

# City of Richardson City Plan Commission Agenda Packet Tuesday, November 6, 2018

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

**AGENDA**  
**CITY OF RICHARDSON – CITY PLAN COMMISSION**  
**TUESDAY, NOVEMBER 06, 2018 AT 7:00 P.M.**  
**CIVIC CENTER – COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

---

---

**BRIEFING SESSION: 5:45 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. Update on the Collins/Arapaho Transit-Oriented Development and Innovation District Study.**
  - B. Discussion of Regular Agenda items.**
  - C. Staff Report on pending development, zoning permits, and planning matters.**
- 
- 

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

**MINUTES**

- 1. Approval of minutes of the regular business meeting of October 16, 2018.**

**CONSENT AGENDA**

- 2. Final Plat – Heights Park Addition, Lot 1, Block 1:** A request for approval of a final plat to define the limits of Heights Park, dedicate rights of way for the surrounding streets, and show existing easements on the property. Applicant: City of Richardson. Staff: *Dan Tracy.*

**PUBLIC HEARING**

- 3. Replat – Berkner High School, Lot 1A, Block A:** Consider and take necessary action on a request for approval of a residential replat to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the Berkner High School campus. The 45.40-acre lot is zoned PD Planned Development for the R-1500-M Residential District and is located at 1600 E. Spring Valley Road, southwest corner of Spring Valley Road and Yale Boulevard. Applicant: Dale R. White, RLG Consulting Engineers, representing Richardson Independent School District. Staff: *Chris Shacklett.*
- 4. Replat – Richardson High School Addition, Lot 1B, Block A:** Consider and take necessary action on a request for approval of a residential replat to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the Richardson High School campus. The 40.63-acre lot is zoned PD Planned Development for the R-1500-M Residential District and is located at 1250 W. Belt Line Road, northwest corner of Belt Line Road and Mimosa Drive. Applicant: Dale R. White, RLG Consulting Engineers, representing Richardson Independent School District. Staff: *Chris Shacklett.*
- 5. Replat – JJ Pearce Addition, Lot 1A, Block A:** Consider and take necessary action on a request for approval of a residential replat to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the JJ Pearce High School campus. The 45.93-acre lot is zoned PD Planned Development for the R-1500-M Residential District and is located at 1600 N. Coit Road, northeast corner of Coit Road and Melrose Drive. Applicant: Dale R. White, RLG Consulting Engineers, representing Richardson Independent School District. Staff: *Chris Shacklett.*

6. **Replat – Fall Creek Park, Lots 4A & 5, Block 1:** Consider and take necessary action on a request for approval of a replat to subdivide one (1) lot into two (2) lots to accommodate the development of a restaurant with drive-through service. The 1.72-acre lot is located at 2311 N. Central Expressway, northwest corner of Central Expressway and Fall Creek Drive. Applicant: Callie Aaker, Kimley-Horn and Associates, Inc., representing Hat Creek Burger Richardson, LLC. Staff: *Michael Flores*.
7. **Zoning File 18-27 – Eiland Coffee:** Consider and take necessary action on a request for approval of a Major Modification to accommodate the development of a four-story, 12,296 square foot coffee roasting business and restaurant with drive-through service on 0.367 acres located at the southwest corner of James Drive and S. Central Expressway, and an off-site parking lot on 0.71 acres located on the north side of James Drive, west of S. Central Expressway. The properties are zoned PD Planned Development - West Spring Valley (Area “A”). Applicant: Rusty Ridge, ID Studio4, representing Eiland Coffee Roasters. Staff: *Sam Chavez*.
8. **Zoning File 18-30 – Ten50 Barbecue:** Consider and take necessary action on a request to amend a Special Permit for a restaurant and private club located at 1050 N. Central Expressway. The property is zoned I-M(1) Industrial. Applicant: Donald F. Sopranzi, representing Triangle 75 Ltd. Staff: *Amy Mathews*.

## **ADJOURN**

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, NOVEMBER 2, 2018.

\_\_\_\_\_  
TIFFANY HERRON, ADMINISTRATIVE SECRETARY

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

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

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

# Briefing Session A

Update on the Collins/Arapaho Transit-Oriented  
Development and Innovation District Study



**RICHARDSON, TX**  
DEVELOPMENT SERVICES

**MEMO**

---

**DATE:** November 6, 2018

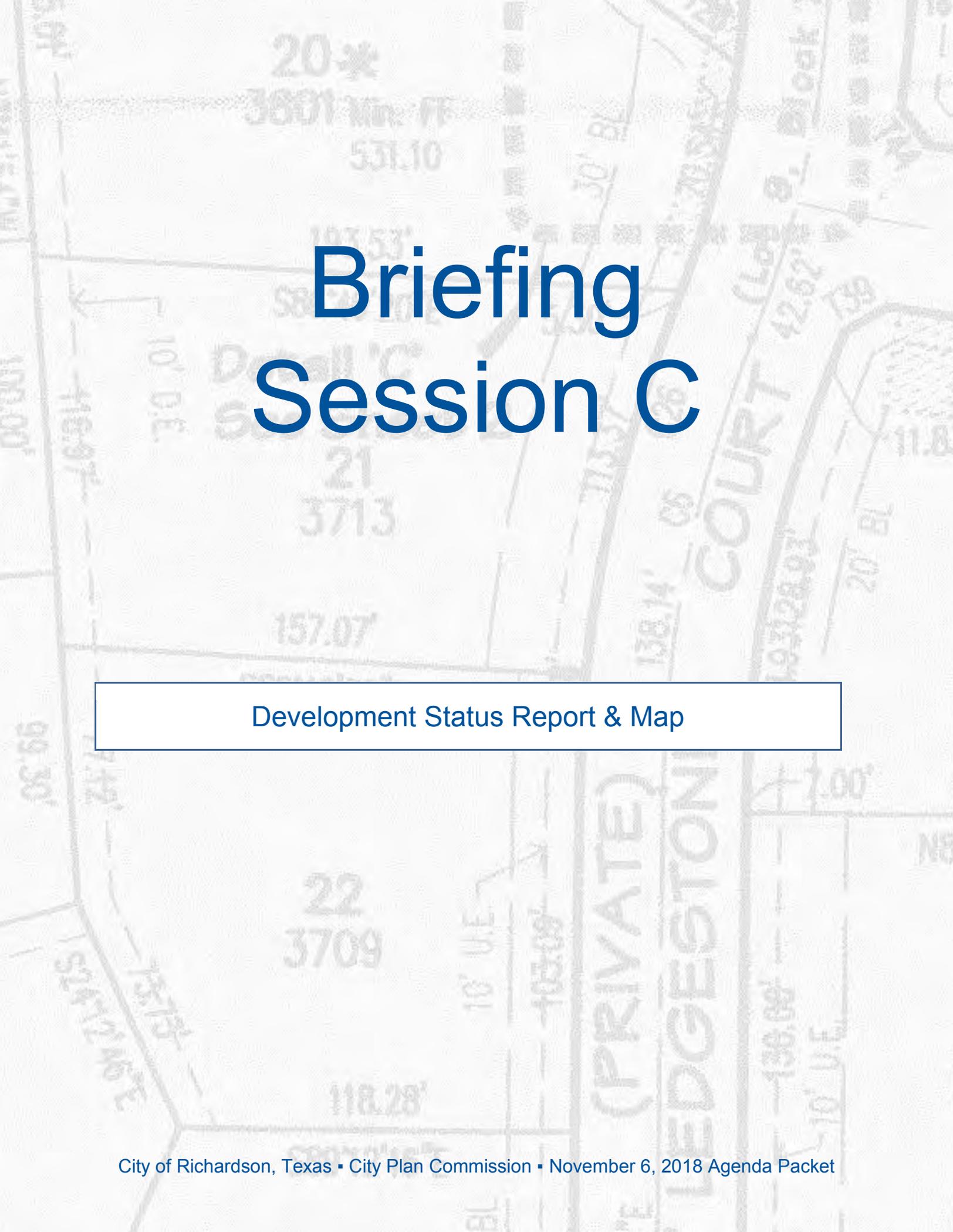
**TO:** City Plan Commission

**FROM:** Doug McDonald, AICP, Planning Projects Manager *DM*

**SUBJECT:** Update on Collins/Arapaho Transit-Oriented Development (TOD) and Innovation District Study

**BACKGROUND**

On November 6, 2018, City staff will update the City Plan Commission on the Collins/Arapaho Transit-Oriented Development (TOD) and Innovation District Study during the Commission's Briefing Session. This update will include the draft vision for the study, land use and public realm strategies, and soft infrastructure strategies such as partnerships and marketing.



# Briefing Session C

Development Status Report & Map

# Development Status

Updated: November 1, 2018

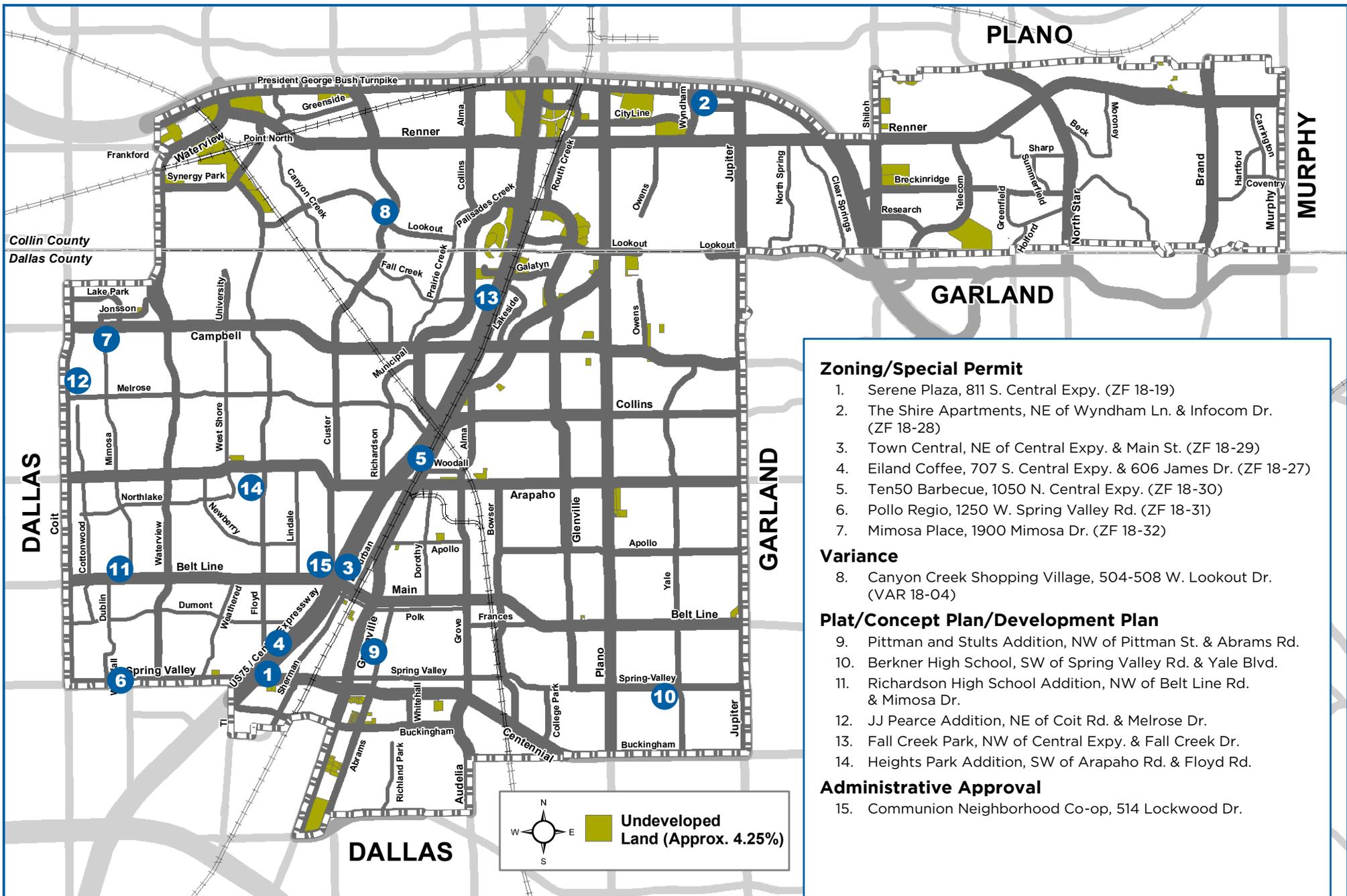
#	Name/Location	Project Information	Status
<b>ZONING/SPECIAL PERMIT</b>			
1	Serene Plaza 811 S. Central Expy.	<b>Zoning File 18-19:</b> A request for approval of Special Permits for multi-family and for a drive-through facility and a Special Development Plan on approximately 4.5 acres located at 811 S. Central Expressway. The property is currently zoned PD Planned Development Main Street/Central Expressway (Gateway Commercial Sub-district). Applicant: Jack A. Romigh, Serene Plaza LLC. <i>Staff: Sam Chavez.</i>	<b>City Plan Commission</b> October 4, 2018 <i>Recommended Approval</i> <b>City Council</b> October 22, 2018 <i>Approved</i>
2	The Shire Apartments NW of Shire Blvd. & Infocom Dr.	<b>Zoning File 18-28:</b> A request approval of a zoning amendment to allow the addition of a maintenance building. The 9.71-acre lot is located on the north side of Infocom Drive between Wyndham Lane and Shire Boulevard. The property is zoned PD Planned Development. Applicant: Eric Royal, Royal General Contractors, Inc., representing Miyama USA Duck Creek, Inc. <i>Staff: Amy Mathews.</i>	<b>City Plan Commission</b> October 4, 2018 <i>Recommended Approval</i> <b>City Council</b> October 22, 2018 <i>Approved</i>
3	Town Central NE of Central Expy. & Main St.	<b>Zoning File 18-29:</b> A request for a Special Development Plan for modified development standards on approximately 14.5 acres located at northeast corner of Main Street and Central Expressway. The property is currently zoned PD Planned Development Main Street/Central Expressway Form Based Code (Central Place Subdistrict). Applicant: Scott Scherer, PE, Harris Kocher Smith, representing SAF 100 N. Central Ltd. <i>Staff: Sam Chavez.</i>	<b>City Plan Commission</b> October 4, 2018 <i>Recommended Approval</i> <b>City Council</b> October 22, 2018 <i>Approved</i>
4	Eiland Coffee 722 S. Central Expy. & 606 James Dr.	<b>Zoning File 18-27:</b> A request for approval of a Major Modification to accommodate the development of a four-story coffee roasting business and headquarters with associated restaurant with a drive-through and an off-site parking lot on approximately 1.02 acres located at 722 S. Central Expressway and 606 James Drive. The property is zoned PD Planned Development West Spring Valley Corridor (Area "A"). Applicant: Rusty Ridge, ID Studio4, representing Eiland Coffee Roasters. <i>Staff: Sam Chavez.</i>	<b>City Plan Commission</b> November 6, 2018
5	Ten50 Barbecue 1050 N. Central Expy.	<b>Zoning File 18-30:</b> A request to amend a Special Permit for a restaurant and private club located at 1050 N. Central Expressway. The property is zoned I-M(1) Industrial. Applicant: Donald F. Sopranzi, representing Triangle 75 Ltd. <i>Staff: Amy Mathews.</i>	<b>City Plan Commission</b> November 6, 2018

# Development Status

#	Name/Location	Project Information	Status
<b>ZONING/SPECIAL PERMIT (CONT'D)</b>			
6	Pollo Regio 1250 W. Spring Valley Rd.	<b>Zoning File 18-31:</b> A request for approval of a Major Modification to accommodate the development of a restaurant with drive-through on a 0.52-acre parcel located at 1250 W. Spring Valley Road. The property is zoned PD Planned Development West Spring Valley Corridor (Area "G"). Applicant: David Gregory, Icon Consulting Engineers, representing Pollo Regio. <i>Staff: Amy Mathews.</i>	<b>City Plan Commission</b> November 20, 2018 <i>Tentative</i>
7	Mimosa Place 1900 Mimosa Dr.	<b>Zoning File 18-32:</b> A request for approval of a zoning change from LR-M(1) Local Retail to PD Planned Development for the R-1500-M District with modified development standards to accommodate an eighteen (18) lot single-family development. The 4.6-acre parcel is located at 1900 Mimosa Drive, southeast of Campbell Road and Mimosa Drive. Applicant: Ben Caldwell, Shaddock Caldwell Builders & Developers, LLC, representing Pavillion Mimosa Holding, Ltd. <i>Staff: Amy Mathews.</i>	<b>City Plan Commission</b> November 20, 2018 <i>Tentative</i>
<b>VARIANCE</b>			
8	Canyon Creek Shopping Village 504-508 W. Lookout Dr.	<b>Variance 18-04:</b> A request for a variance from the City of Richardson Subdivision and Development Code, Chapter 21, Article III, Section 21-52(i), Off-Street Parking, for a reduction in the number of required parking spaces. The property is located at 504-508 W. Lookout Drive, on the north side of Lookout Drive west of Custer Parkway. Applicant: Jong Eon Park, JPMK Investment LLC. <i>Staff: Chris Shacklett.</i>	<b>City Plan Commission</b> October 16, 2018 <i>Recommended Approval</i> <b>City Council</b> December 10, 2018 <i>Tentative</i>
<b>PLAT/CONCEPT PLAN/DEVELOPMENT PLAN</b>			
9	Pittman and Stults Addition NW of Pittman St. & Abrams Rd.	<b>Amending Plat:</b> A request for approval of an amending plat of the west seventy (70) feet of a lot to reflect the current ownership boundary and accommodate the construction of a single-family residence. The site is located at 335 Pittman Street, on the north side of Pittman Street between Greenville Avenue and Abrams Road. Applicant: Scott Davis, Davis Land Surveying Co., Inc., representing Almohammad Awad. <i>Staff: Chris Shacklett.</i>	<b>City Plan Commission</b> October 16, 2018 <i>Approved</i>

