

# City of Richardson City Plan Commission Agenda Packet Tuesday, August 4, 2020

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, AUGUST 4, 2020 AT 7:00 P.M.**

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**BRIEFING SESSION: Briefing Session has been cancelled.**

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This City Plan Commission Meeting will be held via videoconference, with the City Plan Commission members, supporting staff, and the public participating remotely. For those wanting to watch the meeting, but not address the Commission, the meeting will be live streamed on Richardson’s website at [www.cor.net/video](http://www.cor.net/video). Members of the public are entitled to participate in zoning public hearings remotely. To participate remotely, please call (214) 997-0297 during the meeting. Due to a 30 second to 1-minute video broadcast delay it is recommended to listen on your phone and mute all other audio sources if you wish to speak.

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**REGULAR BUSINESS MEETING: 7:00 P.M.**

**MINUTES**

1. **Approval of minutes of the regular business meeting of April 21, 2020.**

**PUBLIC HEARING**

2. **Zoning File 20-05 – Victory at Beltline:** Consider and act on a request to change the zoning on 0.751 acres located at 1225 E. Belt Line Road, east of N. Glenville Drive, north side of E. Belt Line Road, from O-M Office District to PD Planned Development for the C-M Commercial District with modified development standards and a special permit for a restaurant with drive-through service. Property Owner: Huy Nguyen-Khoa, Mnk-Knk North Texas. *Staff: Daniel Harper.*
3. **Zoning File 20-08 – Galatyn Park Station:** Consider and act on a request to change the zoning on 3.62 acres located at 2300 Plaza Boulevard; southwest corner of Performance Court and Plaza Boulevard by amending the existing PD Planned Development to increase the number of multi-family units allowed. Property Owner: Marc A. Simpson, Galatyn Properties, Ltd. *Staff: Sam Chavez.*

**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, JULY 31, 2020.

\_\_\_\_\_  
CONNIE ELLWOOD, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING LINDSAY TURMAN, ADA COORDINATOR, VIA PHONE AT 972 744-0908, VIA EMAIL AT ADACOOORDINATOR@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.

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top with address 3801 and area 531.10. Lot 21 is in the middle with address 3713. Lot 22 is at the bottom with address 3709. A street named 'COURT' runs diagonally through the center. Another street, 'LEDGESTON', is visible at the bottom. Various measurements in feet are scattered throughout the map.

# Agenda Item 1

Approval of the Minutes of the April 21, 2020  
City Plan Commission Meeting

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – APRIL 21, 2020**

The Richardson City Plan Commission met on April 21, 2020, at 7:00 p.m. Chairman Taylor convened the Commission into the Regular Session via videoconference. A quorum was present.

**MEMBERS PRESENT:** Ron Taylor, Chairman  
Randy Roland, Vice Chairman  
Ken Southard, Commissioner  
Joe Costantino, Commissioner  
Stephen Springs, Commissioner  
Gwen Walraven, Commissioner  
Gary Beach, Commissioner  
Michael Keller, Commissioner

**MEMBERS ABSENT:** Scott Zimmerman, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Assistant Director – Dev. Services – Planning  
Daniel Harper, Senior Planner  
Connie Ellwood, Executive Secretary

**BRIEFING SESSION**

The briefing session was cancelled.

**REGULAR BUSINESS MEETING**

**1. Approval of Minutes of the regular business meeting on March 17, 2020.**

**Motion:** Commissioner Southard made a motion to approve the minutes as presented; second by Vice Chairman Roland. Motion passed 7-0.

**ACTION ITEM**

- 2. Master Sign Plan – Campbell Creative Center:** Consider and act on a request for a Master Sign Plan for 7.37 acres zoned PD Planned Development for the Collins/Arapaho TOD & Innovation District Form Based Code (Employment Sub-District) located at 1200-1210 E. Campbell Road and 1217-1219 Digital Drive, east of Glenville Drive, between E. Campbell Road and Digital Drive, on the southside of E. Campbell Road. Owner: Salli Such, Kennington Commercial. *Staff: Daniel Harper.*

Mr. Harper stated the request was for approval of a Master Sign Plan for the Campbell Creative Center located on 8.908 acres, located south of E. Campbell Road, East of N. Glenville Drive. The subject property was in the Collins/Arapaho TOD & Innovation District and Form Based Code in the Employment Sub District. The Campbell Creative Center consisted of two (2) separate lots containing four (4) commercial/retail buildings that range in size from 20,000-square feet to 27,000-square feet.

The Planned Development District contained provisions that allowed for the establishment of unique sign standards including size, color, type, design and location through approval of a “Master Sign Plan” in order to provide consistency among signs within a development.

The applicant is proposing a “Master Sign Plan” for the properties in order to establish a consistency of design within the Center to create a unique sense of place for their tenants with design types and sizes of six (6) varieties of signs throughout the properties. Each of the six (6) sign types were described by their location on the site plan presented. The applicant also provided scaled elevations to illustrate the context for placement of the signs with detailed specifications of the details sign which included the sign type, maximum sign face and copy area, illumination allowances and allowable materials for their sign types.

Mr. Harper concluded his presentation and made himself available for questions.

Mr. Scott Kanaga, 2808 Paramount, Dallas, Texas came forward to speak in favor of this request and made himself available for questions.

**Motion:** Vice Chairman Roland made a motion to approve as presented; second by Commissioner Walraven. Motion passed 7-0.

### **PUBLIC HEARING**

- 3. Zoning File 20-07 – Shiloh Industrial:** Consider and act on a request to rezone 10.01 acres from PD Planned Development for I-FP(1) Industrial to PD Planned Development for the I-FP(1) Industrial District with modified development standards to allow for two (2) office warehouse buildings located at the northeast corner of Shiloh Road and Breckinridge Boulevard. Owner: Chris Curtis, Curtis Investment, LLC. Staff: Sam Chavez

Mr. Chavez stated the request was to rezone approximately 10-acres of property located at the northeast corner of Shiloh Road and Breckinridge Boulevard from a PD Planned Development for the I-FP(1) Industrial to PD Planned Development for the I-FP(1) Industrial District with modified development standards related to the maximum building heights for two (2) single-story office warehouse buildings totaling 174,720 square feet. Three (3) new driveways were proposed with one (1) along Shiloh Road and two (2) along Breckinridge Boulevard accessible via two (2) proposed new median openings.

Buildings 1 and 2 were approximately 87,360 square feet in size with a centrally located truck court with a total for 44 interior facing loading docks (22 per building), including a minimum fourteen (14) foot tall screening wall along the south side of the truck court to mitigate the visual impact of the truck courts from Breckinridge Boulevard. The north side of the truck court was not screened from the adjacent property; however, a condition was included in the packet related to requiring landscape screening.

As proposed, the applicant would provide 273 parking spaces onsite while only 237 were required. The exterior façade of the buildings would consist primarily of concrete tilt wall with metal accents, which consists primarily of metal awnings over entrances.

The modified development standards included increasing the building height from 25 feet to 48 feet for a single-story building including its parapet, decreasing the minimum landscape buffer from 10 feet to 9.5 feet along Breckenridge Boulevard due to the location of a 10 foot wide utility easement, including a condition that required landscape screening along the north side of the truck court.

Mr. Chavez concluded his presentation stating staff had not received any comment on this request and that the conditions related to the applicant's request were listed within the Commission's packet. He then made himself available for questions.

### **Commission Discussion**

Commissioner Costantino inquired about the abutting properties and their zoning designations under the Comprehensive Zoning Ordinances for I-FP (Industrial District Regulations) and IM (Industrial District Regulations). He sought to understand the status of those zoning districts and how they came to their current status.

Mr. Chavez confirmed that the abutting areas had a zoning designation for each specified property and said property was currently undeveloped. After further elaboration, Mr. Chavez confirmed there were no current applications to develop the sites.

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

### **Public Comments**

Mr. Todd Marchesani, 5950 Berkshire Lane, Dallas, Texas came forward to speak in favor of the application and made himself available for questions.

Commissioner Beach inquired about the building height and the reason behind the capricious volume increase for the building height and the purpose it would serve.

Mr. Chavez stated the additional building height was typical for new warehousing structures and there had been similar requests for similar height allowances for single-story structures. The current zoning ordinance only allowed the maximum building height for single-story structure to be twenty-five (25) feet with a two-story structure at forty (40) feet. The interior space would be increased due to high pile storage within the buildings.

Mr. Marchesani concurred with staff and stated their warehouse buildings typically had a clear height of thirty-two (32) feet minimum inside the structure for stacking and racking of product. Due to the parapet screening requirements for roof mounted equipment, it pushed the total height requirement to forty-eight (48) feet.

With no further comments received in favor or in opposition from the public, Chairman Taylor closed the public hearing and asked for a motion.

**Motion:** Commissioner Southard made a motion to recommend approval of Zoning File 20-07 Shiloh Industrial as presented; second by Commissioner Walraven. Motion passed 7-0.

4. **Zoning File 20-08 – Shiloh Commerce Center:** Consider and act on a request to rezone 4.3 acres from PD for I-M(1) Industrial to PD Planned Development for the I-M(1) Industrial District with modified development standard to allow for a 77,076 square foot office warehouse building located 2700 Shiloh Road, south of Research Drive on the east side of Shiloh Road. Owner: Horace Gillett, RPGC Shiloh, LLC. Staff: Daniel Harper.

Mr. Harper stated the purpose of this request was for approval of a zoning change from PD Planned Development for I-M(1) Industrial to PD Planned Development for the I-M(1) Industrial District with modified development standards. The property was located east of Shiloh Road and President George Bush Turnpike, south of Research Drive and was zoned PD Planned Development District for the I-M(1) Industrial District under Ordinance 4304.

The purpose of the request was to modify the building height from the previous PD and to modify the current required parking ratios and exhibits to accommodate minor site modifications to meet specifications for a potential tenet of the property.

The existing PD Planned Development limits building height to one (1) story, with a maximum of height of 35 feet (including parapet) except for the section within the truck loading dock area, which was limited to 39 feet in height (including parapet). The applicant's request is for a maximum building height of forty (40) feet for the entire building to accommodate a 4,000 square foot mezzanine office level as well add additional height for the warehouse space.

The applicant also requested a modified parking ratio of 1:300 for office uses in lieu of 1:250 and a parking ratio of 1:2,000 for warehousing in lieu of 1:1,000. This request would create a required parking total of sixty-eight (68) parking spaces, while the applicant is proposing to provide ninety-eight (98) parking spaces. The City of Richardson's off-street parking requirements would require one hundred and seven (107) parking spaces to be provided.

Site element changes to the Zoning Concept Plan and Building elevations included combing the original proposed two (2) buildings into a single 77,076 square foot building which includes a 4,000 square foot mezzanine at the northwest corner of the building and a reduction in the number of loading dock doors from fourteen (14) to twelve (12) doors.

Other elements from Ordinance 4304 would be retained requiring a living screen on the southern property line to be provided in lieu of a masonry wall and the signage provision which required signs be posted at both driveways of the property stating that all trucks must use the northern driveway on Shiloh Road to exit the site.

Mr. Harper concluded his presentation and made himself available for questions.

#### **Commission Discussion**

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

## **Public Comments**

Mr. Doug Weaver, 1104 Summerset, Colleyville Texas came forward to speak in favor of this request and made himself available for questions.

With no further comments received in favor or in opposition from the public, Chairman Taylor closed the public hearing and asked for a motion.

**Motion:** Commissioner Springs made a motion approve Zoning File 20-08 Shiloh Commerce Center as presented; second by Commissioner Keller. Motion passed 7-0.

- 5. Zoning File 20-09 – Chick-Fil-A:** Consider and act on a request to rezone 0.95 acres from LR-M(2) Local Retail to PD Planned Development for the LR-M(2) Local Retail with modified development standards and a special permit for a restaurant with drive-through service to allow for expansion and site improvements to the existing 4,232 square foot restaurant located at 603 S. Plano, south of E. Belt Line Road, on the east side of S. Plano Road. Owner: Patrick Thompson, Chick-fil-A, Inc. *Staff: Sam Chavez.*

Mr. Chavez stated the purpose of this request was to rezone the subject site of 0.95-acres from LR-M(2) to PD Planned Development for the LR-M(2) Local Retail District with modified development standards including a Special Permit for a restaurant with drive-through service.

The property was located at 603 S. Plano Road, south of E. Belt Line Road, on the east side of S. Plano Road. The only development standard being amended and the subject of the requested PD, relates to the reduction in the number of required parking spaces for the use as a result of two elements:

- Additional square footage (375 square feet) to the existing building for kitchen and storage space, and
- Reconfiguration of the existing parking spaces along Plano Road

The current Special Permit (Ordinance Number 3400) approved in 2002, would be repealed and replaced with a new Special Permit to accommodate the revised concept plan which reflects the following improvements:

- Proposed building expansion
- A total of 40 parking spaces in lieu of 46 required spaces.
- Installation of drive-through meal delivery canopies along a portion of the north and southeast sides of the restaurant.

Mr. Chavez concluded his presentation stating staff had not received any comment on this request then made himself available for questions.

## **Commission Discussion**

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



Commissioner Springs asked for clarification on the requested changes of which parking appeared to change from 'head-in' to 'angled' parking along Plano Road and if this was the only substantive change.

Mr. Chavez confirmed yes.

Commissioner Walraven asked for clarity on the parking and if the request illustrated the loss of 6 parking spaces and would that traffic at this facility be impacted?

Mr. Chavez confirmed yes and stated based on the proposed ultimate square footage of the building the applicant would have been short four (4) parking spaces. When the parking was reconfigured from perpendicular to angled parking spaces along Plano Road, two (2) parking were lost. There were eleven (11) parking spaces, now there would be nine (9) parking spaces.

Mr. Brian Burger, 17103 Preston Road, Dallas Texas confirmed the reconfiguration of the parking spaces along Plano Road was addressed due to peak periods where drive-thru patrons would be wrapped around the building eliminating two-way traffic. It was configured for one-way traffic.

