

City of Richardson City Plan Commission Agenda Packet Tuesday, November 7, 2017

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

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, NOVEMBER 7, 2017, 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.

REGULAR BUSINESS MEETING: 7:00 P.M. – COUNCIL CHAMBERS

MINUTES

1. **Approval of minutes of the regular business meeting of October 17, 2017.**

CONSENT ITEMS

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. **Final Plat – Shiloh Business Park, Lot 5, Block B:** A request for approval of a final plat to combine two (2) unplatted tracts into one lot to accommodate future development. The 38.39-acre site is located on the east side of Telecom Parkway south of Breckinridge Boulevard. Applicant: Sree Roop Ravipati, Cumulus Design, representing Panhandle Breckinridge Holdings. *Staff: Chris Shacklett.*

PUBLIC HEARINGS

3. **Replat – Shiloh Business Park, Lot 1G, Block B:** A request for approval of a replat of a lot to dedicate a new water easement. The 24.94-acre lot is located at 3000 Telecom Parkway at the southeast corner of Telecom Parkway and Breckinridge Boulevard. Applicant: Joshua Jezek, Pacheco Koch, LLC, representing Bank of America. *Staff: Chris Shacklett.*

4. **Zoning File 17-27 – Hertz Car Sales and Rentals:** Consider and take the necessary action on a request for approval of a Special Permit for a motor vehicle sales/leasing/rental facility located at 201 N. Central Expressway at the northwest corner of N. Central Expressway and W. Tyler Street. The property is currently zoned PD Planned Development for the Main Street/Central Expressway Form Based Code (Central Place Sub-district). Applicant: Christopher Trudeau, The Hertz Corporation. *Staff: Amy Mathews.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, NOVEMBER 3, 2017.

KATHY WELP, EXECUTIVE SECRETARY

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

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

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

Briefing Session B

Development Status Report & Map



Development Status Report

City of Richardson, Texas • Development Services Department

Updated: November 2, 2017

#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMIT			
1	McDonald's 2198 E. Arapaho Rd.	Zoning File 17-21: A request to amend an existing Special Permit for a restaurant with drive-through service with modified development standards on approximately 1.234 acres of land located at 2198 E. Arapaho Road, on the southwest corner of Jupiter Road and E. Arapaho Road. The property is currently zoned LR-M(2) Local Retail. Applicant: Cesar Segovia, Rogue Architects, representing McDonald's USA LLC. Staff: Amy Mathews.	City Plan Commission October 5, 2017 <i>Recommended Approval</i> City Council October 30, 2017 <i>Approved</i>
2	Smoothie King 1325 E. Beltline Rd.	Zoning File 17-23: A request for a Special Permit for a restaurant with drive-through service on approximately 0.69 acres of land located at 1325 E. Beltline Road, west of Plano Road on the north side of E. Beltline Road. The property is currently zoned C-M Commercial District. Applicant: Stephen McGuirk, Leon Capital Group, representing LG Plano Beltline LLC. Staff: Amy Mathews.	City Plan Commission October 5, 2017 <i>Recommended Approval</i> City Council October 30, 2017 <i>Approved</i>
3	US75 Hotel 2402 N. Central Expy.	Zoning File 17-22: A request for approval of a zoning change from C-M Commercial to PD Planned Development for the C-M Commercial District with modified development standards on approximately 1.434 acres of land located at 2402 N. Central Expressway, on the northeast side of N. Central Expressway and E. Lookout Drive. The property is currently zoned C-M Commercial. Applicant: David Kochalka, Kimley-Horn & Associates, representing SNJ-TX Hotels LLC. Staff: Amy Mathews.	City Plan Commission October 17, 2017 <i>Recommended Approval</i> City Council November 13, 2017
4	Methodist Richardson Medical Center SW of N. Shiloh Rd. & E. Renner Rd.	Zoning File 17-25: A request for approval of a change in zoning from PD Planned Development for I-M(1) Industrial with special conditions for a hospital to PD Planned Development for I-M(1) Industrial with special conditions for a hospital with modified development standards on approximately 20.45 acres located at 2831 E. President George Bush Highway, on the east side of Shiloh Road, south of E. Renner Road. The property is currently zoned PD Planned Development. Applicant: Ken Hutchenrider, Methodist Richardson Medical Center, representing Methodist Health System. Staff: Sam Chavez.	City Plan Commission October 17, 2017 <i>Recommended Approval</i> City Council November 13, 2017



Development Status Report

City of Richardson, Texas • Development Services Department

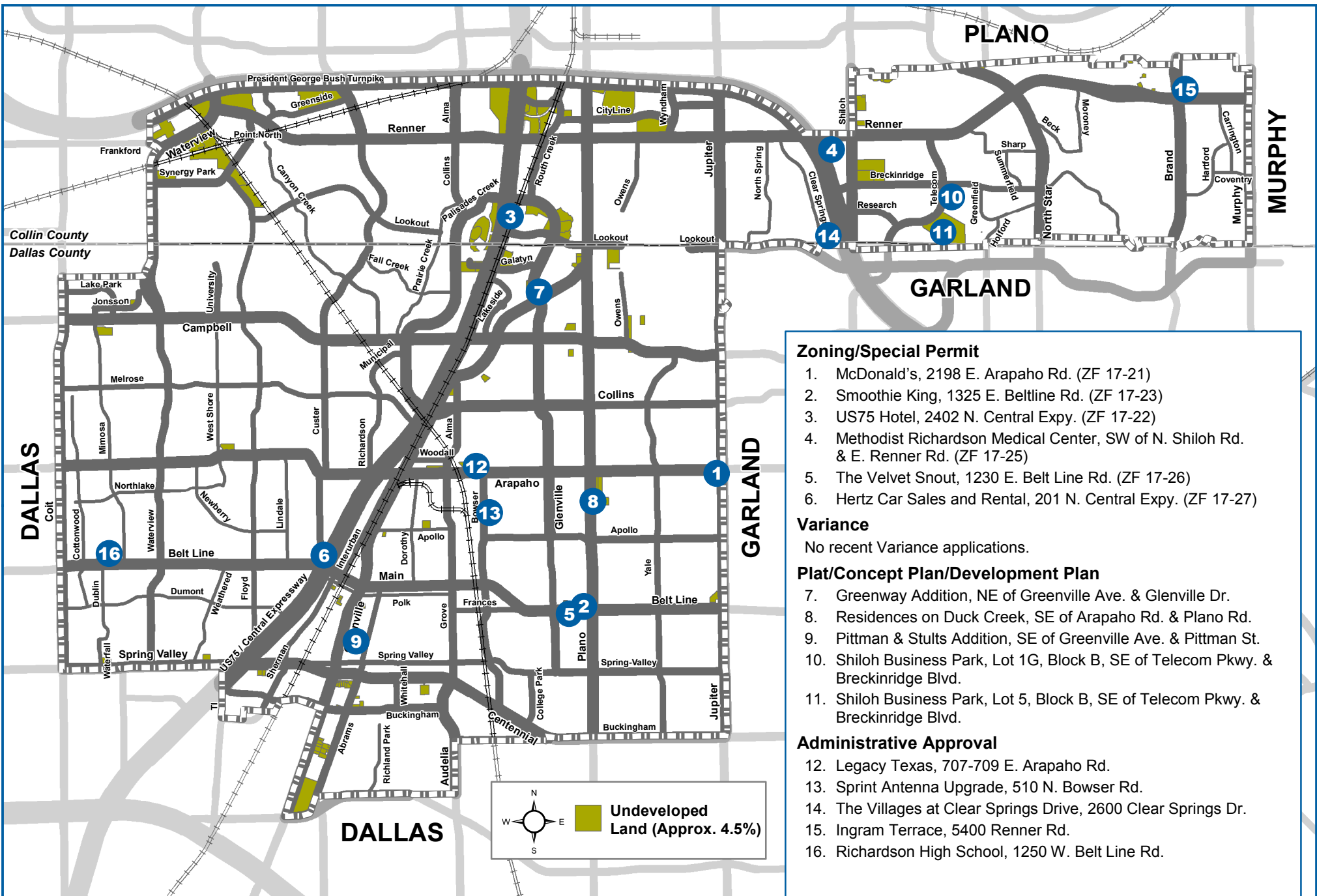
#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMIT (CONT'D)			
5	The Velvet Snout 1230 E. Belt Line Rd.	Zoning File 17-26: A request to amend an existing Special Permit (Ordinance 3557) for a special permit for a dog daycare, and boarding facility at 1230 E. Belt Line Road, south of E. Belt Line Road between S. Glenville Drive and S. Plano Road. The property is currently zoned LR-M(2) Local Retail. Applicant: Laura Couch, The Velvet Snout. Staff: Amy Mathews.	City Plan Commission October 17, 2017 <i>Recommended Approval</i> City Council November 13, 2017
6	Hertz Car Sales and Rental 201 N. Central Expy.	Zoning File 17-27: A request for approval of a Special Permit for Motor Vehicle Sales/Leasing, New and Motor Vehicle Rental located at 201 N. Central Expressway, at the northwest corner of N. Central Expressway and W. Tyler Street. The property is currently zoned PD Planned Development for the Main Street/Central Expressway Form Based Code (Interurban Sub-district). Applicant: Christopher Trudeau, The Hertz Corporation. Staff: Amy Mathews.	City Plan Commission November 7, 2017
VARIANCE			
		No recent Variance applications	
PLAT/CONCEPT PLAN/DEVELOPMENT PLAN			
7	Greenway Addition NE of Greenville Ave. & Glenville Dr.	Replat: A request for approval of a replat of a 4.06-acre lot to accommodate the development of two (2), 4-story buildings totaling 121,632 square feet for a 153-unit corporate lodging facility. The site is located at 2210 N. Glenville Drive at the northeast corner of Glenville Drive and Greenville Avenue. Applicant: Tim Reber, Woolpert, representing Waterwalk on behalf of Verizon Business Network Services, Inc. Staff: Chris Shacklett.	City Plan Commission October 17, 2017 Approved
8	Residences on Duck Creek SE of Arapaho Rd. & Plano Rd.	Final Plat: A request for approval of a final plat for sixteen (16) residential lots for a townhome development; one (1) lot to accommodate twenty-seven multi-family units; and four (4) common area/open space lots. The 4.68-acre site is located on the east side of Plano Road between Arapaho Road and Apollo Drive. Applicant: Travis Thompson, Residences on Duck Creek Trail, LTD. Staff: Chris Shacklett.	City Plan Commission October 17, 2017 Approved
9	Pittman & Stults Addition SE of Greenville Ave. & Pittman St.	Replat: A request for approval of a residential replat of the east half of Lot 6, Block 2, a 0.233-acre lot, to reflect the current ownership boundary to accommodate the construction of a single-family residence. The site is located at 328 Pittman Street, on the south side of Pittman Street between Greenville Avenue and Abrams Road. Applicant: Asif Ali. Staff: Chris Schacklett.	City Plan Commission October 17, 2017 Approved



