campbell Road right-of-way. Any new trees will be located on private property.

The design is consistent with City regulations, policies, and Ordinances #2175 and #3873.

CPC Action: **Final decision**

BACKGROUND

Landscape Area Summary:

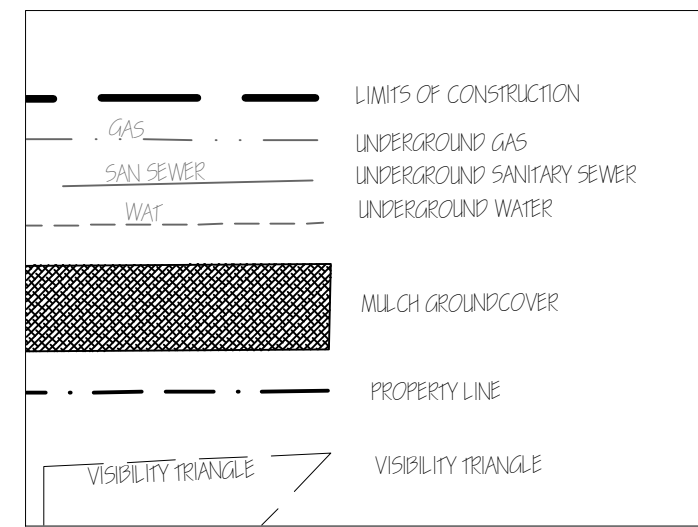
Area Required 4% of property (1,444 square feet)

Area Provided 16.3% of property (5,901 square feet)

Tree Preservation: Two (2) existing Live Oak trees located along Campbell Road will remain with the redevelopment of this site.

Landscape Plan notes:

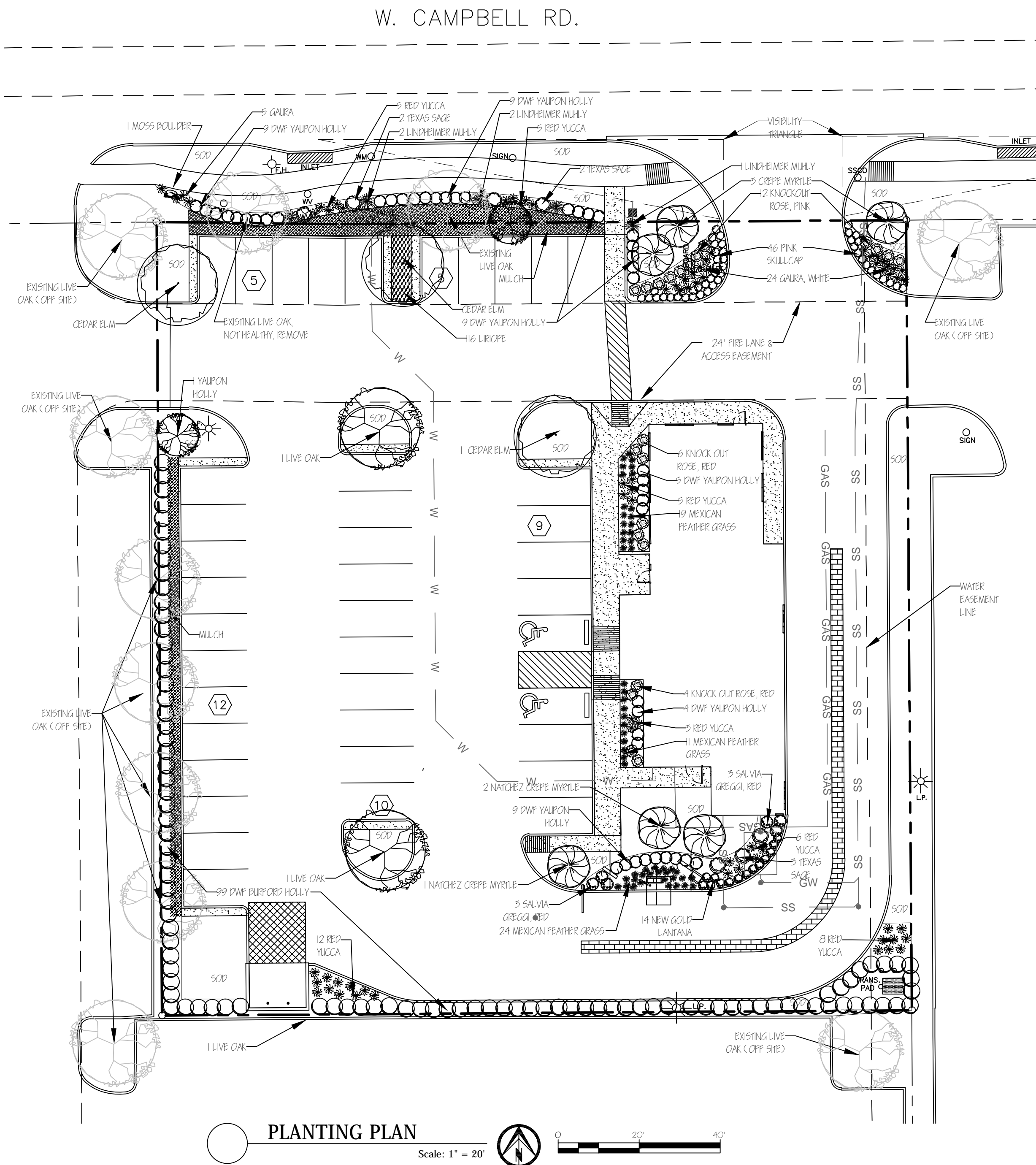
- All landscape areas shall be irrigated by an automatic underground irrigation system equipped with and operating rain and freeze sensors.
- All bed areas shall be separated from turf areas by steel edging.
- The property owner must maintain all landscaping in accordance with the landscape plan approved by the City Plan Commission.
- Landscape material within designated sight visibility triangles and parking islands must be less than 24" in height for ground cover and shrubs and lower tree limbs must be a minimum of 7' from the adjacent ground.



DRAWING KEY

Common Name	Botanical Name	Texas Native	Size	Qty	Notes
Existing Live Oak					
Cedar Elm	<i>Ulmus crassifolia</i>	Tree	Yes	65 gal	4 3" cal, 32" ball, min.
Country Red Crepe Myrtle	<i>Lagerstroemia indica 'Country Red'</i>	Small tree	No	15 gal	3 8' ht, 3' w, min. 2' ball, min.
Dwarf Burford Holly	<i>Ilex cornata 'Burfordii nana'</i>	Shrub	No	5 gal	99 12" ht, 12" w.
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	Shrub	Yes	5 gal	45 10" ht, 10" w, min.
Gaura	<i>Gaura lindheimeri 'Whirling Butterflies'</i>	Perennial	Yes	1 gal	29
Knockout Rose, Pink	<i>Rosa spp.</i>	Shrub	No	2 gal	12 10" ht, 10" w, min.
Knockout Rose, Red	<i>Rosa spp.</i>	Shrub	No	2 gal	10 10" ht, 10" w, min.
Lindheimer Muhly / Big Muhly	<i>Muhlenbergia lindheimeri</i>	Grass	Yes	5 gal	5
Liriope, Big Blue	<i>Liriope muscari 'Big Blue'</i>	Groundcover	No	1 gal	116
Live Oak	<i>Quercus virginiana</i>	Tree	Yes	65 gal	2 3" cal, 32" ball, min.
Mexican Feather Grass	<i>Stipa tenuissima</i>	Grass	Yes	1 gal	61
Natchez Crepe Myrtle	<i>Lagerstroemia x fauriei 'Natchez'</i>	Small tree	No	15 gal	3 8' ht, 3' w, min. 4 canes, 2' ball, min.
New Gold Lantana	<i>Lantana x 'New Gold'</i>	Perennial	No	1 gal	14
Pink Skullcap	<i>Scutellaria suffrutescens</i>	Perennial	Yes	1 gal	45
Red Yucca	<i>Hesperaloe parviflora</i>	Shrub	Yes	3 gal	44 15" ht, 18" w, min.
Salvia greggii 'red'	<i>Salvia greggii</i>	Shrub	Yes	1 gal	6
Texas Sage, Compact	<i>Leucophyllum frutescens 'Compactum'</i>	Shrub	Yes	5 gal	7 15" ht, 15" w, min.
Yaupon Holly	<i>Ilex vomitoria</i>	Small tree	Yes	15 gal	2 8' ht, 3' w, min. 4 canes, 2' ball, min.
Moss Boulder	<i>Oklahoma sandstone</i>	Rock		250 lbs	1

PLANT LIST



PLANTING PLAN

Scale: 1" = 20'

Jurisdiction of Project

REGULATORY AUTHORITIES:
 CITY OF RICHARDSON DEVELOPMENT SERVICES DEPARTMENT
 CITY OF RICHARDSON, TEXAS
 411 W. ARAPAHO ROAD, RM 204
 RICHARDSON, TEXAS 75080
 972.744.4240
 TEXAS DEPARTMENT OF LICENSING AND REGULATION
 ELIMINATION OF ARCHITECTURAL BARRIERS
 E.O. THOMPSON STATE OFFICE BUILDING
 920 COLORADO
 AUSTIN, TEXAS 78701
 (512) 463-3211
 (512) 475-2886 (FAX)

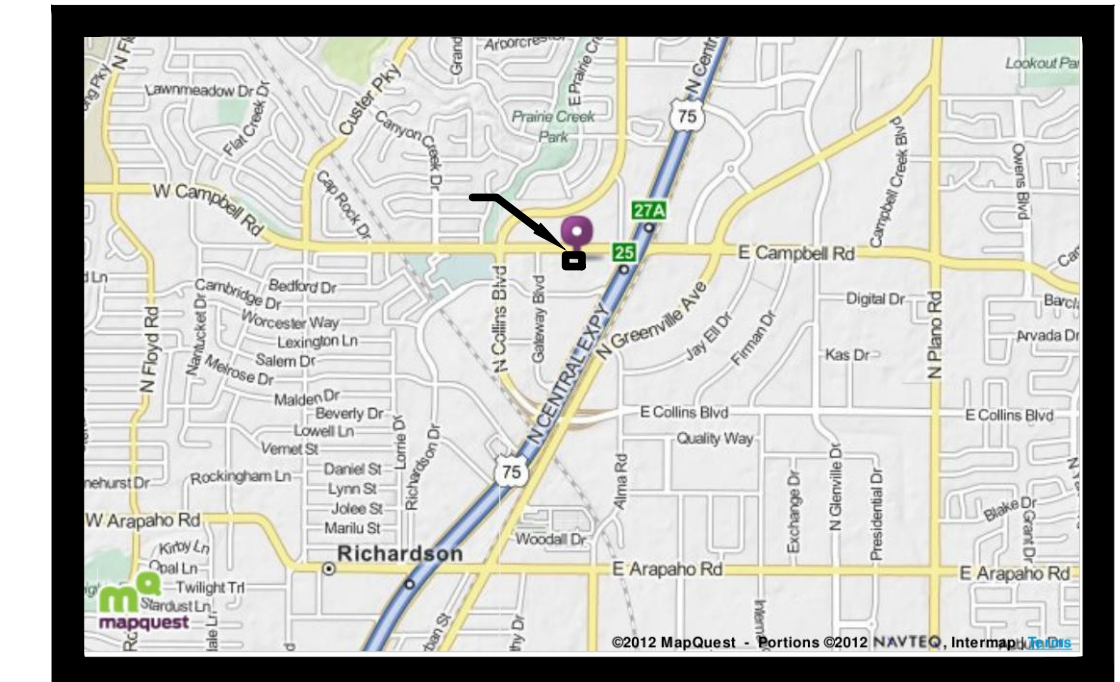
Landscaping Requirements

CITY OF RICHARDSON LANDSCAPE REQUIREMENTS
 MINIMUM LANDSCAPE AREA REQUIREMENTS
 A. LANDSCAPE AREAS MIN 4% (PER ORD. 12175) OF BUILDING SITE. (36,093 SF)
 REQUIRED: 1,444 SF PROVIDED: 5,901 SF
 B. 20% OF REQUIRED LANDSCAPING INTERNAL TO PARKING
 REQUIRED: 506 SF PROVIDED: 1,568 SF
 LANDSCAPING POLICY SUMMARY
 A. 3 WIDE LANDSCAPE BUFFER PER ORD. 3873 - PROVIDED
 B. 1 SHADE TREE + 1 ORNAMENTAL PER 50 FT OF FRONTAGE (185 LIN FT)
 REQUIRED: 4 SHADE TREES + 4 ORNAMENTAL TREES
 PROVIDED: 2 NEW SHADE TREES + 2 EXISTING IN R.O.W. + 4 ORNAMENTAL TREES

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.
 SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR.

Site Location



Owner & Professionals Information

OWNER
 SUN HOLDINGS & FIREBRAND PROPERTIES, LLC
 JOHN WATSON
 3318 FOREST LANE, #200, DALLAS, TX 75234
 972.620.2287 x-285
 CIVIL ENGINEER
 MATHEW THOMAS P.E.
 4604 BILL SIMMONS ROAD
 COLLEEVILLE, TX 76034
 214.680.2728
 LANDSCAPE ARCHITECT
 CAROL FELDMAN
 FELDMAN DESIGN STUDIOS
 P.O. BOX 832346
 RICHARDSON, TEXAS 75083
 972.980.1730

LANDSCAPE PLAN
BURGER KING
 177 W. CAMPBELL
 RICHARDSON, TEXAS

SHEET NO.

L1.01

NO.	ITEM DESCRIPTION	DATE
1.	DEVELOPMENT SITE REVIEW	7.27.12
2.	REVISED TREE ICON SIZES, ADDED EASEMENTS	8.8.12
3.	REVISIONS AS PER COMMENTS	9.7.12
4.	MEANDERING WALK	9.11.12
5.		
6.		
7.		



These drawings have been prepared under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator #L10020245

FELDMAN DESIGN STUDIOS
 P.O. Box 832346 Richardson, Texas 75083
 Phone: 972.980.1730 Fax: 972.980.1740
 info@feldmandesign.com

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
September 18, 2012**

Building Elevations

PROJECT SUMMARY

Project: **Burger King**
177 W. Campbell Road

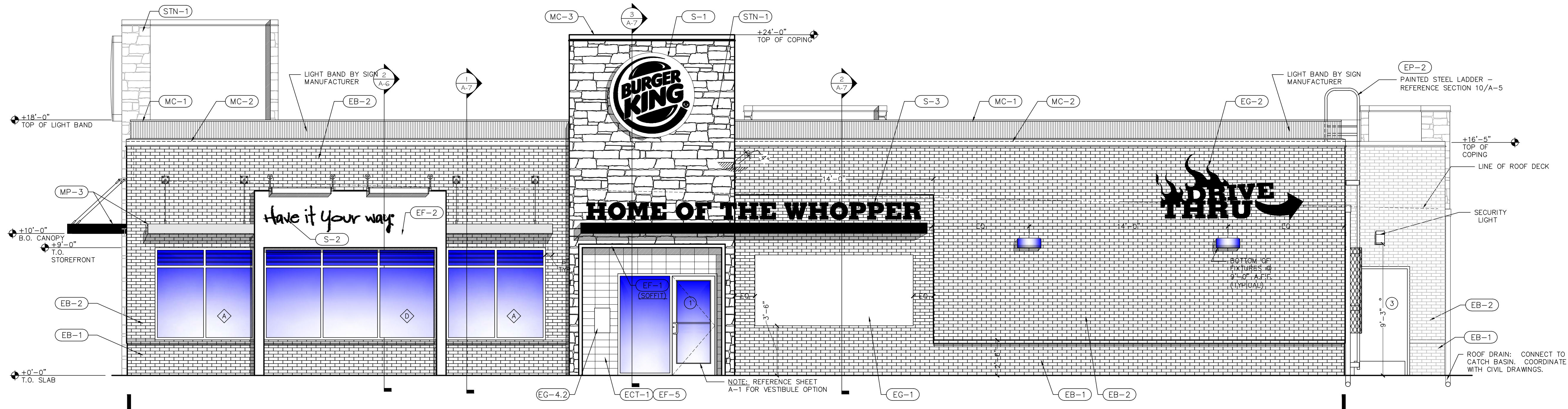
Staff Comments: The proposed design of the drive-thru restaurant is consistent with the concept façade elevations of Ordinance #3873.

CPC Action: **Final decision**

BACKGROUND

Proposed Design:
Building Materials

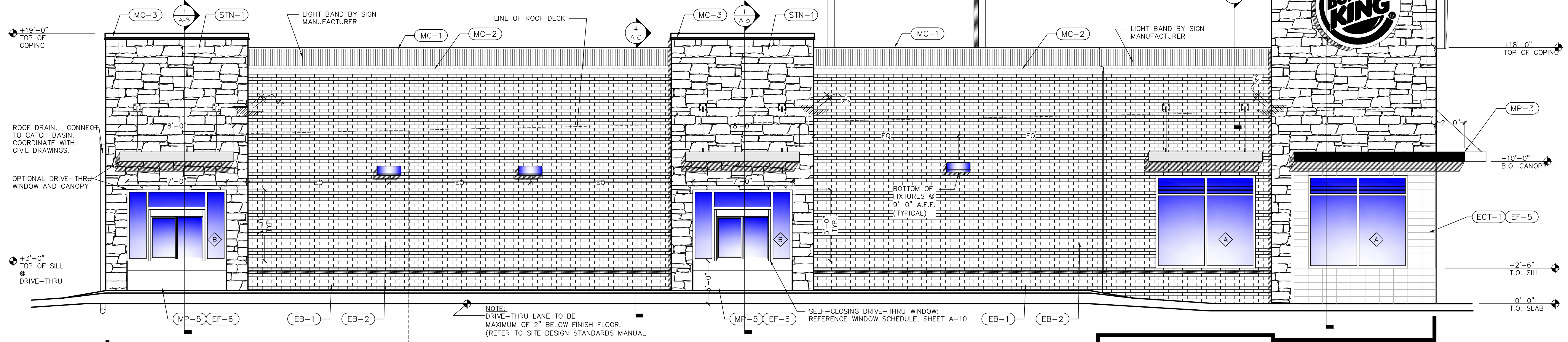
The proposed façade elevations reflect the development of a one-story drive-thru restaurant. The building will be constructed with brick and stone with ceramic tiles, stucco, and metal accent materials. The Comprehensive Zoning Ordinance requires a minimum of 85% of the total building façade to be masonry; the proposed building elevations provide 95% masonry. The elevations comply with the elevations approved with Ordinance #3873.



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

WEST SIDE ELEVATION:		EAST SIDE ELEVATION:	
TOTAL FACADE AREA	1594.14 S.F.	TOTAL FACADE AREA	1593 S.F.
TOTAL GLAZING AND DOORS	252.23 S.F.	TOTAL GLAZING AND DOORS	161.0 S.F.
TOTAL WALL AREA S.F. W/O WINDOWS OR DOORS	1341.91 S.F.	TOTAL WALL AREA S.F. W/O WINDOWS OR DOORS	1432.01 S.F.
PRIMARY MATERIALS:		PRIMARY MATERIALS:	
REQUIRED BRICK/STONE DEVELOPMENT (1341.91X.85)	1140.62 S.F.	REQUIRED BRICK/STONE DEVELOPMENT (1432.01X.85)	1217.20 S.F.
EB-1 & EB-2: BRICK	1114.15 S.F. 83.02%	EB-1 & EB-2: BRICK	906.50 S.F. 63.44%
STN-1: STONE	182.92 S.F. 13.63%	STN-1: STONE	439.9 S.F. 3.06%
TOTAL PRIMARY MATERIALS	1297.07 S.F. 96.65%	TOTAL PRIMARY MATERIALS	1347.50 S.F. 94.09%
SECONDARY MATERIALS:		SECONDARY MATERIALS:	
MAX ALLOWED (1341.91 X15)	201.28 S.F.	MAX ALLOWED (1432.01 X15)	214.80 S.F.
ECT-1: CERAMIC WALL TILE	44.84 S.F. .03%	ECT-1: CERAMIC WALL TILE	34.50 S.F. .03%
TOTAL SECONDARY MATERIALS PROVIDED	44.84 S.F. .03%	TOTAL SECONDARY MATERIALS PROVIDED	84.50 S.F. .05%

GENERAL NOTES:
1. SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO COMMUNITY SERVICES APPROVAL.
2. ILLUMINATED BAND TO BE PART OF CPC/CC APPROVAL AND NOT TO BE CALCULATED AS PART SIGNAGE.



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE					
CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION
EB-1	EXTERIOR BRICK	GENERAL	OWENSBORD BRICK	MOD/OS TUMBLED (FULL BRICK OR THIN BRICK MAY BE USED)	CLDE HILLSBORO COLOR BLENDS OF LIGHT BEIGE, BROWN AND BLACK
ADDITIONAL INFORMATION CONTACT: NEIL HARMS @ ALL FLORIDA BRICK & TILE (904)923-2898 OR JIM BROWDER @ UNITED WALL SYSTEMS (877) 258-9800 NOTE: USE WITH EGR-1					
EB-2	EXTERIOR BRICK	GENERAL	OWENSBORD BRICK	FIELDHOUSE 100 (FULL BRICK OR THIN BRICK MAY BE USED)	LIGHT BROWN BLENDS
ADDITIONAL INFORMATION CONTACT: NEIL HARMS @ ALL FLORIDA BRICK & TILE (904)923-2898 OR JIM BROWDER @ UNITED WALL SYSTEMS (877) 258-9800 NOTE: USE WITH EGR-1					
ECT-1	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	DALTILE	NATURAL HUES	#0477 SCARLET (RED) 6"x12"
ADDITIONAL INFORMATION CONTACT: ALEXANDRA STEFAN AT DAL-TILE (305) 477-8216					
EP-2	EXTERIOR FINISH STUCCO	GENERAL	STO/APPROVED EQUAL	STO POWERWAL STUCCO SYSTEM TEXTURE : FINE SAND	COLOR TO MATCH GLIDDEN PROF. MASTER PALETTE #00NN 07/000 DEEPLYNYX (BLACK)

FINISH SCHEDULE					
CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION
EP-5	EXTERIOR FINISH STUCCO	GENERAL	STO/APPROVED EQUAL	STO POWERWAL STUCCO SYSTEM TEXTURE : FINE SAND	COLOR TO MATCH GLIDDEN PROF. MASTER PALETTE #04YR11/537 AMAZING (RED)
EP-6	EXTERIOR FINISH STUCCO	BELOW DRIVE-THRU WINDOW	STO/APPROVED EQUAL	STO POWERWAL STUCCO SYSTEM TEXTURE : FINE SAND	COLOR TO MATCH GLIDDEN PROF. PURE ALUMINIUM BURGER KING SILVER
FOR EP-5 AND EP-6 CONTACT: TIM SALERNO AT STO CORP. (407) 466-5371					
EG-1	EXTERIOR GRAPHIC	BY MAIN ENTRY			EXTERIOR GRAPHIC
EG-4.2	EXTERIOR GRAPHIC	BY MAIN ENTRY			EXTERIOR GRAPHIC
EP-1	EXTERIOR PAINT	METAL PANEL MP-1	PPG	CORAFLOX ADS "FACTORY APPLIED"	FACTORY FINISH TO MATCH GLIDDEN PROF. MASTER PALETTE #04YR11/537 AMAZING (RED)
ADDITIONAL INFORMATION CONTACT: BOB SCHROCK AT PPG INDUSTRIES (513) 543-2555					
EP-2	EXTERIOR PAINT	GENERAL	GLIDDEN PROF.	PRIMER: HYDROSEALER EXTERIOR PRIMER SEALER 6001-1200 PAINT: FORNIS 350 EXT. 100% ACRYLIC SATIN FINISH 2402V-XXXX	MASTERPALETTE #20YY 41/165 CAMEL TAN
ADDITIONAL INFORMATION BK NATIONAL SALES MGR/SPEC. CONTACT: ANDY BURNS (407) 430-5226 EMAIL: ANDREW.BURNS@GLIDDENPROFESSIONAL.COM					

FINISH SCHEDULE					
CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION
MC-1	METAL COPING	TOP OF LIGHT BAND WALL CAP	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	A-30 SILVERSMITH
ADDITIONAL INFORMATION CONTACT: W.P. HICKMAN COMPANY AT (828) 274-4000 WWW.WPH.COM					
MC-2	METAL COPING	BELOW LIGHT BAND	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	FACTORY FINISH TO MATCH IQI PAINT #00NN 07/000 CAMEL TAN
ADDITIONAL INFORMATION CONTACT: W.P. HICKMAN COMPANY AT (828) 274-4000 WWW.WPH.COM					
MC-3	METAL COPING	TOP OF ARCHON	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	FACTORY FINISH TO MATCH IQI PAINT #00NN 07/000 DEEP ONYX (BLACK)
ADDITIONAL INFORMATION CONTACT: W.P. HICKMAN COMPANY AT (828) 274-4000 WWW.WPH.COM					
MP-1	CORRUGATED METAL	PARAPET BAND	LEKTRON REF. APPROVED SIGN SUPPLIERS		LIGHT LED BAND EP-1 GENERAL
ADDITIONAL INFORMATION PRODUCT INFORMATION OR (918) 622-4978					
MP-3	METAL CANOPY	ABOVE DOORS	SEE APPROVED CANOPY SUPPLIERS		CUSTOM METAL CANOPY COLOR CLEAR ANODIZED
ADDITIONAL INFORMATION BK NATIONAL SALES MGR/SPEC. CONTACT: ANDY BURNS (407) 430-5226 EMAIL: ANDREW.BURNS@GLIDDENPROFESSIONAL.COM					

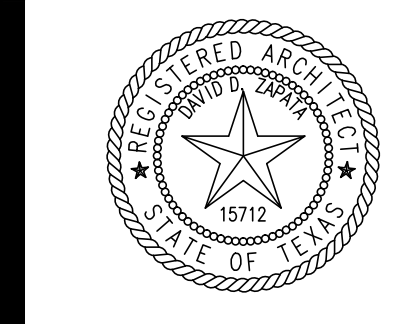
FINISH SCHEDULE					
CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION
MP-5	METAL PANEL	BELOW DRIVE THROUGH WINDOW	CENTRIA	CONCEPT SERIES CS200E	9946 SILVERSMITH
ADDITIONAL INFORMATION PRODUCT INFORMATION TO PURCHASE: JON SCHLOSSER AT CENTRIA (513)793-9160 OR JIM ABNER AT METAL WORKS PLUS/BK (859) 442-5666					
STN-1	EXTERIOR STONE	GENERAL	OWENS CORNING	COUNTRY LEDGESTONE CVS-391272	BLACK RUNDLE COLOR BLENDS OF LIGHT BEIGE, GREY AND BLACK
S-1	EXTERIOR SIGN	TOWER(S)	REF. A-11		BURGER KING ILLUMINATED SIGN
S-2	EXTERIOR SIGN	ABOVE MAIN ENTRY	REF. A-11		HAVE IT YOUR WAY NON-ILLUMINATED SIGN
S-3	EXTERIOR SIGN	ABOVE ARCHONS	REF. A-11		HOME OF THE WHOPPER NON-ILLUMINATED SIGN