# Development Status

#	Name/Location	Project Information	Status
<b>PLAT/CONCEPT PLAN/DEVELOPMENT PLAN (CONT'D)</b>			
10	Berkner High School SW of Spring Valley Rd. & Yale Blvd.	<b>Replat:</b> A request for approval of a residential replat to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the Berkner High School campus. The 45.40-acre lot is located at 1600 E. Spring Valley Road, southwest of Spring Valley Road and Yale Boulevard. Applicant: Dale R. White, RLG Consulting Engineers, representing Richardson Independent School District. <i>Staff: Chris Shacklett.</i>	<b>City Plan Commission</b> November 6, 2018
11	Richardson High School Addition NW of Belt Line Rd. & Mimosa Dr.	<b>Replat:</b> A request for approval of a residential replat to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the Richardson High School campus. The 40.63-acre lot located at 1250 W. Belt Line Road Road, northwest of Belt Line Road and Mimosa Drive. Applicant: Dale R. White, RLG Consulting Engineers, representing Richardson Independent School District. <i>Staff: Chris Shacklett.</i>	<b>City Plan Commission</b> November 6, 2018
12	JJ Pearce Addition NE of Coit Rd. & Melrose Dr.	<b>Replat:</b> A request for approval of a residential replat to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the JJ Pearce High School campus. The 45.93-acre lot is located at 1600 N. Coit Road, northeast of Coit Road and Melrose Drive. Applicant: Dale R. White, RLG Consulting Engineers, representing Richardson Independent School District. <i>Staff: Chris Shacklett.</i>	<b>City Plan Commission</b> November 6, 2018
13	Fall Creek Park NW of Central Expy. & Fall Creek Dr.	<b>Replat:</b> A request for approval of a replat to accommodate the development of a restaurant with drive-through service. The 1.72-acre lot is located at 2311 N. Central Expressway, northwest of Central Expressway and Fall Creek Drive. Applicant: Callie Aaker, Kimley-Horn and Associates, Inc., representing Hat Creek Burger Richardson, LLC. <i>Staff: Michael Flores.</i>	<b>City Plan Commission</b> November 6, 2018
14	Heights Park Addition SW of Arapaho Rd. & Floyd Rd.	<b>Final Plat:</b> A request for approval of a final plat to define the limits of Heights Park, dedicate rights of way for the surrounding streets, and show existing easements on the property. Applicant: City of Richardson. <i>Staff: Dan Tracy.</i>	<b>City Plan Commission</b> November 6, 2018
<b>ADMINISTRATIVE APPROVAL</b>			
15	Communion Neighborhood Co-op 514 Lockwood Dr.	<b>Site Plan &amp; Building Elevations:</b> Revised the site and elevation plans to reflect the addition of 1,061 square feet to the front of the building as an expansion of the coffee shop. <i>Staff: Daniel Harper.</i>	<b>Staff</b> October 30, 2018 <i>Approved</i> <b>Approval Memo &amp; Plans</b>

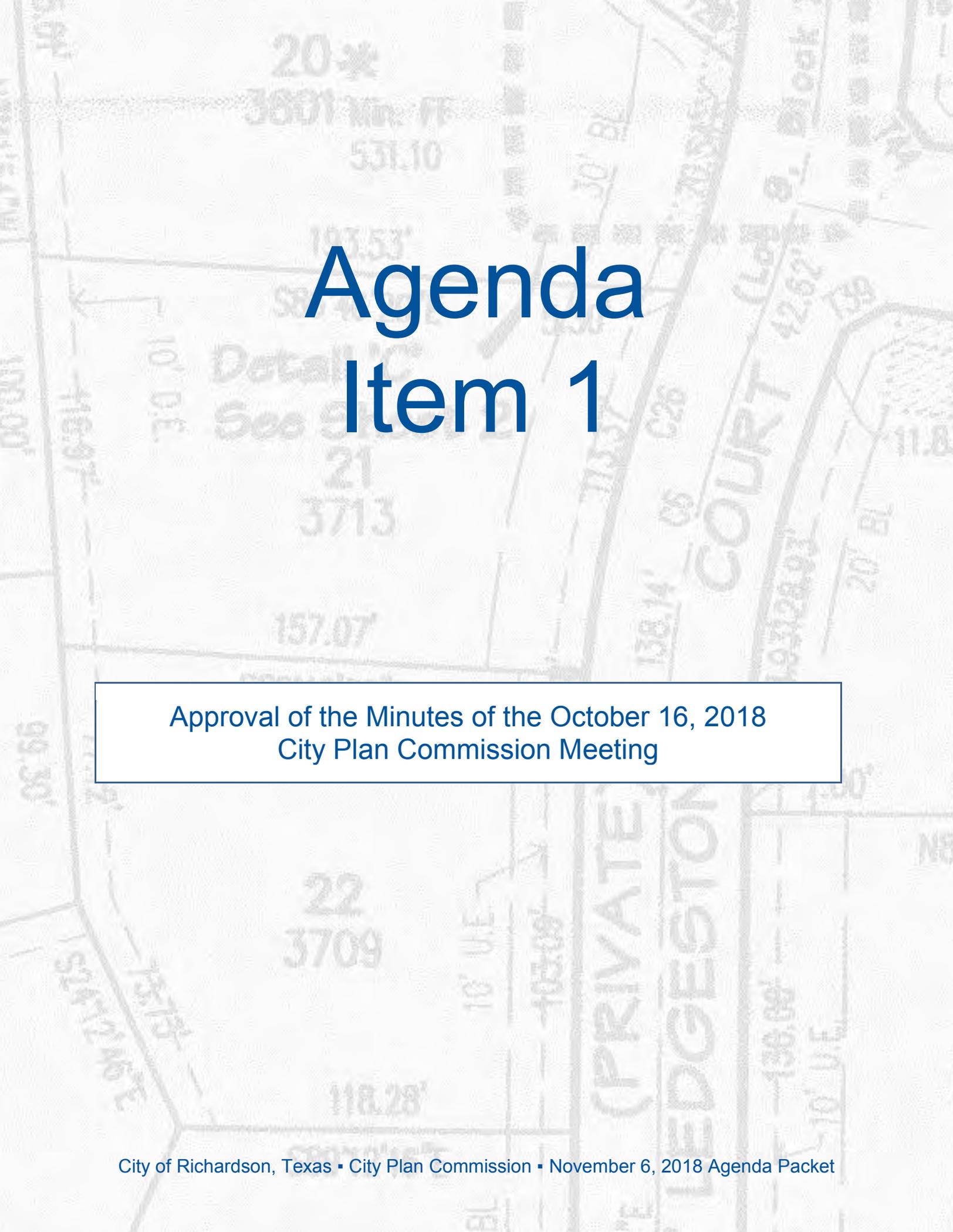


- Zoning/Special Permit**
1. Serene Plaza, 811 S. Central Expy. (ZF 18-19)
  2. The Shire Apartments, NE of Wyndham Ln. & Infocom Dr. (ZF 18-28)
  3. Town Central, NE of Central Expy. & Main St. (ZF 18-29)
  4. Eiland Coffee, 707 S. Central Expy. & 606 James Dr. (ZF 18-27)
  5. Ten50 Barbecue, 1050 N. Central Expy. (ZF 18-30)
  6. Pollo Regio, 1250 W. Spring Valley Rd. (ZF 18-31)
  7. Mimosa Place, 1900 Mimosa Dr. (ZF 18-32)
- Variance**
8. Canyon Creek Shopping Village, 504-508 W. Lookout Dr. (VAR 18-04)
- Plat/Concept Plan/Development Plan**
9. Pittman and Stults Addition, NW of Pittman St. & Abrams Rd.
  10. Berkner High School, SW of Spring Valley Rd. & Yale Blvd.
  11. Richardson High School Addition, NW of Belt Line Rd. & Mimosa Dr.
  12. JJ Pearce Addition, NE of Coit Rd. & Melrose Dr.
  13. Fall Creek Park, NW of Central Expy. & Fall Creek Dr.
  14. Heights Park Addition, SW of Arapaho Rd. & Floyd Rd.
- Administrative Approval**
15. Communion Neighborhood Co-op, 514 Lockwood Dr.

# Development Status

Updated: November 1, 2018





# Agenda Item 1

Approval of the Minutes of the October 16, 2018  
City Plan Commission Meeting

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – OCTOBER 16, 2018**

The Richardson City Plan Commission met on October 16, 2018, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** Janet DePuy, Vice Chair  
Randy Roland, Commissioner  
Tom Maxwell, Commissioner  
Stephen Springs, Commissioner  
Bill Ferrell, Commissioner  
Ken Southard, Alternate  
Dorthy McKearin, Alternate

**MEMBERS ABSENT:** Marilyn Frederick, Commissioner  
Ron Taylor, Chairman

**CITY STAFF PRESENT:** Sam Chavez, Assistant Director – Dev. Services – Planning  
Amy Mathews, Senior Planner  
Tiffany Herron, Administrative Secretary I  
Amber Hogg, Administrative Clerk

**BRIEFING SESSION**

Prior to the regular business meeting, the City Plan Commission met with staff in the Council Chambers located on the first floor to receive training on technology upgrades. No action was taken.

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

**REGULAR BUSINESS MEETING**

**1. Approval of Minutes of the regular business meeting on October 4, 2018.**

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

**CONSENT AGENDA**

- 2. Amending Plat – Pittman and Stults Addition, Lot 8A, Block 1:** Consider and take necessary action on a request for approval of an amending plat of the west seventy (70) feet of a lot to reflect the current ownership boundary and accommodate the construction of a single-family residence. The site is located at 335 Pittman Street, on the north side of Pittman Street between Greenville Avenue and Abrams Road. Applicant: Scott Davis, Davis Land Surveying Co., Inc., representing Almohammad Awad. *Staff: Chris Shacklett.*

### **Commission Action**

**Motion:** Commissioner Roland made a motion to approve Amending Plat – Pittman and Stults Addition, Lot 8A, Block 1; second by Commissioner Ferrell. Motion approved 7-0.

### **VARIANCE**

3. **Variance 18-04 – Canyon Creek Shopping Village:** Consider and take necessary action on a request for a variance from the City of Richardson Subdivision and Development Code, Chapter 21, Article III, Section 21-52(i), Off-Street Parking, for a reduction in the number of required parking spaces. The property is located at 504-508 W. Lookout Drive, on the north side of Lookout Drive west of Custer Parkway. Applicant: Jong Eon Park, JPMK Investment LLC. *Staff: Chris Shacklett.*

### **Staff Comments**

Mr. Chavez presented regarding Variance 18-04 – Canyon Creek Shopping Village. He stated the property consisted of two retail buildings which currently provided 55 parking spaces. The owner of Bunkee’s Donut Shop was in the smaller building listed as a retail use which met the required number of parking spaces for the entire site. However, the owner of Bunkee’s Donut Shop desired to provide a dining and eating area inside, which would change the use to be considered a restaurant. Therefore, the parking ratio would change, and the site would be deficient by 5 parking spaces. Mr. Chavez stated the applicant provided a parking study which showed the maximum number of parking spaces occupied at any one time occurred between 5:00 PM and 5:30 PM. Mr. Chavez noted it appeared there was ample parking spaces to support the use, however the applicant was requesting the variance to grant a total of 55 parking spaces, regardless of how the site was occupied in the future. Mr. Chavez concluded his presentation and made himself available for questions.

### **Commission Discussion**

With no questions for staff, Vice Chair DePuy asked for a motion.

### **Commission Action**

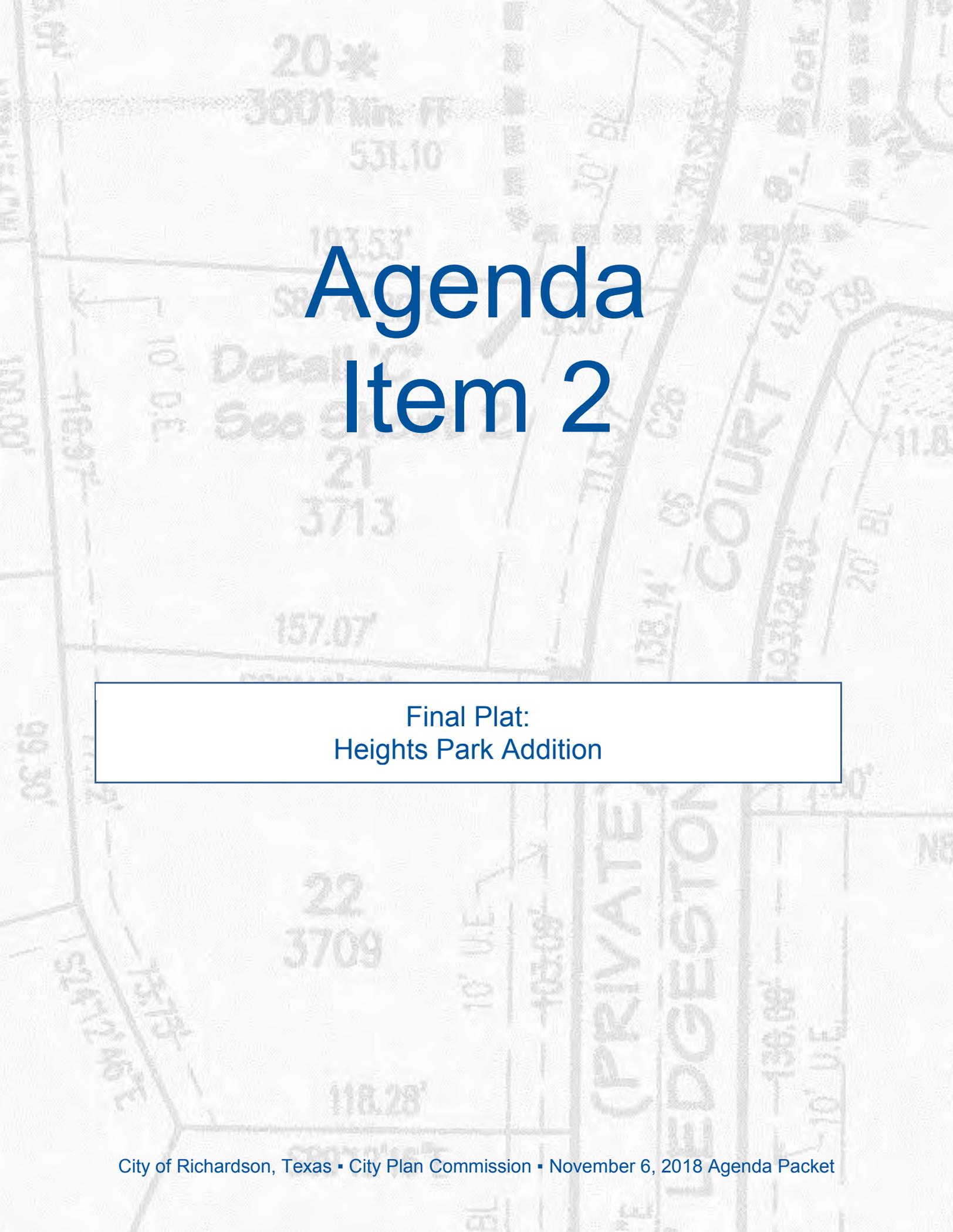
**Motion:** Commissioner McKearin made a motion to recommend approval of Variance 18-04 – Canyon Creek Shopping Village; second by Commissioner Southard. Motion approved 7-0.

### **Adjourn**

With no further business before the Commission, Vice Chair DePuy adjourned the regular business meeting at 7:11 p.m.

---

Ron Taylor, Chairman



# Agenda Item 2

Final Plat:  
Heights Park Addition

# Heights Park Addition – Lot 1, Block 1

## Attachments:

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



Heights Park Addition, Lot 1, Block 1  
711 W. Arapaho Road



**TO:** City Plan Commission  
**FROM:** Daniel L. Tracy P.E., Development Engineer  
**DATE:** November 6, 2018  
**RE:** **Final Plat – Heights Park Addition**

## SUMMARY

**Subdivision:** Heights Park Addition, Lot 1A, Block A  
Being a Final Plat of a 31.66 Acre Tract

**Location:** 711 W. Arapaho Road  
Southwest corner of Arapaho Road and Floyd Road

**Staff Comments:** The purpose of the plat is define the limits of the park, dedicate rights-of-way for the surrounding streets and show existing easements on the property.

