

# **City of Richardson City Plan Commission Agenda Packet May 17, 2011**

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**AGENDA**  
**CITY OF RICHARDSON - CITY PLAN COMMISSION**  
**MAY 17, 2011**  
**7:00 P.M.**  
**CIVIC CENTER – COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 6:00 P.M.** Prior to the regular business meeting, the City Plan Commission will meet with staff in the East Conference Room, located on the first floor, to receive a briefing on:

- A. Agenda items**
  - B. Staff Reports.**
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**MINUTES**

1. **Approval of minutes of the regular business meeting of May 3, 2011.**

**PUBLIC HEARINGS**

2. **Replat of the Crystal Creek Addition (continued from May 3, 2011 meeting):** A request for approval of a replat for the Crystal Creek Addition, being a replat of Lot 1, Block 1 of the Swordglisten Addition and 11.03-acres of unplatted property. The site is located on the east side of Holford Road, south of Chainhurst Drive and is zoned (PD) Planned Development for the R-1100-M Residential District. Applicant: Syed Hussain, representing First Crescent Enterprises, LLC. *Staff: Israel Roberts.*
3. **Zoning File 11-07:** A request Thomas Yakoob, representing Majesty Auto Glass, for a Special Permit for a “motor vehicle repair shop – minor” for an auto glass repair shop at 819 W. Arapaho Road, south side of Arapaho Road between West Shore Drive and Newberry Drive. The property is currently zoned C-M Commercial. *Staff: Chris Shacklett.*

**DEVELOPMENT PLANS**

4. **Common Area Landscape Plan for Crystal Creek:** Request for approval of a Common Area Landscape plan for the Crystal Creek Addition. The site is located on the east side of Holford Road, south of Chainhurst Drive and is zoned (PD) Planned Development for the R-1100-M Residential District. Applicant: Syed Hussain, representing First Crescent Enterprises, LLC. *Staff: Israel Roberts.*
5. **Variance 11-07, 1381 Lake Park Way:** A request for an approval of a variance from Article III, Section 21-52(i), *Off-Street Parking*, for a reduction in parking for a 9,970 square foot multi-tenant center. The site is located at 1381 Lake Park Way, on the south side of Lake Park Way, east of Coit Road. Applicant: Thach Le, representing ATT and Co. LLC. *Staff: Israel B. Roberts.*

**ADJOURN**

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

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, May 13, 2011.

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Kathy Welp, Executive Secretary

# **Staff Reports**



# Development Status Report

City of Richardson, Texas ♦ Development Services Department

Updated: May 12, 2011

#	Name/Location	Project Information	Status
<b>ZONING/SPECIAL PERMITS</b>			
1	ZF 11-04 West Spring Valley PD North of Spring Valley Rd. between Coit Rd. and Central Expy.	A request by the City of Richardson to rezone approximately 198 acres north of West Spring Valley Road, between Coit Road and Central Expressway, extending north to Dumont Drive, from PD, A-950-M, D-1400-M, R-1500-M, LR-M(1), LR-M(2), C-M, O-M and MU to PD Planned Development.	<b>City Plan Commission</b> April 19, 2011 <i>Recommended Approval</i>  <b>City Council</b> May 9, 2011 <i>Approved</i>
1	MTP 11-01 West Spring Valley Corridor North of Spring Valley Rd. between Coit Rd. and Central Expy.	Amend the Master Transportation Plan to add an east/west collector street between Weatherred Drive and Central Expressway, north of West Spring Valley Road.	<b>City Plan Commission</b> April 19, 2011 <i>Recommended Approval</i>  <b>City Council</b> May 2, 2011 <i>Approved</i>
2	MTP 11-02 Bush Turnpike Station District NW of E. Renner Rd. and N. Plano Rd.	A request by the City of Richardson to amend the Master Transportation Plan and Comprehensive Plan to add the Cotton Belt rail corridor as a Regional Rail Transit Corridor, adjust the alignment of Routh Creek Drive, add an east/west collector between North Plano Road and Routh Creek Drive north of East Renner Road, add a north/south collector street between the State Highway 190 Access Road and West Renner Road east of the US 75 Access Road, add a north/south collector street between the State Highway 190 Access Road and Infocom Drive west of the DART Red Line rail corridor, and add a north/south collector street between the State Highway 190 Access Road and the new east/west collector street west of North Plano Road, and remove the designated grade separated intersection at North Plano Road and East Renner Road.	<b>City Plan Commission</b> April 19, 2011 <i>Recommended Approval</i>  <b>City Council</b> May 9, 2011 <i>Approved</i>
3	ZF 11-05 QuikTrip 520 W. Belt Line Rd.	A request by JD Dudley, representing QuikTrip to revoke Ordinance 3802, a Special Permit for a motor vehicle service station, and to request a new Special Permit for a motor vehicle service station with modified development standards on the east side of Inge Drive, between Belt Line Road and Lockwood Drive. The property is currently zoned C-M Commercial.	<b>City Plan Commission</b> May 3, 2011 <i>Recommended Approval</i>  <b>City Council</b> June 13, 2011 <i>Tentative</i>





# Development Status Report

City of Richardson, Texas ♦ Development Services Department

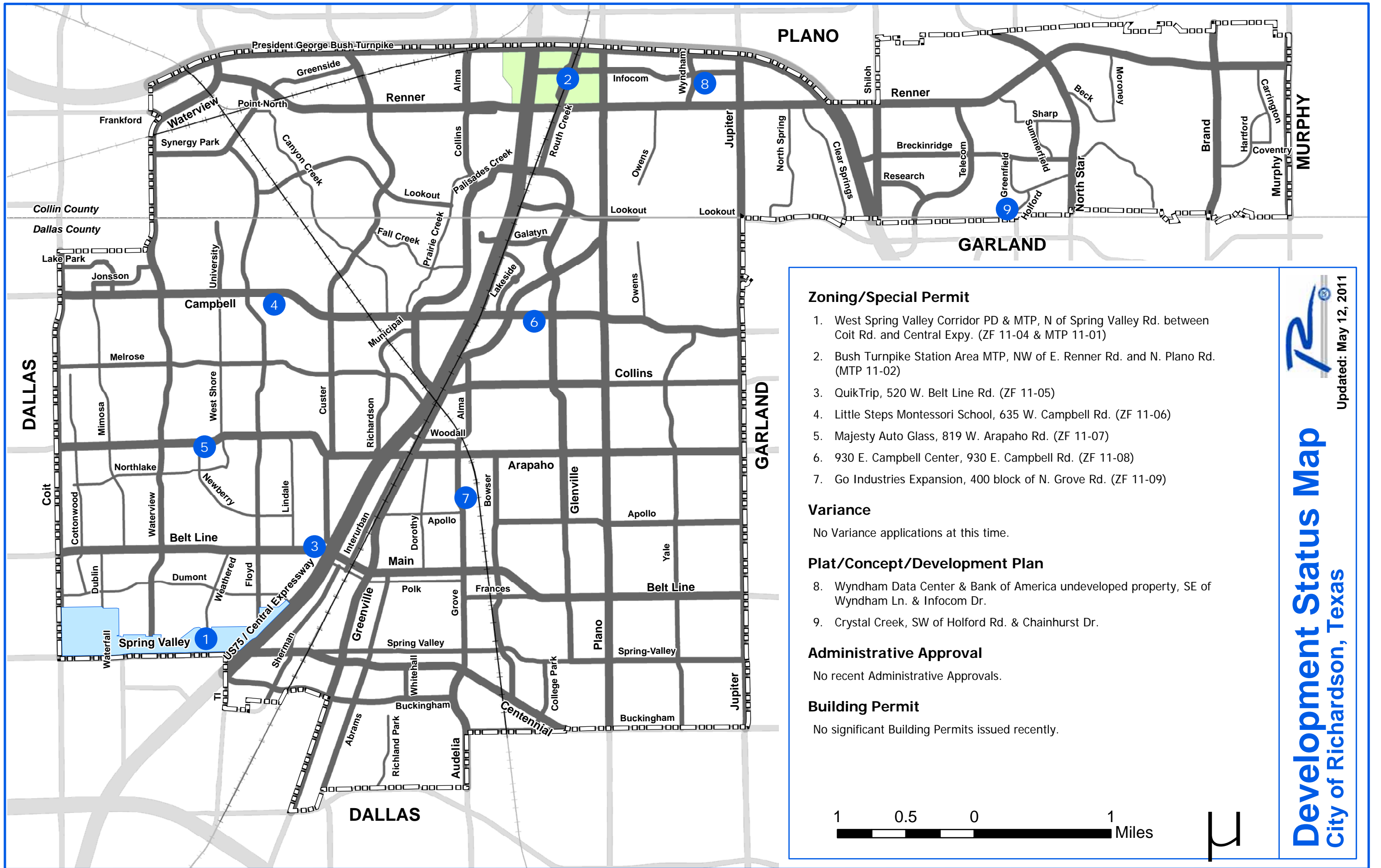
#	Name/Location	Project Information	Status
<b>ZONING/SPECIAL PERMITS (CONT'D)</b>			
4	ZF 11-06 Little Steps Montessori School 635 W. Campbell Rd.	A request by Smitha Puppala & Madhuri Siddabhattuni, representing Little Steps Montessori School, to revoke Ordinance 3524, a Special Permit for a childcare center, and to request a new Special Permit for a childcare center at 635 W. Campbell Road (southwest corner of Campbell Road and Nantucket Drive). The property is currently zoned LR-M(2) Local Retail.	<b>City Plan Commission</b> May 3, 2011 <i>Recommended Approval</i>  <b>City Council</b> June 13, 2011 <i>Tentative</i>
5	ZF 11-07 Majesty Auto Glass 819 W. Arapaho Rd.	A request by Thomas Yakoob, representing Majesty Auto Glass, for a Special Permit a motor vehicle repair shop—minor for an auto glass repair shop at 819 W. Arapaho Road (south side of Arapaho Road, between West Shore Drive and Newberry Drive). The property is currently zoned C-M Commercial.	<b>City Plan Commission</b> May 17, 2011
6	ZF 11-08 930 E. Campbell Center 930 E. Campbell Rd.	A request by Graham Irvine, representing JAH Realty, LP, to allow a maximum 20% of the building square footage to be occupied by incidental retail, restaurant or personal services activities in an office or industrial building in lieu of the maximum 10% allowed in an IP-M(1) Industrial Park district at 930 E. Campbell Road (southwest corner of Campbell Road and Firman Drive). The property is currently zoned IP-M(1) Industrial Park.	<b>City Plan Commission</b> June 7, 2011 <i>Tentative</i>
7	ZF 11-09 Go Industries Expansion 400 block N. Grove Rd.	A request by Wayne Clendening, representing DB Constructors, Inc. to rezone a tract of land located east of Grove Road, west of the KCS Railroad, approximately 550 feet north of Apollo Road from I-M(1) Industrial & I-FP(2) Industrial to I-FP(2) Industrial with modified development standards. The property is currently zoned I-M(1) Industrial & I-FP(2) Industrial.	<b>City Plan Commission</b> June 7, 2011 <i>Tentative</i>
<b>VARIANCES</b>			
		No Variance applications at this time.	



# Development Status Report

City of Richardson, Texas ♦ Development Services Department

PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
#	Name/Location	Project Information	Status
8	Wyndham Data Center SE of Wyndham Ln. & Infocom Dr.	A request for approval by Bank of American for a revised landscape plan for the existing 114,688 square foot data center. The 7.38-acre site is located at the southeast corner of Wyndham Lane and Infocom Drive.	<b>City Plan Commission</b> May 3, 2011 <i>Approved</i>
8	Bank of America SE of Wyndham Ln. & Infocom Dr.	A request for approval by Bank of America for site and landscape plans for the 4.41-acre undeveloped site located south of the existing data center at the southeast corner of Wyndham Lane and Infocom Drive.	<b>City Plan Commission</b> May 3, 2011 <i>Approved</i>
9	Crystal Creek SW of Holford Rd. & Chainhurst Dr.	A request for approval of a replat of Lot 1, Block 1, of the Swordglisten Addition and 11.03-acres of unplatted property for the development of a 35-lot single-family detached subdivision. The site is located on the west side of Holford Road, south of Chainhurst Drive.	<b>City Plan Commission</b> May 17, 2011 <i>Continued from the May 17, 2011 CPC Meeting</i>
ADMINISTRATIVE APPROVALS			
		No recent Administrative Approvals.	
RECENTLY ISSUED BUILDING PERMITS			
		No recent Building Permits.	



**Zoning/Special Permit**

1. West Spring Valley Corridor PD & MTP, N of Spring Valley Rd. between Coit Rd. and Central Expy. (ZF 11-04 & MTP 11-01)
2. Bush Turnpike Station Area MTP, NW of E. Renner Rd. and N. Plano Rd. (MTP 11-02)
3. QuikTrip, 520 W. Belt Line Rd. (ZF 11-05)
4. Little Steps Montessori School, 635 W. Campbell Rd. (ZF 11-06)
5. Majesty Auto Glass, 819 W. Arapaho Rd. (ZF 11-07)
6. 930 E. Campbell Center, 930 E. Campbell Rd. (ZF 11-08)
7. Go Industries Expansion, 400 block of N. Grove Rd. (ZF 11-09)

**Variance**

No Variance applications at this time.

**Plat/Concept/Development Plan**

8. Wyndham Data Center & Bank of America undeveloped property, SE of Wyndham Ln. & Infocom Dr.
9. Crystal Creek, SW of Holford Rd. & Chainhurst Dr.

**Administrative Approval**

No recent Administrative Approvals.

**Building Permit**

No significant Building Permits issued recently.



# **Agenda**

## **Item 1**

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – MAY 3, 2011**

The Richardson City Plan Commission met May 3, 2011, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** Bill Hammond, Vice Chair  
Janet DePuy, Commissioner  
Marilyn Frederick, Commissioner  
Barry Hand, Commissioner  
Jim Henderson, Commissioner  
Thomas Maxwell, Alternate

**MEMBERS ABSENT:** David Gantt, Chairman  
Gerald Bright, Commissioner  
Don Bouvier, Alternate

**CITY STAFF PRESENT:** Sam Chavez, Asst. Director of Dev. Svcs. – Planning  
Susan Smith, Asst. Director of Dev. Svcs. – Dev. & Engr.  
Israel Roberts, Development Review Manager  
Chris Shacklett, Planner  
Mohamed Bireima, Planning Technician  
Kathy Welp, Executive Secretary

**BRIEFING SESSION**

Prior to the regular business meeting, the Plan Commission met with staff to receive a briefing on:

**A. Agenda Items**

The Commission was briefed on the agenda items. No action was taken.

**B. Staff Reports**

The Commission was briefed on upcoming development items. No action was taken.

**MINUTES**

**1. Approval of the minutes of the regular meeting of April 19, 2011.**

Commissioner Henderson requested to have additional information added to the discussion of the motion for Zoning File 11-04, and Vice Chair Hammond pointed out a typographical error.

**Motion:** Commissioner Henderson made a motion to approve the minutes as amended; second by Commissioner Hand. Motion passed 6-0.

### **CONSENT AGENDA**

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

2. **Revised Landscape Plan for Bank of America Wyndham Data Center:** A request for approval by Bank of America for a revised landscape plan for the existing 114,688 square foot data center. The 7.38-acre site is located at the southeast corner of Wyndham Lane and Infocom Drive.
3. **Site and Landscape Plans for Bank of America (Undeveloped Site):** A request for approval by Bank of America for site and landscape plans for the 4.41-acre undeveloped site located south of the existing datacenter at the southeast corner of Wyndham Lane and Infocom Drive.

**Motion:** Commissioner Hand made a motion to approve the Consent Agenda as presented; second by Commissioner DePuy. Motion passed 6-0.

### **PUBLIC HEARINGS**

4. **Replat of Crystal Creek Addition:** A request for approval of a replat of Lot 1, Block 1, of the Swordglisten Addition and 11.03-acres of unplatted property for the development of a 35-lot single-family detached subdivision. The site is located on the west side of Holford Road, south of Chainhurst Drive.

Mr. Roberts reported that the applicant was requesting a continuance to the May 17, 2011, City Plan Commission meeting to allow more time to work on drainage and water quality issues.

Vice Chair Hammond stated his understanding was to open the public hearing then take a motion to continue to the next Commission meeting; therefore, he opened the public hearing.

No comments were made in favor or opposed, and the public hearing remained open.

**Motion:** Commissioner Frederick made a motion to continue Item 4, Replat of Crystal Creek Addition, to the May 17, 2011, meeting; second by Commissioner Henderson. Motion passed 6-0.

5. **Zoning File 11-05:** A request by JD Dudley, representing Quik Trip, to revoke Ordinance 3802; a Special Permit for a motor vehicle service station, and to request a new Special

Permit for a motor vehicle service station with modified development standards on the east side of Inge Drive, between Belt Line Road and Lockwood Drive.

Mr. Shacklett advised that the applicant was requesting the revocation of the previous ordinance and the issuance of a new Special Permit for a 5,668 square foot convenience store with 10 double-sided gas pumps. He noted that the applicant had been able to acquire additional property north of their site, which would allow the applicant to proceed with their Generation 3 store layout and add another 2 double-sided gas pumps.

Mr. Shacklett pointed out some of the new features noting that there would be an additional entrance to the property on Inge Drive; an increase to the buffer along Belt Line Road from 6-1/2 feet to 10-1/2 feet at the narrowest point, and fifteen feet for the remainder of the frontage area; an increase to the buffer along Inge Drive to 10-1/2 feet; and a minimum 17-foot landscape buffer along Lockwood Drive. He added that there would also be a rear driving aisle and the new Generation 3 store design would include additional entrances on the east and west sides of the building.

Shacklett highlighted some of the development standards that had been discussed with the applicant:

- Belt Line Entrance – originally a 28-foot throat depth approved in 2010; however, that was less than what would typically be required along Belt Line. The adjacent property owner, Burger Street, had made it known that they did not want to jeopardize the traffic movement at the adjoining entrance so the staff has recommended a new design to extend the landscape island to the west utilizing a mountable curb, as well as stamped concrete at the drive-thru exit. This redesign would provide visual separation between the drive-thru exits, direct vehicles to right and left turn exit lanes and that there was one-way traffic movement only.
- Northern Driving Aisle – the new design provides 360-degree circulation around the building with additional parking on the north side. On the south side, the applicant widened the driveway from 30 to 35 feet at the City's request to provide the full 24-foot fire lane with an 11-foot loading/unloading area. However, staff suggested extending the landscape islands on the northeast and northwest corners of the building to create a buffer between the loading zone and the driving aisle.
- East/West Driving Aisles – based on the applicant's corporate policies, they were requesting driving aisles 30 to 35 feet wide, but staff had suggested reducing the width to 24 feet because it would not encourage larger vehicles to park in the aisles while utilizing the convenience store and eliminate some of the concrete and use that area for landscaping.
- Landscape Islands – staff suggested the applicant extend the landscape island along the eastern property line to the edge of the fire lane so there would be no question as to the

area inside or outside the fire lane, and it would be more visible to drivers indicating there was no access between the subject property and the property to the east.

- Access Easement – at the northeast corner of the property, the applicant had purchased a strip of land from the adjoining property owner as an access easement and staff suggested that rather than having an access easement, the property line should follow the edge of the driving aisle.
- Bollards – Quik Trip (QT) is known for using bollards and curbless designs around their store to better comply with Americans with Disabilities Act (ADA) and they would be doing so at the current site.
- Signage – in previous discussions there were some questions regarding signage on the building, specifically lighting as it pertained to the sign code and it was determined that the Commission and City Council would have purview over the illuminated bands on the canopies over the three entrances. However, the button signs on the building and the canopy over the gas pumps would be regulated by the City’s Sign Code.

Mr. Shacklett concluded his presentation by stating the applicant was requesting two variances to the City’s Subdivision and Development Code, and one variance from the Comprehensive Zoning Ordinances:

1. Allow reduced internal stacking at the gas pumps as shown on the attached concept plan (Exhibit “B” Chapter 21-59).
2. Waive the requirement for the screening of the rear of a building that backs upon a dedicated street (Chapter 21-47)
3. Allow a dumpster and screening wall within the required 40-foot setback along Lockwood Drive.

Commissioner DePuy asked if the landscape islands would be landscaped with grass or bushes. She also wanted to know the dimensions of landscaping along Lockwood Drive

Mr. Shacklett replied that staff requested they be landscaped with some sort of grass, but more than likely the applicant would use pavers.

Regarding the landscaping along Lockwood Drive, Shacklett noted that the property did not run exactly parallel to Lockwood, but at the western end of the property by Inge Drive it was eighteen feet and widened to twenty-one feet on the eastern end.

Commissioner DePuy asked if the sidewalk itself would be up against Lockwood Drive, and was there any possibility of relocating the sidewalk away from the street so it ran down the middle of the landscaping.



Mr. Shacklett replied that the applicant would remove the existing sidewalk and replace it with new concrete, and there was a street easement 10 feet back of the curb so the thought was to keep the sidewalk in the public right-of-way; however, the applicant was able to provide a wider sidewalk along Inge Drive.

Commissioner Henderson asked if any consideration had been given to having entrance/exit along Lockwood Drive because it might provide better access to the frontage road of Central Expressway. He also wanted to know if the applicant had reached an agreement for an access easement in the northeast corner of the property.

Mr. Shacklett replied that in the original design there was a driveway off Lockwood Drive, but staff had a concern that it might be used as a cut through for vehicular traffic.

Regarding an access easement, Mr. Chavez replied that the applicant was negotiating with the adjacent property owner for an access easement so the driving aisle on the east side of the building would be partially located on QT's property and the proposed curb and landscape area along the driving aisle would prevent any vehicles from cutting through to Lockwood Drive.

Commissioner Maxwell asked to view the aerial photograph to clarify the access easement between the two properties. He also wanted to know if there was the potential for the building to the north to be torn down and rebuilt.

Mr. Shacklett replied that the property north of the applicant, 509-519 Lockwood Drive, had been a single platted lot with two buildings and a newly constructed parking lot that would supply sufficient parking for both buildings. When the owner of that property sold the western portion of the property to QT, it left a single office building and adjacent canopy on the remaining land. The owner of the land has been reviewing his options to tear down the canopy and add another office building, and the current parking would provide the needed spaces.

Commissioner Hand asked if the item before the Commission was a concept plan or development plan.

Mr. Shacklett replied that the request was similar to a site plan, but it was a Special Permit that would have zoning exhibits attached (Exhibit B and Black/White Elevations) and, if approved, the applicant would have to comply with the exhibits when they came back for the development plan process. He added that if the Commission wanted to make any changes to the exhibits, now would be the time to do so.

Commissioner DePuy stated she felt that an entrance/exit off Lockwood Drive would possibly cause a problem with larger trucks and that Inge Drive and Belt Line Road provided sufficient access to the property.

Vice Chair Hammond asked for clarification on the “notched” piece of property in the northeast corner of the applicant’s submittal. He also wanted to confirm if the property would have to be replatted.

Mr. Shacklett replied that they would have to replat not only the applicant’s property once the sale was finalized, but the previous owner’s property and the property directly east where the Burger Street restaurant was located.

Regarding the “notched” piece of property, Shacklett noted staff had suggested that QT’s property line should include the notched property as opposed to having just an access easement and that would alleviate any future problems with a driving aisle located on someone else’s property.

With no further questions or comments, Vice Chair Hammond opened the public hearing.

Mr. Joe Domeier, representing QT, 1120 N. Industrial Boulevard, Euless, Texas, stated that in response to the question about the “notched” piece of property, the purchase agreement between QT and the adjacent property owner was contingent upon a shared access agreement between the two properties, which would be recorded simultaneously with the land closing and shown on the plat as an access easement by separate document. He added that the original intent was to have a shared driveway through to Lockwood Drive and to add a temporary curb so if the adjacent property developed further the shared access drive would be available.

Vice Chair Hammond asked for clarification regarding the access; would it be from the QT property to the adjacent eastern property, and if it was QT’s intention to purchase the piece of property in question.

Mr. Domeier replied that QT did not intend to purchase the property but simply to add an access easement, which was common between adjoining developments. He added that initially QT wanted to allow access to the property from Lockwood Drive, but at staff’s suggestion the area was curbed to prevent cut through of vehicular traffic.

Commissioner Henderson asked if the area between the building on the adjoining property and QT’s property would be a driveway, and could the other property owner open up the proposed curb once it was installed.

Mr. Domeier replied that where the existing driveway is located would become part of the QT property and the area between that and the adjacent property/building would be landscape material. Also, if in the future access was needed to the adjacent property, the curb could be removed and the traffic would flow east from QT’s property to the parking lot at the corner of Lockwood Drive and Custer Road, but that could not happen without coming back before the Commission because it would require a site plan revision.

Mr. Shacklett pointed out that the property between the existing building on Lockwood Drive and QT's property was not wide enough for a driveway, and as part of the development plans for QT, the adjacent property to the east, and the Burger Street property would be revised.

Commissioner Frederick asked the applicant if it would help to accept staff's recommendation to enlarge the landscape and curb area to discourage cut through traffic.

Mr. Domeier replied that the adjacent property owner had a concern over setback requirements if that area was enlarged, which could impact the size of their building and their ability to lease the space. He added that QT was currently working on a compromise to keep the seller happy and meet staff's requirements.

Mr. JD Dudley, representing QT, 1120 N. Industrial Boulevard, Euless, Texas, added that the current plans called for curbing only, but what they would like to do is add a 1 to 2 foot raised curb with stamped concrete in lieu of landscaping.

Commissioner Maxwell asked to clarify what was on the property east side of the curb; was it landscaped or paved. He also wanted to know why the dumpster location had been changed from the previous plans and thought it could be moved closer to the building on the east side.

Mr. Domeier replied that there was a sidewalk and the existing canopy east of the curb and a raised stamped curb that would flow into the current grade.

Regarding the dumpster location, Mr. Dudley replied that the dumpster had previously been located at the northwest corner of the site, but they were able to move it to the northeast corner when the entrance/exit to Lockwood Drive was removed. He added that the reason for the angle and position of the proposed dumpster was to allow the trash truck to pull in and back out unimpeded and said they would agree to add extra screening (i.e., shrubs and trees) around the enclosure.

Commissioner Hand complimented the applicant on acquiring more land and combining parcels; however, expressed concern about the design of the building with entrances on the front and both sides, but not on the rear of the building. He added that QT had the advantage of possibly being the "hub" of future retail development and asked if there could be something done to dress up the rear elevation.

Mr. Domeier replied that QT's sales were based on high volume as opposed to high dollar and when looking at possible new designs and what was the next niche in their market – food services, they were faced with adding more entrances to alleviate in-store congestion. He noted that in the new design, the check out area was brought to the front of the building and a food service area would be against the back of the building.

Mr. Dudley pointed out that because of the amount of time and millions of dollars that went into the design of QT's stores, their corporate office was reluctant to make any changes; however, he did note that the corporate office agreed to add brick parapets on all four sides of the building instead of the previously proposed mesh screening.

Commissioner Hand stated he would like to enhance the back of the building with coping QT's signature red and silver stripe and would rather have a brick screening wall with shrubs than look at the proposed rear elevation.

Commissioner DePuy stated she was in favor of the access agreement between QT and the property to the east because it would help the owner develop their property and agreed with most of Mr. Hand's comments about having a more walkable, friendly, retail environment. She added that she did not want large trucks coming and going along Lockwood Drive, was not in favor of a masonry wall, and encouraged the applicant to follow the staff's recommendations regarding the landscape islands along the east and west corners of the rear elevation.

Mr. Domeier replied that their biggest concern were the truck drivers and cited instances where QT had repeatedly asked the drivers not to use the ADA ramps for unloading their products, but they did it any way. He said that the larger vehicles, the 18 wheel trucks, would have problems making the turn around those islands, which would eventually tear up the curb/berm and possibly cause problems with the trucks being outside the loading zone and blocking traffic.

Commissioner DePuy asked to confirm that there would be no outside storage or display.

Mr. Domeier confirmed that if the Commission did not want outside storage they would make sure there would be none.

Commissioner Hand asked why the building was not placed on the lot with the rear of building facing east. He also suggested that additional details could be added to the building to mute the contrast between the front and back elevations, but said he would feel better if the elevations were removed altogether from the item.

Mr. Domeier replied that he was not sure what their corporate office would or would not approve and asked that if the Commission approved the item, the motion would contain wording that they work with staff to come up some solutions.

Mr. Shacklett replied that since the applicant met the City's masonry standards, and if the elevations were not attached to the Special Permit, the applicant could build a simple flat brick box and would not be required to do anything that was proposed on the elevations.