CITY COMMENTS 9-12-12

DATE: _____
CHECKED BY: _____
REVISION: _____
DRAWN BY: _____
NO. _____

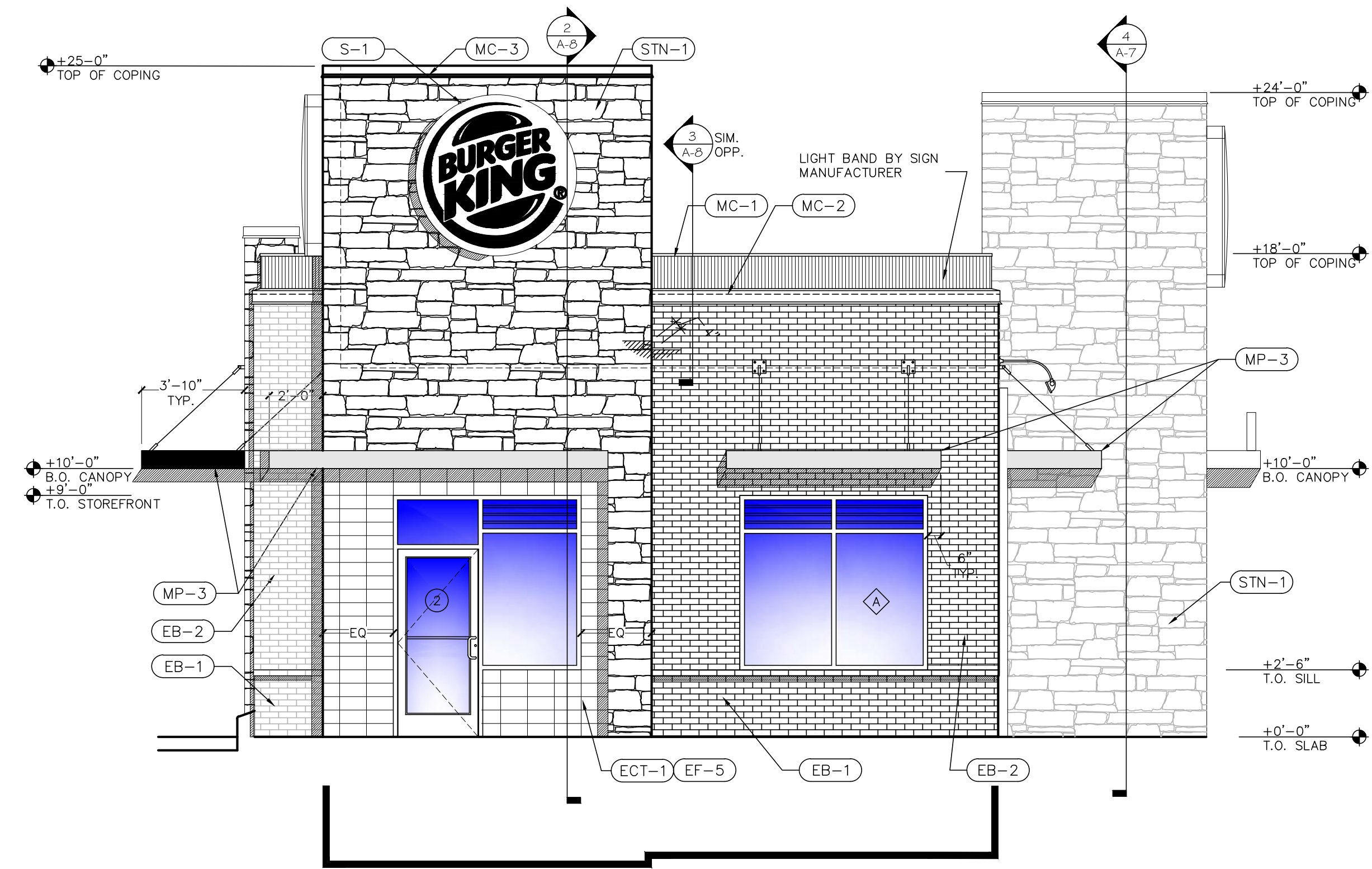
FIREBRAND PROPERTIES
3318 FOREST LN. SUITE 200
DALLAS, TEXAS 75234

zstudio design
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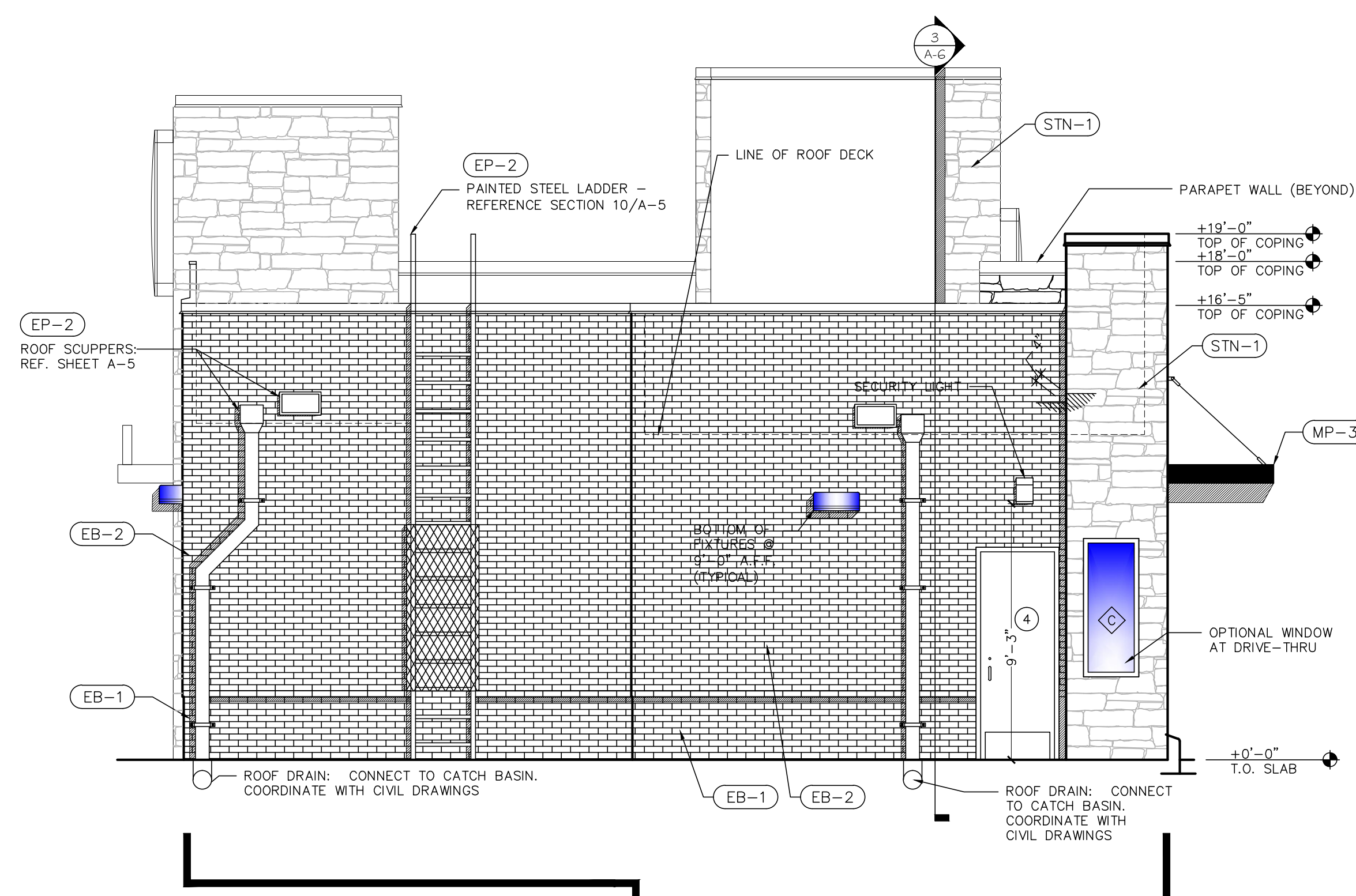
PROJECT # BK-00X
FRED HANNAH, ZSTUDIO DESIGN/REGISTERED ARCHITECT

BURGER KING RESTAURANT
177 W. CAMPBELL
RICHARDSON, TEXAS 75080



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NORTH SIDE ELEVATION:		
TOTAL FACADE AREA	750.92 S.F.	
TOTAL GLAZING AND DOORS	99.0 S.F.	
TOTAL WALL AREA S.F. W/O WINDOWS OR DOORS	651.92 S.F.	
PRIMARY MATERIALS:		
REQUIRED BRICK/STONE DEVELOPMENT (651.92X.85)	554.13 S.F.	
EB-1 & EB-2: BRICK	204.0 S.F.	31.29%
STN-1: STONE	395.66 S.F.	60.69%
TOTAL PRIMARY MATERIALS	599.66 S.F.	91.98%
SECONDARY MATERIALS:		
MAX ALLOWED (651.92 X.15)	97.78 S.F.	
ECT-1: CERAMIC WALL TILE	52.26 S.F.	.08%
MP-5: METAL PANEL	0 S.F.	0%
TOTAL SECONDARY MATERIALS PROVIDED	52.26 S.F.	.08%



4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH SIDE ELEVATION:		
TOTAL FACADE AREA	582.0 S.F.	
TOTAL GLAZING AND DOORS	33.0 S.F.	
TOTAL WALL AREA S.F. W/O WINDOWS OR DOORS	549.0 S.F.	
PRIMARY MATERIALS:		
REQUIRED BRICK/STONE DEVELOPMENT (549.0X.85)	466.65 S.F.	
EB-1 & EB-2: BRICK	491.0 S.F.	89.43%
STN-1: STONE	58 S.F.	10.56%
TOTAL PRIMARY MATERIALS	549.0 S.F.	100%
SECONDARY MATERIALS:		
MAX ALLOWED (549.01 X.15)	82.35 S.F.	
ECT-1: CERAMIC WALL TILE	0 S.F.	0%
MP-5: METAL PANEL	0 S.F.	0%
TOTAL SECONDARY MATERIALS PROVIDED	0 S.F.	0%

FINISH SCHEDULE BURGER KING- 20/20 PROTOTYPE EXTERIOR MATERIALS & FINISH SCHEDULE 11/1/2011					
CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION
EB-1	EXTERIOR BRICK	GENERAL	OWENSBORD BRICK	MOD/OS TUMBLED (FULL BRICK OR THIN BRICK MAY BE USED)	OLDE HILLSBORO COLOR BLENDS OF LIGHT BEIGE, BROWN AND BLACK
ADDITIONAL INFORMATION CONTACT: NEIL HARMS @ ALL FLORIDA BRICK & TILE (904)923-2898 OR JIM BROWDER @ UNITED WALL SYSTEMS (877) 258-9800 NOTE: USE WITH EGR-1					
EB-2	EXTERIOR BRICK	GENERAL	OWENSBORD BRICK	FIELDHOUSE 100 (FULL BRICK OR THIN BRICK MAY BE USED)	LIGHT BROWN BLENDS
ADDITIONAL INFORMATION CONTACT: NEIL HARMS @ ALL FLORIDA BRICK & TILE (904)923-2898 OR JIM BROWDER @ UNITED WALL SYSTEMS (877) 258-9800 NOTE: USE WITH EGR-1					
ECT-1	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	DALTILE	NATURAL HUES	#QH77 SCARLET (RED) 6"x12"
ADDITIONAL INFORMATION CONTACT: ALEXANDRA STEFAN AT DAL-TILE (305) 477-8216 NOTE: USE WITH EGR-2					
EF-2	EXTERIOR FINISH STUCCO	GENERAL	STO/APPROVED EQUAL	STO POWERWAL STUCCO SYSTEM TEXTURE : FINE SAND	COLOR TO MATCH GLIDDEN PROF. MASTER PALETTE #00N 07/000 DEEPONYX (BLACK)

FINISH SCHEDULE BURGER KING- 20/20 PROTOTYPE EXTERIOR MATERIALS & FINISH SCHEDULE 11/1/2011					
CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION
EF-5	EXTERIOR FINISH STUCCO	GENERAL	STO/APPROVED EQUAL	STO POWERWAL STUCCO SYSTEM TEXTURE : FINE SAND	COLOR TO MATCH GLIDDEN PROF. MASTER PALETTE #04YR11/537 AMAZING (RED)
EF-6	EXTERIOR FINISH STUCCO	BELOW DRIVE-THRU WINDOW	STO/APPROVED EQUAL	STO POWERWAL STUCCO SYSTEM TEXTURE : FINE SAND	COLOR TO MATCH GLIDDEN PROF. PURE ALUMINIUM BURGER KING SILVER
FOR EF-5 AND EF-6 CONTACT: TIM SALERNO AT STO CORP. (407) 466-5371					
EG-1	EXTERIOR GRAPHIC	BY MAIN ENTRY			EXTERIOR GRAPHIC
EG-4.2	EXTERIOR GRAPHIC	BY MAIN ENTRY			EXTERIOR GRAPHIC
EP-1	EXTERIOR PAINT	METAL PANEL MP-1	PPG	CORAFLO AD5 "FACTORY APPLIED"	FACTORY FINISH TO MATCH GLIDDEN PROF. MASTER PALETTE #04YR11/537 AMAZING (RED)
ADDITIONAL INFORMATION CONTACT: BOB SCHROCK AT PPG INDUSTRIES (513) 543-2555					
EP-2	EXTERIOR PAINT	EXTERIOR GENERAL	GLIDDEN PROF.	PRIMER: HYDROSEALER EXTERIOR PRIMER SEALER 8001-1200 PAINT: FORTIS 350 EXT. 100% ACRYLIC SATIN FINISH 240ZV-XXXX	MASTERPALETTE #20YY 41/165 CAMEL TAN
ADDITIONAL INFORMATION BK NATIONAL SALES MGR/SPEC. CONTACT: ANDY BURNS (407) 430-5226 EMAIL: ANDREW.BURNS@GLIDDENPROFESSIONAL.COM					

FINISH SCHEDULE BURGER KING- 20/20 PROTOTYPE EXTERIOR MATERIALS & FINISH SCHEDULE 11/1/2011						
CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION	DIMENSION
MC-1	METAL COPING	TOP OF LIGHT BAND WALL CAP	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	A-30 SILVERSMITH	
ADDITIONAL INFORMATION CONTACT: W.P. HICKMAN COMPANY AT (828) 274-4000 WWW.WPH.COM						
MC-2	METAL COPING	BELOW LIGHT BAND	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	FACTORY FINISH TO MATCH IG PAINT #20YY 41/165 CAMEL TAN	
ADDITIONAL INFORMATION CONTACT: W.P. HICKMAN COMPANY AT (828) 274-4000 WWW.WPH.COM						
MC-3	METAL COPING	TOP OF ARCHON	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	FACTORY FINISH TO MATCH IG PAINT #00N 07/000 DEEP ONYX (BLACK)	
ADDITIONAL INFORMATION CONTACT: W.P. HICKMAN COMPANY AT (828) 274-4000 WWW.WPH.COM						
MP-1	CORRUGATED METAL	PARAPET BAND	LEKTRON	LED LIGHT BAND	FACTORY FINISH TO MATCH EP-1	SEE PLANS
ADDITIONAL INFORMATION PRODUCT INFORMATION FRED HANNAH AT LEKTRON (800)634-4059 OR (918) 622-4978						
MP-3	METAL CANOPY	ABOVE DOORS	SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR CLEAR ANODIZED	SEE PLANS

FINISH SCHEDULE						
CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION	DIMENSION
MP-5	METAL PANEL	BELOW DRIVE THROUGH WINDOW	CENTRIA	CONCEPT SERIES CS200E	9946 SILVERSMITH	
ADDITIONAL INFORMATION PRODUCT INFORMATION: JON SCHLOSSER AT CENTRIA (513)993-9180 TO PURCHASE: JIM ABNER AT METAL WORKS PLUS/BK (859) 442-5666						
STN-1	EXTERIOR STONE	GENERAL	OWENS CORNING	COUNTRY LEDGESTONE SVS-391277	BLACK RUNDLE COLOR BLENDS OF LIGHT BEIGE, GREY AND BLACK	
S-1	EXTERIOR SIGN	TOWER(S)	REF. A-11		BURGER KING ILLUMINATED SIGN	
S-2	EXTERIOR SIGN	ABOVE MAIN ENTRY	REF. A-11		HAVE IT YOUR WAY NON-ILLUMINATED SIGN	
S-3	EXTERIOR SIGN	ABOVE ARCHONS	REF. A-11		HOME OF THE WHOPPER NON-ILLUMINATED SIGN	

GENERAL NOTES:
1. SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO COMMUNITY SERVICES APPROVAL.
2. ILLUMINATED BAND TO BE PART OF CPC/CC APPROVAL AND NOT TO BE CALCULATED AS PART SIGNAGE.

PROJECT # BK-0XX	DATE
DRAWN BY	NO.
CHECKED BY	REVISION



FIREBRAND PROPERTIES
3318 FOREST LN. SUITE 200
DALLAS, TEXAS 75234

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BURGER KING RESTAURANT
177 W. CAMPBELL
RICHARDSON, TEXAS 75080

Agenda

Item 3

ZONING FILE 12-07

Attachments:

1. City Plan Commission Minutes, June 5, 2012
2. Staff Report
3. Zoning Map
4. Aerial Map
5. Oblique Aerial Looking North
6. Previous Zoning Exhibit (Exhibit “B”) & Enlargement
7. Previous Building Elevations (Exhibits “C-1” & “C-2”)
8. Previous Color Renderings (Exhibits “D-1” & “D-2”)
9. Proposed Zoning Exhibit (Exhibit “E” & Enlargement)
10. Proposed Building Elevations (Exhibits “F-1” through “F-3”)
11. Proposed Color Renderings (Exhibits “G-1” & “G-2”)
12. Site Photos (Exhibits “H-1” through “H-3”)
13. Applicant’s Statement
14. Notice of Public Hearing
15. Notification List

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – June 5, 2012**

Zoning File 12-07: Consider and take necessary action on a request by Fahim Khan, representing DIBA Petroleum, Inc., for a Special Permit for a motor vehicle service station with modified development standards. The 0.58-acre site is located at the northeast corner of Belt Line Road and Plano Road and is zoned LR-M(2).

Mr. Shacklett reported that the applicant was requesting a Special Permit for a motor vehicle service station located at the northeast corner of Belt Line and Plano Roads. He added that the property owner wanted to redevelop the existing Texaco gas station by demolishing the existing kiosk convenience store, adding a double-sided gas pump, and building a larger convenience store at the northeast corner of the property.

Mr. Shacklett noted that as part of the request, the applicant was proposing to remove a gas dispenser from the north side of the northern gas pump, and the south side of the southern gas pump, which would still leave a total of six (6) gas dispensers for the site. In addition, the applicant was proposing to build a new 2,975-square foot convenience store on the northeast portion of the property. The store would have typical retail sales with a portion dedicated to a restaurant with no seating that would provide sandwiches and fast food.

Mr. Shacklett reported that over the past several months, the staff had discussed concerns with the applicant and owner and suggested alternatives, but they had decided not to include the suggested changes in the proposed design. He added that staff's concerns regarding the proposed design included:

- Canopy Configuration and Gas Pump Location
- Driveway Spacing
- Drive Aisle Closure
- Internal Stacking at Gas Pumps
- Building Height
- Post Right Lane Construction

Commissioner Frederick asked if the north and south pumps had double-sided dispensers and if there was an opportunity to have the north pump remain double-sided and totally remove the southern pump.

Mr. Shacklett replied that the gas pumps are all double-sided. Staff recommended the removal of the dispensers on the two pumps to improve traffic flow and, with the addition of the new double-sided gas pump after the demolition of the kiosk, there would still be six gas dispensers.

Regarding removing the southern pump, Mr. Shacklett stated that was a possibility and similar to what the staff had suggested.

Commissioner Bright asked if there would be a vehicle stacking problem under the designs proposed by both the applicant and staff until the right turn lane is constructed.

Mr. Shacklett replied that under both designs there should not be a vehicle stacking problem.

Commissioner Hand asked if the existing structure conformed to the City's regulations, specifically the layout of the pavement for traffic flow.

Mr. Shacklett replied that from a setback stand point the structure may conform, but there was still a problem with stacking because the site is smaller in size and there is not a full 24 feet available along the west and south side of the stacking areas.

Commissioner Hand asked if there was cornice fold on the north side elevation shown on the rendering, or was it a graphic error because the building plan seems to show the building was on the property line.

Mr. Chavez replied that it may be a question for the applicant and/or engineer to answer.

Vice Chair Hammond asked if an easement and drive could be located over the underground storage tanks as opposed to where the parking spaces are located so those spaces would not be eliminated.

Mr. Shacklett replied that the City's requires a 10-foot landscape island at the end of a row of parking, and even if the island was not added, the limited area would not allow a vehicle to safely enter from Belt Line Road and make the turn. The original design showed a driveway in that area, but a driveway at that location would cause the loss of three parking spaces.

Chairman Gantt asked if there would be enough space for a sidewalk at the southern edge of property after the right turn lane was constructed.

Mr. Chavez replied the new sidewalk would be placed at the back of the new curb and then there would be an 18 inch wide landscape buffer.

Commissioner DePuy acknowledged that there was no mutual access agreement between the subject property and the property to the east, but wanted to know if the business to the east had been notified that the pass through between the two sites was going to be eliminated.

Mr. Shacklett replied that the notice sent out did not specifically state the driving aisle would be closed, so unless the two property owners had spoken they may not be aware.

Commissioner Linn asked if there were any other buildings in the shopping center that had Spanish tile roofs similar to what was being proposed by the applicant.

Mr. Shacklett replied that he was not aware of any stores in the shopping center that had similar roofs. He added that the proposed design was not consistent with the new buildings in the shopping center (i.e., LA Fitness and other renovated buildings).

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

Mr. Fahim Khan, 811 S. Central Expressway, Suite 417, Richardson, Texas, and Mr. S.I. Abed, 503 Wade Court, Euless, Texas, explained that Exhibit "B", the proposed site plan, was the result of eight submittal meetings with City staff. Mr. Abed stated the difference between their proposal and staff's suggestions had to do with removing and reconstructing the canopy, which was not a viable idea because of all the electrical and other lines in place.

Mr. Abed noted they were able to meet the City's request for ease of traffic flow by removing the north side of the northern pump and the south side of the southern pump, and by trimming back the canopy to make sure there is enough distance from the road. In addition, they will be adding more landscaping area on the east side of the property to enhance the appearance.

In response to the question about a cornice fold, Mr. Khan said the elevations for the building contained a graphical error and the building would be inside the property line. He also stated that the reason for the clay tile on the roof of the tower was to make the property stand out from the other buildings in the area.

Commissioner Hand commented that what bothered him about some of the small parcels in the City was the variety of different designs as opposed to having a consistent look in a particular area. He suggested it might have been better for the applicant to maintain a harmonious design with the adjacent shopping center.

Chairman Gantt asked if the location of the vending machine shown in one of the pictures was going to be the location of the new gas pump. He also wanted to know if the new pump would be supporting the canopy and were the mechanical lines already in place.

Mr. Abed replied the new pump would not be part of the support system for the existing canopy, and the mechanical lines will be added during construction.

Commissioner Maxwell asked if the business would stay open during construction, and would the owner be willing to redesign the proposed building so it was more in conformance with the adjacent shopping center.

Mr. Khan replied that it would be up to the owner if they wanted to remain open, and Mr. Abed added that the proposed new building would be constructed on existing open space so it would not interfere with the operation of the business.

Regarding the elevations, Mr. Abed stated there were no distinctive characteristics in the adjacent shopping center, but they were willing to try and match the most prominent

building - the LA Fitness center. He added that once the engineering and architectural approvals were made they would provide more details.

Commissioner Maxwell stated that the elevation presented was the one the Commission would be voting on and, if approved, the applicant would be required to build it as presented. He added that was a concern for him.

Commissioner Bright asked if removing the gas pump at the south end of the canopy would cause any problems. He also wanted to confirm that any changes to the canopy would be considered new development and there would be a problem with obtaining financing.

Mr. Khan replied there was no point removing the pump because the columns around the pump supported the canopy.

Regarding changes to the canopy and financing, Mr. Abed stated they had discussed that option with their bank and the bank was not willing to finance that change.

Commissioner Maxwell noted that the site plan did not indicate any type of air, water, or vacuum machine and asked if one would be installed.

Mr. Abed replied that there were no plans for that type of service.

Commissioner Linn stated he had concerns that the elevations did not fit with the adjacent shopping center and would like to see the design revised.

Chairman Gantt asked where on the proposed site plan would the gas delivery trucks park to fill the underground storage tanks.

Mr. Abed replied there were a couple of possible options for parking the tanker trucks that included the trucks pulling in from Belt Line Road facing north and parking in front of the store; pulling in from Belt Line Road facing north and parking next to the gas pumps; and pulling in from Belt Line Road and backing up over the landscaped area, which would put the tanker directly over the storage tanks. He added that they could place grasscrete pavers in the area to support the weight of the tanker.

Chairman Gantt pointed out that most gasoline tanker trucks have large hoses to pump the gas into the storage tanks so those hoses would be laid across and blocking the driving aisles. In addition, the location of the tanker would also block parking spaces and be parked in the fire lane.

Mr. Abed replied that they had discussed that with owner and the tanker usually makes the deliveries around midnight so there would not be that much activity on the site. He again suggested that parking the vehicle in the landscaped area would resolve any issues with blocking parking spaces or the fire lane.

Commissioner DePuy indicated that although the elevations presented were an improvement over what is currently on the site, she could not approve the plans as presented and felt they should more closely match the adjacent shopping center. In addition, she said she would like to see a restriction placed on any outside storage of merchandise or displays, and could live with the design of the gas pumps if the banks were not offering financing.

Mr. Abed replied that they were not proposing any outside storage at this time, and reiterated that the banks they had contacted were not offering financing on motels or gas stations because of the economy.

Mr. Khan added that the banks were only offering financing for the building and would not offer financing for any changes in the canopy.

Commissioner DePuy replied that even with the financing and site constraints, changes to the site could be made more palatable to the surrounding neighborhood. She urged the applicant to continue to work with staff and listen closely to their suggestions.

Commissioner Linn asked to confirm that the applicant had financing for a new building but could not get financing for a new canopy.

Mr. Khan replied that the bank will finance a certain amount of money; enough for the new convenience store, but not enough for the canopy.

Commissioner Frederick asked that if the applicant was going to bring back different elevations, they should also address the concerns of Commission over the parking for the tanker and the landscaping/stone work in that area. She added that having an area for the tanker to park where it would be out of the fire lane and not blocking parking or traffic was important.

Vice Chair Hammond concurred with comments from Commissioners DePuy, Frederick and Linn, and was apprehensive over the number of exceptions requested by the applicant. He stated the positioning of pumps, the right turn lane on Belt Line Road and how it affected the landscaping, and the elevations not matching any of the buildings in the adjacent shopping center caused concern for him.

Mr. Hammond stated that the property was in a prime location with high traffic volumes and if the project was done correctly it would be very good for the applicant's business.

Commissioner Bright concurred with Mr. Hammond's comments regarding the elevations and the amount of exceptions being requested. He asked that the applicant come back before the Commission with new elevations and more information on the tanker's location.

Commissioner DePuy asked if the sale of goods in the convenience store brought in more income than sales from gasoline, and, if so, could the number of gas pumps be reduced to four pumps.

Mr. Khan replied the number of pumps was not the issue because the columns supporting the canopy would have to remain whether a gas pump was between the columns or not.

Mr. Abed added that with the addition of the double-sided gas pump in place of the kiosk, and with the removal of the north and south dispensers, the number of dispensers would remain the same.

Commissioner Hand stated the Commission appreciated the effort to try and improve the site, and acknowledged that site was small, but the redesign needed to be better managed. He also thought the traffic flow between the subject site and the property to the east should be protected, but generally did not think the proposal was the best solution.

In closing his comments, Commissioner Hand pointed out that in the recent past there had been problems getting certain types of financing for projects because of the economy, but that has changed and suggested the applicant be patient and go back and look for other solutions including adding more property if possible.

No other comments were made in favor or opposed and Chairman Gantt closed the public hearing.

Motion: Vice Chair Hammond made a motion to recommend denial of Item 6 without prejudice; second by Commissioner Hand.

Commissioner Maxwell asked if a continuation of the item might be a better option.

Mr. Shacklett advised that if there was a recommendation to continue, the applicant could work through issues and present new plans at a later date. He added that if a denial was recommended, the applicant had the right to appeal to the City Council who could over turn the Commission's recommendation with a 6-1 vote. However, if the applicant did not appeal, or the City Council denied the zoning request, the applicant could come back with a new application and go through the process again.

Vice Chair Hammond asked to amend his motion and ask for a continuance; however, Chairman Gantt called for a vote on the existing motion before another could be considered.

Motion failed 0-7.

Motion: Vice Chair Hammond made a motion to continue Item 6; second by Commissioner Hand.

Chairman Gantt asked if the length of time for the applicant to come back before the Commission could be open-ended.

Mr. Chavez replied that it could be and Mr. Hammond stated that was his intent.

Motion passed 7-0.



Staff Report

TO: City Plan Commission
FROM: Sam Chavez, Assistant Director of Development Services SC
DATE: September 14, 2012
RE: Zoning File 12-07: Texaco – Motor Vehicle Service Station

REQUEST:

Special Permit for a motor vehicle service station with modified development standards for a 0.58-acre lot located at the northeast corner of Belt Line Road and Plano Road. This request was continued from the Commission's June 5, 2012 meeting to allow the applicant to redesign the site to provide better on-site circulation and to revise the building elevations to be more compatible with the adjacent development.