Commissioner Beach expressed concern about patrons being trapped in the drive-thru lanes due to wrapped traffic.

Mr. Burger stated on the NW corner of the building the existing que-bar stops further drive-thru vehicle buildup and allows patrons to exit the drive-thru line.

### **Public Comments**

With no further comments received in favor or in opposition from the public, Chairman Taylor closed the public hearing and asked for a motion.

**Motion:** Commissioner Southard made a motion to recommend approval of File 20-09 – Chic-Fil-A as presented; second by Commissioner Springs. Motion passed 7-0.

### **Adjourn**

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 7:45 p.m.

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Ron Taylor, Chairman

# Agenda Item 2

Zoning File 20-05:  
Victory at Beltline

## **ZONING FILE 20-05**

### **Attachments:**

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



**TO:** City Plan Commission  
**FROM:** Daniel Harper, Senior Planner-Planning *DH*  
**DATE:** August 4, 2020  
**RE:** Zoning File 20-05: PD Planned Development – Victory at Belt Line

### REQUEST

Approval for a change of zoning on 0.751 acres located at 1225 East Belt Line Road, between N. Glenville Drive and N. Plano Road, from O-M Office District to PD Planned Development for the C-M Commercial District with modified development standards and a special permit for a restaurant with drive-through service. (See applicant’s statement for further explanation)

### APPLICANT/ PROPERTY OWNER

Patrick Filson, Kirkman Engineering/Huy Nguyen-Khoa, Mnk-Knk North Texas

### EXISTING DEVELOPMENT

A 2,785 square foot, single-story bank building that is currently occupied as a podiatry office with 35 parking spaces

### ADJACENT ROADWAYS

**E. Belt Line Road:** Six-lane, divided arterial; 34,600 vehicles per day on all lanes, eastbound and westbound, east of N. Glenville Road (September 2019).

**N. Glenville Road:** Four-lane, major collector; 4,000 vehicles per day on all lanes, northbound and southbound, south of E. Belt Line Road (May 2018).

### SURROUNDING LAND USE AND ZONING

**North:** Medical Office/O-M Office  
**South:** Retail/Apartment (Senior Living) /LR-M (2) Local Retail and O-M Office  
**East:** Drive-Through Restaurant; C-M Commercial  
**West:** Bank; O-M Office

## FUTURE LAND USE PLAN

### ***Community Commercial***

*Community Commercial includes retail centers with multiple anchors, mid-rise office, entertainment and hospitality uses. The trade area for these districts extends beyond the immediate neighborhood, sometimes to the City as a whole or even beyond Richardson's boundaries.*

### **Future Land Uses of Surrounding Area:**

North: Community Commercial

South: Community Commercial / Multi-Family Residential

East: Community Commercial

West: Community Commercial

## EXISTING ZONING

O-M Office per Ordinance Number 381-A and Ordinance Number 398-A

## TRAFFIC/INFRASTRUCTURE IMPACTS

The requested Special Permit will not have any significant impacts on the existing utilities or traffic in the area. A Traffic Impact Analysis was not required.

## STAFF COMMENTS

### **Background:**

In 1964 and 1965, the subject property was zoned O-M Office as a part of a larger 4.386-acre tract of land. The site was developed in 1991 as a Savings of America Bank.

### **Request:**

The applicant is proposing a PD Planned Development with a base zoning of C-M Commercial with modified development standards as well as a special use permit to allow for a drive-through restaurant on the property. The existing building will be demolished, and a new 7,500 square foot building will be constructed including redesigned driveways and a parking lot in order to develop a commercial site to accommodate a drive-through restaurant and additional commercial space.

The applicant has submitted a proposed Concept Plan labeled Exhibit "B". This concept shows a 7,500 square foot commercial building with a drive-through service lane with 10 queuing spaces wrapping around the northern and western sides of the building with a total of thirty-three (33) parking spaces provided on site.

## Proposed Development - Exhibit B:

- Restaurant with drive-through service: The applicant is requesting a special permit to allow a restaurant with drive-through service. The City of Richardson does not have a standard requirement for the number of stacking spaces comprising a drive-thru lane. Staff directed the applicant to provide as many stacking spaces for the drive-thru lane as possible to avoid vehicle stacking into driving aisles. Based on a similar zoning case that was approved in 2019 (Scooter's Coffee), an AM peak hour drive-through restaurant estimates approximately 90 trips would occur between 7 - 10AM. If distributed equally over the three (3) hour period, there would be approximately thirty (30) trips per hour. Based on a of 2-minute wait time per customer, they could reasonably accommodate the number of customers during peak times without the stacking spaces spilling over into the drive aisle.
- Site design: Due to the unique shape of the property, 10 of the 33 parking spaces are located behind the building. These ten (10) parking spaces can be accessed by a proposed twenty-four foot (24') mutual access easement with the Comerica Bank property located to its west and through an existing mutual access easement with the property located to its east and north. An escape lane has been added to accommodate the proposed drive-through lane. "DO NOT ENTER" signs will be placed facing north to discourage drivers from entering the drive-through lane from this parking area. A sidewalk has also been proposed along the western property line to allow patrons to park their vehicles in the rear parking lot and access the front of the building without walking through the drive-through lane or other traffic areas.
- Building area: The proposed 7,500-square foot commercial retail building will be developed to be internally divided to allow for multiple tenants. A drive-through service window is located on the west side of the building to accommodate an approximately 1,500 to 1,800 square foot restaurant with drive-through service. The applicant has not provided a definitive tenant for the drive-through restaurant location.
- Setbacks: All building setback requirements are being met with the proposed concept plan in accordance to the proposed C-M Commercial zoning district.
- Landscape buffer: The applicant is proposing an 8-foot landscape buffer along E. Belt Line Road / A minimum 10-foot landscape buffer is required.
- Height: 30-feet proposed / Maximum 25-feet for single story buildings is required. The applicant did not provide building elevations for this planned development request.
- Floor Area Ratio: 0.23:1 proposed/ Maximum 0.60:1 allowed.
- Landscaping percentage: 12.9% proposed / 7% required.
- Parking ratio: The applicant is requesting 1 space per 250 square feet for the entire site which would require thirty (30) space. Exhibit "B" includes thirty-three (33) parking spaces. This parking ratio applies to the square footage of the building overall and does not account for parking ratios typically required for distinct uses.

- Dumpster location: The proposed site plan shows the dumpster located on the far north end of the property. Due to the compactness of the site, the forty-two (42) feet of uninterrupted back up space that is needed to service the dumpster is located on the property to the west by a proposed mutual access easement.
- Off-site improvements: The applicant will be required to construct off-site improvements on E. Belt Line Road for the existing median opening that serves the Comerica Bank by extending stacking and median lengths in the median of E. Belt Line Road. These improvements need to be made to improve the alignment for automobiles turning into the property from the eastbound lane of E. Belt Line Road and maintains the existing “no left turn” from the Comerica Bank site. Additional improvements will need to be made to the parking lot of the Comerica Bank. The applicant will need to construct two new landscape islands to end cap the property’s eastern parking aisle due to the widening of the access and fire lane easement located on the eastern end of the property. The applicant has provided an agreement to a cross access agreement with Comerica Bank to allow these improvements on the Comerica Bank property.

**Correspondence:** As of this date, no correspondence has been received on the subject request.

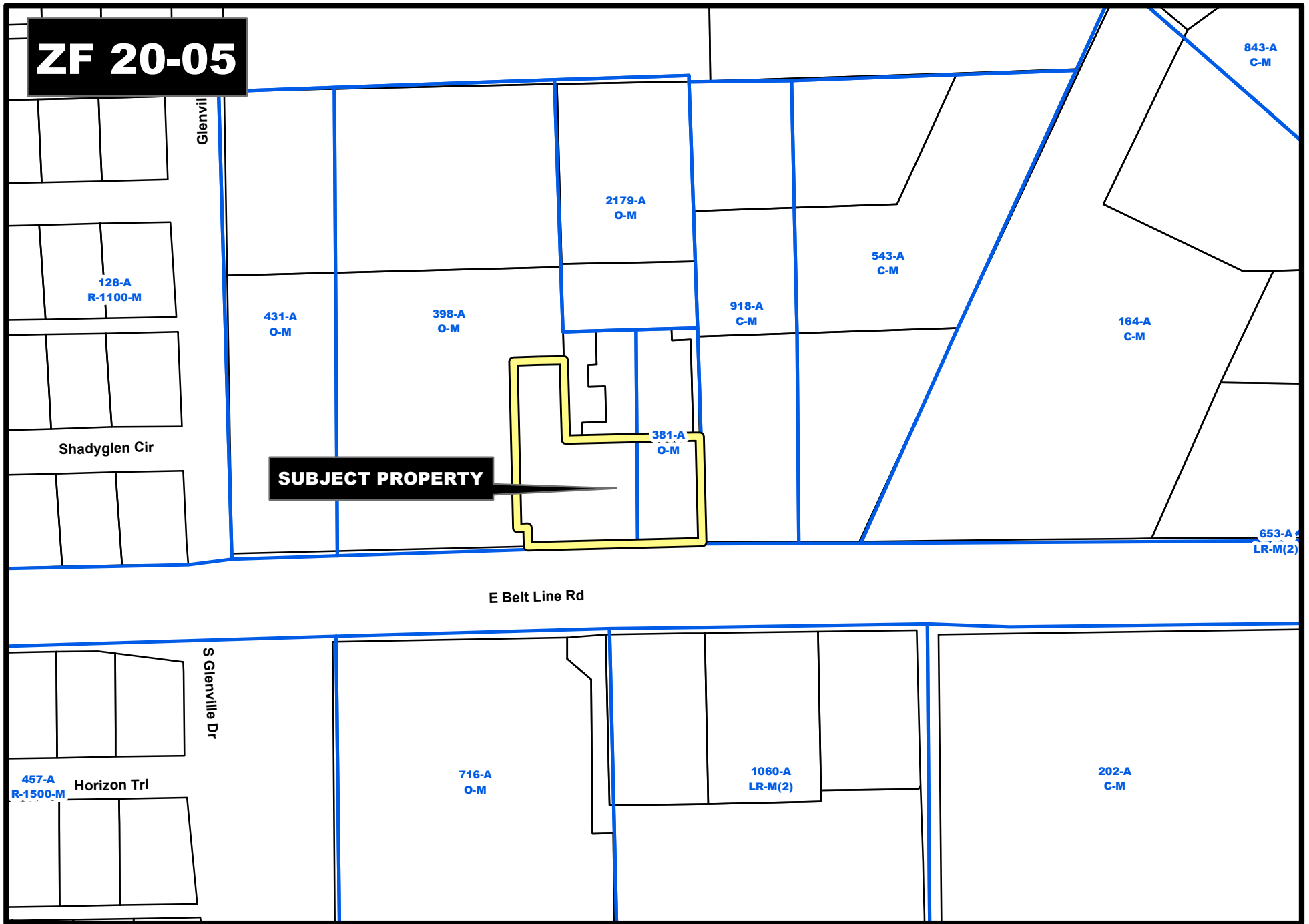
**Motion:** The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add or amend conditions, or recommend denial of the request.

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

1. The Property shall be zoned PD Planned Development for the C-M Commercial District and shall be used and developed in substantial conformance with the Concept Plan, Exhibit “B” attached hereto, which is approved and incorporated herein; and in accordance with C-M Commercial District regulations, except as otherwise provided herein.
2. A Special Permit is hereby approved for a restaurant with drive-through service which shall be limited to the area shown on the attached Concept Plan, subject to the following conditions:
  - a. The Special Permit shall expire and terminate, and this Ordinance be of no further effect in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
  - b. Minimum Landscape Buffer: Eight (8) feet.
  - c. Maximum Building Height: Thirty (30) feet to top of structure.
  - d. Parking Ratio: 1 space per 250 square feet.

**Council Hearing Date:** The earliest possible City Council hearing date is September 14, 2020.

# ZF 20-05



## ZF 20-05 Zoning Map PD Planned Development & Special Permit Victory at Belt Line

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 20-05



ZF 20-05 Aerial Map  
PD Planned Development & Special Permit  
Victory at Belt Line

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.





5200 State Highway 121  
Colleyville, Texas 76034  
Phone: 817-488-4960

DEVELOPER/OWNER

**VICTORY GROUP**  
Victory Real Estate Group



JOB NUMBER: VIC19026

DESIGNED BY: #

DRAWN BY: #

CHECKED BY: #####

REVISION DATE: 01-13-20

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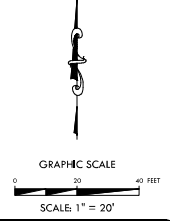
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SITE SUMMARY TABLE	
EXISTING ZONING	O-M OFFICE DISTRICT
PROPOSED ZONING	PD (BASE C-M DISTRICT)
LOT AREA	0.751 AC 32,694SF
BUILDING SQUARE FOOTAGE	7,500SF
PARKING RATIO	1/250SF
PARKING REQUIRED	30 PARKS
PARKING PROVIDED	33 PARKS
LANDSCAPE AREA	4217 SF (12.9%)
FLOOR AREA RATIO (FAR)	0.23.1
BUILDING HEIGHT	30'

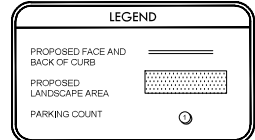


EXHIBIT B  
CONCEPT PLAN  
City Project No. XX-XXXX  
**BELTLINE RETAIL CENTER**  
0.751 Acres  
LOT 5 BELT LINE / GLENVILLE  
ADDITION  
IN THE CITY OF RICHARDSON, LOCATED IN  
DALLAS COUNTY, TEXAS  
Preparation Date: 1/13/2020  
EXISTING ZONING - O-M  
PROPOSED ZONING - PD - (C-M)

**OWNER/APPLICANT**  
Victory Real Estate Group  
Dallas, Texas 75225  
Telephone (972) 707-6555  
Contact: Dr. Bobby Mendoza

**ENGINEER**  
Kirkman Engineering  
5200 State Highway 121  
Colleyville, Texas 76034  
Telephone (817) 488-4960  
TBPE No. 15874  
Contact: Patrick Filson, P.E.