Development Status Report

City of Richardson, Texas • Development Services Department

#	Name/Location	Project Information	Status
PLAT/CONCEPT PLAN/DEVELOPMENT PLAN (CONT'D)			
10	Shiloh Business Park, Lot 1G, Block B SE of Telecom Pkwy. & Breckinridge Blvd.	Replat: A request for approval of a replat of a lot to dedicate a new water easement. The 24.94-acre lot is located at 3000 Telecom Parkway at the southeast corner of Telecom Parkway and Breckinridge Boulevard. Applicant: Joshua Jezek, Pacheco Koch, LLC, representing Bank of America. <i>Staff: Chris Shacklett.</i>	City Plan Commission November 7, 2017
11	Shiloh Business Park, Lot 5, Block B SE of Telecom Pkwy. & Breckinridge Blvd.	Final Plat: A request for approval of a final plat to combine two (2) unplatted tracts into one lot to accommodate future development. The 38.39-acre site is located on the east side of Telecom Parkway south of Breckinridge Boulevard. Applicant: Sree Roop Ravipati, Cumulus Design, representing Panhandle Breckinridge Holdings. <i>Staff: Chris Shacklett.</i>	City Plan Commission November 7, 2017
ADMINISTRATIVE APPROVAL			
12	Legacy Texas 707-709 E. Arapaho Rd.	Site Plan: Revised the site plan to reflect the installation of three new light poles on the north side of the building and near the drive-thru area. <i>Staff: Chris Shacklett.</i>	Staff October 16, 2017 <i>Approved</i> Approval Memo & Plans
13	Sprint Antenna Upgrade 510 N. Bowser Rd.	Site Plan: Revised the site plan to reflect the replacement of three antennas, removal of three RRH units, antennas, and junction box and the addition of three RRU units and antennas behind the antennas. <i>Staff: Chris Shacklett.</i>	Staff October 16, 2017 <i>Approved</i> Approval Memo & Plans
14	The Villages of Clear Springs 2600 Clear Springs Dr.	Site Plan: Revised the site plan to reflect the installation of a four-foot (4') wrought iron fence for a dog park located in the northeast corner of the property and note the change from a wading pool to a fountain located next to the swimming pool. <i>Staff: Michael Patroski.</i>	Staff October 25, 2017 <i>Approved</i> Approval Memo & Plans
15	Ingram Terrace 5400 E. Renner Rd.	Common Area Landscape Plan: Revised the common area landscape plan to reflect the addition of a shade structure east of the cabana area, the addition of two (2) dog park areas east of the cabana area, and the change in landscape materials and quantities in the common area along Renner Road. <i>Staff: Chris Shacklett.</i>	Staff October 27, 2017 <i>Approved</i> Approval Memo & Plans
16	Richardson High School 1250 W. Belt Line Rd.	Site Plan: Revised the site plan to reflect the addition of two (2) metal canopies covering walkways in the area south of Buildings F and G on the east side of the property. <i>Staff: Chris Shacklett.</i>	Staff October 27, 2017 <i>Approved</i> Approval Memo & Plans



Development Status Map

City of Richardson, Texas



Updated: November 2, 2017

Agenda Item 1

**Approval of the Minutes of the October 17, 2017
City Plan Commission Meeting**

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – OCTOBER 17, 2017**

The Richardson City Plan Commission met on October 17, 2017, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Ron Taylor, Chairman
Janet DePuy, Vice Chair
Bill Ferrell, Commissioner
Marilyn Frederick, Commissioner
Tom Maxwell, Commissioner
Randy Roland, Commissioner
Stephen Springs, Commissioner
Ken Southard, Alternate
Dorothy McKearin, Alternate

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

BRIEFING SESSION

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

REGULAR BUSINESS MEETING

MINUTES

1. Approval of minutes of the regular business meeting of October 17, 2017.

Motion: Commissioner Roland made a motion to approve the minutes as presented; second by Commissioner Frederick. Motion approved 7-0.

CONSENT ITEMS

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. Final Plat – Residences on Duck Creek: A request for approval of a final plat for sixteen (16) residential lots for a townhome development; one (1) lot to accommodate twenty-seven multi-family units; and four (4) common area/open space lots. The 4.68-acre site is located on the east side of Plano Road between Arapaho Road and Apollo Drive.

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

PUBLIC HEARINGS

- 3. Replat – Greenway Addition, Lot 8C, Block 6:** A request for approval of a replat of a 4.05-acre lot to accommodate the development of two (2), 4-story buildings totaling 121,632 square feet for a 153-unit corporate lodging facility. The site is located at 2210 N. Glenville Drive at the northeast corner of Glenville Drive and Greenville Avenue.

Mr. Shacklett advised the applicant was requesting a replat of the property to accommodate the development of a 153-unit corporate lodging facility that received zoning approval from the City Council in March 2017. He added the replat would dedicate a utility water easement and abandon the 40-foot building setbacks along Greenville Avenue and Glenville Drive, and rededicate the reduced building setbacks.

Mr. Shacklett concluded his presentation by noting the replat complied with the City's subdivision regulations.

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

No comments or questions, in favor or opposed, were received and Chairman Taylor closed the public hearing.

Motion: Commissioner Maxwell made a motion to approve Item 3 as presented; second by Commissioner Roland. Motion approved 7-0.

- 4. Replat – Pittman & Stults Addition, Lot 6A, Block 2:** A request for approval of a residential replat of the east half of Lot 6, Block 2, a 0.233-acre lot, to reflect the current ownership boundary to accommodate the construction of a single-family residence. The site is located at 328 Pittman Street, on the south side of Pittman Street between Greenville Avenue and Abrams Road.

Mr. Shacklett stated the proposed replat would reflect the current ownership boundaries and accommodate the construction of a single-family residence. He added there would be a 30-foot setback along Pittman Street and no easements were being dedicated or abandoned with the replat.

Mr. Shacklett concluded his presentation by advising the replat complied with the City's subdivision regulations and a written notice of the requested replat had been posted in the Dallas Morning News and sent to property owners within 200 feet of the site and no correspondence in reply to the notice had been received.

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

Mr. Asif Ali, 10127 Deermont Trail, Dallas, Texas, stated he had purchased the lot and started some demolition work in anticipation of building a single-family home.

No other comments were received in favor and Chairman Taylor called for comments in opposition.

Ms. Pauline Siebert, 340 Pittman Street, Richardson, Texas, asked for clarification on why the applicant was replatting the property and would the home be located closer to the street.

Mr. Shacklett explained the replat process was a legal subdivision of the property to accurately reflect the current ownership boundaries. In addition, any new structure would have to conform to the existing zoning regulations (i.e., lot coverage, heights, setbacks, etc.).

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

Motion: Vice Chair DePuy made a motion to approve Item 4 as presented; second by Commissioner Ferrell. Motion approved 7-0.

5. **Zoning File 17-22 – US 75 Hotel (continued from October 5, 2017 meeting):** Consider and take necessary action on a request for approval of a zoning change from C-M Commercial District to PD Planned Development for the C-M Commercial District with modified development standards. The approximate 1.43- acre tract of land is located at 2402 N. Central Expressway, the northeast corner of N. Central Expressway and E. Lookout Drive. The property is currently zoned C-M Commercial District.

Ms. Mathews explained the applicant was proposing to construct a 6-story, 111-bed, full-service hotel on the east side of N. Central Expressway and the corner of E. Lookout Drive. She stated that although a full service hotel was allowed in the C-M Commercial District, the proposed hotel would not comply with many of the required C-M district regulations; therefore, the applicant was seeking a PD Planned Development District with modified development standards.

Ms. Mathews pointed out the proposed amendments would allow the hotel to have a reduced masonry percentage, increased Floor Area Ratio (FAR), reduced parking ratio, and a front setback that would be in conformance with the proposed zoning exhibit and elevations. She also noted the existing 75-foot monopole cellular tower, associated equipment building, and paved access to the cell tower would be incorporated into the proposed project.

Commissioner Roland asked for clarification on the proposed “zero” setback along N. Central Expressway and if it was calculated from the back-of-curb. He also wanted to know if there was an easement between the Econo Lodge to the north and the proposed building.

Ms. Mathews explained the separation between the business to the north and the hotel would be per the building code and the “zero” setback would be calculated from the property line.

Commissioner Maxwell asked if the “zero” setback was from the pedestrian easement or from the property line.

Mr. Chavez replied that although there would be a pedestrian easement, all setbacks are measured off the property line.

Vice Chair DePuy asked how close the nearest Dallas Area Rapid Transit (DART) station would be to the hotel.

Ms. Mathews replied the Galatyn DART Station would be less than one-quarter mile from the proposed hotel.

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

Mr. Dave Kochalka, Kimley-Horn and Associates, 5750 Genesis Court, Frisco, Texas, complimented staff on their presentation and further clarified the “zero” setback would be behind the 10-foot pedestrian easement.

Commissioner Roland asked if there were any plans to change or move the existing cell tower. He also wanted to know if the southern-most tip of the property would be used for parking or some type of water or artistic feature.

Mr. Kochalka replied they would like to speak to the owner of the cell tower so it could be removed and the property incorporated into the hotel site. In regards to the southern part of the property, Kochalka said the current plans were to have parking spaces in the area, but he thought there might be an opportunity in the future to have some type of artistic feature.

Commissioner Maxwell pointed out that under the proposed parking ratio there would be 17 rooms without a parking space and asked if the parking ratio was based on what could fit on the property. He also wanted to know if there were plans for any overflow parking.

Mr. Kochalka said Mr. Maxwell’s assumption was correct and based on the unique size and shape of the property the parking ratio was what they felt would fit and they had spoken with some of the surrounding parking garages about overflow parking.

Chairman Taylor expressed concern over the traffic exiting the site and Lookout Drive and trying to enter Central Expressway.

Mr. Kochalka replied they had been working with the City and the Texas Department of Transportation (TxDOT) to manage the traffic flow and one of the items they came up with during discussions was to move the driveway north as well as putting in a deceleration lane.

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

Commissioner Maxwell asked if there was a mutual access agreement between the property in question and the one to the north and Ms. Mathews said there was.

Commissioner Roland asked if there would be any significant changes if the cell tower property were incorporated into the hotel site.

Ms. Mathews said that based on previous discussions with the applicant, if the cell tower property was incorporated into the hotel site the property would be used for some type of amenity.