The plat complies with City subdivision regulations.

**CPC Action:** **Final Decision**

## BACKGROUND INFORMATION

**Tract Size:** 31.66 acres (1,379,109.6 square feet)

**Zoning:** R-1500-M (Ordinance 32-A)  
R-1250-M (Ordinance 129-A)  
R-1250-M (Ordinance 186-A)

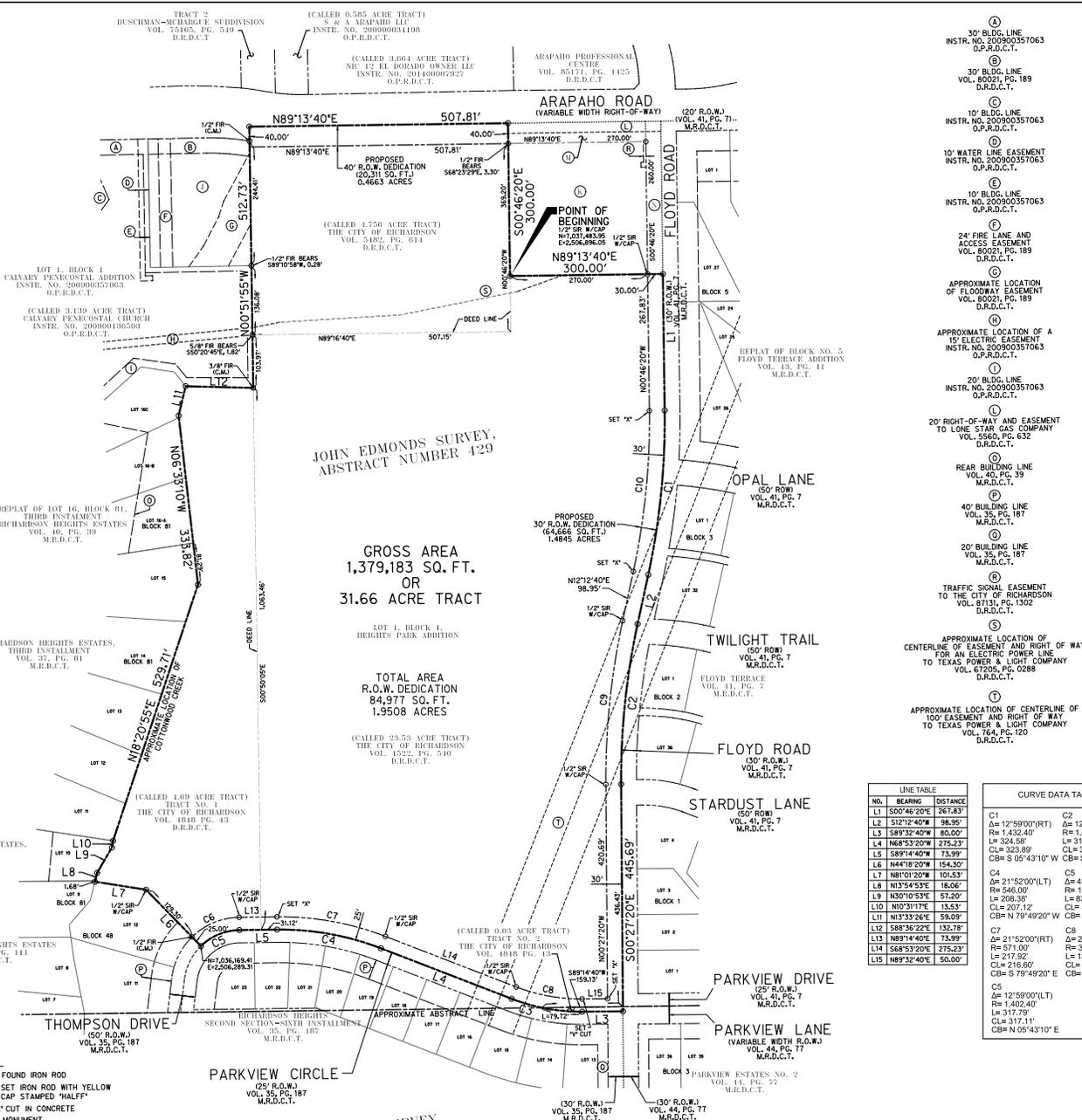
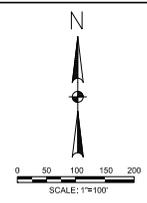
**Right-of-way Dedication:** 25 feet, Parkview Drive  
30 feet, Floyd Road  
40 feet, Arapaho Road

**Easements/Setbacks:**

Existing to Remain: Multiple Texas Power and Light Easements;

Dedicated by this Plat: None

Abandoned by this Plat: None



- ① 30' BLDG. LINE INSTR. NO. 200900357063 O.P.R.D.C.T.
- ② 30' BLDG. LINE VOL. 80021, PG. 189 D.R.D.C.T.
- ③ 10' BLDG. LINE INSTR. NO. 200900357063 O.P.R.D.C.T.
- ④ 10' WATER LINE EASEMENT INSTR. NO. 200900357063 O.P.R.D.C.T.
- ⑤ 10' BLDG. LINE INSTR. NO. 200900357063 O.P.R.D.C.T.
- ⑥ 24' FIRE LANE AND ACCESS EASEMENT VOL. 80021, PG. 189 D.R.D.C.T.
- ⑦ APPROXIMATE LOCATION OF FLOODWAY EASEMENT VOL. 80021, PG. 189 D.R.D.C.T.
- ⑧ APPROXIMATE LOCATION OF A 5' ELECTRIC EASEMENT INSTR. NO. 200900357063 O.P.R.D.C.T.
- ⑨ 20' BLDG. LINE INSTR. NO. 200900357063 O.P.R.D.C.T.
- ⑩ 20' RIGHT-OF-WAY AND EASEMENT TO LONE STAR GAS COMPANY VOL. 2560, PG. 632 D.R.D.C.T.
- ⑪ REAR BUILDING LINE VOL. 41, PG. 39 M.R.D.C.T.
- ⑫ 40' BUILDING LINE VOL. 35, PG. 187 M.R.D.C.T.
- ⑬ 20' BUILDING LINE VOL. 35, PG. 187 M.R.D.C.T.
- ⑭ TRAFFIC SIGNAL EASEMENT TO THE CITY OF RICHARDSON VOL. 8713, PG. 1302 D.R.D.C.T.
- ⑮ APPROXIMATE LOCATION OF CENTERLINE OF EASEMENT AND RIGHT OF WAY FOR AN ELECTRIC POWER LINE TO TEXAS POWER & LIGHT COMPANY VOL. 6703, PG. 028 D.R.D.C.T.
- ⑯ APPROXIMATE LOCATION OF CENTERLINE OF 100' EASEMENT AND RIGHT OF WAY TO TEXAS POWER & LIGHT COMPANY VOL. 764, PG. 120 D.R.D.C.T.

- ⑰ HENRY ADDITION VOL. 8082, PG. 189 D.R.D.C.T.
- ⑱ (CALLED 1.18 ACRE TRACT) WILMINDA, LLE INSTR. NO. 200800024023 O.P.R.D.C.T.
- ⑳ (CALLED 2.07 ACRE TRACT) TEXAS POWER & LIGHT COMPANY VOL. 3089, PG. 308 D.R.D.C.T.
- ㉑ MERGER OF TEXAS POWER & LIGHT COMPANY WITH & INTO TEXAS UTILITIES ELECTRIC COMPANY RECORDED IN INSTR. NO. 200800334576 O.P.R.D.C.T.
- ㉒ (CALLED 0.248 ACRES) THE CITY OF RICHARDSON VOL. 674, PG. 54 D.R.D.C.T.
- ㉓ (CALLED 0.21 ACRE TRACT) THE CITY OF RICHARDSON VOL. 4152, PG. 408 D.R.D.C.T.

LINE TABLE			CURVE DATA TABLE		
NO.	BEARING	DISTANCE			
L1	S00°46'20"E	267.837	C1	A=12°59'00"(RT)	R=1432.40'
L2	S12°12'40"W	98.957	C2	A=12°40'00"(LT)	R=1432.40'
L3	S89°32'40"W	80.007	C3	A=21°34'00"(RT)	R=376.95'
L4	N68°53'20"W	275.237	C4	A=43°30'00"(LT)	R=135.00'
L5	S89°14'40"W	73.997	C5	A=12°52'00"(LT)	R=300.90'
L6	N44°18'20"W	154.307	C6	A=21°34'00"(RT)	R=376.95'
L7	N81°01'20"W	101.537	C7	A=21°52'00"(RT)	R=402.40'
L8	N13°54'53"E	18.067	C8	A=21°34'00"(LT)	R=376.95'
L9	N00°10'53"E	57.207	C9	A=12°40'00"(RT)	R=1432.40'
L10	N103°10'12"E	13.537	C10	A=12°52'00"(LT)	R=300.90'
L11	N13°33'26"E	59.097	C11	A=12°52'00"(LT)	R=300.90'
L12	S88°36'22"E	132.787	C12	A=12°52'00"(LT)	R=300.90'
L13	N89°14'40"E	73.997	C13	A=12°52'00"(LT)	R=300.90'
L14	S68°53'20"E	275.237	C14	A=12°52'00"(LT)	R=300.90'
L15	N89°32'40"E	50.007	C15	A=12°59'00"(LT)	R=1432.40'

- LEGEND**
- 1/2" FIR 1/2-INCH FOUND IRON ROD
  - 1/2" SIR 1/2-INCH SET IRON ROD WITH YELLOW
  - W/CAP PLASTIC CAP STAMPED 'HALFF'
  - FND. 'X' FOUND 'X' CUT IN CONCRETE
  - C.M. CONTROL MONUMENT
  - D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
  - M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

JAMES M. COLE SURVEY,  
ABSTRACT NUMBER 321

ENGINEER/SURVEYOR:  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TEXAS 75081  
(972) 346-6200

OWNER:  
CITY OF RICHARDSON, TEXAS  
RICHARDSON, TEXAS 75080  
(972) 744-4259

ADDRESS: 711 W. ARAPAHO ROAD  
**HEIGHTS PARK ADDITION**  
LOT 1, BLOCK 1  
BEING A 31.66 ACRE TRACT  
SITUATED IN THE  
JOHN EDMONDS SURVEY, ABSTRACT NO. 429  
AND JAMES M. COLE SURVEY, ABSTRACT NO. 321  
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS  
PREPARED BY  
**HALFF**  
TBE FIRM NO. F-312  
HALFF ASSOCIATES INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081  
(214) 346-6200 SCALE: 1"=100' AVO. 34141 OCTOBER 2018

OWNERS CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS  
CITY OF RICHARDSON

WHEREAS THE CITY OF RICHARDSON is the owner of a tract of land situated in the John Edmonds Survey, Abstract Number 429, and the James M. Cole Survey, Abstract Number 371, City of Richardson, Dallas County, Texas, and being all of a called 23.53 acre tract of land described in deed to The City of Richardson, Dallas County, Texas, as recorded in Volume 3862, Page 479, and Volume 3989, Page 398, D.R.D.C.T., as well as a called 4.756 acre tract of land described in deed to The City of Richardson, as recorded in Volume 5482, Page 614, D.R.D.C.T., all of a called 4.69 acre tract of land known as Tract No. 1, described in deed to The City of Richardson, as recorded in Volume 6548, Page 43, D.R.D.C.T., all of a called 0.03 acre tract of land known as Tract No. 2, described in deed to The City of Richardson, as recorded in Volume 4466, Page 43, D.R.D.C.T., and being in more particular description as follows:

BEGINNING at a set 1/2-inch iron rod with a yellow plastic cap stamped 7HALFFG on the east line of said 4.756 acre tract, to the present north-northerly northwest corner of said 23.53 acre tract and to the present southwest corner of a called 2.07 acre tract of land described in deed to Texas Power & Light Company, as recorded in Volume 3986, Page 479, and Volume 3989, Page 398, D.R.D.C.T., as affected by merger of Texas Power & Light Company with and into Texas Utilities Electric Company, as recorded in Instrument Number 2006031819 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

THENCE North 89 degrees 13 minutes 40 seconds East, with the north line of said 23.53 acre tract and the south line of said 2.07 acre tract, passing at a distance of 270.00 feet, to a point on the existing right-of-way line of Floyd Road (an apparent 60-foot wide right-of-way), for the present southeast corner of said 2.07 acre tract, continuing with the north line of said 23.53 acre tract, and over and across the existing right-of-way of said Floyd Road, in all, a total distance of 300.00 feet to a point on the existing centerline of said Floyd Road, for the present northeast corner of said 23.53 acre tract;

THENCE southerly, continuing over and across the existing right-of-way of said Floyd Road, with the east line of said 23.53 acre tract, and with the existing centerline of said Floyd Road, the following bearings and distances:

South 00 degrees 46 minutes 20 seconds East, a distance of 267.83 feet to a point for the beginning of a tangent circular curve to the right having a radius of 1,432.40 feet, and a chord which bears South 05 degrees 43 minutes 10 seconds West, a distance of 323.89 feet;

Southerly, with said curve, through a central angle of 12 degrees 59 minutes 00 seconds, an arc distance of 324.08 feet to a point for the end of said curve;

South 12 degrees 12 minutes 40 seconds West, a distance of 98.95 feet to a point for the beginning of a tangent circular curve to the left having a radius of 1,432.40 feet, and a chord which bears South 05 degrees 02 minutes 00 seconds West, a distance of 312.02 feet;

Southerly, with said curve, through a central angle of 12 degrees 40 minutes 00 seconds, an arc distance of 316.67 feet to a point for the end of said curve;

South 00 degrees 27 minutes 20 seconds East, passing at a distance of 436.43 feet the northeast corner of said 0.03 acre tract, continuing with the east line of said 4.69 acre tract, and with the east line of said 0.03 acre tract, in all, a cumulative distance of 445.69 feet to a point for the southeast corner of said 0.03 acre tract, being on the south line of said 23.53 acre tract, in all, a total arc distance of 141.51 feet to a point for the end of said curve;

THENCE North 89 degrees 13 minutes 40 seconds West, with the south line of said 0.03 acre tract, and with the existing centerline of said Parkway Circle, a distance of 80.00 feet to a point for the beginning of a tangent circular curve to the right having a radius of 1,432.40 feet, and a chord which bears North 79 degrees 40 minutes 20 seconds West, a distance of 142.66 feet;

THENCE northerly, with the south line of said 0.03 acre tract, and the existing centerline of said Parkway Circle, through a central angle of 21 degrees 34 minutes 00 seconds, passing at an arc distance of 79.72 feet the west corner of said 0.03 acre tract, being on the south line of said 23.53 acre tract, continuing with the existing centerline of said Parkway Circle, and with the south line of said 23.53 acre tract, in all, a total arc distance of 141.51 feet to a point for the end of said curve;

THENCE northerly, continuing over and across the existing right-of-way of said Parkway Circle, with the south line of said 23.53 acre tract and the existing centerline of said Parkway Circle, the following bearings and distances:

North 68 degrees 53 minutes 20 seconds West, a distance of 275.23 feet to a point for the beginning of a tangent circular curve to the left having a radius of 546.00 feet, and a chord which bears North 79 degrees 40 minutes 20 seconds West, a distance of 107.12 feet;

Westerly, with said curve, through a central angle of 21 degrees 52 minutes 00 seconds, an arc distance of 208.38 feet to a point for the end of said curve;

South 88 degrees 14 minutes 40 seconds West, passing at a distance of 31.12 feet the present southwest corner of said 23.53 acre tract, and the present southwest corner of said 4.69 acre tract, continuing with the existing centerline of said Parkway Circle, and with the south line of said 4.69 acre tract, in all, a cumulative distance of 73.89 feet to a point for the beginning of a tangent circular curve to the left having a radius of 110.00 feet, and a chord which bears South 07 degrees 20 minutes 10 seconds West, a distance of 81.81 feet;

THENCE southerly, continuing over and across the existing right-of-way of said Parkway Circle, with the existing centerline of said Parkway Circle, and with the south line of said 4.69 acre tract, and with said curve, through a central angle of 43 degrees 33 minutes 00 seconds, an arc distance of 83.81 feet to a point for corner;

THENCE North 44 degrees 18 minutes 20 seconds West, continuing over and across the existing right-of-way of said Parkway Circle, departing the existing centerline of said Parkway Circle, with a southwest line of said 4.69 acre tract, passing at a distance of 25.00 feet a found 1/2-inch iron rod for the east corner of Lot 12, Block 48 of RICHARDSON HEIGHTS ESTATES, an addition to the City of Richardson, Dallas County, Texas, as recorded in Volume 32, Page 111 of the Map Records of Dallas County, Texas (M.R.D.C.T.), continuing with a southwest line of said 4.69 acre tract, and with the northeast line of said Lot 12, Block 48, in all, a total distance of 14.20 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped 7HALFFG for an angle point;