Regarding adding wording to the motion to encourage the applicant and staff to work together, Shacklett suggested the following wording for a special condition: "At the time of

development plans, elevations shall be submitted and approved by City Plan Commission and the City Council.” He explained that if the Commission went forward and accepted the elevations “as is,” and the City Council also approved them, the item would come back before on a Consent Agenda and the Commission would vote to either approve or deny based on whether the elevations did or did not conform to what was approved during the zoning process. However, if the elevations were taken out of the zoning and required at a later time, the Commission would approve them during the development plan process, but then the elevations would have to go to City Council for approval.

Mr. Chavez added that in essence the Commission would extend the approval process by making the applicant come back twice for approvals.

Mr. Dudley noted that the difference between the Generation 2 and 3 stores were the rear pilasters that had been previously approved by the Commission and suggested that those pilasters be added to the motion for approval, which would give him at least two weeks to go back to his corporate office for approval prior to the item coming before the City Council. He added that the Generation 2 store did have a red band on the rear elevation, but the Generation 3 store would not have that same feature.

Commissioner Hand asked why they could not extend the horizontal red band to the rear elevation to help mute the difference between the front and rear elevations.

Mr. Dudley replied that the pilasters on the previously approved elevations would not be the same as those on the proposed elevation; they would match the front of the new design. He asked if the red band was extended to the rear elevations would that be acceptable.

Commissioner Hand replied that it would be acceptable and asked if they could try to do something with the cornice on the raised parapet.

Mr. Chavez suggested that the applicant mimic the cornice from the front elevation to help soften the rear elevation and elevate the landscape berm next to the sidewalk to soften the look of the rear elevation.

Mr. Dudley restated that the corporate office was reluctant to change the design and felt the red band would be something they would not want to add. As far as the parapet in the back matching the front, Dudley advised that he had asked that question and their corporate office denied the request.

Commissioner Frederick asked if the pilasters proposed for the current submittal could mimic the front of the store using the same material.

Mr. Domeier explained that he and Mr. Dudley felt the pilasters were something that their corporate office would approve; however, the cornice had been requested for another market and had been denied.

Commissioner DePuy said she was in agreement with Mr. Domeier's explanation of why the additional islands near the loading zone would not be acceptable, and felt that pilasters would be a good addition to the rear elevation.

Mr. Shacklett asked if the applicant would be able to make some of the changes requested by the Commission and have them back to staff within a week in time for the next Plan Commission meeting on May 17<sup>th</sup>. Also, any item that was approved at the May 17<sup>th</sup> meeting would not be heard at the City Council level until the June 13<sup>th</sup> meeting, as was the case with any item approved at the current meeting.

Mr. Domeier replied that they were under extreme time constraints and would prefer if the Commission decided to approve the item that the motion should contain verbiage stipulating that QT would add pilasters to the rear of the building, and that they would work with staff to be ready for the next City Council meeting.

Mr. Dudley added that if the item was approved at the current meeting, QT would have six weeks to present any changes to their corporate office for approval.

Vice Chair Hammond stated he appreciated that QT was coming to the City of Richardson and was proposing a quality design, but pointed out that even though the last submittal presented some obstacles it was passed with compromises from both sides. Hammond felt that the additional property gave QT a greater ability to comply with the City's ordinance, nevertheless they were objecting to many of the staff's recommendations. He also wanted to know how many employees would be needed at the new location.

Mr. Dudley replied that there would be 8 to 9 employees per shift; however, at shift change there could be fourteen to sixteen employees.

Vice Chair Hammond expressed his concern about the stacking of vehicles at the gas pumps and the fact that the footprint of the building had not been pushed back even though extra land had been acquired and there seemed to be more than adequate parking on the site.

Mr. Dudley replied that in talks with staff and QT's traffic engineer, they felt the intent of the original ordinance was for a smaller scale gas station with congestion issues and said he felt they had addressed those issues with the previous submittal as well as with the current submittal. He added that if the design was changed to meet the original ordinance requirements, it would create a large area of concrete whereas they had taken some of that space and created larger landscape buffers in both the front and the back of the site, which helped to soften the overall look of the project.

Mr. Domeier added they felt the original ordinance was written when gas stations had 2 or 3 pumps and the stacking of vehicle was a major concern; however, the new Generation 3 store plan was designed for the current and future trend of customers not only coming in for gas,

but also for the customer who would be making use of the food services section of the store and staying longer. He added that additional concrete was not a cost concern and cited other QT stores where larger areas of concrete had been built and how the appearance or look of the design was not as aesthetically pleasing as the proposed concept.

Vice Chair Hammond thanked Mr. Domeier for his explanation and wanted to note that he concurred with the applicant that putting entrances in both front and back would lead to the loss of operational floor space, but felt the rear elevation could have a little more decorative appeal.

Commissioner Henderson asked if the store would operate for 24 hours, was the gas delivered by QT's own vehicles, and did they control when the gas trucks arrived.

Mr. Domeier replied that the store would operate 24 hours per day and QT did have their own gas trucks, but need determined when the trucks would arrive.

Mr. Dudley added that QT store personnel would monitor the storage tanks and the gas delivery trucks usually came late at night or early in the morning, but if there happened to be a large volume of gas sales and a truck was needed during the day it would be delivered at that time.

Mr. Shacklett stated that if a motion was made in favor of the item, the Commission might want to add that the elevations were approved subject to the addition of the pilasters to the north elevation as well as the prohibition of outside storage or display of merchandise in addition to the conditions mentioned in the staff report.

With no further comments in favor or opposed, Vice Chair Hammond closed the public hearing.

**Motion:** Commissioner DePuy made a motion to recommend approval of Zoning File 11-05 as presented with the following additional conditions: pilaster to be added at rear of building to mimic the front elevation, as well as no outside storage or display.

Commissioner Hand asked Ms. DePuy to amend her motion to require metal cornices at the raised corners of the buildings. He added that he was aware the applicant's corporate office may not want to make the change, but thought it should be added to the motion.

Mr. Chavez replied that if Mr. Hand's request was added to the motion and the applicant's corporate office would not make the change, the item would have to come back before the Commission before it could proceed to City Council for approval.

Commissioner DePuy declined to amend her motion.

Commissioner Frederick asked Ms. DePuy to amend her motion to add a requirement for landscape islands along the driveway at the northeast corner of the property.

Commissioner DePuy agreed to amend her motion.

Mr. Shacklett asked to clarify the motion as follows:

1. Ordinance 3802 shall be repealed.
2. A motor vehicle service station shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
3. The motor vehicle service station shall be constructed in substantial conformance with the attached concept plan (Exhibit "B") and building and canopy elevations (Exhibits "C-1" & "C-2").
4. A variance to allow reduced internal stacking at the gas pumps as shown on the attached concept plan (Exhibit "B") shall be allowed.
5. A variance to waive the requirement for an 8-foot masonry screening wall or living screen within a landscape buffer in conjunction with wrought iron along Lockwood Drive shall be granted.
6. A variance to allow the dumpster and associated screening wall to be located within the required 40-foot front setback along Lockwood Drive as shown on the attached concept plan (Exhibit "B") shall be allowed.
7. No outside storage or display of merchandise.
  - And, revisions to Exhibit B to extend the islands along the eastern driving aisle per staff recommendations; and revisions to Exhibit C1 to add pilasters to the rear of the building to mimic the front elevation.

Commissioner DePuy concurred with the clarification. Second by Commissioner Frederick. Motion passed 6-0.

6. **Zoning File 11-06:** A request by Smitha Puppala and Madhuri Siddabhattuni, representing Little Steps Montessori School, to revoke Ordinance 3524; a Special Permit for a childcare center, and to request a new Special Permit for a childcare center at 635 W. Campbell Road, southwest corner of Campbell Road and Nantucket Drive.

Mr. Shacklett advised that the applicant was requesting the revocation of Ordinance 3524 that was limited to a childcare center for the YMCA, and approval of a Special Permit for a childcare facility at the same site. He added that the current Special Permit associated with Ordinance 3524 required employee and van parking on the south side of the building as well as bollards around the playground area for protection of the children and the applicant would keep those requirements in place. In addition, the State of Texas would license the facility



for 275 children and the applicant said they were expecting 200 children and 20-25 employees.

Mr. Shacklett suggested that if the item was approved, the Commission not limit the Special Permit to any specific user so if the user ever changed, or there was a change of name, there would be no need to go through the zoning process again.

Commissioner DePuy asked if there was a large amount of traffic that would circulate behind the building in the area of the playground.

Mr. Shacklett replied that the area was generally for employee parking and deliveries and connects with the property to the west, but there would be more traffic on the north side of the building away from the playground.

Commissioner Henderson noted there were a number of other businesses in close proximity to the school that sold alcohol and asked if there was a prohibition on having the facility in the area.

Mr. Shacklett explained that the title of the business – Little Steps Montessori School, might be a little misleading because it was a childcare center that uses the Montessori style of instruction. He added that childcare centers were not added as a distance requirement in the City's alcoholic beverage ordinance, but there was also a junior high and a church in the immediate area of the childcare facility so there should be no problem with adherence to the City's ordinance.

With no further comments or questions, Vice Chair Hammond opened the public hearing.

Ms. Carmen Sexton, 4600 N. Josey, Carrollton, Texas, representing Little Steps Montessori School, stated that Montessori was a specific style of education, but the facility would basically be a daycare center that would have children from ages 12 month to seven years old. She asked the Commission to approve their application so they could continue using the facility as a childcare center.

Ms. Courtney Underwood, 635 W. Campbell Road, Suite 232, Richardson, Texas, representing the property owner, stated they were in support of the application and appreciated staff's recommendation to change the Special Permit use for the space itself as opposed to being tied to a particular name or individual.

With no further comments or questions in favor or opposed, Vice Chair Hammond closed the public hearing.

**Motion:** Commissioner Hand made a motion to recommend approval of Zoning File 11-06 as presented; second by Commissioner DePuy. Motion passed 6-0.

**ADJOURN**

With no further business before the Commission, Vice Chair Hammond adjourned the regular business meeting at 8:50 p.m.

---

David Gantt, Chairman  
City Plan Commission

DRAFT

# **Agenda**

## **Item 2**

# Crystal Creek Addition

## Attachments:

1. Replat Staff Report
2. Locator
3. Replat

**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
May 17, 2011**

**Replat**

**PROJECT SUMMARY**

**Subdivision:** **Crystal Creek Addition being a replat of Lot 1, Block 1 of the Swordglisten Addition and 11.03-acres of unplatted property.**

**Staff Comments:** The purpose of the replat is to indicate the development of a 35 lot, single-family detached subdivision. The proposed replat reflects the development of 34 single-family lots, one (1) lot for the existing cellular antenna, and seven (7) common area lots.

The replat is in conformance with the zoning regulations and subdivision ordinance, the approved preliminary plat and Ordinance No. 3796.

**CPC Action:** **Final decision**

**BACKGROUND**

**Tract Size:** 11.28 acres (491,648 square feet)

**Number of Lots:** 35 Lots with seven (7) Common Area lots

**Zoning:** (PD) Planned Development for the R-1100-M Residential District with special conditions  
Ordinance: 3796

**Special Conditions:** **Summary**  
Minimum lot size: 8,175 square feet  
Average lot size: 9,350 square feet  
Minimum lot depth: 125 feet unless otherwise shown on the Concept Plan per Ordinance No. 3796

**Right-of-way Dedication:** Variable width for the expansion of Holford Road, and; all interior streets (50' right-of-way).

**Easements/Setbacks:**

***Existing to Remain***

15' Sanitary Sewer easement along the southern property line

***Dedicated by this Plat***

**Easements:**

A variable width tree maintenance easement within Lots 20, 21, 23 – 25, 28, and 29.

3' wall maintenance easement along the northern subdivision line.

3' wall maintenance easement along the eastern subdivision line.

A 10-foot storm water easement along the western subdivision line.

5' x 15' visibility easements where the alley intersects to Saihaan Drive.

**Setbacks:**

Minimum front setback: 20 feet

Lots 12-15: 25 feet

Minimum side setback (interior): 7 feet

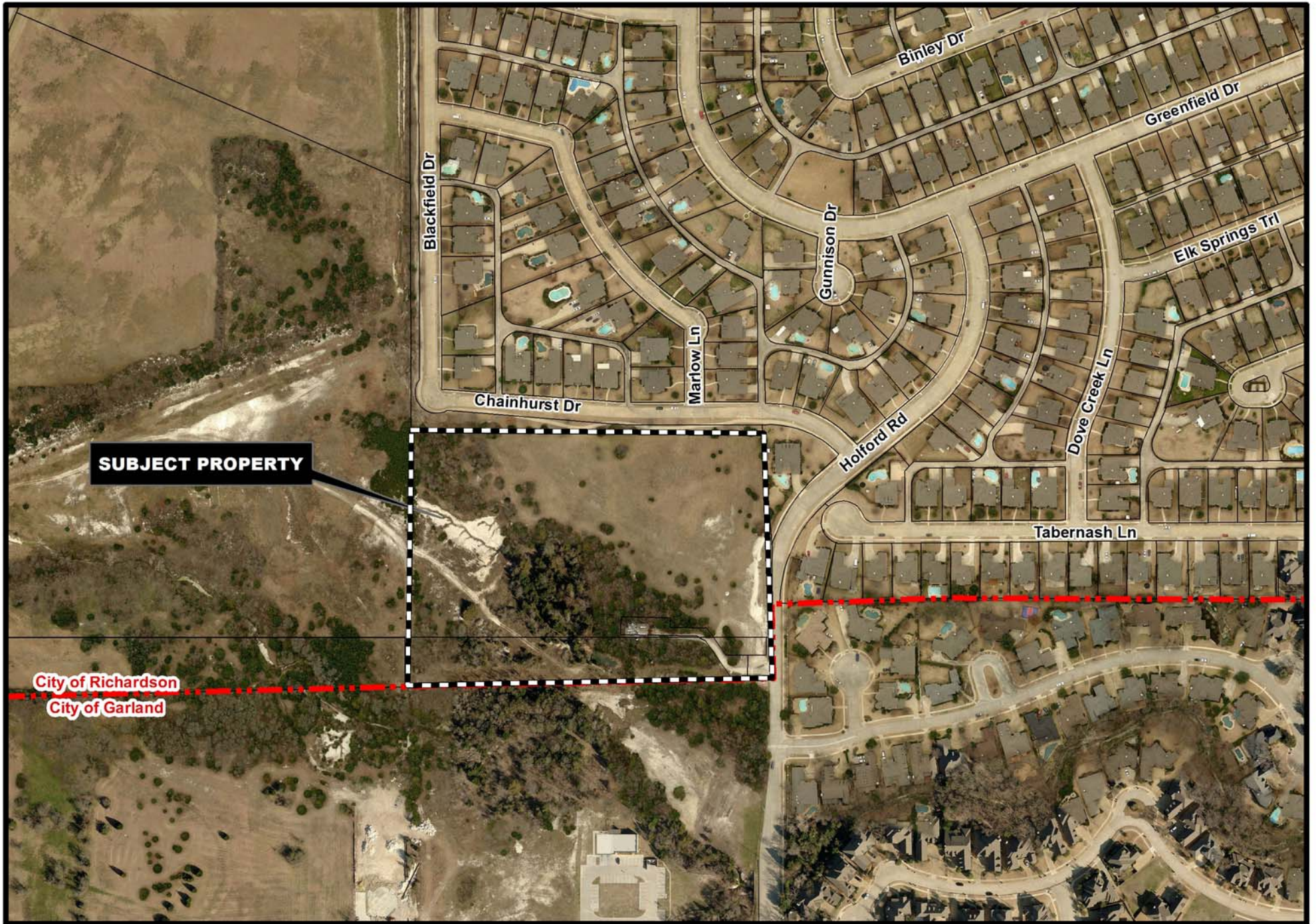
Minimum rear setback: 25 feet

Lot 12-15: 20 feet

***Abandoned by this Plat***

None

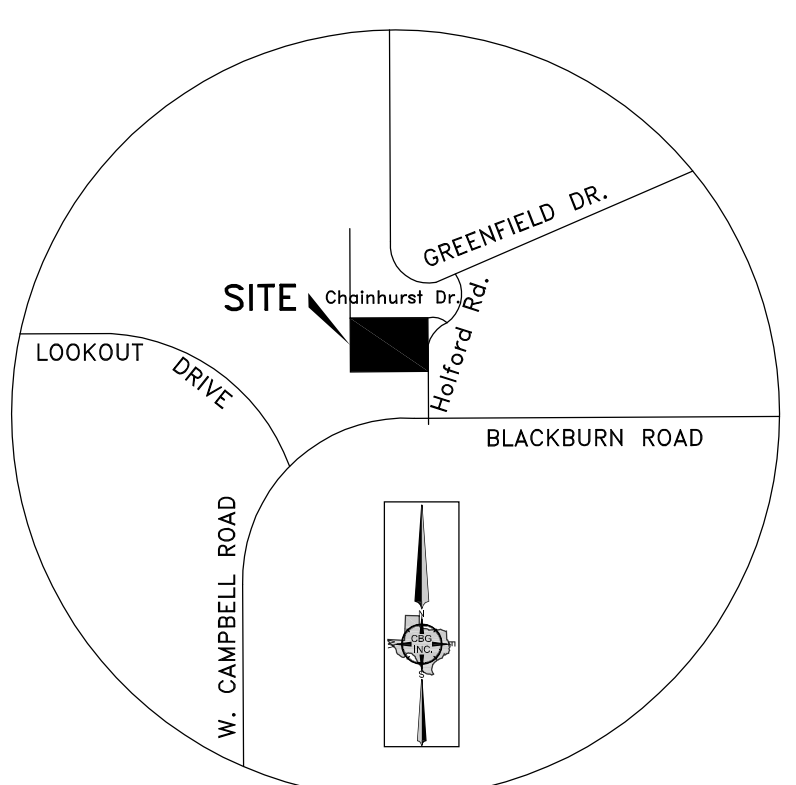
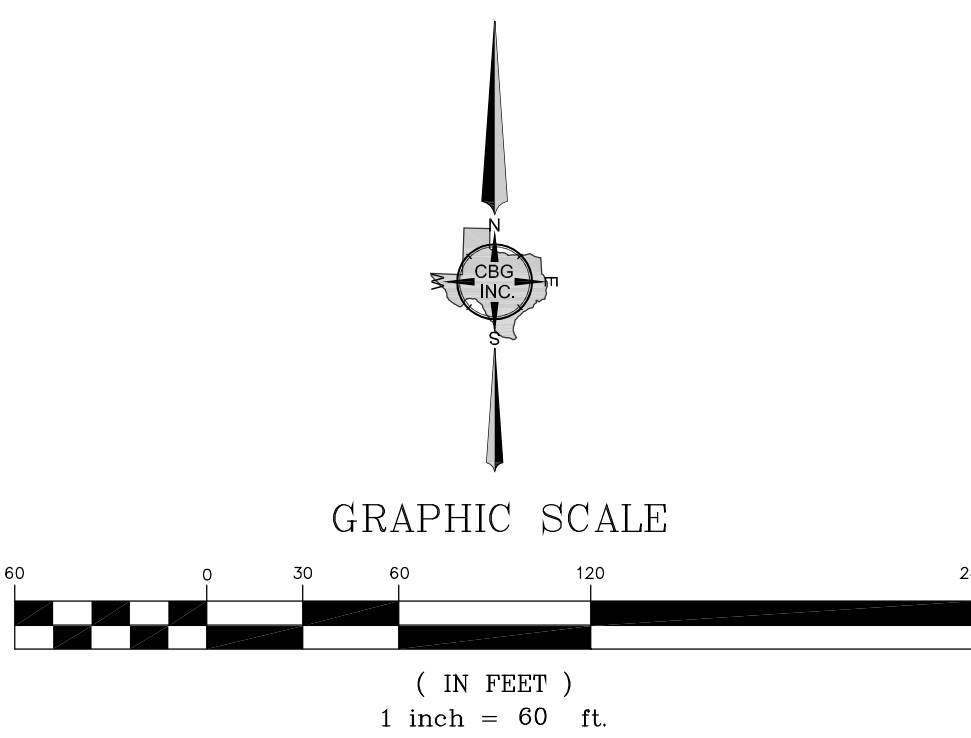




**Crystal Creek Addition**







**CRYSTAL CREEK ADDITION**  
GROSS AREA  
491,648 sq.ft. / 11.28 acres  
ROW DEDICATION  
-144,980 sq.ft. / 3.33 acres  
COMMON AREAS  
-18,679  
NET AREA  
327,989 sq.ft. / 7.53 acres

STATE OF TEXAS  
COLLIN & DALLAS COUNTY  
City of Richardson

WHEREAS, Abdul R. Khan and First Crescent Enterprises, LLC, a Texas limited liability company is the owner of a tract of land situated in the Henry McCullough Survey, Abstract No. 901, Dallas County and Abstract No. 587, Collin County, Texas, and being a portion of Lot 1, Block 1, Swordglisten Addition, an Addition to the City of Richardson, Dallas and Collin Counties, Texas, according to the amended plats thereof recorded in Volume N, Page 775, Map Records, Collin County and Volume 2002029, Page 30, Map Records, Dallas County, Texas, same being conveyed to Abdul R. Khan by special warranty deed with vendor's lien recorded in Document No. 20100401000308030, Official Public Records, Collin County, Texas, and conveyed to First Crescent Enterprises, LLC, a Texas limited liability company by special warranty deed with vendor's lien recorded in Document No. 20101210001354910, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner, and being the Southeast corner of Lot 10, Block N, CREEK HOLLOW ESTATES, PHASE III, an addition to the City of Richardson, Collin County, Texas according to the plat thereof recorded in Volume J, Page 715, Plat Records, Collin County, Texas, and being in the West line of Lot 1, Block G, CREEK HOLLOW ESTATES, PHASE IV, an addition to the City of Richardson, Collin County, Texas according to the plat thereof recorded in Volume J, Page 987, Plat Records, Collin County, Texas;

Thence South 00 degrees 57 minutes 21 seconds East, along the West line of said Lot 1, and along the current West line of Holford Road (a variable width right-of-way), a distance of 405.04 feet to a 1/2 inch iron rod found for corner, and being an angle point in the current West line of said Holford Road;

Thence South 00 degrees 05 minutes 01 seconds West, continuing along the current West line of said Holford Road, a distance of 132.45 feet to a 1/2 inch iron rod found for corner;

Thence South 89 degrees 13 minutes 35 seconds West, a distance of 42.50 feet to a 1/2 inch iron rod found for corner;

Thence South 00 degrees 08 minutes 55 seconds East, a distance of 55.00 feet to a 1/2 inch iron rod found for corner, and being in the North line of a tract of land conveyed to Pops Property V, Ltd., L.L.P. by deed recorded in Document No. 200600198230, Official Public Records, Dallas County, Texas;

Thence South 89 degrees 11 minutes 25 seconds West, along the North line of said Pops Property V, Ltd., L.L.P. tract, a distance of 785.12 feet to a point for corner in the East line of a tract of land conveyed to Fujitsu Network Communications, Inc., a California Corporation by deed recorded in Volume 2000172, Page 06451, Deed Records, Dallas County, Texas;

Thence North 00 degrees 27 minutes 40 seconds West, along the East line of said Fujitsu Network Communications, Inc. tract, and along the East line of a tract of land conveyed to Shiloh Road Partners, Ltd. by deed recorded in Volume 2962, Page 800, Deed Records, Dallas County, Texas, a distance of 601.20 feet to a 1/2 inch iron rod found for corner, and being the Southwest corner of said Lot 10;

Thence North 89 degrees 47 minutes 49 seconds East, along the South line of said Lot 10, a distance of 825.68 feet to the POINT OF BEGINNING and containing 491,648.66 square feet or 11.28 acres of land.

That I, Abdul R. Khan and First Crescent Enterprises, LLC, a Texas limited liability company, being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as the CRYSTAL CREEK ADDITION, an addition to the City of Richardson, Collin & Dallas Counties, Texas. I do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown; said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

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

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

By: Abdul R. Khan, CO-Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Abdul R. Khan known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

By: Syed Hussain, President  
First Crescent Enterprises, LLC, a Texas limited liability company CO-Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Syed Hussain known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, and the City of Richardson Development Code.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF COLLIN & DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

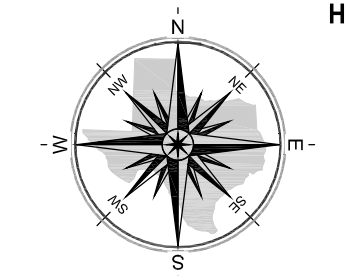
Notary Public in and for the State of Texas

OWNER: FIRST CRESCENT ENTERPRISES, LLC.