Motion: Commissioner Springs made a motion to recommend approval of Zoning File 17-22 as presented; second by Commissioner Maxwell. Motion approved 7-0.

6. **Zoning File 17-25 – Methodist Richardson Medical Center:** Consider and take the necessary action on a request for approval of a change in zoning of a 20.4-acre lot from PD Planned Development for the I-M(1) Industrial District with a Special Permit for a hospital campus with modified development standards to PD Planned Development for the I-M(1) Industrial District with modified development standards for a hospital campus to accommodate expansion of the existing hospital campus. The property is located at 2831 E. President George Bush Highway at the southeast corner of President George Bush Turnpike and Renner Road. The property is currently zoned PD Planned Development with a Special Permit for a hospital campus.

Mr. Chavez stated the applicant was requesting to rezone the property to a PD Planned Development for the Industrial District with modified development standards with the actual use of the property allowed within the PD. In addition, the following changes were being proposed for the hospital campus and surrounding roadways:

- Change surface parking off Renner Road to seven-level parking garage and increase the overall number of parking spaces from 983 to 1,569;
- Increase size of hospital by 99,586 square feet;
- Increase Floor to Area (FAR) ratio from 0.522:1 to 0.638:1 (within the allowed 1.025 FAR)
- Extend left turn bays on Renner Road and Shiloh Road;
- Add a traffic signal at Renner Road and Wyngate Boulevard; and
- Closure of the median opening directly in front of the emergency room on Renner Road which would be delayed until the emergency room is reconstructed and entrance is relocated in Parking Garage 2.

Mr. Chavez concluded his presentation by highlighting some of the changes planned in the future phases including an addition to the existing cancer center building, a new medical office building and additional parking structures.

Commissioner Roland asked if the traffic signal at Wyngate Boulevard and Renner Road was a recommendation by staff or the applicant and would it meet the current and future needs of the site. He expressed concerns over the existing traffic conditions on Renner Road and was fearful of adding to the congestion with an additional traffic signal.

Mr. Chavez replied the traffic signal was part of the 2012 Traffic Impact Analysis (TIA) that looked at current conditions in 2012, 2014 and in 2022. In addition, the TIA took into background traffic from the surrounding areas.

Chairman Taylor concurred with Mr. Roland's concerns about traffic congestion on Renner Road and pointed out the traffic signal at Wyngate Boulevard would not be equal distance between the frontage road and the Shiloh Road and wondered if that would cause any problems.

Mr. Chavez replied the proposed traffic signal would be approximately 600 feet from the frontage road and would allow outbound traffic from the hospital campus to enter and exit onto Renner Road. He added that when the TIA was prepared in 2012, Renner Road was functioning at a service level F and would continue to function at that level, but additional traffic mitigation was planned to allow all three signals to work together for better traffic flow.

Commissioner Maxwell asked if the hospital campus was not built out by 2022, the last year listed in the 2012 TIA, would another TIA be required.

Mr. Chavez said that if at any time the FAR exceeded the maximum 1.025:1, a new TIA would be required.

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

Mr. Kent Hutchenrider, President of Methodist Richardson Medical Center, 4505 Crystal Mountain Drive, Richardson, Texas, said they were excited to be able to expand and serve the City of Richardson and surrounding areas and although the campus was only in year three of its existence, the tremendous amount of growth actually put them in year 10 of their expansion program.

Commissioner McKearin concurred with Mr. Hutchenrider about the amount of growth and noted that while she was recently at the hospital she was unable to find a parking space.

Commissioner Ferrell asked if there was any discussion about building a parking garage on the southern portion of the campus as opposed to the one on Renner Road.

Mr. Hutchenrider said the proposed parking garage on the southern portion of the campus was anticipated to be built when an adjacent medical building was added and the garage on Renner Road was considered to be more important to handle the parking needs on the campus at the current time.

Commissioner Frederick asked how emergency vehicles would enter the campus because the proposed plans seemed to indicate a dead-end area as opposed to the current "u-shaped" entrance and exit on Renner Road.

Mr. Hutchenrider explained the future entrance off Shiloh Road would allow emergency vehicles to enter the campus, drop off their patients at the emergency room and make a U-turn to exit on Shiloh Road.

Commissioner Roland asked the hospital to be mindful of the amount of traffic that comes from the east on Renner Road during the reconfiguration on Renner and Shiloh Roads.

Mr. Hutchenrider said he was very mindful of the traffic in the area not only because of his work at the campus, but also because he was a resident of the city living only a few miles east of the campus off Renner Road. He added the hospital had also been in discussions with the developer for the property to the north in the City of Plano and both groups felt the traffic signal would help mitigate some of the traffic concerns for the area.

No further comments or questions, in favor or opposed, were received and Chairman Taylor closed the public hearing.

Motion: Commissioner Roland made a motion to recommend approval of Zoning File 17-25 as presented; second by Chairman Taylor. Motion approved 7-0.

- 7. Zoning File 17-26 – The Velvet Snout:** Consider and take the necessary action on a request to amend an existing Special Permit (Ordinance 3557) for a Special Permit for a dog daycare and boarding facility located at 1230 E. Belt Line Road on the south side of E. Belt Line Road between S. Glenville Drive and S. Plano Road. The property is currently zoned LR-M(2) Local Retail.

Ms. Mathews advised the applicant was requesting to amend the existing Special Permit to remove their names from the special permit to facilitate the sale of the property to a new owner. She added the new owner would maintain the use and name of the business.

Ms. Mathews concluded her presentation by noting staff had not received any comments from the public regarding the posted notice for the Special Permit.

Commissioner Springs asked what year the original Special Permit was granted and Ms. Mathews replied the permit was granted in 2006.

With no other questions for staff, Chairman Taylor opened the public hearing.

Ms. Laura Couch and Ms. Tracy Henderson, 7360 Paldeo Drive, Dallas, Texas, explained their request was simply to remove their names from the Special Permit due to the potential sale of the business.

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

Motion: Commissioner Roland made a motion to recommend approval of Zoning File 17-26 as presented; second by Commissioner Maxwell. Motion approved 7-0.

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 8:08 p.m.

Ron Taylor, Chairman
City Plan Commission

DRAFT



Agenda Item 2

**Final Plat:
Shiloh Business Park, Lot 5, Block B**

Shiloh Business Park

Lot 5, Block B

Attachments:

1. Locator Map
2. Final Plat Staff Report
3. Final Plat Exhibit



Shiloh Business Park
Lot 5, Block B



**CITY PLAN COMMISSION
BACKGROUND INFORMATION
November 7, 2017**

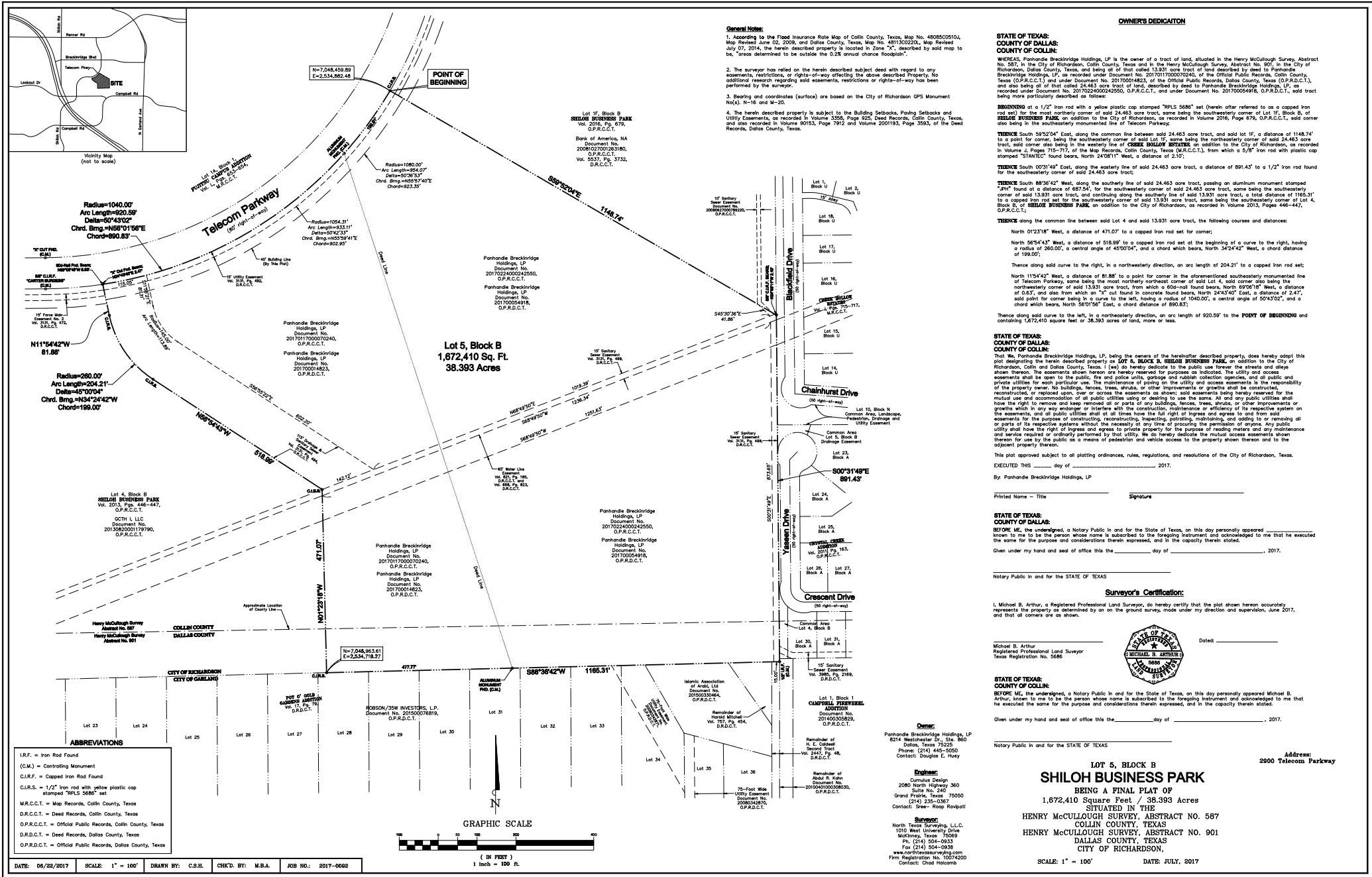
Final Plat

PROJECT SUMMARY

Subdivision:	Shiloh Business Park, Lot 5, Block B <i>being a final plat of a 38.39-acre tract of land</i>
Location:	2900 Telecom Parkway
Staff Comments:	<p>The purpose of the final plat is to combine two (2) unplatted tracts into a single lot. No development is associated with this plat.</p> <p>The final plat complies with City zoning and subdivision regulations.</p>
CPC Action:	Final decision

BACKGROUND

Tract Size:	38.393 acres (1,672,410 square feet)
Zoning:	I-M(1) Industrial District (Ordinance 712-A)
Easements/Setbacks:	
Existing to Remain	15' utility easement along Telecom Parkway; 115' drainage and sanitary easement along the southwest side of the property; 15' sanitary sewer easement and 60' water line easement through the center of the property; and a 15' sanitary sewer easement along the east property line.
Dedicated by this Plat	40' front yard setback along Telecom Parkway.
Abandoned by this Plat	None.