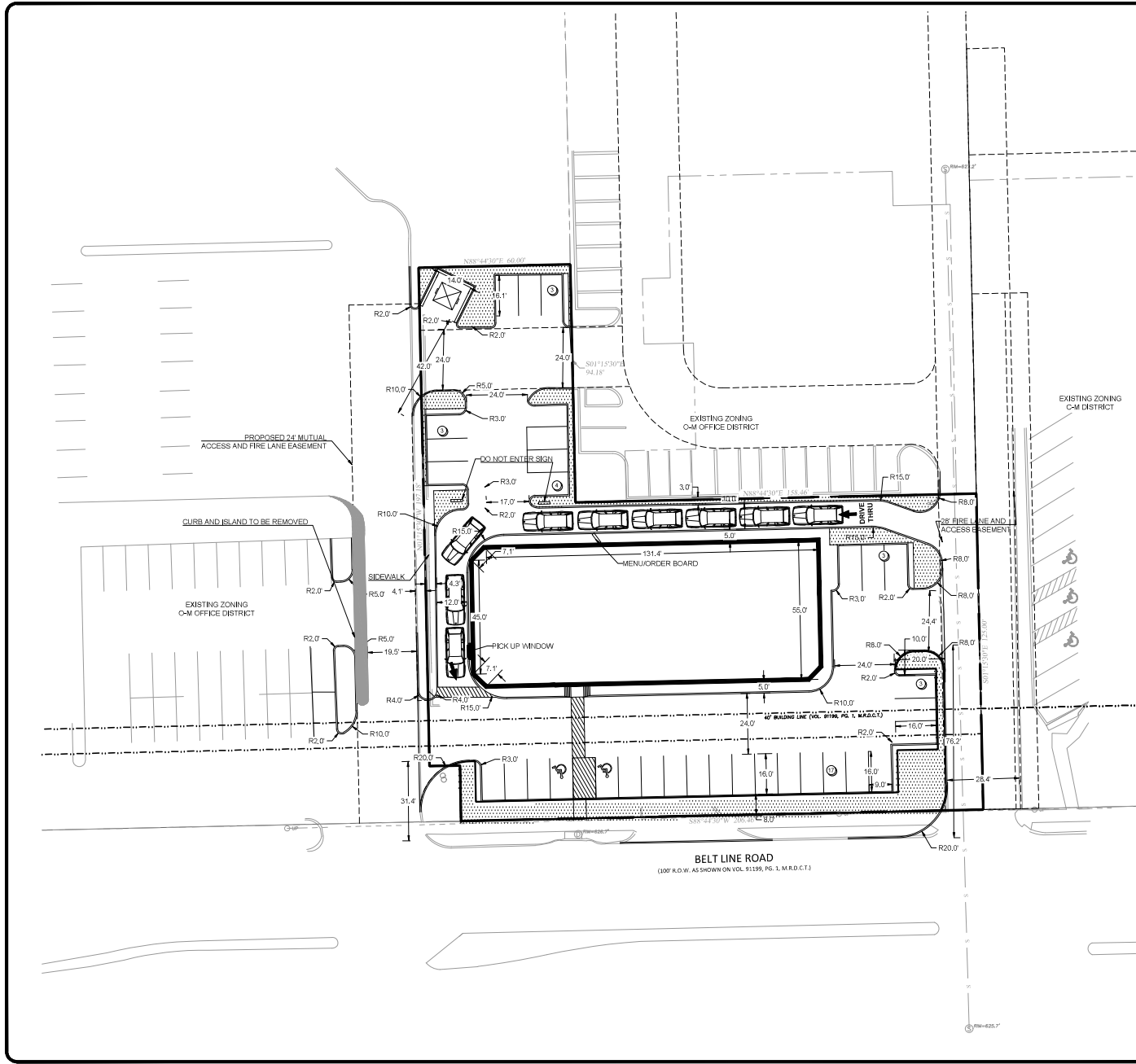
**SURVEYOR**  
Barton Chapp Surveying  
5200 State Highway 121  
Colleyville, Texas 76034  
Telephone (817) 654-1957  
TFRN No. 10194331  
Contact: Jack Barron, R.F.L.S.

**BELT LINE  
RETAIL**

**RICHARDSON,  
TEXAS**

**ZONING  
EXHIBIT**

SHEET:  
**B-1**



Kirkman Engineering, Inc. 5200 State Highway 121, Colleyville, Texas 76034. Phone: 817-488-4960. Fax: 817-488-4961. Email: info@kirkman-engineering.com

Kirkman Engineering, Inc. 5200 State Highway 121, Colleyville, Texas 76034. Phone: 817-488-4960. Fax: 817-488-4961. Email: info@kirkman-engineering.com

Kirkman Engineering  
5200 State Highway 121  
Colleyville, TX 76034  
817.488.4960



June 19, 2020

City of Richardson  
411 W. Arapaho Road  
Richardson, Texas, 75080

RE: 1225 Beltline Road Rezoning and Special Permit Request

On behalf of the property owner and developer, we are submitting applications for a Zoning Change Request and Special Permit. The subject property is currently zoned O-M Office District and the existing use is medical office. Our intent with these requests is to provide the ability to create a more traditional retail-style development on the property. This retail development will require that the property be rezoned with a Special Permit to allow for the addition of a drive-through. We propose to rezone the subject property to a Planned Development (PD) District with a base zoning of C-M Commercial District. The PD will then address any variances required from the C-M district.

Please see the attached applications and checklist items for your review. Should you have any further questions, please feel free to contact me at [patrick.filson@trustke.com](mailto:patrick.filson@trustke.com) or 817-488-4960.

Sincerely,

*Patrick Filson*

Patrick Filson



# Notice of Public Hearing

## City Plan Commission

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

### PLANNED DEVELOPMENT

**File No.** ZF 20-05  
**Applicant** Patrick Filson  
**Location:** (See map on reverse side)  
**Request:** **ZF 20-05 PD Planned Development – Victory at Beltline:** Consider and act on a request to change the zoning on 0.751 acres located at 1225 E. Belt Line Road, east of N. Glenville Drive, north side of E. Belt Line Road, from O-M Office District to PD Planned Development for the C-M Commercial District with modified development standards and a special permit for a restaurant with drive-through service. *Property Owner: Huy Nguyen-Khoa, Mnk-Knk North Texas. Staff: Daniel Harper.*

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

**TUESDAY, AUGUST 4, 2020**  
**7:00 p.m.**

*THE CITY PLAN COMMISSION MEETING WILL BE HELD VIA VIDEOCONFERENCE, WITH THE CITY PLAN COMMISSION, SUPPORTING STAFF, AND THE PUBLIC PARTICIPATING REMOTELY. MEMBERS OF THE PUBLIC ARE ENCOURAGED TO WATCH CITY PLAN COMMISSION MEETINGS ONLINE OR ON CABLE.*

*CITIZENS ARE ENTITLED TO PARTICIPATE IN ZONING PUBLIC HEARINGS REMOTELY. **TO PARTICIPATE REMOTELY, PLEASE CALL (972) 997-0297 DURING THE MEETING.** DUE TO A 30 SECOND TO 1 MINUTE DELAY IT IS RECOMMENDED TO LISTEN ON YOUR PHONE AND MUTE ALL OTHER AUDIO SOURCES IF YOU WISH TO SPEAK.*

*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 5 minutes will be allocated to each person in favor of the request for purposes of addressing the City Plan Commission. A maximum of 5 minutes will also be allocated to each person in opposition to the request.

Persons who 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 20-05.

Date Posted and Mailed: July 24, 2020

**ZF 20-05**

Glenvil

**200' NOTIFICATION  
BOUNDARY**

Shadyglen Cir

**SUBJECT PROPERTY**

E Belt Line Rd

S Glenville Dr

Horizon Trl

**ZF 20-05 Notification Map**  
**PD Planned Development & Special Permit**  
**Victory at Beltline**

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.



YUN MGMT CO LLC  
5114 FAIRWAY LAKES CT  
GARLAND, TX 75044

COMERICA BANK TEXAS  
% RYAN LLC  
2800 POST OAK BLVD SUITE 42  
HOUSTON, TX 77056

MNK KNK NORTH TEXAS LLC  
1508 COTTONWOOD VALLEY CIR  
IRVING, TX 75038

SP & DAUGHTERS CINEMA LLC  
6850 TPC DR STE 108  
MCKINNEY, TX 75070

FIRST INTERNATIONAL BIBLE CHUR  
2522 BIG OAKS DR  
GARLAND, TX 75044

AMERICAN EVERGREEN INV  
132 N GLENVILLE DR  
RICHARDSON, TX 75081

MSA INVESTMENT HOLDING CO L  
1231 E BELT LINE RD STE 101  
RICHARDSON, TX 75081

TWIN RIVERS RES LLC  
%MIKE THOMPSON  
201 S GLENVILLE DR STE 350  
RICHARDSON, TX 75081

CHEUNG KAM FAAT & OI MUI CHEUNG  
3505 HILLROSE DR  
RICHARDSON, TX 75082

EBLR LLC  
700 FRONT ST STE 2302  
SAN DIEGO, CA 921016013

COHLMIA GREG  
1231 E BELT LINE RD STE 101  
RICHARDSON, TX 750813747

MCDONALDS CORP 42 137  
% WN ENTERPRISES  
PO BOX 182571  
COLUMBUS, OH 43218  
NATIONSBANK OF TX NA  
%HOWARD A COMPTON JR  
901 MAIN ST FL 20  
DALLAS, TX 75202

NCNB TEXAS  
TRUST REAL EST 6 ODC  
PO BOX 831500  
DALLAS, TX 75283

**ZF 20-05**  
**VICTORY AT BELTLINE**

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top with address 3801 and area 531.10. Lot 21 is in the middle with address 3713 and area 3713. Lot 22 is at the bottom with address 3709 and area 3709. A street named 'COURT' runs diagonally through the lots. Other street names include 'LEDGESTON' and 'PRIVATE'. Dimensions and bearings are provided for various boundaries.

# Agenda Item 3

Zoning File 20-11:  
Galatyn Park Station

## **ZONING FILE 20-11**

### **Attachments:**

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Zoning Concept Plan (Exhibit “B”)
5. Conceptual Building Elevations (Exhibits “C-1” and “C-2”)
6. Ordinance Number 4093
7. Applicant’s Statement
8. Notice of Public Hearing
9. Notification List





**TO:** City Plan Commission  
**FROM:** Sam Chavez, Assistant Director of Development Services-Planning *SDC*  
**DATE:** August 4, 2020  
**RE:** **Zoning File 20-11: PD Planned Development – Galatyn Park Station**

**REQUEST**

Change the zoning on 3.62 acres located at 2300 Plaza Boulevard; southwest corner of Performance Court and Plaza Boulevard by amending the existing PD Planned Development to increase the number of multi-family units allowed. (See applicant’s statement for further explanation)

**APPLICANT/PROPERTY OWNER**

Matt Brendel, Legacy Partners / Marc A. Simpson, Galatyn Properties Ltd.

**EXISTING DEVELOPMENT**

The subject site is undeveloped.

**ADJACENT ROADWAYS**

**Performance Court:** Two-lane, undivided local street, no traffic counts available.

**Plaza Boulevard:** Two-lane, undivided local street, no traffic counts available.

**Galatyn Parkway (overpass):** Four-lane, major collector, no traffic counts available.

**SURROUNDING LAND USE AND ZONING**

**North:** Galatyn Plaza, Hotel / C-M Commercial  
**South:** Multi-family / PD Planned Development  
**East:** Multi-family / C-M Commercial  
**West:** Central Trail, DART Rail

## FUTURE LAND USE PLAN

### **Transit Village**

*Transit Villages are nodes of mixed or multiple land uses within a development and/or a single building, often in a vertical or “stacked” format, built around small-scale pedestrian-friendly blocks. Uses include medium- to high-density residential (townhomes and multi-family), retail, entertainment, hospitality and offices. The intensity of development within Transit Villages can range from medium to high based on the proximity of the rail transit facility, the adjacent roadway infrastructure, and surrounding land uses.*

### **Future Land Uses of Surrounding Area:**

North: Regional Employment

South: Transit Village

East: Transit Village

West: Regional Employment (west of US-75)

## EXISTING ZONING

PD Planned Development (Ordinance Number 4093)

## TRAFFIC/INFRASTRUCTURE IMPACTS

The request will not have any significant impacts on the surrounding traffic system or existing utilities in the area. A Traffic Impact Analysis was not required as the proposed use is an allowed use in the PD Planned Development.

## STAFF COMMENTS

### **Background:**

Current PD Planning Development zoning on the subject property (Ordinance No. 4092) was established in 2014 and was the product of a multifaceted process that:

- enabled the City to acquire approximately 60 acres to more than double the size of the Spring Creek Nature Area;
- reduced the number of multifamily units entitled north of N. Glenville Drive, east of Routh Creek Parkway from 2,267 to 1,850; and
- redistributed the remaining multifamily entitlements closer to the DART light rail station in a more compact, urban form.

The existing PD Planned Development includes three (3) physically separate tracts:

- Tract 1, a 33.15-acre site located at the northeast corner of Routh Creek Parkway and N. Glenville Drive (developed with two apartment communities totaling 876 units);
- Tract 2, an 8.41-acre site located on the east side of US-75, on the north side of the Galatyn Parkway Overpass (4.8 acres developed with 372 multifamily units); and
- Tract 3, a 5.37-acre site located at the southeast corner of Galatyn Parkway and Performance Drive (developed with 379 multifamily units).

The subject site comprises 3.62 acres, which is the entirety of the remaining undeveloped portion of Tract 2 located on the west side of Plaza Boulevard adjacent to the south side of the Galatyn Park Station plaza.

The existing PD Planned Development district established standards applicable to all three (3) tracts as well as certain other provisions tailored to individual tracts (e.g., minimum density). A total of 1,850 multifamily units was entitled for all three tracts. Existing multifamily development now accounts for a total of 1,627 units, leaving a balance of 223 units remaining.