APPLICANT / PROPERTY OWNER:

Fahim U. Khan – FK Design / Ghulam Mershed – DIBA Petroleum, Inc.

EXISTING DEVELOPMENT:

The property is currently developed as a motor vehicle service station consisting of a 750-square foot kiosk convenience store and three (3) double-sided gas pumps.

ADJACENT ROADWAYS:

Belt Line Road: Six-lane, divided arterial; 30,100 vehicles per day on all lanes, eastbound and westbound between Plano Road and St John's Drive (May 2011).

Plano Road: Six-lane, divided arterial; 32,100 vehicles per day on all lanes, northbound and southbound between Belt Line Road and Larkspur Drive (May 2011).

SURROUNDING LAND USE AND ZONING:

North: Retail/Commercial; C-M Commercial
South: Retail/Commercial; C-M Commercial & LR-M(2) Local Retail
East: Retail/Commercial; LR-M(2) Local Retail
West: Retail/Commercial; LR-M(2) Local Retail

FUTURE LAND USE PLAN:

Community Commercial

Retail centers with multiple anchors, mid-rise office, entertainment and hospitality uses.

Future Land Uses of Surrounding Area:

North: Community Commercial
South: Community Commercial
East: Community Commercial
West: Community Commercial

EXISTING ZONING:

LR-M(2) Local Retail (Ordinance Number 677-A).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested zoning amendment will not have any significant impacts on the surrounding roadway system or the existing utilities in the area.

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement.)

STAFF COMMENTS:

Background:

The subject property was developed as a motor vehicle service station in 1983, similar to its current configuration. Site modifications have been made to accommodate changes to Belt Line Road and Plano Road, including a dual left turn lane on Belt Line Road and the removal of a driveway on Plano Road.

Prior to 2008, motor vehicle service stations were allowed by right in LR-(2) Local Retail districts; however, in July 2008, the Comprehensive Zoning Ordinance (CZO) was amended to require a Special Permit for a motor vehicle service station. Although the use is allowed as a legal non-conforming use in its current configuration, a Special Permit is required as the owner is proposing an expansion of the use.

The applicant states that increased demand for non-gasoline sales related items cannot be accommodated in his existing kiosk store; therefore, the owner intends to demolish the existing kiosk convenience store located under the canopy and to construct a larger convenience store. An area for a restaurant will be provided within the proposed convenience store with no seating; therefore, the entire convenience store will be parked at the retail parking ratio (1 space per 333 square feet) rather than the restaurant portion being parked at a ratio of 1 space per 100 square feet. *The proposed zoning site plan now depicts three (3) double sided gas pumps and creates better circulation around the outside of the canopy and fueling area.* The following outlines the proposed redevelopment of the site:

- Lot Area: 0.58 acres / 25,270 square feet
- Building Size: 2,985-square foot convenience store.
- Building Materials: The building will be constructed with brick, stone, CMU block, and areas of stucco finish and will meet the City’s minimum masonry requirements.
- Setbacks:
 - Front: 40 feet along Belt Line Road and Plano Road.
 - No side setback required along the eastern and northern property lines.
- Height: 22’-0” (top of roof), 25’ maximum height allowed
- Floor Area Ratio: 0.12:1 / Maximum 0.50:1 Allowed.
- Landscaping Percentage: 19.2% proposed, 7% required.
- Building Orientation: The building entrance is located at the southwest corner of the building.
- Number of Parking Spaces: 11 proposed; 9 required.

The proposed site plan also indicates the future construction of a right-turn lane along Belt Line Road, which will not be required to be constructed in conjunction with the proposed request.

Staff Concerns Related to the Previous and Current Request:

	PREVIOUS PROPOSAL (Exhibit “B”)	CURRENT PROPOSAL (Exhibit “E”)
1.	<p>Canopy and Gas Pump Locations – Property owner’s intent was not to alter the location of the existing canopy or existing gas pumps and to add a fourth gas pump, which created conflicts between vehicles circulating around the west and south end of the fueling area and a waiting vehicle at the gas pumps. Also, the distance between the three (3) southern gas pumps was approximately twenty-one (21) feet. The minimum allowed per the City’s Subdivision and Development Code (Chapter 21-59) is twenty-two (22) feet.</p>	<p><i>The canopy and gas pumps have been relocated to mitigate conflicts between vehicles circulating around the west and south end of the fueling areas. The site now provides a minimum of 14 feet on the west side and 12 feet on the south side of fueling area for vehicular circulation. The spacing between the gas pumps conforms with the city’s Subdivision and Development Code (Chapter 21-59).</i></p>
2.	<p>Driveway Location, Internal Storage and Spacing – The site currently has driveway access to Plano Road and Belt Line Road. The driveways are located at the northwest and southeast corners of the property respectively.</p> <p><u>Location</u> - The Plano Road and Belt Line driveways did not meet the City’s standard for driveway spacing from a signalized intersection which is 250 feet.</p> <p>The Plano Road driveway is currently located 103 feet from the intersection, while the revised driveway</p>	<p><i>The location of the driveway on Plano Road from the intersection remains unchanged (114 feet); however, the Belt Line Road driveway has been located 106 feet from the intersection to better align the driveway and the driving aisle located between the gas pumps and the proposed convenience store to eliminate maneuverability issues.</i></p>

	<p>would be located approximately 114 feet from the intersection. The Belt Line Road driveway is currently located 127 from the intersection, but would be relocated westward to 117 feet from the intersection.</p> <p><u>Spacing</u> - Driveways along Belt Line Road and Plano Road (arterials) are required to be spaced a minimum of 200 feet from another driveway. Neither driveway meets these criteria; however, the Plano Road driveway will not be moved any closer to the driveway located on the property to the north, and the Belt Line Road driveway is being moved further from the existing driveway located on the property to the east. The Plano Road driveway would be approximately 115 feet from the driveway located on the property to the north and the Belt Line Road driveway would be approximately 137 feet from the driveway located on the property to the east (approximately 120-foot spacing currently exists).</p> <p>Although they did not conform to the City standard, the driveways would be located as far north on Plano Road as possible without being located off-site.</p> <p><u>Driveway Throat Depth</u> - As proposed, the driveways provided adequate driveway storage depth. The minimum driveway throat depth is twenty-eight (28) feet. The driveway throat depth is measured from the curb line to the end of the landscape island on the site. The reconfigured driveways will provide a design allowing vehicles to safely enter and exit the site.</p>	<p><i>Although they do not conform to the City standard for driveway spacing, the driveways are located as far north on Belt Line Road and as far east of Plano Road as possible without being located off-site.</i></p> <p><i>The driveway throat depth for the Belt Line Road driveway conforms with the city's driveway standards; however, with the exception of the ingress side of the Belt Line Road driveway throat depth, the egress side does not. The driveway throat is 27 feet, while 28 feet is required. The proposed driveway throat depth represents a 100% increase from what exists today.</i></p>
3.	<p>Drive Aisle Closure – The proposed design eliminated the access drive aisle between the subject property and the property to the east. It does not appear that a mutual access easement or agreement exists between the two (2) sites. By closing off the access point, the property to the east would be left with dead-end parking which will be difficult to access, especially when exiting the parking spaces.</p>	<p><i>The access drive aisle between the subject property and the property to the east is being eliminated.</i></p>
4	<p>Internal Stacking at Gas Pumps – The redevelopment of the motor vehicle service station requires a variance to the City's Subdivision and Development Ordinance relating to the amount of internal stacking required at the gas pumps (Chapter 21-59). The Subdivision and Development Ordinance requires gas pumps to provide adequate parking spaces for one (1) vehicle at each pump and one (1)</p>	<p><i>At staff suggestion, the internal stacking for the gas pumps have been depicted to reflect a more accurate vehicle stacking scenario. Based on the depicted scenario, appropriate drive aisle widths will be provided to allow for circulation around the fueling area, without conflicting with the internal stacking at the gas pumps.</i></p>

	<p>vehicle waiting behind those using the pumps (waiting space), with a minimum of three (3) feet between each spaces. The Ordinance also requires that, it desired, a minimum of twenty-four (24) feet shall be provided behind the waiting space for two-way traffic.</p> <p>The proposed design would require a 16-foot variance to the twenty-four (24) feet required for two-way traffic along the west side of the gas pumps. Approximately eight (8) feet would be provided for traffic to circulate between a car waiting and the parking spaces located along Plano Road. Similar relief from this requirement was granted for the QT that recently opened at Belt Line Road and Inge Drive and the Renner Road and North Star Road 7-Eleven; however, the sites provided two (2) rows of gas pumps which helped to mitigate encroachment into the driving aisles.</p>	<p><i>A variance to the City's Subdivision and Development Ordinance relating to the amount of internal stacking required at the gas pumps (Chapter 21-59) will still be required.</i></p>
<p>5.</p>	<p>Building Height – The proposed building height was approximately twenty (20) feet to the top of the roof as shown on the elevations (Exhibits “C-1” and “C-2). However, at the southwest corner of the building, a tower was proposed over the entrance that will be approximately 26’-6” to the midpoint of pitched roof on the tower. The ridge would be approximately 31’-2” tall. In accordance with the Comprehensive Zoning Ordinance, the maximum height allowed for a 1-story building is twenty-five (25) feet.</p> <p>If the proposed elevations were considered appropriate, the proposed condition to allow a maximum height of 26’-6” to the midpoint of the tower was included for the Commission’s consideration.</p>	<p><i>The proposed building height is no longer an issue. The proposed building height (22 feet) conforms with the Comprehensive Zoning Ordinance.</i></p>
<p>6.</p>	<p>Post Right-Turn Lane Construction - Staff’s recommendation to the applicant included designing the site to accommodate the future construction of the right-turn lane along Belt Line Road; however, the property owner’s desire was not to modify the gasoline pumps and canopy location.</p> <p>Upon construction of the right-turn lane on Belt Line Road the landscape buffer width would be reduced from 11.5 feet to 1.5 feet; thus reducing the site landscape area to approximately 9%. In addition, the driveway throat depth would be reduced from 28 feet to 17 feet, thus re-establishing the non-conforming driveway throat depth that existed prior to the proposed redevelopment of the site.</p>	<p><i>The balance of the modifications would occur in the future when the right-turn lane was constructed which would reduce the 20 foot wide landscape buffer along the west portion of the site to a minimum of nine (9) feet and a driveway throat depth of 15 feet on the departure side on Belt Line Road.</i></p>

The following deviations from the development standards for the proposed redevelopment of the site would be required

- Driveway locations from an intersection, driveway throat depth for the egress side of the driveway on Belt Line Road and spacing between off-site driveways
- Internal Stacking at Gas Pumps, and
- A nine (9) foot landscape buffer width and a fifteen (15) foot driveway throat depth on Belt Line Road at the time of construction of the right-hand turn lane.

Conclusion

Based on the applicant's current proposed zoning site plan; Exhibit "E", the site provides for much improved on-site circulation, while establishing and maintaining landscape buffers along Plano Road and Belt Line Road.

Correspondence: As of this date, no letters of correspondence in favor or opposition have been received.

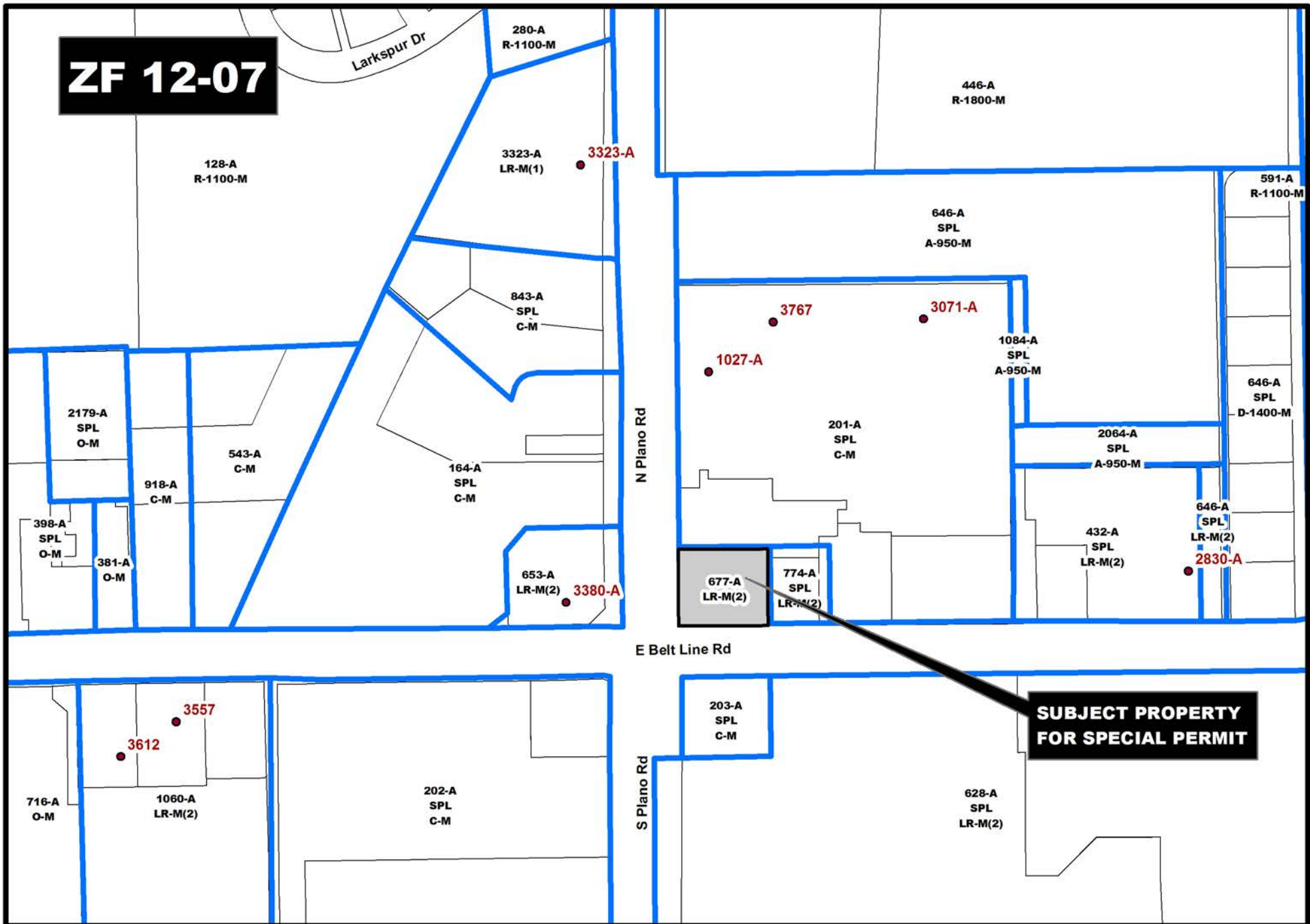
Motion: The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add or amend conditions, or recommend denial of the request.

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

1. A motor vehicle service station shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit "E" and made a part thereof.
2. The motor vehicle service station shall be constructed in substantial conformance with the attached concept plan (Exhibit "E") and building and canopy elevations (Exhibits "F-1" through "F-3").
3. A variance to allow reduced internal stacking at the gas pumps as shown on the attached concept plan (Exhibit "E") shall be allowed.

Council Hearing Date: The earliest possible City Council hearing date is October 8, 2012.

ZF 12-07

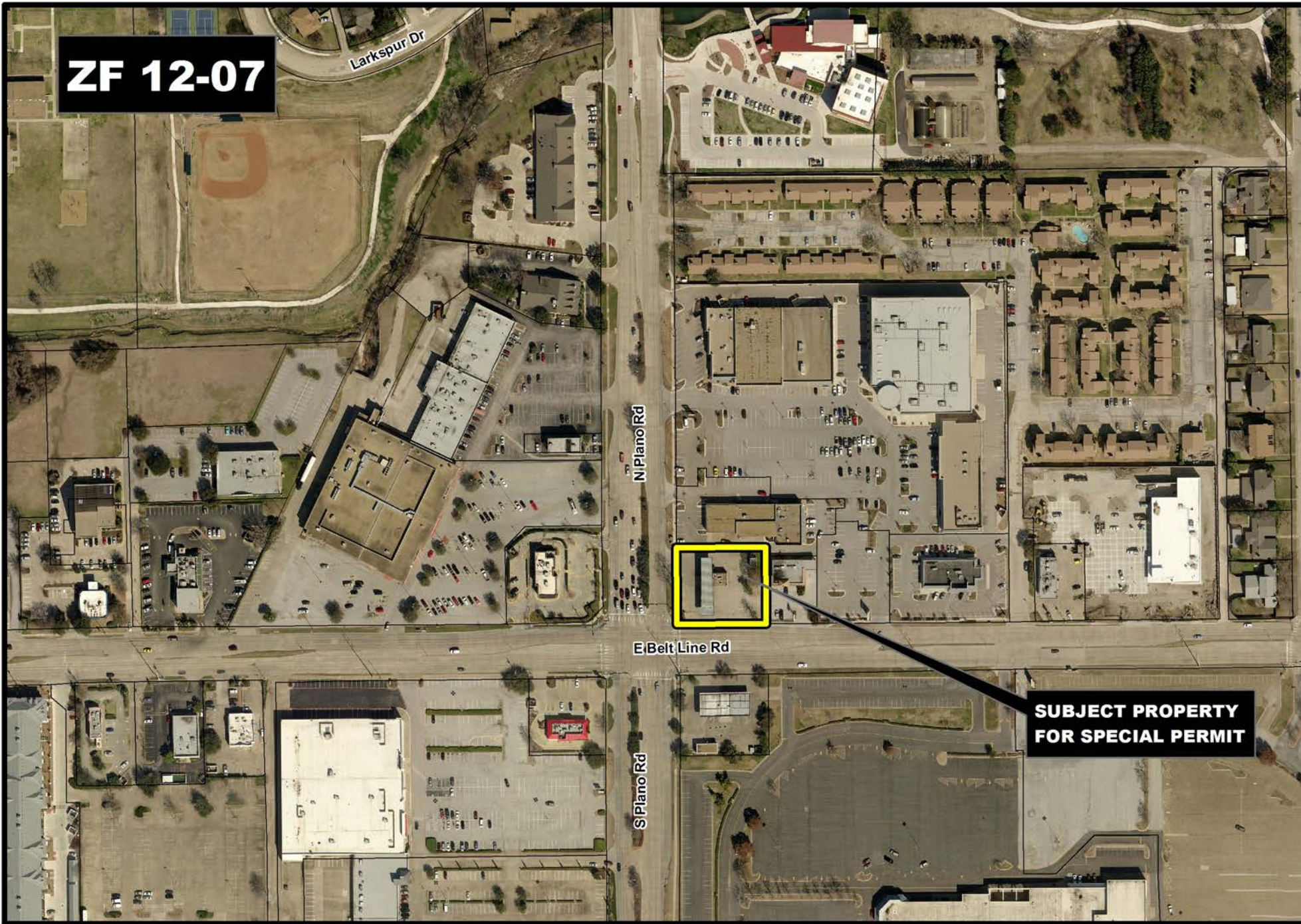


ZF 12-07 Zoning Map

Updated By: shacklett, Update Date: May 16, 2012
 File: DSI\Mapping\Cases\Z\2012\ZF1207\ZF1207 zoning.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





ZF 12-07

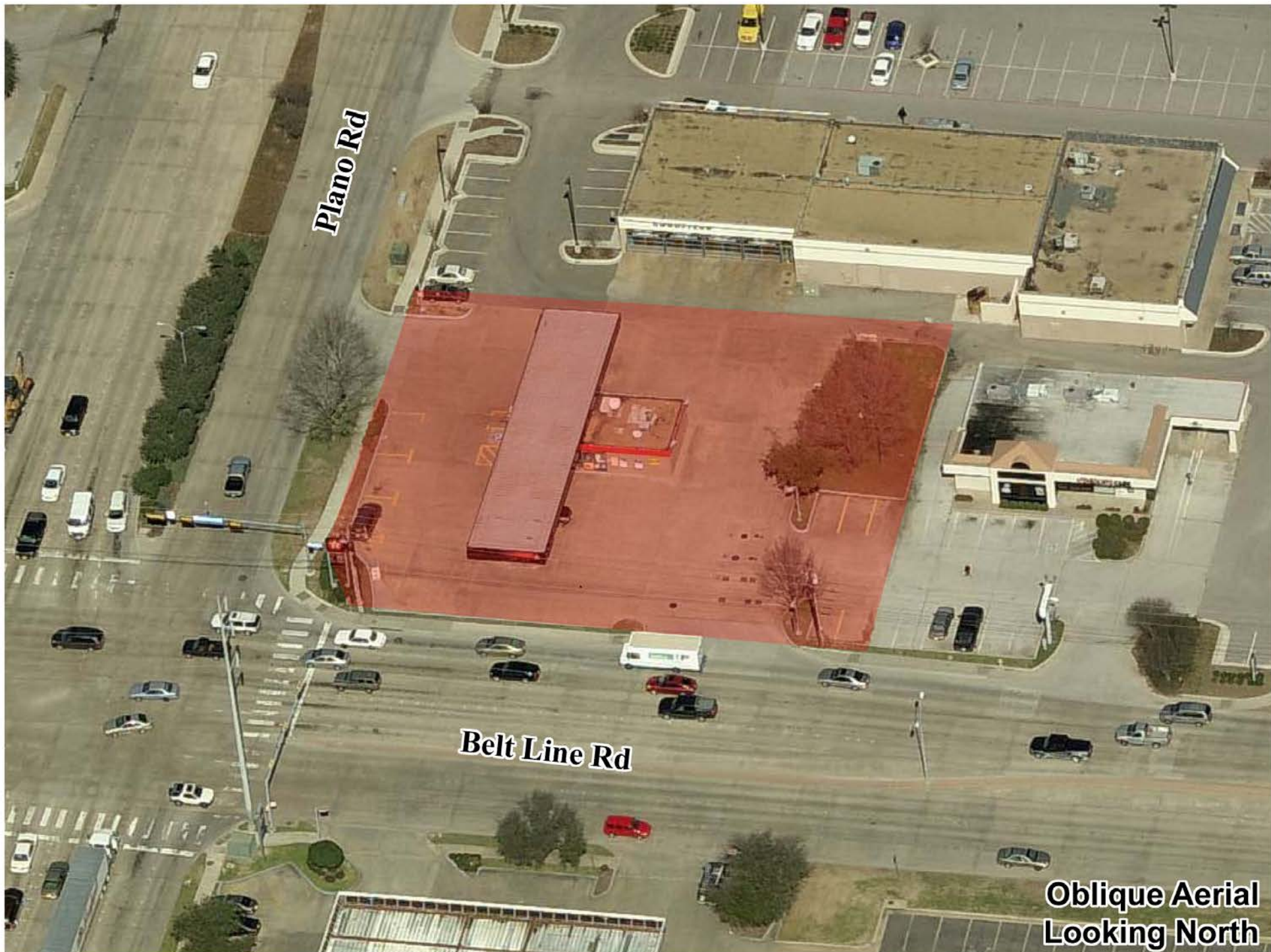
**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 12-07 Aerial Map

Updated By: shacklett, Update Date: May 16, 2012
File: DSI\Mapping\Cases\Z\2012\ZF1207\ZF1207_ortho.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





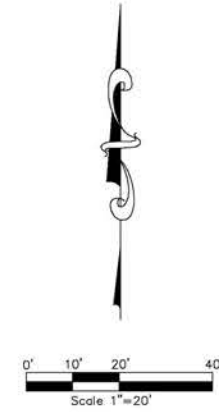
Plano Rd

Belt Line Rd

**Oblique Aerial
Looking North**

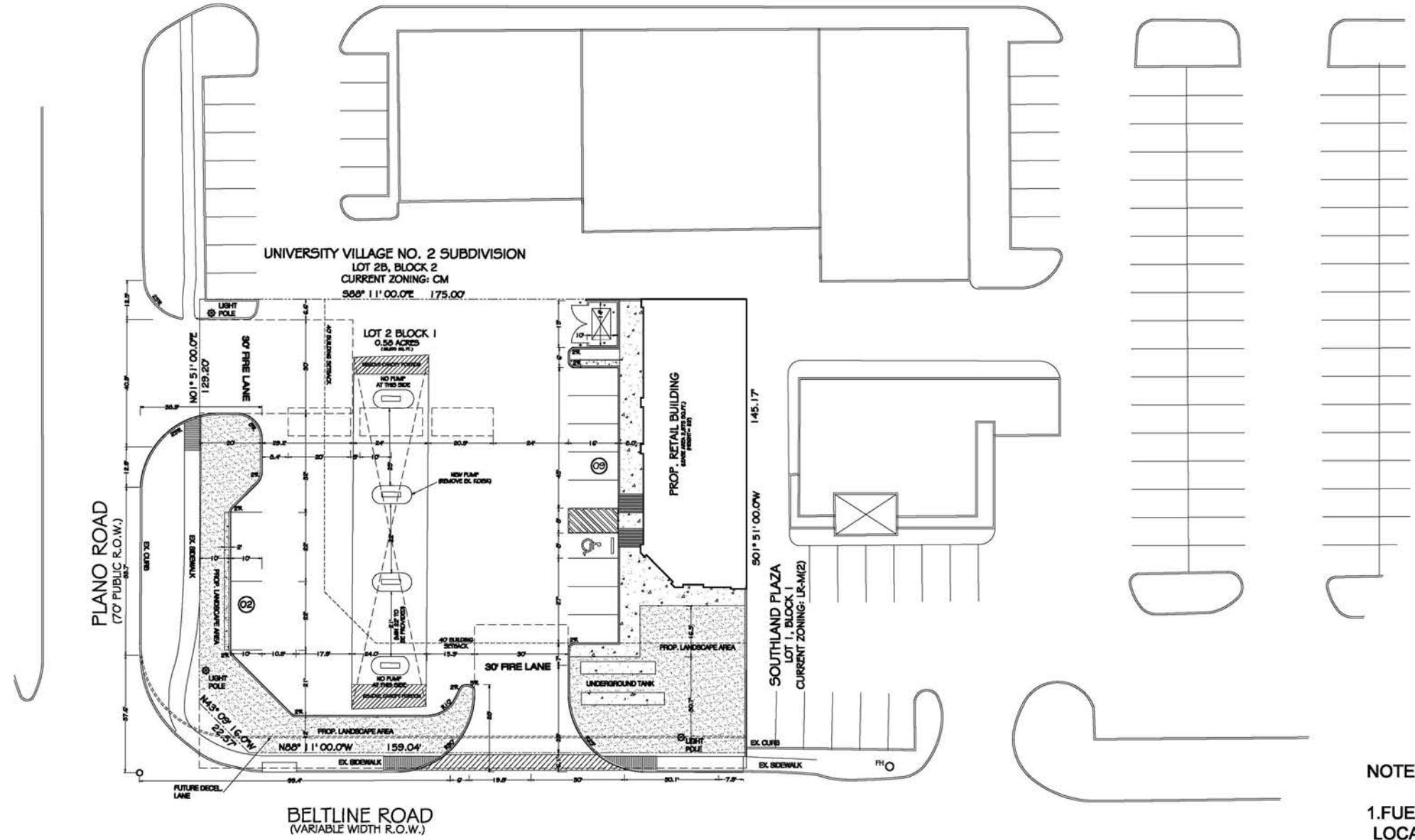
BUILDING	
STORY	ONE
MAX HEIGHT	20'-0" (ROOF) HEIGHT TO MID. POINT OF PITCHED TOWER ROOF 26'-6"
FLOOR AREA	2,975 SQ. FT.
PARKING RATIO	
(General Dev. Ord.)	1 PARKING/ 333 SF
REQUIRED PARKING	2,975 SQ.FT./333 = 9
PROVIDED PARKING	11

EX. ZONING:	LR-M(2) LOCAL RETAIL PER ORD. 677-A
PROP. ZONING:	SPL PERMIT FOR MOTOR VEHICLE
	SVC STATION W/MODIFIED DEVELOPMENT STD.
LOT AREA:	25,270 SQ.FT. / 0.58 ACRES
(General Dev. Ord.)	1 PARKING/ 333 SF
LANDSCAPE % PROVIDED	16.8% / 7% REQUIRED (4262 SQ.FT. PROVIDED)
FLOOR AREA RATIO	0.12:1/ MAX. / 0.5:1 ALLOWED



ddc DESIGN DEVELOPMENT CONSULTANTS, INC.
 CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT
 REGISTRATION # 19970
 1001 W. BELLEVUE BLVD., SUITE # 211, BELLEVUE, TX, 76009
 SITE OFFICE: 503 W. WADE COURT, BELLEVUE, TX, 76009
 Email: ddc@ddc-engineering.com

CONVENIENCE STORE
 1401 E. BELT LINE ROAD
 RICHARDSON, TEXAS
 0.680 ACRE BEING A PART OF LOT 2 BLOCK 1 OF
 OF LOT 2 BLOCK 1 SOUTHLAND PLAZA
 AN ADDITION TO THE CITY OF RICHARDSON
 DALLAS COUNTY, TEXAS



NOTE:
 1. FUEL STORAGE TANK & FILL OPENING LOCATIONS TO BE APPROVED BY FIRE MARSHA AT THE TIME OF DEVELOPMENT PLAN.