THENCE North 81 degrees 01 minutes 20 seconds West, continuing with a southwest line of said 4.69 acre tract, and with the north line of said Lot 12, Block 48, a distance of 101.53 feet to a point for corner on the east line of Lot 9, Block 81 of said RICHARDSON HEIGHTS ESTATES, said point being in the Cottonwood Creek;

THENCE North 13 degrees 54 minutes 53 seconds East, with the east line of said Lot 9, Block 81, with a west line of said 4.69 acre tract, and with said Cottonwood Creek, passing at a distance of 1.68 feet the northeast corner of said RICHARDSON HEIGHTS ESTATES, and the southeast corner of RICHARDSON HEIGHTS ESTATES, 2ND INSTALLMENT, an addition to the City of Richardson, Dallas County, Texas, as recorded in Volume 33, Page 291 of the Map Records of Dallas County, Texas (M.R.D.C.T.), continuing with a southwest line of said 4.69 acre tract, with said Cottonwood Creek, and with the east line of said RICHARDSON HEIGHTS ESTATES, 2ND INSTALLMENT, in all, a total distance of 1.68 feet to an angle point;

THENCE North 30 degrees 10 minutes 53 seconds East, continuing with a west line of said 4.69 acre tract, the east line of said RICHARDSON HEIGHTS ESTATES, 2ND INSTALLMENT, and with said Cottonwood Creek, a distance of 97.20 feet to an angle point;

THENCE North 10 degrees 31 minutes 17 seconds East, continuing with a west line of said 4.69 acre tract, the east line of said RICHARDSON HEIGHTS ESTATES, 2ND INSTALLMENT, and with said Cottonwood Creek, a distance of 13.53 feet to a point for the northeast corner of said RICHARDSON HEIGHTS ESTATES, 2ND INSTALLMENT, and for the southeast corner of RICHARDSON HEIGHTS ESTATES, THIRD INSTALLMENT, an addition to the City of Richardson, Dallas County, Texas, as recorded in Volume 37, Page 81, M.R.D.C.T.;

THENCE North 18 degrees 20 minutes 55 seconds East, continuing with a west line of said 4.69 acre tract, with the east line of said RICHARDSON HEIGHTS ESTATES, THIRD INSTALLMENT, and with said Cottonwood Creek, a distance of 529.71 feet to an angle point;

THENCE North 06 degrees 33 minutes 10 seconds West, continuing with a west line of said 4.69 acre tract, an east line of said RICHARDSON HEIGHTS ESTATES, THIRD INSTALLMENT, and said Cottonwood Creek, passing at a distance of 81.29 feet a northeast corner of REPLAY OF LOT 16, BLOCK 81, THIRD INSTALLMENT, RICHARDSON HEIGHTS ESTATES, an addition to the City of Richardson, Dallas County, Texas, as recorded in Volume 40, Page 38, M.R.D.C.T., continuing with a west line of said 4.69 acre tract, with said Cottonwood Creek, and with the east line of REPLAY OF LOT 16, BLOCK 81, THIRD INSTALLMENT, RICHARDSON HEIGHTS ESTATES, in all, a total distance of 333.62 feet to an angle point;

THENCE North 13 degrees 33 minutes 38 seconds East, continuing with a west line of said 4.69 acre tract with said Cottonwood Creek, and an east line of said REPLAY OF LOT 16, BLOCK 81, THIRD INSTALLMENT, RICHARDSON HEIGHTS ESTATES, a distance of 58.00 feet to a point on the south line of Lot 1, Block 1 of CALVARY PENTECOSTAL ADDITION, an addition to the City of Richardson, Dallas County, Texas, as recorded in Instrument Number 2009037063, O.P.R.D.C.T., for corner;

THENCE North 88 degrees 36 minutes 22 seconds East, departing said Cottonwood Creek, with the PENTECOSTAL ADDITION, a distance of 132.76 feet to a found 3/8-inch iron rod for the northeast corner of said 4.69 acre tract, and the southeast corner of said Lot 1, Block 1 of CALVARY PENTECOSTAL ADDITION, being on the west line of said 23.53 acre tract;

STATE OF TEXAS  
DALLAS COUNTY  
CITY OF RICHARDSON

That I, THE CITY OF RICHARDSON, being the owner of the hereinafter described property, do hereby adopt this plat designating the herein described property as HEIGHTS PARK ADDITION, an addition to the City of Richardson, Dallas County, Texas. I do hereby dedicate to the public use the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access 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 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 replace upon or over 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 systems on the easements, and all public utilities shall at all times have the full right in ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, painting, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to and from any property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

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

EXECUTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2018.

THE CITY OF RICHARDSON, TEXAS  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
DALLAS COUNTY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

My commission expires: \_\_\_\_\_

Notary Public in and for Dallas County, Texas

SURVEYORS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

I, Andrew Chavichols, 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.

EXECUTED THIS 10th day of October, 2018.

Andrew Chavichols  
Andrew Chavichols  
Registered Professional Land Surveyor  
Texas Registration Number 8708  
TBLS No. 10029600



STATE OF TEXAS  
DALLAS COUNTY

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 10th day of October, 2018.

My commission expires: 06-01-2019

Notary Public in and for Dallas County, Texas



GENERAL NOTES

- The Basis of Bearings for this plat and the coordinates shown hereon are the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 adjustment. All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000136506 (Texas Datum County GSP).
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Dallas County, Texas and incorporated Areas, Map Number 48113C0205K, effective July 7, 2014, the subject property is located in Zone "X" (unshaded) and in Zone "AE". The location of said zone is approximate and is defined on said map as follows:  
Zone "X": Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.  
Zone "AE": is defined as "Special Flood Hazard Areas (SFHA) subject to inundation by the 1% annual chance flood with base flood elevations determined."  
The Surveyor utilizes the above referenced flood plain information for the determination and the Surveyor does not certify that revised Flood plain information as or has not been obtained from the Federal Emergency Management Agency or some other source.
- The purpose of this plat is to create one lot from four tracts of unsplit land.

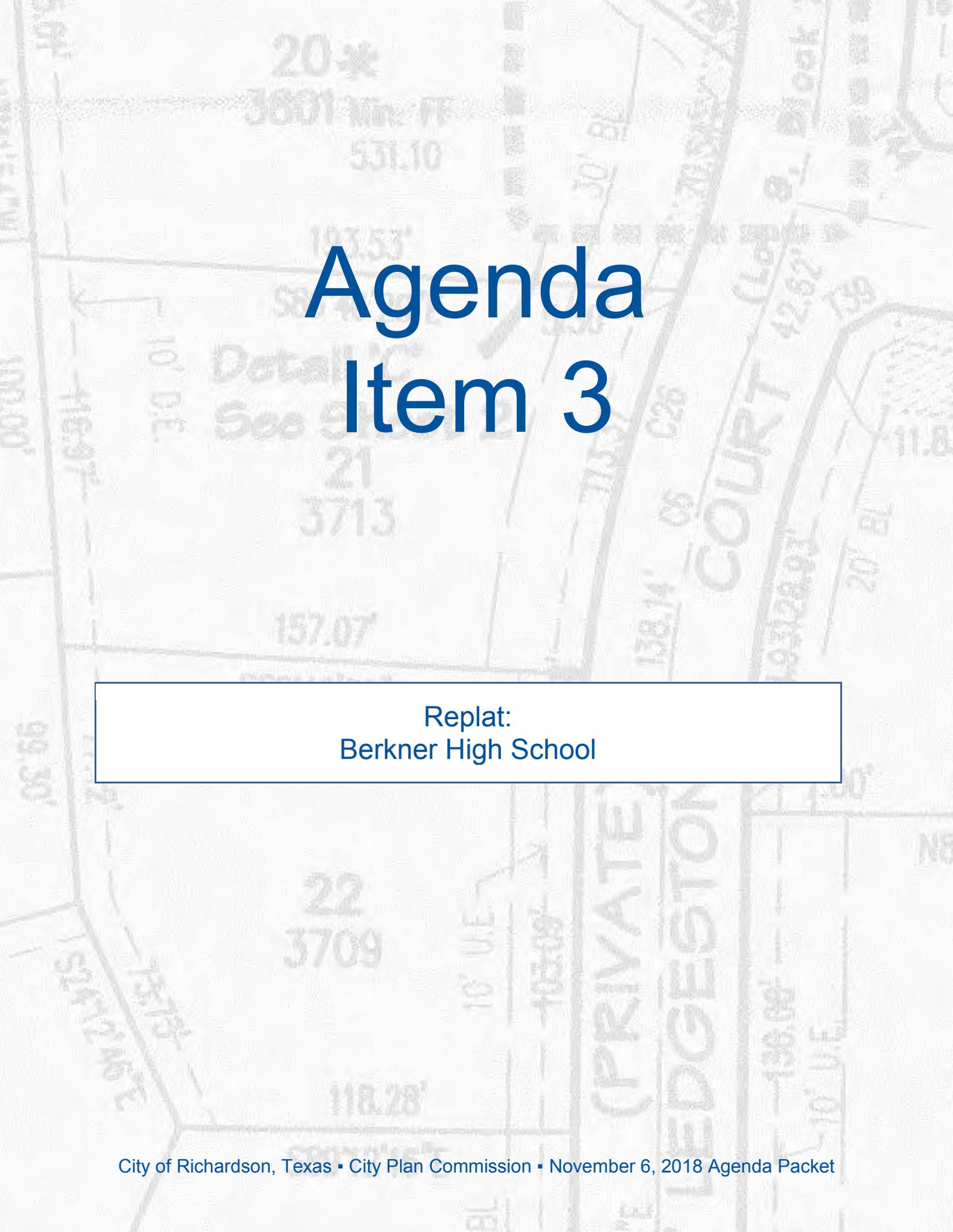
ADDRESS: 711 W. ARAPAHO ROAD  
HEIGHTS PARK ADDITION  
LOT 1, BLOCK 1  
BEING A 31.66 ACRE TRACT  
SITUATED IN THE  
JOHN EDMONDS SURVEY, ABSTRACT NO. 429  
AND JAMES M. COLE SURVEY, ABSTRACT NO. 321  
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

ENGINEER/SURVEYOR  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWLER ROAD  
RICHARDSON, TEXAS 75081  
(214) 346-4200

OWNER  
CITY OF RICHARDSON, TEXAS  
RICHARDSON, TEXAS 75081  
(972) 144-4252

HALFF  
TRPE FIRM NO. F-312  
HALFF ASSOCIATES INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWLER ROAD, RICHARDSON, TEXAS 75081  
SCALE: 1"=100' AVO. 34141 OCTOBER, 2018

2/2



# Agenda Item 3

Replat:  
Berkner High School

# **Berkner High School – Lot 1A, Block A**

## Attachments:

1. Locator
2. Replat Staff Report
3. Replat



Berkner High School, Lot 1A, Block A  
1600 E. Spring Valley Road



**TO:** City Plan Commission  
**FROM:** Chris Shacklett, Development Review Manager  
**DATE:** November 6, 2018  
**RE:** **Public Hearing on a Replat – Berkner High School**

## SUMMARY

**Subdivision:** Berkner High School, Lot 1A, Block A  
*Being a replat of Lot 1, Block A, Berkner High School.*

**Location:** 1600 E. Spring Valley Road  
Southwest corner of Spring Valley Road and Yale Boulevard.

**Staff Comments:** The purpose of the replat is to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the Berkner High School campus.

The replat complies with City subdivision regulations.

**CPC Action:** **Final Decision**

**Notice of Public Hearing:** As required by the Texas Local Government Code, written notification of the request has been provided for this residential replat.

## BACKGROUND INFORMATION

**Tract Size:** 45.4044 acres (1,977,815 square feet)

**Zoning:** PD Planned Development (Ordinance Number 4257)

**Right-of-way Dedication:** None

**Easements/Setbacks:**  
Existing to Remain: Multiple water easements throughout the site;

10' T.U. Electric Underground Easement;

6' pedestrian easements along Spring Valley Road and Yale Boulevard;

11' pedestrian easement along St. John's Drive;

Multiple Oncor easements throughout the site;

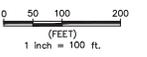
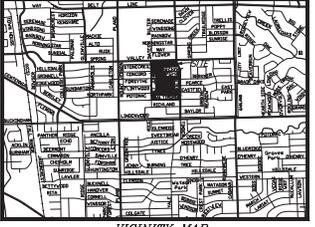
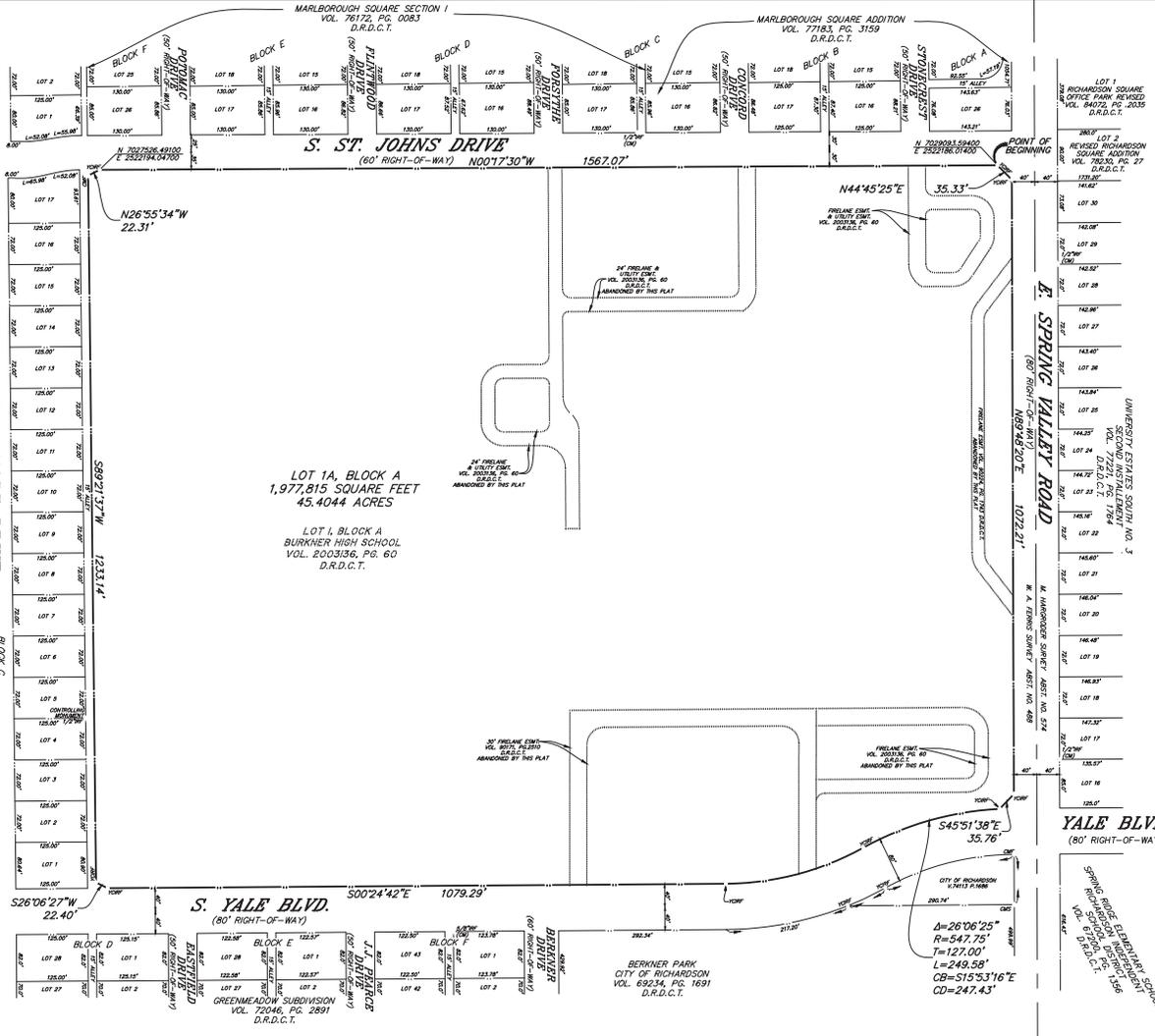
20' sanitary sewer easement in the northwest and northeast corners of the site; and a

5' TXU Gas Company easement at the northeast corner of the site.

Dedicated by this Plat: Utility easement on the western portion of the site; and a  
Water easement in the southeast corner of the site.

Abandoned by this Plat: Multiple fire lane and utility easements throughout the site.





**LEGEND**

-----	PROPERTY LINE	PK / PNT	PK MIAL SET / FOUND
-----	EASEMENT LINE	CON	CONTRILING MONUMENT
-----	SETBACK LINE	MAR.C.C.	MAP RECORDS, DALLAS COUNTY, TX
-----	1/2" HIGH RED WITH YELLOW PLASTIC	D.A.R.C.C.	DEED RECORDS, DALLAS COUNTY, TX
-----	1/2" HIGH RED WITH YELLOW PLASTIC	O.P.R.C.C.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
-----	CON / STAMPED "RED" OR "RED"	NSR / NO.	NEIGHBORHOOD NUMBER
-----	CON / STAMPED "RED" OR "RED"	VOL.	VOLUME
-----	CON / STAMPED "RED" OR "RED"	PG.	PAGE
-----	CON / STAMPED "RED" OR "RED"	EMT.	EASEMENT

**NOTES:**

BASIS OF BEARINGS: BEARINGS ARE BASED ON CITY OF RICHARDSON GEODETIC CONTROL MONUMENT E-14.