**Request:**

The applicant intends to build a 360-unit, multi-family community, 137 units more than the remaining balance of entitled units currently allowed. The request is simply to increase the number of allowed units to accommodate the intended development. *No other changes to the existing zoning are being requested.*

General Description of Project

The proposed development includes:

- A 5 story, 360-unit, multi-family building with a mix of 1-bedroom and 2-bedroom units, comprised of a combination of brick, stucco and stucco as exterior cladding material.
- A multi-level residential parking garage with 415 spaces, with a basement level public parking garage with 154 spaces, each with separately designed entrances. The residential parking garage entrance is located on the south side of the building, while the basement level public parking garage entrance is located on the west side of the building. The basement level public parking garage is depicted on the west elevation of the Concept Building Elevations (Exhibit “C-2”).
- Live/work units at the northwest corner of the building to activate the Galatyn Plaza.
- “Walk-up” units along portions of the south and east side of the building adjacent to the existing private drive and Plaza Boulevard to activate both roadways.
- A leasing/amenity center at the northeast corner of the building.
- Expansion and extension of the existing fire lane along the west side of the building to the existing private drive located along the southern end of the site.
- Modification of a portion of the existing Central Trail and its trail head to accommodate a manual fire gate located north of the entrance to the public parking garage.
- Recreational and pet-friendly amenity areas.

## **Conclusion**

The proposed amendment results in an increase of 140 additional units, a 7.6% increase for the Planned Development as a whole. Moreover, the amendment is consistent with multiple objectives established with the creation of the existing Planned Development when it was approved in 2014, including:

- provide continued support of DART light rail ridership;
- ensure delivery of a higher quality multifamily product; and
- contribute to the greater vitality to the Galatyn Park Urban Center.

Additionally, the proposed development includes more than 150 public parking spaces that will benefit public events in the plaza and sustain the Eisemann Center.

**Correspondence:** 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, add or amend conditions, or recommend denial of the request.

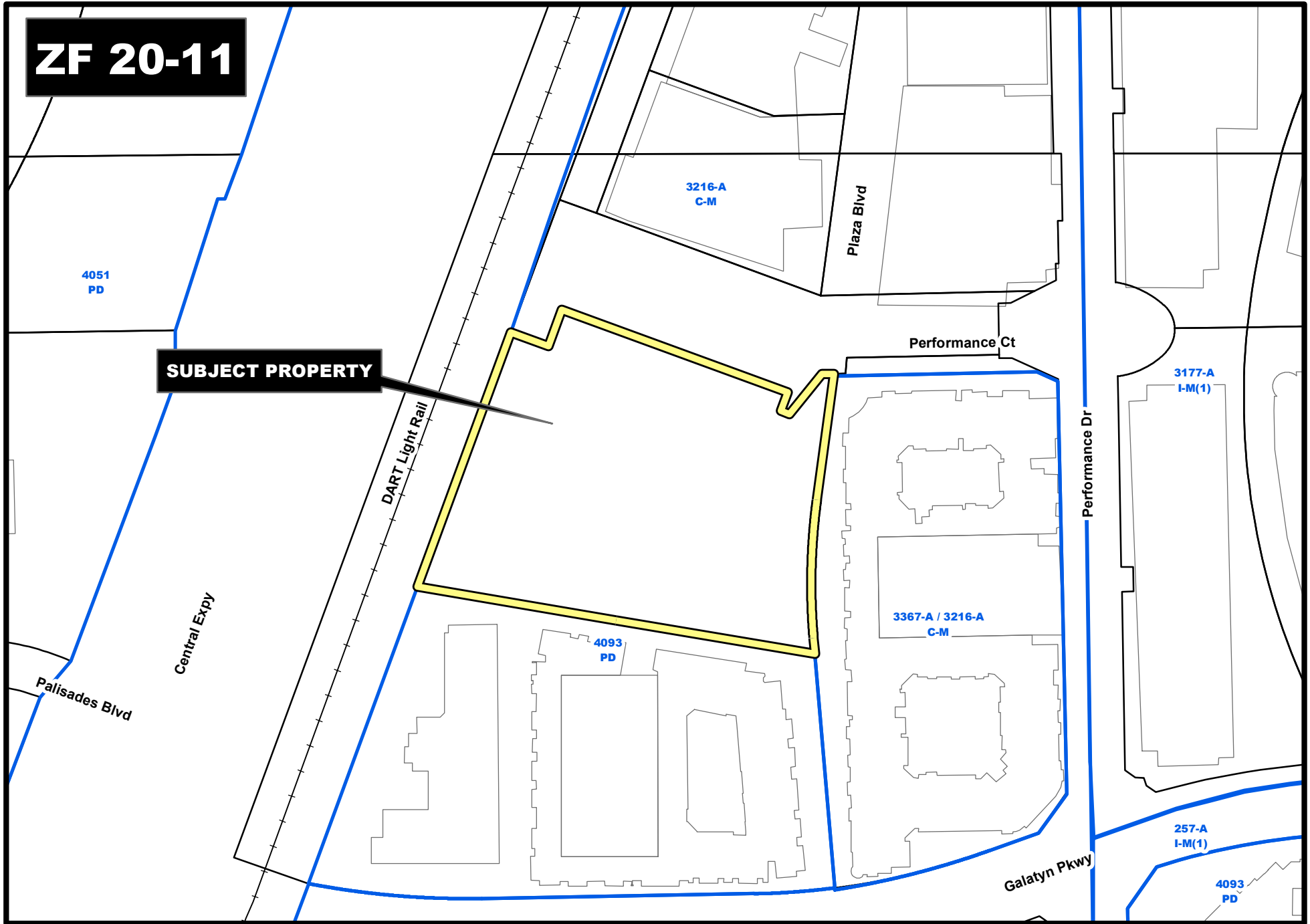
Should the CPC accept the applicant's request as presented, the motion should include the following condition:

1. Ordinance Number 4093, adopted on December 8, 2014 shall remain in full force and affect, except as amended herein, set for below:
  - a. That Sec. 6, Subsection (c) (1) Residential Density shall be amended to read in entirety as follows:

“(1) The total number of multifamily units permitted on the Property is 1,990 units which may constructed anywhere on the Property.”
2. The subject 3.62-acre site shall be developed in substantial conformance with Exhibit “B”, Zoning Concept Plan, and Exhibits “C-1” and “C-2”, Building Elevations, attached hereto and in accordance with Ordinance Number 4093, as amended herein.

**Council Hearing Date:** The earliest possible City Council hearing date is September 14, 2020.

**ZF 20-11**

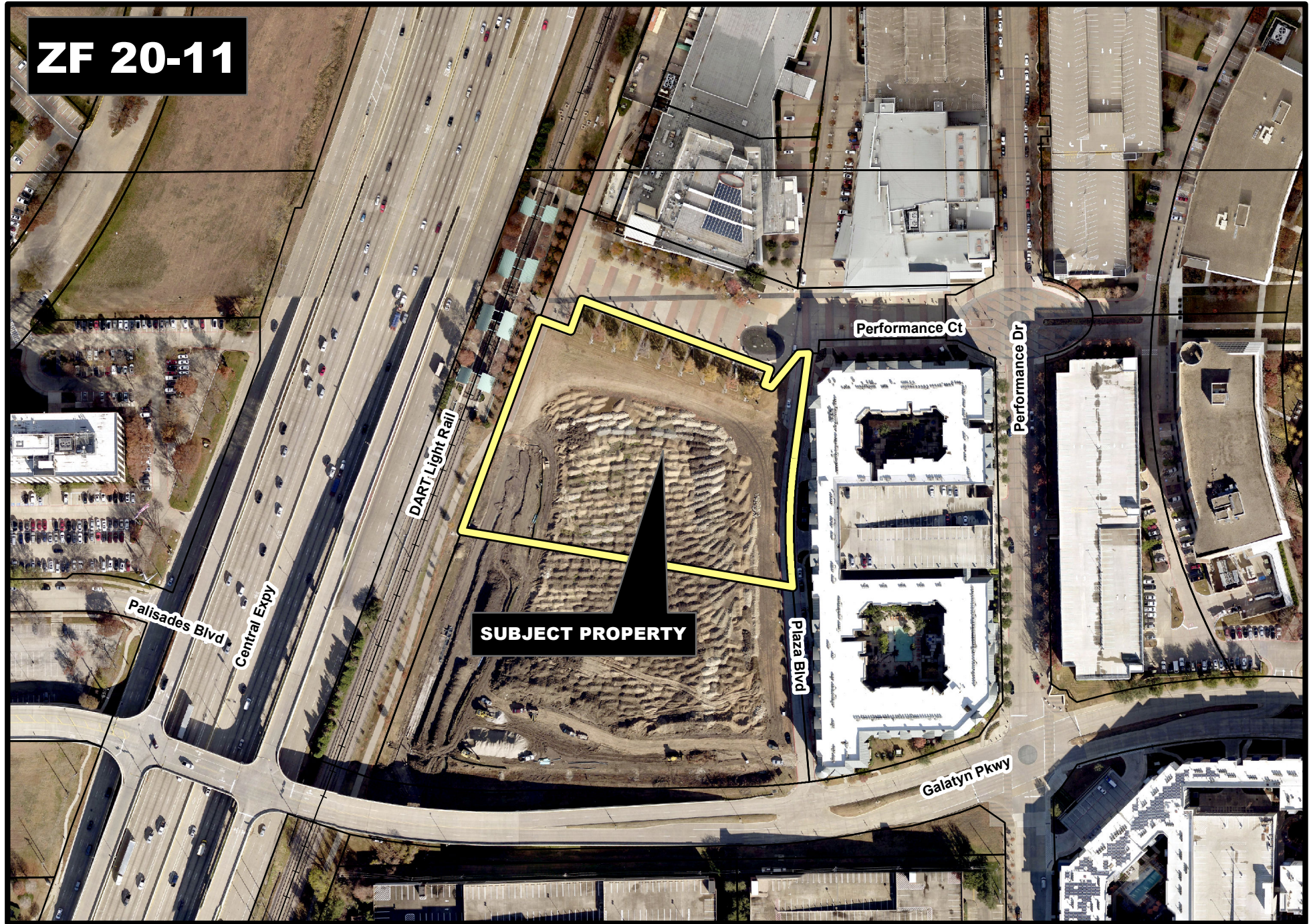


**ZF 20-11 Zoning Map**  
**PD Planned Development**  
**Galatyn Park Station**

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**ZF 20-11**



**ZF 20-11 Aerial Map**  
**PD Planned Development**  
**Galatyn Park Station**

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LEGEND	
PROPERTY LINE	---
EASEMENT	- - - - -
BUILD-TO-ZONE	---
FIRE HYDRANT	FH
GRATE INLET	GI
WATER METER	WM
BACKFLOW	BWF
FIRE DEPARTMENT	FDC
WALKWAY	W
BARRIER FREE	BFR
SAFEP	S

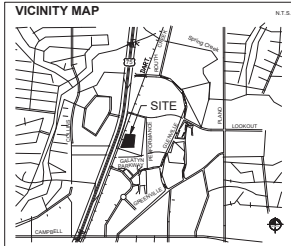
SITE DATA TABLE	
RICHARDSON PLAZA ANNEX DEVELOPMENT ZONING TRACT-2 ORDINANCE NO. 4093	
RESIDENTIAL BUILDING WITH TYPE 2 STRUCTURED PARKING GARAGE OVER A PARTIAL TYPE-2 GARAGE BASEMENT	
<b>TOTAL LAND AREA</b>	3.612 ACRES (157,352 SF)
<b>BUILDING HEIGHT REQUIRED</b>	4 STORIES (MM)
<b>BUILDING HEIGHT PROVIDED</b>	5 STORIES WITH BASEMENT PARKING
<b>RESIDENTIAL DENSITY REQUIRED</b>	70 UNITS/NET ACRE (188 UNITS)
<b>RESIDENTIAL DENSITY PROVIDED</b>	99.7 UNITS/NET ACRE (360 UNITS)
<b>NUMBER OF UNITS ALLOWED OVER MAX. ALLOWED IN ORD. NO. 4593</b>	137
<b>BUILDING TYPE</b>	11A
<b>BUILDING GROSS SQUARE FOOTAGE</b>	3,370,000 GSFF
<b>BUILDING NET SQUARE FOOTAGE</b>	3,300,000 NSF
<b>LOT COVERAGE ALLOWED</b>	90% MAX
<b>LOT COVERAGE PROVIDED</b>	72%
<b>FLOOR AREA RATIO</b>	2.31
<b>LANDSCAPING AREA</b>	10%
<b>MINIMUM UNIT SIZE</b>	625 SF
<b>PARKING RATIO REQUIRED</b>	0.8 PS/BEDROOM
<b>PARKING REQUIRED (ASSEMBLED UNIT MIX)</b>	60% 1 BR/1600.8 + 173 SPACES
	40% 2 BR/1482x20.8 + 230 SPACES
<b>TOTAL PARKING PROVIDED</b>	403 SPACES
<b>TOTAL PARKING PROVIDED (EXCLUDING PUBLIC PARKING)</b>	415 SPACES
<b>PARKING RATIO</b>	0.82 PS/BEDROOM
<b>TOTAL PARKING PROVIDED (@ BASEMENT)</b>	164 SPACES
<b>STREET TREES REQUIRED (50' O.C.)</b>	7 TREES
<b>STREET TREES PROVIDED</b>	7 TREES

CONCEPTUAL AMENITIES LIST	
AMENITY POINTS REQUIRED (0.35 x 360 UNITS) = 126 POINTS	
CONCEPTUAL AMENITIES	POINTS
CLUBHOUSE/GAME ROOM	10
GAME ROOM EQUIPMENT	5
INDOOR FITNESS (MIN 400 SF)	10
POOL	10
TRAIL (ENHANCED FIRE LANE)	10
TRAIL HEAD	5
OPEN SPACE (COURTYARDS + WEST SIDE)	30
BIKE RACKS	5
DOG PARK (+1,000 SF)	10
FIRE LANE PEDESTRIAN AREA	5
OUTDOOR MULTITREE	5
<b>TOTAL</b>	<b>130</b>