801 E. Campbell Rd. Ste 245A  
Richardson, TX. 75081  
P. 469-323-0923

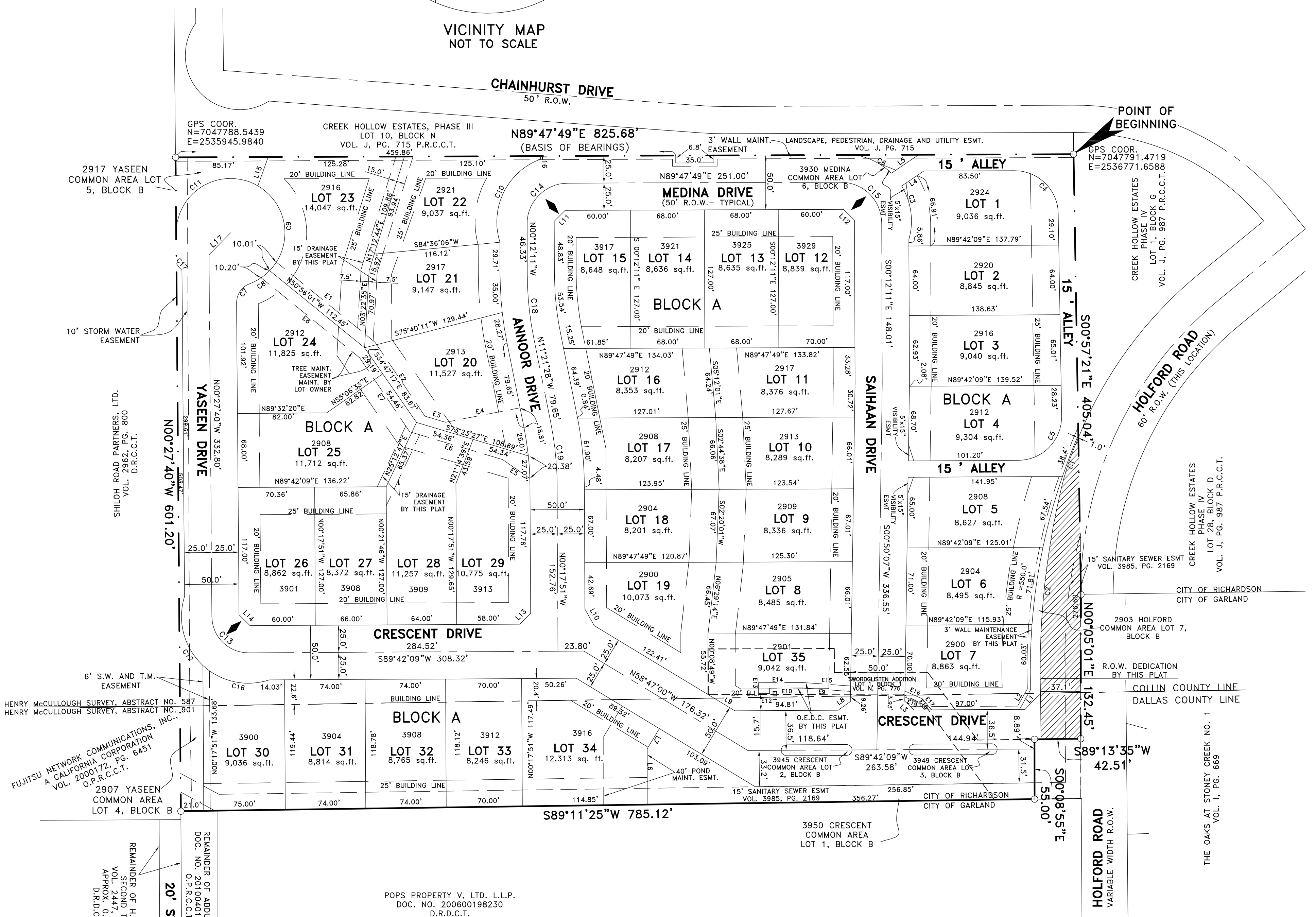
OWNER: ABDUL KAHN

2213 St. Regis Drive  
Baton Rouge, LA 70816  
P. 504-554-3920



**REPLAT**  
**CRYSTAL CREEK ADDITION**  
LOTS 1-35, BLOCK A &  
COMMON AREA LOTS 1-7, BLOCK B  
491,648 SQ.FT. / 11.28 ACRES  
BEING A REPLAT OF  
LOT 1, BLOCK 1 OF THE SWORDGLISTEN ADDITION AND  
11.03-ACRES OF UNPLATTED PROPERTY  
SITUATED IN THE  
HENRY McCULLOUGH SURVEY, ABSTRACT NO. 587 & 901  
CITY OF RICHARDSON, TEXAS  
COLLIN & DALLAS COUNTIES, TEXAS  
**CBG Surveying, Inc.**  
PLANNING • SURVEYING  
12025 Shiloh Road • Suite 230 • Dallas, Texas 75228  
P 214.349.9485 • F 214.349.2216  
www.cbgd.com

SCALE: 1"=60' / DATE: MAY 3, 2011 / JOB NO. 09010795-3 / DRAWN BY: RR



**GENERAL NOTES**  
1) BASIS OF BEARINGS IS THE NORTH LINE OF DEED RECORDED IN DOCUMENT NO. 20100401000308030, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. (N89°47'49"E)  
2) THE REASON FOR THIS PLAT IS TO CREATE 35 LOTS FOR FUTURE DEVELOPMENT.  
3) NO LOT TO LOT DRAINAGE WILL BE ALLOWED  
4) HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS AND SCREENING WALLS.  
O.E.D.C. - ONCOR ELECTRIC DELIVERY COMPANY EASEMENT  
S.W. AND T.M. - SIDEWALK AND TREE MAINTENANCE EASEMENT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°58'09"	261.70'	50.10'	S18°51'35"W	50.03'
C2	14°57'31"	723.07'	188.78'	S05°46'17"W	188.24'
C3	47°39'26"	61.50'	51.15'	N07°47'13"W	49.69'
C4	89°14'51"	40.00'	62.31'	N45°34'46"W	56.20'
C5	90°39'30"	40.00'	63.29'	N44°22'24"E	56.89'
C6	35°28'37"	61.50'	38.08'	N63°29'39"W	37.47'
C7	69°54'53"	18.50'	22.57'	S34°29'46"W	21.20'
C8	25°23'09"	50.00'	22.15'	N56°45'38"E	21.97'
C9	103°55'49"	50.00'	90.70'	N07°53'52"W	78.76'
C10	87°30'04"	61.50'	93.92'	S26°00'30"W	85.06'
C11	118°44'43"	50.00'	103.68'	S60°43'52"W	86.08'
C12	64°44'44"	61.50'	69.50'	S14°51'51"E	65.86'
C13	89°50'11"	33.50'	52.53'	S45°22'46"E	47.31'
C14	90°00'00"	37.50'	58.90'	S44°47'49"W	53.03'
C15	90°00'00"	37.50'	58.90'	N45°12'11"W	53.03'
C16	61°01'49"	61.50'	65.51'	S77°45'08"E	62.46'
C17	09°12'10"	50.00'	8.03'	S39°00'59"E	8.02'
C18	11°09'16"	300.00'	58.40'	N05°46'50"W	58.31'
C19	11°03'36"	300.00'	57.91'	N05°49'39"W	57.82'

LINE TABLE

LINE	BEARING	LENGTH
L1	S43°33'27"W	20.54'
L2	N29°18'46"E	20.71'
L3	N46°57'38"W	11.65'
L4	N56°02'24"E	24.62'
L5	N56°02'24"E	30.36'
L6	NORTH	51.35'
L7	N31°13'00"E	21.62'
L8	N54°38'56"E	13.94'
L9	N58°47'00"W	28.77'
L10	N29°32'26"W	17.45'
L11	N44°47'49"E	14.14'
L12	S45°12'11"E	14.14'
L13	S44°42'09"W	14.14'
L14	N85°50'20"W	44.23'
L15	N66°10'03"W	17.55'
L16	N00°12'11"W	2.81'
L17	N44°32'20"E	28.25'

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
E1	S50°56'56"E	116.63'
E2	S34°04'35"E	82.22'
E3	S73°21'05"E	15.35'
E4	N79°01'58"E	73.67'
E5	N55°22'40"W	30.51'
E6	N73°21'05"W	89.10'
E7	N34°04'35"W	82.22'
E8	N50°56'56"W	116.63'
E9	N85°50'20"W	44.33'
E10	N89°42'09"E	30.37'
E11	N00°17'51"W	5.00'
E12	N89°42'09"E	10.00'
E13	S00°17'51"E	10.00'
E14	N89°42'09"E	40.56'
E15	N85°50'20"W	44.23'
E16	N66°10'03"W	17.55'
E17	N39°37'03"W	13.16'
E18	N39°37'03"W	7.89'
E19	N66°10'03"W	14.24'



# **Agenda**

## **Item 3**

## ZONING FILE 11-07

### **Attachments:**

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Oblique Aerial Looking East
5. Zoning Exhibit (Exhibit B)
6. Site Photos (Exhibits C-1 & C-2)
7. Applicant's Statement
8. Notice of Public Hearing
9. Notification List



## Staff Report

**TO:** City Plan Commission  
**FROM:** Chris Shacklett, Planner **CS**  
**DATE:** May 13, 2011  
**RE:** **Zoning File 11-07:** Majesty Auto Glass

### REQUEST:

Approval of a Special Permit for a minor motor vehicle repair shop for an auto glass repair shop at 819 W. Arapaho Road (southwest corner of Arapaho Road and West Shore Drive)

### APPLICANT:

Thomas Yakoob – Majesty Auto Glass

### PROPERTY OWNER:

Arapaho Dunhill Holdings, Ltd.

### TRACT SIZE AND LOCATION:

9.25-acre site, south of Arapaho Road, west of West Shore Drive.

### EXISTING DEVELOPMENT:

The site currently consists of two retail buildings and a service station totaling approximately 103,000 square feet of leasable area.

### ADJACENT ROADWAYS:

**Arapaho Road:** Six-lane, divided arterial; 25,900 vehicles per day on all lanes, eastbound and westbound at West Shore Drive (April 2009).

**Nantucket Drive:** Two-lane, undivided neighborhood collector; 4,300 vehicles per day on all lanes, northbound and southbound at Arapaho Road (November 2009).

## **SURROUNDING LAND USE AND ZONING:**

**North:** Retail/Commercial & Public/Institution/School; LR-M(2) Local Retail  
**South:** Single Family; R-1500-M Residential  
**East:** Retail/Commercial & Single Family; C-M(2) Commercial & R-1500-M Residential  
**West:** Office & Single Family; O-M Office & R-1500-M Residential

## **FUTURE LAND USE PLAN:**

### **Enhancement/Redevelopment**

*These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is located in the West Arapaho enhancement/redevelopment area. Enhancement/redevelopment should include new and renovated office space, upgraded retail centers, and additional hospitality uses such as restaurant, hotel, and entertainment.*

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

North: Enhancement/Redevelopment  
South: Neighborhood Residential  
East: Enhancement/Redevelopment & Neighborhood Residential  
West: Enhancement/Redevelopment & Neighborhood Residential

## **EXISTING ZONING:**

The subject property is zoned C-M Commercial per Ordinance 91-A.

## **TRAFFIC/ INFRASTRUCTURE IMPACTS:**

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

## **APPLICANT'S STATEMENT**

(Please refer to the complete Applicant's Statement)

## **STAFF COMMENTS:**

### **Background:**

The applicant's request is for approval of a Special Permit for a minor motor vehicle repair shop limited to an auto glass repair shop. This space was previously occupied by Safelite Auto Glass from 1987 until March 2010. The space has been vacant since that time. The applicant applied for a certificate of occupancy for Majesty Auto Glass in February 2011. At that time, he was

informed that he needed to acquire a Special Permit before the certificate of occupancy could be issued because the space had been vacant for more than six (6) months.

The requirement for Special Permits for motor vehicle repair shops as well as other motor vehicle uses began in 2008 when the Comprehensive Zoning Ordinance was modified and motor vehicle uses were changed from permitted uses in various zoning districts to Special Permit uses. Existing motor vehicle uses became non-conforming and were allowed to remain but could not expand without acquiring a Special Permit. Since the lease space has been vacant for more than six (6) months, the space lost its non-conforming rights for a minor motor vehicle repair shop, and a Special Permit is now required for the use.

The applicant's request is to utilize the space the same way Safelite Auto Glass used the space. There are no changes to the building or site being requested. The proposed business provides auto glass repair and replacement service and will utilize the existing three (3) service bays located on the west side of Building A which faces Newberry Drive. The applicant has stated they will not use the space for any motor vehicle repair work other than auto glass repair and replacement.

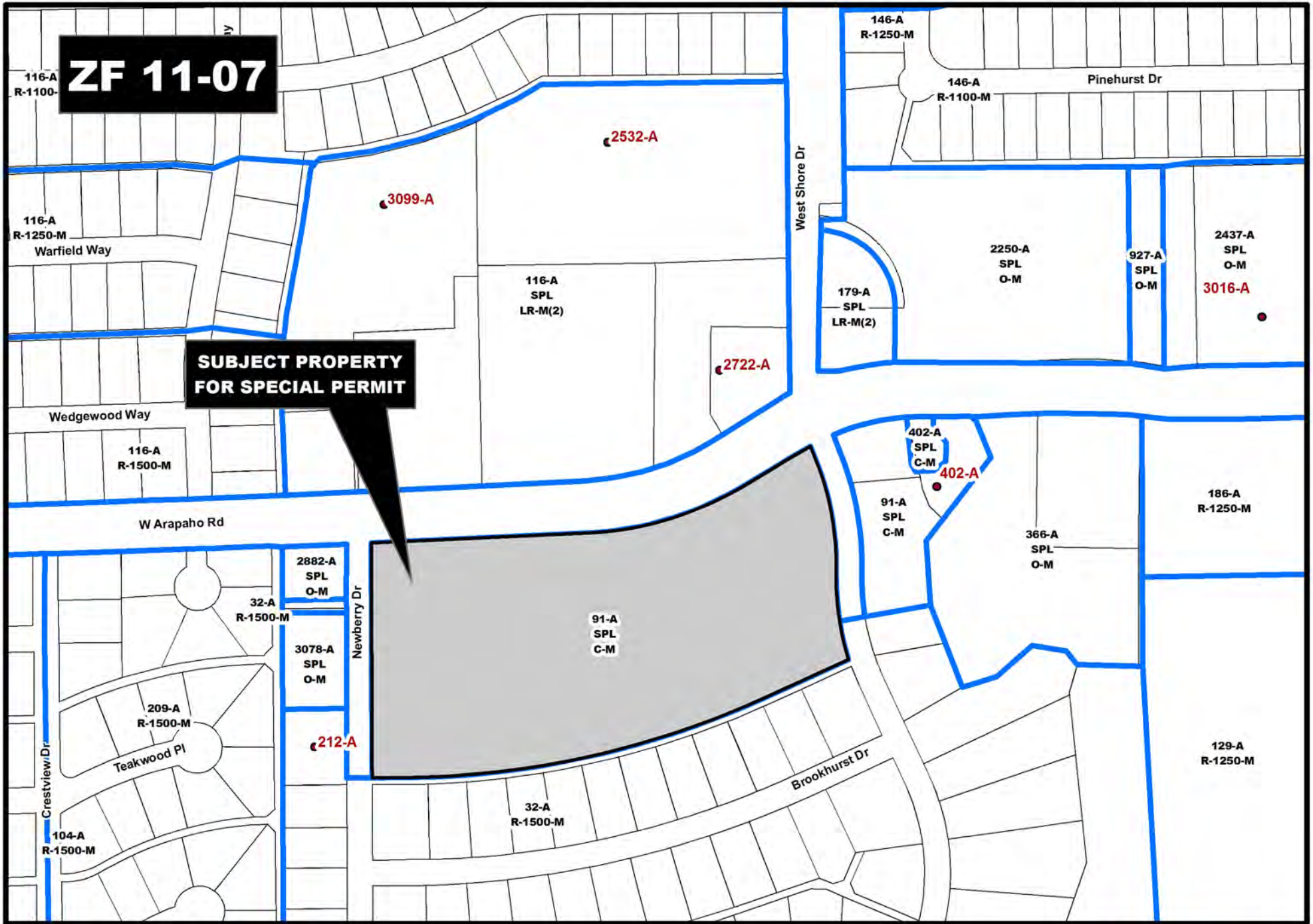
**Correspondence:** See attached correspondence.

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

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

1. The Special Permit is for a motor vehicle repair shop – minor, limited to auto glass repair and replacement, and it is limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof, and which is hereby approved.

**Council Hearing Date:** The earliest possible City Council hearing date is June 13, 2011.

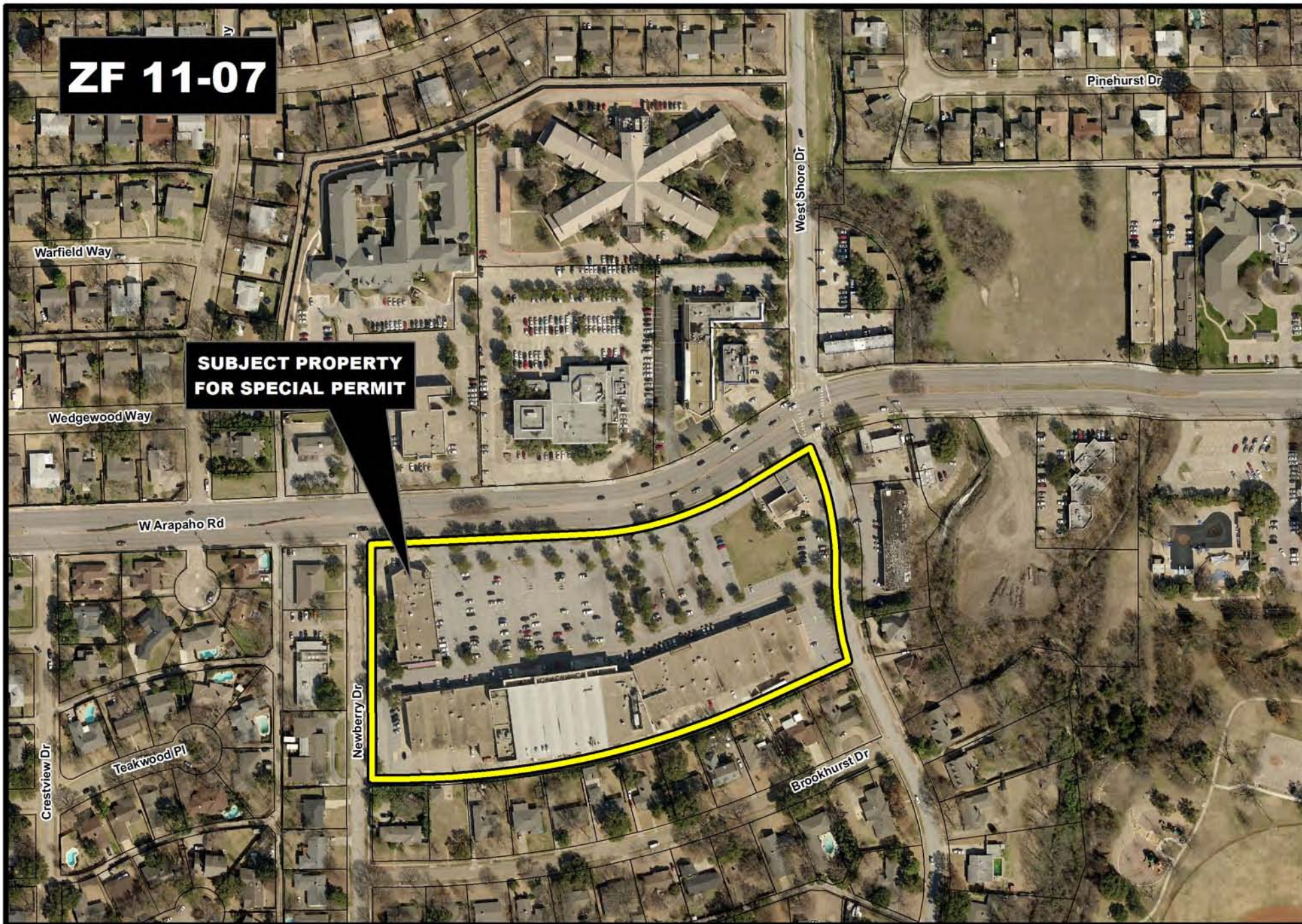


# ZF 11-07 Zoning Map

Updated By: shacklett, Update Date: May 4, 2011  
 File: D:\Mapping\Cases\Z\2011\ZF1107\ZF1107 zoning.mxd







**ZF 11-07**

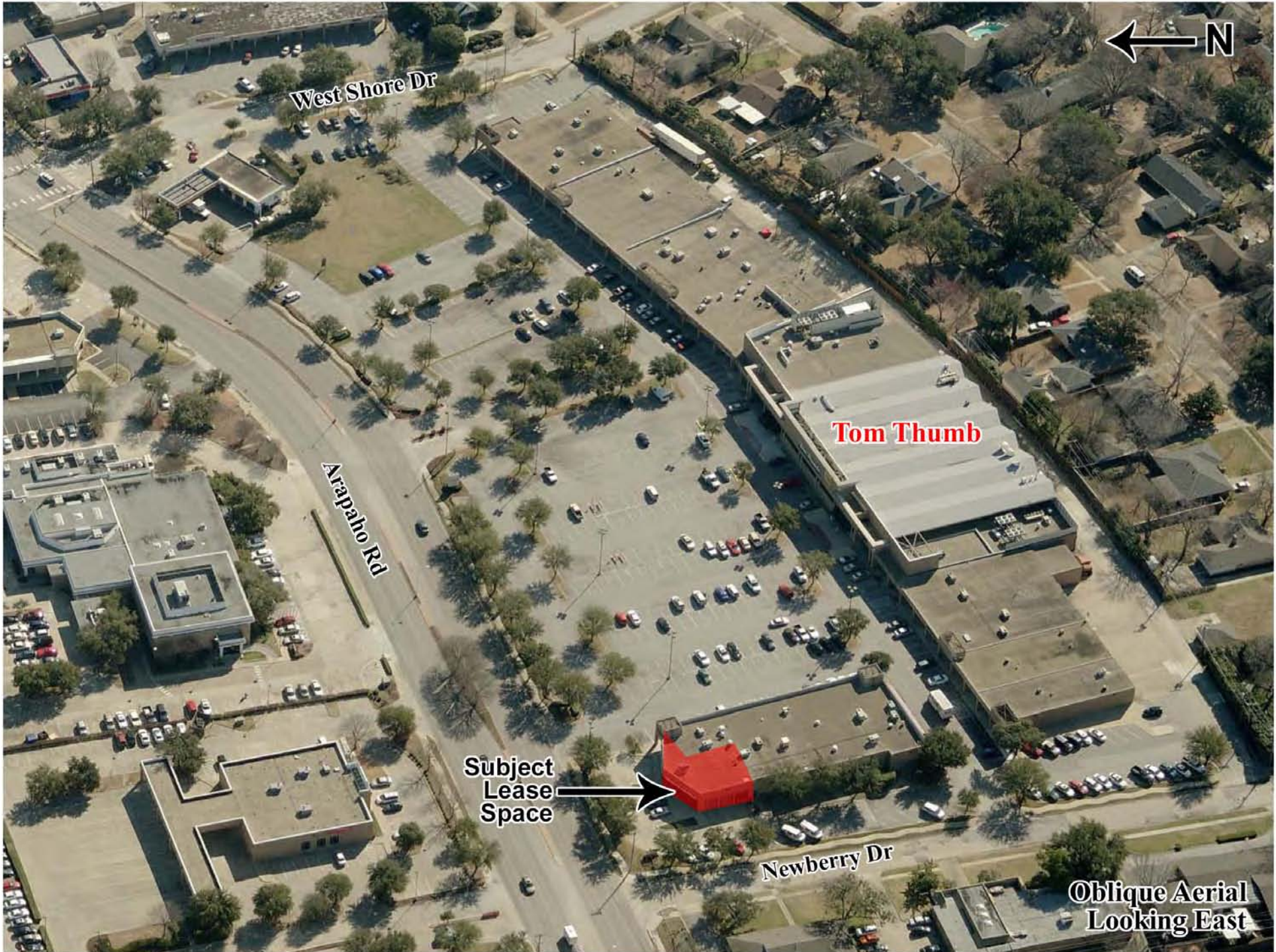
**SUBJECT PROPERTY  
FOR SPECIAL PERMIT**

**ZF 11-07 Aerial Map**

Updated By: shacklett, Update Date: May 4, 2011  
File: DSI\mapping\Cases\Z\2011\ZF 1107\ZF 1107 ortho.mxd







West Shore Dr

Arapaho Rd

Tom Thumb

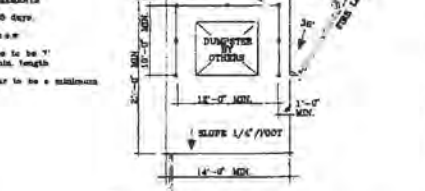
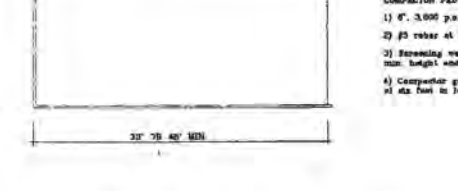
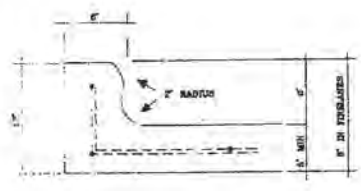
Subject  
Lease  
Space

Newberry Dr



Oblique Aerial  
Looking East





- 1) All trash receptacles shall be provided by the applicant and shall be located in such a manner as to provide a minimum turning radius of forty feet (40') for the collection vehicle.
- 2) All trash receptacles shall be provided in the particular amount of space to suit the particular use of the site. The design shall be approved by the City Planning Commission.
- 3) Alternative design proposals shall be approved by the City Planning Commission.

PROJECT SUMMARY:  
 SITE AREA: 402,916 SQ. FT. OR 9.250 ACRES  
 ALEX. HEIGHTS: 40 FT. FRONT YARD - RECEIVED VARIANCE FROM THE ZBA ON OCT. 18, 1989, FILE #8937 PERMITTING A DRIVE-THRU BANK CANOPY TO ENCROACH 25 FT. INTO SETBACK  
 60 FT. REAR YARD (INCLUDES 15' ALLEY R.O.W.) - RECEIVED A VARIANCE FROM THE CITY COUNCIL ON DECEMBER 11, 1989, ALLOWING 2,700 S.F. OF BUILDING "B" TO ENCROACH INTO THE SETBACK. PERMITTED SETBACK IS 29 FT. 8 IN. INCLUDING 15' ALLEY R.O.W. NEW CONSTRUCTION NOT TO EXCEED A HEIGHT OF 21 FT. ABOVE FINISHED FLOOR AT THE BACK WALL.

LANDSCAPED AREA: 7.7% OR 31,000 SQ. FT. RECEIVED VARIANCE FROM THE ZBA ON OCTOBER 12, 1989, FILE #8937 PERMITTING MAXIMUM REQUIREMENT OF 7.6% OR 30,627 SQ. FT.

TOTAL BUILDING AREA: 119,542 S.F.  
 TOTAL RETAIL AREA: 102,542 S.F.  
 TOTAL RESTAURANT AREA: 13,100 S.F.  
 TOTAL AUTO SERVICE AREA: 3,900 S.F.

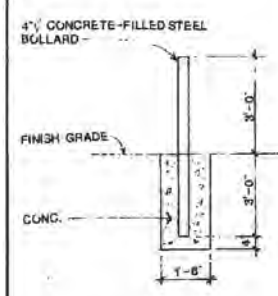
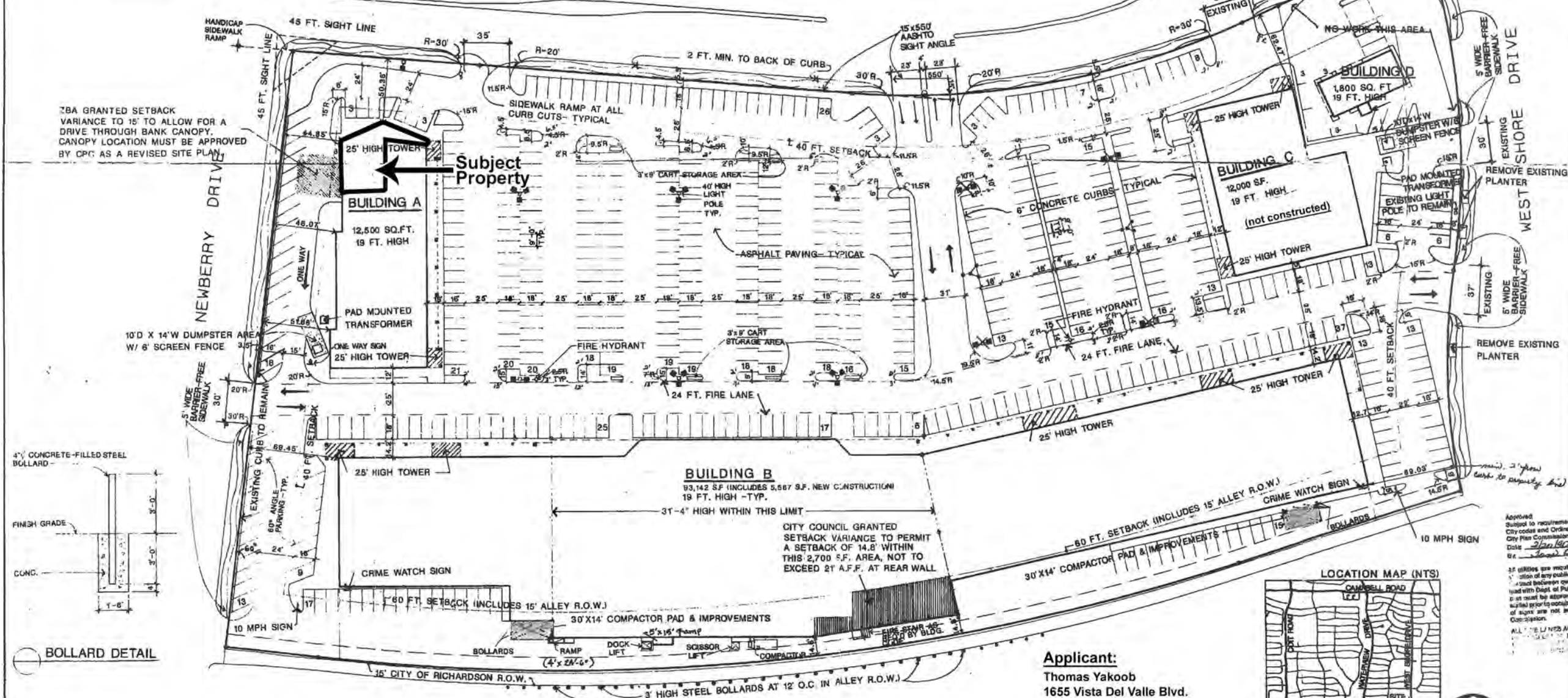
**Parking**  
 Retail/Office: 96,077 sf (384 spaces) / 1:250  
 Restaurant: 3,400 sf (34 spaces) / 1:100  
 Auto Service: 3,556 sf (20 spaces) / 5 + 2/bay

Total Required: 438  
 Total Provided: 531

NOTE: RECEIVED A VARIANCE FROM CITY COUNCIL ON DECEMBER 11, 1989 ESTABLISHING A PARKING RATIO OF 1/250 S.F. OF RETAIL AREA, BUT REQUIRING RESTAURANTS AND AUTOMOTIVE USES TO PARK AT THE RATIOS REQUIRED BY ORD. 205-A

TOTAL BUILDING AREAS:

BUILDING "A": TOTAL	12,500 S.F.
RETAIL	9,300 S.F.
RESTAURANT	1,400 S.F.
AUTO SERVICE	W/ 3 BAYS
BUILDING "B": TOTAL	93,142 S.F.
RETAIL	73,142 S.F.
BUILDING "C": TOTAL	12,000 S.F.
RESTAURANT	12,000 S.F.
BUILDING "D": TOTAL	1,800 S.F.
AUTO SERVICE	1,800 S.F.
	W/ 3 BAYS



Revisions

Date	No	Describe

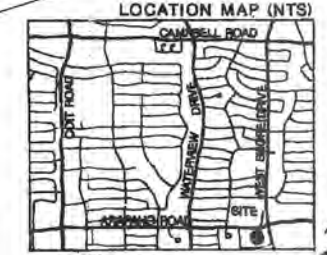
MICHAEL TWICHEL INC.