CONTROLLING MONUMENTS: COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

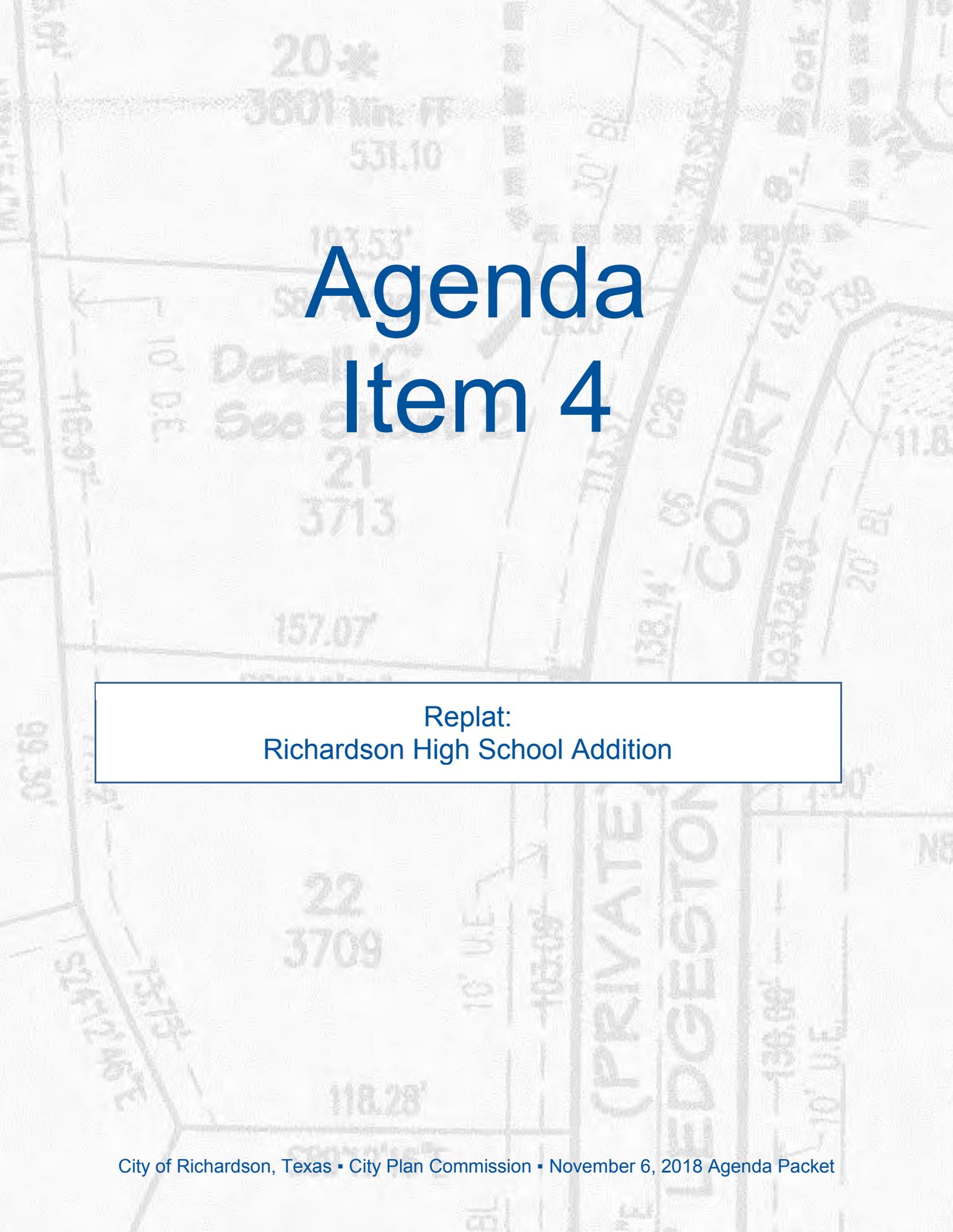
THE PURPOSE OF THIS PLAT IS TO ABANDON AND DEDICATE EASEMENTS.

SEE SHEET 2 FOR ABANDONMENTS.

**BERKNER HIGH SCHOOL**  
LOT 1A, BLOCK A  
BEING A REPLAT OF  
**BERKNER HIGH SCHOOL**  
LOT 1, BLOCK A  
1600 E. SPRING VALLEY ROAD  
WARREN A. FERRIS SURVEY ABSTRACT NO. 488  
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS  
SCALE: 1" = 100'  
DATE: 04-30-2018

**OWNER:**  
RICHARDSON INDEPENDENT SCHOOL DISTRICT  
400 S. GREENVILLE AVENUE  
RICHARDSON, TX. 75081-4198  
972-301-3333

**SURVEYOR:**  
RAYMOND L. COODSON JR., INC.  
15001 N. CENTRAL EXPRESSWAY, STE 900  
DALLAS, TX 75244  
214-738-8100  
RAYL@RINC.COM  
TX PS REG #P-483  
TRPLS REG #160341-00



# Agenda Item 4

Replat:  
Richardson High School Addition

# **Richardson High School Addition – Lot 1B, Block A**

## Attachments:

1. Locator
2. Replat Staff Report
3. Replat



Richardson High School Addition, Lot 1B, Block A  
1250 W. Belt Line Road



**TO:** City Plan Commission  
**FROM:** Chris Shacklett, Development Review Manager  
**DATE:** November 6, 2018  
**RE:** **Public Hearing on a Replat – Richardson High School Addition**

## SUMMARY

**Subdivision:** Richardson High School Addition, Lot 1B, Block A  
*Being a replat of Lot 1A, Block A, Richardson High School Addition.*

**Location:** 1250 W. Belt Line Road  
Northwest corner of Belt Line Road and Mimosa Drive.

**Staff Comments:** The purpose of the replat is to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the Richardson High School campus.

The replat complies with City subdivision regulations.

**CPC Action:** **Final Decision**

**Notice of Public Hearing:** As required by the Texas Local Government Code, written notification of the request has been provided for this residential replat.

## BACKGROUND INFORMATION

**Tract Size:** 40.6265 acres (1,769,692 square feet)

**Zoning:** PD Planned Development (Ordinance Number 4255)

**Right-of-way Dedication:** None

**Easements/Setbacks:**  
Existing to Remain: Multiple water easements throughout the site;

Street easement along Belt Line Road;

Pedestrian easements at the southeast corner of the site;

Multiple Oncor and TXU Company Gas easements at the southeast corner of the site;

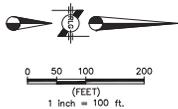
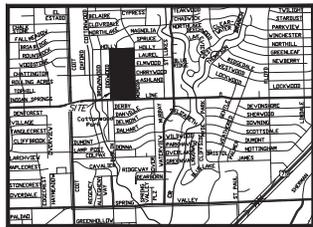
20'x20' SWBT easement at the southeast corner of the site;  
and a

10' utility easement in the northern portion of the site.

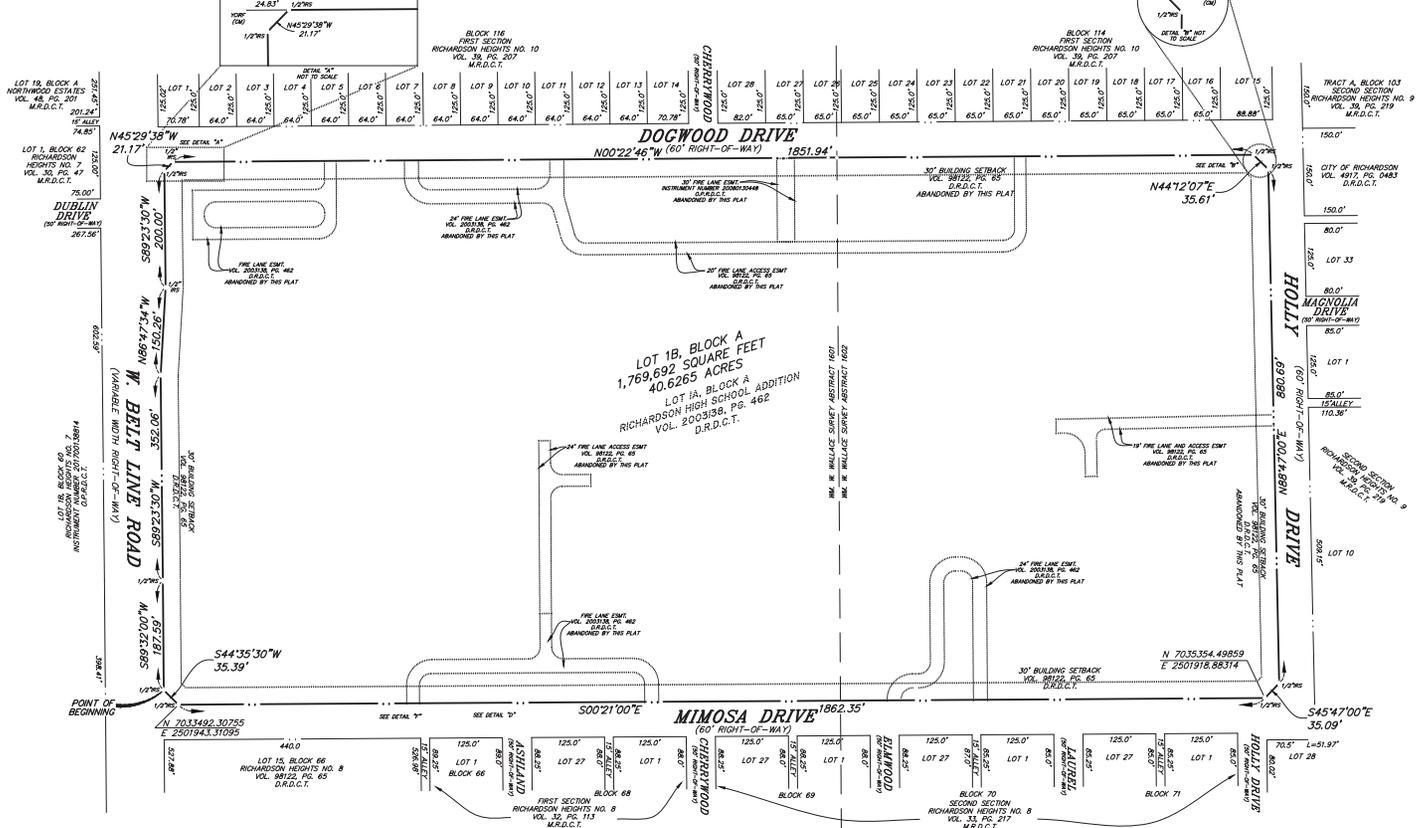
Dedicated by this Plat: Water easement along the eastern side of the site.

Abandoned by this Plat: Multiple fire lane and access easements throughout the site.





VICINITY MAP  
NOT TO SCALE



NOTES:  
 BASIS OF BEARINGS: THE EAST LINE OF DOGWOOD ROAD AS SHOWN ON PLAT OF RICHARDSON HIGH SCHOOL, RECORDED IN VOLUME 88122, PAGE 63.  
 CONTROLLING MONUMENTS: AS SHOWN  
 COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.  
 THE PURPOSE OF THIS PLAT IS TO ABANDON AND DEDICATE EASEMENTS.  
 SEE SHEET 2 FOR ABANDONMENTS.

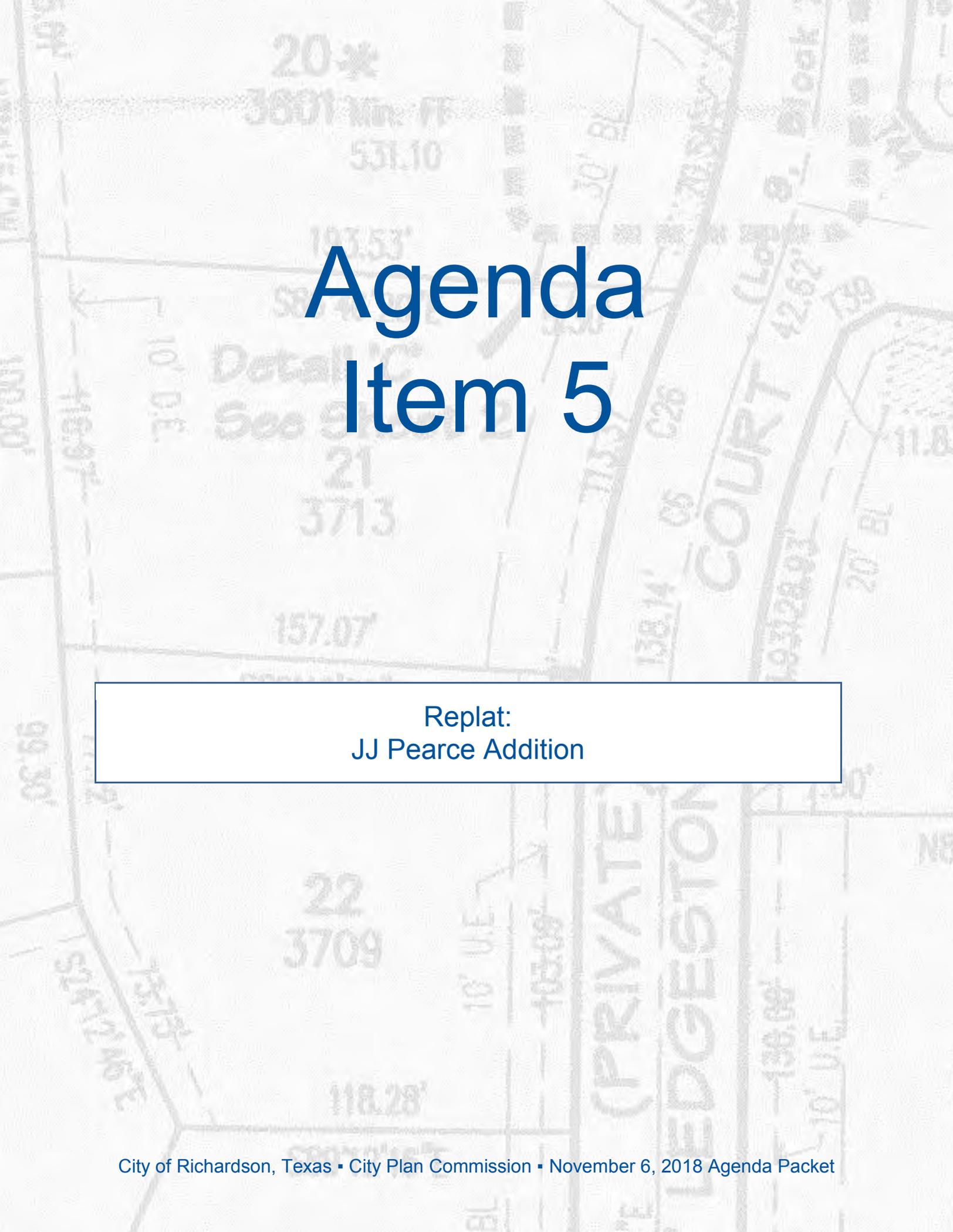
**RICHARDSON HIGH SCHOOL ADDITION**  
**LOT 1B, BLOCK A**  
**BEING AN REPLAT OF**  
**RICHARDSON HIGH SCHOOL ADDITION**  
**LOT 1A, BLOCK A**  
 1250 W. BELT LINE ROAD  
 WM. W. WALLACE SURVEY, ABSTRACT NO. 1601 & 1602  
 CITY OF RICHARDSON, DALLAS COUNTY, TEXAS  
 SCALE: 1" = 100'  
 DATE: 04-30-2018

LEGEND

-----	PROPERTY LINE	PKS/PIN	PK NAIL SET / FOUND
-----	EASEMENT LINE	CON	CONTROLLING MONUMENT
-----	SETBACK LINE	MAR.C.T.	MAP RECORDED, DALLAS COUNTY, TX
-----	1/2" THIN ROD WITH YELLOW PLASTIC	ABSTRACT	DEED RECORDED, DALLAS COUNTY, TX
-----	1/4" THIN ROD WITH YELLOW PLASTIC	OP.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
-----	1/8" THIN ROD WITH YELLOW PLASTIC	NOT NO.	INSTRUMENT NUMBER
-----	IRON ROD FOUND	PK	PAGE
-----	WOOD NAIL FOUND	PK	PAGE
-----	40# GAL SET / FOUND	CON	EASEMENT
-----	CHISEL "X" SET / FOUND		

OWNER:  
 RICHARDSON INDEPENDENT SCHOOL DISTRICT  
 400 S. GREENVILLE AVENUE  
 RICHARDSON, TX 75081-4198  
 972-301-3393

SURVEYOR:  
 RAYMOND L. COODSON JR., INC.  
 13081 N. CENTRAL EXPRESSWAY, STE 900  
 DALLAS, TX 75245  
 214-738-8100  
 ray@rlcinc.com  
 TX PS REG #P-483  
 TRPLS REG #100341-00



# Agenda Item 5

Replat:  
JJ Pearce Addition

# **JJ Pearce Addition – Lot 1A, Block A**

## Attachments:

1. Locator
2. Replat Staff Report
3. Replat



JJ Pearce Addition, Lot 1A, Block A  
1600 N. Coit Road



**TO:** City Plan Commission  
**FROM:** Chris Shacklett, Development Review Manager  
**DATE:** November 6, 2018  
**RE:** **Public Hearing on a Replat – JJ Pearce Addition**

## SUMMARY

**Subdivision:** JJ Pearce Addition, Lot 1A, Block A  
*Being a replat of Lot 1, Block A, JJ Pearce Addition.*

**Location:** 1600 N. Coit Road  
Northeast corner of Coit Road and Melrose Drive.

**Staff Comments:** The purpose of the replat is to abandon and dedicate easements to accommodate the development of a multi-purpose activity center on the JJ Pearce High School campus.