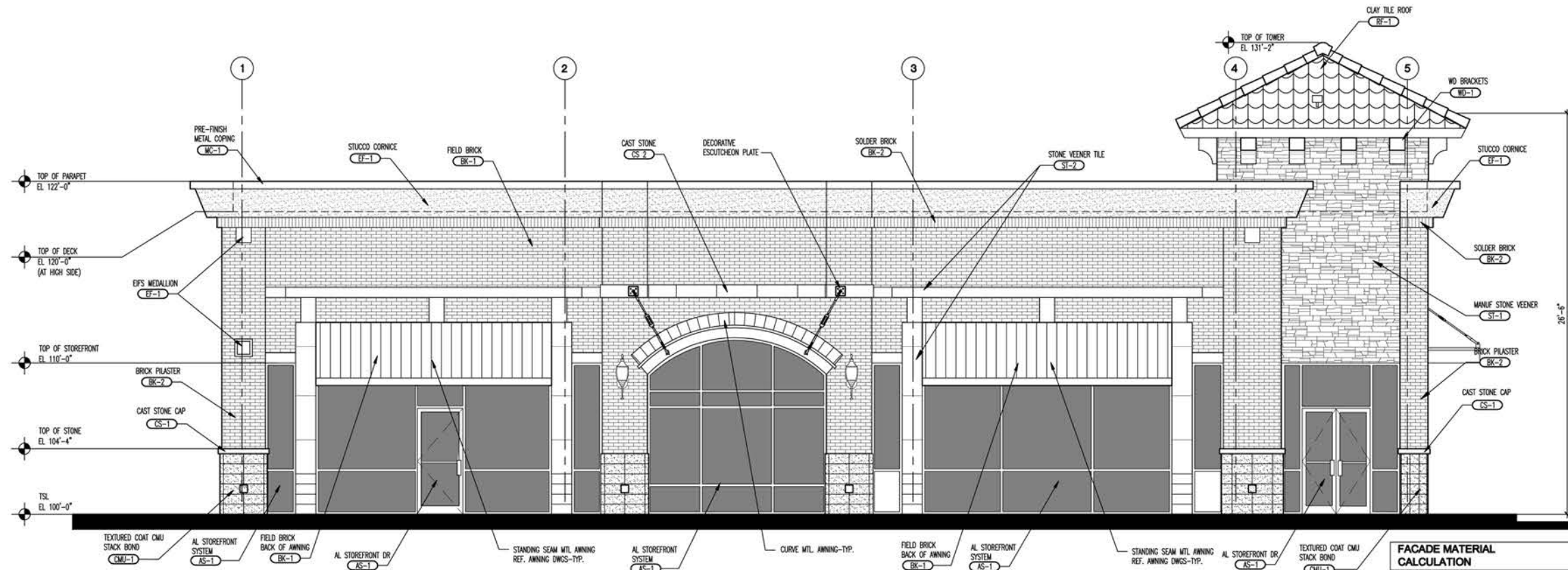
Zoning Site Plan Exhibit "B"

No.	DATE	REVISION
10	05/29/12	DELTA 3-CITY COMMENTS
9	05/25/12	DELTA 2-CITY COMMENTS
8	05/24/12	DELTA 1-CITY COMMENTS
7	05/06/12	CITY SUBMITTAL w/ APPLICATION
6	04/22/12	CITY SUBMITTAL FOR REVIEW
5	03/26/12	CITY SUBMITTAL FOR REVIEW
4	03/14/12	CITY SUBMITTAL FOR REVIEW
3	03/05/12	CITY SUBMITTAL FOR REVIEW
2	02/23/12	CITY SUBMITTAL FOR REVIEW
1	01/01/12	CITY SUBMITTAL FOR REVIEW

S.I. LABED 5/24/12
 THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE CLOSE PERSONAL SUPERVISION AND DIRECTED BY THE REGISTERED PROFESSIONAL ENGINEER SHOWN HEREON. THE DOCUMENT WAS AUTHORIZED BY S.I. LABED, P.E. #71581

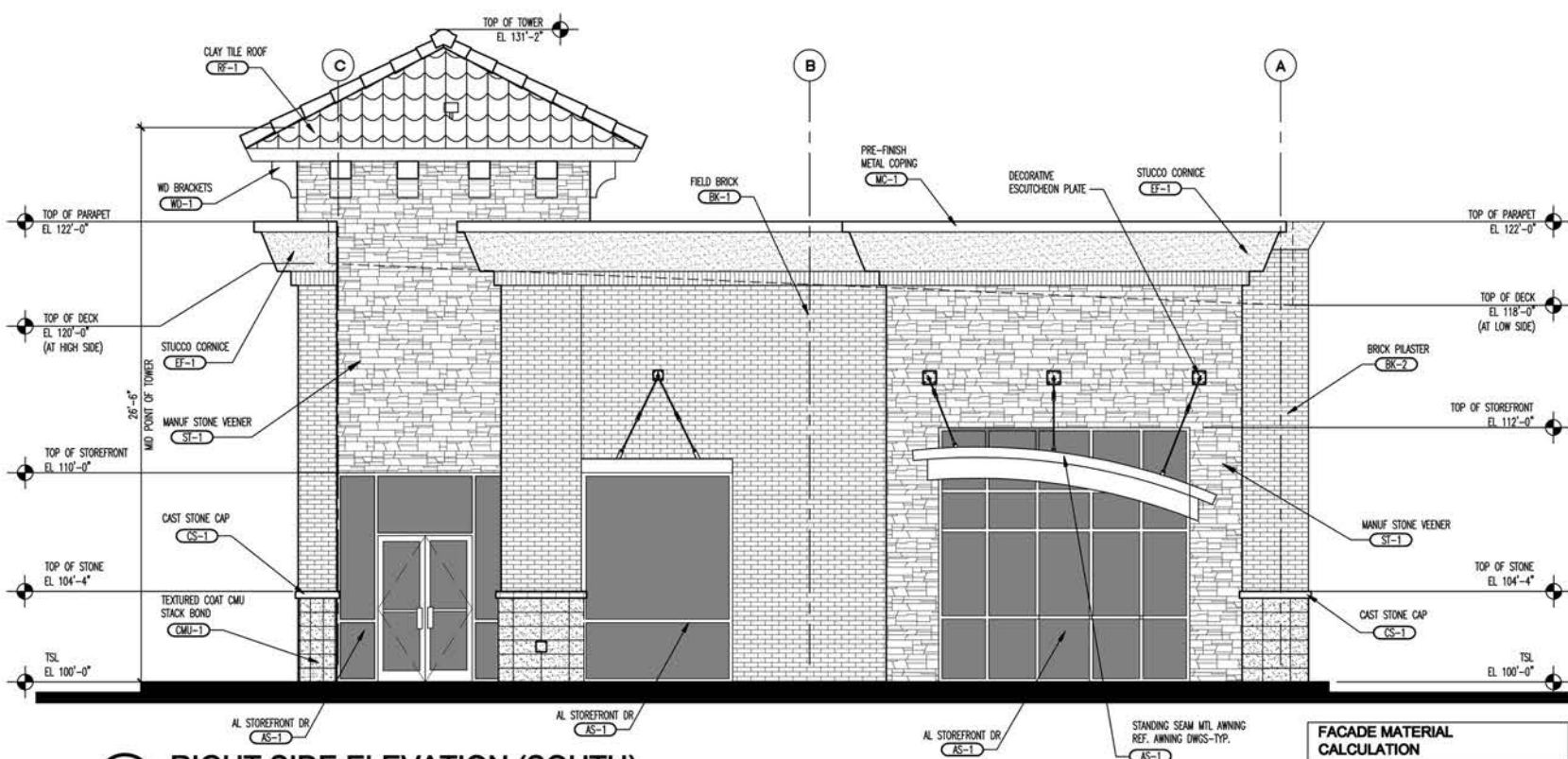
SITE PLAN

DATE:	2/23/12	SCALE:	1" = 20'
DRAWN:	A.I.	CHECKED BY:	S.I.A.
PROJECT #	001154.00		
SHEET NO.	1		



01 FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STONE VEENER	206 SF	19.61%
BRICK	642 SF	61.15%
CONCRETE MASONRY UNIT (CMU)	60 SF	5.71%
TOTAL MASONRY	908 SF	86.48%
STUCCO FINISH	142 SF	13.52%
TOTAL (EXCLUDING GLASS AREA)	1,050 SF	100%



02 RIGHT SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STONE VEENER	314 SF	40.00%
BRICK	357 SF	45.47%
CONCRETE MASONRY UNIT (CMU)	36 SF	4.59%
TOTAL MASONRY	707 SF	90.06%
STUCCO FINISH	78 SF	9.94%
TOTAL (EXCLUDING GLASS AREA)	785 SF	100%

EXTERIOR MATERIAL LIST

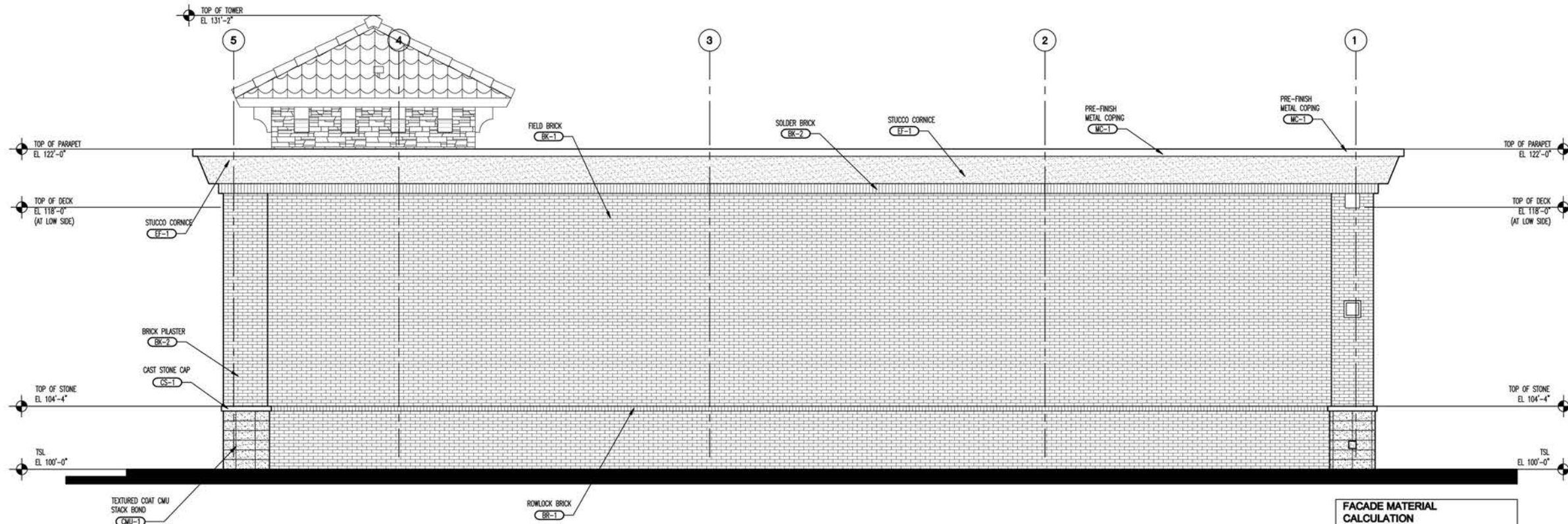
- | | |
|--|--|
| <p>ALUMINUM STOREFRONT
AS 1-TINT (BRONZE ANODIZED) KAWNEER (770)449-5555</p> <p>ALUMINUM AWNING
AS 1-TINT (BRONZE ANODIZED) KAWNEER (770)449-5555</p> <p>BRICK
BK 1-ACME BLEND 137 (FIELD) LIGHT CREAM ACME BRICK P-(972) 241-1400 F-(972) 406-9374
BK 2-ACME BLEND 139 (ACCENT) LIGHT BROWN ACME BRICK P-(972) 241-1400 F-(972) 406-9374</p> <p>CAST STONE
CS 1-COLOR- BROWN
CS 2-COLOR- LIGHT BROWN
UNITED CAST STONE</p> <p>EIPS
E 1-MATCH BENJAMIN MOORE HC-83 GOLDEN
E 2-COLOR TO MATCH B2 LIGHT BROWN
DRYVIT SYSTEMS, INC. CALPLY
P-(214) 267-8800
F-(214) 267-8803</p> | <p>METAL COPING
MC 1-COLOR: SANDSTONE CHOCOLATE UNA CLAD P-(800) 426-7737</p> <p>PAINT
WD 1-SHERWIN WILLIAMS, ROAN 2722 CREAM SHERWIN WILLIAMS P-(260) 347-3781</p> <p>PAVERS
PV 1-ACME PINE HALL BURGUNDY BLEND</p> <p>STONE
ST 1-LEUDER'S LIMESTONE, ROUGH NATURAL TEXTURE LIGHT GOLDEN P-(972) 517-9997 F (972) 661-3322</p> <p>TEXTURE COAT ON CONCRETE
T 1-MATCH SHERWIN WILLIAMS, ROAN 2722 NATURAL GREY</p> <p>ROOF TILE
RF-1 FEATHERLITE CONTACT: (972) 241-1400 COLOR: TERRA COTTA FINISH: NATURAL CLAY TILE</p> <p>SLATE TILE
SL 1-12 X 12-NIGHT BLACK SLATE STONE TILE DEPOT (1800) 622-8708</p> <p>CONCRETE MASONRY UNIT (CMU)
CMU-1 FEATHERLITE CONTACT: (972) 241-1400 COLOR: TERRA COTTA FINISH: TEXTURED COAT-FACE CMU</p> |
|--|--|

NOTES:
PAINTS AND GLAZING ARE SUBJECT TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

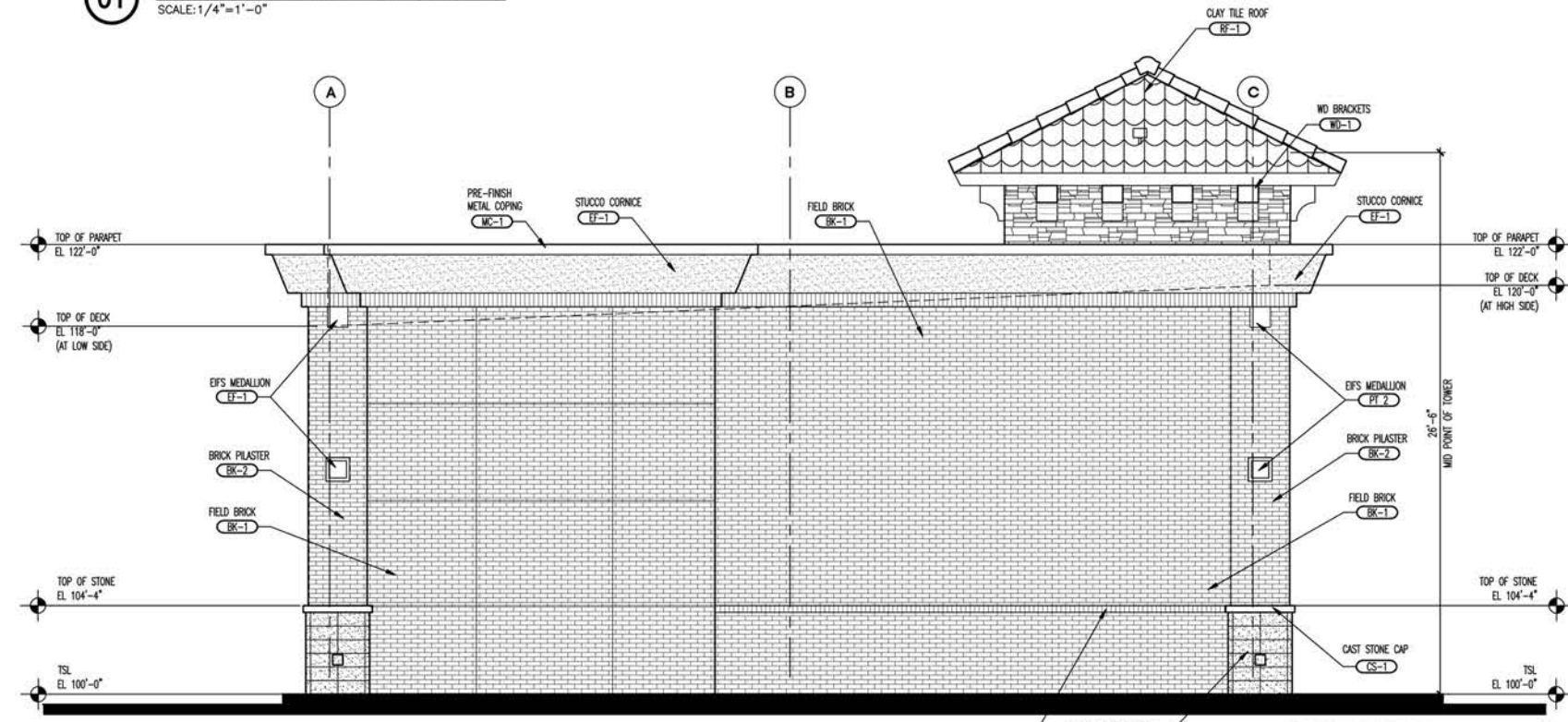
Original Date:
NOVEMBER 11, 2011
Issue Log
ISSUED FOR REVIEW 01
ISSUED FOR REVIEW 02
ISSUED FOR REVIEW 04
ISSUED FOR PERMIT 05
CITY COMMENTS 06

DRAWN BY: CHECKE
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CONVENIENCE STORE
 AT 1401 EAST BELT LINE ROAD



01 REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"



02 LEFT SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION

MATERIAL	AREA	%
STONE VEENER	40 SF	2.28%
BRICK	1532 SF	87.54%
CONCRETE MASONRY UNIT (CMU)	25 SF	1.42%
TOTAL MASONRY	1,597 SF	91.24%
STUCCO FINISH	153 SF	8.76%
TOTAL (EXCLUDING GLASS AREA)	1,750 SF	100%

FACADE MATERIAL CALCULATION

MATERIAL	AREA	%
STONE VEENER	13 SF	1.28%
BRICK	882 SF	86.81%
CONCRETE MASONRY UNIT (CMU)	25 SF	2.47%
TOTAL MASONRY	920 SF	90.56%
STUCCO FINISH	96 SF	9.44%
TOTAL (EXCLUDING GLASS AREA)	1,016 SF	100%

EXTERIOR MATERIAL LIST

ALUMINUM STOREFRONT AS 1-TINT (BRONZE ANODIZED) KAWNEER (770)449-5555	METAL COPING MC 1-COLOR: SANDSTONE CHOCOLATE UNA CLAD P-(800) 426-7737
ALUMINUM AWNING AS 1-TINT (BRONZE ANODIZED) KAWNEER (770)449-5555	PAINT WD 1-SHERWIN WILLIAMS, ROAN 2722 CREAM SHERWIN WILLIAMS P-(260) 347-3781
BRICK BK 1-ACME BLEND 137 (FIELD) LIGHT CREAM ACME BRICK P-(972) 241-1400 F-(972) 406-9374	PAVERS PV 1-ACME PINE HALL BURGUNDY BLEND
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Original Date:
NOVEMBER 11, 2011
Issue Log

ISSUED FOR REVIEW	DATE
ISSUED FOR REVIEW	01/11/11
ISSUED FOR REVIEW	02/02/11
ISSUED FOR REVIEW	04/06/11
ISSUED FOR PERMIT	06/06/11
CITY COMMENTS	06/06/11

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CONVENIENCE STORE
 AT 1401 EAST BELT LINE ROAD
 RICHARDSON, TEXAS 75080

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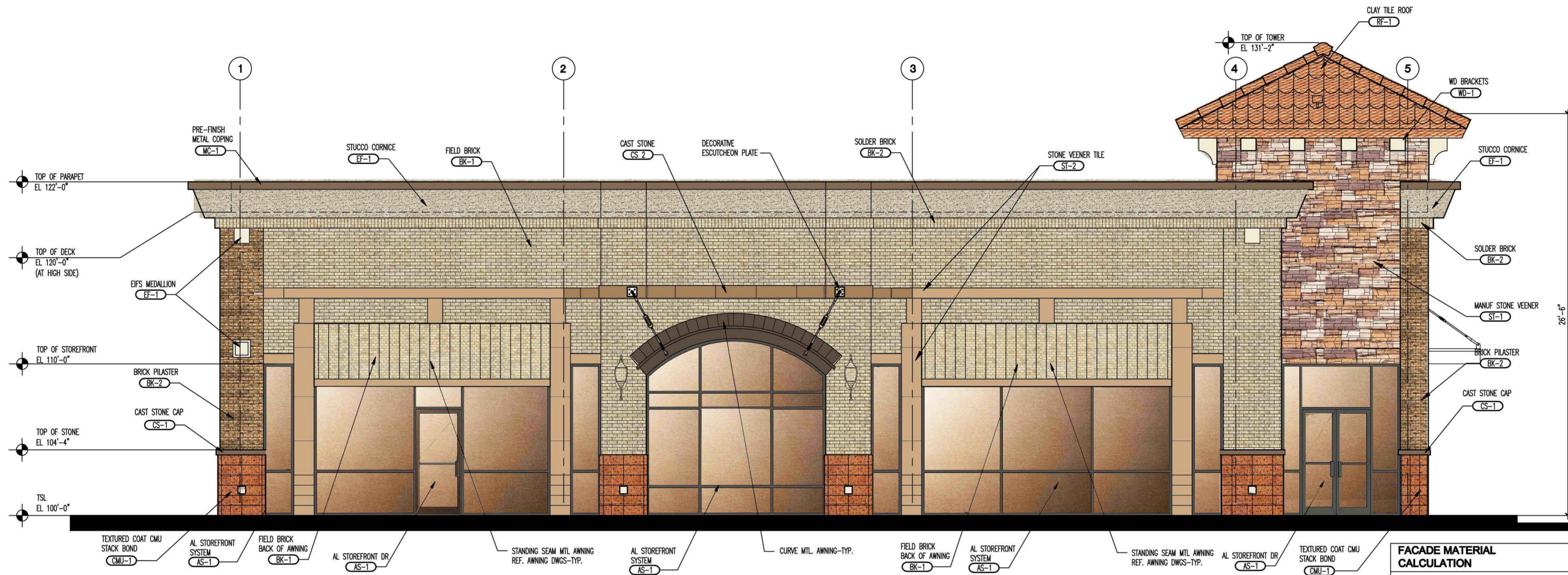
Sheet Number

A302

Project Number

11-024

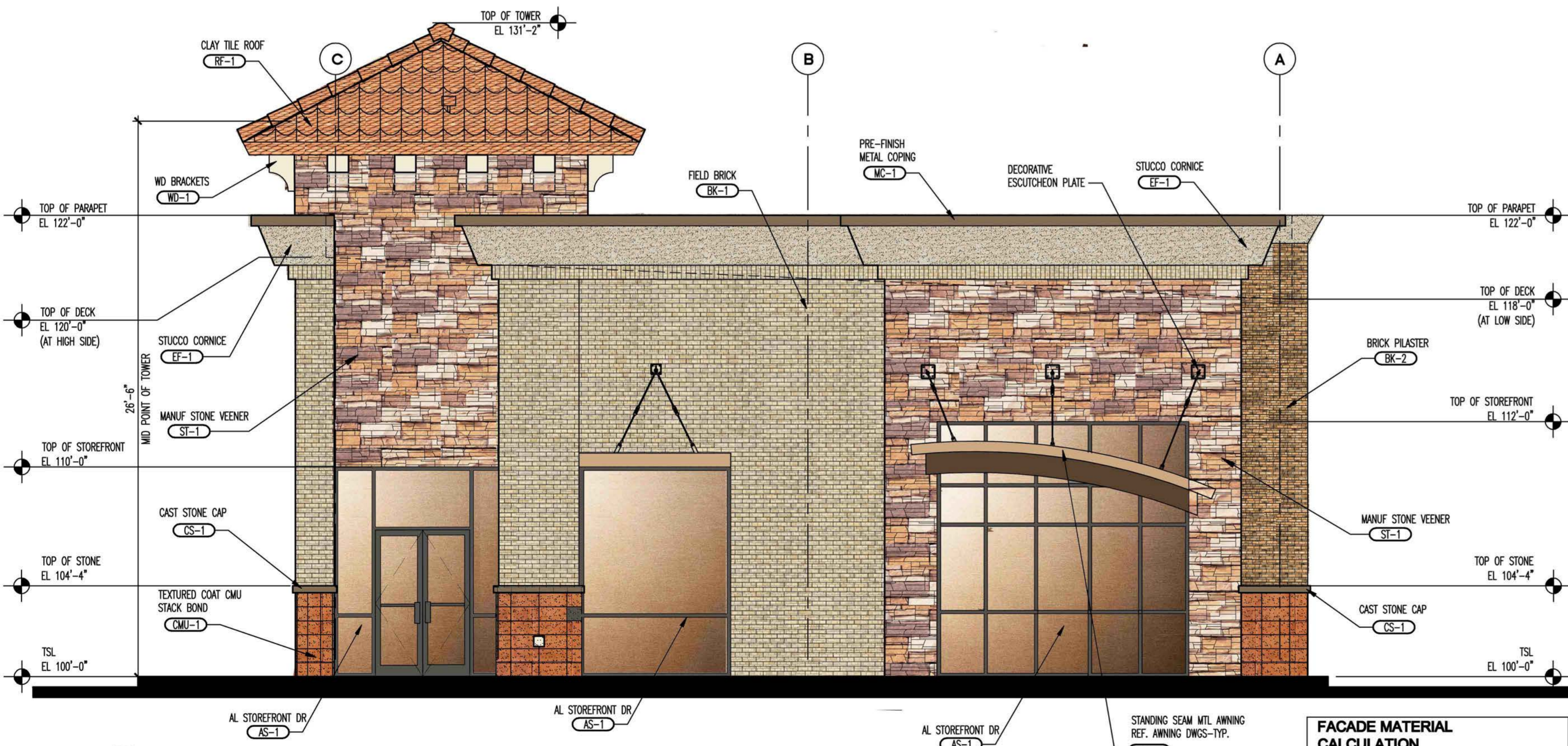
Exhibit C-2



01 FRONT ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

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ALUMINUM STOREFRONT AS 1-TINT (BRONZE ANODIZED) KAWNEER (770)449-5555	METAL COPING MC 1-COLOR: SANDSTONE CHOCOLATE UNA CLAD P-(800) 426-7737
ALUMINUM AWNING AS 1-TINT (BRONZE ANODIZED) KAWNEER (770)449-5555	PAINT WD 1-SHERWIN WILLIAMS, ROAN 2722 CREAM SHERWIN WILLIAMS P-(260) 347-3781
BRICK BK 1-ACME BLEND 137 (FIELD) LIGHT CREAM ACME BRICK P-(972) 241-1400 F-(972) 406-9374 BK 2-ACME BLEND 139 (ACCENT) LIGHT BROWN ACME BRICK P-(972) 241-1400 F-(972) 406-9374	PAVERS PV 1-ACME PINE HALL BURGUNDY BLEND
CAST STONE CS 1-COLOR- BROWN CS 2-COLOR- LIGHT BROWN UNITED CAST STONE	STONE ST 1-LEUDER'S LIMESTONE, ROUGH NATURAL TEXTURE LIGHT GOLDEN P-(972) 517-9997 F (972) 661-3322
EIFS E 1-MATCH BENJAMIN MOORE HC-83 GOLDEN E 2-COLOR TO MATCH B2 LIGHT BROWN DRYVIT SYSTEMS, INC. CALPLY P-(214) 267-8800 F-(214) 267-8803	TEXTURE COAT ON CONCRETE T 1-MATCH SHERWIN WILLIAMS, ROAN 2722 NATURAL GREY
	ROOF TILE RF-1 FEATHERLITE CONTACT: (972) 241-1400 COLOR: TERRA COTTA FINISH: NATURAL CLAY TILE
	SLATE TILE SL 1-12 X 12-NIGHT BLACK SLATE STONE TILE DEPOT (1800) 622-8708
	CONCRETE MASONRY UNIT (CMU) CMU-1 FEATHERLITE CONTACT: (972) 241-1400 COLOR: TERRA COTTA FINISH: TEXTURED COAT-FACE CMU