**EXHIBIT "B"**  
**CONCEPT PLAN**  
**GALATYN PARK STATION**  
**BY LEGACY PARTNERS**  
**GALATYN URBAN CENTER ADDITION**  
**LOT 7B, BLOCK A**  
 2351 PLAZA BOULEVARD  
 BEING 3.612 ACRES, 157,352 SQ. FT. OUT OF THE  
 J.U. VANCE SURVEY, ABSTRACT NO. 1513  
 CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

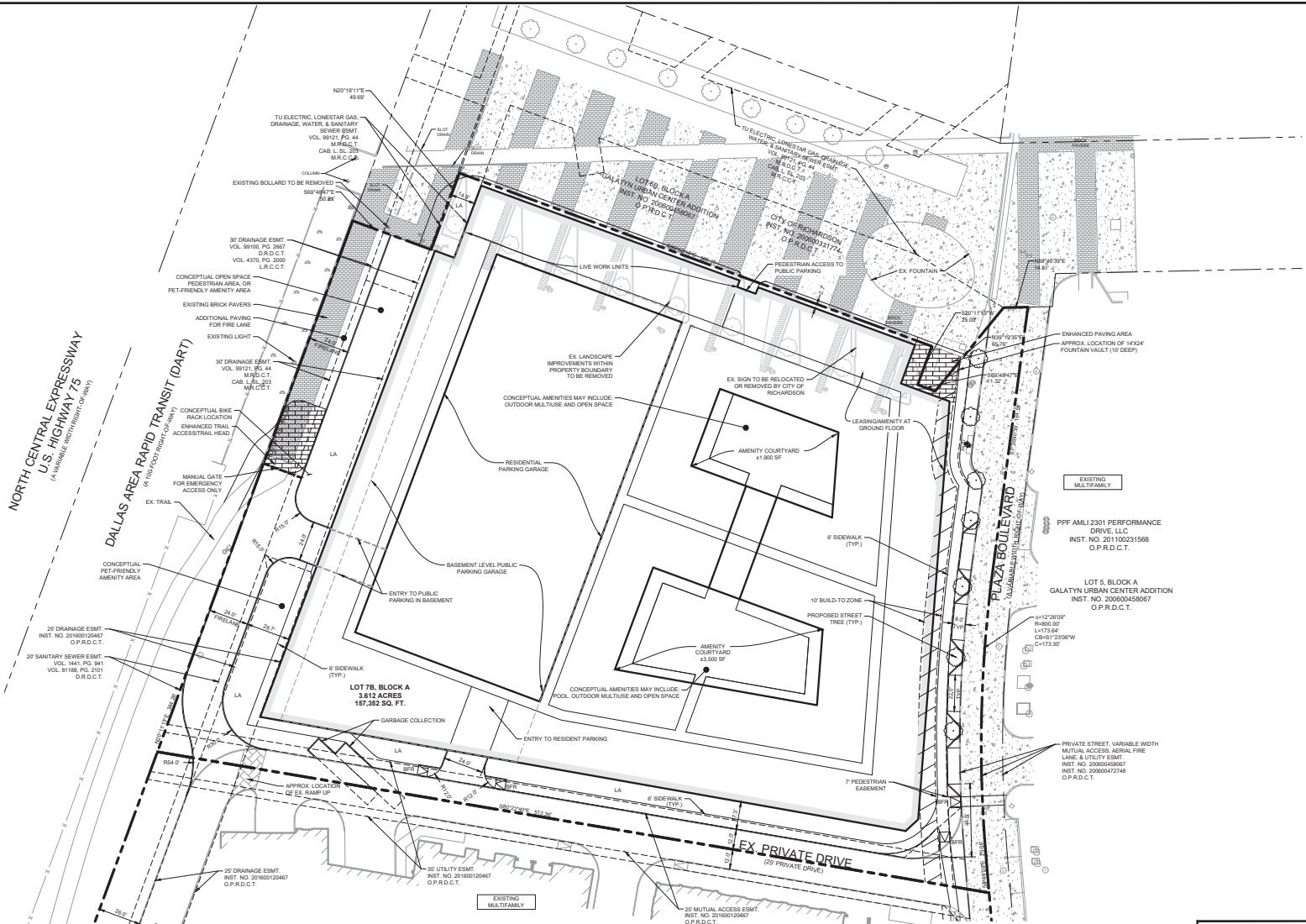
OWNER/APPLICANT: LEGACY PARTNERS  
 13156 HOOD ROAD, SUITE 825  
 DALLAS, TX 75249  
 CONTACT: MATT BRENDOL

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.  
 2001 WEST ROYAL LANE, SUITE 275  
 IRVING, TX 75039  
 TEL. NO. 469-265-8499  
 CONTACT: JOE FRACCAORO, P.E.



Street Space Frontage	BUILD-TO-ZONE CALCULATIONS			
	BUILDING PLACEMENT			
	Required	Actual	Required	Actual
PLAZA BOULEVARD (319')	0'-10"	0'-10"	Min. 75% (239')	78% (248')

SEC 6.D.4. IN THE EVENT AN EASEMENT EXTENDS ALONGS THE RIGHT-OF-WAY, THE BUILD-TO-ZONE (BTZ) IS MEASURED FROM THE EASEMENT BOUNDARY.



2001 WEST ROYAL LANE, SUITE 275  
IRVING, TX 75039  
WWW.KIMLEY-HORN.COM TX 429  
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

PROJECT NO. 20190000487

DATE: 07/24/2020

SCALE: AS SHOWN

DESIGNED BY: JAF

DRAWN BY: JAF

CHECKED BY: JAF

THIS CONCEPT PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

GALATYN PARK STATION  
PREPARED FOR  
LEGACY PARTNERS

CITY OF RICHARDSON, TEXAS

CONCEPT PLAN

SHEET NUMBER  
**1 OF 1**

KIMLEY-HORN AND ASSOCIATES, INC. 2001 WEST ROYAL LANE, SUITE 275 IRVING, TEXAS 75039  
 TEL: 469-265-8499 FAX: 469-265-8498 WWW.KIMLEY-HORN.COM  
 PROJECT NO. 20190000487 DATE: 07/24/2020 SCALE: AS SHOWN  
 DESIGNED BY: JAF DRAWN BY: JAF CHECKED BY: JAF



① BUILDING - EAST ELEVATION  
SCALE: 1/16" = 1'-0"

**ELEVATION MATERIALS CALCULATION**

MASONRY (BRICK + LIMESTONE) = (37.84 %)   
 MASONRY (STUCCO) = (62.16 %)

\*EXTERIOR WALL PERCENTAGE EXCLUDES ROOFS, AWNINGS, CANOPIES, DOORS, WINDOWS, GLASS WALLS AND FRAME ASSEMBLIES THEREOF, PER DESIGN STANDARDS.



② BUILDING - NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

**ELEVATION MATERIALS CALCULATION**

MASONRY (BRICK + LIMESTONE) = (50.64 %)   
 MASONRY (STUCCO) = (49.36 %)

\*EXTERIOR WALL PERCENTAGE EXCLUDES ROOFS, AWNINGS, CANOPIES, DOORS, WINDOWS, GLASS WALLS AND FRAME ASSEMBLIES THEREOF, PER DESIGN STANDARDS.

**Design Architect**  
 WDG Architecture Dallas, PLLC  
 2001 Bryan Street, Suite 3100  
 Dallas, TX 75201  
 Juan Sanford  
 juanfor@wdgarch.com

**Civil Engineer**  
 Kimley-Horn and Associates  
 13455 Noel Road, Suite 700  
 Dallas, TX 75240  
 Joe Fraccaro, P.E.  
 joe.fraccaro@kimley-horn.com

**Galatyn Park Station**  
 PD 4093 - TRACT 2 - LOT B - BLOCK A  
 Richardson, Texas



**LEGACY PARTNERS**  
 13155 Noel Rd., Suite 825  
 Dallas, TX 75240  
 Matt Brendel  
 mbrendel@legacypartners.com

No	Description	Date



KEYPLAN

WDG Architecture Project No.:  
 © 2022 DA 20008

**CONCEPTUAL BUILDING ELEVATIONS**

**A-1**

Zoning Case Number:

Exhibit: **C-1**





1 BUILDING - WEST ELEVATION  
SCALE: 1/16" = 1'-0"

**ELEVATION MATERIAL CALCULATIONS**

\*EXTERIOR WALL PERCENTAGE EXCLUDES ROOFS, AWNINGS, CANOPIES, DOORS, WINDOWS, GLASS WALLS AND FRAME ASSEMBLIES THEREOF, PER DESIGN STANDARDS.

MASONRY (BRICK + LIMESTONE)	= (51.85)
MASONRY (STUCCO)	= (48.25)



2 BUILDING - SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

**ELEVATION MATERIAL CALCULATIONS**

\*EXTERIOR WALL PERCENTAGE EXCLUDES ROOFS, AWNINGS, CANOPIES, DOORS, WINDOWS, GLASS WALLS AND FRAME ASSEMBLIES THEREOF, PER DESIGN STANDARDS.

MASONRY (BRICK + LIMESTONE)	= (44.75)
MASONRY (STUCCO)	= (55.25)

**Design Architect**  
WDG Architecture Dallas, PLLC  
2001 Bryan Street, Suite 3100  
Dallas, TX 75201  
Juan Sanford  
juanfor@wdgarch.com

**Civil Engineer**  
Kimley-Horn and Associates  
13455 Noel Road, Suite 700  
Dallas, TX 75240  
Joe Fraccaro, P.E.  
joe.fraccaro@kimley-horn.com

**Galatyn Park Station**  
PD 4093 - TRACT 2 - LOT B - BLOCK A  
Richardson, Texas

**LEGACY PARTNERS**

LEGACY PARTNERS  
13155 Noel Rd, suite 825  
Dallas, TX 75240  
Matt Brendell  
mbrendell@legacypartners.com

No	Description	Date



KEYPLAN

WDG Architecture Project No:  
© 2020 DA20008

CONCEPTUAL BUILDING ELEVATIONS

**A-2**

Zoning Case Number:

Exhibit: **C-2**

**ORDINANCE NO. 4093**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY CHANGING THE ZONING OF THREE TRACTS OF LAND: A 33.15-ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF N. GLENVILLE DRIVE AND ROUTH CREEK PARKWAY (TRACT 1), AN 8.41-ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF NORTH CENTRAL EXPRESSWAY AND GALATYN PARKWAY (TRACT 2), AND A 5.37 ACRE TRACT OF LAND LOCATED AT THE SOUTHWEST CORNER OF GALATYN PARKWAY AND N. GLENVILLE DRIVE (TRACT 3), IN THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND DESCRIBED IN EXHIBIT "A" HERETO, FROM "I-M(1)" (TRACT 1), "C-M" (TRACT 2), "I-M(1)" (TRACT 3), TO PD PLANNED DEVELOPMENT; ADOPTING USE AND DEVELOPMENT REGULATIONS, INCLUDING A CONCEPT PLAN; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 14-40).**

**WHEREAS**, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended to change the zoning on a 33.15-acre tract of land located at the northeast corner of N. Glenville and Routh Creek Parkway (Tract 1), an 8.41-acre tract of land located at the northeast corner of North Central Expressway and Galatyn Parkway (Tract 2), and a 5.37-acre tract of land located at the southwest corner of Galatyn Parkway and N. Glenville Drive (Tract 3), City of Richardson, Dallas and Collin County, Texas (Tracts 1, 2 and 3 are collectively referred to herein as "the Property") described in Exhibit

“A”, attached hereto and incorporated herein by reference, from I-M(1) and C-M to PD Planned Development.

**SECTION 2.** That in addition to the applicable provisions of the City of Richardson Comprehensive Zoning Ordinance, as amended, the Property shall be used and developed in accordance with the following:

### **GALATYN PLANNED DEVELOPMENT DISTRICT**

#### **Sec. 1. Intent.**

The purpose of the **GALATYN PLANNED DEVELOPMENT DISTRICT** is to encourage a high-quality, transit-oriented, multifamily residential community in close proximity to substantial employment nodes within the City. All three tracts are close to many amenities that present a friendly and inviting environment for future residents. These amenities include the City’s significant entertainment center, a DART light rail station, parks and trails, and efficient thoroughfares. The multifamily and commercial buildings will accommodate the pedestrian nature of GALATYN through connecting streets, generous sidewalks, and landscape areas. The open space and public spaces surrounding the tracts will serve as gathering places for residents, employees and visitors to the property.

#### **Sec. 2. Conceptual Site Plan and Development Plan.**

- (a) Conceptual Zoning Plan. Development of the Property must substantially comply with the Conceptual Zoning Plan attached hereto as Exhibit “B”. For purposes of this planned development district, the “Conceptual Zoning Plan” shall include, the major circulation pattern surrounding and serving the site (but not internal to the site), drainage ways and wetlands, and land uses.
- (b) Conceptual Site Plan. Prior to the filing of a Development Plan for any portion of the Property, a Conceptual Site Plan must first be approved by the City Manager or the City Manager’s designee (“the City Manager”) for that portion of the Property to be developed. The Conceptual Site Plan shall conform in content and be subject to the same requirements and considerations applicable to all Conceptual Site Plans pursuant to Article XXI-C of the Comprehensive Zoning Ordinance, except as otherwise provided herein. At the discretion of the City Manager, the requirement for a Conceptual Site Plan may be waived. However, such waiver shall be contingent upon the determination of the City Manager that a Development Plan, as required in Section 2(c) of this ordinance, sufficiently addresses all matters normally considered as a part of the Conceptual Site Plan review process, as well as satisfying all requirements attendant to the filing and consideration of a Development Plan as required in Section 2(c) of this ordinance.
- (c) Development Plan. Prior to development of any portion of the Property, a Development Plan must be approved by the City Manager or the City Manager’s designee (“the City Manager”) for that portion of the Property to be developed. If the City Manager determines that the Development Plan complies with the

Conceptual Site Plan, the provisions of this planned development district, Chapter 21 of the City of Richardson Code of Ordinances (i.e., the Subdivision and Development Code) and any other applicable regulations, the City Manager shall approve the Development Plan. If the City Manager determines that the Development Plan does not comply with the Conceptual Site Plan, the provisions of this planned development district, Chapter 21 of the City of Richardson Code of Ordinances (i.e., the Subdivision and Development Code) and any other applicable regulations, the City Manager shall specify the deficiencies. A denial of the Development Plan may be appealed to the City Plan Commission by the Applicant. Development of such portion of the Property must substantially comply with the approved Development Plan.