The replat complies with City subdivision regulations.

**CPC Action:** **Final Decision**

**Notice of Public Hearing:** As required by the Texas Local Government Code, written notification of the request has been provided for this residential replat.

## BACKGROUND INFORMATION

**Tract Size:** 45.929 acres (2,000,685 square feet)

**Zoning:** PD Planned Development (Ordinance Number 4256)

**Right-of-way Dedication:** None

**Easements/Setbacks:**  
Existing to Remain: Multiple water easements throughout the site;  
Multiple Oncor easements throughout the site;

35' utility easement across the northern portion of the site;

Corner Clip easements at the northwest, southwest and southeast corners of the property;

Street easement along Coit Road and Melrose Drive;

Drainage easement along Melrose Drive;

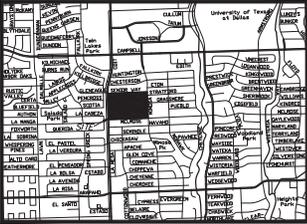
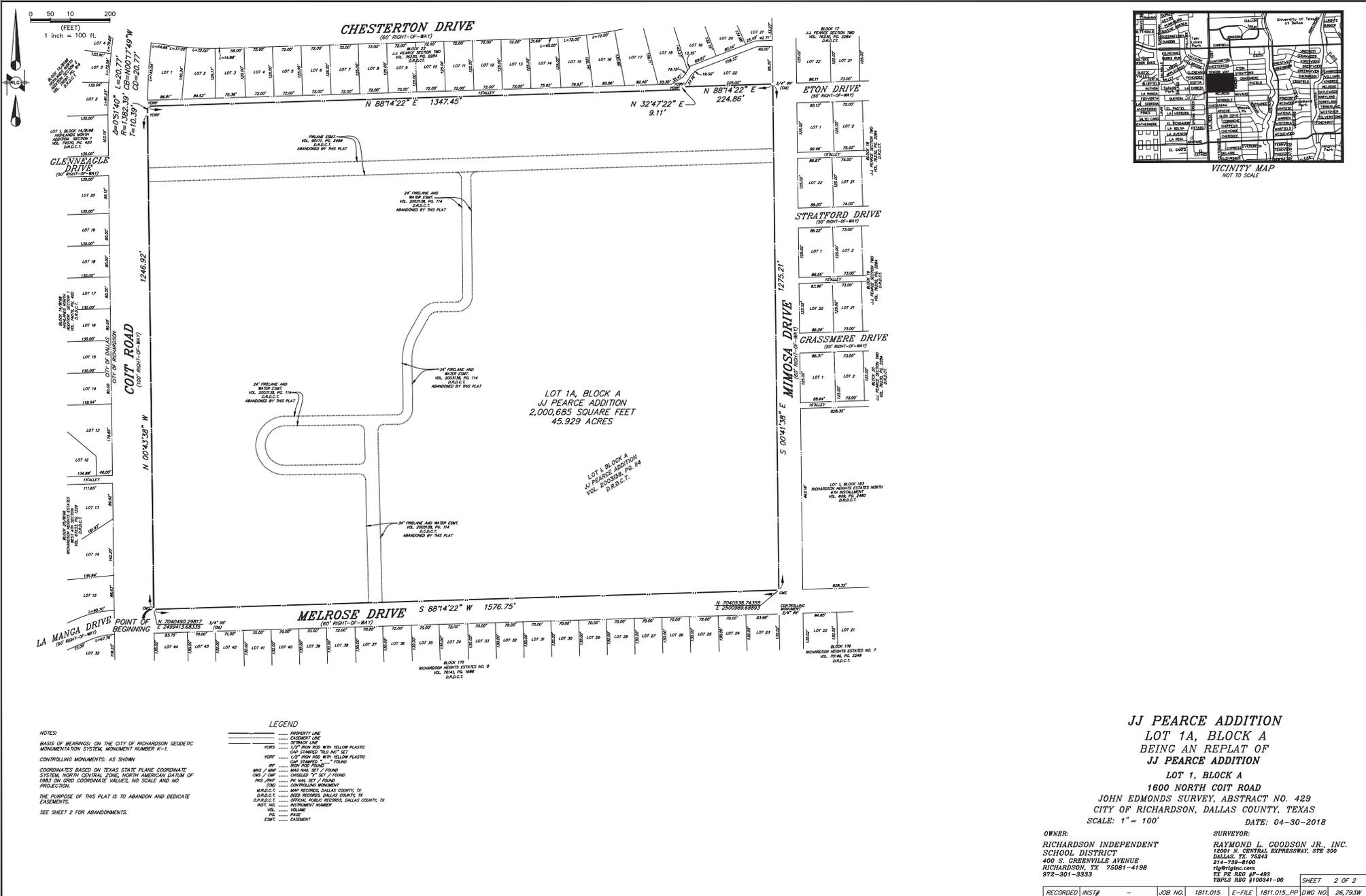
Multiple SWBT easements at the northeast corner of the site;  
and a

TXU Gas Company easement at the northwest corner of the site.

Dedicated by this Plat: Multiple water easements throughout the site.

Abandoned by this Plat: Multiple fire lane and water easements throughout the site.





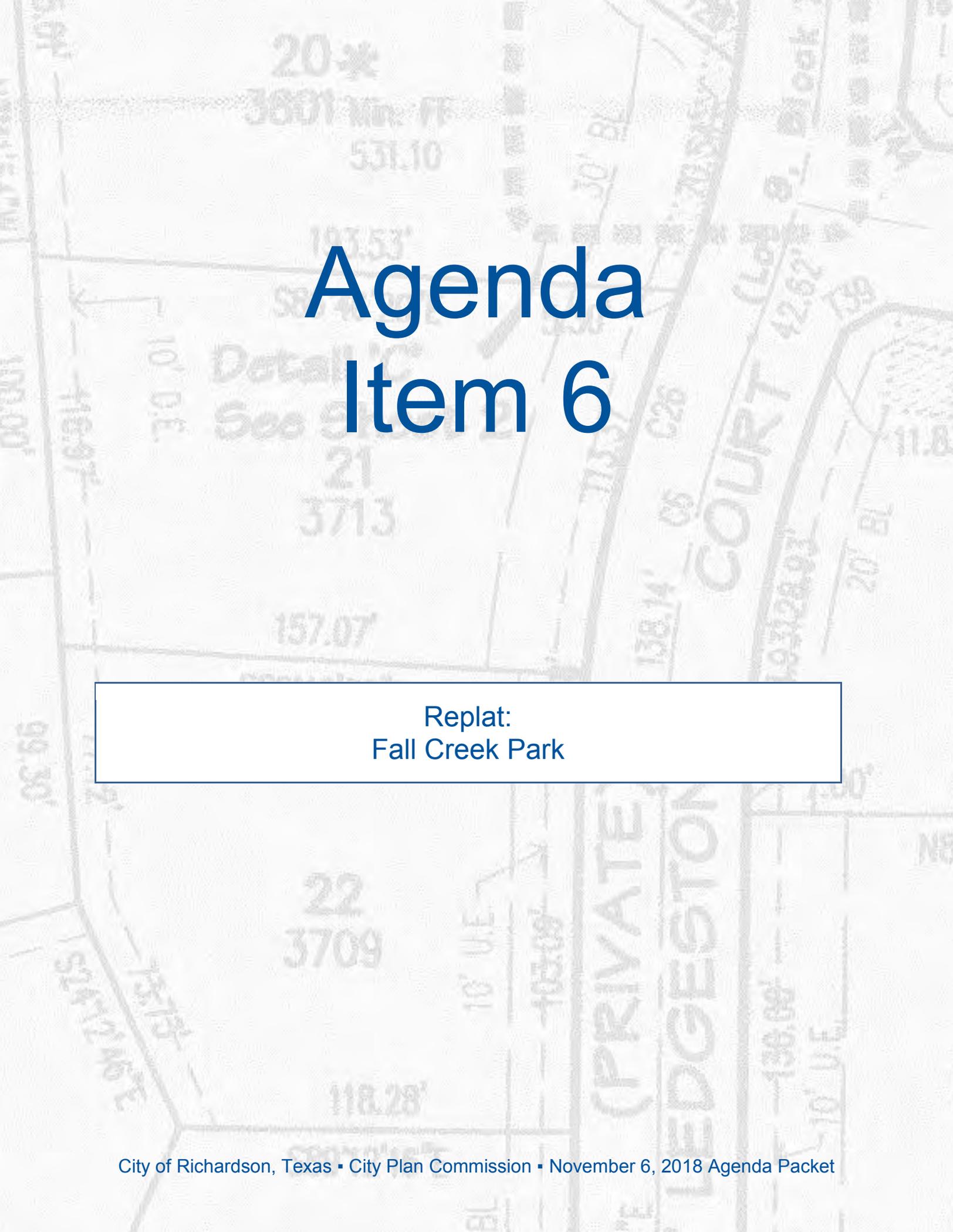
VICINITY MAP  
NOT TO SCALE

**JJ PEARCE ADDITION**  
**LOT 1A, BLOCK A**  
**BEING AN REPLAT OF**  
**JJ PEARCE ADDITION**

**LOT 1, BLOCK A**  
**1600 NORTH COIT ROAD**  
**JOHN EDMONDS SURVEY, ABSTRACT NO. 429**  
**CITY OF RICHARDSON, DALLAS COUNTY, TEXAS**  
**SCALE: 1" = 100' DATE: 04-30-2018**

**OWNER:**  
**RICHARDSON INDEPENDENT**  
**SCHOOL DISTRICT**  
**400 S. GREENVILLE AVENUE**  
**RICHARDSON, TX 75081-4188**  
**972-301-3333**

**SURVEYOR:**  
**RAYMOND L. COODSON JR., INC.**  
**15081 N. CENTRAL EXPRESSWAY, STE 900**  
**DALLAS, TX 75245**  
**214-738-8100**  
**rlc@rlcinc.com**  
**TX REG #483**  
**TRPLS REG #100341-00**



# Agenda Item 6

Replat:  
Fall Creek Park

# **Fall Creek Park – Lot 4A & 5, Block 1**

## Attachments:

1. Locator
2. Replat Staff Report
3. Replat



**Fall Creek Park, Lots 4A & 5, Block 1  
2311 & 2303 N. Central Expressway**



**TO:** City Plan Commission  
**FROM:** Michael Flores, Graduate Engineer  
**DATE:** November 6, 2018  
**RE:** **Public Hearing on a Replat – Fall Creek Park**

## SUMMARY

**Subdivision:** Fall Creek Park, Lot 4A & 5, Block 1  
*Being a replat of Lot 4, Block 1, Fall Creek Park.*

**Location:** 2311 N. Central Expressway (Lot 4A)  
2303 N. Central Expressway (Lot 5)  
Northwest corner of N. Central Expressway and Fall Creek Drive.

**Staff Comments:** The purpose of the replat is to split one lot into two lots and to abandon and dedicate easements to accommodate the development of a restaurant with drive-thru service.

The replat complies with City subdivision regulations.

**CPC Action:** **Final Decision**

## BACKGROUND INFORMATION

**Tract Size:** Total: 1.72 acres (75,103 square feet)  
Lot 4A: 1.00 acres (43,617 square feet)  
Lot 5: 0.72 acres (31,486 square feet)

**Zoning:** PD Planned Development (Ordinance Number 4263)

**Right-of-way Dedication:** None

**Easements/Setbacks:**

**Lot 4A**

Existing to Remain: 40' landscape setback and sidewalk easement along N. Central Expressway;

Utility easement along N. Central Expressway;

30' drainage and easement along the northern property boundary;

Storm sewer easement at the northeast corner of the site;

15' utility easement along the western property boundary;

15' utility easement along the eastern portion of the site; and  
a

10' storm sewer easement along the eastern portion of the site.

Dedicated by this Plat: Multiple water easements throughout the site;

24' access and utility easement along the eastern portion of the site;

Utility easement at the northeast corner of the site; and a

Drainage easement along the northern end of the site.

Abandoned by this Plat: A portion of 24' access and utility easement; and a

100' building line along N. Central Expressway.

## **Lot 5**

Existing to Remain: A portion of 24' access and utility easement;

40' landscape setback and sidewalk easement along N. Central Expressway;

Utility easement along N. Central Expressway

15' utility easement along the western property boundary;

15' utility easement along the eastern portion of the site; and  
a

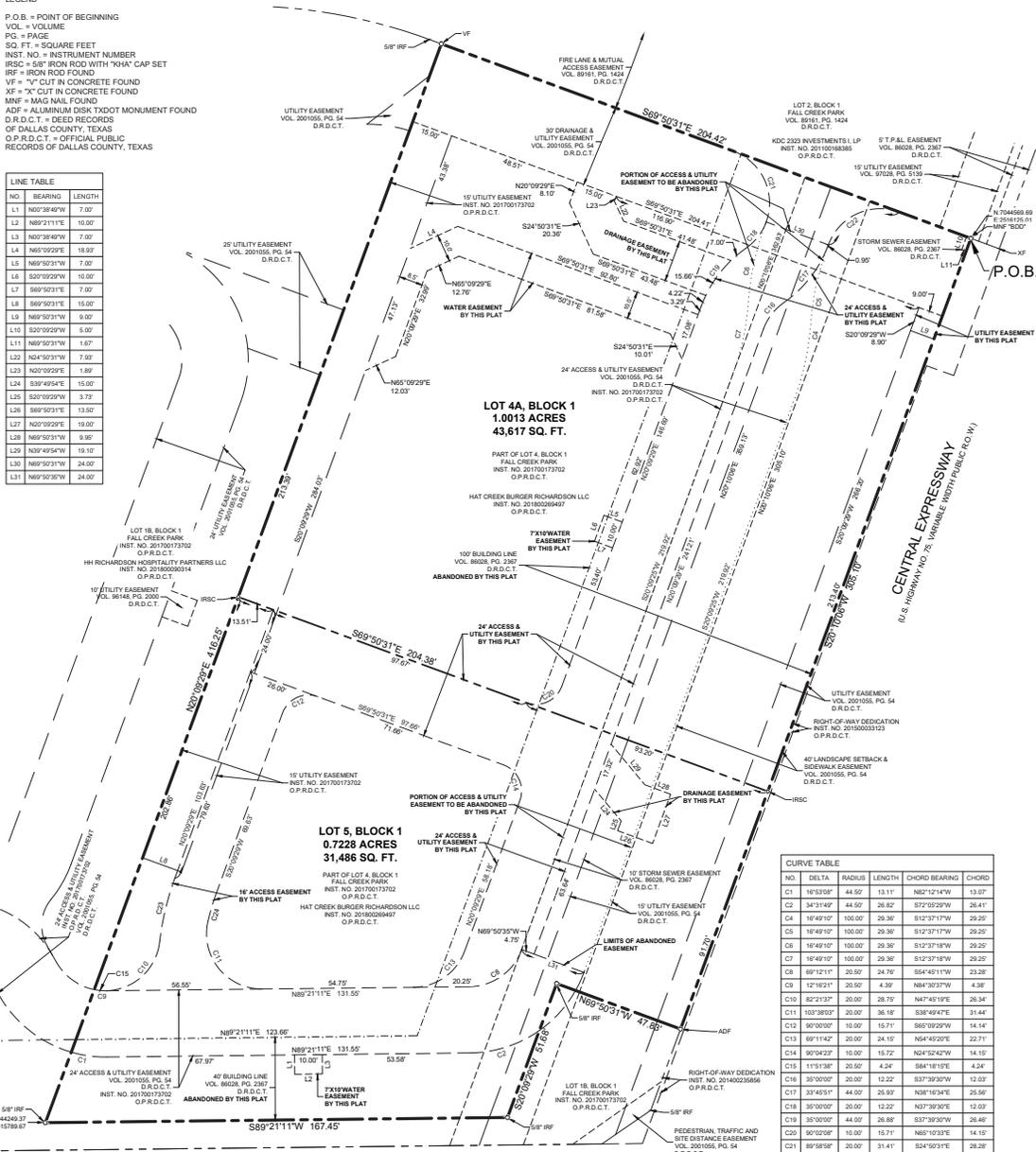
10' storm sewer easement along the eastern portion of the site.