NOTES:
PAINTS AND GLAZING ARE SUBJECT TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

Exhibit "D-1"

Original Date:
NOVEMBER 11, 2011
Issue Log
ISSUED FOR REVIEW 11/14/2011
ISSUED FOR REVIEW 02/23/2012
ISSUED FOR REVIEW 04/26/2012
ISSUED FOR PERMIT 05/07/2012
CITY COMMENTS 06/24/2012

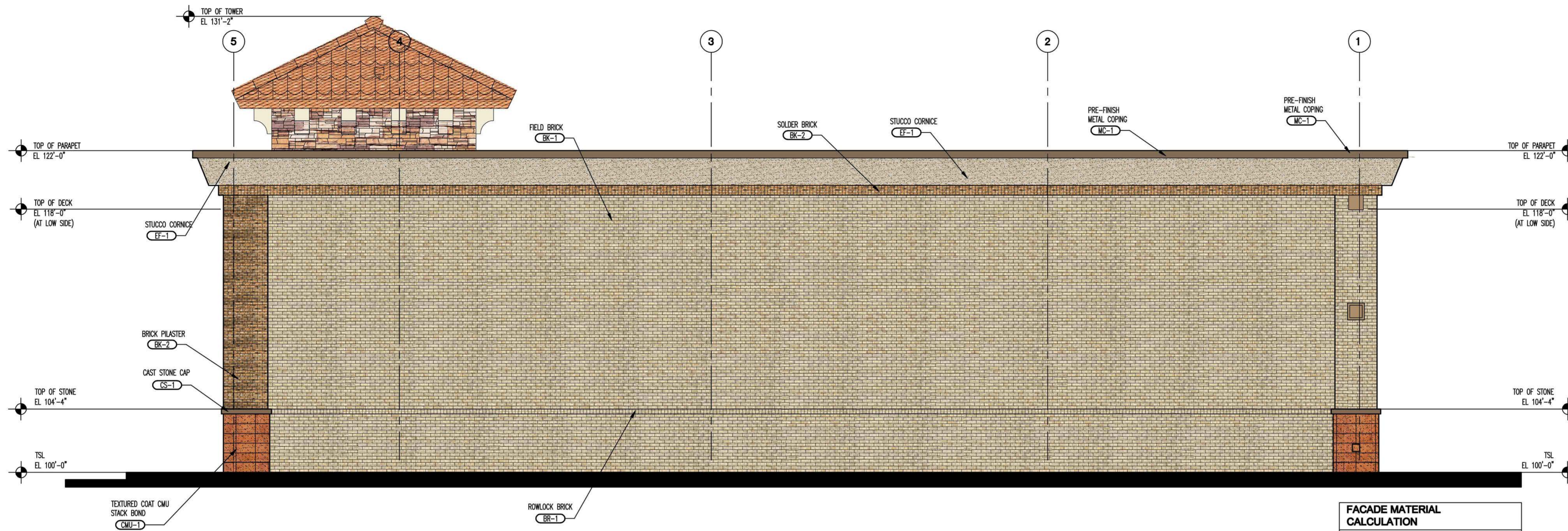
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CONVENIENCE STORE
AT 1401 EAST BELT LINE ROAD
RICHARDSON, TEXAS 75081

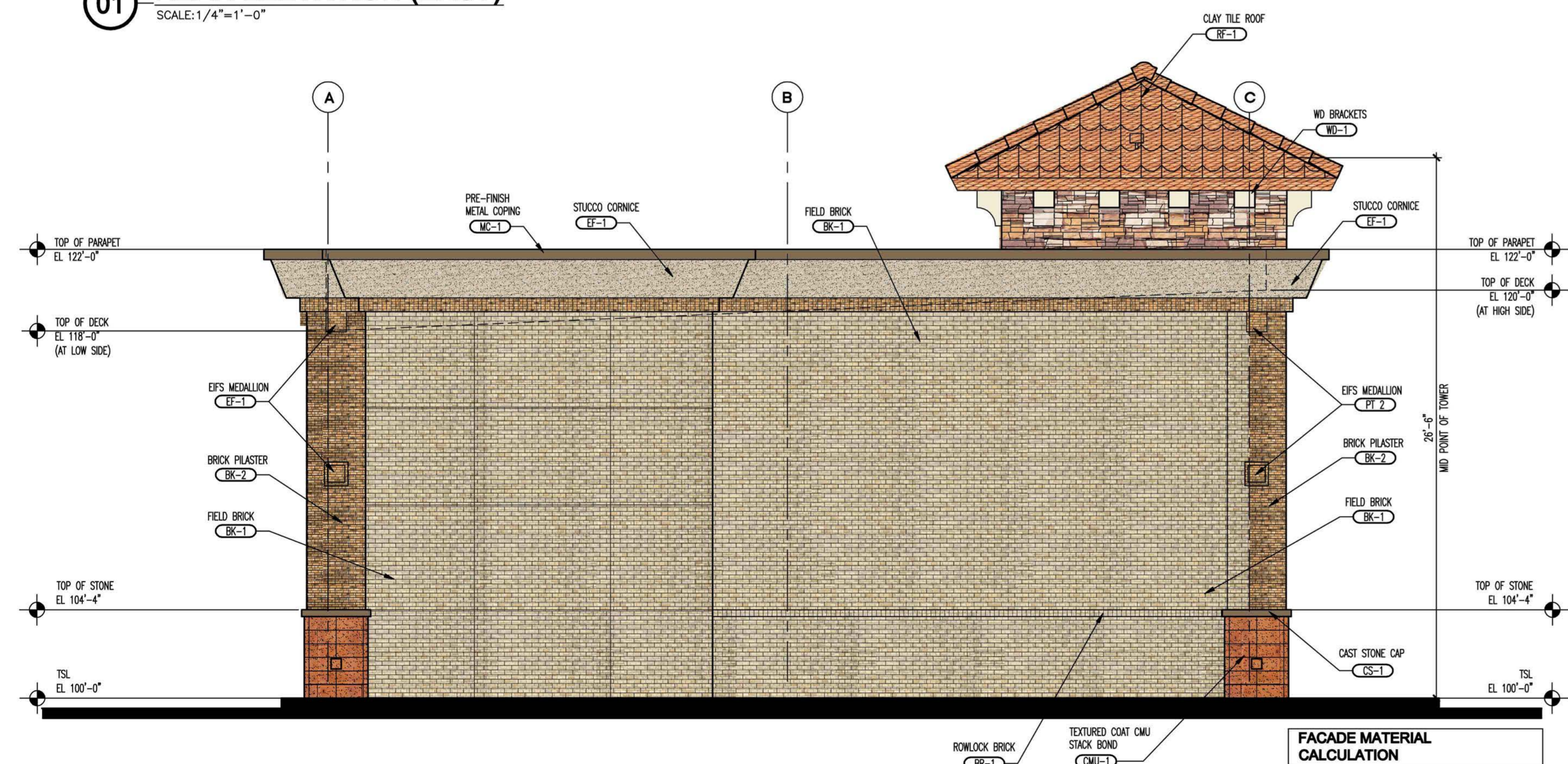
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Sheet Number:
A301
Project Number:
11-024



01 REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STONE VEENER	40 SF	2.28%
BRICK	1532 SF	87.54%
CONCRETE MASONRY UNIT (CMU)	25 SF	1.42%
TOTAL MASONRY	1,597 SF	91.24%
STUCCO FINISH	153 SF	8.76%
TOTAL (EXCLUDING GLASS AREA)	1,750 SF	100%



02 LEFT SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STONE VEENER	13 SF	1.28%
BRICK	862 SF	86.81%
CONCRETE MASONRY UNIT (CMU)	25 SF	2.47%
TOTAL MASONRY	920 SF	90.56%
STUCCO FINISH	96 SF	9.44%
TOTAL (EXCLUDING GLASS AREA)	1,016 SF	100%

EXTERIOR MATERIAL LIST	
ALUMINUM STOREFRONT	METAL COPING
AS 1-TINT (BRONZE ANODIZED) KAWNEER (770)449-5555	MC 1-COLOR: SANDSTONE CHOCOLATE UNA CLAD P-(800) 426-7737
ALUMINUM AWNING	PAINT
AS 1-TINT (BRONZE ANODIZED) KAWNEER (770)449-5555	WD 1-SHERWIN WILLIAMS, ROAN 2722 CREAM SHERWIN WILLIAMS P-(260) 347-3781
BRICK	PAVERS
BK 1-ACME BLEND 137 (FIELD) LIGHT CREAM ACME BRICK P-(972) 241-1400 F-(972) 406-9374	PV 1-ACME PINE HALL BURGUNDY BLEND
BK 2-ACME BLEND 139 (ACCENT) LIGHT BROWN ACME BRICK P-(972) 241-1400 F-(972) 406-9374	STONE
CAST STONE	ST 1-LEUDER'S LIMESTONE, ROUGH NATURAL TEXTURE LIGHT GOLDEN P-(972) 517-9997 F (972) 661-3322
CS 1-COLOR- BROWN CS 2-COLOR- LIGHT BROWN UNITED CAST STONE	TEXTURE COAT ON CONCRETE
EIFS	T 1-MATCH SHERWIN WILLIAMS, ROAN 2722 NATURAL GREY
E 1-MATCH BENJAMIN MOORE HC-83 GOLDEN E 2-COLOR TO MATCH B2 LIGHT BROWN DRYFIT SYSTEMS, INC. CALPLY P-(214) 267-8800 F-(214) 267-8803	ROOF TILE
	RF-1 FEATHERLITE CONTACT: (972) 241-1400 COLOR: TERRA COTTA FINISH: NATURAL CLAY TILE
	SLATE TILE
	SL 1-12 X 12-NIGHT BLACK SLATE STONE TILE DEPOT (1800) 622-8708
	CONCRETE MASONRY UNIT (CMU)
	CMU-1 FEATHERLITE CONTACT: (972) 241-1400 COLOR: TERRA COTTA FINISH: TEXTURED COAT-FACE CMU

NOTES:
PAINTS AND GLAZING ARE SUBJECT TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

Exhibit "D-2"

Original Date:
NOVEMBER 11, 2011
Issue Log

ISSUED FOR REVIEW	11/14/2011
ISSUED FOR REVIEW	02/29/2012
ISSUED FOR REVIEW	04/26/2012
ISSUED FOR PERMIT	06/07/2012
CITY COMMENTS	06/24/2012

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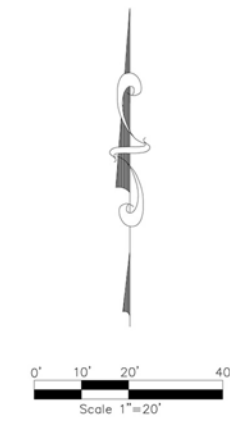
CONVENIENCE STORE
 AT 1401 EAST BELT LINE ROAD
 RICHARDSON, TEXAS 75081

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Sheet Number:
A301
Project Number:
11-024

BUILDING	
STORY	ONE
MAX HEIGHT	22'-0" (ROOF)/LABEL HT. TO MID. POINT OF PITCHED TOWER ROOF
FLOOR AREA	2,985 SQ. FT.
PARKING RATIO	
(General Dev. Ord.)	1 PARKING/ 333 SF
REQUIRED PARKING	2,985 SQ.FT./333 = 9
PROVIDED PARKING	11

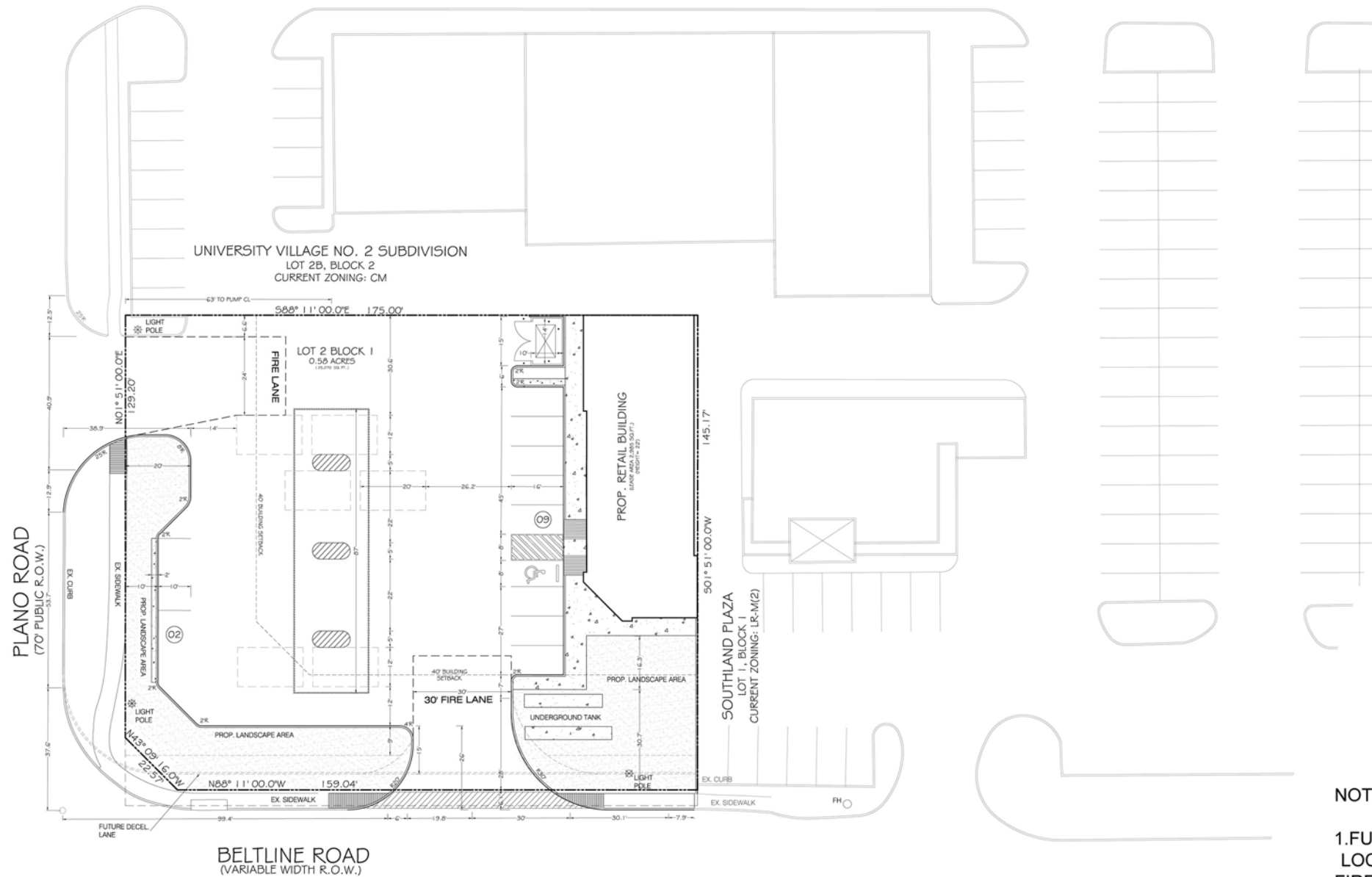
EX. ZONING:	LR-M(2) LOCAL RETAIL PER ORD. 677-A
PROP. ZONING:	SPL PERMIT FOR MOTOR VEHICLE
	SVC STATION W/MODIFIED DEVELOPMENT STD.
LOT AREA:	25,270 SQ.FT. / 0.58 ACRES
(General Dev. Ord.)	1 PARKING/ 333 SF
LANDSCAPE % PROVIDED	19.2% / 7% REQUIRED (4860 SQ.FT. PROVIDED)
FLOOR AREA RATIO	0.12:1/ MAX. / 0.5:1 ALLOWED



LOCATION MAP
(NOT TO SCALE)

ddc DESIGN DEVELOPMENT CONSULTANTS, INC.
 CIVIL, MUNICIPAL & LAND DEVELOPMENT CONSULTANT
 REGISTRATION # 10970
 LICENSE # 0000000000 DATE 2/21/08 BUREAU, TX, 76040
 3000 E. BELTLINE ROAD, SUITE 100, RICHARDSON, TX, 75081
 TEL: 214-233-2506 FAX: 1-866-331-8263
 Email: abed@ddc-engineering.com

CONVENIENCE STORE
 1401 E. BELT LINE ROAD
 RICHARDSON, TEXAS
 0.580 ACRE, BEING A PART OF LOT 2, BLOCK 1 OF
 OF LOT 2, BLOCK 1 SOUTHLAND PLAZA
 AN ADDITION TO THE CITY OF RICHARDSON
 DALLAS COUNTY, TEXAS



No.	DATE	REVISION
12	09/03/12	CITY SUGGESTED DESIGN CHANGE
11	08/25/12	CITY SUGGESTED DESIGN CHANGE
10	07/08/12	CITY SUGGESTED DESIGN CHANGE
9	05/25/12	DELTA 2-CITY COMMENTS
8	05/24/12	DELTA 1-CITY COMMENTS
7	05/06/12	CITY SUBMITTAL w/ APPLICATION
6	04/22/12	CITY SUBMITTAL FOR REVIEW
5	03/26/12	CITY SUBMITTAL FOR REVIEW
4	03/14/12	CITY SUBMITTAL FOR REVIEW
3	03/05/12	CITY SUBMITTAL FOR REVIEW
2	02/23/12	CITY SUBMITTAL FOR REVIEW
1	01/01/12	CITY SUBMITTAL FOR REVIEW

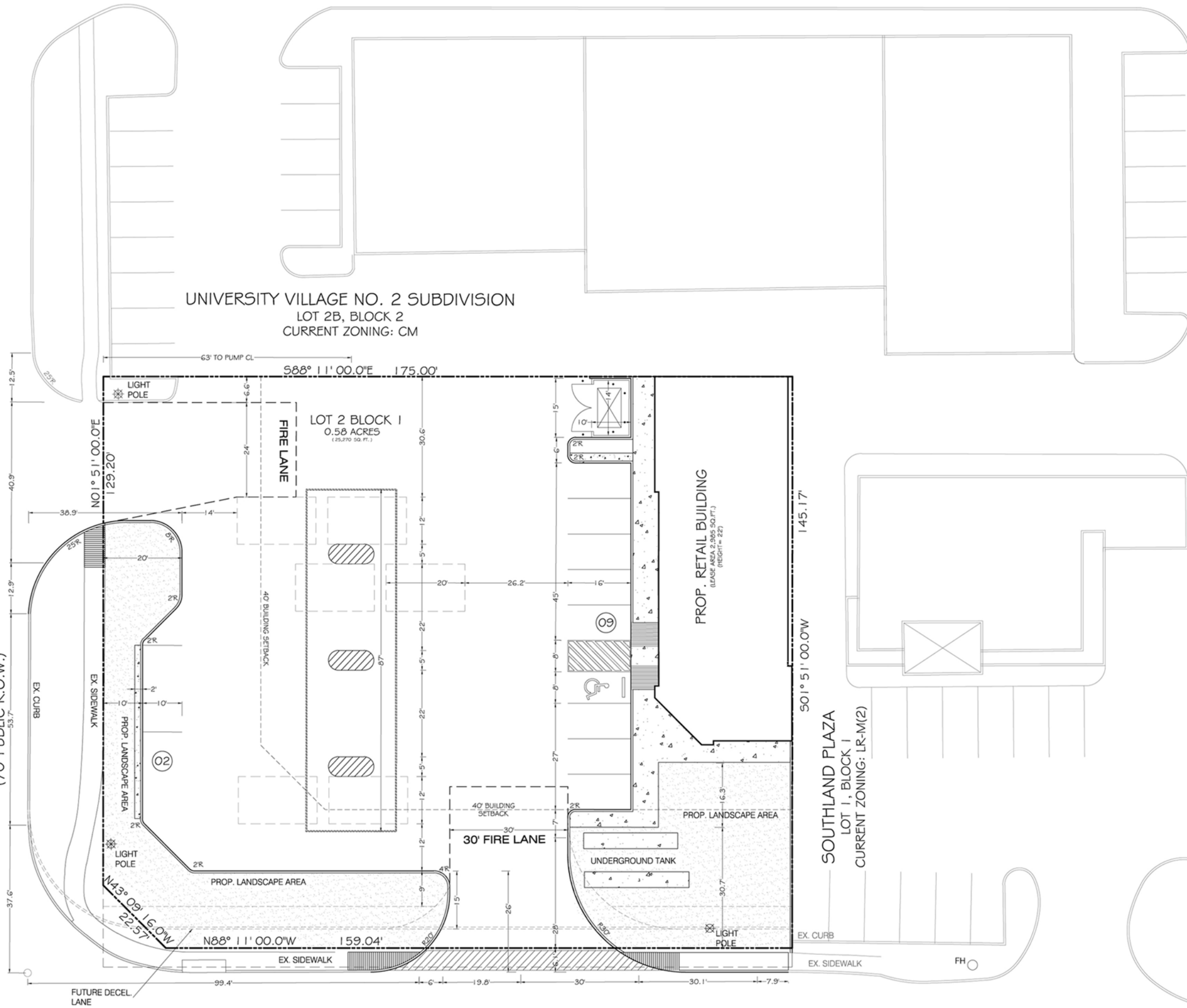
NOTE:
 1.FUEL STORAGE TANK & FILL OPENING
 LOCATIONS TO BE APPROVED BY
 FIRE MARSHA AT THE TIME OF
 DEVELOPMENT PLAN.

Signed *Shahid* 9/03/12
 S.I.A.B.E.D.
 THESE CONSTRUCTION PLANS WERE PREPARED
 UNDER THE RESPONSIBLE SUPERVISION OF S.I.
 A.B.E.D., REGISTERED PROFESSIONAL ENGINEER NO.
 97531
 THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY S.I. A.B.E.D., P.E. #97531

SITE PLAN
 DATE: 2/23/12 SCALE: 1" = 20'
 DRAWN: A.I. CHECKED BY: S.I.A.
 PROJECT # 001154.00
 SHEET NO: 1

Exhibit E - Part of Ordinance

PLANO ROAD
(70' PUBLIC R.O.W.)



UNIVERSITY VILLAGE NO. 2 SUBDIVISION
LOT 2B, BLOCK 2
CURRENT ZONING: CM

LOT 2 BLOCK 1
0.58 ACRES
(25,270 SQ. FT.)

PROP. RETAIL BUILDING
(LEASE AREA 22,995 SQ. FT.)
(HEIGHT = 22')

SOUTHLAND PLAZA
LOT 1, BLOCK 1
CURRENT ZONING: LR-M(2)

BELTLINE ROAD
(VARIABLE WIDTH R.O.W.)

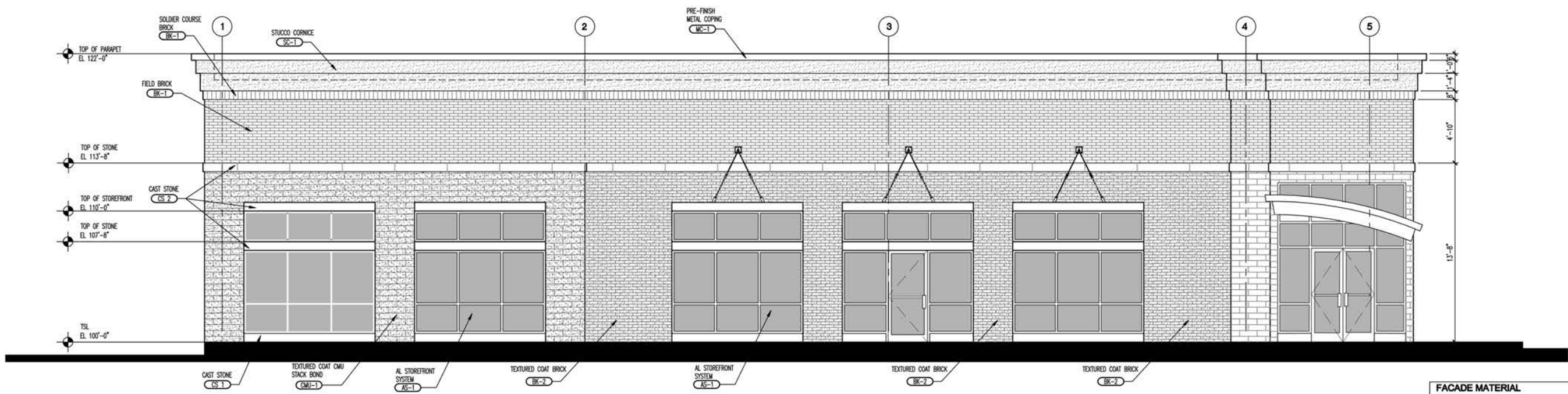
Original Date:
 NOVEMBER 11, 2011
 Issue Log
 ISSUED FOR REVIEW 11/14/2011
 ISSUED FOR REVIEW 07/23/2012
 ISSUED FOR PERMIT 08/30/2012

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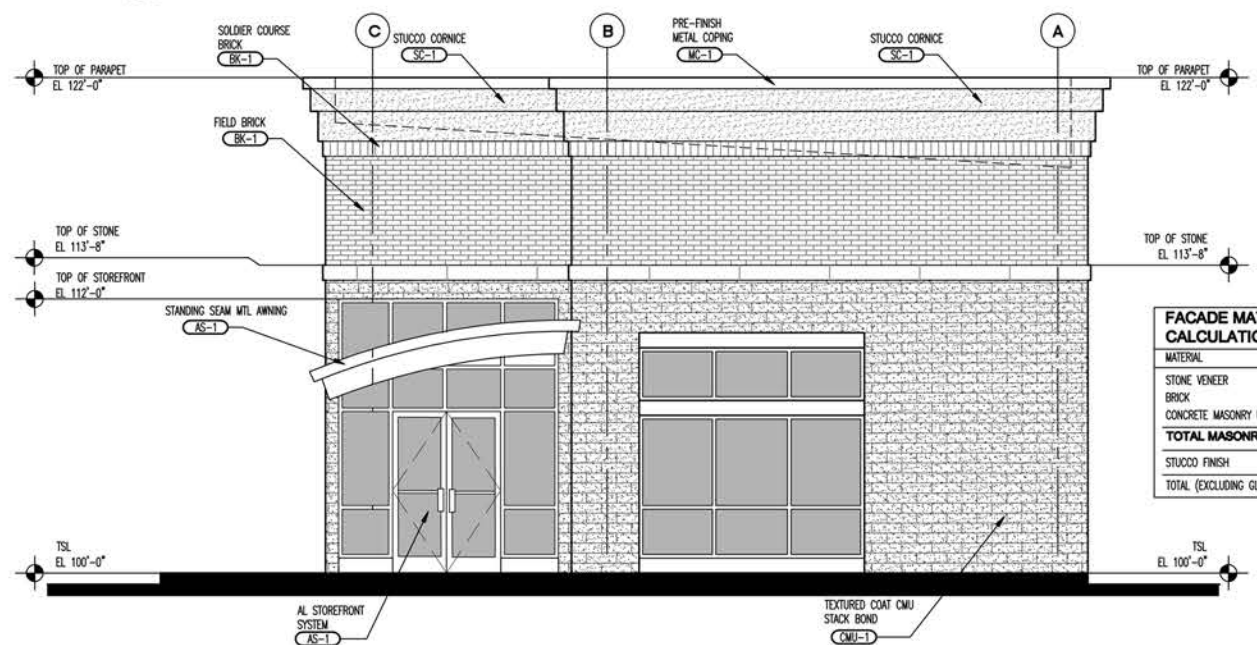
Sheet Number:
 A301
 Project Number:
 11-024