### **Sec. 3. Permitted Uses.**

No land shall be used and no building shall be erected for or converted to any use other than the following:

(a) Multiple allowed uses may be located within a single building or on a single lot.

(b) *Retail uses:*

- (1) Antique shop.
- (2) Art gallery.
- (3) Bakery.
- (4) Barber or beauty salon.
- (5) Book, card or stationery store.
- (6) Camera and photographic supply shop.
- (7) Catering service.
- (8) Clothing or apparel store.
- (9) Drugstore or pharmacy.
- (10) Fabric store.
- (11) Fine arts studio.
- (12) Florist.
- (13) Furniture, home furnishings and appliance store.
- (14) Hardware store.
- (15) Health club.
- (16) Jewelry store.
- (17) Laundry pick-up station.
- (18) Mailing service.
- (19) Martial arts school.

- (20) Motor vehicle parts and accessory sales.
- (21) Musical instrument sales and repair.
- (22) Office furniture, equipment and supply store.
- (23) Pet sales and grooming.
- (24) Photography or art studio.
- (25) Print shop, minor.
- (26) Repair shop, personal items.
- (27) Repair shop, household items, no outdoor storage.
- (28) Restaurant without drive-through or curb service.
- (29) Sporting goods store.
- (30) Tailor shop.
- (31) Toy or hobby shop.
- (32) Video rental store.

(c) *Office uses:*

- (1) Bank or financial institution.
- (2) Office.
- (3) Veterinary office.

(d) *Residential/institutional residential uses:*

- (1) Assisted living facility.
- (2) Independent living facility.
- (3) Nursing/convalescent home.
- (4) Residential uses allowed in the A-950-M Apartment District, including, townhomes and apartments.

(e) *Other uses:*

- (1) Church.
- (2) Childcare center, subject to the supplemental regulations in article XXII-E and excluding night-time operations.
- (3) Construction field office.
- (4) Parking lot, accessory.
- (5) Public buildings excluding a vehicle impoundment lot, field service center, jail or detention facility.
- (6) Radio, recording or television studio.
- (7) School, parochial, when located on the same lot as the church of the sponsoring religious agency.

**Sec. 4. Building Regulations.**

- (a) *Building Materials for Nonresidential Buildings.* All nonresidential buildings shall have at least eighty-five (85%) percent of the exterior walls (excluding doors and windows) constructed of masonry construction as defined herein. The remainder of the exterior may be of other noncombustible construction; provided, however, that Exterior Insulation and Finish System (EIFS) materials may only be installed above a height of eight (8) feet.
- (b) *Multifamily Uses.* All multifamily buildings shall comply with the standards set forth herein.

**Sec. 6. Area Requirements.**

(a) *Minimum Lot Area.* No minimum lot area is required.

(b) *Height Regulations.* The height regulations shall be as follows:

- (1) The minimum height for all multifamily buildings, excluding clubhouse facilities and amenity centers on Tract 1 shall be three (3) stories.
- (2) The minimum height for all multifamily buildings on Tracts 2 and 3 shall be four (4) stories.
- (3) The maximum height for all buildings on Tract 1 shall be (120) feet
- (4) There shall be no maximum height for any primary buildings in Tracts 2 and 3.
- (5) Accessory buildings and structures shall be limited to one (1) story in all tracts.
- (6) Maximum height shall exclude (i) parapet walls not exceeding four (4) feet in height, and (ii) chimneys, cooling towers, elevator penthouses, mechanical equipment rooms, ornamental cupolas, standpipes, elevator bulkheads, domes, spires, turrets, towers, and lighting features not exceeding twelve (12) feet in additional height.

(c) *Residential Density.* Densities for multifamily development shall be as follows:

- (1) The total number of multifamily units permitted on the Property is 1,850 units which may be constructed anywhere within the Property.
- (2) Minimum density for Tract 1: 30 units per net acre
- (3) Minimum density for Tract 2: 70 units per net acre
- (4) Minimum density for Tract 3: 60 units per net acre

Subject of applicant's request

(d) *Front Yard.* Except as otherwise permitted herein, the front yard build-to zone for residential uses shall be zero (0) to ten (10) feet from the property line. The maximum setback set for nonresidential uses shall be 52 feet.

(1) The build-to zone may be increased by up to 100% in Tract 1 and up 50% in Tract 2 and Tract 3 with approval of a Minor Modification as provided herein.

(2) At least seventy-five percent (75%) of the building façade's ground floor shall be located within the required build-to zone.

(3) No parking or accessory buildings shall be allowed within the build-to zone.

(4) In the event an easement extends along the right-of-way, the front yard shall be measured from the easement boundary opposite the right-of-way line.

(e) *Side Yard.* No side yard setback shall be required except as may be required by the City of Richardson Building Code.

Rear Yard. No rear setback shall be required except as may be required by the City of Richardson Building Code.

(f) *Lot Coverage.* The maximum lot coverage shall be ninety (90%) percent.

(g) *Floor Area Ratio.* There is no maximum floor area ratio for residential uses. The maximum floor area ratio for nonresidential uses shall be as follows:

- (1) Tract 1:0.75:1 (gross square foot)
- (2) Tract 2:2:1(gross square foot)
- (3) Tract 3:1.5:1 (gross square foot)

(h) *Interior Setbacks.* No setback shall be required from interior lot lines except as may be required by the City of Richardson Building Code.

(i) *Permitted Encroachments.* Bay windows, balconies, stoops and other ordinary projections may encroach up to six (6) feet into required setbacks and "build-to zones" except as may be required by the City of Richardson Building Code.

(j) *Landscaping.* Landscaping shall be provided at a minimum ratio of ten (10%) percent of the gross land area of the Property, provided however, that landscaping shall cover no less than seven percent (7%) of the gross land area of any platted lot within the Property. Landscaping shall include enhanced paving areas, exclusive of public sidewalks and any enhanced pavement located within a street right-of-way, public street easement, or parking lot landscape island.

## **Sec. 7. Parking.**

(a) *Parking Requirements.* Parking minimums shall be provided as set forth below:

USE	PARKING REQUIREMENT
Restaurant	1 / 100 sq. ft.
All other nonresidential uses	75% of the parking requirement set forth in Chapter 21
Apartments in Tracts 1 and 3	1 spaces/bedroom
Apartments in Tract 2	0.8 spaces/ bedroom

(b) *Structured Parking*: Structured parking shall be required on-site for all uses in Tracts 2 and 3. For purposes of this planned development, “structured parking” includes any parking within a structure including, but not limited to, garages, “tuck-under spaces”, and parking decks.

(c) *Surface Parking*: Five percent (5%) of required on-site parking, up to a maximum of twenty (20) spaces, may be provided in the form of surface parking for any use in Tracts 2 and 3.

(d) *Recreational vehicle parking*. Recreational vehicle parking is prohibited.

(e) *Shared parking*. Shared parking may be permitted subject to City Plan Commission approval.

(f) *Tandem Parking*. Tandem parking spaces may qualify as required parking for multifamily uses provided that all such tandem parking is exclusively dedicated to specific individual units.

(g) *On-street Parking*. *On-street parking built in conjunction with development within the Property may be counted towards required parking for a use within the same Tract as the on-street parking.*

**Sec. 8. Special Regulations for Multifamily Uses.**

The following regulations shall apply:

(a) *Apartment Community*. For purposes of this ordinance, an apartment community shall be defined as a multifamily development comprising more than three (3) dwelling units or buildings located on a single, common lot that share common access and circulation, parking areas, recreational areas and other facilities.

(b) *Building Regulations*.



1) Minimum floor area of dwelling unit. The minimum floor area per multifamily unit shall be 525 square feet. The minimum average multifamily unit floor area per building shall be 750 square feet.

2) Building materials.

- a) A maximum of twenty-five (25) percent of the exterior, exclusive of the area for doors and windows, may be of a non-masonry material as defined in the comprehensive zoning ordinance; provided however, that chimneys shall be of one hundred percent (100%) masonry construction.
- b) The non-masonry exterior walls may be constructed of masonry-type materials, such as exterior stucco utilizing a three-step process, exterior insulating finishing systems (E.I.F.S.), cementitious siding, metal, or other materials approved by the building official. For purposes of this planned development, "metal" shall mean a high-performance façade solution that consists of a rain screen and decorative façade (manufactured of type 304, 316 or 430 architectural grade stainless steel, zinc alloy, titanium or other metal material of comparable or greater quality that is approved by the City Manager), cavity depth and ventilation, insulation and sub-frame. Systems may include colorized, patterned and textured stainless steel sheet cladding systems; insulated core metal wall panel systems; metal composite wall panel systems; rear ventilated phenolic rain screen wall panel systems; titanium zinc alloy sheet metal roofing façade cladding and roof drainage components systems. E.I.F.S. may not be located below eight (8) feet above grade.
- c) For "chateau," "mansard" or any other design where the roof serves as an exterior wall, the above percentages shall apply.
- d) All materials shall be installed in accordance with manufacturer's specifications.
- e) A maximum of fifty percent (50%) of the exterior walls, exclusive of the area for doors and windows that face interior courtyards or are surrounded by Parking Structures may be constructed of non-masonry materials provided said exterior walls are not seen or accessed by the public.
- f) Wood and 3-tab asphalt shingles are prohibited
- g) Balconies and stairs shall be concrete, steel or glass, however, cantilevered balconies of wood sub-frame completely clad in an approved building material such that the sub-frame is weatherproof and no wood material is exposed or visible shall be permitted.
- h) Overhang and fireplaces. The minimum setback requirements shall apply in all cases, except that fireplaces, eaves, bays, balconies and fireproof outside stairways above the first floor may extend to a maximum of six (6) feet into the required front, side or rear yards except as may be required by the City of Richardson Building Code.
- i) Apartment communities shall not be required to be enclosed by a perimeter fence.

(c) *Recreational Areas.*

- 1) Indoor or outdoor recreational areas shall be required pursuant to this ordinance to meet the requirements of the residents in each apartment community.
- 2) At least one indoor or outdoor recreation area shall be provided for residents in each apartment community. Said recreational area shall be a minimum of nine-hundred (900) square feet in area and shall be designed for use by residents within the Property. Recreation equipment, if provided, must meet the guidelines of the Consumer Product Safety Commission for recreation equipment and safety surface. Playground access and equipment must be in compliance with A.D.A. requirements.
- 3) Pet-friendly common areas shall be required on-site for all apartment developments (size and location to be determined at time of development).
- 4) In addition, additional recreational amenities shall be provided for each apartment community. These amenities, listed below, shall accrue points based on the values assigned. A minimum of 0.35 recreational amenity points must be accumulated for each apartment or multifamily dwelling unit within an apartment community. For example, if an apartment community consists of 300 units, then a minimum total of 105 recreational amenity points shall be provided for that apartment community ( $0.35 \times 300 = 105$  total recreational amenity points).

However, no apartment community shall be provided with less than 70 total recreational amenity points regardless of the number of dwelling units comprising the apartment community. Points for recreational amenities are provided below. Additional recreational amenity points may be given for non-specified recreational amenities or for recreational amenities that exceed the minimum requirements as determined by the City Manager.

- 5) Playgrounds designed for children ten years of age or younger meeting the specifications listed above. (Ten points; maximum ten points for the PD.)
- 6) Clubhouse/game room/multi-purpose room a minimum of 400 square feet in area for each apartment community. (Ten points.)
- 7) Equipment, such as ping-pong tables, foosball tables, etc., in the clubhouse/game room/multi-purpose room; electronic videogames or pinball games shall not be eligible for points. The appropriateness of the equipment shall be determined by the City Manager. (One point for each piece of approved equipment.)
- 8) Outdoor multi-use sport court, tennis court, racquetball court or similar facility. (Five points/court.)
- 9) Indoor multi-use sport court, tennis court, racquetball court or similar facility. (Ten points/court.)
- 10) Indoor fitness center at least 400 square feet in area for each apartment community. (Ten points.)
- 11) Swimming pool including Hot Tub and/or wading area. Pools shall be fenced and secured according to the requirements of the City of Richardson. (Ten points; 20 points maximum for each apartment community.)

- 12) Reinforced concrete jogging trail, bike path, sidewalks or combination thereof looping through or around the Property, a minimum of eight feet in width. (Ten points.)
- 13) Sidewalks, hiking, jogging, and/or bike trail exclusive of those otherwise required by Chapter 21 of the City of Richardson Code of Ordinances (i.e., the Subdivision and Development code) connecting the development to public trail systems. (Up to five points.)
- 14) Open space, at least 1,000 square feet in area, to include at least three of the following: cluster of trees, outdoor fireplace, water features, seating areas, picnic tables, barbecue grills, gazebos or other elements as approved by the City Manager. (Ten points; maximum 30 points for the PD.)
- 15) Roof-top amenities (Up to ten points) to be determined by the City Manager.
- 16) Dog park at least 1,000 square feet in area (Ten points)
- 17) Other recreational amenities as approved by the City Manager. (One through ten points, to be determined by the City Manager.)
- 18) It shall be the responsibility of the City Manager to review the proposed recreational amenities and provide a written assessment of their adequacy concurrent with consideration of the Development Plan.
- 19) Open space shall be disposed in such a manner as to ensure the safety and welfare of residents.
- 20) Landscape and other improvements made to the cemetery areas located within Tract 1, may be considered an amenity, eligible for up to ten points as determined by the City Manager.
- 21) Trailhead amenities (Five points, subject to approval by the City Manager)
- 22) Open space and undisturbed tree preservation areas along creeks at least 1,000 square feet in area (Ten points)
- 23) Bicycle racks providing for a minimum of two bicycles per rack with two points of horizontal support per bicycle (One point per rack; five points maximum)

**Sec. 9. Architectural Requirements for Multifamily and Mixed-Use Buildings and Parking Garages.**

The following regulations shall be applicable to multifamily buildings, mixed-use buildings and parking garages.