General Notes:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 480800010, Map Revised June 02, 2006, and Dallas County, Texas, Map No. 481300220, Map Revised July 07, 2014, the herein described property is located in Zone "X", described by said map to be, areas determined to be outside the C2S ground water floodplain.
2. The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the above described property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
3. Bearing and coordinates (surface) are based on the City of Richardson GPS Monument No.(s), N-16 and M-20.
4. The herein described property is subject to the Building Setbacks, Paving Setbacks, and Utility Easements, as recorded in Volume 3305, Page 925, Deed Records, Collin County, Texas, and also recorded in Volume 9015S, Page 7912 and Volume 200119S, Page 3593, of the Deed Records, Dallas County, Texas.

OWNERS DEDICATION

STATE OF TEXAS:
COUNTY OF DALLAS:
COUNTY OF COLLIN:

WHEREAS, Pamanda Breakbridge Holdings, LP is the owner of a tract of land, situated in the Henry McCullough Survey, Abstract No. 587, in the City of Richardson, Collin County, Texas and in the Henry McCullough Survey, Abstract No. 901, in the City of Richardson, Dallas County, Texas, and being all that called 13,331 acre tract of land described by deed to Pamanda Breakbridge Holdings, LP as recorded under Document No. 201701700070240, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and under Document No. 201700074823, of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and also being all that called 24,463 acre tract of land, described by deed to Pamanda Breakbridge Holdings, LP as recorded under Document No. 201702400242550, O.P.R.C.C.T., and under Document No. 201700054916, O.P.R.D.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5686" set (herein after referred to as a capped iron rod set) for the most northerly corner of said 24,463 acre tract, same being the southeasterly corner of Lot 17, Block B, of **SHILOH BUSINESS PARK**, on addition to the City of Richardson, as recorded in Volume 2016, Page 679, O.P.R.C.C.T., said corner also being in the southeasterly monumented line of Telecom Parkway;

THENCE South 69°52'04" East, along the common line between said 24,463 acre tract, and said lot 17, a distance of 148.74' to a point for corner, being the southeasterly corner of said Lot 17, same being the northeasterly corner of said 24,463 acre tract, said corner also being in the westerly line of **CHERRY BLOSSOM ESTATES**, on addition to the City of Richardson, as recorded in Volume 4, Pages 715-717, of the Map Records, Collin County, Texas (M.R.C.C.T.), from which a 5/8" iron rod with plastic cap stamped "STANTEC" found bears, North 24°08'11" West, a distance of 2.10';

THENCE South 00°31'49" East, along the easterly line of said 24,463 acre tract, a distance of 891.43' to a 1/2" iron rod found for the southeasterly corner of said 24,463 acre tract;

THENCE South 88°46'42" West, along the southerly line of said 24,463 acre tract, passing an aluminum monument stamped "PH" found at a distance of 687.54', for the southeasterly corner of said 24,463 acre tract, same being the southeasterly corner of said 13,331 acre tract, and continuing along the southerly line of said 13,331 acre tract, a total distance of 1165.31' to a capped iron rod set for the northeasterly corner of said 13,331 acre tract, same being the southeasterly corner of Lot 4, Block B, of **SHILOH BUSINESS PARK**, on addition to the City of Richardson, as recorded in Volume 2013, Pages 446-447, O.P.R.C.C.T.);

THENCE along the common line between said Lot 4 and said 13,331 acre tract, the following courses and distances:

North 01°23'18" East, a distance of 471.07' to a capped iron rod set for corner;

North 56°54'43" West, a distance of 518.99' to a capped iron rod set at the beginning of a curve to the right, having a radius of 860.00', of a central angle of 45°00'40", and a chord which bears, North 34°24'42" West, a chord distance of 199.00';

Thence along said curve to the right, in a northeasterly direction, an arc length of 204.21' to a capped iron rod set;

North 11°54'42" West, a distance of 81.85' to a point for corner in the aforementioned southeasterly monumented line of Telecom Parkway, same being the most northerly northeast corner of said Lot 4, said corner also being the northeasterly corner of said 13,331 acre tract, from which a 608-mil found bears, North 88°58'18" West, a distance of 0.83', and also from which an "X" cut found in concrete found bears, North 24°43'40" East, a distance of 2.47', said point for corner being in a curve to the left, having a radius of 1006.00', of a central angle of 50°43'02", and a chord which bears, North 58°01'56" East, a chord distance of 890.83';

Thence along said curve to the left, in a northeasterly direction, an arc length of 920.50' to the **POINT OF BEGINNING** and containing 1,672,410 square feet or 38.393 acres of land, more or less.

STATE OF TEXAS:
COUNTY OF DALLAS:
COUNTY OF COLLIN:

That We, Pamanda Breakbridge Holdings, LP, being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as **LOT 5, BLOCK B, SHILOH BUSINESS PARK**, on addition to the City of Richardson, Collin and Dallas County, Texas. I (we) do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown hereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown, said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way encroach or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, repairing, maintaining, and adding to or improving all or any public utility shall have the right of ingress and egress to and across the property for the purpose of locating meters and all maintenance and service required or ordinarily performed by that utility. We do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

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

EXECUTED THIS _____ day of _____ 2017.

By: Pamanda Breakbridge Holdings, LP

Printed Name - Title _____ Signature _____

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the STATE OF TEXAS _____

Surveyor's Certification:

I, Michael B. Arthur, a Registered Professional Land Surveyor, do hereby certify that the plat shown herein accurately represents the property as determined by me on the ground survey, under my own direction and supervision, June 2017, and that all corners are as shown.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

DATE: _____

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the STATE OF TEXAS _____

OWNER:
Pamanda Breakbridge Holdings, LP
8214 Weikaster Dr., Ste. 960
Dallas, Texas 75228
Phone: (214) 445-5050
Contact: Douglas E. Huey

ENGINEER:
Curulus Design
2086 North Highway 360
Suite No. 240
Grand Prairie, Texas 75050
(214) 235-0367
Contact: Steve Roper Rispawit

SURVEYOR:
North Texas Surveying, L.L.C.
1010 West University Drive
McAllen, Texas 75069
Ph: (214) 504-0933
Fax: (214) 504-0938
www.northtxsurveying.com
Firm Registration No. 10574200
Contact: Chad Holcomb

LOT 5, BLOCK B
SHILOH BUSINESS PARK
BEING A FINAL PLAT OF
1,672,410 Square Feet / 38.393 Acres
SITUATED IN THE
HENRY McCULLOUGH SURVEY, ABSTRACT NO. 587
COLLIN COUNTY, TEXAS
HENRY McCULLOUGH SURVEY, ABSTRACT NO. 901
DALLAS COUNTY TEXAS
CITY OF RICHARDSON.

Address: 2900 Telecom Parkway

SCALE: 1" = 100' DATE: JULY, 2017

ABBREVIATIONS

I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "NPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas
O.P.R.D.C.T. = Deed Records, Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas



Agenda Item 3

**Replat:
Shiloh Business Park, Lot 1G, Block B**

Shiloh Business Park

Lot 1G, Block B

Attachments:

1. Locator Map
2. Replat Staff Report
3. Replat Exhibit



Shiloh Business Park, Lot 1G, Block B
3000 Telecom Parkway



**CITY PLAN COMMISSION
BACKGROUND INFORMATION
November 7, 2017**

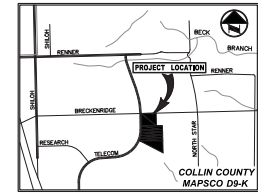
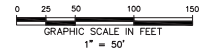
Public Hearing on a Replat

PROJECT SUMMARY

Subdivision:	Shiloh Business Park, Lot 1G, Block B <i>being a replat of a 24.94-acre lot</i>
Location:	3000 Telecom Parkway
Staff Comments:	The purpose of the replat is to dedicate a new water easement to accommodate the expansion of the existing utility yard. The replat complies with City zoning and subdivision regulations.
CPC Action:	Final decision

BACKGROUND

Tract Size:	24.944 acres (1,086,581 square feet)
Zoning:	I-M(1) Industrial District (Ordinance 712-A)
Right-of-way Dedication:	None.
Easements/Setbacks:	
Existing to Remain	40' building setback along Breckinridge Boulevard and Telecom Parkway; 15' pedestrian easements along north and west property lines; Various Oncor/electric easements throughout the property; Various utility, water and sanitary sewer easements throughout the property, and a Variable width drainage easement along the east property line.
Dedicated by this Plat	15' water easement throughout the central portion of the lot; and 10'x15' and 10x20' water easements for new fire hydrants.
Abandoned by this Plat	None.



LEGEND

O.P.R.C.C.T.	OFFICIAL PUBLIC RECORD OF COLLIN COUNTY, TEXAS	IRF	1/2-INCH IRON ROD CAP FOUND
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS	(C.M.)	CONTROLLING MONUMENT
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS	WT	4" x 4" W/ CONCRETE FOUND
RS	1/2-INCH IRON ROD W/ "PACHOCO KOCH" CAP SET	---	PROPERTY LINE
		--- </td <td>EASEMENT LINE</td>	EASEMENT LINE
		--- </td <td>SETBACK LINE</td>	SETBACK LINE

GENERAL NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown hereon have been scaled by applying the TxDOT Collin County scale factor surface adjustment factor of 1.00052710.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C05100, Community-Flood Panel No. 480184 CSD-1, Revised Date: June 9, 2009. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
 - Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Coordinates shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.
- The purpose of this replat is to dedicate a new water easement.