01 FRONT ELEVATION (WEST)
 SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION

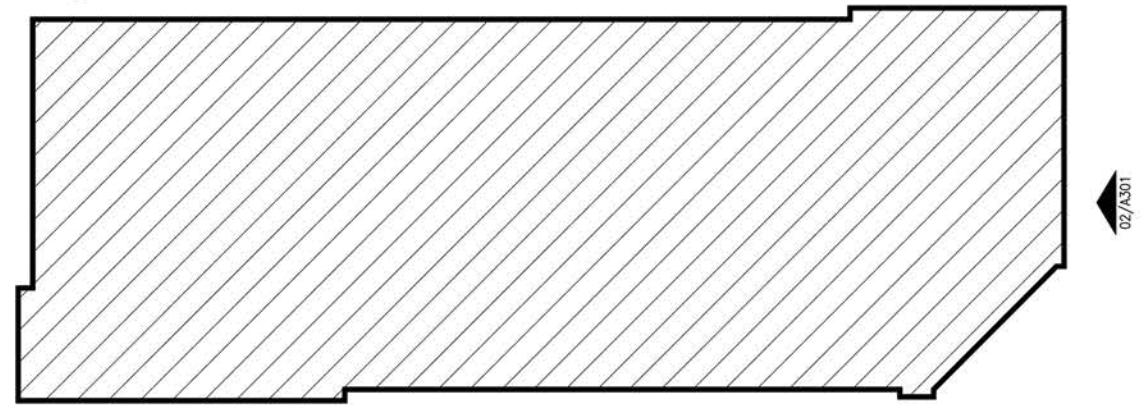
MATERIAL	AREA	%
STONE VENEER	127 SF	09.61%
BRICK	825 SF	58.88%
CONCRETE MASONRY UNIT (CMU)	243 SF	17.37%
TOTAL MASONRY	1195 SF	85.86%
STUCCO FINISH	206 SF	14.14%
TOTAL (EXCLUDING GLASS AREA)	1,401 SF	100%



02 RIGHT SIDE ELEVATION (SOUTH)
 SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION

MATERIAL	AREA	%
STONE VENEER	34 SF	06.64%
BRICK	164 SF	32.03%
CONCRETE MASONRY UNIT (CMU)	240 SF	46.87%
TOTAL MASONRY	438 SF	85.54%
STUCCO FINISH	74 SF	14.46%
TOTAL (EXCLUDING GLASS AREA)	512 SF	100%

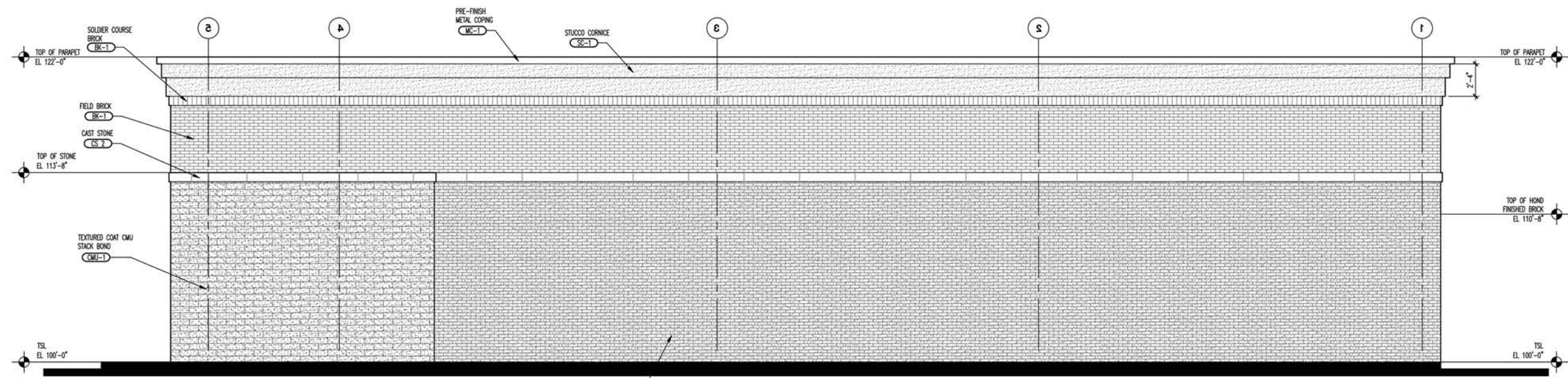


03 KEY PLAN
 SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LIST

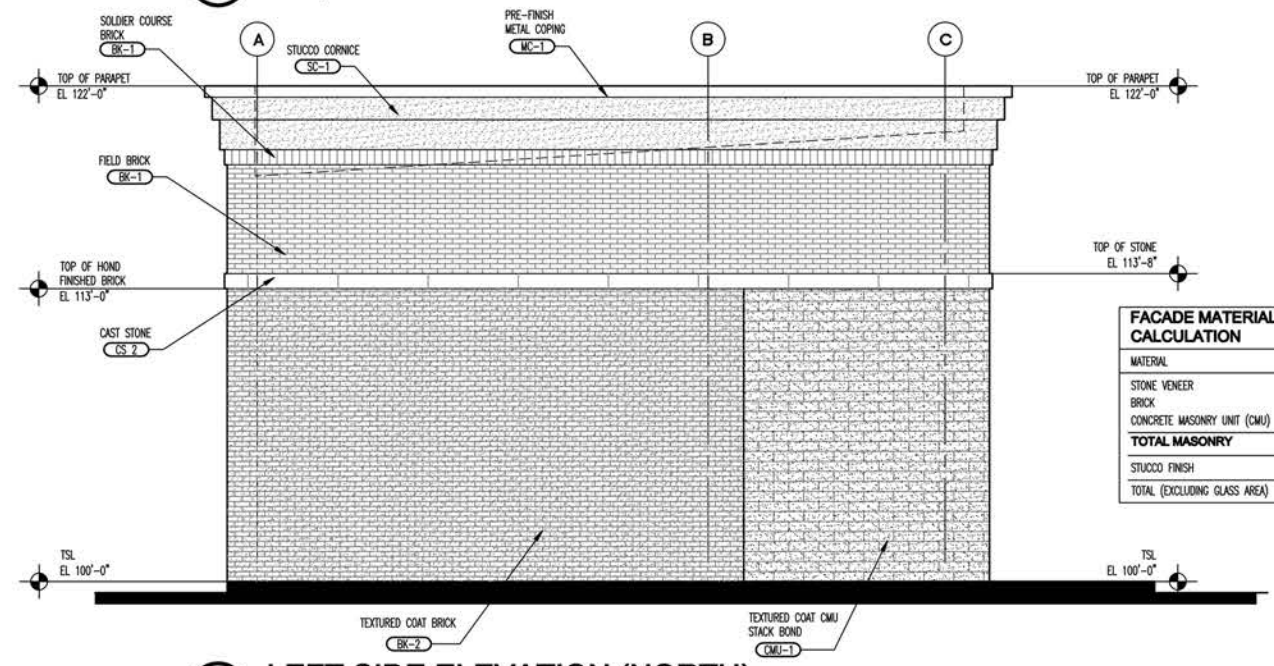
ALUMINUM STOREFRONT AS 1-TINT (SILVER ANODIZED) KAWNEER (770)449-5555	METAL COPING MC 1-COLOR: SANDSTONE DARK BUFF UNA CLAD P-(800) 426-7737
ALUMINUM AWNING AS 1-TINT (SILVER ANODIZED) KAWNEER (770)449-5555	PAINT WD 1-SHERWIN WILLIAMS, ROAN 2722 CREAM SHERWIN WILLIAMS P-(260) 347-3781
BRICK BK 1-ACME BLEND 137 (FIELD) LIGHT BUFF ACME BRICK P-(972) 241-1400 F-(972) 406-9374	CONCRETE MASONRY UNIT (CMU) CMU-1 FEATHERLITE CONTACT: (972) 241-1400 COLOR: DARK BUFF FINISH: TEXTURED COAT-FACE CMU
BK 2-ACME BLEND 139 (ACCENT) DARK BUFF ACME BRICK P-(972) 241-1400 F-(972) 406-9374	STUCCO SC 1-MATCH BENJAMIN MOORE HC-83 DARK BUFF
CAST STONE CS 1-COLOR- DARK BUFF CS 2-COLOR- LIGHT BUFF UNITED CAST STONE	CONCRETE MASONRY UNIT (CMU) CMU-1 FEATHERLITE CONTACT: (972) 241-1400 COLOR: LIGHT BUFF FINISH: SMOOTH-FACE CMU

NOTES:
 PAINTS AND GLAZING ARE SUBJECT TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.



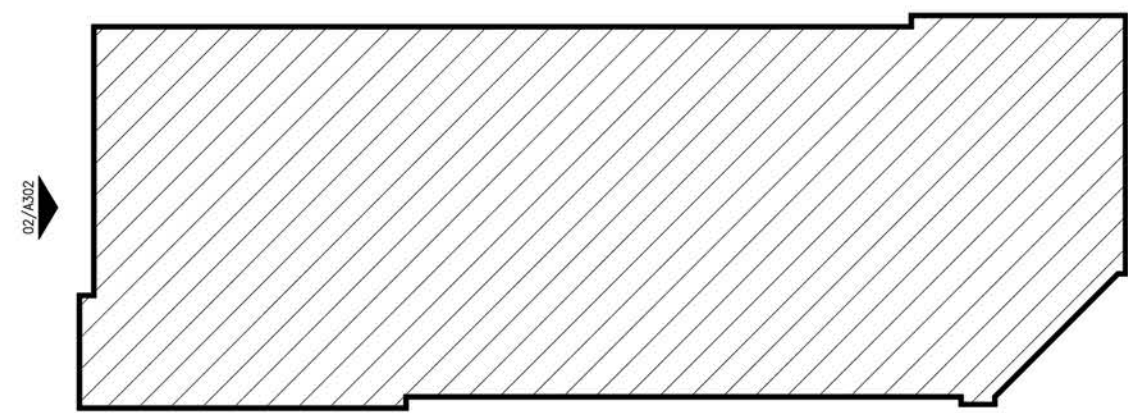
01 REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STONE VENEER	61 SF	03.10%
BRICK	1,447 SF	73.61%
CONCRETE MASONRY UNIT (CMU)	243 SF	12.36%
TOTAL MASONRY	1,751 SF	89.07%
STUCCO FINISH	215 SF	10.93%
TOTAL (EXCLUDING GLASS AREA)	1,966 SF	100%



02 LEFT SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STONE VENEER	23 SF	03.06%
BRICK	482 SF	64.28%
CONCRETE MASONRY UNIT (CMU)	142 SF	18.93%
TOTAL MASONRY	647 SF	86.27%
STUCCO FINISH	103 SF	13.73%
TOTAL (EXCLUDING GLASS AREA)	750 SF	100%



03 KEY PLAN
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LIST	
ALUMINUM STOREFRONT	METAL COPING
AS 1-TINT (SILVER ANODIZED) KAWNEER (770)449-5555	MC 1-COLOR: SANDSTONE DARK BUFF UNA CLAD P-(800) 426-7737
ALUMINUM AWNING	PAINT
AS 1-TINT (SILVER ANODIZED) KAWNEER (770)449-5555	WD 1-SHERWIN WILLIAMS, ROAN 2722 CREAM SHERWIN WILLIAMS P-(260) 347-3781
BRICK	CONCRETE MASONRY UNIT (CMU)
BK 1-ACME BLEND 137 (FIELD) LIGHT BUFF ACME BRICK P-(972) 241-1400 F-(972) 406-9374	CMU-1 FEATHERLITE CONTACT: (972) 241-1400 COLOR: DARK BUFF FINISH: TEXTURED COAT-FACE CMU
BK 2-ACME BLEND 139 (ACCENT) DARK BUFF ACME BRICK P-(972) 241-1400 F-(972) 406-9374	STUCCO
CAST STONE	SC 1-MATCH BENJAMIN MOORE HC-83 DARK BUFF
CS 1-COLOR- DARK BUFF CS 2-COLOR- LIGHT BUFF UNITED CAST STONE	CONCRETE MASONRY UNIT (CMU)
	CMU-1 FEATHERLITE CONTACT: (972) 241-1400 COLOR: TERRA COTTA FINISH: SMOOTH-FACE CMU

NOTES:
PAINTS AND GLAZING ARE SUBJECT TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

Exhibit F-2 - Part of Ordinance

FLK DESIGN
811 s. central expressway
suite 417
richardson, texas 75080
409-268-9922
409-268-9922
fax: 972-860-9639
web: flk-architect.com

08/30/2012
J. S. K. ARCHITECT & DESIGN
REGISTERED ARCHITECT & DESIGNER
STATE OF TEXAS

Original Date:
NOVEMBER 11, 2011
Issue Log
ISSUED FOR REVIEW 11/14/2011
ISSUED FOR REVIEW 07/23/2012
ISSUED FOR PERMIT 08/30/2012

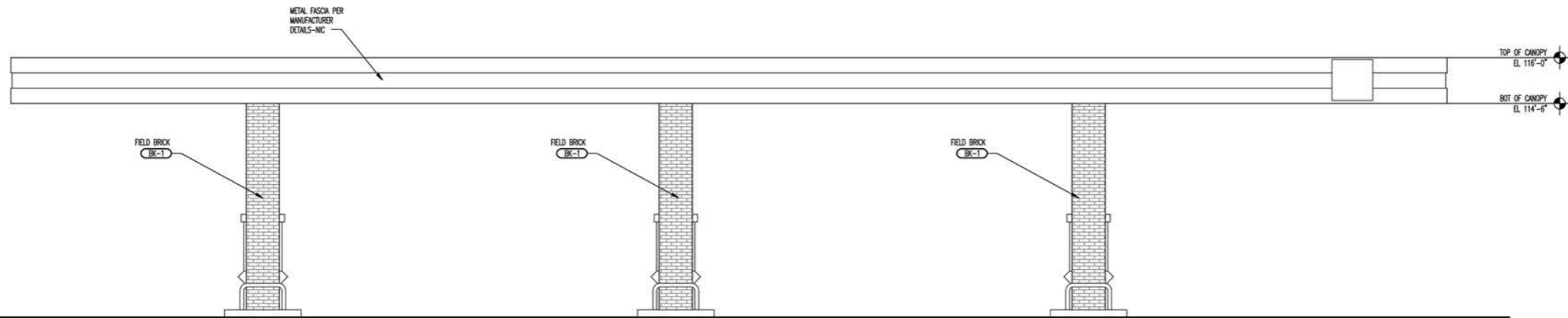
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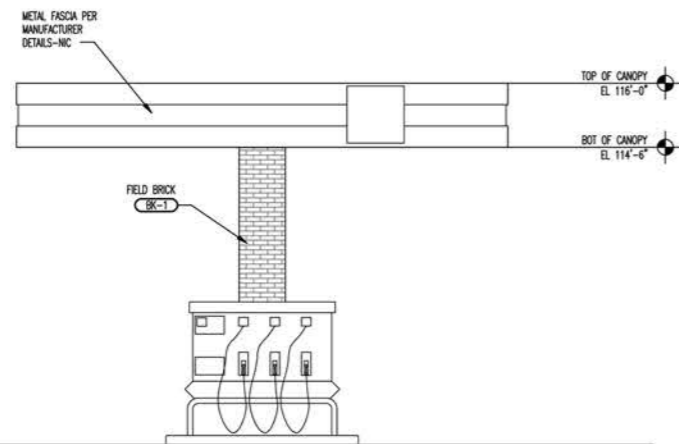
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RICHARDSON, TEXAS 75081

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Sheet Number:
A302
Project Number:
11-024



01 FRONT ELEVATION OF CANOPY (NIC)
SCALE: 1/4"=1'-0"



02 SIDE ELEVATION OF CANOPY (NIC)
SCALE: 1/4"=1'-0"

fk design
 811 s. central expressway
 suite 417
 richardson, texas 75081
 phone: 972-890-8838
 fax: 972-890-8839
 web: fk-architect.com

09/30/2012
 [Signature]
 REGISTERED ARCHITECT
 STATE OF TEXAS
 2778

Original Date:
NOVEMBER 11, 2011

Issue Log

ISSUED FOR REVIEW	11/14/2011
ISSUED FOR REVIEW	07/23/2012
ISSUED FOR PERMIT	09/30/2012

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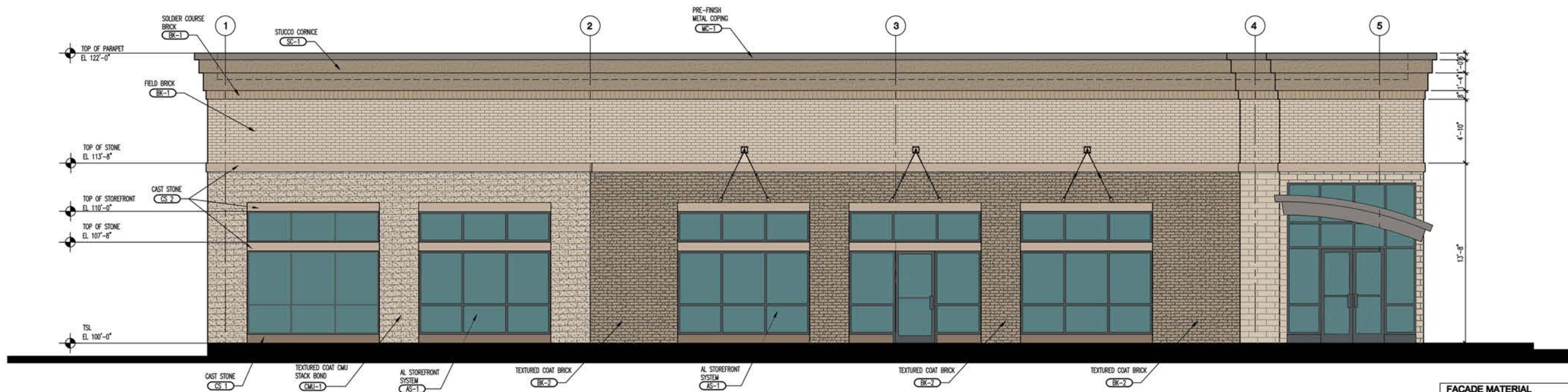
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Sheet Number:
A303

Project Number:
11-024



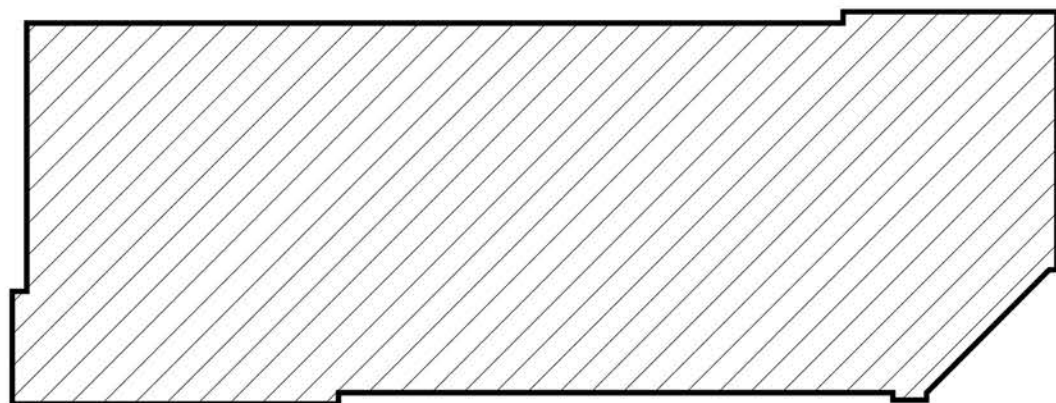
01 FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"

FAÇADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STONE VENEER	127 SF	09.61%
BRICK	825 SF	58.68%
CONCRETE MASONRY UNIT (CMU)	243 SF	17.37%
TOTAL MASONRY	1195 SF	85.66%
STUCCO FINISH	206 SF	14.14%
TOTAL (EXCLUDING GLASS AREA)	1,401 SF	100%



02 RIGHT SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"

FAÇADE MATERIAL CALCULATION		
MATERIAL	AREA	%
STONE VENEER	34 SF	06.64%
BRICK	164 SF	32.03%
CONCRETE MASONRY UNIT (CMU)	240 SF	46.87%
TOTAL MASONRY	438 SF	85.54%
STUCCO FINISH	74 SF	14.46%
TOTAL (EXCLUDING GLASS AREA)	512 SF	100%



03 KEY PLAN
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LIST

- | | |
|--|--|
| <p>ALUMINUM STOREFRONT
AS 1-TINT (SILVER ANODIZED)
KAWNEER
(770)449-5555</p> <p>ALUMINUM AWNING
AS 1-TINT (SILVER ANODIZED)
KAWNEER
(770)449-5555</p> <p>BRICK
BK 1-ACME BLEND 137 (FIELD)
LIGHT BUFF
ACME BRICK
P-(972) 241-1400
F-(972) 406-9374</p> <p>BK 2-ACME BLEND 139 (ACCENT)
DARK BUFF
ACME BRICK
P-(972) 241-1400
F-(972) 406-9374</p> <p>CAST STONE
CS 1-COLOR- DARK BUFF
CS 2-COLOR- LIGHT BUFF
UNITED CAST STONE</p> | <p>METAL COPING
MC 1-COLOR: SANDSTONE
DARK BUFF
UNA CLAD
P-(800) 426-7737</p> <p>PAINT
WD 1-SHERWIN WILLIAMS, ROAN 2722
CREAM
SHERWIN WILLIAMS
P-(260) 347-3781</p> <p>CONCRETE MASONRY UNIT (CMU)
CMU-1 FEATHERLITE CONTACT: (972) 241-1400
COLOR: DARK BUFF
FINISH: TEXTURED COAT-FACE CMU</p> <p>STUCCO
SC 1-MATCH BENJAMIN MOORE HC-83
DARK BUFF</p> <p>CONCRETE MASONRY UNIT (CMU)
CMU-1 FEATHERLITE
CONTACT: (972) 241-1400
COLOR: LIGHT BUFF
FINISH: SMOOTH-FACE CMU</p> |
|--|--|

NOTES:
PAINTS AND GLAZING ARE SUBJECT TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

Exhibit G-1

fk design

811 s. central expressway
suite 417
richardson, texas 75080
409-258-9822
fax: 472-809-9038
web: fk-architect.com

ARCHITECT

09/30/2012

Original Date:
NOVEMBER 11, 2011
Issue Log
ISSUED FOR REVIEW 10/14/2011
ISSUED FOR REVIEW 07/23/2012
ISSUED FOR PERMIT 08/30/2012

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AT 1401 EAST BELT LINE ROAD
RICHARDSON, TEXAS 75081

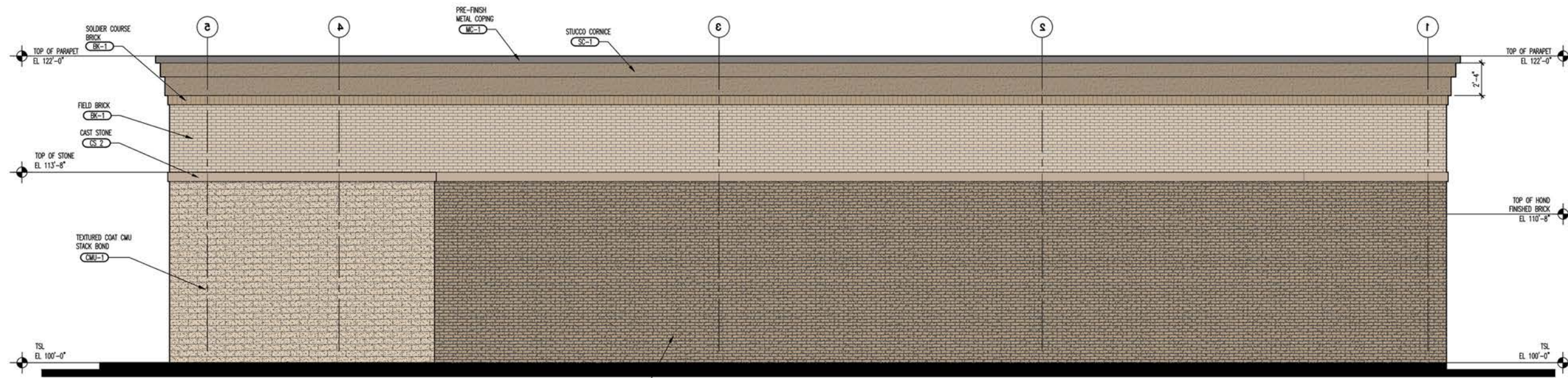
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Sheet Number:

A301

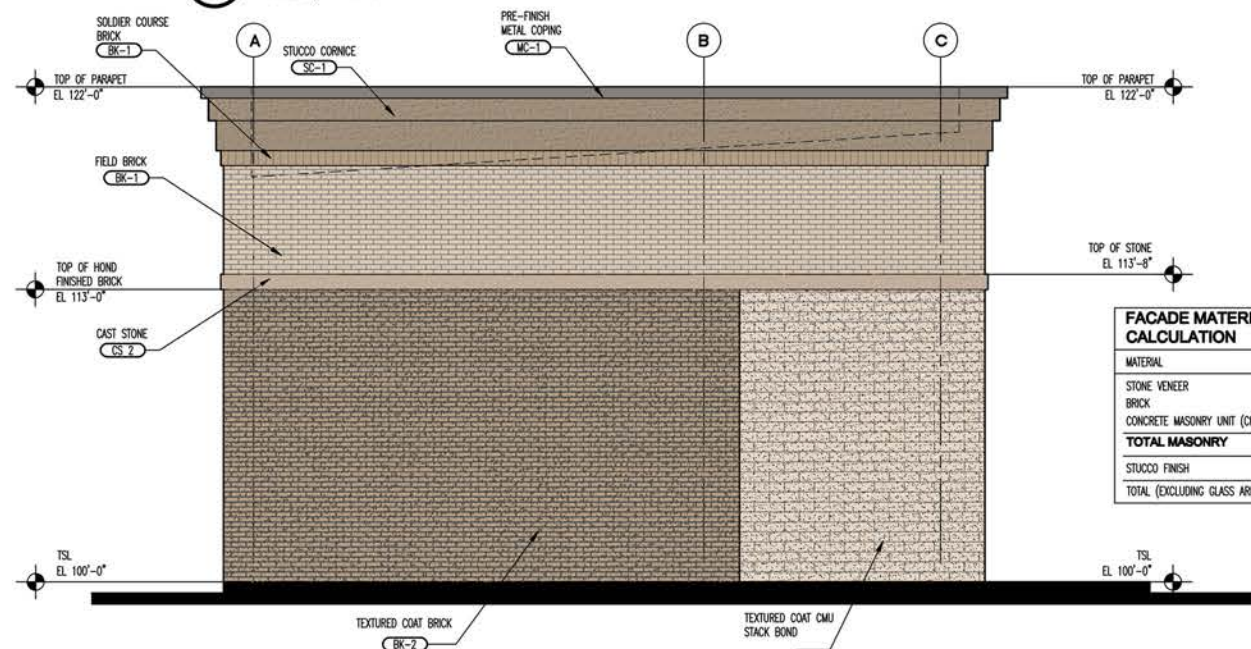
Project Number:

11-024



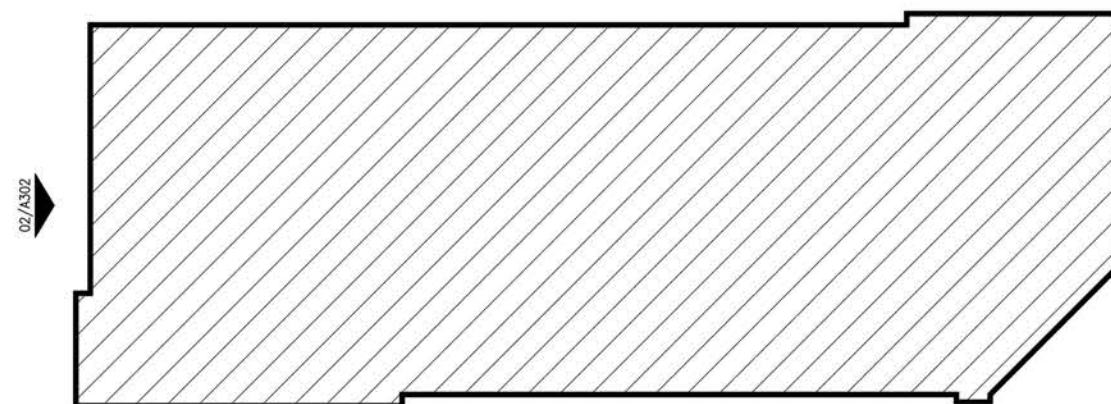
01 REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"

MATERIAL	AREA	%
STONE VENEER	61 SF	03.10%
BRICK	1,447 SF	73.61%
CONCRETE MASONRY UNIT (CMU)	243 SF	12.36%
TOTAL MASONRY	1,751 SF	89.07%
STUCCO FINISH	215 SF	10.93%
TOTAL (EXCLUDING GLASS AREA)	1,966 SF	100%



02 LEFT SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

MATERIAL	AREA	%
STONE VENEER	23 SF	03.06%
BRICK	482 SF	64.28%
CONCRETE MASONRY UNIT (CMU)	142 SF	18.93%
TOTAL MASONRY	647 SF	86.27%
STUCCO FINISH	103 SF	13.73%
TOTAL (EXCLUDING GLASS AREA)	750 SF	100%



03 KEY PLAN
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL LIST

ALUMINUM STOREFRONT AS 1-TINT (SILVER ANODIZED) KAWNEER (770)449-5555	METAL COPING MC 1-COLOR: SANDSTONE DARK BUFF UNA CLAD P-(800) 426-7737
ALUMINUM AWNING AS 1-TINT (SILVER ANODIZED) KAWNEER (770)449-5555	PAINT WD 1-SHERWIN WILLIAMS, ROAN 2722 CREAM SHERWIN WILLIAMS P-(260) 347-3781
BRICK BK 1-ACME BLEND 137 (FIELD) LIGHT BUFF ACME BRICK P-(972) 241-1400 F-(972) 406-9374	CONCRETE MASONRY UNIT (CMU) CMU-1 FEATHERLITE CONTACT: (972) 241-1400 COLOR: DARK BUFF FINISH: TEXTURED COAT-FACE CMU
BK 2-ACME BLEND 139 (ACCENT) DARK BUFF ACME BRICK P-(972) 241-1400 F-(972) 406-9374	STUCCO SC 1-MATCH BENJAMIN MOORE HC-83 DARK BUFF
CAST STONE CS 1-COLOR- DARK BUFF CS 2-COLOR- LIGHT BUFF UNITED CAST STONE	CONCRETE MASONRY UNIT (CMU) CMU-1 FEATHERLITE CONTACT: (972) 241-1400 COLOR: TERRA COTTA FINISH: SMOOTH-FACE CMU

NOTES:

PAINTS AND GLAZING ARE SUBJECT TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

Exhibit G-2

fk design

811 s. central expressway
suite 417
richardson, tx 75081
tel: 972-469-8899
fax: 972-469-8899
web: fk-architect.com

08/30/2012

REGISTERED ARCHITECT STATE OF TEXAS

Original Date:
NOVEMBER 11, 2011
Issue Log
ISSUED FOR REVIEW 11/14/2011
ISSUED FOR REVIEW 07/23/2012
ISSUED FOR PERMIT 08/30/2012

DRAWN BY: CHECKED BY:

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CONVENIENCE STORE
AT 1401 EAST BELT LINE ROAD
RICHARDSON, TEXAS 75081

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Sheet Number:
A302
Project Number:
11-024



(1)

**Looking Northwest
at Subject Property**

Existing Texaco - NE Corner Belt Line/Plano - May 2012



(2)

**Looking North along
East Property Line**



(3)

Looking North
at Gas Canopy

Existing Texaco - NE Corner Belt Line/Plano - May 2012



(4)

Looking North
at Gas Canopy

Exhibit H-2



(5)

**Looking Northeast
at Subject Property**

Existing Texaco - NE Corner Belt Line/Plano - May 2012



(6)

**Looking Southeast
at Subject Property**

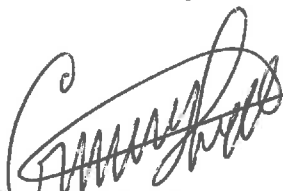
Exhibit H-3

I, Ghulam Murshed, owner of Texaco at 1401 East Belt line road, Richardson Texas 75081 is pleased to inform you that I have decided to build a new convenience store at my current property. I briefly state the intend of building new store below.