Architecture  
 Planning  
 Construction Management  
 Interiors



ARAPAH VILLAGE SOUTH  
 RICHARDSON TEXAS

Applicant:  
 Thomas Yakob  
 1655 Vista Del Valle Blvd.  
 El Cajon, CA 92019



Approved Subject to requirements of Building Code and other City codes and Ordinances  
 City Plan Commission  
 Date: 2/12/89  
 By: [Signature]

SCALE: 1" = 10'-0"  
**ZF 11-07**  
**Zoning Exhibit**  
 FEB. 12, 1989  
 89170



(1)

**Looking Southeast at  
Proposed Lease Space**

**819 W Arapaho Rd - May 2011**



(2)

**Proposed Lease Space  
Looking Southeast**

**Exhibit C-1**





(3)

**Proposed Site  
Looking North**

**819 W Arapaho Rd - May 2011**



(4)

**Proposed Site  
Looking Southwest**

**Exhibit C-2**

## Statement

Opening an auto glass shop in this vacant lot will help by:

- Providing the surrounding residence with quality auto glass service, with over eleven years of experience, guaranteed lowest prices, and a clean environmental operation.

- Creating additional employment opportunities for unemployed residents.

- Providing more funds for the city.

- Replacing the previous auto glass business which was moved to a different city. The lot is designed for automotive use and cannot be used for different purposes.

We also commit to keeping the area clean and in good condition, including no alterations to the current building.

Thomas Yakoob  
Majesty Auto Glass - Owner





# Notice of Public Hearing

## City Plan Commission • Richardson, Texas

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

### **SPECIAL PERMIT**

**File No./Name:** ZF 11-07 / Majesty Auto Glass  
**Property Owner:** Leslie Wilde / Arapaho Dunhill Holdings, Ltd  
**Applicant:** Thomas Yakoob / Majesty Auto Glass  
**Location:** 819 W. Arapaho Road / (See map on reverse side)  
**Current Zoning:** C-M Commercial District  
**Request:** Special Permit for a motor vehicle repair shop – minor for an auto glass repair shop

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

**TUESDAY, MAY 17, 2011**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

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

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

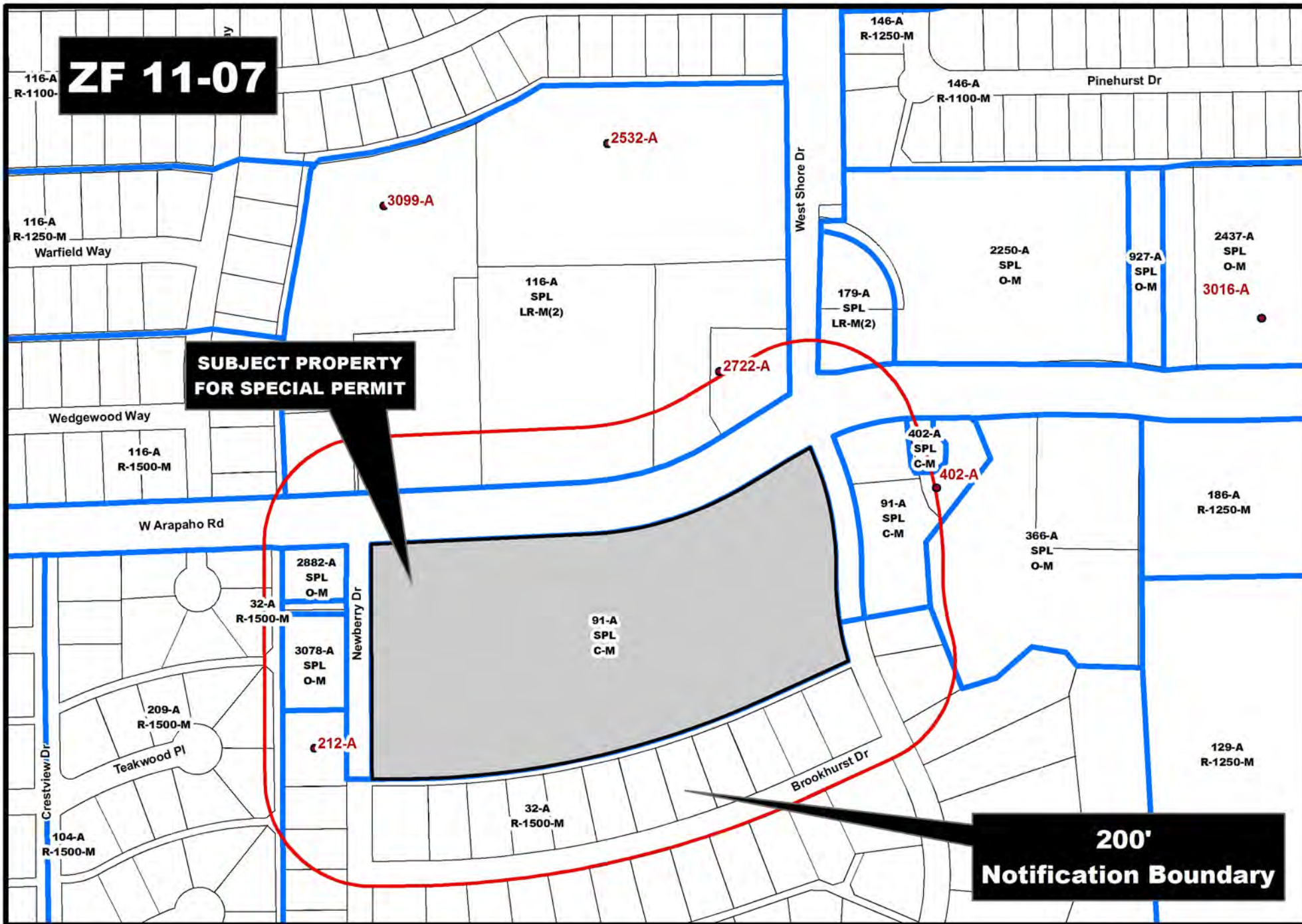
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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

**Agenda:** The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/DevelopmentServices.aspx?id=13682>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 11-07.

Date Posted and Mailed: 05/06/11



## ZF 11-07 Notification Map

Updated By: shacklett, Update Date: May 4, 2011  
 File: D:\Mapping\Cases\Z\2011\ZF 1107\ZF 1107 notification.mxd



APPLETREE COURT LTD  
870 W ARAPAHO RD APT 260  
RICHARDSON, TX 75080-4059

GIROMAXX LTD  
221 CANNIKIN CT  
SAN JOSE, CA 95116-3080

WHITEHILL INVESTMENTS LLC  
6009 WOLF CREEK TRL  
PLANO, TX 75093-5719

850 WEST ARAPAHO LTD  
NCI-001-03-81  
101 N TRYON ST  
CHARLOTTE, NC 28246-0100

DALLAS LUBE VENTURE LLC  
3059 W 15TH ST  
PLANO, TX 75075-7633

CALVARY PENTECOSTAL CHURCH  
1606 SCHOOL RD  
CARROLLTON, TX 75006-7441

PERKINS TERRY M  
739 W ARAPAHO RD  
RICHARDSON, TX 75080-4137

MOJAHED GHOLLAM REZA  
1409 MELROSE DR  
RICHARDSON, TX 75080-3740

MALAYSIA INVESTMENT LLC  
4101 RISA CT  
ROUND ROCK, TX 78681-2277

NIKRAVAN KAZEM  
5512 BENT TRL  
DALLAS, TX 75248-2002

DAVIS THOMAS J  
1004 WOODLAND WAY  
RICHARDSON, TX 75080-4030

WISE MARLENE  
1002 WOODLAND WAY  
RICHARDSON, TX 75080-4030

HERRIN & KINARD LTD  
1104 GLENFIELD CT  
RICHARDSON, TX 75080-1518

POUPART MICHAEL &  
KAREN POUPART  
802 W SHORE DR  
RICHARDSON, TX 75080-5013

JACKSON JOE D & CYNTHIA W  
800 W SHORE DR  
RICHARDSON, TX 75080-5013

KRAMER KATHRYN E  
828 TEAKWOOD PL  
RICHARDSON, TX 75080-4938

KONS JACOB B LF EST  
710 W SHORE DR  
RICHARDSON, TX 75080-5011

WRIGHT MARILYN F LF EST  
802 BROOKHURST DR  
RICHARDSON, TX 75080-5002

PLATT INC  
3220 CASSIDY DR  
PLANO, TX 75023-6219

MURRAY J DONALD  
804 BROOKHURST DR  
RICHARDSON, TX 75080-5002

HIRSCH WILLIAM &  
SUSAN HIRSCH EST OF  
826 TEAKWOOD PL  
RICHARDSON, TX 75080-4938

MEADOWS DELPHA  
806 BROOKHURST DR  
RICHARDSON, TX 75080-5002

LEWIS I G LF ESTATE  
REM: LACOISE COLEMAN  
808 BROOKHURST DR  
RICHARDSON, TX 75080-5002

STEPHENS KENNETH R  
825 TEAKWOOD PL  
RICHARDSON, TX 75080-4938

GOODSON JAMES ROBERT  
810 BROOKHURST DR  
RICHARDSON, TX 75080-5002

BOLTON KENNETH D &  
MARGARET G COOPER  
800 BROOKHURST DR  
RICHARDSON, TX 75080-5002

RODRIGUEZ GERARDO &  
SINDY PRADO  
812 BROOKHURST DR  
RICHARDSON, TX 75080-5002

FARRY MADELINE SEAY  
814 BROOKHURST DR  
RICHARDSON, TX 75080-5002

**LESLIE WILDE**  
**ARAPAHO DUNHILL HOLDINGS**  
**3100 MONTICELLO AVE # 300**  
**DALLAS, TX 75205-3433**

CRUCIGER LAURIE A  
816 BROOKHURST DR  
RICHARDSON, TX 75080-5002

CAFRELLI LAURA E &  
MATTHEW D  
818 BROOKHURST DR  
RICHARDSON, TX 75080-5002

MRH CONSTRUCTION INC  
4054 MCKINNEY AVE STE 310  
DALLAS, TX 75204-8275

STALNAKER AMY KATHLEEN  
1011 NEWBERRY DR  
RICHARDSON, TX 75080-4913

KANISS RICHARD C  
1009 NEWBERRY DR  
RICHARDSON, TX 75080-4913

MCMILLEN ERIC & MONICA  
7618 SPRING VALLEY RD  
DALLAS, TX 75254-2838

FORLAND LEE C  
1007 NEWBERRY DR  
RICHARDSON, TX 75080-4913

**THOMAS YAKOOB**  
**MAJESTIC AUTOGLASS**  
**1655 VISTA DEL VALLE**  
**EL-CAJON, CA 92019**

**ZF 11-07**  
**Notification List**



# **Agenda**

## **Item 4**

# **Crystal Creek Addition Common Area Landscape Plan**

## Attachments:

1. Staff Report
2. Locator
3. Common Area and Landscape Plans

**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
May 17, 2011**

**Common Area and Landscape Plan**

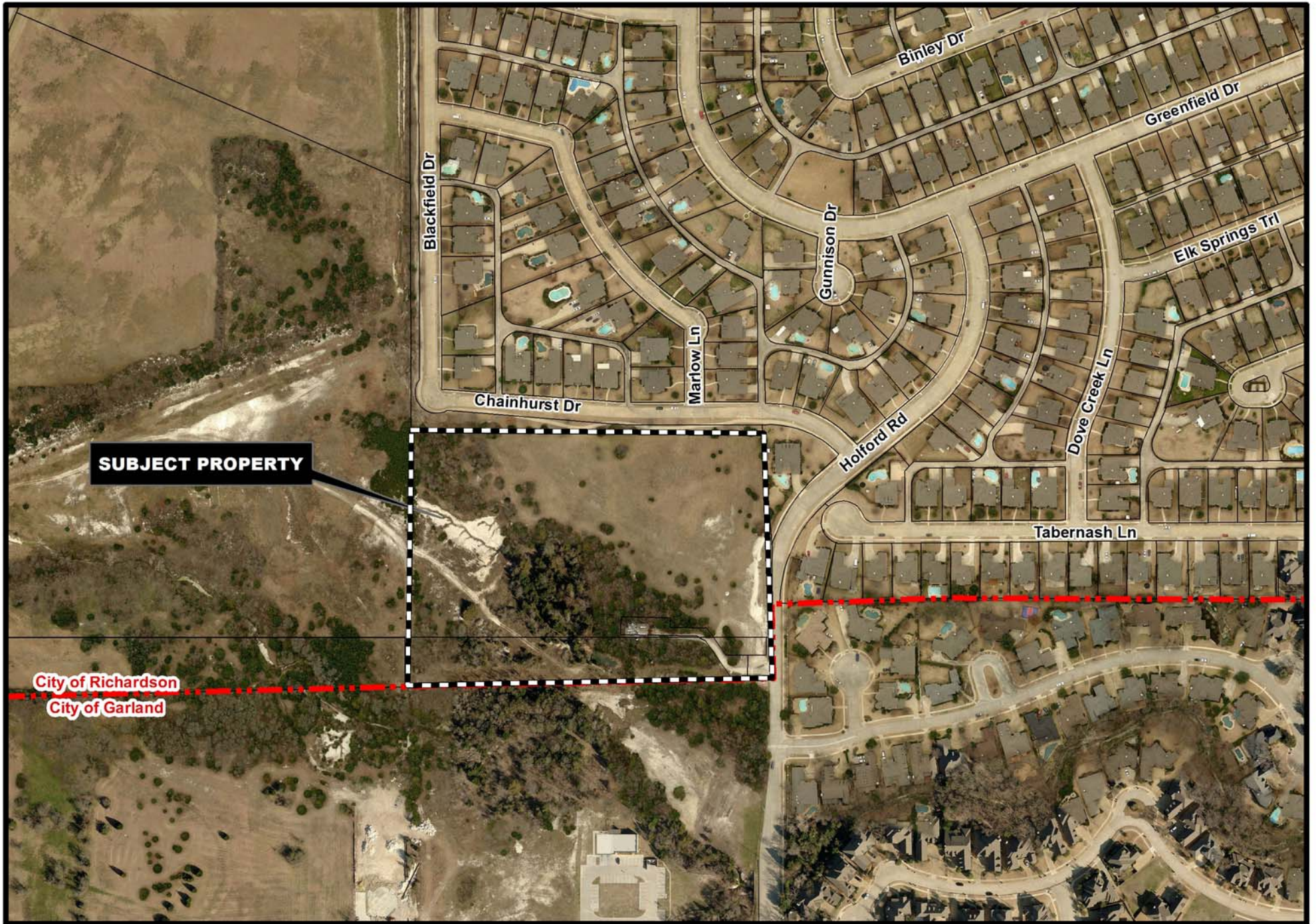
**PROJECT SUMMARY**

- Project:** **Crystal Creek**  
East side of Holford Road, south of Chainhurst Drive.
- Staff Comments:** The design is consistent with City regulations and policies and Ordinance No. 3796. All subdivision perimeter walls and common areas including the landscape area along Holdford Road and interior open spaces are to be owned and maintained by the mandatory HOA.
- CPC Action:** **Final decision**

**BACKGROUND**

- Landscape Required:**
- Holford Road                      Adjacent to Holdford Road, a variable width landscape area incorporating trees, shrubs, and other landscape material.
- Screening Required:**            In conformance with Ordinance No. 3796, the plan reflects the development of an 8-foot masonry screening wall along Holdford Road, at the northeast corner of the property and along portions of the northern boundary line in combination with a 6-foot wrought iron fence.
- Additional landscaping:**        At the southwest corner of the development, a common area with sidewalk connects this subdivision with a future development to the south, located within the City of Garland.
- Two median common areas with trees and shrubs enhance the main drive into the subdivision.

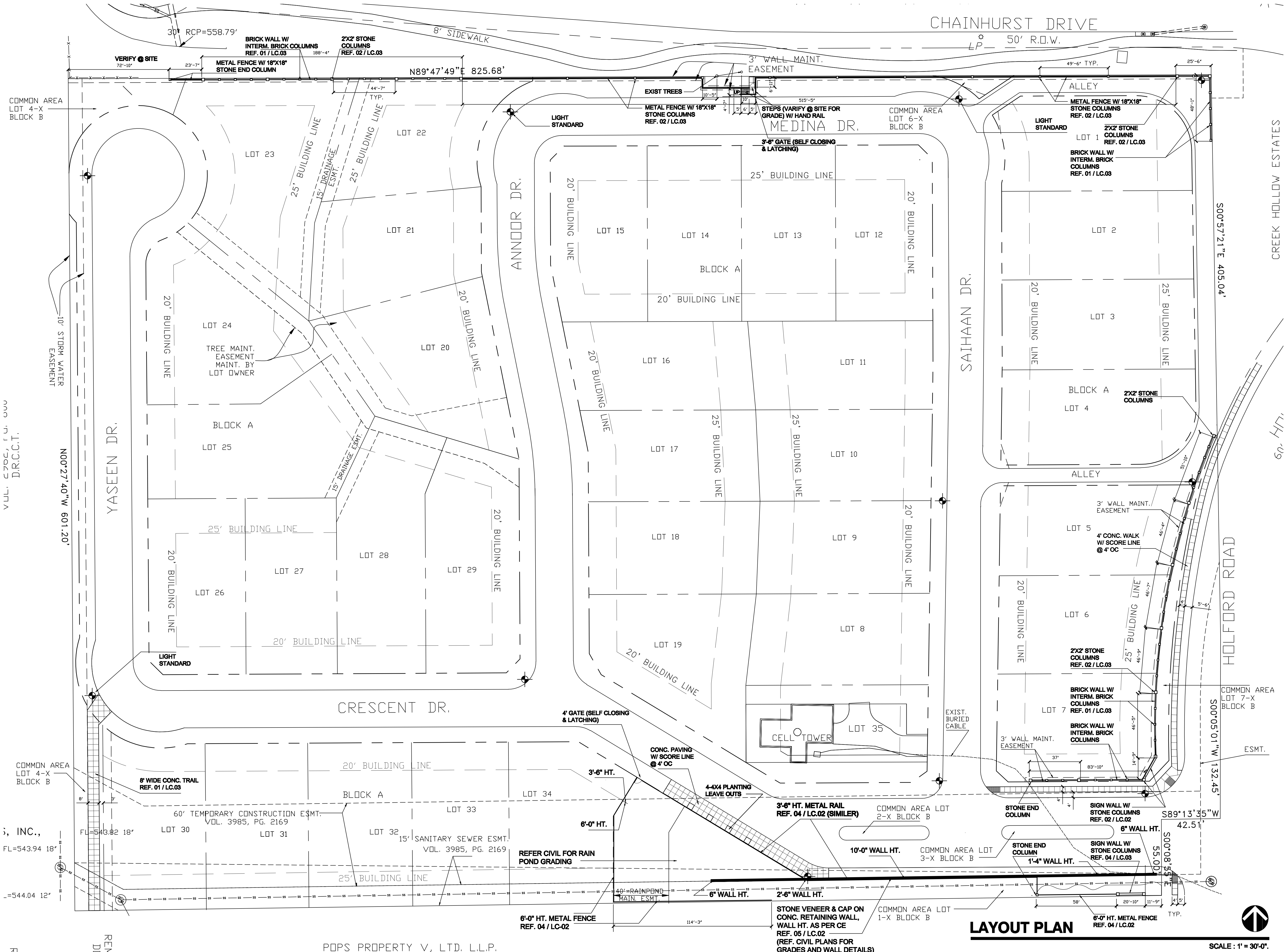




**Crystal Creek Addition**







**LAYOUT PLAN**

SCALE: 1" = 30'-0"

**aroids** landscape architects

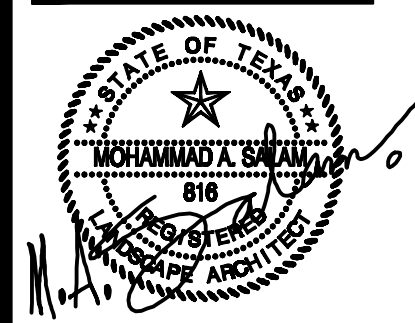
5901 Indian Hills Drive Garland, Texas 75044 . 972.530.5036

**owner**  
**FIRST CRECENT ENTERPRISES LLC**  
 801 CAMPBELL RD, SUITE 245A. TEL. 469.323.0923  
 RICHARDSON, TX. 75081

**CRYSTAL CREEK ADDITION**  
 HOLFORD ROAD, RICHARDSON, TX.

revision
△ 05.09.2011
△ 05.12.2011
△
△
△
△
△

**shown**  
 LAYOUT PLAN



**date**  
 APR.01,2011

**sheet**

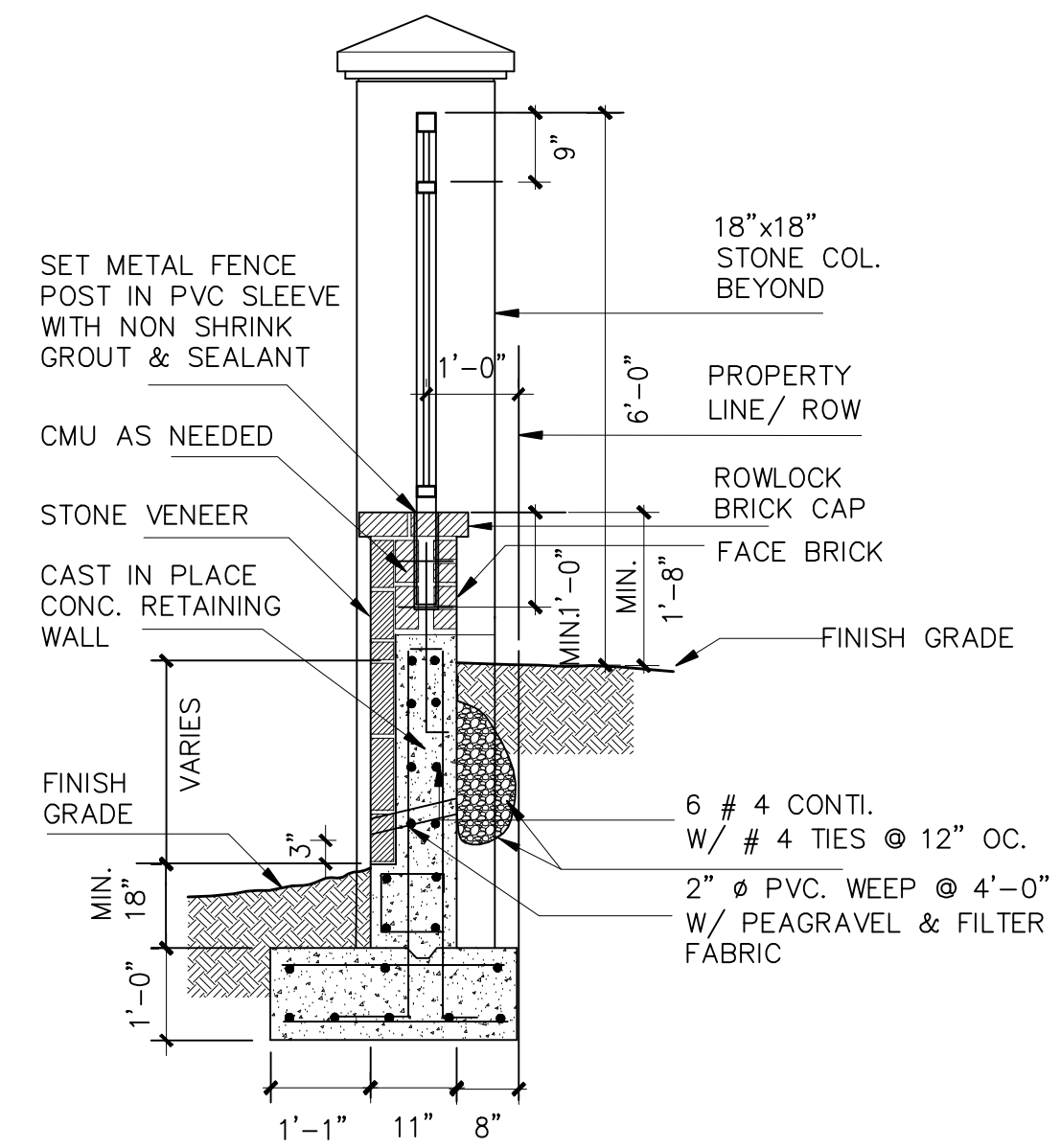
**LC.01**

POP, INC., L.P.  
 D.R.C.C.T.

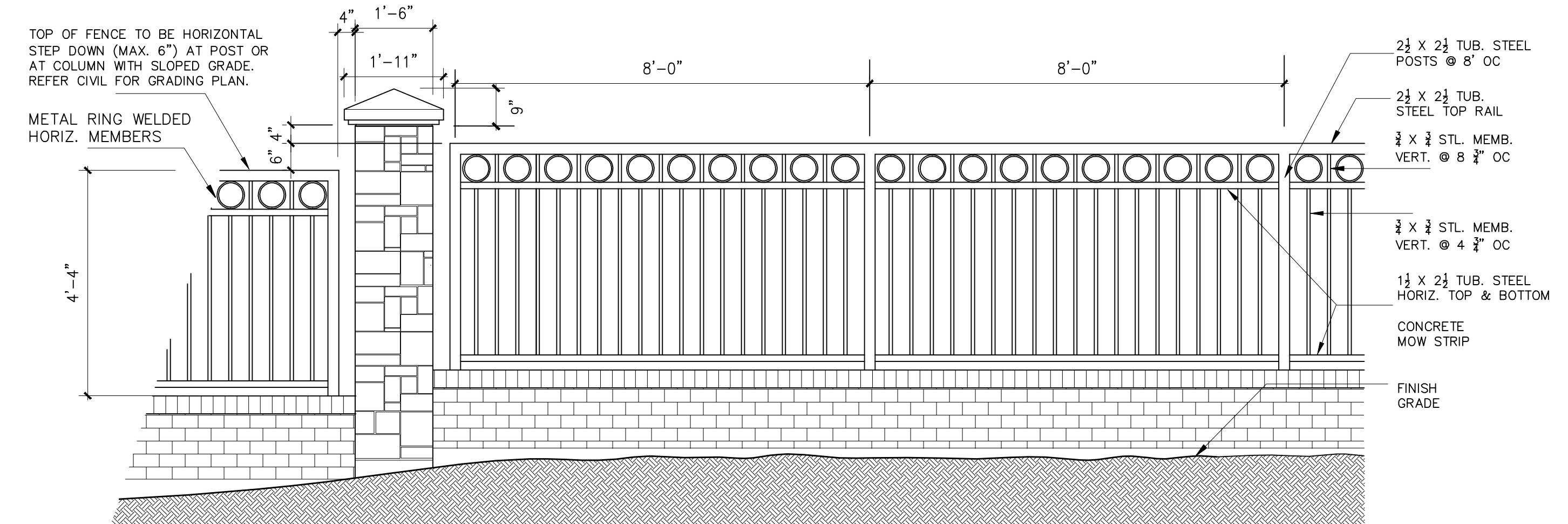
POP, INC.,  
 FL=543.94 18'

REV  
 DT

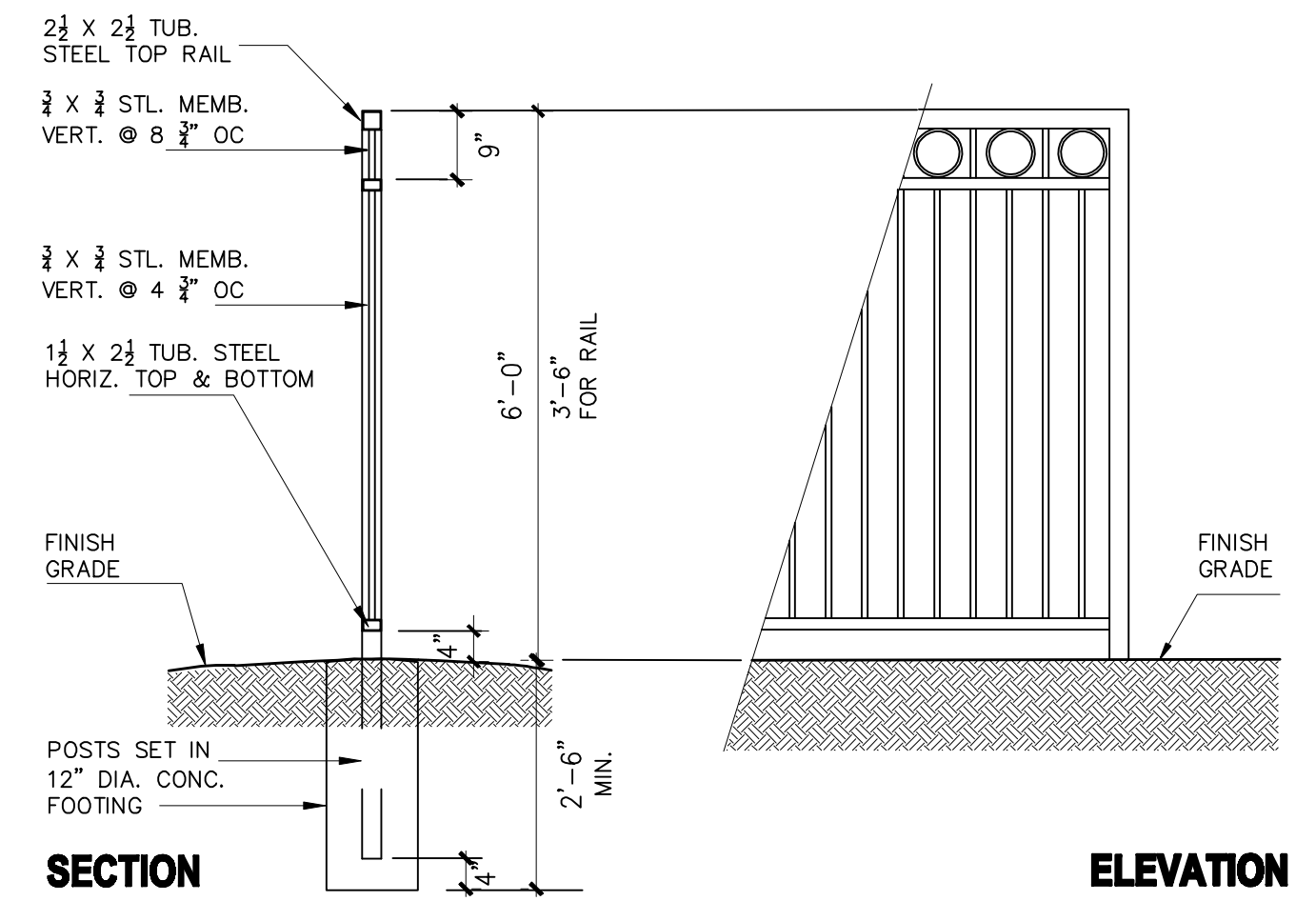
POPS PROPERTY V, LTD. L.L.P.