(a) *Façade Composition.* Buildings shall maintain a façade rhythm of 20 feet to 30 feet along all streets. This rhythm may be expressed by changing materials or color, or by using design elements such as columns and pilasters, or by varying the setback of portions of the building façade.

(b) *Building Orientation.*

- 1) Buildings shall be oriented toward streets where the lot has frontage along streets.
- 2) The primary entrance to buildings shall be located on the street along which the building is oriented.

- 3) At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
- 4) All primary entrances shall be oriented to the sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.

(c) *Windows and Doors.*

- 1) First floor windows shall not be opaque, tinted or mirrored glass.
- 2) Residential buildings fronting on streets or civic/ open spaces, except alleys, shall have transparent windows covering an average of 25% of all of the building's facades.
- 3) Buildings with ground floor uses other than residential shall have transparent storefront windows covering no less than 50% of the façade area along streets or civic/open spaces.

(d) *Roof Form.*

- 1) Buildings shall have simple fronts with minimal articulations with flat or low pitched roofs (2.5:12 or lower) with parapets. Buildings in Tract 1 may have pitched roofs up to 12:12.
- 2) Corner hip roof elements and gable accents at the parapet may be permitted.
- 3) Projecting mansard roofs shall not be permitted.

(e) *Parking Structures.*

- 1) Parking structure facades on all streets shall be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal articulation (aligning with horizontal elements along the block).
- 2) Where above ground structured parking is located at the perimeter of a building with frontage along any street, screening shall be achieved through the use of liner units where possible. Where liner units are not possible, garage screening may be achieved through louvers or other approved screening elements that cover a minimum of 50% of all portions of the exposed parking structure along the street in Tract 1. In Tract 2 and Tract 3 vehicles on all levels shall be completely screened from public view at street level.
- 3) When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage and glazing.

**Sec. 10. General Miscellaneous Regulations**

- a) *Masonry.* For purposes of this planned development, "masonry" shall include brick, stone, stucco utilizing a three-step process, vertically and/or horizontally articulated architectural pre-cast concrete panels, cast stone, rock, marble, and granite.
- b) *Public Realm.* Sidewalks shall be provided along all streets and maintain at least six (6) feet of clear pedestrian space (i.e., not encroached by trees, street furniture, above-grade utilities, etc.)

- c) *Street Trees.* Street trees shall be provided along all streets at a spacing of not less than fifty (50) feet on center.
- d) *Phased Development.* Phased development shall require approval of a phasing plan showing conceptual locations for utilities and infrastructure for the entire tract either prior to Development Plan approval or at time of Phase I Development Plan approval.
- e) *Access for Tract 1.* A maximum of two (2) curb cuts are permitted along Routh Creek Parkway frontage between the east-west creek and the north boundary of Tract 1. Two points of access shall not be required for development on the parcel of land within Tract 1 that is north of the east-west Flood Zone and east of Routh Creek Parkway subject to the approval of the City Manager and provided that the entrance to the parcel is located and designed to make use of the existing median opening in Routh Creek Parkway; is constructed as a divided driveway of sufficient width to provide emergency vehicle ingress and egress via either side of the driveway median in the event one side is blocked or obstructed; and, should the development require use of a call box, key pad or is similarly restricted, additional pavement width must be provided adequate to ensure that vehicles making use of such facilities can be accommodated wholly outside required fire lanes .
- f) *Minor Modifications.* The City Manager shall have the authority to approve minor modifications to the Conceptual Site Plan and Development Plans approved within or required by this Ordinance. For purposes of this planned development, a minor modification shall be defined as (i) a change to a footprint of a building in which the proposed footprint remains within the building envelope, and (ii) except as otherwise provided in (i), a change which does not increase the building coverage, floor area ratio or residential density of the planned development by more than 10%, does not decrease any of the specified area regulations or parking ratios, nor substantially changes the access or circulation on or adjacent to the site.
- g) *Tree Survey.* A tree survey shall not be required for any approval process required for the development of any portion of the Property; provided, however, that no trees shall be removed from the Property prior to approval of a Development Plan, except as may be necessary to selectively clear undergrowth or remove diseased or damaged trees in order to better sustain the health of the larger forested area until such time that Development Plan approval is required or except as otherwise approved by the City Manager or his designee.
- h) *Signage.* All signage shall comply with Chapter 18 (Sign Code) of the City of Richardson Code of Ordinances, as amended, except that in lieu of compliance with Chapter 18, a "Sign Package" may be submitted for any tract or portion of a tract to establish unique sign standards including size, color, type, design and location for review and approval by the City Plan Commission. In evaluating a Sign Package, the City Plan Commission shall consider the extent to which the application:
- 1) Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
  - 2) Enhances the compatibility of signs with the architectural and site design features with the development;

- 3) Encourages signage that is in character with planned uses thus creating a unique sense of place; and
- 4) Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

**SECTION 3.** That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

**SECTION 4.** That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this ordinance shall remain in full force and effect.

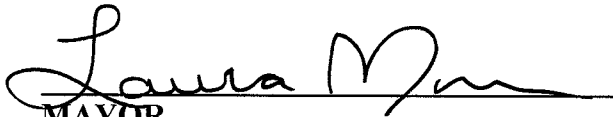
**SECTION 5.** That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 6.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 8<sup>th</sup> day of  
December, 2014.

APPROVED:

  
MAYOR

APPROVED AS TO FORM:

  
CITY ATTORNEY  
(PGS:12-3-14:TM 69344)

CORRECTLY ENROLLED:

  
CITY SECRETARY



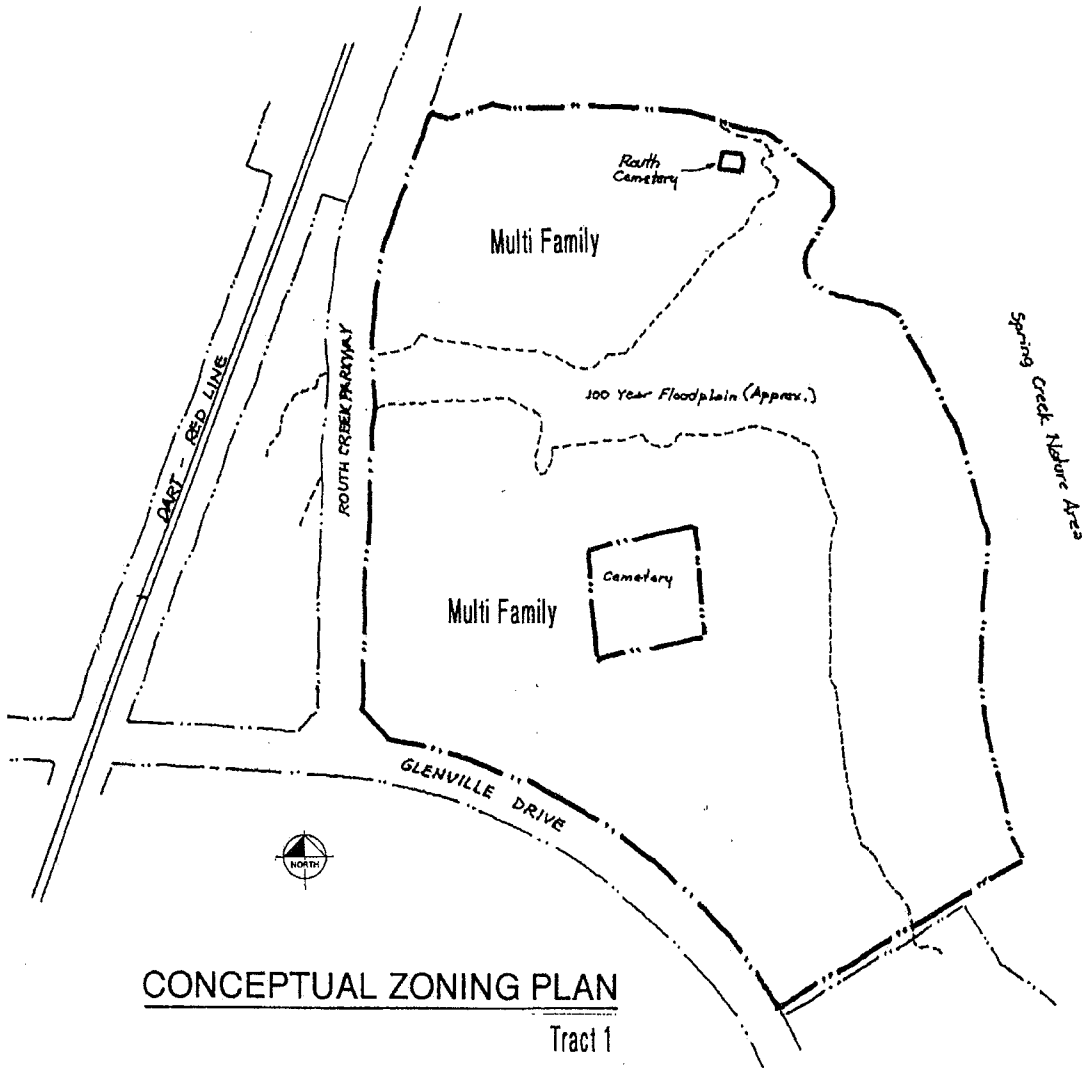
**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

**PROPERTY DESCRIPTIONS FOR TRACTS 1 THRU 3  
DELETED BY STAFF TO CONDENSE ORDINANCE MATERIAL**



EXHIBIT "B" (1 OF 3)



CONCEPTUAL ZONING PLAN

Tract 1

Kimley»»Horn

EXHIBIT "B" (2 OF 3)

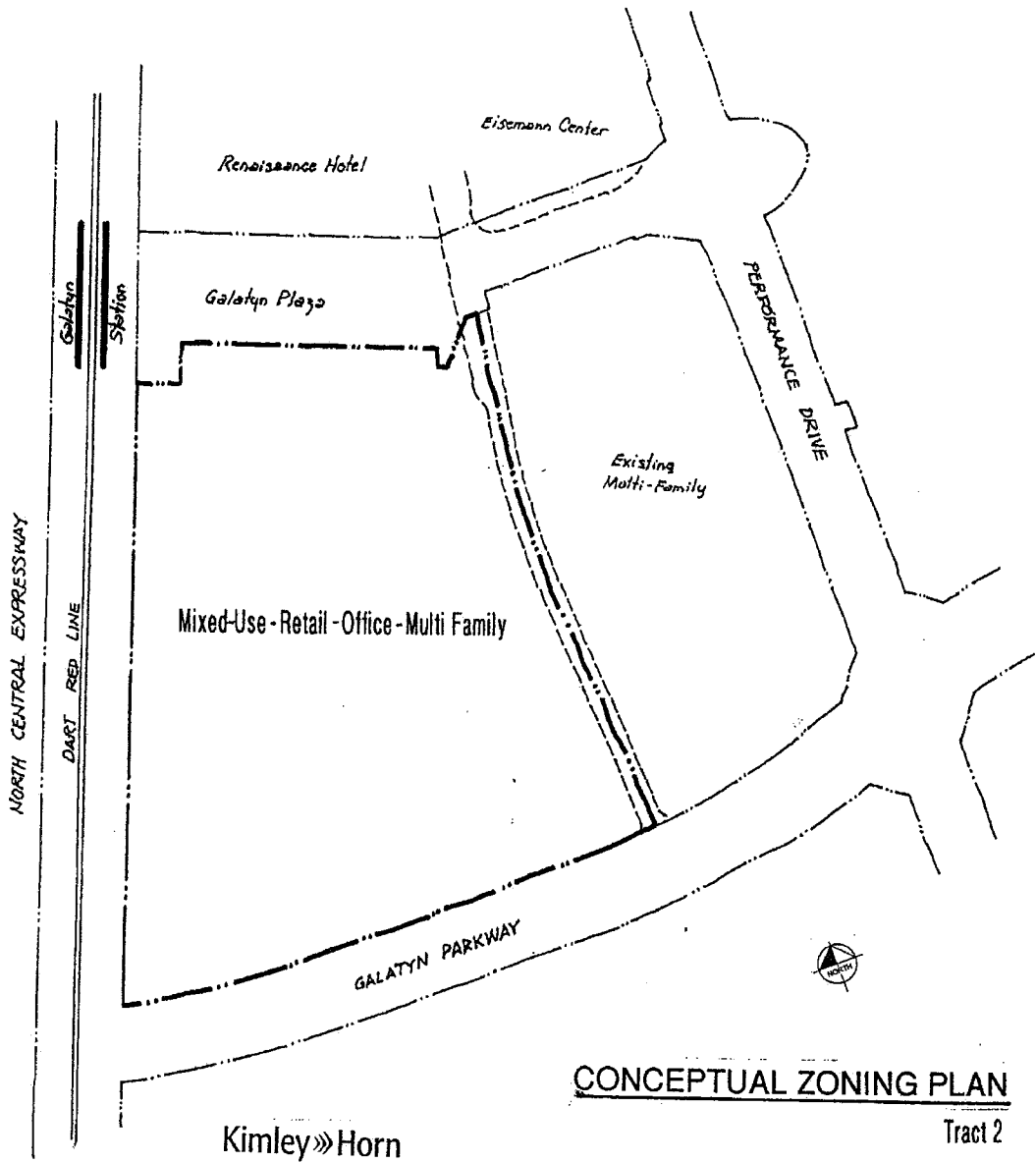
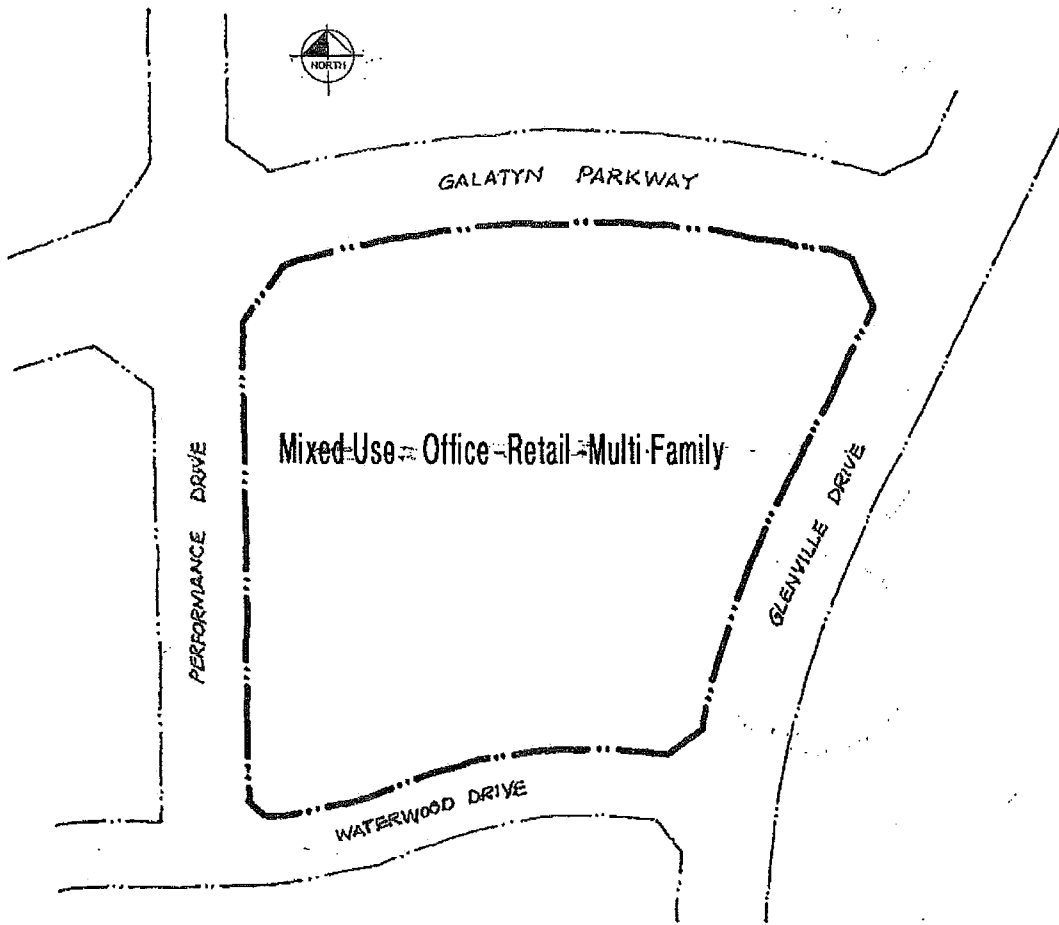