SHILOH BUSINESS PARK LOT 1G, BLOCK B
BEING A REPLAT OF LOT 1F, BLOCK B, SHILOH BUSINESS PARK

AND BEING
24.944 ACRES / 1,086,581 SQUARE FEET
SITUATED IN THE
HENRY MCCULLOUGH SURVEY, ABSTRACT NO. 587,
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS
ADDRESS: 3000 TELECOM PARKWAY
SHEET 1 OF 3

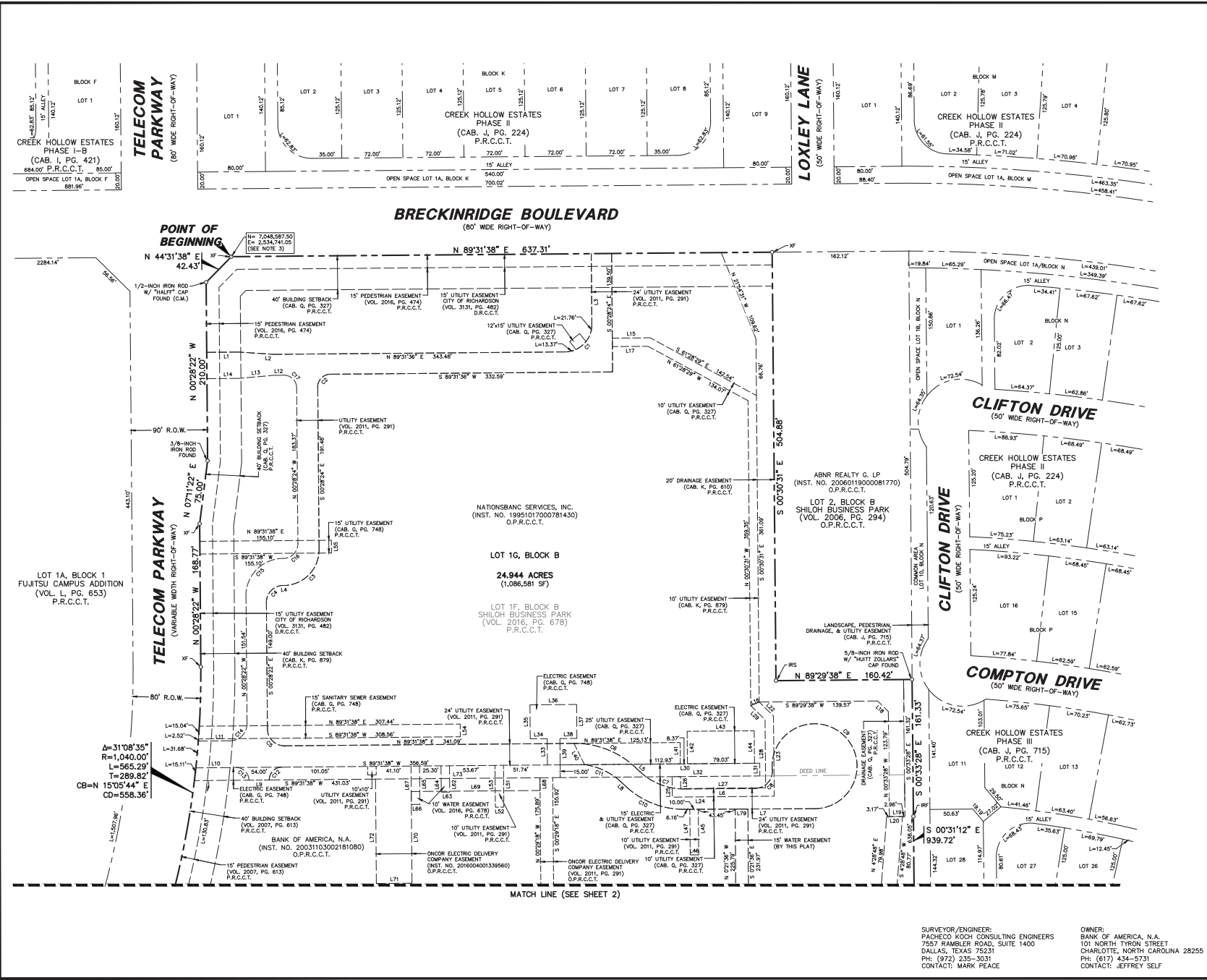
Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 TX REG. ENGINEERING FIRM #14439	7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. SURVEYING FIRM LS-1019390
--------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------

OWNER:
BANK OF AMERICA, N.A.
101 NORTH TYRON STREET
CHARLOTTE, NORTH CAROLINA 28255
PH: (617) 434-5731
CONTACT: JEFFREY SELF

SURVEYOR/ENGINEER:
PACHOCO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MARK PEACE

DRAWN BY: DHM
CHECKED BY: GMP
SCALE: 1"=50'
DATE: OCT. 2017
JOB NUMBER: 2540-17.116

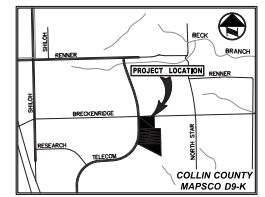


WEFAC# 2540-17.116
DATE: 10/17/17
PROJECT: 2540-17.116

SHILOH BUSINESS PARK LOT 1G, BLOCK B



0 25 50 100 150
GRAPHIC SCALE IN FEET
1" = 50'



VICINITY MAP
(NOT TO SCALE)

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 89°31'38" E	37.62	L43	N 89°31'38" E	79.01
L2	N 86°17'18" W	41.13	L44	S 00°30'31" E	36.28
L3	N 00°28'24" W	83.50	L45	N 00°29'18" W	53.76
L4	S 88°57'25" W	1.51	L46	N 89°30'42" E	10.00
L5	S 47°10'51" E	8.20	L47	S 00°29'18" E	53.79
L6	N 89°31'38" E	83.33	L48	N 89°38'24" E	54.49
L7	S 89°42'09" W	153.18	L49	S 00°21'36" E	20.00
L8	N 47°10'51" W	8.20	L50	S 89°38'24" W	69.45
L9	S 89°31'38" W	24.00	L51	N 00°29'18" W	49.26
L10	N 89°31'38" E	47.41	L52	N 89°30'42" E	10.00
L11	N 89°31'38" E	37.41	L53	S 00°29'18" E	49.26
L12	S 89°31'38" W	12.00	L54	S 00°28'24" E	15.00
L13	S 89°00'40" W	41.13	L55	S 00°28'24" E	15.00
L14	S 89°31'38" W	37.62	L56	N 66°52'00" W	21.83
L15	N 89°31'38" E	44.62	L57	N 89°29'13" E	38.47
L16	S 66°56'22" W	10.83	L58	S 45°31'16" E	39.30
L17	S 89°31'38" W	42.03	L59	S 68°48'48" W	10.98
L18	N 45°30'22" W	17.71	L60	N 45°31'16" E	41.20
L19	N 89°31'38" E	18.36	L61	S 66°52'00" E	10.89
L20	N 89°31'38" E	18.57	L62	S 00°29'18" E	30.96
L21	N 66°52'00" W	20.20	L63	S 89°31'43" W	10.00
L22	S 45°32'22" E	23.60	L64	N 00°29'02" W	30.96
L23	S 00°32'22" E	94.43	L65	S 00°28'22" E	45.23
L24	S 89°27'33" W	150.14	L66	S 89°31'38" W	10.00
L25	N 00°32'22" W	24.14	L67	N 00°29'18" W	45.18
L26	S 00°32'22" E	141.12	L68	S 00°29'18" E	15.00
L27	N 89°27'33" E	100.14	L69	S 89°31'38" W	15.83
L28	N 00°32'22" W	80.29	L70	S 00°28'22" E	108.00
L29	N 45°31'12" E	23.60	L71	S 89°31'38" W	42.00
L30	N 89°31'38" E	235.22	L72	N 00°28'22" W	123.00
L31	S 00°30'31" E	15.00	L73	S 89°31'38" W	193.83
L32	S 89°31'38" W	235.23	L74	N 89°31'15" E	73.76
L33	N 00°28'22" W	31.00	L75	S 45°28'22" E	36.21
L34	S 89°31'38" W	20.00	L76	N 44°31'38" E	36.21
L35	N 00°28'22" W	40.00	L77	N 89°31'38" E	43.24
L36	N 89°31'38" E	55.00	L78	N 44°31'10" E	42.65
L37	S 00°28'22" E	40.00	L79	N 89°42'09" E	15.00
L38	S 89°31'38" W	20.00	L80	N 44°31'10" W	55.05
L39	S 00°28'22" E	46.00	L81	S 89°31'38" W	34.46
L40	N 26°22'17" W	27.53	L82	S 44°31'38" W	48.64
L41	S 00°28'22" E	25.12	L83	N 45°32'22" W	48.64
L42	N 00°28'22" W	38.28	L84	S 89°31'15" W	73.76

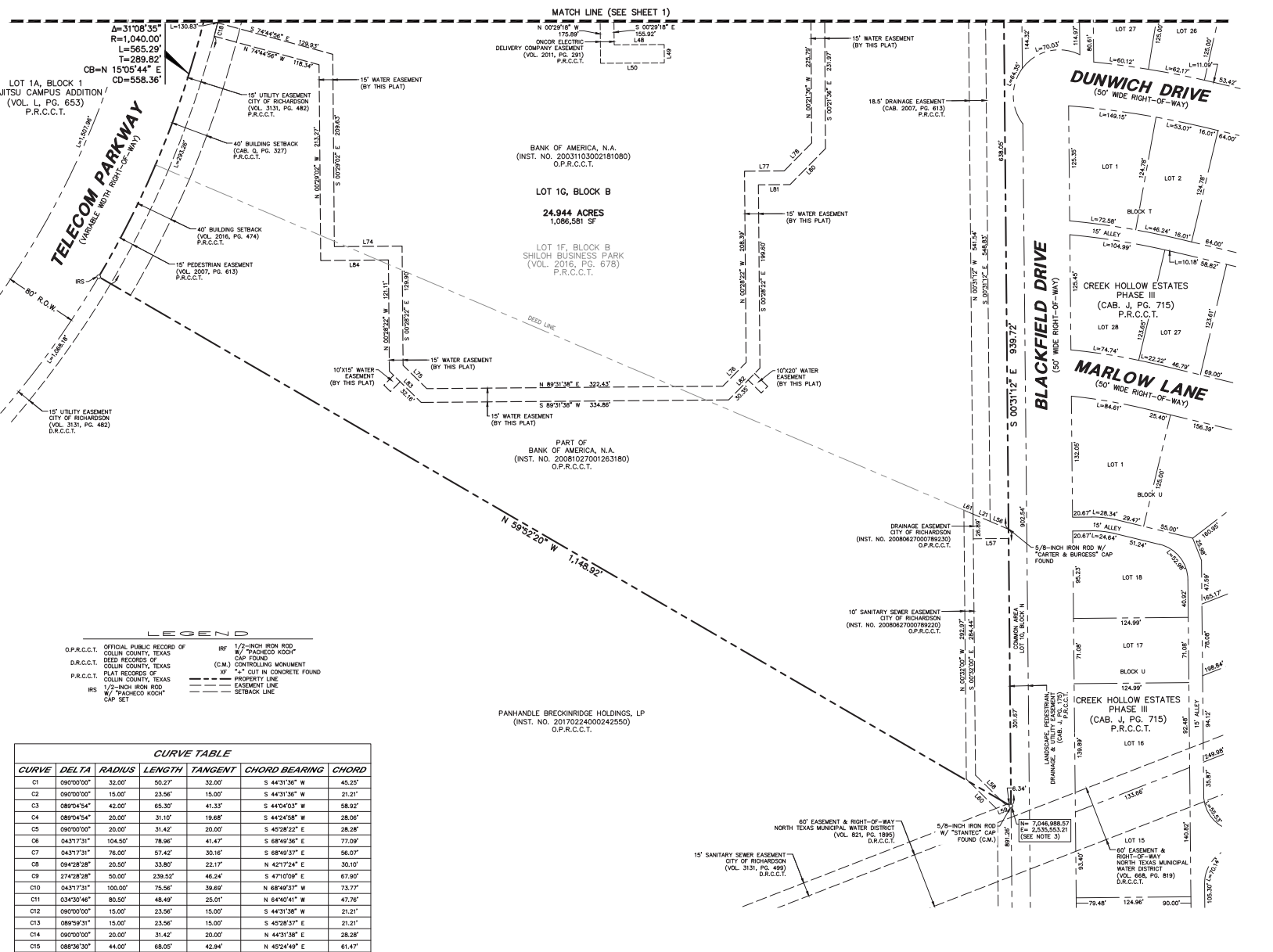
**SHILOH BUSINESS PARK
LOT 1G, BLOCK B**
BEING A REPLAT OF LOT 1F, BLOCK B,
SHILOH BUSINESS PARK
AND BEING
24.944 ACRES ± 1,086,581 SQUARE FEET
SITUATED IN THE
HENRY MCCULLOUGH SURVEY, ABSTRACT NO. 587,
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS
ADDRESS: 3000 TELECOM PARKWAY
SHEET 2 OF 3