01. Currently I own a 750 sf convenience store at 1401 East Belt Line road. This building is constructed in early 1980s. Due to the current sale demand this store is extreme tight for me to do my business properly.
02. Currently I have an average daily sale of \$1,500 to \$2,000.
03. I have sufficient vacant land which is not being in use properly.
04. I am planning to demolish current building and construct a new building of approximately 2,980 sf.
05. I am anticipating the daily sale to be \$3,000 to \$4,500 on average in my new store.
06. As my current building is more than 30 years old, it really looks old and does not match with nice looking buildings of surrounding area.
07. I have planned to build the new building with modern architectural design and out look within the city of Richardson's guideline so that it will enhance the beauty of that area.
08. According to my regular customers a big demand of many other goods is created in my store after Albertson store has closed their business. But due to the shortage of sufficient space I am not able sell those items now.

So, by writing this letter I am requesting you to consider and approve my application so that I can start construction of my new store and do better business and serve the community.

Yours sincerely.



Ghulam Murshed
Owner of Texas, Richardson, Texas



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

SPECIAL PERMIT

File No./Name: ZF 12-07 / Texaco
Property Owner: Ghulam Murshed / DIBA Petroleum, Inc.
Applicant: Fahim U. Khan / FK Design
Location: 1401 E. Belt Line Road (See map on reverse side)
Current Zoning: LR-M(2) Local Retail
Request: A request by Fahim U. Khan, representing DIBA Petroleum, Inc., for a Special Permit for a motor vehicle service station with modified development standards on property located at 1401 E. Belt Line Road (Northeast corner of Belt Line Road and Plano Road).

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

TUESDAY, SEPTEMBER 18, 2012
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

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

Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

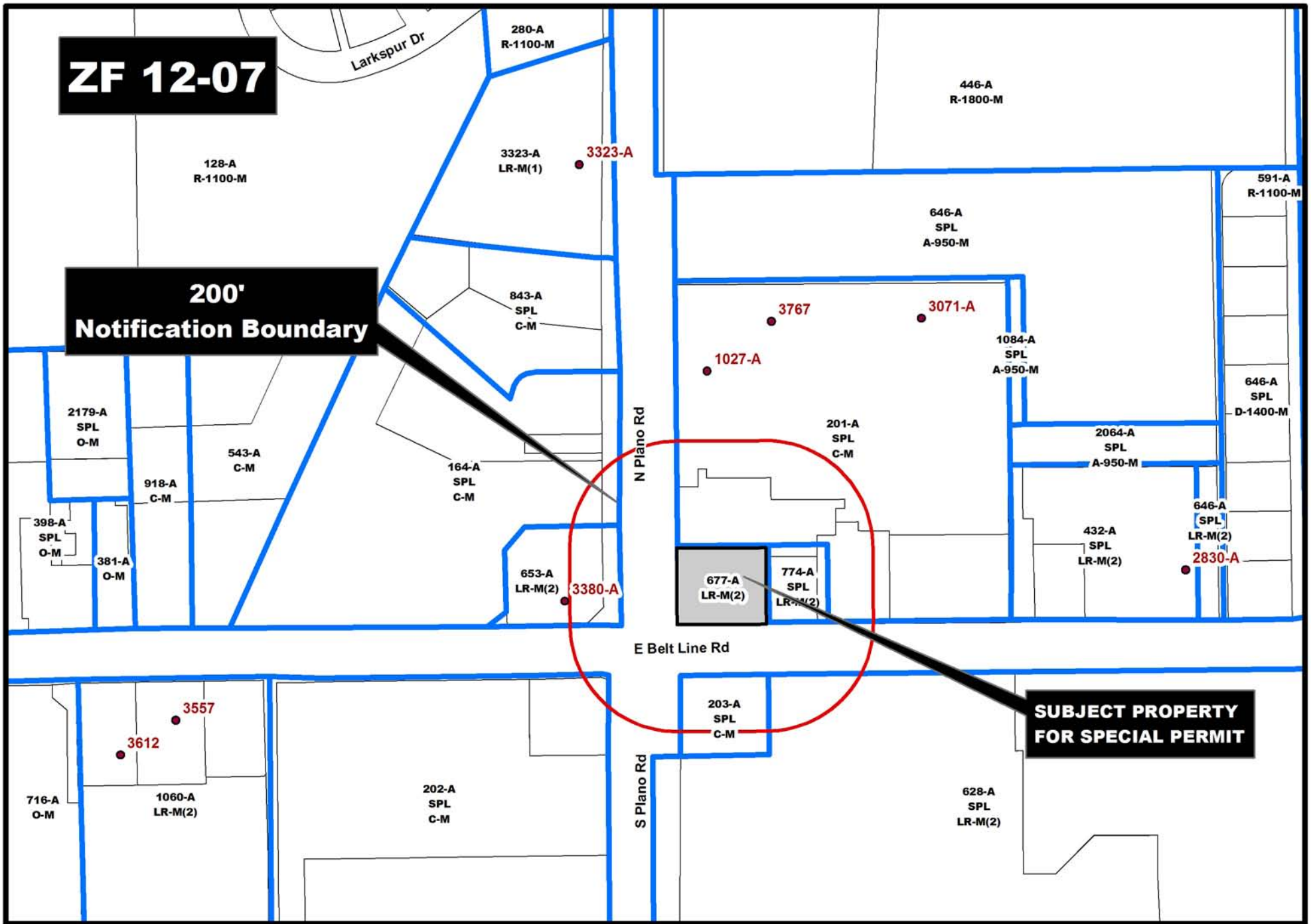
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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/DevelopmentServices.aspx?id=13682>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 12-07.

Date Posted and Mailed: 09/07/12



ZF 12-07

**200'
Notification Boundary**

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 12-07 Notification Map

Updated By: shacklett, Update Date: May 16, 2012
 File: DSI\mapping\Cases\Z\2012\ZF1207\ZF1207 notification.mxd

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GEMINI RICHARDSON SQ LP
200 PARK AVE S STE 1305
NEW YORK, NY 10003-1510

DIBA PETROLEUM INC
1401 E BELT LINE RD
RICHARDSON, TX 75081-4617

FUDO CAPITAL LLC
GREYHAWKE CAPITAL ADVISORS LLC
340 PEMBERWICK RD
GREENWICH, CT 06831-4240

WENDY PLANO BELT LP
8333 DOUGLAS AVE STE 1500
DALLAS, TX 75225-5822

MUNSON REALTY CO THE
305 W WOODARD ST
DENISON, TX 75020-3136

SEARS ROEBUCK & CO
D 768 TAX B 2 107A
3333 BEVERLEY RD
HOFFMAN EST, IL 60179-0001

ZPV CORPORATION
1400 E BELT LINE RD
RICHARDSON, TX 75081-4616

RLO PPTIES LLC
612 FOREST BEND DR
PLANO, TX 75025-6105

SJ CHRISTENSEN ENTERPRISES
834 MORNINGSIDE TRL
PLANO, TX 75094-4367

**GHULAM MURSHED
DIBA PETROLEUM, INC.
1401 E. BELT LINE ROAD
RICHARDSON, TX 75081**

**FAHIM U KHAN
FK DESIGN
811 S. CENTRAL EXPWY, STE 417
RICHARDSON, TX 75081**

**ZF 12-07
Notification List
2012-09-18**

Agenda

Item 4

ZONING FILE 12-16

Attachments:

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Zoning Exhibit (Exhibit B)
5. Floor Plan (Exhibit C)
6. Site Photos (Exhibit D)
7. Applicant's Statement
8. Notice of Public Hearing
9. Notification List



Staff Report

TO: City Plan Commission
FROM: Chris Shacklett, AICP, Planner **CS**
DATE: September 14, 2012
RE: **Zoning File 12-16:** Mermaid Karaoke Bar – 1310 W. Campbell Road

REQUEST:

Approval of a Special Permit for a karaoke bar in a 2,820-square foot lease space in the retail shopping center located at the northeast corner of Campbell Road and Coit Road.

APPLICANT / PROPERTY OWNER:

Duncan Kim – Bear Design-Build/Brad Quine, Quine & Associates, representing TSCA 234 L.P.

EXISTING DEVELOPMENT:

The site is developed as a shopping center anchored by a Tom Thumb grocery store.

ADJACENT ROADWAYS:

Campbell Road: Six-lane, divided arterial; 32,500 vehicles per day on all lanes, eastbound and westbound, between Coit Road and Mimosa Drive (May 2011).

Coit Road: Six-lane, divided arterial; 39,800 vehicles per day on all lanes, northbound and southbound, south of Coit Road (May 2011).

SURROUNDING LAND USE AND ZONING:

North: Retail/Commercial; LR-M(2) Local Retail
South: Retail/Commercial; LR-M(2) Local Retail
East: Office and Single Family; O-M Office & PD Planned Development
West: Retail; City of Dallas

FUTURE LAND USE PLAN:

Community Commercial

Retail centers with multiple anchors, mid-rise office, entertainment and hospitality uses.

Future Land Uses of Surrounding Area:

North: Community Commercial

South: Community Commercial

East: Community Commercial and Neighborhood Residential

West: Commercial Center or Corridor; City of Dallas

EXISTING ZONING:

LR-M(2) Local Retail with special conditions (Ordinance Numbers 3079-A, 3153-A & 3403-A).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested changes will not significantly impact the surrounding infrastructure.

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement.)

STAFF COMMENTS:

Background:

The Lennox Shopping Center was constructed in the late 1990's. The subject property consists of five (5) buildings totaling 182,936 square feet. There are additional retail/office buildings on out-parcels along the north and west sides of the property. Although these buildings are located on separate properties, the buildings are integrated into the shopping center utilizing similar building design and materials. The proposed karaoke bar would be located in the L-shaped retail building located in the southeast portion of the subject property in a 2,820-square foot lease space.

Mermaid Karaoke Bar provides a setting for customers to perform karaoke in a small, private setting. The proposed facility contains eight (8) separate rooms, each providing tables, seating, and a television for karaoke. The facility provides seventy-four (74) seats within the individual karaoke rooms (See attached Floor Plan – Exhibit C). Unlike restaurants and bars that may provide karaoke as an ancillary use to the main use, the primary use of Mermaid Karaoke Bar is for karaoke. The proposed facility would also contain a small kitchen area where food and drinks would be prepared to be served to the patrons. The applicant intends the facility to be family-oriented; therefore, no age limits are being proposed. The applicant has stated that alcohol would likely be served. The facility could sell alcohol with a with a private club permit.

Applicant's Request:

The applicant is requesting a Special Permit to operate a karaoke bar in the subject lease space marked outlined on the zoning exhibit (Exhibit B). The use is unlisted in the Comprehensive Zoning Ordinance and therefore requires a Special Permit. The proposed facility would be open from 5pm to 2am. The applicant states the location is a compatible use for the area and the shopping center and provides an entertainment option for the community that is desired. The karaoke bar would be located in a lease space between a restaurant and a tanning salon (See Exhibit "D-1").

The proposed use would be parked at a ratio of one (1) space per one-hundred (100) square feet. This is the same ratio used for restaurants and is the most restrictive parking ratio within the City's Subdivision and Development Code – Off-Street Parking Regulations. Based on the current parking provided, the site is over-parked by thirty-eight (38) spaces. No changes are proposed to the site or the exterior of the building, except for signage.

Correspondence: As of this date, no correspondence has been received.

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

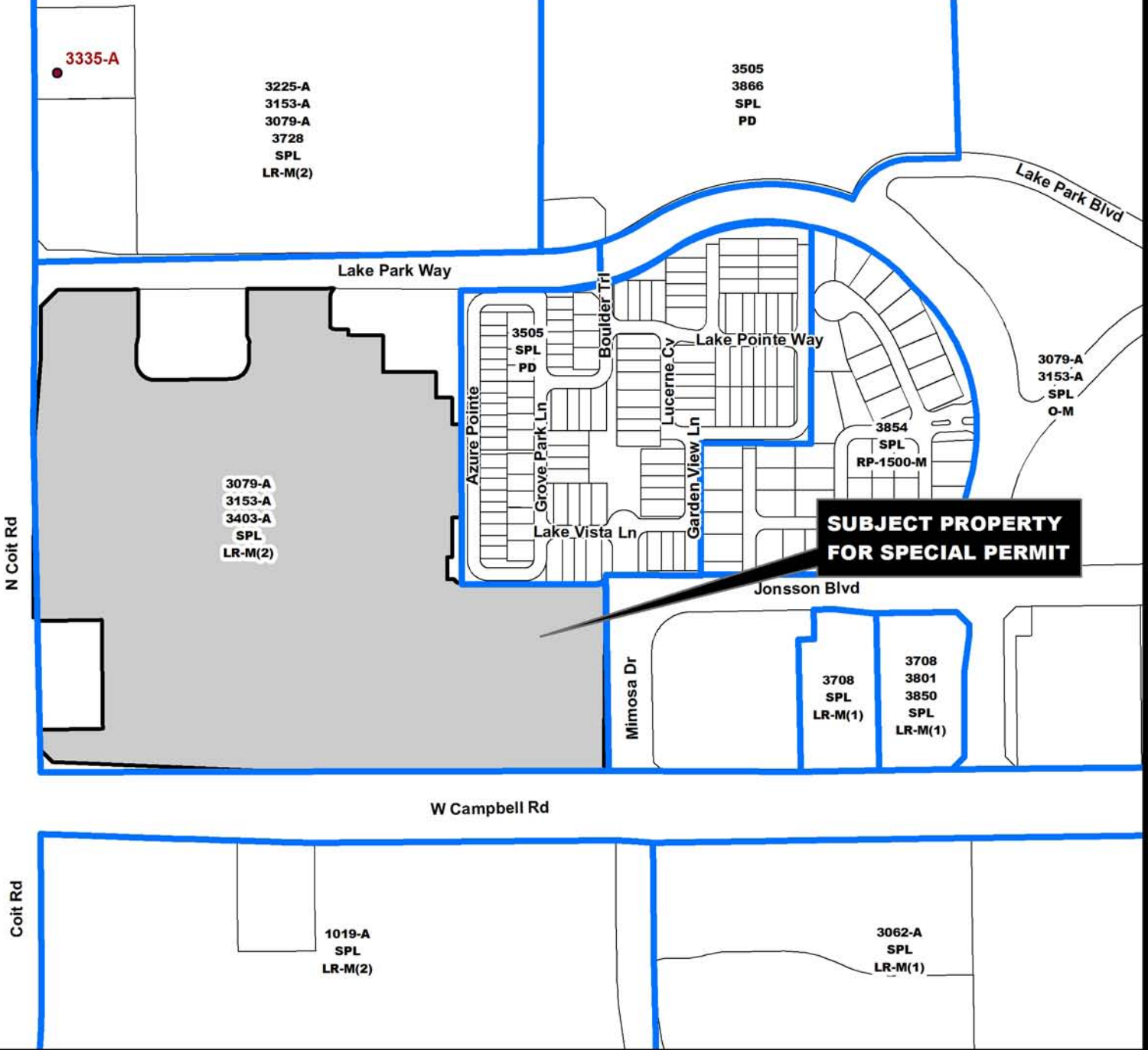
Should the CPC accept the applicant's request as presented, the motion should include the following:

1. The Special Permit for a karaoke bar shall be allowed and shall be limited to the area shown on attached concept plan, marked as Exhibit "B".

Council Hearing Date: The earliest possible City Council hearing date is October 8, 2012

ZF 12-16

City Boundary

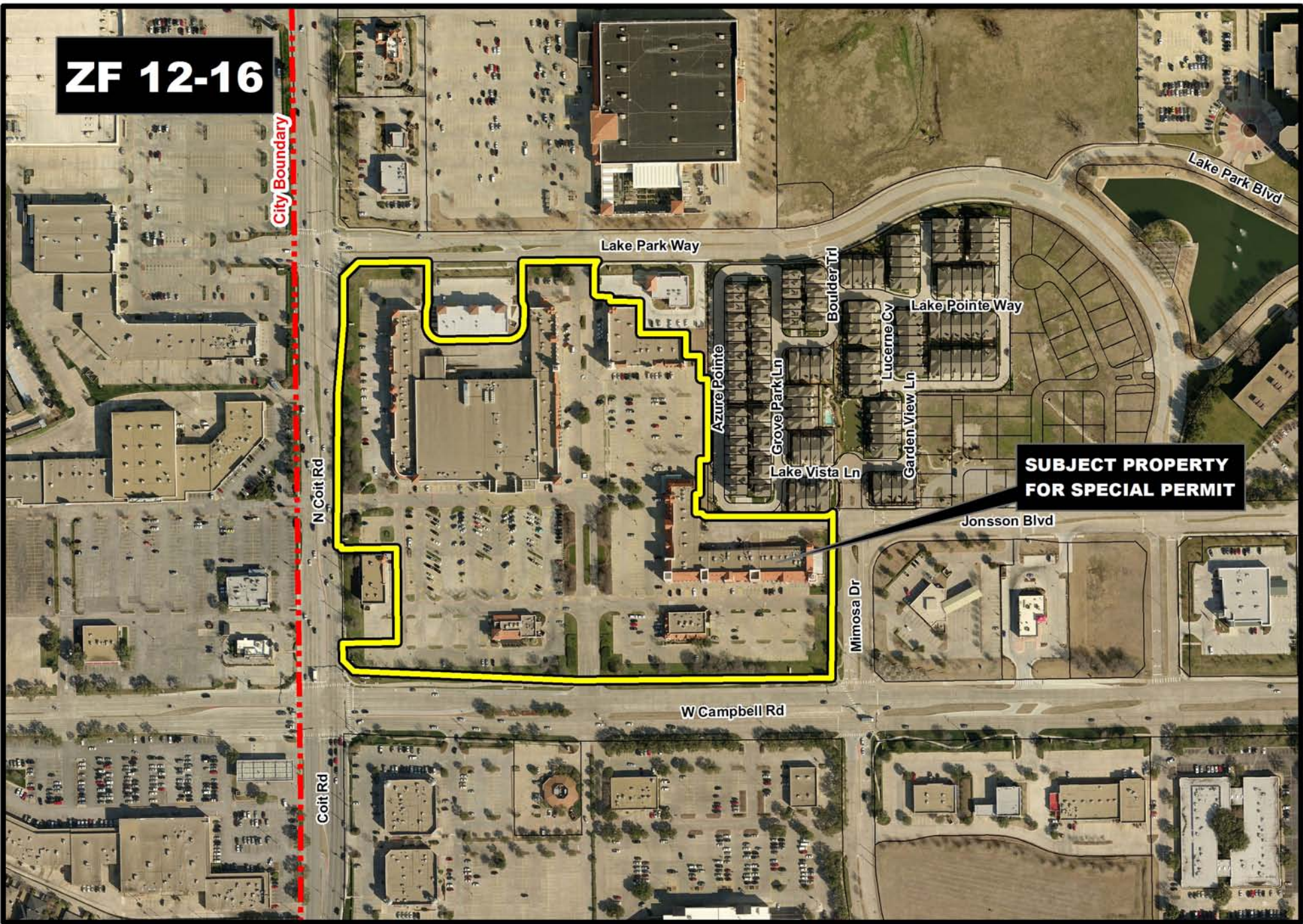


ZF 12-16 Zoning Map

Updated By: shacklett, Update Date: August 21, 2012
File: DSIMapping\Cases\Z\2012\ZF1216\ZF1216 zoning.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





ZF 12-16

City Boundary

SUBJECT PROPERTY FOR SPECIAL PERMIT

ZF 12-16 Aerial Map

Updated By: shacklett, Update Date: August 21, 2012
File: D:\Mapping\Cases\Z\2012\ZF1216\ZF1216 ortho.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



MERMAID KARAOKE

1310 W. CAMPBELL RD. #103, RICHARDSON, TX 75080



SITE SUMMARY

CURRENT ZONING TRACT A - LB-M(2) LOCAL RETAIL WITH SPECIAL CONDITIONS UNDER ORDINANCE NO. 3079-A, APPROVED ON JULY 8, 1996 AND ORDINANCE NO. 3103-A, APPROVED ON JANUARY 27, 1997 & ORD 3403 (10-28-2002)

VARIANCE RECEIVED A VARIANCE FROM THE ZBA ON APRIL 16, 1997 TO ALLOW A 17% VARIANCE TO THE REQUIRED 100% MASONRY FOR THE EXTERIOR WALLS.

SPECIAL CONDITIONS:

TRACT A

USES- RETAIL, EXCEPT FOLLOWING PROHIBITED:

MOTOR VEHICLE REPAIR SHOP
BOWLING ALLEY
FROZEN FOOD LOCKERS
MOTOR VEHICLE SERVICE STATION
PLUMBING SHOP

MOTOR VEHICLE UPHOLSTERY SHOP
EXTERMINATING COMPANY RETAIL
LAUNDRY, AUTOMATIC
CAR WASH
RUG CLEANING SHOP

USES- FULL SERVICE HOTEL LIMITED SERVICE HOTEL OR SUITE HOTEL SUBJECT TO APPROVAL OF A SPECIAL PERMIT, LIMITED TO ONE HOTEL OF ANY TYPE.

BUILDING HEIGHTS: 32 FEET MAXIMUM, EXCEPT ARCHITECTURAL FEATURES 50 FEET MAXIMUM. A HOTEL UP TO 130 FEET WHEN WITHIN 550 FEET OF NORTH PROPERTY LINE OF TRACT "A".

BUILDING COVERAGE/ INTENSITY-25% MAXIMUM INCLUDING PARKING STRUCTURES. 0.35 : 1 MAXIMUM FLOOR AREA RATIO (FAR).

SETBACK REQUIREMENTS-

FRONT YARD: BUILDING FRONTING ON COIT ROAD OR CAMPBELL RD. 50' BLDG. SETBACK AND LANDSCAPE EASEMENT. ALL OTHER STREETS 30 FEET.

SIDE YARD: SETBACK 25 FEET

REAR YARD: SETBACK 25 FEET

FOLLOWING IMPROVEMENTS EXCLUDED FROM SETBACK REQUIREMENTS.

- STRUCTURES BELOW AND COVERED BY THE GROUND
- STEPS, WALKS, DRIVEWAYS, AND CURBING
- PLANTERS, WALLS, FENCES OR HEDGES, NOT TO EXCEED 4 FEET IN HEIGHT, AND LANDSCAPING, INCLUDING EARTH BERMS, EXCEPT THAT WITHIN ANY VISIBILITY EASEMENT, A HEIGHT OF 2.5' SHALL APPLY.

INGRESS AND EGRESS- LIMITED TO EXTENSION OF CULLUM STREET TO COIT ROAD, ONE DRIVEWAY ON COIT ROAD AND ONE DRIVEWAY ON CAMPBELL ROAD. DRIVEWAY ON CAMPBELL ROAD TO ALIGN WITH EXISTING DRIVEWAY AND MEDIAN OPENING SERVING PAVILION ONE CENTER LOCATED SOUTH SIDE OF CAMPBELL ROAD. INTERSECTION OF CAMPBELL ROAD AND MIMOSA DRIVE TO BE CONTROLLED BY TRAFFIC SIGNAL AND MEDIAN DIVERTER TO PROHIBIT DIRECT NORTH/SOUTH ACCESS ACROSS CAMPBELL ROAD. ACCESS TO THE EXTENSION OF MIMOSA DRIVE (NORTH OF CAMPBELL) AND CULLUM STREET SHALL NOT BE LIMITED.

BUILDING AREA LIMITS: MAXIMUM 400,000 SQUARE FEET GROSS BUILDING AREA, IN THE AGGREGATE, EXCLUSIVE OF PARKING STRUCTURES.

DEVELOPMENT REQUIREMENTS: IN ACCORDANCE WITH CONCEPTUAL PLAN IN A RETAIL VILLAGE STYLE, CONSISTING OF ONE OR MORE STRUCTURES, AND INCLUDING LANDSCAPED WALKWAYS, SEATING AREAS, AND OUTDOOR COMMON AREAS FOR PEDESTRIAN USE.

LANDSCAPE REQUIREMENTS: NOT LESS THAN 15% FIFTEEN PERCENT TO INCLUDE STREET MEDIANS, PARKWAYS AND REQUIRED SETBACKS.

PARKING REQUIREMENTS: FOR EACH USE IN DEVELOPMENT PROVIDED AT THE RATIO FOR OFFICE, HOTEL, RETAIL AND RELATED USES.