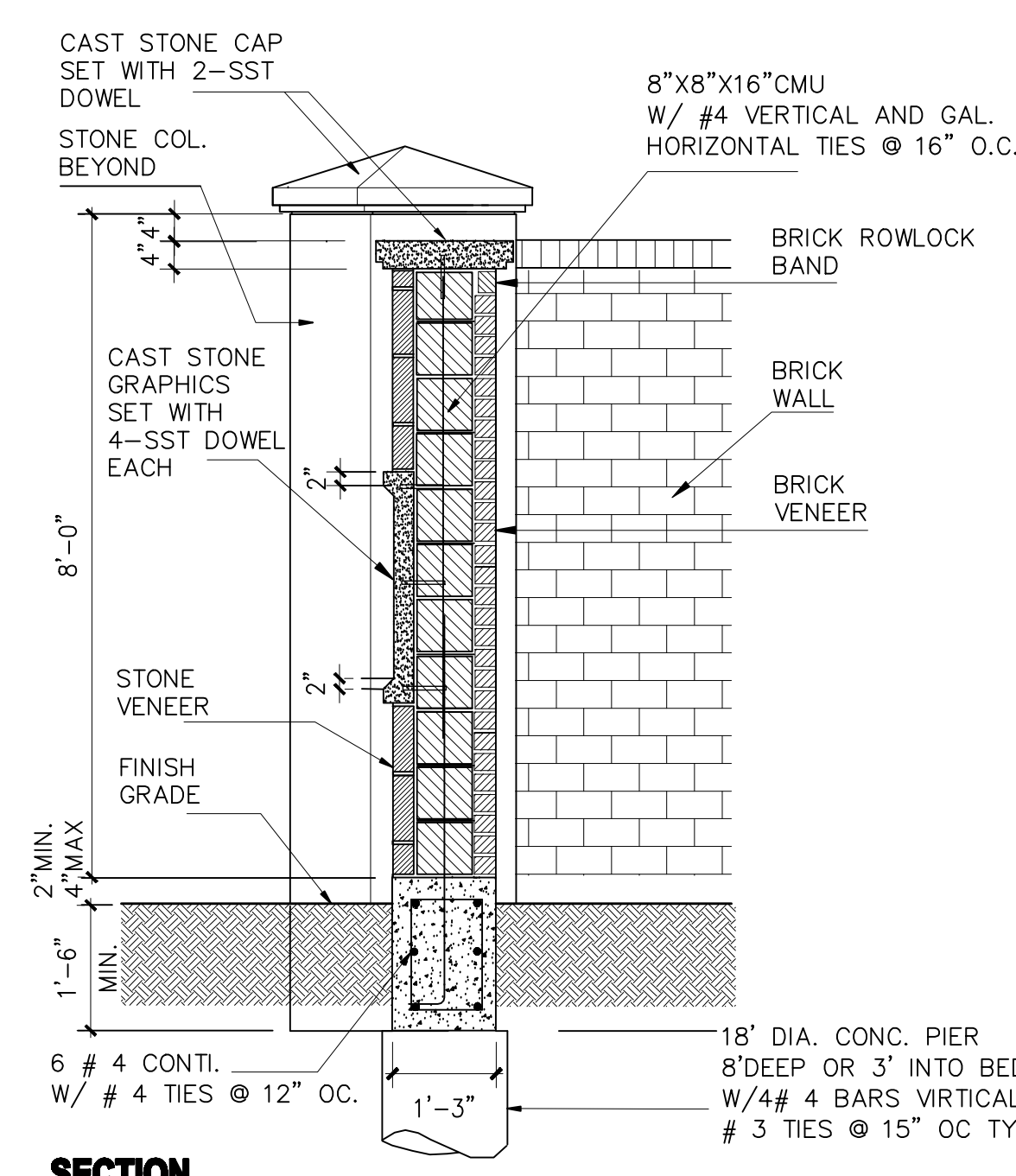
**SECTION . RETAINING WALL & METAL FENCE**  
**01** SCALE . 1/2" = 1'-0".



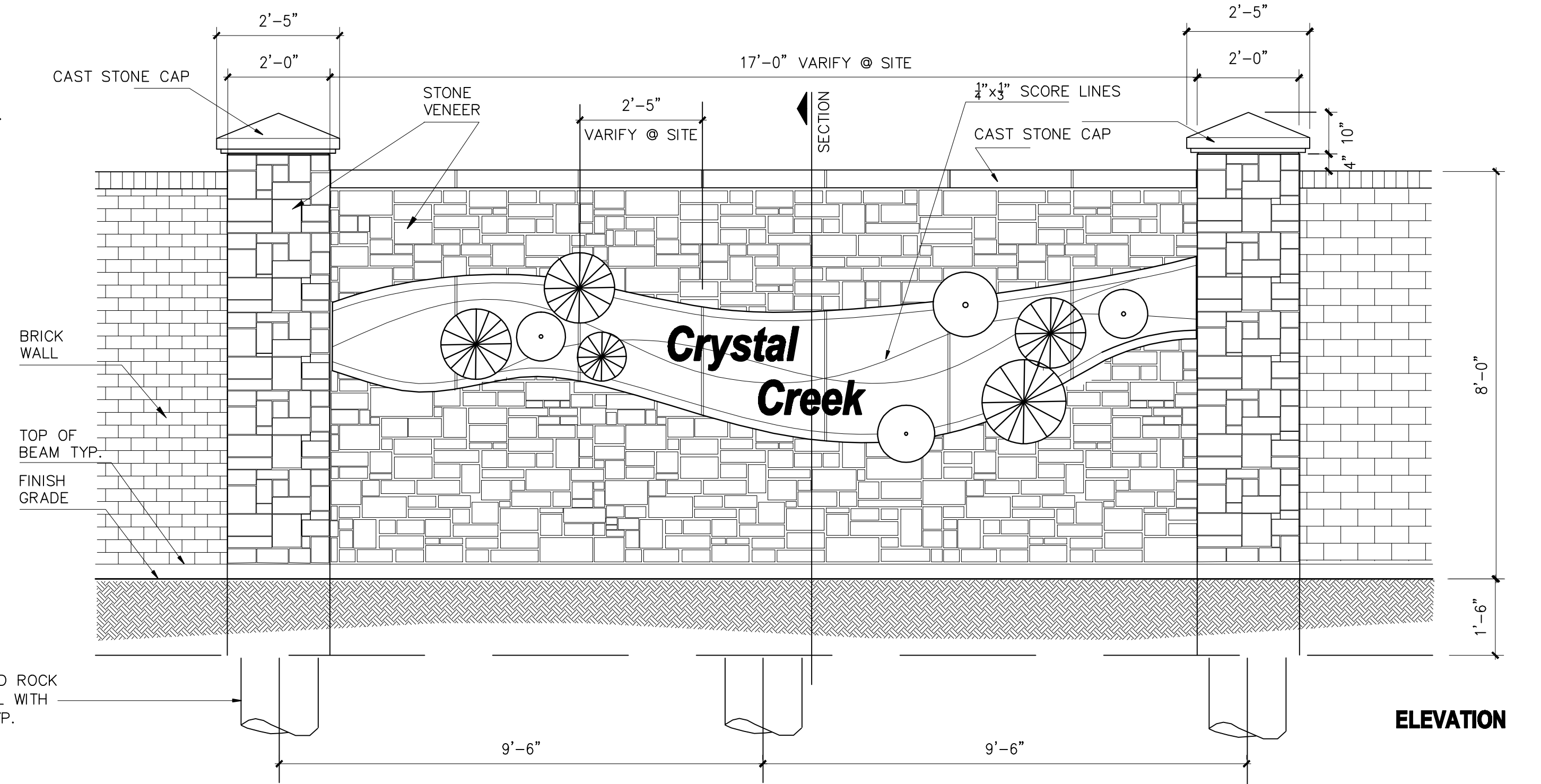
**ELEVATION . METAL FENCE ON TOP OF LOW BRICK WALL**  
**03** SCALE . 1/2" = 1'-0".



**SECTION & ELEVATION . METAL FENCE**  
**04** SCALE . 1/2" = 1'-0".



**SECTION & ELEVATION . ENTRY WALL WITH GRAPHICS**  
**02** SCALE . 1/2" = 1'-0".



**ELEVATION**  
**02** SCALE . 1/2" = 1'-0".

- NOTES :**
1. PROVIDE SAMPLES FOR BRICK AND STONE VENEERS FOR SCREEN WALLS.
  2. METAL FENCE TO HAVE TWO COATS OF PAINT OVER PRIMER COAT. USE SEMI GLOSS ENEMAL PAINT. COLOR TO BE SELECTED.
  3. PROVIDE POWER FOR JET FOUNTAIN NOZZLE AT THE RETENTION POND.
  4. PROVIDE POWER FOR THE SIGN WALL FLOOD LIGHTS.
  5. STREET LIGHT TO BE "HANOVER" LUMINAIRES WITH "PHILADELPHIA STYLE" POLE 16' HT WITH BRACKET ARM. CONTACT TXU / ONCOR FOR POWER CONFIGURATIONS.

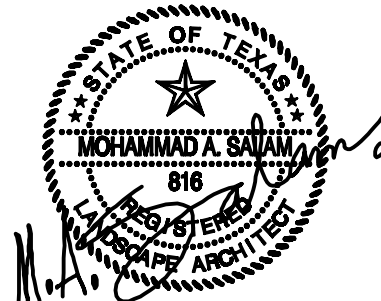
**aroids** landscape architects

5901 Indian hills drive . garland . texas 75044 . 972-530-5056  
**OWNER**  
**FIRST CRECENT ENTERPRISES LLC**  
 801 CAMPBELL RD, SUITE 245A . TEL-469-323-0923  
 RICHARDSON, TX. 75081

**CRYSTAL CREEK ADDITION**  
 HOLFORD ROAD, RICHARDSON, TX.

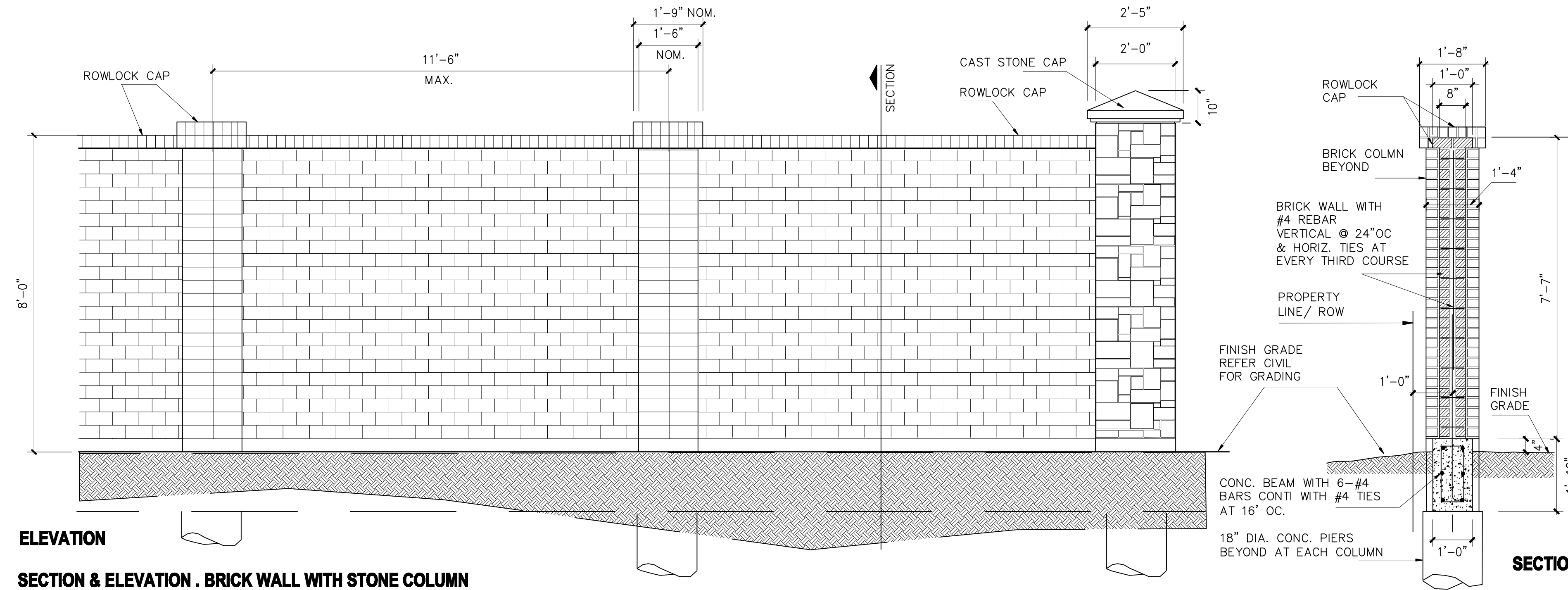
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**CONST. DETAILS**



**date**  
 APR.01,2011  
**sheet**

**LC.02**

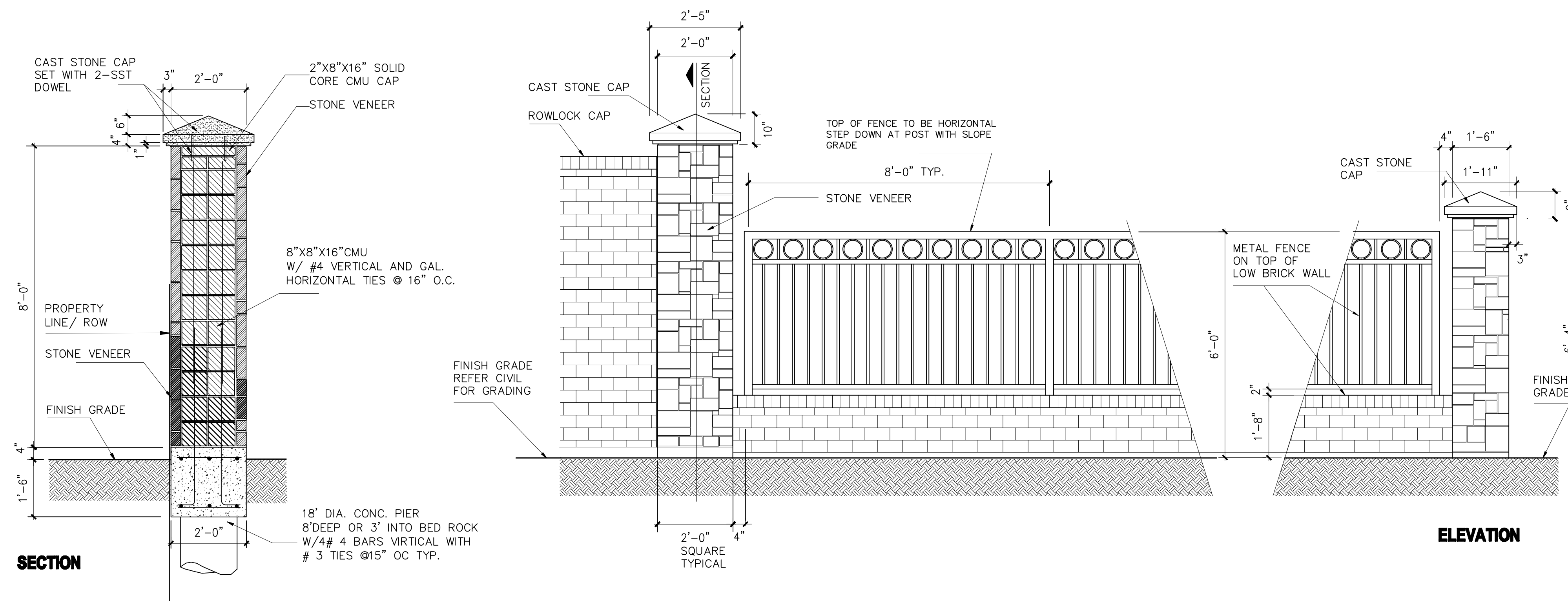


ELEVATION

SECTION & ELEVATION . BRICK WALL WITH STONE COLUMN

01

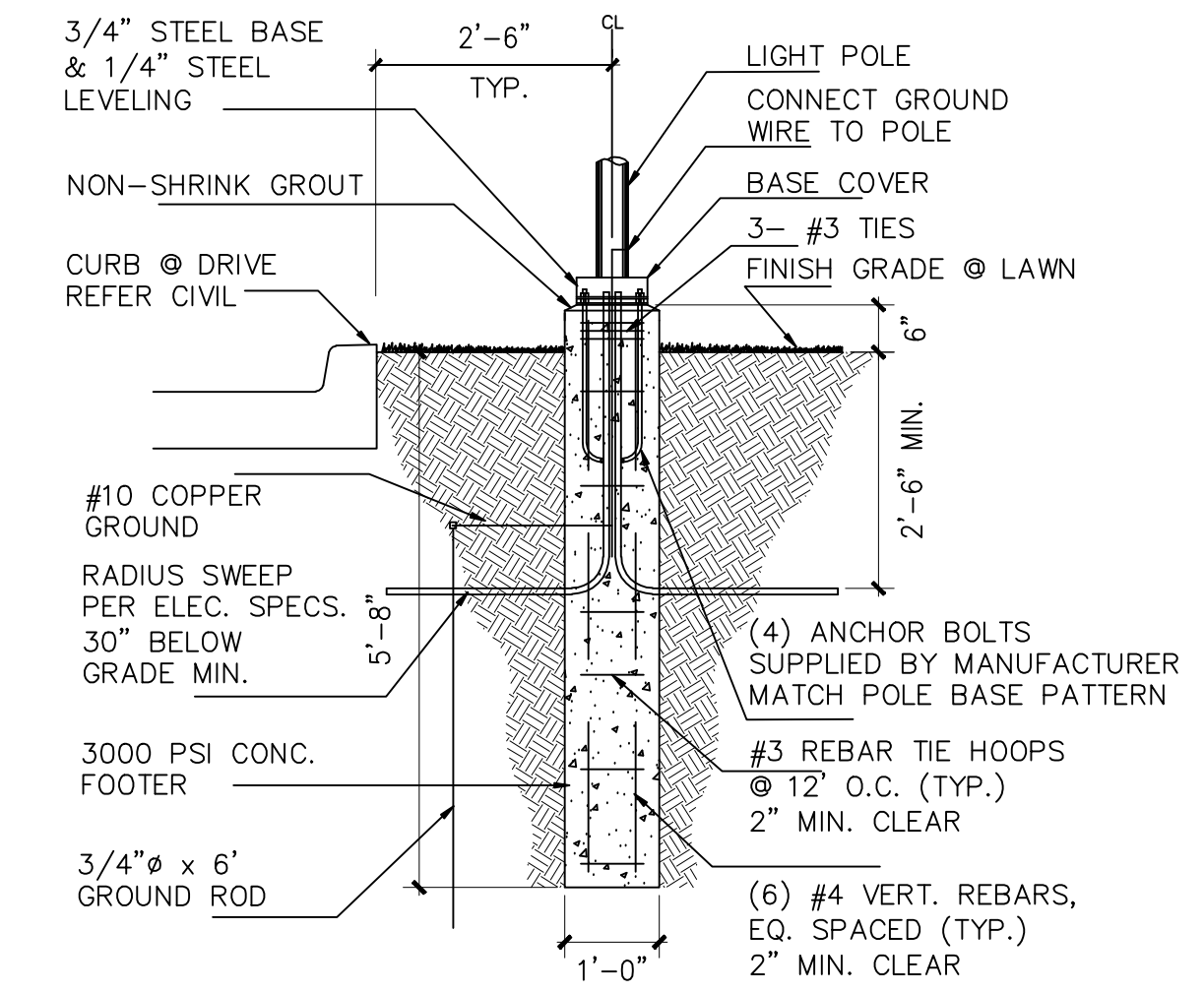
SCALE . 1/2" = 1'-0".



SECTION

SECTION & ELEVATION . BRICK WALL WITH STONE COLUMN & METAL FENCE

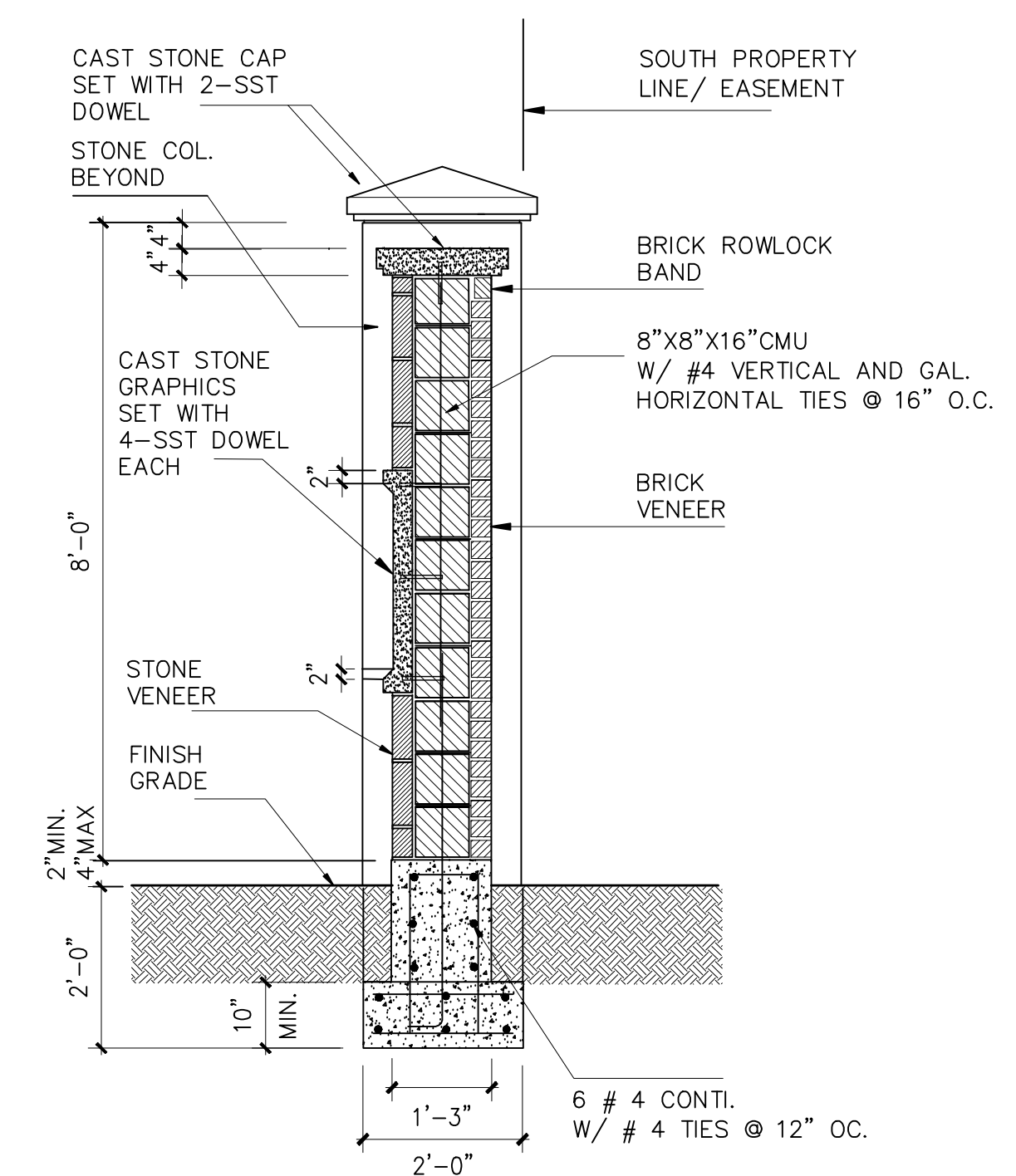
02



SECTION . LIGHT STANDARD BASE

03

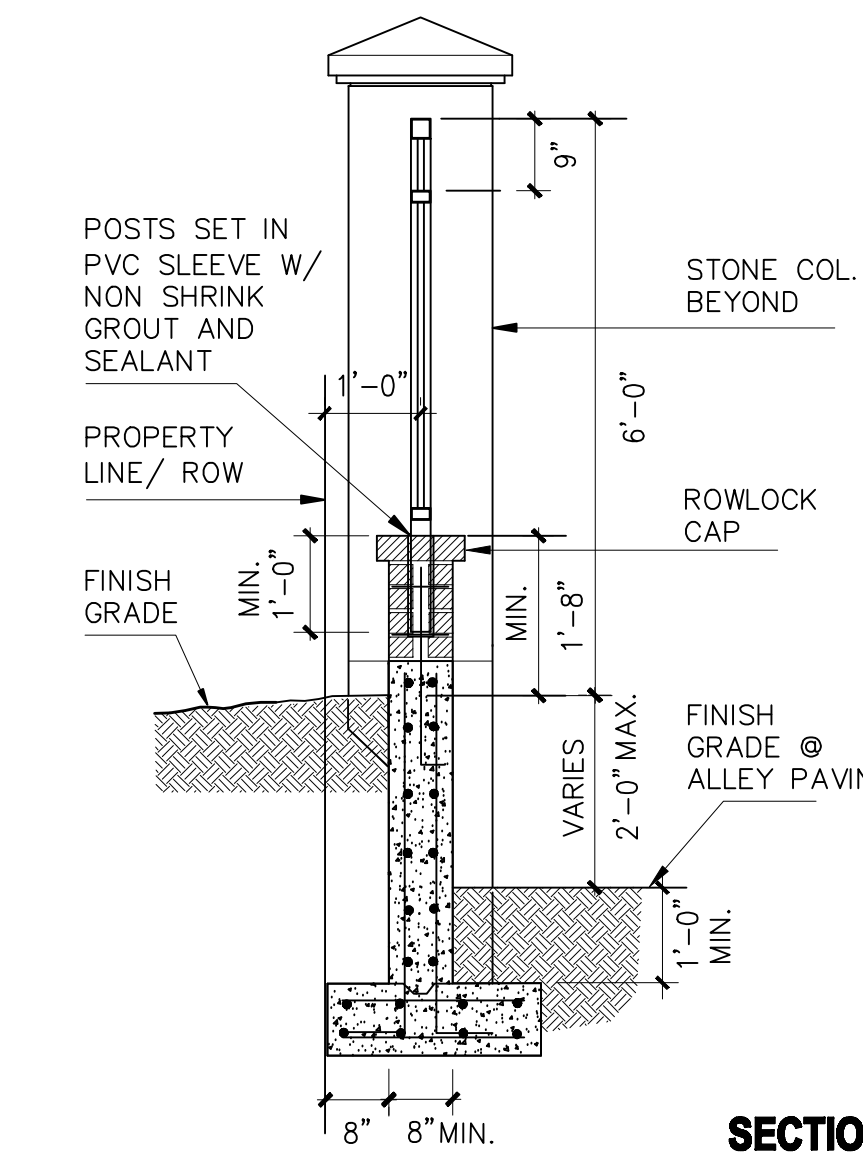
NTS



SECTION & ENTRY WALL WITH GRAPHICS

04 (ALTERNATE FOOTING DETAIL)

SCALE . 1/2" = 1'-0".