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM #14439
TX REG. SURVEYING FIRM LS-10133300

DRAWN BY: DHM CHECKED BY: GMP SCALE: 1" = 50' DATE: OCT. 2017 JOB NUMBER: 2540-17116

SURVEYOR/ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: MARK PEACE

OWNER:
BANK OF AMERICA, N.A.
101 NORTH TYRON STREET
CHARLOTTE, NORTH CAROLINA 28255
PH: (617) 434-5731
CONTACT: JEFFREY SELF



LEGEND

O.P.R.C.C.T.	OFFICIAL PUBLIC RECORD OF COLLIN COUNTY, TEXAS	IRF	1/2-INCH IRON ROD W/ TAGGED KOCH™ CAP FOUND
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS	(C.M.)	CONTROLLING MONUMENT
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS	X	"*" CUT IN CONCRETE FOUND
IRS	1/2-INCH IRON ROD W/ TAGGED KOCH™ CAP SET	---	PROPERTY LINE
		- - -	EASEMENT LINE
		- · - · -	SETBACK LINE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	090°00'00"	33.00	50.27	33.00	S 44°31'36" W	45.25
C2	090°00'00"	15.00	23.56	15.00	S 44°31'38" W	21.21
C3	089°04'54"	42.00	65.30	41.33	S 44°04'03" W	58.97
C4	089°04'54"	20.00	31.10	19.68	S 44°24'28" W	28.06
C5	090°00'00"	30.00	31.42	30.00	S 45°28'22" E	28.28
C6	043°17'31"	104.50	78.90	41.47	S 68°49'37" E	77.09
C7	043°17'31"	76.00	57.42	30.16	S 68°49'37" E	56.07
C8	094°28'28"	20.50	33.80	22.17	N 42°17'24" E	30.10
C9	274°28'28"	50.00	239.52	46.24	S 47°10'09" E	67.90
C10	043°17'31"	100.00	75.56	39.69	N 68°49'37" W	73.77
C11	034°30'46"	80.50	48.49	25.01	N 64°40'41" W	47.76
C12	090°00'00"	15.00	23.56	15.00	S 44°31'38" W	21.21
C13	089°59'31"	15.00	23.56	15.00	S 45°28'37" E	21.21
C14	090°00'00"	20.00	31.42	20.00	N 44°31'38" E	28.28
C15	088°36'30"	44.00	68.05	42.94	N 45°24'49" E	61.47
C16	090°11'28"	17.50	27.55	17.58	N 44°37'20" E	24.79
C17	090°00'00"	15.00	23.56	15.00	N 45°28'24" W	21.21
C18	000°46'53"	110.00	15.00	7.50	N 14°19'50" E	15.00

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF RICHARDSON §

That we, Bank of America, N.A. being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as SHILOH BUSINESS PARK, LOT 1G, BLOCK B, an addition to the City of Richardson, Collin County, Texas.

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

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

EXECUTED THIS ____ day of _____, 2017.

Bank of America, N.A.

By: Jeffrey Self, Vice President

Date: _____

STATE OF TEXAS §
COLLIN COUNTY §

BEFORE ME, the undersigned authority, a Notary Public in and for said county, on this day personally appeared Jeffrey Self, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ of _____, 2017.

Notary Public in and for Collin County

My commission expires:

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Bank of America, N.A. is the owner of a 24,944 acre tract of land situated in the Henry McCullough Survey, Abstract No. 587, Collin County, Texas; said tract being all of Lot 1F, Block B, Shiloh Business Park, an addition to the City of Richardson, Texas according to the plat recorded in Volume 2016, Page 678 of the Plat Records of Collin County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Nationsbank Services recorded in Instrument No. 19951017000781430 of the Official Public Records of Collin County, Texas, all of that certain tract of land described in Special Warranty Deed to Bank of America, N.A. recorded in Instrument No. 20031103002181080 of said Official Public Records, and part of that certain tract of land described in Special Warranty Deed to Bank of America, N.A. recorded in Instrument No. 20081027001253180 of said Official Public Records; said 24,944 acre tract being more particularly described as follows:

BEGINNING, at a "+*" cut in concrete found at the north end of a corner clip at the intersection of the east right-of-way line of Telecom Parkway (a variable width right-of-way) and the south right-of-way line of Breckinridge Boulevard (an 80-foot wide right-of-way); said point being the northernmost northwest corner of said Lot 1F, Block B;

THENCE, North 89 degrees, 31 minutes, 38 seconds East, along the solid south line of Breckinridge Boulevard and the north line of said Lot 1F, Block B, a distance of 637.31 feet to a "+*" cut in concrete found for corner; said point being the northeast corner of said Lot 1F, Block B and the northwest corner of Lot 2, Block B, Shiloh Business Park, an addition to the City of Richardson, Texas according to the plat recorded in Volume 2006, Page 294 of said Plat Records;

THENCE, South 00 degrees, 30 minutes, 31 seconds East, departing the solid south line of Breckinridge Boulevard and along an east line of said Lot 1F, Block B and the west line of said Lot 2, Block B, a distance of 504.88 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being a reentrant corner of said Lot 1F, Block B and the southwest corner of said Lot 2, Block B;

THENCE, North 89 degrees, 29 minutes, 38 seconds East, along a north line of said Lot 1F, Block B and the south line of said Lot 2, Block B, a distance of 160.42 feet to a 5/8-inch iron rod with "HUIIT ZOLLARS" cap found for corner in the west line of Lot 10, Block N, Creek Hollow Estates Phase III, an addition to the City of Richardson, Texas according to the plat recorded in Cabinet J, Page 715 of said Plat Records; said point being the easternmost northeast corner of said Lot 1F, Block B and the southeast corner of said Lot 2, Block B;

THENCE, South 00 degrees, 33 minutes, 28 seconds East, along an east line of said Lot 1F, Block B and the said west line of Lot 10, Block N, a distance of 161.33 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being an angle point in the said east line of Lot 1F, Block B and the said west line of Lot 10, Block N;

THENCE, South 00 degrees, 31 minutes, 12 seconds East, continuing along the said east line of Lot 1F, Block B and the said west line of Lot 10, Block N, at a distance of 638.05 feet passing a 5/8-inch iron rod with "CARTER & BURGESS" cap found for the southeast corner of the first referenced Bank of America, N.A. tract and the northeast corner of the second referenced Bank of America, N.A. tract, continuing in all for a total distance of 939.72 feet to a 5/8-inch iron rod with "STANTEC" cap found for corner; said point being the southeast corner of said Lot 1F, Block B and the northeast corner of a that certain tract of land described in Special Warranty Deed to Panhandle Breckinridge Holdings, LP recorded in Instrument No. 2017022400024550 of said Official Public Records;

THENCE, North 59 degrees, 52 minutes, 20 seconds West, departing the said west line of Lot 10, Block N and along the southwest line of said Lot 1F, Block N and the northeast line of said Panhandle Breckinridge Holdings tract, a distance of 1,148.92 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the east line of said Telecom Parkway; said point being the southwest corner of said Lot 1F, Block B, the northwest corner of said Panhandle Breckinridge Holdings tract, and the beginning of a non-tangent curve to the left;

THENCE, along the said east line of Telecom Parkway and the west line of said Lot 1F, Block N, the following five (5) calls:

In a northerly direction, along said curve to the left, having a central angle of 31 degrees, 08 minutes, 35 seconds, a radius of 1,040.00 feet, a chord bearing and distance of North 15 degrees, 05 minutes, 44 seconds, 558.36 feet, an arc distance of 565.29 feet to a "+*" cut in concrete found for corner; from said point a "+*" cut in concrete found bears North 54 degrees, 24 minutes E, a distance of 0.2 feet;

North 00 degrees, 28 minutes, 22 seconds West, a distance of 168.77 feet to a "+*" cut in concrete found for corner;

North 07 degrees, 11 minutes, 22 seconds East, a distance of 75.00 feet to a 3/8-inch iron rod found for corner;

North 00 degrees, 28 minutes, 22 seconds West, a distance of 210.00 feet to a 1/2-inch iron rod with "HALFT" cap found for corner; said point being the south end of said corner clip and the westernmost northwest corner of said Lot 1F, Block B;

North 44 degrees, 31 minutes, 38 seconds East, along said corner clip, a distance of 42.43 feet to the POINT OF BEGINNING;

CONTAINING, 1,086,581 square feet or 24,944 acres, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Gregory Mark Peace, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Richardson, Texas.