EXHIBITS: TRACT MAP (EXHIBIT A), CONCEPTUAL PLAN (EXHIBIT B), ARCHITECTURAL IMAGES (EXHIBIT C).

DEED RESTRICTIONS: AMENDED AND RESTATED DEED RESTRICTION REFLECTING THE MATTERS SET FORTH HEREIN SHALL BE SUBMITTED TO THE CITY SECRETARY OF RICHARDSON, TEXAS.

THOROUGHFARE IMPROVEMENTS: A STREET EASEMENT WILL BE GRANTED WITHIN THE REQUIRED 50 FOOT LANDSCAPE BUFFER AREA TO ALLOW FOR A MINIMUM OF 10 FEET OF PAVEMENT FOR THE CONSTRUCTION OF A CONTINUOUS RIGHT TURN LANE (AUXILIARY LANE) ALONG THE NORTH SIDE OF CAMPBELL ROAD BETWEEN MIMOSA AND COIT WITHIN THE EXISTING RIGHT-OF-WAY. THIS AUXILIARY LANE WILL BE CONSTRUCTED BY THE LANDOWNERS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR MORE THAN 200,000 SQUARE FEET OF RETAIL DEVELOPMENT. THIS RIGHT TURN LANE WILL BE THE EXTENSION OF THE EXISTING RIGHT TURN LANE OF MIMOSA DRIVE.

THOROUGHFARE IMPROVEMENTS: DEVELOPMENT WILL INCLUDE THE ABANDONMENT OF PORTIONS OF THE EXISTING RIGHT-OF-WAY IN EXCHANGE FOR THE DEDICATION OF RIGHTS-OF-WAY NECESSARY TO SUPPORT CHANGES TO THE MASTER THOROUGHFARE PLAN RELATIVE TO CULLUM, TATUM AND MIMOSA DRIVE. THESE THOROUGHFARE CHANGES WILL OCCUR AS THE ADJACENT PROPERTY DEVELOPS; HOWEVER, EAST/WEST ACCESS THROUGH THE SITE SHALL BE MAINTAINED AT ALL TIMES FROM COIT TO WATERVIEW.

DRAINAGE: THE DEVELOPMENT OF THE ENTIRE 119 ACRE SITE SHALL COMPLY WITH THE CITY'S STORM DRAINAGE DESIGN MANUAL AND THE RETENTION POND IN THE SOUTHEAST CORNER OF THE PROPERTY SHALL BE SIZED ACCORDINGLY.

ADDITIONS TO CONCEPT PLAN: MINOR AMENDMENTS OF THE CONCEPT PLAN AS DETERMINED BY THE PLANNING DIRECTOR OR HIS/HER DESIGNEE (NO SUBSTANTIAL CHANGE IN BUILDING LOCATION, LOT COVERAGE, FLOOR AREA RATIO, NO DECREASE IN BUILDING SETBACK OR PARKING RATIOS, NO SUBSTANTIAL CHANGES TO ACCESS OF SITE CIRCULATION) ARE SUBJECT TO APPROVAL BY THE CITY PLAN COMMISSION ONLY, WITHOUT ADDITIONAL PUBLIC HEARINGS. MAJOR AMENDMENT SHALL BE SUBJECT TO FURTHER PUBLIC HEARINGS IN THE SAME MANNER AS A ZONING CHANGE. STAFF SHALL NOT BE AUTHORIZED TO VARY FROM THE CONDITIONS OF THE ORDINANCE GOVERNING THIS PROPERTY IN THE DETERMINATION OF A MINOR AMENDMENT TO THE CONCEPT PLAN.

MAJOR AMENDMENT: ORDINANCE NO. 3103-A, APPROVED JANUARY 27, 1997, INCLUDED A MAJOR AMENDMENT IN THE CONCEPT PLAN FOR THE LEVINOX RETAIL CENTER BY AMENDING A PORTION OF EXHIBIT "B" CONCEPTUAL PLAN IN ORDINANCE NO. 3072-A ON A 45.148 ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF COIT AND CAMPBELL ROAD. ALL PROVISIONS OF ORDINANCE NO. 3097-A CONTINUE IN EFFECT, EXCEPT MODIFICATION TO CONCEPTUAL PLAN NOW MARKED AS EXHIBIT "A" AND MADE A PART OF ORDINANCE NO. 3103-A.

PROJECT SUMMARY

1. BUILDING SUMMARY

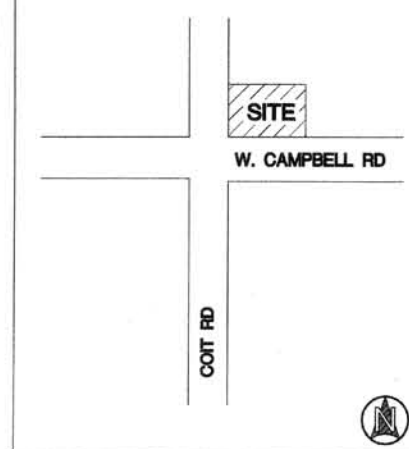
- A) LOT AREA (LOT 1, BLK 5), 20 ACRES (871,419 SF)
B) BUILDING AREA: 182,436 SF
C) FLOOR AREA RATIO: 0.2
D) LANDSCAPE AREA REQUIRED: 19,865 SF (INCLUDING R.O.W.)- 15%
LANDSCAPE AREA PROVIDED: 59,454 SF (INCLUDING R.O.W.)- 28.6%
E) BUILDING HEIGHT:
- BUILDING A: 32' MAX
BUILDING B: 32' MAX
BUILDING C: 32' MAX
OUTBUILDING 1: 32' MAX
OUTBUILDING 2: 32' MAX
OUTBUILDING 3: 32' MAX

2. PARKING SUMMARY

USE	S.F.	RATIO	PARKING REQ'D
OFFICE	11,227	1:250	45
RECREATION	4,500	1/100 OF EXERCISE FLOOR SPACE 2,000 SF	20
RESTAURANT	56,110	1:100	361
RETAIL	115,940	30 SPACES PER 1ST 10,000 SF, THEN 1:200	551
VACANCY (OFFICE)	15,204	1:250	61

- A) TOTAL PARKING REQUIRED: 1046 LESS 1028 = 941 STALLS
B) TOTAL PARKING PROVIDED: 974 STALLS

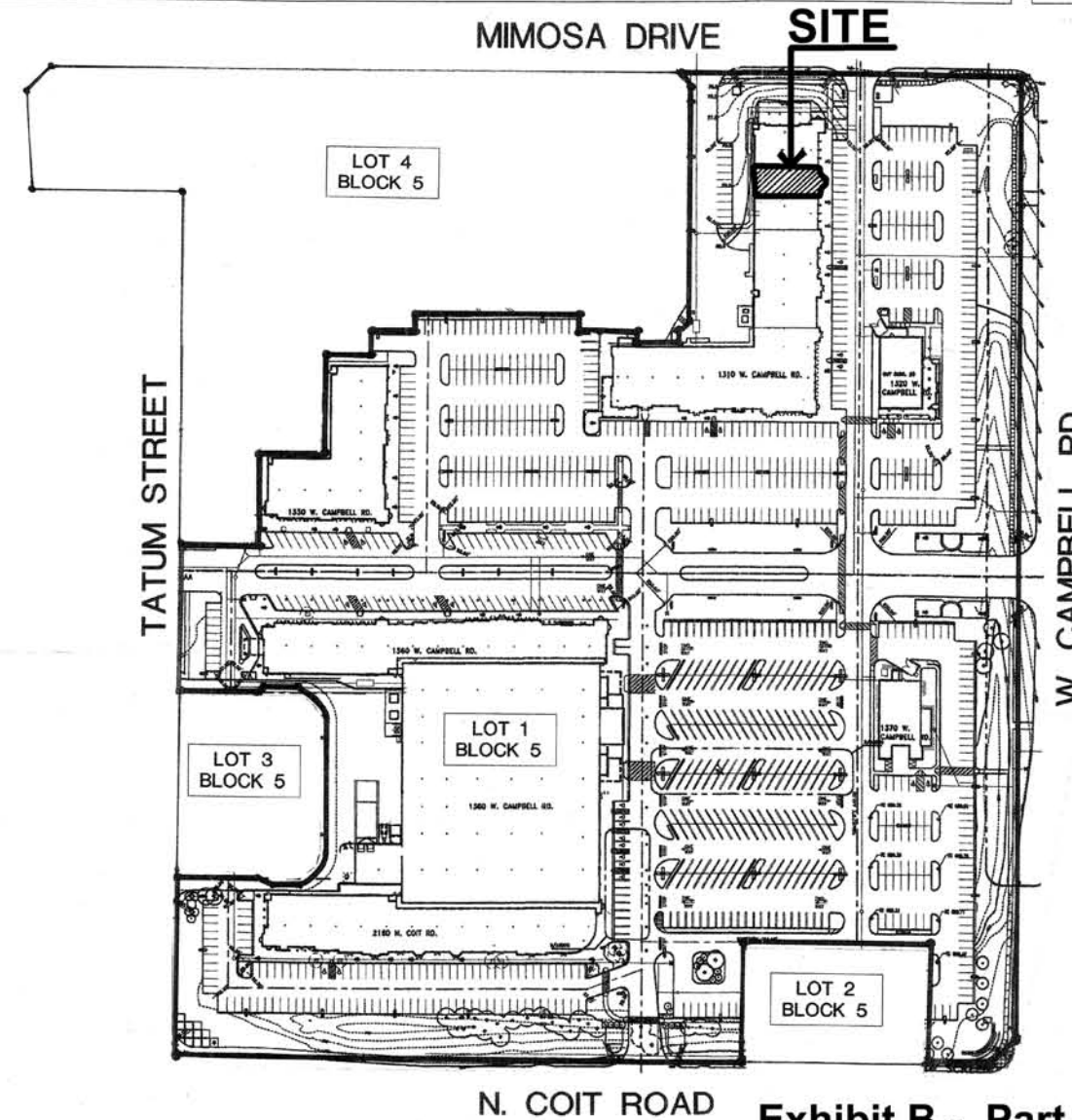
VICINITY MAP



PREPARED BY
BEAR DESIGN-BUILD
2006 VILLA CREEK DR.
DALLAS, TEXAS 75224
TEL: 469-982-7038

LANDLORD
TSCA-234 LIMITED PARTNERSHIP
301 S. SHERMAN ST. #100
RICHARDSON, TEXAS 75081
TEL: 4672-989-8440

TENANT
CH SHEN
6833 BARBICAN DR.
PLANO, TEXAS 75023
TEL: 214-517-3798



N. COIT ROAD Exhibit B - Part of Ordinance

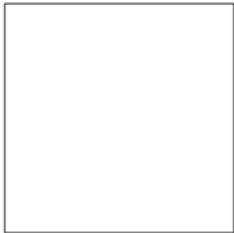
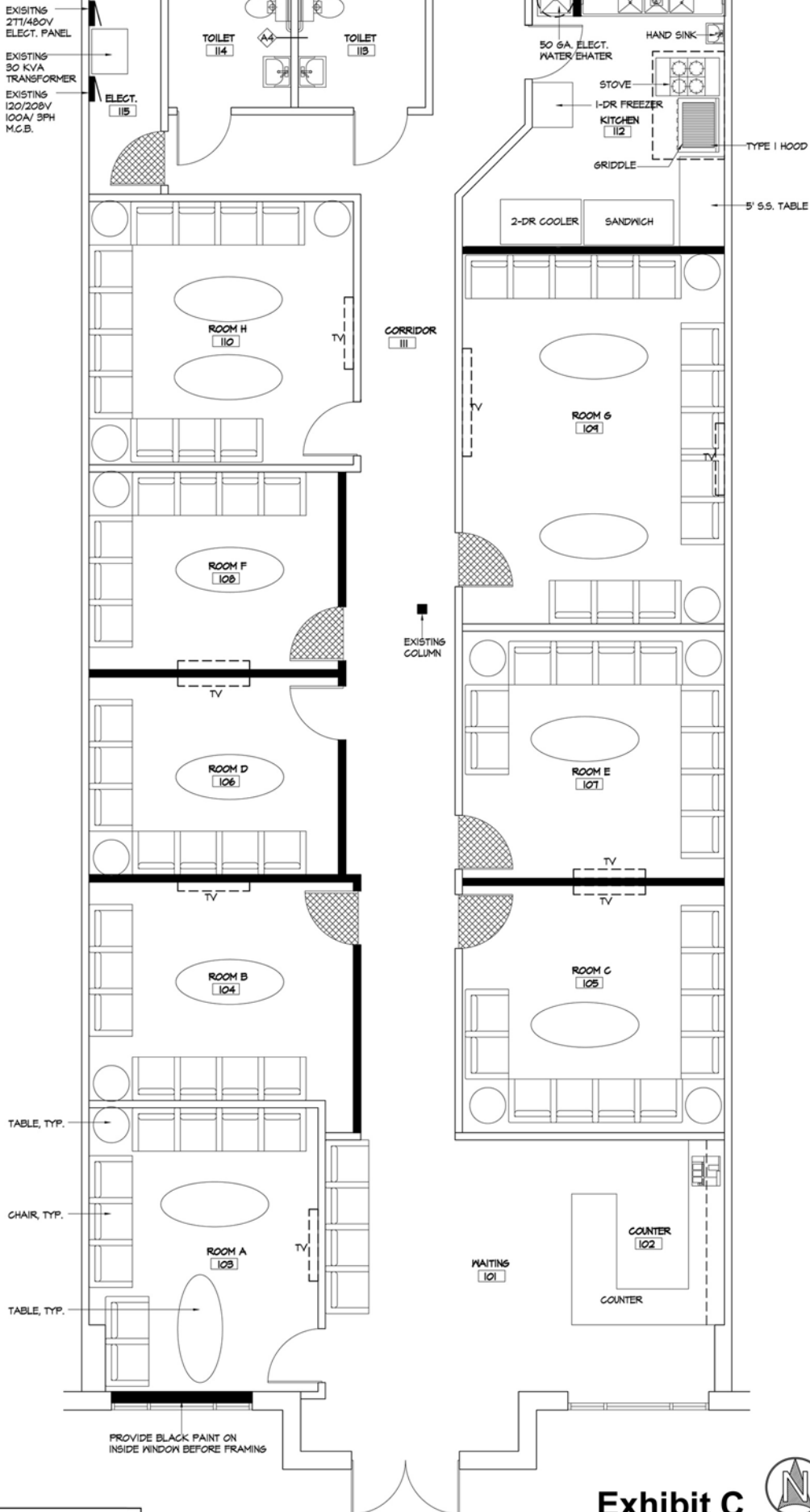
01 SITE PLAN

1"=100'

ZONING EXHIBIT
LOT 1, BLK 5
UNIVERSITY WORLD
RICHARDSON
TEXAS

SITE PLAN

21208-08 A1.01
JOB NO. SHEET



#	DATE	SUBMISSION
--	08.20.12	SPECIAL PERMIT
--	09.04.12	REVISION #1
△	--	--

**ZONING EXHIBIT
LOT 1, BLK 5
UNIVERSITY WORLD
RICHARDSON
TEXAS**

FLOOR PLAN

Exhibit C

LEASE PREMISE= 2820 SF (0.064 AC)
01 FLOOR PLAN

1/4"=1'-0"

2/208-06 **A2.01**
JOB NO. SHEET



Subject Lease Space

NEC Campbell & Coit - September 2012



**Looking West along
Subject Building**

Exhibit D



September 4, 2012

Members of City Council & City Plan Commission
City of Richardson,
Development Services Department
411 W. Arapaho Rd. #204
Richardson, TX 75080

Re: Mermaid Karaoke Bar- 1310 W. Campbell Rd. #103, Richardson, TX 75080

Thank you for assisting us with our project located at 1310 W. Campbell Rd, #103, Richardson, Texas 75080. We came to write this letter of intent to seek an approval of a special permit for a karaoke bar (2,820 sf/ 0.064 ac) from the city of Richardson.

This facility has 8 karaoke rooms and provides 74 seats. Total occupant load for this facility is 138. The business hour is 5pm-2 am 7 days a week. This facility is family karaoke and there will not be age limits. Maximum peak number of customers will be 74. Food will be served to each karaoke room by waitress.

In determining locations for our establishment, we believe Mermaid Karaoke Bar will be compatible with this area and will be an excellent support service for this community.

Mermaid Karaoke Bar seeks to answer the customer's demand by supplying excellent food and snacks at value pricing and the excellent place to sing a song. Mermaid karaoke Bar will stay focused on their changing needs and menu choices to maintain their loyalty.

Thank you!

Sincerely,



Duncan Kim
2695 Villa Creek Dr. #110
Dallas, TX 75234
Tel) 469-682-7038
Fax) 972-247-4477
E-mail) dkim@3hcommercial.com



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

SPECIAL PERMIT

File No./Name: ZF 12-16 Mermaid Karaoke Bar
Property Owners: Brad Quine / TSCA-234LP c/o Quine & Associates, Inc.
Applicant: Duncan Kim / Bear Design-Build
Location: 1310 W. Campbell Rd., Suite 103 (See map on reverse side)
Current Zoning: LR-M(2) Local Retail District regulations
Request: A request by Duncan Kim, representing Bear Design-Build, for a Special Permit for a karaoke bar.

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

TUESDAY, SEPTEMBER 18, 2012
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

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

Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

Persons who are unable to attend, but 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.

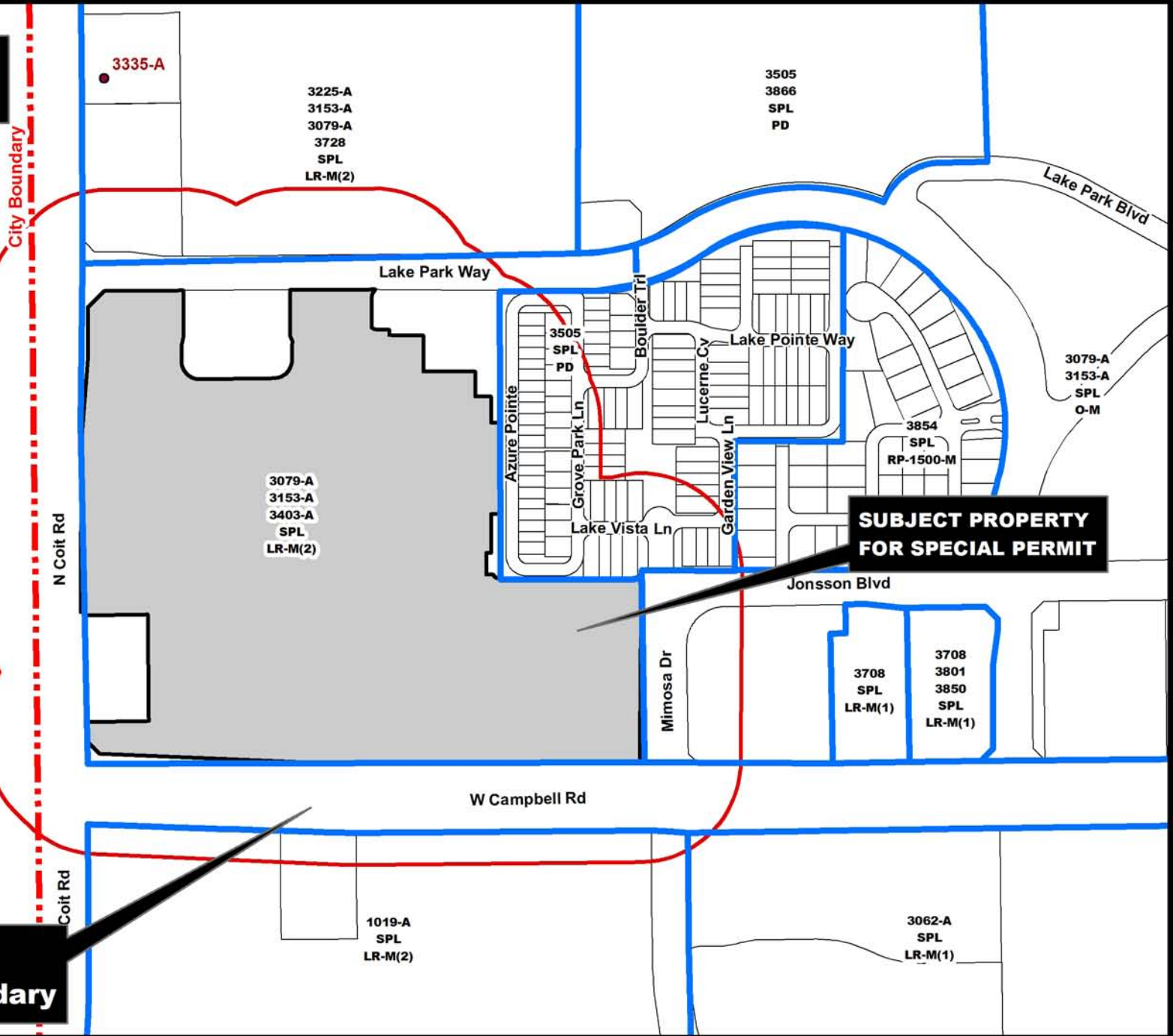
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

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/DevelopmentServices.aspx?id=13682>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 12-16.

Date Posted and Mailed: 09/07/12

ZF 12-16



200'
Notification Boundary

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 12-16 Notification Map

Updated By: shacklett, Update Date: August 21, 2012
File: DSIMapping\Cases\Z\2012\ZF1216\ZF1216 notification.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



PAVILLION EAST HLDG LTD
7517 CAMPBELL RD STE 601
DALLAS, TX 75248-1762

PAVILLION PARK CENTER
7517 CAMPBELL RD STE 601
DALLAS, TX 75248-1762

TSCA 234 LTD PARTNERSHIP
301 S SHERMAN ST STE 100
RICHARDSON, TX 75081-4176

DIABLO INVESTMENT CO
PO BOX 810
DANVILLE, CA 94526-0810

VIEWPOINT BANK
5400 INDEPENDENCE PKWY
PLANO, TX 75023-5430

HD DEVELOPMENT PPTIES LP
PROPERTY TAX DEPT #6504
PO BOX 105842
ATLANTA, GA 30348-5842

ATT & CO LLC
STE 267 #175
1900 PRESTON RD STE 267 # 1
PLANO, TX 75093-3604

WILLIAMS ROBERT S
1360 W CAMPBELL RD STE 10
RICHARDSON, TX 75080-2828

LUZZATTO DAVID
2005 GARDEN VIEW LN
RICHARDSON, TX 75080-2298

KHELAS MEHDI
2003 GARDEN VIEW LN
RICHARDSON, TX 75080-2298

CHARD CHARLES A & BETTY J
2413 CUSTER CV
RICHARDSON, TX 75080-2101

TEEL LORRAINE HOOPER
2018 GROVE PARK LN
RICHARDSON, TX 75080-8404

FARABONI STEPHEN JOHN
2016 GROVE PARK LN
RICHARDSON, TX 75080-8404

HOWARD FUMIE
2014 GROVE PARK LN
RICHARDSON, TX 75080-8404

NEJAD SINA K & SOHEILA
2012 GROVE PARK LN
RICHARDSON, TX 75080-8404

SUPPLEE MICHAEL E
1304 LAKE VISTA LN
RICHARDSON, TX 75080-2297

ARRIOLA JORGE D
1306 LAKE VISTA LN
RICHARDSON, TX 75080-2297

GUIBANI FLORA
2008 GROVE PARK LN
RICHARDSON, TX 75080-8404

KHODAYAR DAVID
1201 LAKE VISTA LN
RICHARDSON, TX 75080-8415

OCKELMANN GREGORY & REGIN
1203 LAKE VISTA LN
RICHARDSON, TX 75080-8415

GUVELIOGLU ILYAS B & MAKILE
1205 LAKE VISTA LN
RICHARDSON, TX 75080-8415

TU MELANIE C
1711 MASSACHUSETTS AVE NW
WASHINGTON, DC 20036-2101

LAKE PARK TOWNHOMES LTD
1100 PROVIDENCE TOWERS
5001 SPRING VALLEY RD
DALLAS, TX 75244-3946

RAGAN BRYCE F
5230 DUNSTER DR
MCKINNEY, TX 75070

YU MIKE JIUN YIH & SHEAU LA
2113 GROVE PARK LN
RICHARDSON, TX 75080-8405

WALLACE KYLE
2114 AZURE POINTE
RICHARDSON, TX 75080-8401

STOCK ASHLEY
2109 GROVE PARK LN
RICHARDSON, TX 75080-8405

WANG SHEAU DONG
2112 AZURE POINTE
RICHARDSON, TX 75080-8401

WHEELER FREDRIC R
2110 AZURE POINTE
RICHARDSON, TX 75080-8401

TUBB MARYVONNE
2107 GROVE PARK LN
RICHARDSON, TX 75080-8405

MCLAUHLAN STEWART & VICKIE
2706 WOODS LN
GARLAND, TX 75044-2808

BAZHLEKOV ANGEL I &
BAZHLEKOV LIUBOMIRA B
2103 GROVE PARK LN
RICHARDSON, TX 75080-8405

HUMPHREYS MARK E
6436 BARKWOOD LN
DALLAS, TX 75248-3909

PLOETZ ANN T
2101 GROVE PARK LN
RICHARDSON, TX 75080-8405

GHAFFAR SAVAIRA & ASIM
2102 AZURE POINTE
RICHARDSON, TX 75080-8401

BETTLER AMY D
2019 GROVE PARK LN
RICHARDSON, TX 75080-8403

NABER JANICE ANN
2013 GROVE PARK LN
RICHARDSON, TX 75080-8403

ARDILA ANDRES
2014 AZURE POINTE
RICHARDSON, TX 75080-8402

SCHAAF ROXANNE F
1202 KENT BROWN RD
GARLAND, TX 75044-5216

KENSEN YU KEVIN
2012 AZURE POINTE
RICHARDSON, TX 75080-8402

ANDERSON GARY
2007 GROVE PARK LN
RICHARDSON, TX 75080-8403

FREEMAN JOHN & PRISCILLA
1312 COMANCHE DR
RICHARDSON, TX 75080-3711

FOROTANRAD BAHMAN & PATRICI
2006 AZURE POINTE
RICHARDSON, TX 75080-8402

DAVIS RAYMOND JOSEPH
4500 BLALOCK RD
HOUSTON, TX 77041-9121

BROWN BRYAN
2001 GROVE PARK LN
RICHARDSON, TX 75080-8403

RODRIGUEZ ALFREDO B & JASMIN M
6101 PINTAIL LN
FRISCO, TX 75034-4816

MIDDLEBROOK ARTHUR I EST OF
5600 W LOVERS LN STE 116
DALLAS, TX 75209-4360

SAMSON DANIEL A
2112 GROVE PARK LN
RICHARDSON, TX 75080-8406

JOHELSON DANIEL S &
YUANYUAN ZHAO
2100 AZURE POINTE
RICHARDSON, TX 75080-8401

WHITE JONATHAN L
2018 AZURE POINTE
RICHARDSON, TX 75080-8402

SESHADRI GAYATRI
2022 GROVE PARK LN
RICHARDSON, TX 75080-8404

DANG MY
2002 AZURE POINTE
RICHARDSON, TX 75080-8402

CHAO NANCY
1303 LAKE VISTA LN
RICHARDSON, TX 75080-2291

BUROKER HAROLD E & MARTHA
2002 GROVE PARK LN
RICHARDSON, TX 75080-8404

M HUMPREYS FAMILY LIMITED P
5339 ALPHA RD STE 300
DALLAS, TX 75240-7307

NGUYEN AN D & TU C TRUONG
2122 AZURE POINTE
RICHARDSON, TX 75080-8401

WHITFIELD SHIRLEY H TRUST
2017 GROVE PARK LN
RICHARDSON, TX 75080-8403

MARQUESS JAMES & TERRI
1108 LAKE POINT CIR
MCKINNEY, TX 75070-5165

HSU SAM Y
2008 AZURE POINTE
RICHARDSON, TX 75080-8402

SOWERS WESLEY M
2010 AZURE POINTE
RICHARDSON, TX 75080-8402

GILSON JON
1207 NEW HAVEN CT
ROSWELL, GA 30075-8246

DUNCAN KIM
BEAR DESIGN-BUILD
2695 VILLA CREEK DRIVE #110
DALLAS, TX 75234

BRAD QUINE
TSCA-234LP, %QUINE & ASSOC, INC
301 S SHERMAN #100
RICHARDSON, TX 75081

ZF 12-16
Notification List