SECTION

SCALE . 1/2" = 1'-0".

aroids

landscape architects  
5901 Indian Hills drive - Garland - Texas 75044 - 972.530.5036

OWNER  
FIRST CRECENT ENTERPRISES LLC  
501 CAMPBELL RD, SUITE 245A - TEL:469-323-0923  
RICHARDSON, TX 75081

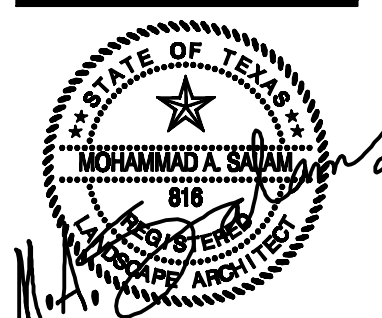
CRYSTAL CREEK ADDITION  
HOLFORD ROAD, RICHARDSON, TX

revision

05.09.2011

shown

CONST. DETAILS

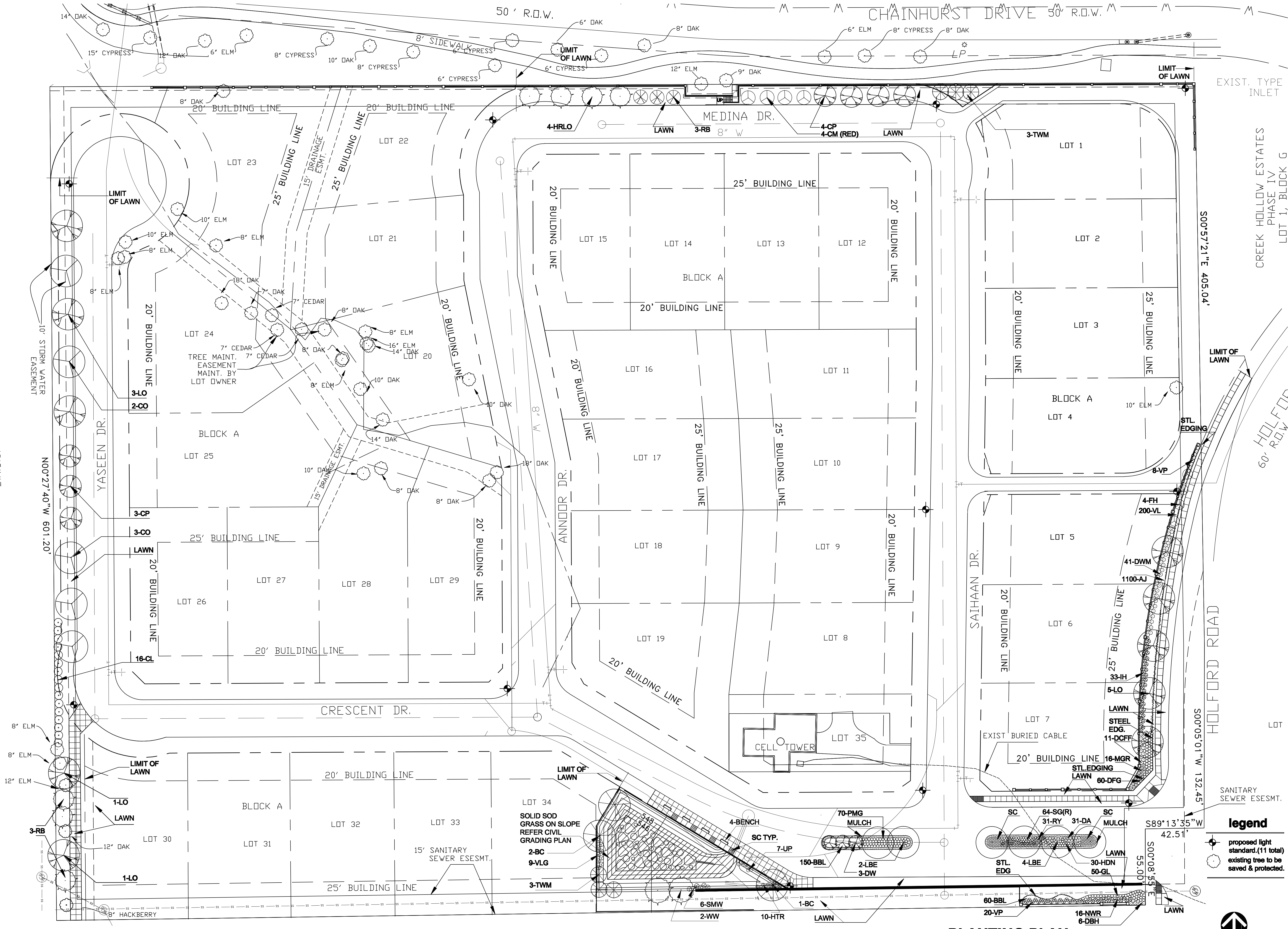


date  
APR.01,2011

sheet

LC.03





**PLANTING PLAN**

SCALE: 1" = 30'-0"

POPS PROPERTY V. LTD. L.L.P.

**aroids**

landscape architects

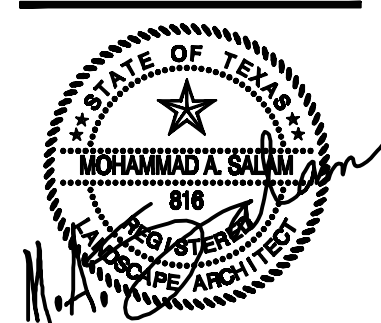
5901 Indian Hills Drive • Garland • Texas 75044 • 972.530.5036

**OWNER**  
**FIRST CRECENT ENTERPRISES LLC**  
 801 CAMPBELL RD, SUITE 245A  
 RICHARDSON, TX. 75081 TEL. 469.323.0923.

**CRYSTAL CREEK ADDITION**  
 HOLFORD ROAD, RICHARDSON, TX.

revision	date
△ 05.09.2011	
△ 05.12.2011	
△	
△	
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**shown**  
 PLANTING PLAN



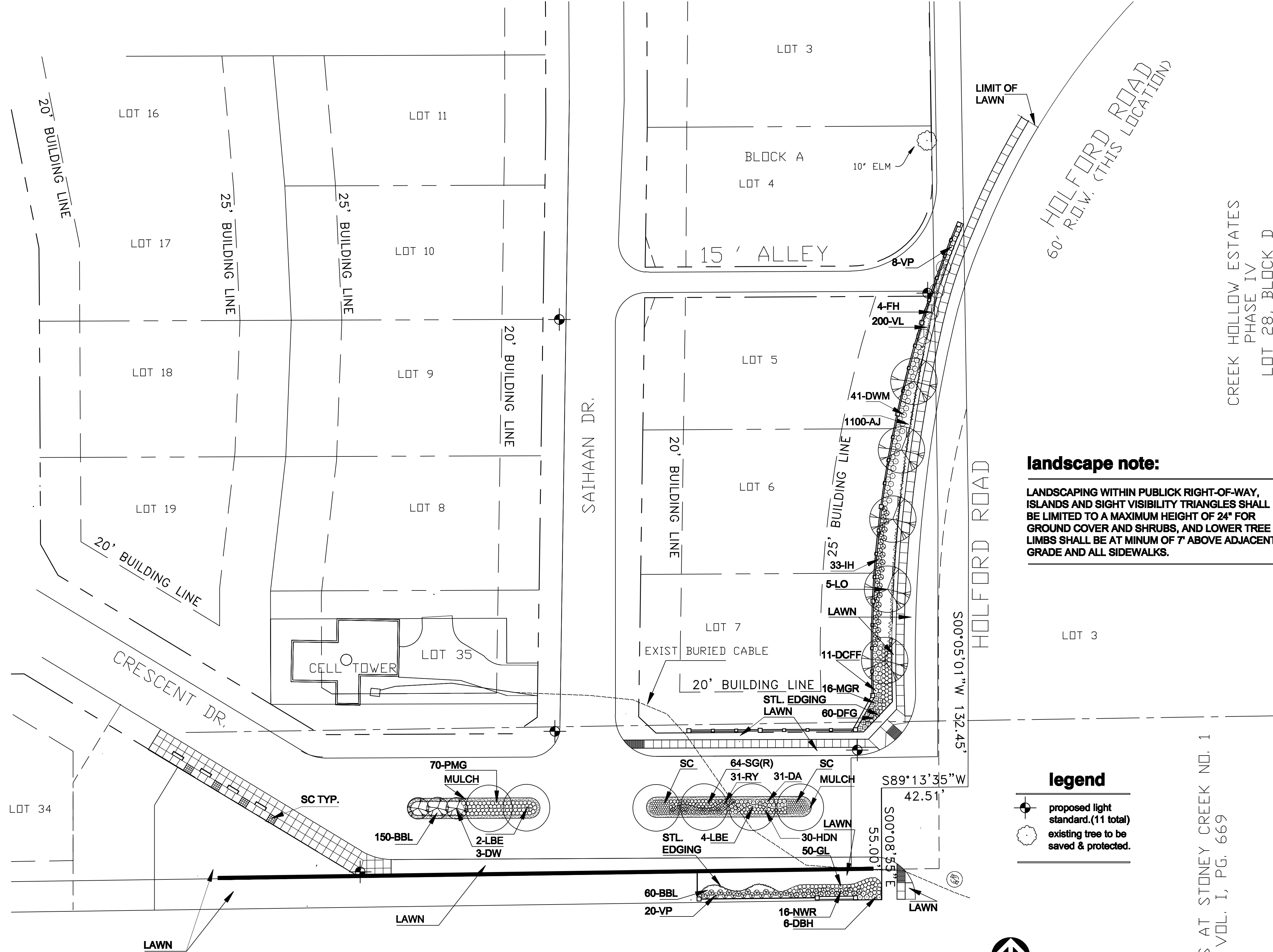
**date**  
 APR.01,2011

**sheet**

**LP.01**

- Legend**
- proposed light standard. (11 total)
  - existing tree to be saved & protected.





CREEK HOLLOW ESTATES  
 PHASE IV  
 LOT 28, BLOCK D  
 VOL. J, PG. 987 P.R.C.C.T.

**landscape note:**  
 LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY, ISLANDS AND SIGHT VISIBILITY TRIANGLES SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 24" FOR GROUND COVER AND SHRUBS, AND LOWER TREE LIMBS SHALL BE AT MINUM OF 7" ABOVE ADJACENT GRADE AND ALL SIDEWALKS.

**legend**  
 ● proposed light standard.(11 total)  
 ○ existing tree to be saved & protected.

**PLANTING PLAN**

SCALE : 1" = 20'-0".

THE DAKS AT STONEY CREEK NO. 1  
 VOL. I, PG. 669

**aroids**

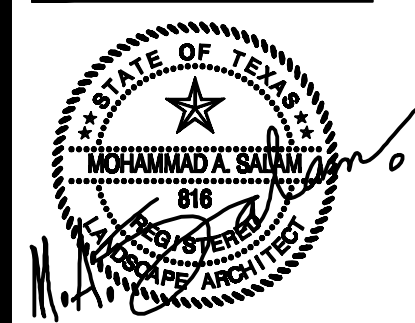
landscape architects  
 5901 Indian Hills Drive - Garland, Texas 75044 - 972.530.5036

**CRYSTAL CREEK ADDITION**  
 HOLFORD ROAD, RICHARDSON, TX.

**owner**  
**FIRST CRECENT ENTERPRISES LLC**  
 801 CAMPBELL RD, SUITE 245A  
 RICHARDSON, TX. 75081 TEL. 469.323.0923.

revision
△ 05.09.2011
△ 05.12.2011
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 PLANTING PLAN



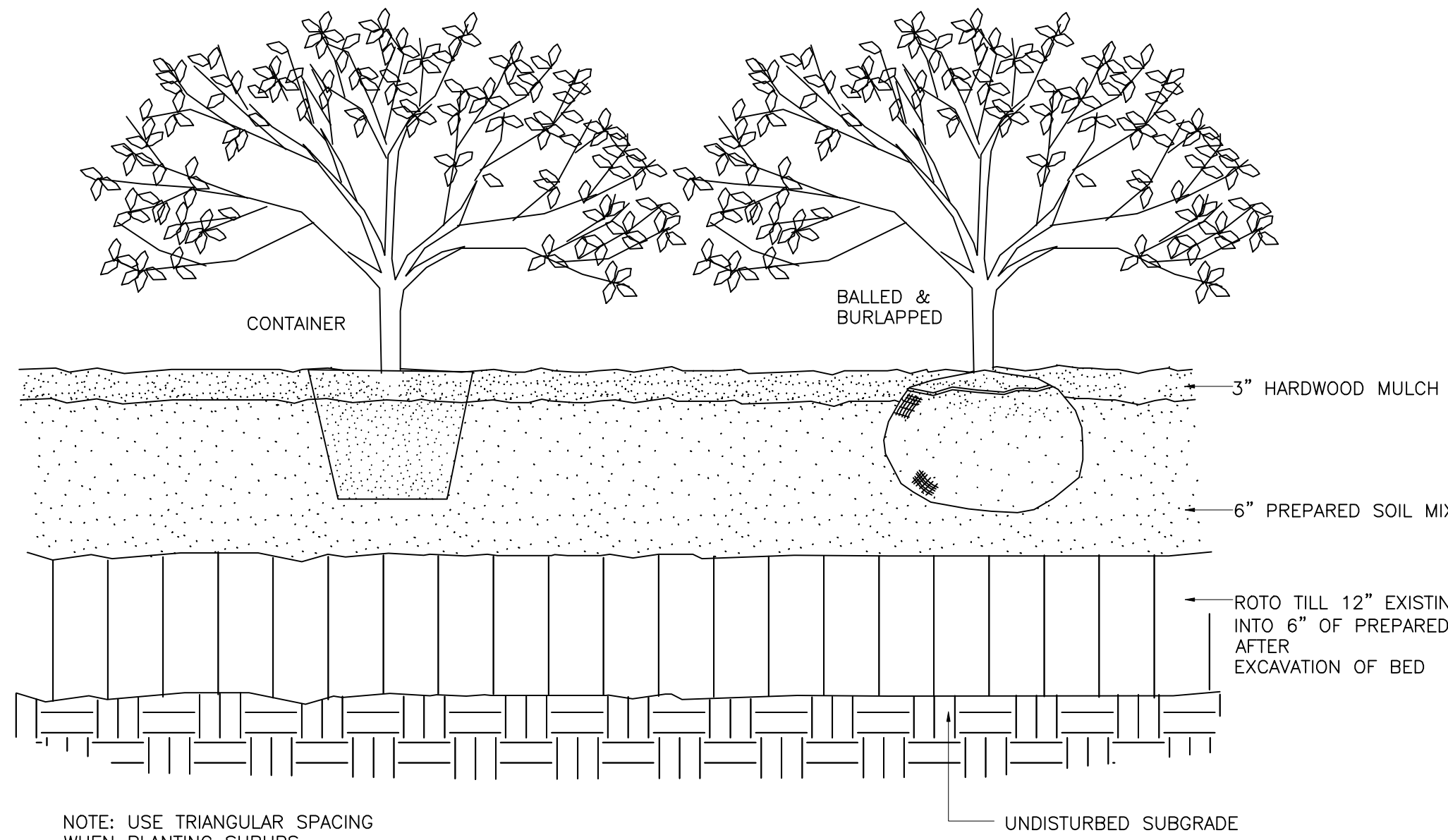
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**PLANT SCHEDULE**

QTY	ABV.	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
<b>TREES</b>					
10	LO	Live Oak	Quercus virginian	3" Caliper	12'-14' ht., 5'-6' sp., single trunk, full.
4	HRLO	Highrise Live Oak	Quercus virginian QV7IA	3" Caliper	14'-16' ht., 5'-6' sp., single trunk, full.
5	CO	Chinkapin Oak	Quercus muhlenbergi	3" Caliper	10'-12' ht., 5'-6' sp., single trunk, full.
7	CP	Chanticleer Pear	Pyrus calleryana "Chanticleer"	3" Caliper	14'-16' ht., 5'-6' sp., full, matching.
3	BC	Bald Cypress	Taxodium disticum	3" Caliper	14'-16' ht., 5'-6' sp., single trunk, full.
2	WW	Weeping Willow	Salix babylonica	3" Caliper	12"-14" ht. 4'-5' sp., full
4	FH	Foster Holly	Ilex attenuata "Foster"		6'-8' ht. ; 3'sp. Full.
6	LBE	Lace Bark Elm	Ulmus perfolia sempervirens	3" Caliper	12'-14' ht., 5'-6' sp., single trunk, full.
6	RB	Redbud	Circis canadensis	2" Caliper	8'-10' ht., 5'-6' sp, full matching
3	DW	Desert Willow (Babba)	Chilopsis linearis		8'-10' ht., 5'-6' sp, full matching
4	CM	Crape Myrtle (red)	Lagerstroemia indica		8'-10'ht., 4'-5' sp., 3-trunk, full matching
6	TWM	Tree Wax Myrtle	Myrica cerifera		6'-8' ht., 4'-5' sp., 3-trunk, full matching
<b>SHRUBS</b>					
16	MGR	Martha Gonzales Rose	Rosa spp.	3 gal.	full pot; well rooted.
33	IH	Indian Hawthorn	Raphiopsis Indica	5 gal.	24"-28" ht., 18-24" sp., full pot; well rooted.
6	DBH	Dwf. Burford Holly	Ilex conuta "Burfordii Nana"	5 gal.	24"-28" ht., 18-24" sp., full pot; well rooted.
30	HDN	Harbor Dwf. Nandina	Nandina domestica Nana	3 gal.	18"-20" ht., full pot; well rooted.
64	SGI	Salvia (Red)	Salvia Greggii	1 gal.	full pot, well rooted.
16	CL	Cherry Laurel	Prunus caroliniana	7 gal.	full pot, well rooted.
11	DCFF	Dwf. Chinese Fringe Flower	Loropetalum chinense "Nana"	3 gal.	full pot, well rooted.
16	NWR	Nearly Wild Rose	Rosa spp.	3 gal.	full pot, well rooted.
31	DAG	Dwf. Abelia Grandiflora	Abelia grandiflora Nana	3 gal.	full pot, well rooted.
30	VP	Variegated Pittosporum	Pittosporum tobira 'variegata'	5 gal.	36"-38" ht. full pot, well rooted.
31	RY	Red Yucca	Hesperaloe peruviflora	3 gal.	full pot, well rooted.
41	DWM	Dwf. Wax Myrtle	Myrica pucilla	5 gal.	36"-38" ht. full pot, well rooted.
9	VLG	Var. Ligustrum	Ligustrum luicidum 'Variegata'	5 gal.	36"-38" ht. full pot, well rooted.
<b>PERENNIALS, GROUND COVER, ORNAMENTAL GRASS &amp; LAWN</b>					
1100	AJ	Asian Jasmine	Tracheospermum asiaticum	4" pots	full pot, well rooted @ 12" OC.
200	VL	Variegated Liriope	Liriope muscari 'Variegata'	4" pots	full pot, well rooted @ 12" OC.
60	GL	Giant Liriope	Liriope gigantea	1 gal.	full pot, well rooted @ 12" OC.
60	BBL	Bigblue Liriope	Liriope muscari	4" pots	full pot, well rooted @ 12" OC.
70	PMG	Pink Muhly Grass	Muhlenbergia capillaris	1 gal.	full pot, well rooted @ 24" OC.
60	DFG	Dwf. Fountain Grass	Pennisetum alopecuroides	1 gal.	full pot, well rooted @ 24" OC.
6	SMW	Swamp Milk Weed	Asclepias incarnata	3 gal.	full pot, well rooted.
10	HTR	Horsetail Reed	Equisetum hyemale	3 gal.	full pot, well rooted.
7	UP	Umbrella Plant	Cyperus alterfolius	3 gal.	full pot, well rooted.
	SC	Seasonal Color	Season to determine type		
	Lawn	Bermudagrass	Cynodon dactylon		Hydromulched



**SHRUB PLANTING DETAIL**

NTS

**PLANTING NOTES**

- USE 1/2"x4" STEEL EDGING (PAINTED GREEN)
- USE 4" "GOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS. ROTOTILL BED MIX TO THE DEPTH OF 12" MINIMUM.
- HYDROMULCH ALL THE LAWN AREAS WITH BUFFELO GRASS.
- TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
- ALL THE PLANTING BED AND THE LAWN AREAS TO HAVE AUTOMATIC IRRIGATION SYSTEM AS PER SATATE OF TEXAS AND CITY OF FRISCO CODES AND REQUIREMENTS.
- BEFORE SETTING TREE BALL INTO THE TREE PITS, PERFORM PERCOLATION TEST.

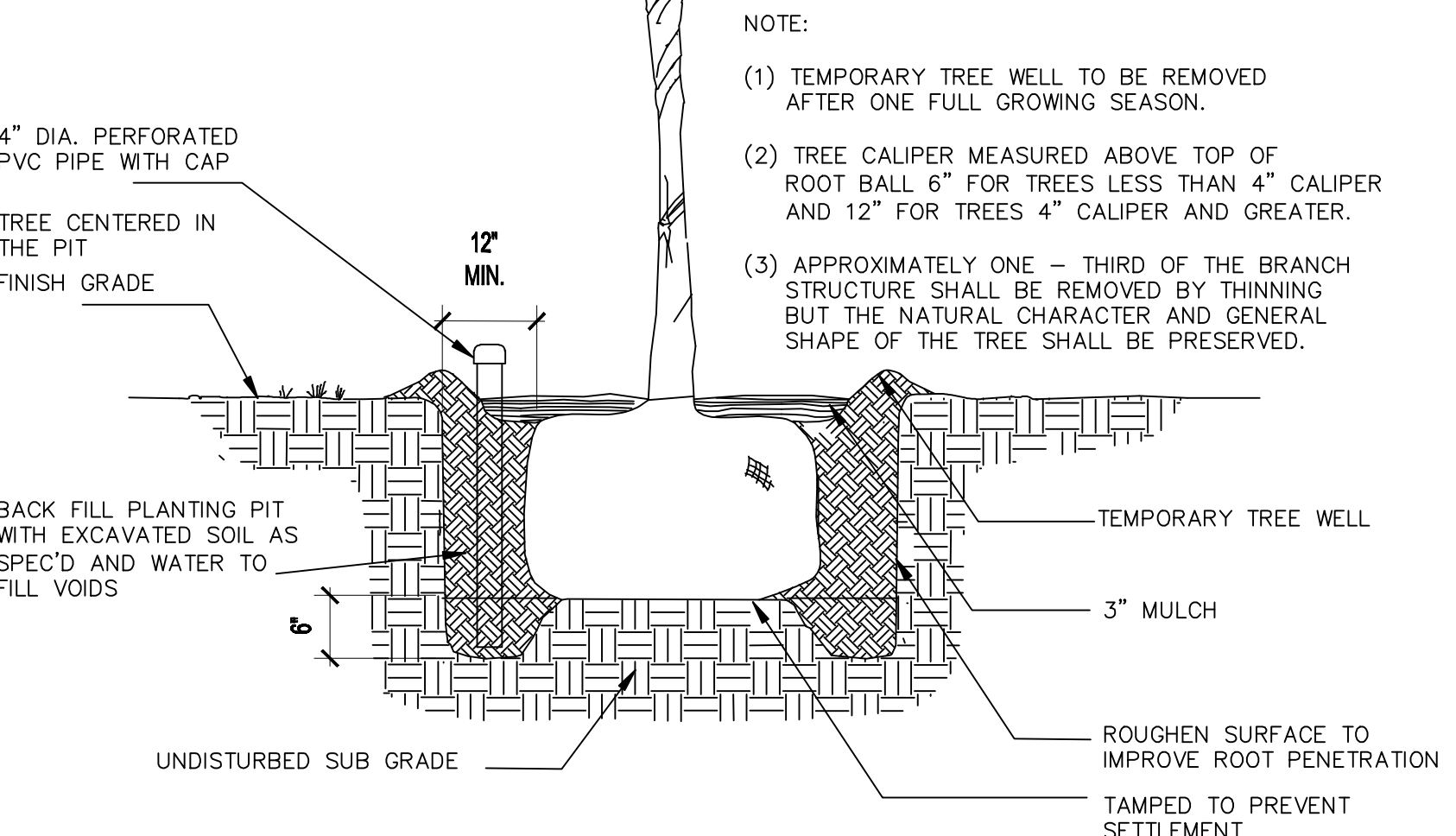
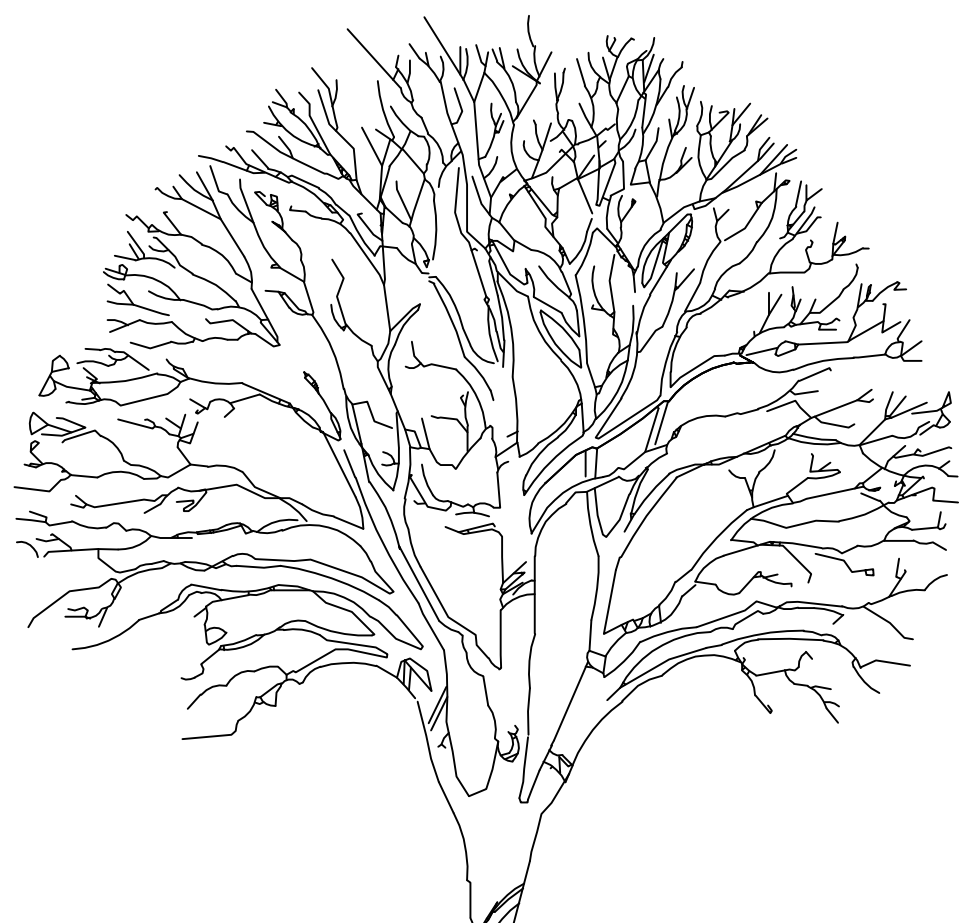
**LANDSCAPE & TREE PROTECTION NOTES**

**LAYOUT NOTES :**

- PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED IMPROVEMENTS PRIOR TO LANDSCAPE ARCHITECT BEGINNING WORK.
- TAKE ALL DIMENSIONS FROM THE BACK OF CURB, FACE OF WALL, FACE OF BUILDING AND CENTERLINE UNLESS OTHERWISE NOTED.
- TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL OR CENTERLINE.
- ALL ANGLES ARE 90 DEGREES AND ALL LINES OF PAVING ARE PARALLEL UNLESS OTHERWISE NOTED.
- VERIFY THE LOCATION OF ALL VAULTS, TRANSFORMERS, MANHOLES, AND OTHER UTILITIES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- PROVIDE STAKING FOR TREE WELLS WALKS, AND SITE IMPROVEMENTS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- WRITTEN DIMENSIONS WILL GOVERN OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL COORDINATE WITH IRRIGATION SUBCONTRACTOR ON LOCATION OF ALL IRRIGATION SLEEVES WITHIN PAVEMENT, WALLS AND PLINTHS, AND THE CONTRACTOR IS RESPONSIBLE FOR HAVING IN PLACE PRIOR TO CONSTRUCTION.