Gregory Mark Peace, Registered Professional Land Surveyor No. 6608, mpeace@pke.com, www.pke.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My commission expires:

SURVEYOR/ENGINEER: PACHECO KOCH CONSULTING ENGINEERS, 7557 RAMBLER ROAD, SUITE 1400, DALLAS, TEXAS 75231, PH: (972) 235-3031, CONTACT: MARK PEACE

OWNER: BANK OF AMERICA, N.A., 101 NORTH TYRON STREET, CHARLOTTE, NORTH CAROLINA 28255, PH: (617) 434-5731, CONTACT: JEFFREY SELF

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400, DALLAS, TX 75231, 972.235.3031, TX REG. ENGINEERING FIRM #14439, TX REG. SURVEYING FIRM #LS-10193300. Includes a table with columns: DRAWN BY (DHM), CHECKED BY (GMP), SCALE (NONE), DATE (OCT. 2017), JOB NUMBER (2540-17.116).

SHILOH BUSINESS PARK LOT 1G, BLOCK B BEING A REPLAT OF LOT 1F, BLOCK B, SHILOH BUSINESS PARK AND BEING 24.944 ACRES / 1,086,581 SQUARE FEET SITUATED IN THE HENRY MCCULLOUGH SURVEY, ABSTRACT NO. 587, CITY OF RICHARDSON, COLLIN COUNTY, TEXAS ADDRESS: 3000 TELECOM PARKWAY SHEET 3 OF 3

SHILOH BUSINESS PARK LOT 1G, BLOCK B

WEAVER CONSULTING, P.C., 1115 W. CAMPBELL, SUITE 200, DALLAS, TEXAS 75243-3440, TEL: 972.350.1717, FAX: 972.350.1718, WWW.WEAVERCONSULTING.COM

Agenda Item 4

**Zoning File 17-27:
Hertz Car Sales and Rentals**

ZONING FILE 17-27

Attachments:

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Oblique Aerial
5. Zoning Exhibit (Exhibit B)
6. Applicant's Statement
7. Notice of Public Hearing
8. Notification List



Staff Report

TO: City Plan Commission

FROM: Amy Mathews, Senior Planner **AM**

DATE: November 3, 2017

RE: **Zoning File 17-27:** Special Permit - Hertz Car Sales and Rental - 201 N. Central Expressway

REQUEST:

A request for approval of a Special Permit for a Motor Vehicle Sales/Leasing, Used and Motor Vehicle Rental facility located at 201 N. Central Expressway, at the northwest corner of N. Central Expressway and W. Tyler Street. (See applicant's complete statement.)

APPLICANT & PROPERTY OWNER:

Christopher Trudeau with The Hertz Corporation and Steve Poury with HP Concept, LLC.

EXISTING DEVELOPMENT:

The 0.40 acre (17,575 square foot) lot is developed with a 1-story, 1,210 square building. The current business is automotive detailing.

ADJACENT ROADWAYS:

W. Tyler Street: Two-lane, undivided local street; no traffic counts available.

N. Central Expressway/US 75: Freeway with a variable width right-of-way, 338,000 vehicles per day, north and southbound, north of Spring Valley Road (2015).

SURROUNDING LAND USE AND ZONING:

North: Retail/Commercial; PD Planned Development
South: Retail/Commercial; PD Planned Development
East: Retail/Commercial, PD Planned Development
West: Retail/Commercial; PD Planned Development

FUTURE LAND USE PLAN:

Enhancement/Redevelopment:

The subject property is located in the Central Place Sub-District of the approved Main Street/Central Expressway Form Based Code and is part of the City's Tax Increment Finance (TIF) district. This vision for this sub-district is to create an edgy, mixed use district built upon the existing bones of the district, focusing on adaptive reuse of existing buildings and targeted infill development.

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment

South: Enhancement/Redevelopment

East: Enhancement/Redevelopment

West: Enhancement/Redevelopment

EXISTING ZONING:

PD Planned Development Main Street/Central Expressway Form Based Code (Central Place Sub-district).

INFRASTRUCTURE IMPACTS:

The proposed request will not have any significant impacts on the existing utilities in the area.

STAFF COMMENTS:

Background:

The property was rezoned from C-M Commercial to PD Planned Development as part of the Main Street/Central Expressway Form Based Code in 2015. The PD allows motor vehicle rental and the motor vehicle sales, used, with a Special Permit in three of the eight sub-districts (Interurban, Central Place, and Gateway Commercial), and prohibits both uses in the five remaining sub-districts (Chinatown, Main Street, Creative Corporate, Railside, and Centennial Green). The subject property is located within the Central Place sub-district.

Request:

The applicant intends to occupy the existing 1,210 square foot building and operate a motor vehicle rental and motor vehicle sales business. The applicant owns the lot at 233 N. Central Expressway, two lots to the north, where they are currently operating a Hertz motor vehicle sales and rental facility. The business has out grown its current facility and would like to expand operations onto the subject site.

The site will be restriped to accommodate more parking for the proposed use. The sidewalk will be extended along N. Central Expressway and connected to the existing section of sidewalk along Tyler Street, with the existing security railing and gate system enclosing the site modified to allow for the addition of the sidewalk. No exterior modifications to the building are proposed with the subject request at this time.

The site currently has access from two driveways on N. Central Expressway and one on Tyler Street. As a part of the proposal, the applicant is proposing to permanently close off the southernmost driveway on N. Central Expressway in order to improve onsite circulation and provide more area for parking.

Special Permit Requests:

Special Permit for Motor Vehicle Sales/Leasing, Used and Motor Vehicle Rental – Per the Main Street/Central Expressway Form Based Code and the Central Place Sub-district, a Motor Vehicle Sales/Leasing, Used and a Motor Vehicle Rental facility are both allowed upon approval of a Special Permit. Numerous used motor vehicle sales businesses exist within the US-75 corridor, in vicinity of the project area. Many of these existing motor vehicle facilities became legal non-conforming uses as a result of the city initiated rezoning in 2015 and may continue to operate until they cease to be in operation for a period of 6 months or more.

Parking – The Main Street/Central Expressway Form Based Code established parking requirements for each sub-district and regulations regarding associated parking ratios and when on-site parking was to be required. The intent within the Central Place sub-district was to provide convenient and efficient parking for a vibrant mixed-use environment that provides flexibility in the allowable uses and allows for reuse of properties, while maximizing on-street parking to reduce the overall amount of pavement. There is no on-street parking available adjacent to the subject site.

In accordance with the PD, no additional parking is required since the applicant does not plan to expand the existing building. However, the applicant plans to add roughly 175 square feet of additional pavement at the southwest corner of the property in order to align parking with the existing building and provide space for additional parking. Four (4) parking spaces are currently required on-site (1 space per 300 square feet) and the applicant is proposing to provide 15 parking spaces, leaving a surplus of eleven (11) spaces for vehicle inventory.

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 approve the request, add or amend conditions, or recommend denial of the request.

Should the CPC recommend approval of the applicant’s request, the motion should include the following special conditions:

1. A Special Permit shall be granted for a motor vehicle sales/leasing, used and motor vehicle rental facility as depicted on the attached Zoning Concept Plan, marked as Exhibit “B” and made a part thereof.

2. The Special Permit shall be limited to the Hertz Corporation or any corporation or other legal entity in which the Hertz Corporation owns or controls a majority interest, provided the purpose of said corporation or other legal entity is to provide used motor vehicle sales/leasing and motor vehicle rental at the property. No other person, company, business or legal entity may operate the used motor vehicle sales/leasing and motor vehicle rental facility on the property other than the above. The Special Permit automatically terminates upon the change in ownership or operator, or change in the business name, except as provided above in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
3. The maximum number of motor vehicles permitted to be displayed on the lot for either rent or sale shall be limited to eleven (11) motor vehicles.

Council Hearing Date: The earliest possible City Council hearing date is December 11, 2017.

ZF 17-27

R-1100-M

SUBJECT PROPERTY

Lockwood Dr

4191
PD

Custer Rd

W Tyler St

Central Expy

W Belt Line Rd

ZF 17-27 Zoning Map

Updated By: mathwsa, Update Date:10/13/2017\File: DS\Zoning Cases\2017\ZF 17-27\Graphics\Zoning Map.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 17-27