EXHIBIT "B" (3 OF 3)



CONCEPTUAL ZONING PLAN

Tract 3

Kimley»Horn



## Legacy Galatyn Park Station Applicant Statement

On behalf of Legacy Partners, I am pleased to submit this applicant statement for development of a luxury multifamily community in the Galatyn Park area of Richardson, Texas.

Legacy Partners, a privately held real estate firm founded in 1968 and headquartered in the San Francisco Bay Area, owns, develops and manages multifamily communities throughout the United States. Legacy has regional offices in California, Colorado, Florida, Texas, and Washington and has developed more than 60,000 apartment homes in Arizona, California, Colorado, Nevada, Oregon, Texas, and Washington. Since inception, Legacy has created long-term partnerships with some of the world's largest and most sophisticated financial institutions, life insurance companies, and real estate companies, consistently delivering exceptional results.

With a long history of unique and award-winning development projects, we belong on the shortlist of highly capable multifamily developers. We design and build apartment homes with up-to-date technologies and building design techniques that meet the evolving needs of each market, resulting in inspiring communities that create the feeling of home and an exceptional living experience for our residents and return value to our investors. Our approach is hands-on, innovative and returns-driven. From market analysis and site selection to project financing and site plan development, we do it well.

Legacy Partners provides management services for its own portfolio, as well as other owners. Combined, Legacy Partners manages a portfolio of over 60 multifamily communities with more than 14,000 apartment homes with a gross value in excess of \$2 billion.

Legacy Partner's key personnel have extensive experience in the DFW market—and specifically Richardson—developing over 12,000 apartment homes in DFW, including almost 2,000 apartment homes in the City of Richardson.

Legacy Partner's proposed development on the 3.6-acre site at 2351 Plaza Boulevard will be a Class A++ high density, +/- 360 apartment home luxury multifamily community featuring urban-style architecture with extensive amenities and quality upgraded interiors to attract more affluent and discerning renters, who are desirous of a true live, work and play environment within a transit-oriented development.

The site design will take cues from the context of neighboring communities, the Eisemann Center, the Galatyn Park DART Station and the adjoining Plaza at Galatyn Park. In partnership with the City of Richardson through a development agreement, all parking spaces on the lower level of the structured garage will be dedicated for public use and can be utilized for performances and events at the Eisemann Center. The community will also help activate the plaza, sidewalks and streetscape through thoughtful design and incorporation of amenities such

as live/work units facing the plaza, brownstone style homes along Plaza Boulevard, business center and clubhouse, resident coffee bar, state of the art fitness center, yoga studio, and access to the Central Trail to help create a vibrant village feel.

The apartment home amenities will include top of market offerings such as side-by-side refrigerator with icemaker, kitchen islands with granite or quartz countertops, stylized hardwood flooring, urban 10 foot ceilings, separate glass-enclosed showers, full sized washer/dryer in all homes and a designer appliance package.

The community and apartment home designs will help the Galatyn Park Station Area of Richardson create a place that is sustainable, livable, vibrant and walkable supporting pedestrian amenities and transit ridership.

The proposed development intends to meet the standards set forth in the Planned Development Ordinance No. 4093 with only one amendment to increase the total number of multifamily units permitted from 1,850 to 2,000 units.

We look forward to working together again; we will continue to serve as a good partner for the City of Richardson.

Very truly yours,

A handwritten signature in blue ink that reads "Matt Brendel". The signature is fluid and cursive, with the first name "Matt" and last name "Brendel" clearly legible.

Matt Brendel, Senior Managing Director



# Notice of Public Hearing

## City Plan Commission

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

### PLANNED DEVELOPMENT AMENDMENT

**File No.** ZF 20-11  
**Applicant** Matt Brendel, Legacy Partners  
**Location:** (See map on reverse side)  
**Request:** **ZF 20-11 PD Planned Development – Galatyn Park Station:**  
Consider and act on a request to change the zoning on 3.62 acres located at 2300 Plaza Boulevard; southwest corner of Performance Court and Plaza Boulevard by amending the existing PD Planned Development to increase the number of multi-family units allowed.  
*Property Owner: Marc A. Simpson, Galatyn Properties, Ltd. Staff: Sam Chavez*

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

**TUESDAY, AUGUST 4, 2020**  
**7:00 p.m.**

*THE CITY PLAN COMMISSION MEETING WILL BE HELD VIA VIDEOCONFERENCE, WITH THE CITY PLAN COMMISSION, SUPPORTING STAFF, AND THE PUBLIC PARTICIPATING REMOTELY. MEMBERS OF THE PUBLIC ARE ENCOURAGED TO WATCH CITY PLAN COMMISSION MEETINGS ONLINE OR ON CABLE.*

*CITIZENS ARE ENTITLED TO PARTICIPATE IN ZONING PUBLIC HEARINGS REMOTELY. **TO PARTICIPATE REMOTELY, PLEASE CALL (972) 997-0297 DURING THE MEETING.** DUE TO A 30 SECOND TO 1 MINUTE DELAY IT IS RECOMMENDED TO LISTEN ON YOUR PHONE AND MUTE ALL OTHER AUDIO SOURCES IF YOU WISH TO SPEAK.*

*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 5 minutes will be allocated to each person in favor of the request for purposes of addressing the City Plan Commission. A maximum of 5 minutes will also be allocated to each person in opposition to the request.

Persons who 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>.

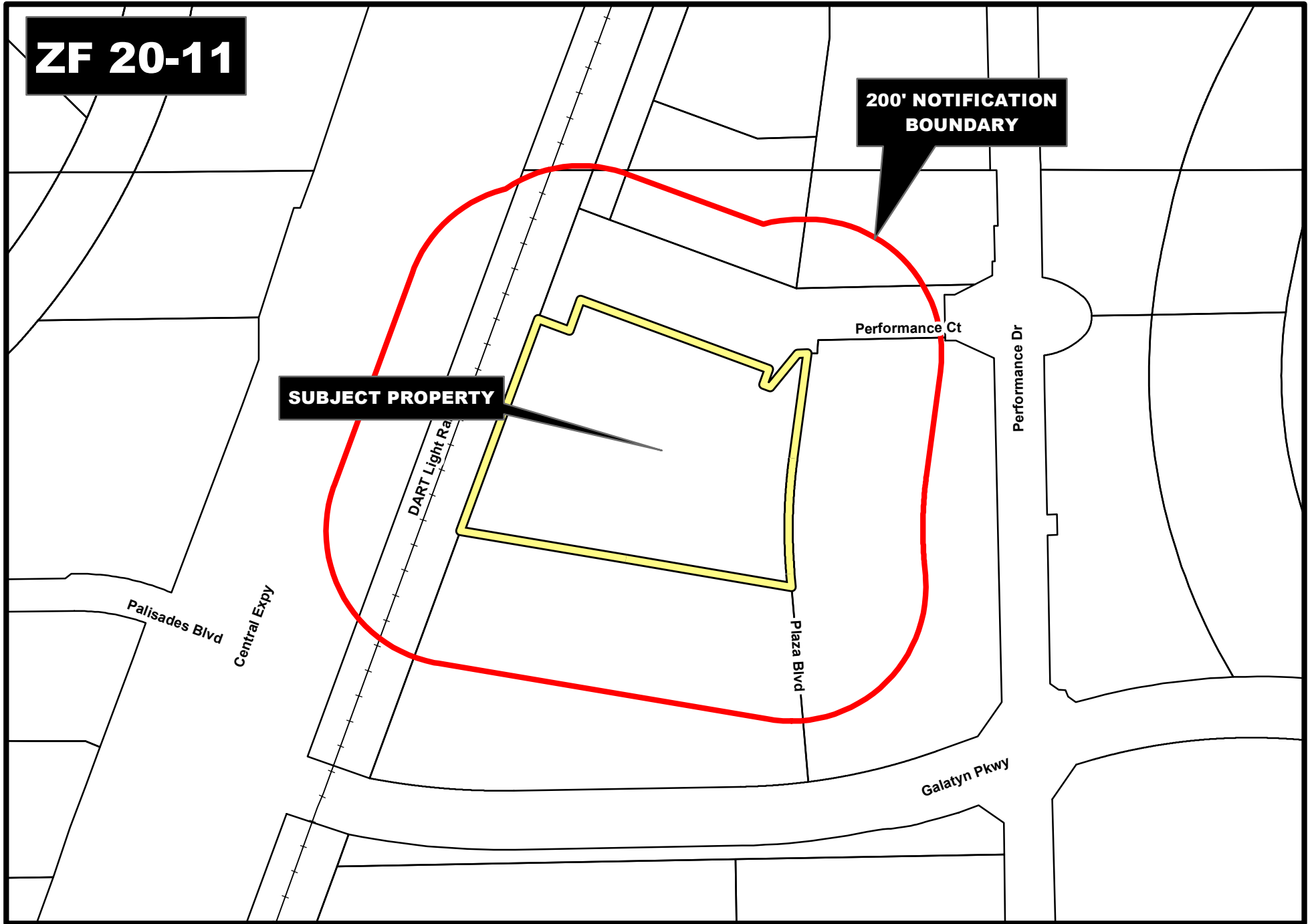
For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 20-11.

Date Posted and Mailed: July 24, 2020

**ZF 20-11**

**200' NOTIFICATION  
BOUNDARY**

**SUBJECT PROPERTY**



**ZF 20-11 Notification Map  
PD Planned Development  
Galatyn Park Station**

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.



DALLAS AREA RAPID TRANSIT  
PO BOX 660163  
DALLAS, TX 752660163

RICHARDSON HAMMONS LP  
STE 40012735 MORRIS RD EXT STE 400  
ALPHARETTA, GA 30004

GALATYN PARTNERS LP D  
PO BOX 59109  
NASHVILLE, TN 37205

GALATYN PROPERTIES LTD  
47 HIGHLAND PARK VLG STE 20  
DALLAS, TX 75205

RICHARDSON CITY OF  
411 W ARAPAHO RD STE 204  
RICHARDSON, TX 75080

RICHARDSON CITY OF  
TAX DEPT SUITE 101411 W ARAPAHO  
RD SUITE 101  
RICHARDSON, TX 75080

DD GALATYN 4 8 LLC  
% DAVIS DEVELOPMENT INC  
403 CORPORATE CTR DR STE 20  
STOCKBRIDGE, GA 30281  
Richardson ISD  
TAX Office  
420 S. Greenville Ave  
Richardson, TX 75081

RICHARDSON CITY OF  
TAX DEPT SUITE 101  
411 W ARAPAHO RD SUITE 101  
RICHARDSON, TX 75080

DART  
PO BOX 660163  
DALLAS, TX 75266

RICHARDSON CITY OF  
TAX DEPT SUITE 101  
411 W ARAPAHO RD SUITE 101  
RICHARDSON, TX 75080

**ZF 20-11**  
**Galatyn Station**