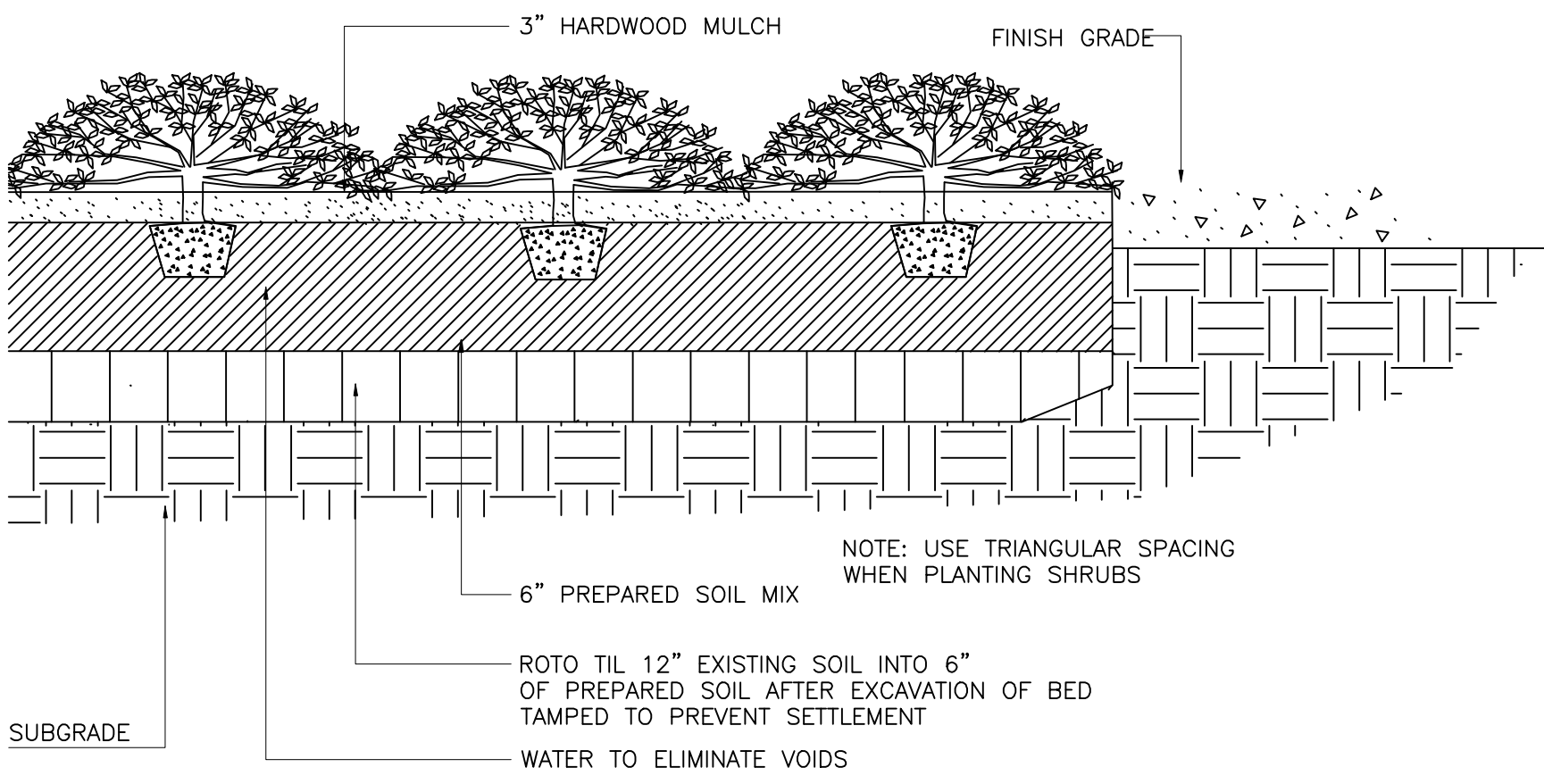
**PLANTING NOTES :**

- ALL PLANT MATERIALS WILL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, CURRENT EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
- SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- REQUEST ACCEPTANCE OF ROUGH GRADING BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING.
- STAKE LOCATIONS OF ALL PROPOSED TREES AND EDGES OF NEW PLANTING BEDS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
- ALL TOPSOIL WILL BE IMPORTED. TOPSOIL DEPTHS WILL BE 8" IN ALL LAWN AND PLANTING AREAS. ADDITIONAL EXCAVATION AND PLACEMENT OF TOPSOIL IS REQUIRED FOR ALL TREE AND SHRUB PLANTING.
- ALL PLANTING AND TURF AREAS WILL BE IRRIGATED.
- ALL SITE FEATURE LOCATIONS SHALL BE STAKED IN FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE SEEDED OR SODDED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE, AND INSURE POSITIVE DRAINAGE IN ALL AREAS TO BE SEEDED OR SODDED.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING SETBACK LINES, EASEMENT LINES, AND VISIBILITY LINES IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL SITE FEATURES.



**TREE PLANTING DETAIL**

NTS



**GROUND COVER PLANTING DETAIL**

NTS

**aroids**

landscape architects  
5901 Indian Hills drive - garland - texas 75044 - 972.630.6036

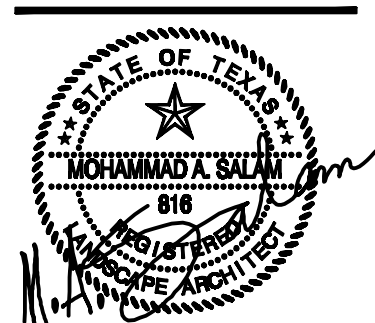
**owner**  
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801 CAMPBELL RD, SUITE 245A  
RICHARDSON, TX 75081 TEL. 469.323.0823.

**CRYSTAL CREEK ADDITION**  
HOLFORD ROAD, RICHARDSON, TX.

**revision**

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**PLANTING**  
**DETAILS**



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**LP.03**



# **Agenda**

## **Item 5**

## **VARIANCES 11-07**

### **Attachments:**

1. Staff Report
2. Locator
3. Applicant's Statement
4. Variance Exhibit
5. Correspondence
6. Notice of Variance Request
7. Notification List
8. Notification Map

**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
May 17, 2011**

**Variance 11-07**

**SUMMARY**

**Owner:** ATT and Co, LLC

**Applicant:** Tach Le, ATT and Co. LLC

**Project Name:** Parking Variance  
1381 Lake Park Way

**Request:** This is a request for approval of a variance to The City of Richardson Subdivision and Development Code for a reduction in parking for a one-story, 9,970 square foot multi-use center located on the south side of Lake Park Way, east of Coit Road. The applicant is requesting a six (6) space reduction to accommodate a proposed retail tobacco store (Hookah Lounge). With the proposed use, 48 spaces are required, however, there are only 42 spaces provided on site. The proposed six (6) space parking variance represents a 14.2% reduction in the number of required parking spaces.

**CPC Action:** **Recommendation to the City Council**  
The City Plan Commission may recommend approval of the request as presented, recommend approval with conditions or deny.

**Earliest City Council Agenda:** June 13, 2011

**Notification:** This request is not a public hearing item; therefore, written notification is not required by State Law. As a courtesy, adjacent property owners affected by the variance request received written notification.

**Correspondence:** Staff has received a letter in opposition from an adjacent property owner. Their letter has been included within this packet.

**DEVELOPMENT SUMMARY**

**Land Area:** 0.91 acres (39,640 sq. ft)

**Zoning:** LR-M(2) under Ord. #3079

**Existing Development:** One-story; 9,970 sq. ft building with 42 parking spaces.

**Adjacent Land Use, Zoning:**

*North (across Lake Park Way)* Retail/LR-M(2)

*East* Retail/LR-M(2)

*South* Retail/LR-M(2)

*West* Retail/LR-M(2)

**BACKGROUND INFORMATION**

**Background:** Under the Subdivision and Development Ordinance, required off-street parking spaces for all uses must be provided in accordance with the gross floor area of the buildings on the subject property. With the current uses in the center (4,200 s.f. for an existing doctor’s office and assuming retail occupancy for all vacant space), there are 34 parking spaces required, with 42 spaces available. A hookah lounge wants to occupy up to 2,000 square feet that is currently vacant. Since a hookah lounge is parked at a restaurant ratio (1:100 s.f.), the resulting parking requirement for the center increases to 48. With only 42 spaces available on-site, the applicant is requesting a six (6) space parking reduction to accommodate the existing doctor’s office, the hookah lounge, and retail for the remaining building area..

A physician’s office occupies 4,200 square feet of space in the center. The remaining 5,770 square feet of the development is vacant.

According to the applicant’s statement, the doctor’s office closes at 5:00PM. The proposed tenant will be open from 5:00 PM to 2:00AM.

Staff has attached a list of similar parking variances to provide the Commission with a historical perspective of previously approved cases.

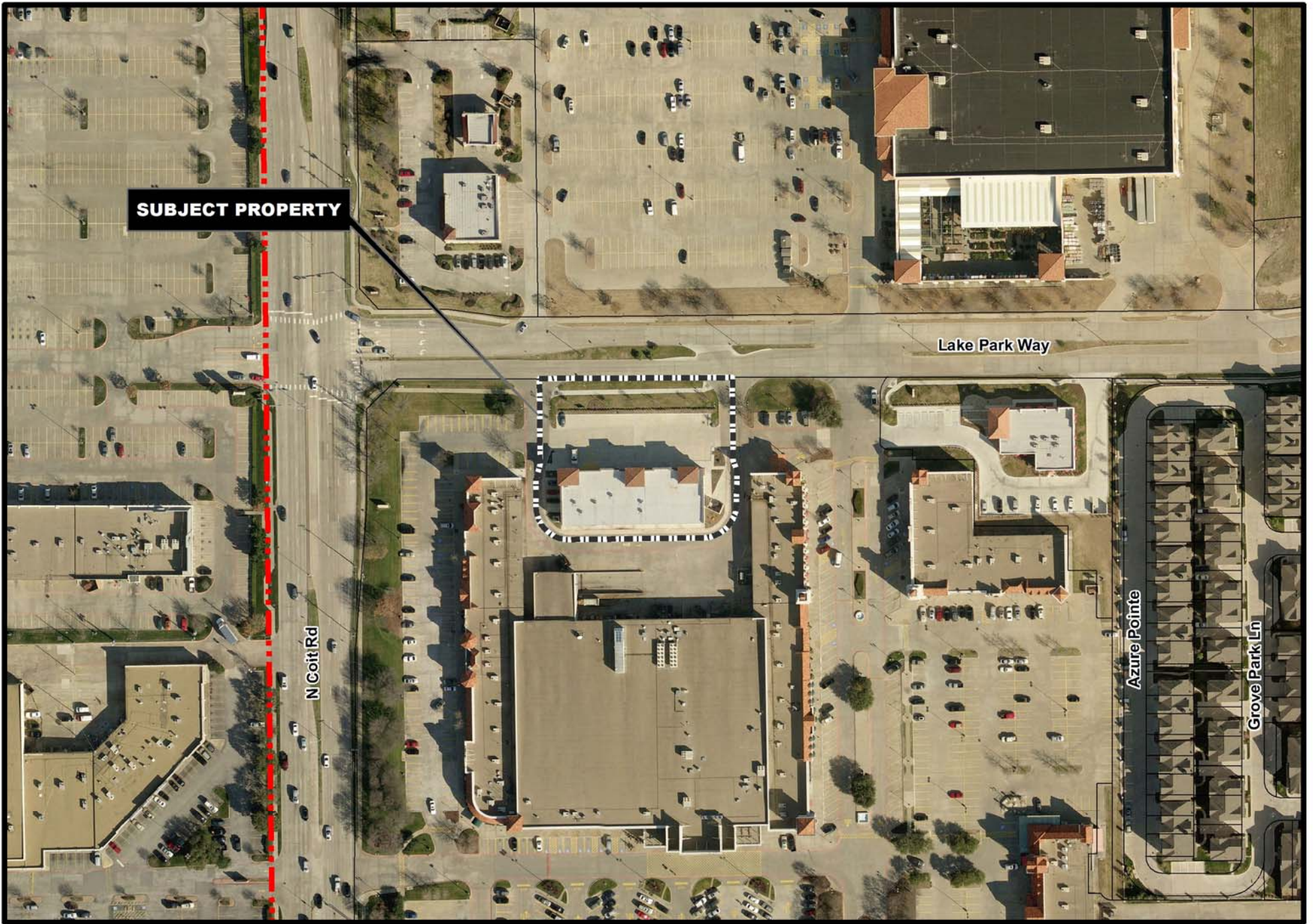


<i>MULTI-TENANT RETAIL CENTERS/MIXED USE PROJECTS (sorted by variance percentage)</i>			
<b>PROJECT</b>	<b>LOCATION</b>	<b>REDUCTION GRANTED</b>	<b>DATE</b>
Kebab 'n Curry (restaurant in strip center)	401 N. Central Expressway	8-space ( <b>20%</b> ) variance (41 required by code, 33 required per variance).	03-1991
Campbell Plaza Shopping Center – Fox & Hound (parking reduction granted by zoning special condition)	104 - 180 W. Campbell Road	Modified ratio of 1 space/172 g.s.f. for 20,000 s.f. restaurant/ indoor amusement facility (in lieu of 1/100 required by code). As applied, resulted in 84-space (10%) reduction. This center also utilized the standard 10% reduction permitted for retail centers of 100,000 g.s.f. and larger, reducing required parking by an additional 74 spaces, for a total reduction of 158 spaces ( <b>19% total reduction</b> ). 827 spaces required by code before applying reductions, 669 required after reductions applied.	12-2001 (Ord. 3372-A)
Promenade Shopping Center (Central Section) and Wal-Mart Neighborhood Market	410 – 630 N. Coit Road (excludes 500 N. Coit)	86-space ( <b>15%</b> ) overall reduction permitted on two lots (subject to shared parking agreement).	01-2002
Citipointe Church in Campbell Road Village Shopping Center	605 & 635 W. Campbell Road	57-space variance for 200-seat church. Including the church, 413 spaces are required for the entire center by code, 356 required per variance. As applied, results in a <b>14%</b> reduction for the entire center. Limited to Citipointe Church occupying suites 201 & 210.	2005
Camelot Shopping Center	580 W. Arapaho Road	60-space variance (499 required, 439 provided), equals <b>12.02%</b> .	12-2006 (Ord. 3584)
Karate Studio in strip center	581 W. Campbell Road	12-space reduction for karate studio. As applied, resulted in a <b>12%</b> overall reduction for the entire center (104 required by code, 92 required per variance).	12-1994
Restaurant in multi-tenant building	318 S. Central Expressway	8-space ( <b>11%</b> ) variance (71 required by code, 63 required per variance).	03-1995
Westwood Shopping Center (adjacent to Kroger)	200 N. Coit Road (formerly 100 N. Coit Rd.)	Modified ratio of 1 space/200 g.s.f. for all uses (27,450 s.f. total building area; maximum 4%[1,098 s.f.] for restaurants). As applied, equal to a 13 space ( <b>11%</b> ) variance (123 spaces required by code, 110 spaces required by modified ratio).	01-1990
University Village Shopping Center (L.A. Fitness)	1407 & 1501 E. Belt Line Road	<b>10%</b> (63-space) variance (631 required by code, 568 required per variance). Also permitted use of shared parking agreement if property is subdivided into more than one lot.	02-2006
DFW Chinatown Shopping Center (formerly Richardson Terrace S.C.)	400 N. Greenville Avenue	59-space ( <b>10%</b> ) variance (591 required by code, 532 required per variance).  The 10% reduction was extended for additional building square footage, resulting in a 63-space variance (632 spaces required by code, 569 required per variance).	08-2004  07-2005
Promenade Shopping Center (Southern Section)	300 N. Coit Road	96-space ( <b>9%</b> ) variance (1,010 required by code, 914 required per variance).	06-1996

Terrace Supreme Shopping Center	SEC Greenville Ave. at Terrace Dr.	16-space ( <b>9%</b> ) variance (178 spaces required by code, 162 required per variance).	01-1995
Restaurant in multi-tenant retail strip	115 Spring Valley Village	4-space ( <b>9%</b> ) variance (43 required by code, 39 required per variance).	09-1993
Prosper Center	201 S. Greenville Avenue	8-space ( <b>8%</b> ) variance in the number of required off-street parking for a multi-tenant retail center.	02-2007
Richland Village Shopping Center	1310 E. Belt Line Road	( <b>8%</b> ) variance in number of required off-street parking for a multi-tenant retail center.	07-2007
Prosper Center (parking reduction granted by zoning special condition)	201 S. Greenville Avenue	7-space ( <b>8%</b> ) reduction in parking spaces required on-site (total 89 spaces provided for retail center – 82 on-site and 7 off-site on adjacent apartment tract via shared parking agreement).	03-2004 (Ord. 3453-A)
Camelot Shopping Center	580 W. Arapaho Road	38-space variance (477 required, 439 provided), equals <b>7.97%</b> .	6-2006 (Ord. 3558)
Spring Valley Square Shopping Center	1400, 1430, & 1466-1490 W. Spring Valley Rd.	20-space ( <b>7.4%</b> ) variance (268 required by code, 248 required per variance). Must maintain a tenant mix requiring no more than 268 spaces per code.	09-2003
Govindji Plaza (jewelry store in strip center)	235 N. Central Expressway	2-space ( <b>6%</b> ) variance (33 required by code, 31 required per variance).	10-2000
Restaurant in Kondos & Kondos Law Office Building	1595 N. Central Expressway	5-space ( <b>6%</b> ) variance (79 required for office/restaurant combo, 74 required per variance).	05-1987
Dickey's BBQ in Arapaho Station retail center	1140-1190 N. Plano Road	20-space ( <b>5%</b> ) variance; (427 required by code, 407 required per variance).	02-1995
Texas Commerce Bank (in multi-tenant strip center)	1600 N. Plano Road	12-space ( <b>5%</b> ) variance (248 required by code, 236 required per variance).	12-1991
China Plaza (multi-tenant center)	105-115 S. Greenville Ave.	3-space ( <b>4%</b> ) variance (69 required by code, 66 required per variance).	1993
Northpark Savings Center (restaurant in strip center)	279-299 W. Campbell Road	2-space ( <b>4%</b> ) variance (46 required, 44 required per variance).	09-1993
Canyon Creek Square Shopping Center (formerly Fleetwood Square)	320-350 W. Campbell Road	4-space ( <b>3%</b> ) variance (115 required by code, 111 required per variance).	07-1988
Sandwich shop (located inside office building)	801 E. Campbell Road	5-space ( <b>1%</b> ) variance (530 required by code, 525 required per variance). Current policy does not generally require additional parking for "accessory" restaurants in office/industrial buildings.	06-1986
The Shire	3600, 3610, 3650 Shire Blvd. and 2121 E. Infocom	Permitted sharing of parking spaces on three separately platted, contiguous lots with a shared parking agreement approved by City Attorney ( <b>no parking reduction granted</b> ).	04-2006
Canyon Creek Square Shopping Center and Luby's Restaurant	202-238, 300, and 320-350 W. Campbell Road	Permitted sharing of parking spaces on three separately platted, contiguous lots with a shared parking agreement approved by City Attorney ( <b>no parking reduction granted</b> ).	08-2006
Richwood Square	2111-2159, 2165,	Permitted sharing of parking spaces on three	01-2007

Shopping Center	and 2169-2187 E. Buckingham Road	separately platted, contiguous lots with a shared parking agreement approved by City Attorney ( <b>no parking reduction granted</b> ).	
Arapaho Village Shopping Center	SWC Arapaho Road at West Shore Drive	Modified ratio of 1 space/250 g.s.f. for retail; all other uses per code ( <b>no percentage established</b> ).	12-1989
Galatyn Urban Center	East of Central Expwy. between Lookout Drive and Galatyn Parkway	Zoning permits use of ULI shared-parking methodology to reduce total number of spaces provided for multiple uses with non-overlapping peak hours ( <b>not a variance per se – no percentage established</b> ).	03-1999 (Ord. 3216-A)
Karate Studio in multi-tenant office/industrial building	1350 E. Arapaho	10-space variance w/parking agreement between 3 sites ( <b>no percentage established</b> ).	04-1994





**VAR 11-07**  
**1381 Lake Park Way**



Thach Le  
ATT & Co, LLC  
1900 Preston rd 267-175  
Plano, TX 75093  
Phone: 214 924 7495 email: tleco@aol.com

4-18-2011

To: City of Richardson  
Re: Parking Variance

To whom it may concern,

My wife and I own the building at 1381 Lake Park Way, Richardson, TX 75080 (9970 s.f.)  
Our original intention was to make this office into a medical Professional building.  
In the past, we have turned away potential customers who wanted to have a restaurant in this location because of couple reasons. First we wanted to keep our original plan and limited parking spaces are another problem. After 30 months, we have realized that we need to accept any possible tenants that are allowed for this zone district.

According to the analysis from Mr. Israel Roberts, based upon existing conditions, the maximum allowable leasable space for restaurant or hookah lounge is 1100 square feet. We are currently working with a hookah lounge to occupy 2,000 square feet. To accommodate a tenant of this type and size, 48 parking spaces are required; however, there are only 42 spaces on-site. Therefore; we are asking the city council to grant us a 6 space parking variance, so we can accept the potential hookah lounge tenant.

We feel that the variance will not cause any traffic or safety problems for this area based on our current traffic pattern and operating hours of existing business.

My wife's office occupies approximately 4,200 sf. It is a physician office. This is the only space within the center that is occupied. The remaining 5,770 square feet of the center is vacant.  
The office open from 8:30 to 5 PM Mondays-Fridays  
The daily average patient load is 23-30 (we can provide real patient scheduling for the last 2.5 years)  
The maximum patients can be seen in 1 hour is 6.  
At any given time, there are no more than 14 cars (included 4-5 employees)

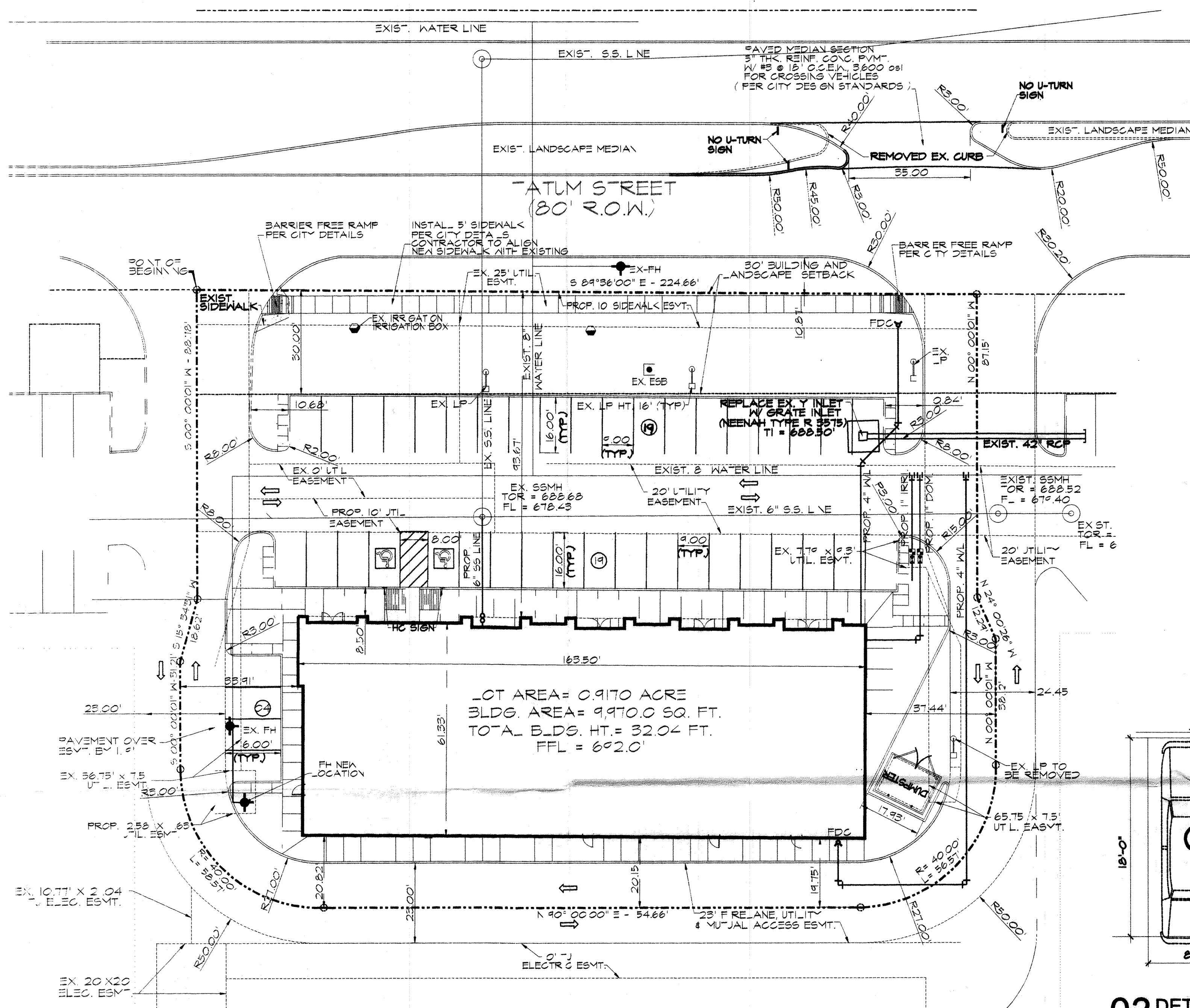
The proposed business will be open from 5 PM-2 AM, after the existing doctor's office is closed.

I would like to ask the City Council to take the above analysis and grant ATT & CO. LLC the parking variance for 1381 Lake Park Way, Richardson TX 75080.  
With this variance, it will help us to recover the cost of the building and new tenant will hopefully provide some employment and tax opportunities for Richardson.