SUBJECT PROPERTY

Lockwood Dr

Custer Rd

W Tyler St

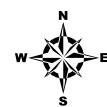
Central Expy

W Belt Line Rd

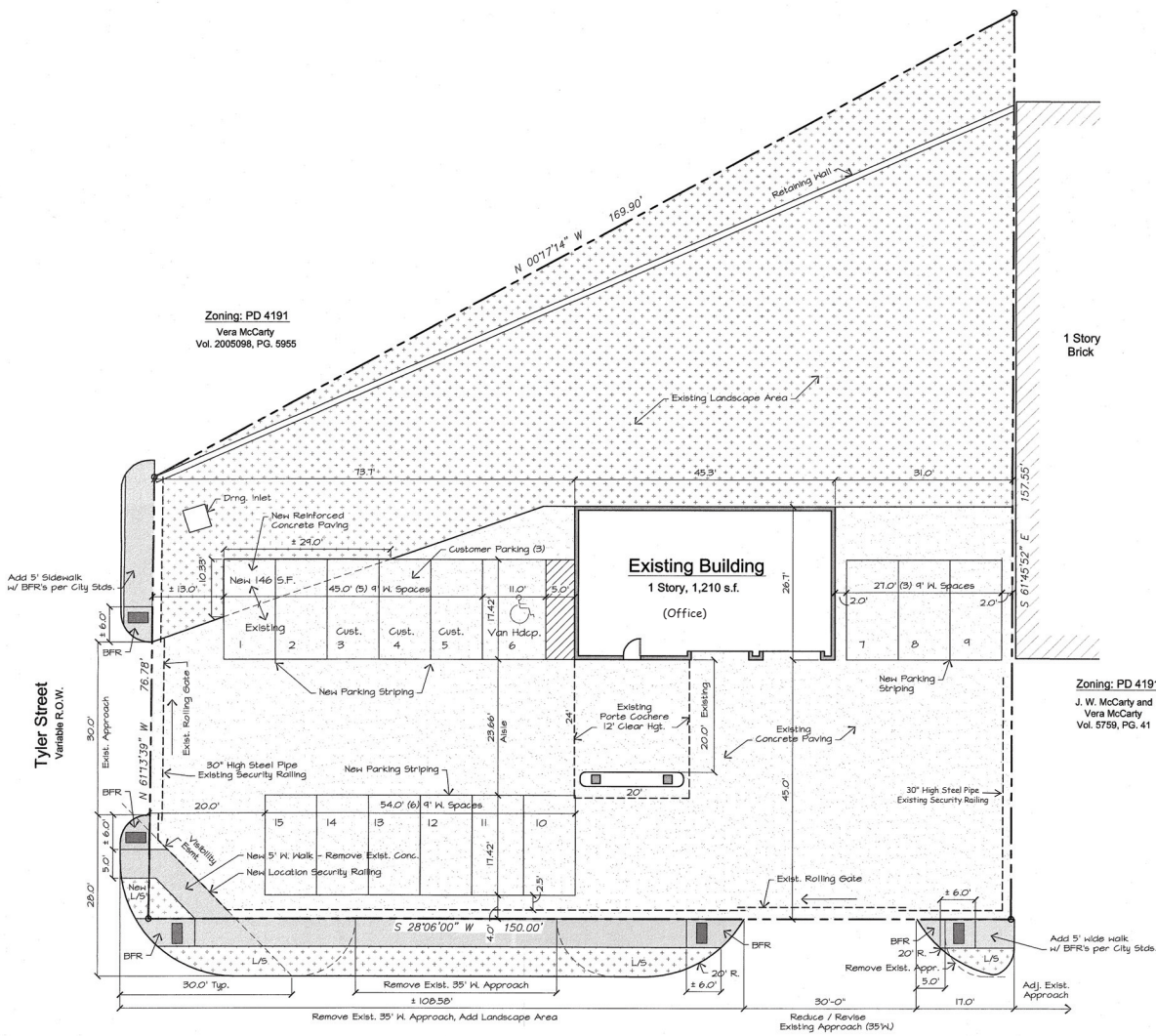
ZF 17-27 Aerial Map

Updated By: mathwsa, Update Date:10/13/2017/File: DS\Zoning Cases\2017\B Cases\ZF 17-27\Graphics\Ortho Map.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.







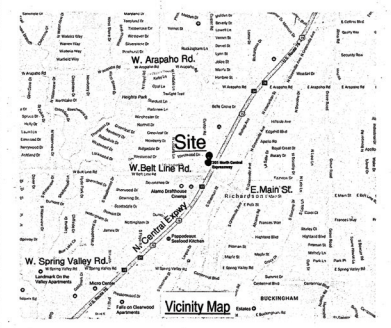
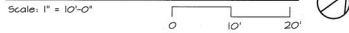
Zoning: PD 4191
 Vera McCarty
 Vol. 2005098, PG. 5955

1 Story
 Brick

Zoning: PD 4191
 J. W. McCarty and
 Vera McCarty
 Vol. 5759, PG. 41

201 N. Central Expwy.
 300' R.O.W.

Site Plan



Metes and Bounds Survey

Being a tract of land situated in the William Bodine Survey, Abstract No. 153, in the City of Richardson, Dallas County, Texas, being all of a tract of land conveyed to Linda Lindsay by deed recorded in Volume 75040, Page 23 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner of the intersection of the northeast right-of-way line of N. Central Expressway (500 feet R.O.W.), and the northeast right-of-way line of Tyler Street (variable R.O.W.), said point being the south corner of herein described tract;

Thence North 61 Degrees 13 Minutes 39 Seconds West, along the northeast right-of-way line of said Tyler Street, a distance of 76.78 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped (DCKA INC), said point being the south corner of a tract of land conveyed to Vera A. McCarty by deed recorded in Volume 520998, Page 5955 of the Deed Records of Dallas County, Texas, same being the west corner of herein described tract;

Thence North 00 Degrees 17 Minutes 14 Seconds West, along the east line of said Vera A. McCarty tract, a distance of 169.90 feet to a PK nail found for corner, said point being the west corner of a tract of land conveyed to J. W. McCarty and Vera McCarty by deed recorded in Volume 5759, Page 41 of the Deed Records of Dallas County, Texas, same being the north corner of herein described tract;

Thence South 61 Degrees 45 Minutes 52 Seconds East, along the southwest line of said J. W. McCarty and Vera McCarty tract, a distance of 157.95 feet to a 1/2 inch iron rod found for corner in the northeast right-of-way line of said N. Central Expressway, said point being the south corner of said J. W. McCarty and Vera McCarty tract, same being the east corner of herein described tract;

Thence South 28 Degrees 06 Minutes 00 Seconds West, along the northwest right-of-way line of said N. Central Expressway, a distance of 150.00 feet to the Point of Beginning and containing 17,517.28 square feet or 0.4021 acres of land.

Site Data Table

Existing Zoning:	PD 4191
Proposed Zoning:	PD 4191 with Special Permit for Auto Rental & Sales
Front Yard Setback:	40'
Side & Rear Yard Setback:	0'
Land Area:	40 Acre / 17,575 s.f.
Building Area:	1,210 s.f. (Existing)
Building Height:	1 - Story, 15' (Existing)
F.A.R.:	.069 : 1
Lot Coverage:	6.9 %
Parking Required:	4 Spaces (1 space per 300 square feet)
Parking Provided:	15 Spaces
Landscape Area Required:	1,738 s.f. (10%)
Landscape Area Provided:	7,451 s.f. (42%)

Architect / Preparer: Chris Rador, Architect, Inc. 1101 Westwood Dr. Plano, TX 75075 (972) 985-3833 crador@earthlink.net	Applicant: The Hertz Corporation Christopher Trudeau 233 N. Central Expwy. Richardson, TX 75080 (972) 238-7549 christopher.trudeau@hertz.com	Owner: Steve Pouy HP Concepts, LLC 201 N. Central Expwy Richardson, TX 75080 (469) 785-8562 Hamdoun12@gmail.com
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Project	Date
Auto Rental & Sales - Zoning Exhibit	12-6-17
	Revisions:
	#1 10-25-17
	#2 10-31-17
Location	
William Bodine Survey, Abstract No. 153 Richardson, Dallas County, Texas 201 N. Central Expressway	
Architect / Preparer	
Chris Rador, AIA Architect, Inc. Architecture / Planning 1101 Westwood Drive Plano, Texas 75075 (972) 985-3833	

This document is copyrighted by Chris Rador, Architect, Inc. and no work is an acknowledgment of service in respect to the project for which it has been prepared. The Architect shall be deemed the author of these documents and retain all statutory, common law and other reserved rights including Copyright, any reuse, including copying and/or modifying the document without written permission from the architect is a violation of federal copyright law. Distribution use of this document may result in civil and/or criminal penalties.

The Hertz Corporation
Special Permit Application: Motor Vehicle Sales and Rental
Application Submittal Date: October 9, 2017
Property: 201 N. Central Expressway, Richardson, Texas 75080

APPLICANT'S STATEMENT

The Hertz Corporation ("Applicant" or "Hertz") is pleased to submit its Development Application for a Special Permit ("Application") under City of Richardson Zoning Ordinance, Article XXII-A. Specifically, Hertz submits this Application to obtain City of Richardson ("City") authorization to conduct its motor vehicle sales and rental business at the above-referenced Property through the Special Permit process. Hertz currently is operating a car sales and rental business at 233 N. Central Expressway, Richardson, Texas 75080, under the name "Hertz Car Sales and Hertz Rental." Hertz Car Sales and Rental will operate on the Property as a single tenant under a lease from the owner of the Property.

The current business at the Property is an auto detail business under the name Texas Fine Auto, a separate business that is unaffiliated with Hertz. The Property is currently zoned PD 4191 – Planned Development Main Street/Central Expressway Form Based Code, located in the Central Place subdistrict. The Hertz Car Sales and Rental operation will enhance the Property's appearance and functionality with the strength of the Hertz brand and attractive facilities. Hertz's current motor vehicle sales and rental operations at its nearby location at 233 N. Central Expressway in the City has proven to be a tight fit for its operations. Hertz, as the Applicant, desires to enhance its car sales and rental business in the City by adding the Property to its presence in the area in order to improve both sales and rental functions in this area of the City. The addition of the Property will also aid in Hertz being able to avoid having additional cars parked at 233 N. Central Expressway in a manner that is unattractive and unappealing to the neighboring residential area to the West.

The car sales business is compatible with the car rental business, and the Property is simply an extension of the current Hertz operations at 233 N. Central Expressway. The Applicant is aware of the City's plans to encourage redevelopment and enhancement of the appearance of the Main Street/Beltline Road and Central Expressway intersection area (which area includes the Property). As is the case with Hertz's operations at 233 N. Central Expressway, all auto repair or mechanical maintenance tasks will be performed off-site and not on the Property.

The access to the Property is primarily off of the Central Expressway Service Road via two access drives currently. After receiving no objection from the Texas Department of Transportation ("TxDOT"), one of those access drives is being removed, which configuration will provide more favorable parking and landscaping for the Property. Additionally, another access drive to the Property exists on the South off of Tyler Street. Parking for the Property is adequate with the Zoning Exhibit/Concept Plan indicating 15 parking spaces provided, of which 1 space is for handicap parking, and 3 spaces are for customer parking.

Hertz is committed to providing its auto sales and auto rental services in a positive manner consistent with its well-known, high standards. Hertz looks forward to this opportunity to better serve the citizens of the City of Richardson, as well as other members of the public, at the Property with a high quality auto sales business and a high quality auto rental business.



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 17-27 / Hertz Car Rental and Sales
Property Owner: Christopher Trudeau, The Hertz Corporation
Applicant: Steve Poury, HP Concept, LLC
Location: 201 N. Central Expressway, at the northwest corner of N. Central Expressway and W. Tyler Street (See map on reverse side).
Current Zoning: PD Planned Development Main Street/Central Expressway Form Based CCode (Central Place Sub-district).
Request: A request for approval of a Special Permit for Motor Vehicle Sales/Leasing, Used and Motor Vehicle Rental.

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

TUESDAY, NOVEMBER 7, 2017
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/index.aspx?page=1331>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 17-27.

Date Posted and Mailed: 10/27/2017

ZF 17-27

R-1100-M

**200' NOTIFICATION
BOUNDARY**

SUBJECT PROPERTY

4191
PD

Lockwood Dr

Custer Rd

W Tyler St

Central Expy

W Belt Line Rd

ZF 17-27 Notification Map



LOCKWOOD REAL ESTATE PTNRS
500 LOCKWOOD DR
RICHARDSON, TX 750805609

201 CENTRAL LLC ID
3501 LAKEBROOK DRIVE
PLANO, TX 750937519

MSN KING LLC
111 N CENTRAL EXPY
RICHARDSON, TX 750805304

DALLAS COUNTY OF
RECORDS BLDG
DALLAS, TX 75202

STATE BANK OF TEXAS
PO BOX 763009
DALLAS, TX 753763009

VAGHELA ALPESH L &
SEJAL A
2810 GRAND OAK DR
GARLAND, TX 750447860

ZF 17-27