Dedicated by this Plat: Water easement near the southern property line;  
Drainage easement at the northeast corner of the site;  
16' access easement along the western portion of the site;  
and a  
24' access and utility easement along the northern and  
eastern portion of the site.

Abandoned by this Plat: 40' building line along Fall Creek Drive; and  
A portion of 24' access and utility easement.

LEGEND  
 P.O.B. = POINT OF BEGINNING  
 VOL. = VOLUME  
 PG. = PAGE  
 SQ. FT. = SQUARE FEET  
 INST. NO. = INSTRUMENT NUMBER  
 IRSC = 5/8" IRON ROD WITH "HAT" CAP SET  
 IRP = IRON ROD FOUND  
 VF = "V" CUT IN CONCRETE FOUND  
 XF = "X" CUT IN CONCRETE FOUND  
 MNF = MAG NAIL FOUND  
 ADF = ALUMINUM DISK TYPIC MONUMENT FOUND  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

LINE	BEARING	LENGTH
L1	N00°38'49"W	7.60
L2	N89°21'11"E	10.00
L3	N00°38'49"W	7.00
L4	N89°09'29"E	18.93
L5	N89°50'31"W	7.00
L6	S00°09'29"W	10.00
L7	S89°50'31"E	7.00
L8	S89°50'31"E	15.00
L9	N89°50'31"W	9.00
L10	S00°09'29"W	5.00
L11	N89°50'31"W	1.67
L12	N24°50'31"W	7.93
L13	N00°09'29"E	1.89
L14	S89°49'54"E	16.90
L15	S00°09'29"W	3.73
L16	S89°50'31"E	13.50
L17	N00°09'29"E	19.40
L18	N89°50'31"W	9.90
L19	N00°49'54"W	19.10
L20	N89°50'31"W	24.00
L31	N89°50'30"W	24.00



**OWNERS CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF DALLAS §

WHEREAS, HAT CREEK BURGER RICHARDSON LLC, is the owner of a tract of land situated in the Andrew T. Nanny Survey, Abstract No. 1089, City of Richardson, Dallas County, Texas and being all of Lot 4, Block 1, Fall Creek Park, an addition to the City of Richardson according to the plat thereof recorded in Instrument No. 20170013702, Official Public Records, Dallas County, Texas and being all of a tract of land described in deed to Hat Creek Burger Richardson LLC, recorded in Instrument No. 201800269497 of said Official Public Records being more particularly described as follows:

**BEGINNING** at a mag nail with washer stamped "DD" found in the west right-of-way line of Central Expressway (U.S. Highway No. 75, a variable width right-of-way) for the northeast corner of said Lot 4, Block 1 and being in the south line of Lot 2, Block 1, Fall Creek Park, an addition to the City of Richardson according to the plat recorded in Volume 89161, Page 1424, Deed Records of Dallas County, Texas;

**THENCE** departing said south line of Lot 2, Block 1, and said west right-of-way line, South 20°17'00" West, a distance of 305.10 feet to an aluminum disk TxDOT monument found for the southeasterly most corner of said Lot 4, Block 1;

**THENCE** departing said west right-of-way line and with the south and east lines of said Lot 4, Block 1, the following courses and distances:

North 69°50'31" West, a distance of 47.83 feet to a 5/8" iron rod found for corner;  
 South 20°09'29" West, a distance of 51.68 feet to a 5/8" iron rod found for corner;  
 South 89°21'11" West, a distance of 167.45 feet to a 5/8" iron rod found for the southwest corner of said Lot 4, Block 1;

**THENCE** with the west line of said Lot 4, Block 1, North 20°09'29" East, a distance of 416.25 feet to a "V" cut in concrete found in said south line of Lot 2, Block 1 for the northwest corner of said Lot 4, Block 1;

**THENCE** with said south line of Lot 2, Block 1, South 69°50'31" East, a distance of 204.42 feet to the **POINT OF BEGINNING** and containing 1.7241 acres or 75,103 square feet of land.

STATE OF TEXAS §  
 COUNTY OF DALLAS §  
 CITY OF RICHARDSON §

That I (we), HAT CREEK BURGER RICHARDSON LLC, being the owner(s) of the hereinafter described property, acting by and through its duly authorized agent, do hereby adopt this plat designating the herein described property as **FALL CREEK PARK, LOTS 4A & 5, BLOCK 1**, an addition to the City of Richardson, Dallas and Collin County, Texas. I (we) do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of easements 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 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 at 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.

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

EXECUTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2018.

HAT CREEK BURGER RICHARDSON LLC

By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
 COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose 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 \_\_\_\_\_, 2018.

Notary Public in and for the State of \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, J. Andy Dobbs, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City of Richardson, Texas.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 2018.



J. Andy Dobbs  
 Registered Professional Land Surveyor No. 6196  
 Kimley-Horn and Associates, Inc.  
 13455 Noel Road, Two Galleria  
 Office Tower, Suite 700  
 Dallas, Texas 75240  
 Ph. 972-770-1300  
 andy.dobbs@kimley-horn.com

STATE OF TEXAS §  
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas \_\_\_\_\_

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	19°53'08"	44.50	13.11"	N82°12'44"W	13.02"
C2	34°31'49"	44.50	26.82"	S72°02'29"W	26.41"
C4	16°49'10"	100.00	29.36"	S12°37'17"W	29.25"
C5	16°49'10"	100.00	29.36"	S12°37'17"W	29.25"
C6	16°49'10"	100.00	29.36"	S12°37'18"W	29.25"
C7	16°49'10"	100.00	29.36"	S12°37'18"W	29.25"
C8	89°12'11"	20.50	24.78"	S64°45'11"W	23.28"
C9	12°16'21"	20.50	4.29"	N89°50'37"W	4.28"
C10	82°12'12"	20.50	28.79"	N47°42'19"E	28.34"
C11	103°38'31"	20.50	36.18"	S38°49'47"E	31.44"
C12	90°00'00"	10.00	15.71"	S65°02'29"W	14.14"
C13	69°11'42"	20.00	24.19"	N64°45'20"E	22.71"
C14	90°04'23"	10.00	15.72"	N24°52'42"W	14.19"
C15	115°13'28"	20.50	4.24"	S84°18'19"E	4.24"
C16	30°00'00"	20.00	12.22"	S37°30'30"W	12.03"
C17	33°49'51"	44.00	25.93"	N38°18'34"E	25.56"
C18	35°00'00"	20.00	12.22"	N37°30'30"E	12.03"
C19	35°00'00"	44.00	26.98"	S37°30'30"W	26.46"
C20	90°02'00"	10.00	15.71"	N65°03'32"E	14.15"
C21	89°58'58"	20.00	31.41"	S24°50'31"E	28.28"
C22	89°58'58"	20.00	31.41"	S65°02'29"W	28.28"
C23	13°34'58"	100.00	23.71"	N13°20'00"E	23.69"
C24	7°10'10"	84.00	10.51"	S18°34'22"W	10.51"

OWNER/APPLICANT:  
 HAT CREEK BURGER RICHARDSON LLC  
 4407 BEE CAVES ROAD, SUITE 212  
 AUSTIN, TX 78746  
 CONTACT: DAVID HOWELL  
 PHONE: 512-758-7634

ENGINEER:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 CONTACT: ANDY DOBBS, RPLS  
 PHONE: 972-770-1300

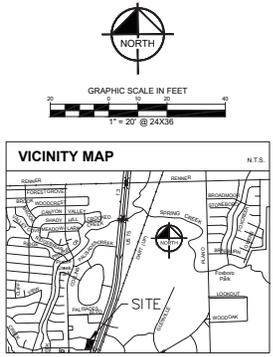
SURVEYOR:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 CONTACT: ANDY DOBBS, RPLS  
 PHONE: 972-770-1300

**FALL CREEK PARK  
 LOTS 4A & 5, BLOCK 1**  
 BEING A REPLAT OF LOT 4, BLOCK 1  
 FALL CREEK PARK  
 ANDREW T. NANNY SURVEY,  
 ABSTRACT NO. 1093  
 CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

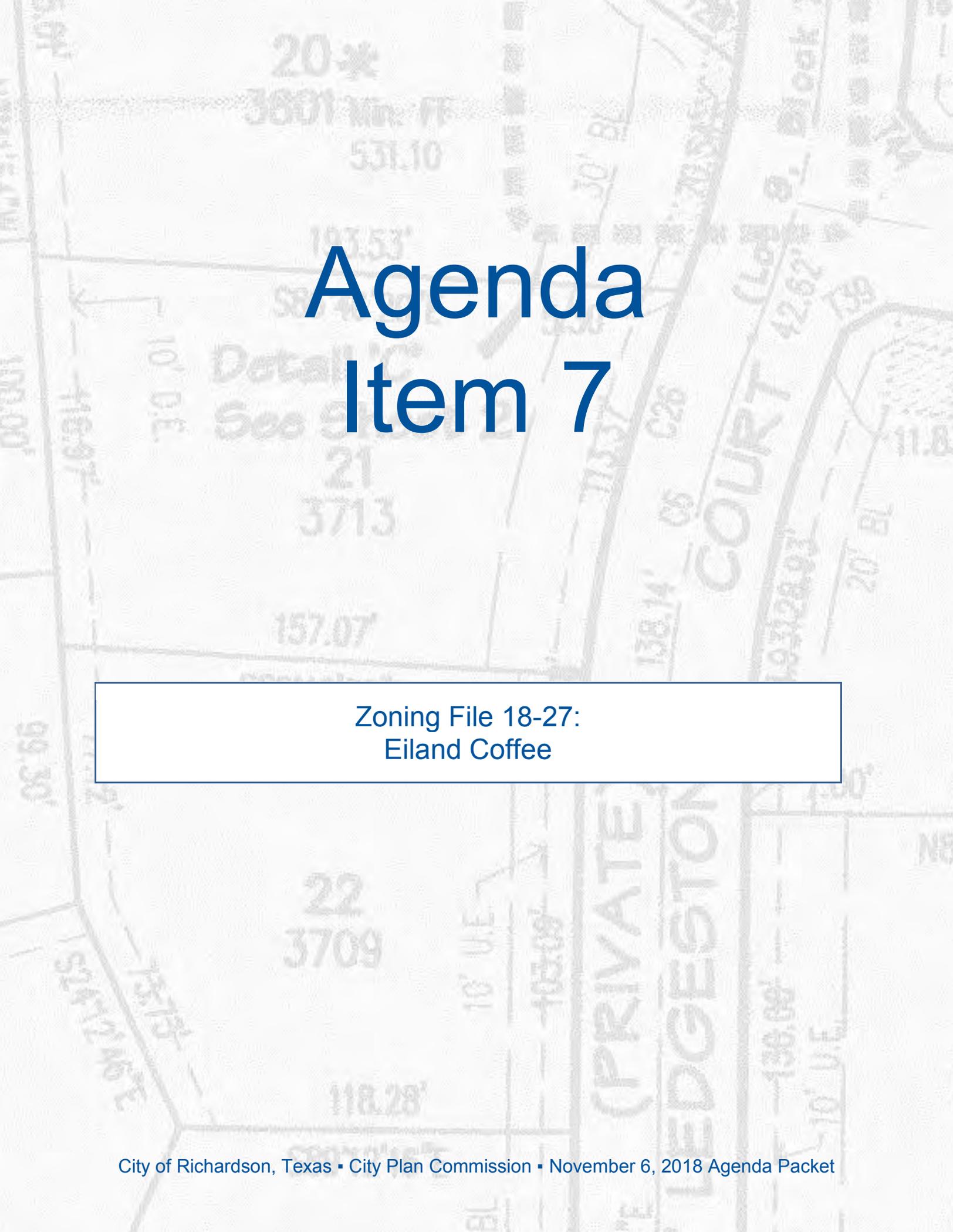
**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 238-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MTG	JAD	JULY 2018	064514018	1 OF 1



- NOTES:**
- The purpose of this plat is to abandon a portion of an easement, dedicate additional easements and lots for development.
  - The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
  - The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
  - Address Lot 4A: 2311 N. Central Expressway
  - Address Lot 5: 2303 N. Central Expressway
  - According to Community Panel No. 480184 0205 K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, the flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



# Agenda Item 7

Zoning File 18-27:  
Eiland Coffee

## **ZONING FILE 18-27**

### **Attachments:**

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Development Standards (Exhibit "B")
5. Concept Plan (Exhibit "C")
6. Concept Plan Enlargement
7. Building Elevations (Exhibit "D")
8. Street Cross Sections (Exhibit "E")
9. W. Spring Valley District Plan
10. Mixed-Use Street Cross Section (W. Spring Valley District)
11. Approved Site Plan - Richardson Restaurant Park
12. Applicant's Statement
13. Notice of Public Hearing
14. Notification List



**TO:** City Plan Commission  
**FROM:** Sam Chavez, Assistant Director of Development Services – Planning *SDC*  
**DATE:** November 2, 2018  
**RE:** **Zoning File 18-27:** Major Modification - Eiland Coffee Roasters

#### REQUEST

Approval of Major Modification of the West Spring Valley PD Planned Development district standards to accommodate development of a 4-story, 12,296 square foot restaurant with drive-through/coffee roaster/office facility on 0.367 acres at the northwest corner of James Drive and Central Expressway, and an off-site parking lot on 0.71 acres on the north side of James Drive, west of the Central Expressway. (See applicant’s statement for further explanation.)

#### APPLICANT/PROPERTY OWNER

Rusty Ridge, ID Studio4 / Clay Eiland, Eiland Coffee Roasters

#### ADJACENT ROADWAYS

**James Drive:** Two-lane, undivided mixed-use street; no traffic counts available.

**Central Expressway:** Freeway (main lanes); 242,000 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (2017).

#### SURROUNDING LAND USE AND ZONING

**North:** Residential; R-1100-M Residential)  
**South:** Commercial and Restaurants; PD Planned Development (West Spring Valley PD)  
**East:** Commercial; Main Street/Central Expressway PD Planned Development (Gateway Sub-District)  
**West:** Commercial and Restaurants; PD Planned Development (West Spring Valley PD)

#### FUTURE LAND USE PLAN

##### W. Spring Valley Corridor

The subject sites are in the West Spring Valley Corridor PD, which was approved in 2011. The District was adopted as part of the West Spring Valley Corridor Reinvestment Strategy and established a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use to attract ongoing reinvestment.

## Future Land Uses of Surrounding Area:

North: Neighborhood Residential  
South: W. Spring Valley Corridor  
East: Main Street/Central Expressway  
West: West Spring Valley Corridor

## EXISTING ZONING

PD Planned Development (Ordinance No. 3839).

## TRAFFIC/INFRASTRUCTURE IMPACTS

The proposed improvements will not have an impact on the surrounding roadway system or the existing utilities in the area.

## STAFF COMMENTS

### Background:

In November of 2010, City Council approved the West Spring Valley Corridor Reinvestment Strategy. The Plan designated several areas within the corridor as “Catalyst” sites. The subject sites; Tract 1-Building Site, was included and designated as a portion of a larger Catalyst site, which envisioned the following:

The future vision included a new mixed-use environment on the full block. Building faces could be established on James Drive, Floyd Road and US-75, giving the development a distinct, unified architectural character on all visible frontages. The land use mix could include ground floor retail and office with residential uses above with a key component being a boutique hotel.



In 2011, City Council adopted Ordinance Number 3818, the West Spring Valley Planned Development District (WSV-PD) rezoning approximately 197 acres of land generally located between Coit Road and US-75, on the north side of W. Spring Valley Road. The WSV-PD created a form-based code that allowed for dense, mixed-use, pedestrian-oriented development.

In May of 2015, City Council approved a Major Modification to the WSV-PD for approximately 5.1 acres of land adjacent to the subject site, which allowed for two (2) stand-alone buildings, a single multi-tenant building surrounded by a common courtyard area and a single stand-alone building on the south end of the site for a combined total of 25,004 square feet.

To date a total two (2), single-story buildings with a combined total of 14,884 square feet and associated outdoor dining, the common courtyard and all associated infrastructure has been developed (see attached approved site plan).

The subject property is located within Area A of the West Spring Valley PD Planned Development District (see attached District Plan). In accordance with the PD Planned Development, a Major Modification may be approved by the City Council after recommendation from the Commission. A Major Modification includes changes to the development standards that are expressly identified as a major modification or any other modification that is not identified as a Minor Modification within the PD-Planned Development, including non-permitted uses.