Sincerely yours,

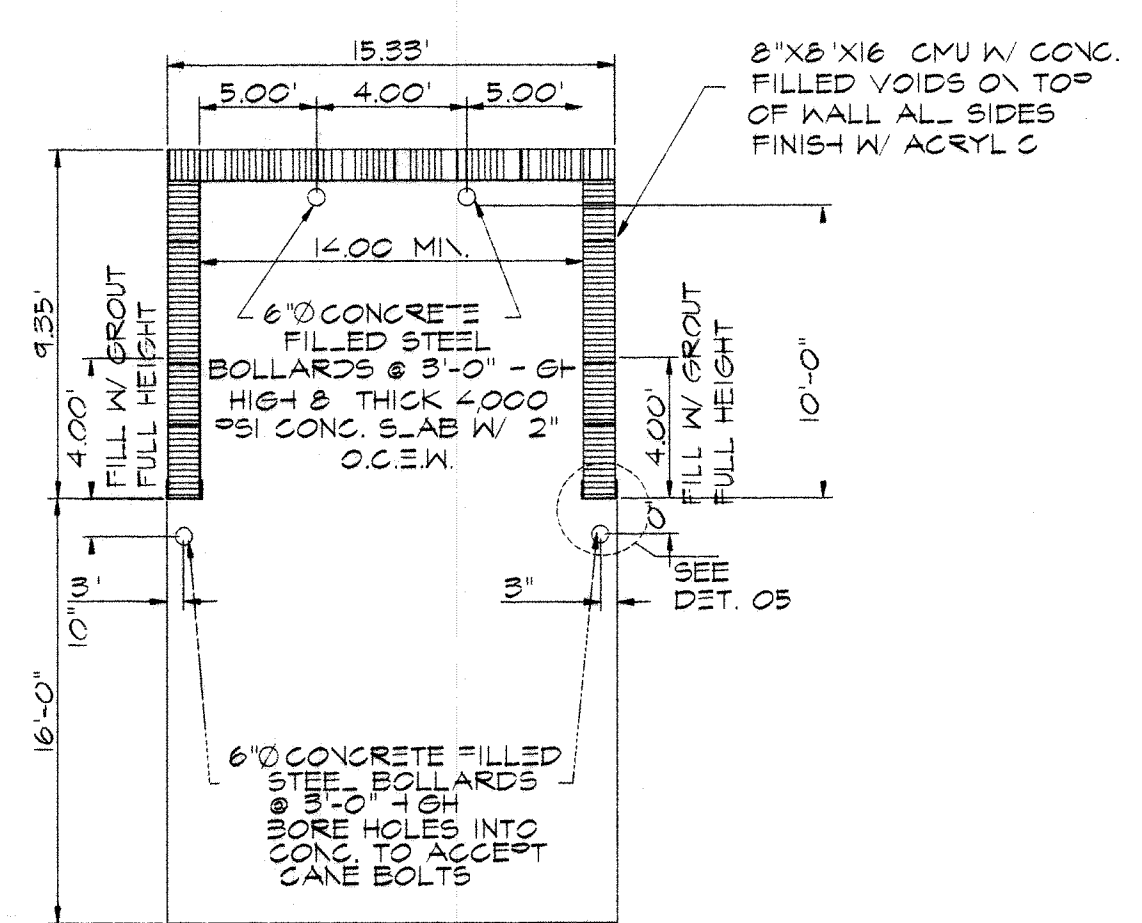
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ATT & CO LLC



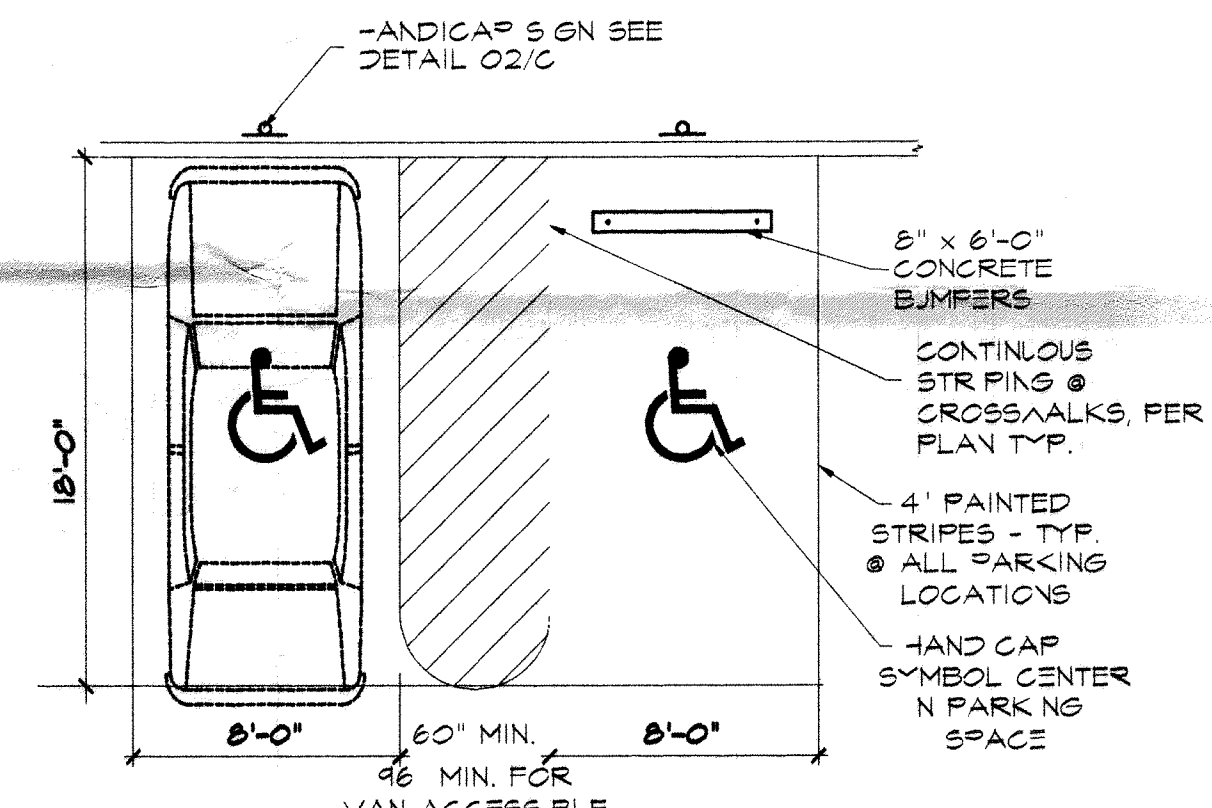


UNIVERSITY WORLD  
 LOT 1, BLOCK 3  
 20.005 ACRES  
 300 N. CAMPBELL ROAD  
 ZONED LR M(2)

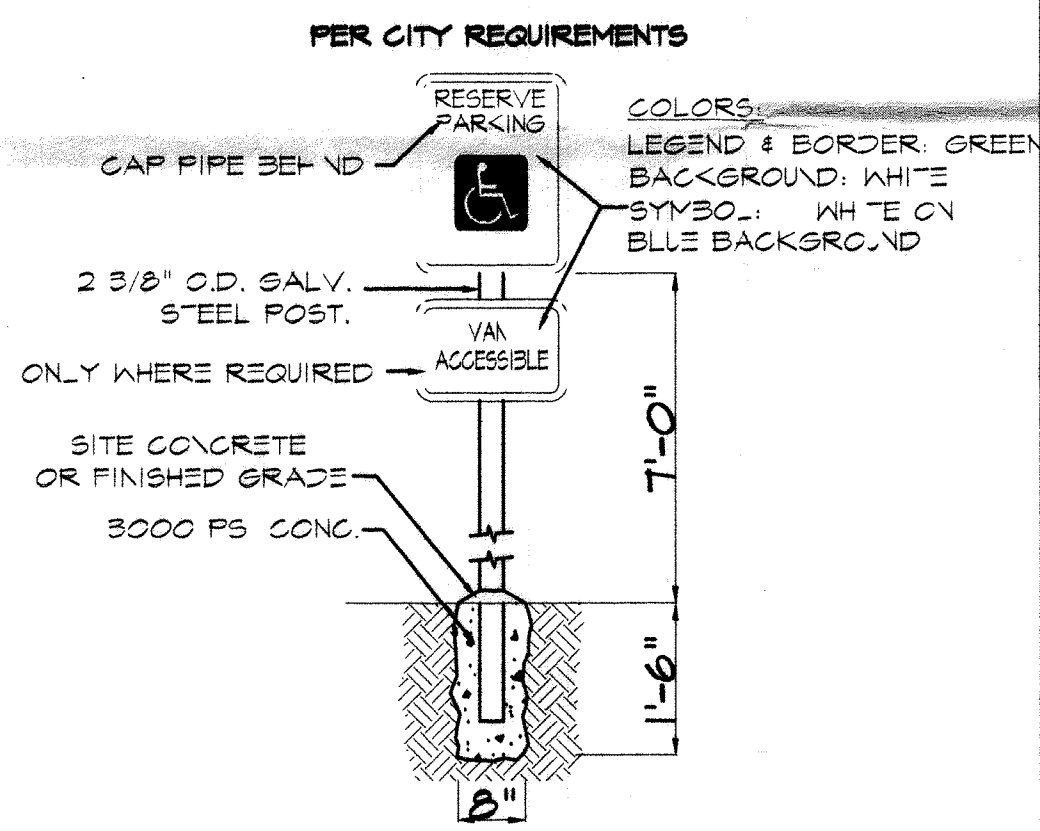
REMARKS:  
 1. ALL UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:  
 DEVELOPMENT & ENGINEERING - 972-744-4241  
 WATER AND SEWER COMMISSIONER SERVICE - 972-744-4121  
 FIRE MARSHALL - 972-744-5750  
 FIRE DEPARTMENT - 972-744-3700  
 CONSTRUCTION & ENGINEERING SERVICES - 972-744-5751  
 BUILDING INSPECTOR - 972-744-4419



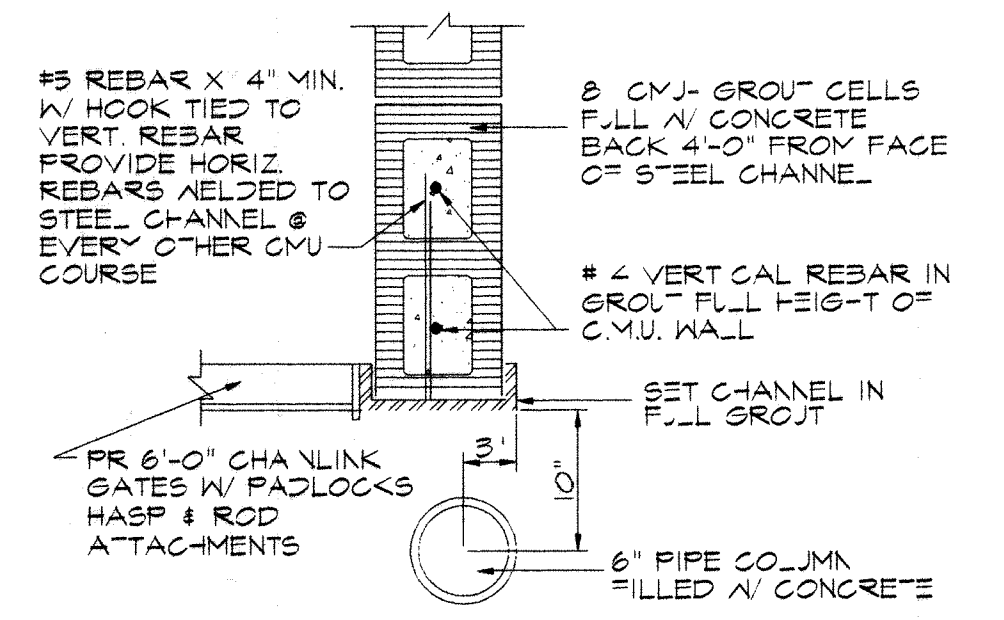
06 TRASH ENCLOSURE PLAN  
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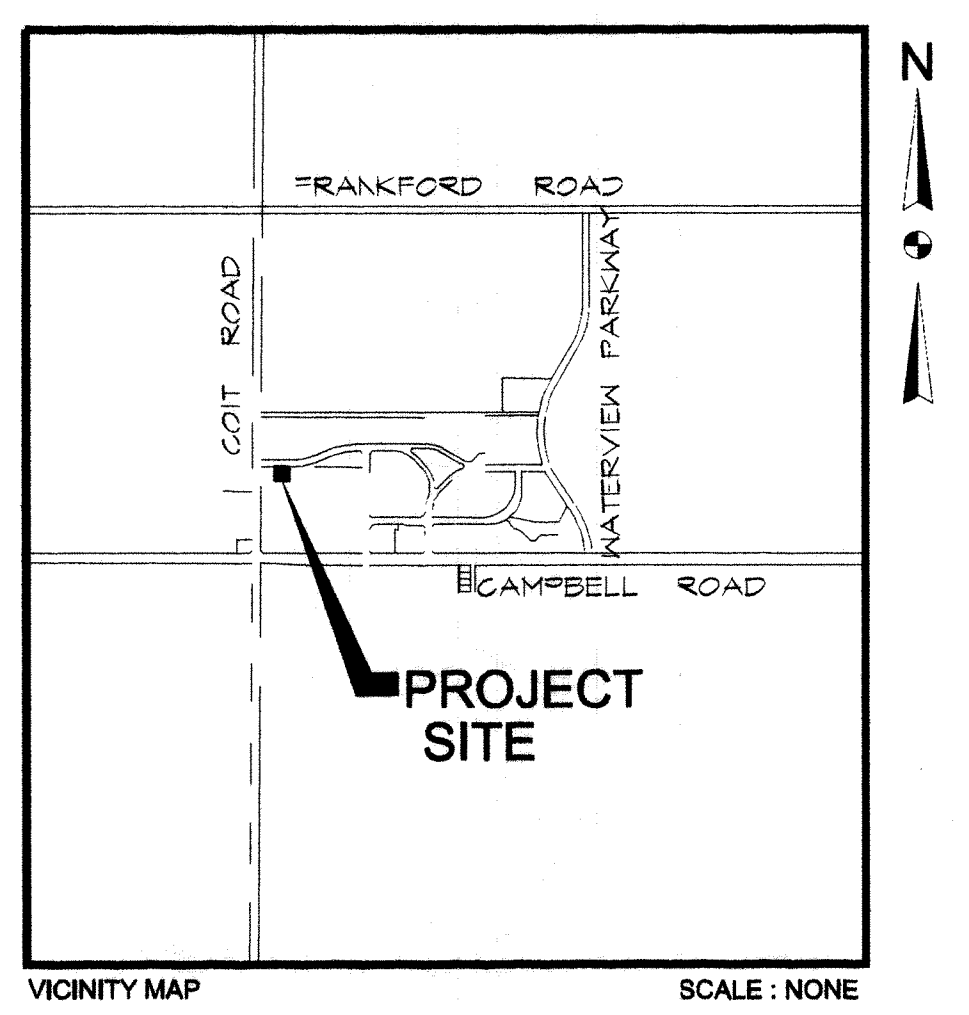
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 SCALE: NONE



02 DETAIL - HANDICAP SIGN  
 SCALE: NONE



05 MASONRY ENDWALL DETAIL  
 SCALE: NONE



VICINITY MAP  
 SCALE: NONE

- GENERAL NOTES:
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONS ON ERRORS, OMISSIONS BEFORE FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.
  - ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF RICHARDSON, TEXAS.
  - CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLES OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
  - THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH. THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
  - THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:

- IRRIGATION NOTES:
- ALL WORK IN ACCORDANCE WITH CITY OF RICHARDSON, TEXAS STANDARD DETAILS AND SPECIFICATIONS.
  - IRRIGATION CONTRACTOR TO SUBMIT SHOP DRAWINGS OF IRRIGATION SYSTEM LAYOUT AND LIST OF EQUIPMENT PRIOR TO INSTALLATION.
  - POWER TO CONTROLLER SUPPLIED BY OTHERS.
  - ALL HEAD PLACEMENT AND PIPING IS DIAGRAMMATIC.
  - HEADS AND PIPING SHALL BE INSTALLED INSIDE PROPERTY LINE.
  - ALL LATERAL PIPING NOT SIZED 1/2".
  - ADJUST SPRAYS SUCH THAT MINIMAL WATER OVER SPRAYS PARKING AREAS AND DRIVEWAYS, YET ALLOWS SUFFICIENT COVERAGE.
  - DISTRIBUTION LINES ARE TO BE BURIED 24" BELOW FINISHED GRADE. MULCH TOP COVERING IS NOT TO BE CONSIDERED SO...
  - ALL EQUIPMENT TO BE RAINBIRD MODEL OR APPROVED EQUAL.
  - ALL DISTRIBUTION LINES SHALL BE CL 200 PVC.
  - ALL SLEEVES SHALL BE SCH 40 PVC.

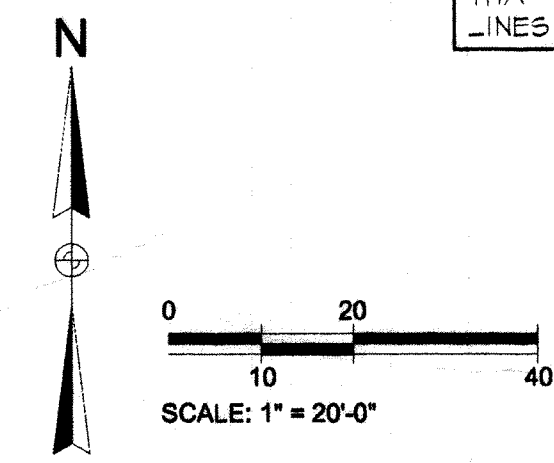
- TRAFFIC CONTROL NOTES:
- THE CONTRACTOR SHALL PLACE ALL SIGNS AND OTHER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE BARRICADE AND CONSTRUCTION STANDARDS BC(1)-1 THROUGH BC(9)-12 OF THE TEXAS DEPT. OF TRANSPORTATION.
  - LOCATIONS OF SIGNS AND TRAFFIC CONTROL DEVICES AS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER TO FIT THE CONDITIONS OF THE WORK.
  - THE ENGINEER MAY DIRECT THE CONTRACTOR TO PLACE ADDITIONAL SIGNS AND TRAFFIC CONTROL DEVICES AS NECESSARY TO FIT THE CONDITIONS OF THE WORK. NO ADDITIONAL PAYMENT SHALL BE MADE FOR THESE CHANGES.
  - THE CONTRACTOR SHALL CLEAN AND MAINTAIN ALL SIGNS AND WARNING DEVICES THROUGHOUT CONSTRUCTION AND SHALL REPLACE ANY THAT BECOME DAMAGED OR UNSERVICEABLE AT NO ADDITIONAL COST.

FIRE LANE STRIPING  
 SPECIFIC CONDITIONS AND REQUIREMENTS

THE ACCESS ROADWAY AND/OR FIRE LANE SHALL BE STRIPPED ON A PAVED SURFACE AND BE CLEARLY MARKED ON THE PAVEMENT WITH A RED LINE AT LEAST SIX (6) INCHES WIDE. NO PARKING AND FIRE LANE IN NOT LESS THAN FOUR (4) INCH LETTERS IN WHITE SHALL BE PLACED EVERY OTHER TWENTY FIVE (25) FEET ON THE STRIPES. WHERE THE FIRE LANE IS ADJACENT TO A CURB, THE ENTIRE CURB SHALL BE PAINTED. A LEGEND STATING NO PARKING - FIRE LANE OF A MINIMUM OF EIGHTEEN (18) INCHES PAINTED IN WHITE SHALL BE PLACED AT ALL INTERSECTIONS TO THE FIRE LANE (LETTERING MAY BE LARGER, BUT 18" IS MINIMUM). ALL FIRE LANES SHALL CONNECT AT BOTH ENDS TO A DESIGNATED STREET OR BE CONSTRUCTED WITH TURN AROUND AREAS AT THE DEAD-END WITH A MINIMUM RADIUS OF FIFTY (50) FEET. ALL PAINT REFERRED TO SHALL BE A TRAFFIC MARKING PAINT.

NOTE:  
 CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.

OUTDOOR LIGHTING:  
 OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHT LEVELS AT ALL PROPERTY LINES ARE ONE FOOT-CANDLE OR LESS.



LEGEND

SANITARY SEWER MAN-OLE	SS	⊙
STORM SEWER MAN-OLE	SM	⊙
CLEAN OUT	CO	⊙
FIRE HYDRANT	FL	⊙
POWER POLE	PP	⊙
TELEPHONE BOX	TB	⊙
WATER METER	WM	⊙
GATE VALVE	GV	⊙
EX. LIGHT POLE		⊙
IRRIGATION SPRINKLER HEAD		⊙
VAN ACCESSIBLE HANDICAP PARKING SIGN LOCATION		⊙
RIGHT OF WAY	R.O.W.	—
SET IRON ROD	S.I.R.	—
EXPANSION JOINT	E.J.	—
SAW JOINT	S.J.	—
CONSTRUCTION JOINT	C.J.	—
EXIST. LIGHTPOLE	ESB	—
ELECTRIC SERVICE BOX		—
DRAINAGE & UTILITY EASEMENT	DEME	—
DRAINAGE FLOW ARROW		—
TRAFFIC FLOW ARROW	F.I.R.	—
FOUND IRON ROD	GM	—
GAS METER		—
EXIST. WATER VALVE		—
EXISTING CONTOURS	500	—
PROPOSED CONTOURS	500	—
PROPOSED SANITARY SEWER PIPE		—
EXISTING SANITARY SEWER PIPE		—
PROPOSED WATER LINE		—
EXISTING WATER LINE		—
PROPOSED POWER LINE		—
EXISTING POWER LINE		—
PROPOSED TELEPHONE LINE		—
EXISTING TELEPHONE LINE		—
PROPOSED GAS LINE		—
EXISTING GAS LINE		—
PROPOSED STORM SEWER PIPE		—
EXISTING STORM SEWER PIPE		—
PROPOSED GUY WIRE		—
EXISTING GUY WIRE		—
OVERHEAD ELECTRICAL LINE		—
EXISTING FIBER OPTICS CABLE		—

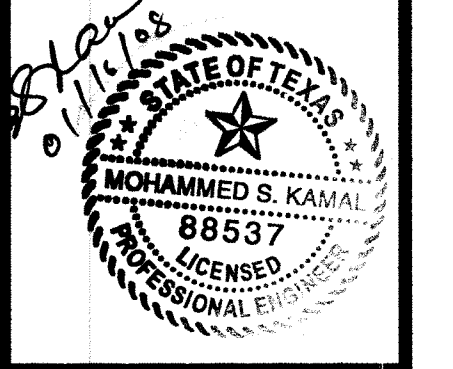
PROJECT STATUS: FINAL  
 PROJECT MANAGER: DAYNE RAM  
 DESIGN MANAGER: RCM  
 PROJECT DATE: 101607  
 REVISION DATE: 011608

NU BUILD - ASSOC.  
 11008 SHADY TRAIL  
 DALLAS, TEXAS 75229  
 PHONE: 972-613-0400  
 E-Mail: nu\_build@sbcglobal.net  
 Contact Person: MOHAMMAD HABIB

GLOBAL DESIGNS  
 TOTAL DESIGN MANAGERS  
 1001 AUSTRIAN RD, GRAND PRAIRIE, TX 75050  
 PH: 972-642-0873 FAX: 817-764-3367  
 E-Mail: ramanilk@sbglobal.net  
 Contact person - Anil Ram

LENNOX CENTER  
 1884 TATUM STREET  
 RICHARDSON, TEXAS 75080

UNIVERSITY WORLD  
 LOT 3, BLOCK 5



MJR ENGINEERING INC.  
 7963 PINKERTON COURT  
 PLANO, TEXAS 75025  
 PH: (469) 544-9150 FAX: (972) 767-3003  
 EMAIL: mkamal67@gmail.com  
 Contact Person: Mohammad Kamal

JOB NUMBER:  
 NBA-07034



# TSCA-234 LIMITED PARTNERSHIP

301 S Sherman, Suite 100  
Richardson, TX 75081  
972-301-6223

May 12, 2011

Mr. Israel B. Roberts, AICP  
Development Review Mgr.  
Development Services  
City of Richardson

Via Email: [Israel.Roberts@cor.gov](mailto:Israel.Roberts@cor.gov)

RE: Variance 11-07  
Lennox Center  
Richardson, TX

Dear Mr. Roberts:

As the property owner of the Lennox center we are very concerned about the City granting a variance for parking to the property on the north side of our center. My experience in the operation of shopping centers is such that when the developer of an adjacent property cannot accommodate parking for the uses they put into their development, then the customer does not care where they park, whether it is on property next door or not. I am concerned that the owner requesting the variance will not police where his tenant's customers park resulting in them taking parking spaces that were designed for our tenant's customers. In addition this is the fire land and service area for Tom Thumb and most of the tenants in our center. Again customers do not pay attention to fire lanes and service areas when they want to go into an establishment.

If this variance is granted then we will be forced to police the parking, removing the cars from our lot. This will increase the cost to our tenants for additional signs and towing of cars. I do not have tenants that are willing to incur the additional cost to insure that their customers have parking spaces that we have shown them available. If the developer requesting the variance had planned on putting in a bar, he should have made sure the number of parking spaces needed before building so much building.

We are requesting the Commission deny this request.

Sincerely,



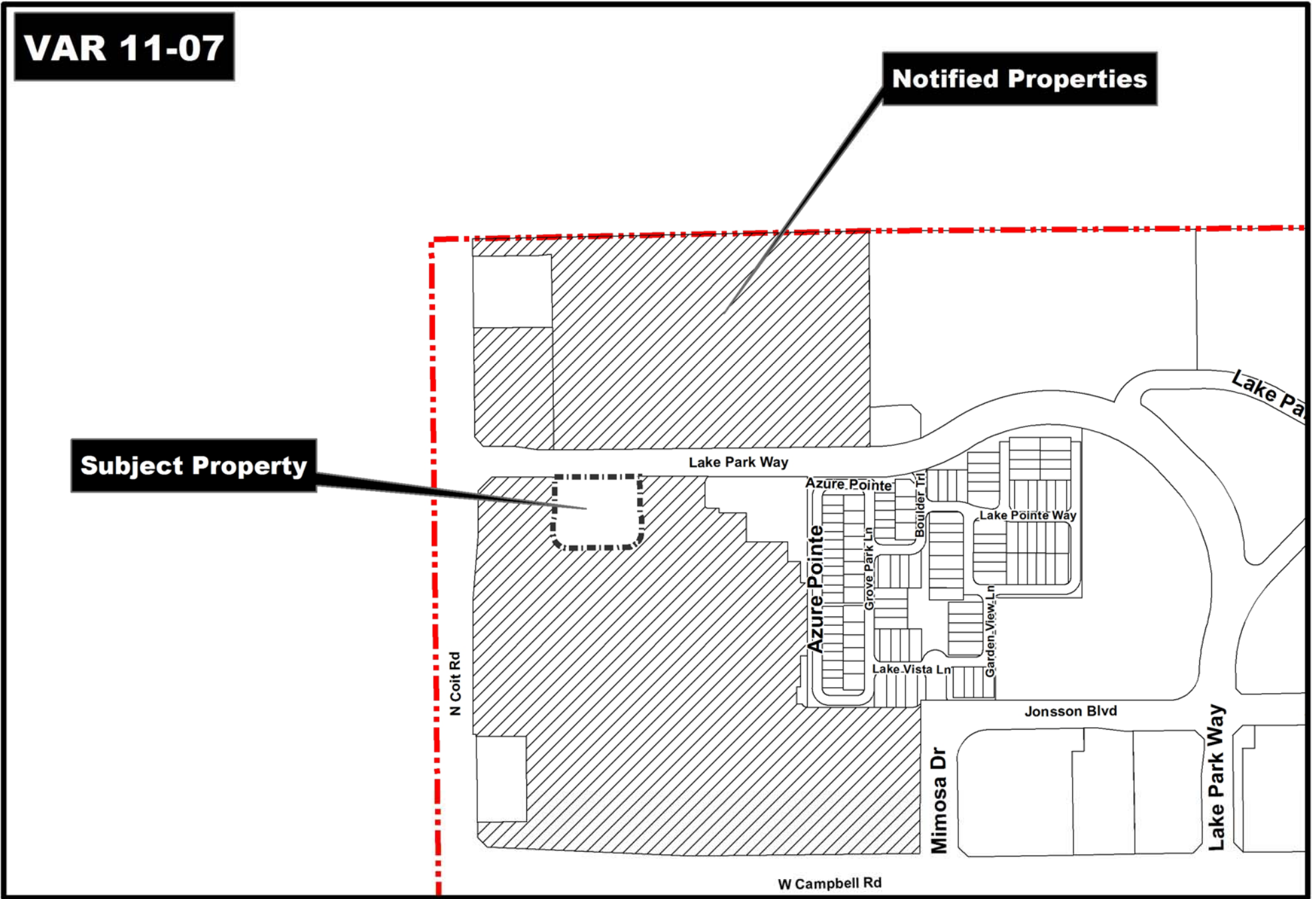
Coy Quine  
Vice President  
TSCA-234 Holdings, Inc., General Partner

cc: Alan Sandgarten  
Brad Quine

**VAR 11-07**

**Notified Properties**

**Subject Property**



**VAR 11-07 Notification Map  
1381 Lake Park Way**



TSCA 234 LTD Partnership  
301 S Sherman St. Suite 100  
Richardson, TX 75081

HD Development Properties LP  
Property Tax Dept. #6504  
PO Box 105842  
Atlanta, GA 30348

Tatum Center  
101 N Tryon St  
Charlotte, NC 28246

**VAR 11-07**



**NOTICE OF VARIANCE REQUEST  
RICHARDSON CITY PLAN COMMISSION**

An application has been received by the City of Richardson for variances to Chapter 21, Subdivision and Development Ordinance.

**VAR No./Name:** VAR 11-07  
**Property Owner:** ATT and Co, LLC  
**Applicant:** Thach Le  
**Location:** 1381 Lake Park Way  
**Request:** Request for approval of a variance from the Subdivision and Development Code:  
1. Article III, Section 21-52(i) [*Off-Street Parking*] to allow a reduction in required parking for a multi-tenant shopping center.

The City Plan Commission will consider this application on:

**TUESDAY, MAY 17, 2011  
7:00 p.m.  
City Council Chambers  
Richardson City Hall, 411 W. Arapaho Road  
Richardson, Texas**

As courtesy, adjacent property owners who may be affected by this request are receiving written notification of this meeting; as such ownership appears on the last approved city tax roll.

**PROCESS FOR PUBLIC INPUT:** This item is not a public hearing and specific notification is not required by State law.

While all interested persons are invited to attend the meeting, those wanting 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: Development Services Department, P.O. 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 prior to the meeting. For a copy of the agenda, please go to:  
<http://www.cor.net/DevelopmentServices.aspx?id=11512>

For additional information, please contact the Department of Development Services at 972-744-4240 and reference this variance number.

Date Posted and Mailed: May 6, 2011