### **Applicant's Request**

The applicant's request is for approval of a Major Modification of the PD Planned Development standards and includes the following elements:

- Proposed Development Standards (Exhibit "B" - subject of Major Modification request)
- Proposed Concept Plan (Exhibit "C" Tracts 1 and 2 – subject of Major Modification request)
- Proposed Building Elevations (Exhibit "D" -not subject of Major Modification request, but will be included, if approved, for a comprehensive development package)
- Street Cross Sections (Exhibit "E" -subject of Major Modification request)

### **Proposed Development Standards (Exhibit "B")**

The proposed development standards generally address the following (see Exhibit "B" for specific details):

- Allowable Uses  
Limited to restaurants with or without drive-through service, outdoor dining and surface parking as a principal use on Tract 2 (Pamex Addition).
- Building Regulations  
Percentage and type of exterior building materials, prohibited exterior materials, building form, roof types; allowable and prohibited materials.
- Area Regulations  
Maximum building heights, setbacks and maximum Floor Area Ratio.
- Parking Regulations  
Allowance of the subject Tracts (Tract 1 and Tract 2) to be consider one (1) property for calculating parking requirements, a uniform parking ratio for the proposed mix of proposed uses, limitation on location of parking along S. Central Expressway/US 75 frontage road and allowance for on-street parking to count towards required parking.
- Landscape Requirements  
General landscape requirements and maintenance, parking lot landscaping, perimeter landscape requirements along S. Central Expressway/US 75 frontage road, James Drive and Tract 2. (

- Streetscape Standards  
Standards for S. Central Expressway/US 75 frontage road and James Drive which include an Amenity Zone (landscaping and minimum sidewalk width) and Buffer Zone (landscape screening of surface parking on the Building Site).
- Screening  
Screening of roof and ground mounted equipment and trash enclosure.
- Lighting  
Lighting types and restrictions.

### **Proposed Development (Exhibits “C”)**

Tract 1- Building Site (0.397 acres) is comprised of:

- One (1), four-story, 12,296 square foot building with a roof top patio. The exterior façade material consists of brick, stone and stucco which comply with the required exterior façade material required in the PD Planned Development and not the subject of the Major Modification request (Exhibit “D”).
- A drive-through service lane and window located on the north side of the building adjacent to an existing single-story building.
- Two (2) points of access, one on S. Central Expressway/US 75 frontage road and the second on James Drive.
- A total of eight (8) parking spaces, five (5) off-street parking spaces and three (3) on-street parallel parking spaces.
- A streetscape that generally complies with the required Streetscape Standards required in the PD Planned Development. The proposed standards include parallel on-street parking spaces protected by curb bulb-outs, a fourteen (14) foot wide Amenity Zone which includes hardscape and trees with tree grates and a six (6) foot wide sidewalk, and a five (5) foot wide Buffer Zone for trees and screening of the abutting parking area on the Tract 1.

Tract 2 - Pamex Addition (surface parking lot – 0.667 acres) is comprised of:

- Fifty-six (56) space parking lot, with access from James Drive.
- A five (5) foot wide landscape buffer along the north, east and west property lines adjacent to the parking lot.
- A minimum six (6) foot tall existing masonry screen wall along the north property line and a minimum six (6) foot tall chain-link fence along the east and west property lines.

### **Proposed Street Cross Sections (Exhibit “E”)**

Depicts the proposed street cross section for James Drive as reflected in the proposed Development Standards (Exhibit “B”) and on the Concept Plan (Exhibit “C”).

### **Proposed Major Modifications:**

Although the proposed development standards are enumerated in Exhibit “B” (the Development Standards), the following elements are being discussed in greater detail below:

Allowable Uses: As proposed, the office component of the proposed use is an allowed use by right in the PD Planned Development, with the balance of the following uses requiring approval of a Major Modification:

- Restaurant with Drive-Through Service.  
The drive-through component of the restaurant is not allowed, unless approved through a Major Modification.

The proposed restaurant (approximately 9,435 square feet) is located throughout the four floors (majority of restaurant operation on the first floor with seating areas among the 4 floors), with a drive-through service window and queuing lanes located on the south side of the proposed four (4) story building. The site is designed to circulate in a counter-clockwise manner with access to both the parking and queuing service lane from S. Central Expressway and direct access to the queuing service lane from James Drive only.

A total of seven (7) vehicles can be accommodate in the designated queuing lanes. Although not a preferable solution that could result in parked vehicles not being able to maneuver from the parking spaces; an additional five (5) vehicles could be accommodated in the drive-aisle adjacent to the parking spaces along the north side of the building which could eliminate vehicles from queuing on James Drive.

- Coffee Roasting Operation.  
The coffee roasting operation is not a listed use in the PD Planned Development; however, a request may be made to allow the use through a Major Modification.

The property owner intends to relocate Eiland Coffee Roasters currently located north of Belt Line Road, on Interurban Street to the subject site. In addition to the restaurant and office operations, a portion of the building will be utilized for the roasting and processing of coffee beans, which includes laboratory space and storage.

As proposed a total of 1,835 square feet will be designated for the processing operation and product storage, which accounts for approximately 15% of the building’s total square footage.

- Surface Park Lot – Principal Use (Tract 2)  
Due to the limited area of Tract 1 which cannot accommodate the number of required on-site parking spaces, the applicant acquired Tract 2 to construct parking to support the intended use on Tract 1. The subject parking lot is considered a principal use, and as such is not listed as an allowed use in the PD Planned Development; however, like the coffee roaster operation may be allowed upon approval of a Major Modification.

Based on the intended use of Tract 1, a total of 48 off-street parking spaces are required, while 8 spaces (off-street and on-street) are provided. With the addition of the proposed surface parking lot on Tract 2 (56 parking spaces), 64 parking spaces will be provided.

Based on the number of proposed required parking spaces (62 spaces – 1 space/200 square feet of building area) and the total number of provided parking spaces on Tract 1 and Tract 2 (64 spaces), a surplus of 2 parking spaces is realized.

James Drive and S. Central Expressway/US 75 frontage road Streetscape Standards: The table below outlines the required and proposed Streetscape Standards for James Drive, including the Streetscape Standards approved for the Richardson Restaurant Park development (RRP).

REQUIRED (see attached Street Cross Section)	PROPOSED	APPROVED RRP DEVELOPMENT
Parallel on-street parking spaces protected by curb bulb-outs	Parallel on-street parking spaces protected by curb bulb-outs	Parallel on-street parking spaces protected by curb bulb-outs
Twelve (12) foot wide Amenity Zone which includes hardscape and trees planted in tree wells with tree grates	Fourteen (14) foot wide Amenity Zone to include hardscape, trees with tree grates, including a 6-foot wide sidewalk	Fourteen (14) foot wide Amenity Zone included hardscape, trees with tree grates, including a 6-foot wide sidewalk
Six (6) foot wide Pedestrian Zone for a 6-foot sidewalk	Pedestrian Zone incorporated into Amenity Zone	Pedestrian Zone incorporated into Amenity Zone
Ten (10) foot wide Buffer Zone which includes trees and screening for the abutting parking area	Five (5) wide Buffer Zone to include trees or ornamental trees and screening for the abutting parking area.	Five (5) wide Buffer Zone included trees or ornamental trees and screening for the abutting parking area.

S. Central Expressway/US 75 frontage road: The required standards include a 20-foot wide Amenity Zone (landscape buffer and sidewalk), an 8-foot setback from the property line and a 12-foot Build-To-Zone. The proposed Streetscape Standards include an 18-foot wide Streetscape Zone, which includes 4 feet of parkway, a 6-foot sidewalk and an 8-foot wide landscape buffer.

As proposed, the Streetscape Standards for James Drive are consistent with the approved and existing streetscape constructed with the adjacent Richardson Restaurant Park development, with the proposed Streetscape Standards for S. Central Expressway/US 75 frontage road also being consistent with the approved standards for the Richardson Restaurant Park development except that the landscape buffer width is reduced from 10 feet to 8 feet (see page 5. D. of Exhibit “B”).

Area Regulations: The subject site does not comply with the required Build-To Zone standards which includes an eight (8) foot setback from the property line and a ten (10) foot build-to-line zone. In lieu of the required Build-To Zone standards, the applicant's request includes:

- A forty (40) building setback along S. Central Expressway/US 75 frontage road and
- A twenty (20) foot building setback along James Drive

Seventy (70) and forty (40) foot setbacks in lieu of Build-To Zone standards were granted for the Richardson Restaurant Park development.

### **Conclusion**

Should the Commission recommend approval of the applicant's request; the proposed major modifications will only apply to the items being requested as enumerated on Exhibit "B", and as depicted on Exhibits "C", "D" and "E". In addition, the proposed modifications will not be applicable to future additions or to future redevelopment of the site as a Major Modification does not rezone the property or amend W. Spring Valley PD Planned Development ordinance. At the time of future redevelopment, the site will be required to comply with the PD Planned Development standards or seek additional Major Modifications as permitted in the PD Planned Development.

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

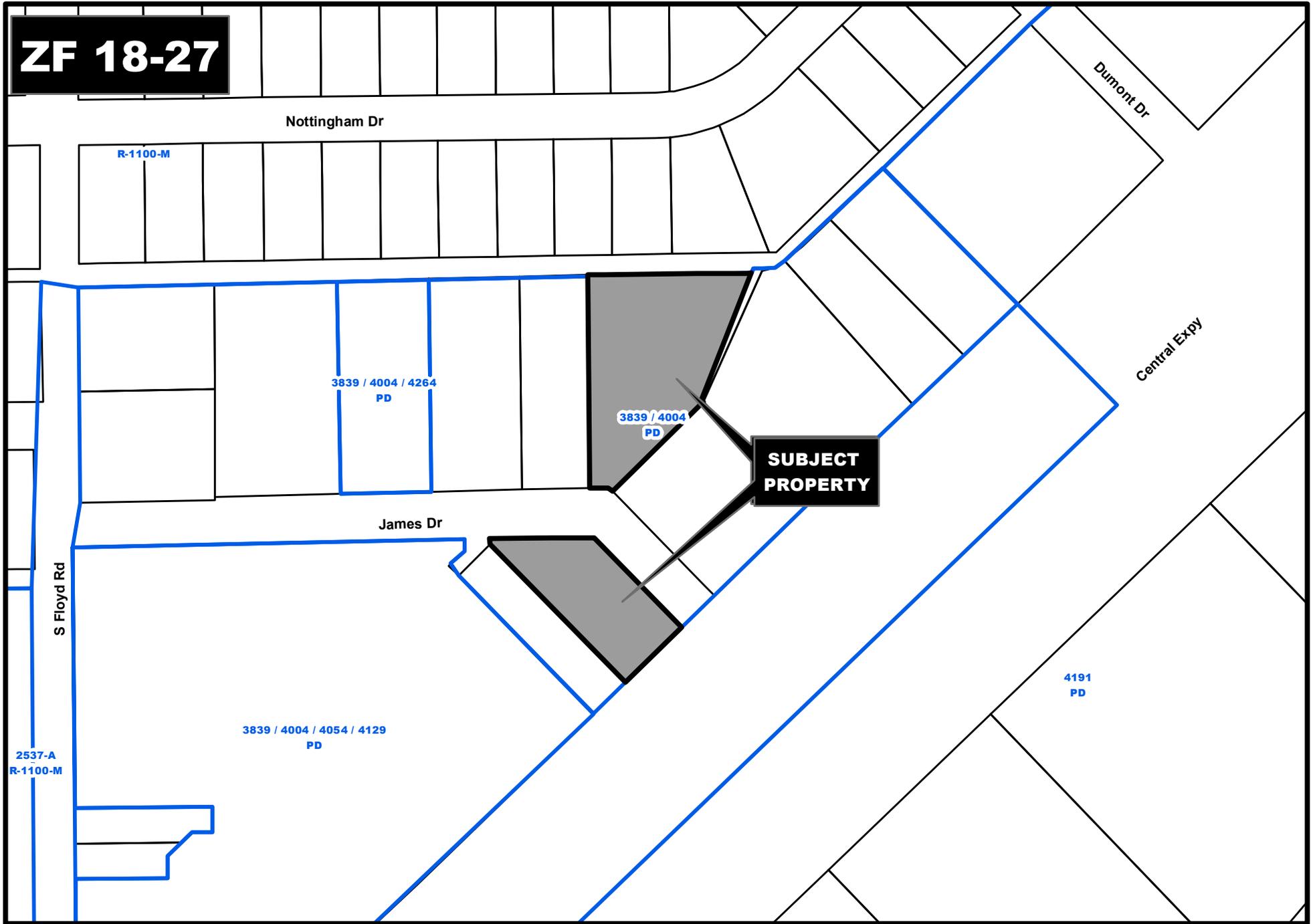
**Motion:** The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request as presented, add, amend or delete the requested modifications, or recommend denial of the request.

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

1. The Property shall be developed and used in substantial conformance with the Development Standards, attached as Exhibit "B", the Concept Plan attached as Exhibits "C", the Building Elevations attached as Exhibit "D", and the Street Cross Sections attached as Exhibit "E", made a part hereof and which are hereby approved. Collectively, the Development Standards, Concept Plan, Building Elevations and Street Cross Sections are referred to as "Major Modification Plan" as allowed in the W. Spring Valley PD Planned Developed.

**Council Hearing Date:** The earliest possible City Council hearing date is December 10, 2018.

# ZF 18-27



## ZF 18-27 Zoning Map Eiland Coffee

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



ZF 18-27



ZF 18-27 Aerial Map  
Eiland Coffee

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



# Exhibit “B”

## Development Standards

### Eiland Coffee

#### General

- A. **PURPOSE.** The purpose of this site development is to permit a comprehensive high-quality coffee shop, for the function of on-site production and retail. The project will include a pedestrian-friendly environment, community gathering space, distinctive architectural features and unique project sign identification. The project will endeavor to provide a safe and friendly environment by removing the blighted property and updating to optimize the potential of the property given its unique site characteristics and location.
- B. **MAJOR MODIFICATION PLAN.** Development of the Property shall be in conformance with the Development Standards attached as Exhibit “B”, and in general conformance with the Concept Plan attached as Exhibit “C”, the Building Elevations attached as Exhibit “D” and the Street Cross Sections attached as Exhibit “E”. Collectively, the Development Standards, Concept Plan, Building Elevations and Street Cross Sections are referred to as the “Major Modification Plan” as allowed in the West Spring Valley PD Planned Development District.
- C. **DEVELOPMENT STANDARDS.** In the event a development standard is not expressly set forth or meet the intent of the development standards contained within or the approved Concept Plan, then the development standards set forth on the Comprehensive Zoning Ordinance shall control.
- D. **DEFINITIONS.** For purposes of this development, the following words have the following meanings:
- a. *Ventilated façade system* means a high-performance façade solution that consists of a rain screen and decorative façade (manufactured of type 304, 316 or 430 architectural grade stainless steel, zinc alloy, titanium or other metal material of comparable or greater quality that is approved by the City Manager), cavity depth and ventilation, insulation and sub-frame. Systems may include colorized, patterned and textured stainless steel sheet cladding systems; insulated core metal wall panel systems; metal composite wall panel systems, rear ventilated phenolic rain screen wall panel systems; titanium zinc alloy sheet metal roofing façade cladding and roof drainage components systems.
- E. **MINOR MODIFICATIONS.** The City Manager or designee shall have the authority to approve a request for minor modifications to approved concept plans and development plans. For purposes of this development, a minor modification shall be defined as (i) a change to a footprint of a building in which the proposed footprint complies with all development standards set forth herein, and (ii) except as otherwise provided in (i), a change which does not (a) exceed the building coverage or floor-to-area ratio, (b) decrease any of the specified area regulations or minimum parking ratios, nor (c) substantially changes the access or circulation on or adjacent to the site.

F. US 75 AMENITIES PLANNING GUIDELINES. This development shall not be required to comply with the US 75 Amenities Planning Guidelines.

#### DEVELOPMENT STANDARDS –Major Modifications

1. USE REGULATIONS. No land shall be used, and no building shall be erected for, or converted to any use other than:
  - a. Stand-alone restaurants and in-line restaurants with or without drive-through services.
  - b. Outdoor dining and/or patios (accessory to the principle use) subject to:
    - i. Outdoor seating for eating and drinking shall be limited to 10% of the establishment's building area.
    - ii. Outdoor dining seating areas may incorporate music or sound systems providing the decibel level does not exceed 90 dB.
  - c. Surface parking, as a principal use (Tract 2, Pamex Addition, only).
2. BUILDING REGULATIONS. The architecture for all structures should be well proportioned and shall be designed with an emphasis on the street-side of buildings with a continuation of materials, colors and trim on the balance. The scale, massing, articulation and proportions of facades should enhance the vehicular and pedestrian experience.
  - a. Each building facade elevation, excluding doors, windows, or other openings, shall be clad with a minimum of seventy-five (75%) percent masonry material, defined as brick, stone, plaster stucco utilizing a 3-step process, cast stone, marble, granite, curtain glass, glass block, ventilated facade systems (see definition above). A maximum of twenty-five (25%) percent of the building facade area may be clad with materials other than those previously listed and shall be of non-combustible material, including factory installation of commercial grade Class PB Exterior Insulation and Finish Systems (EIFS). Said EIFS materials must be installed above a height of eight (8) feet.
  - b. The following exterior materials are prohibited:
    - i. Aluminum siding
    - ii. Galvanized metal siding
    - iii. Exposed aggregate
    - iv. Plastic
    - v. Unfinished (non-plastered or unpainted) concrete block
    - vi. Reflective glass
  - d. All façade walls on a building shall be articulated to provide visual interest with any of the following elements:
    - i. Pilasters

- ii. Corbels
  - iii. Windows treatments on in-filled windows
  - iv. Projected ribs, offsets, recesses, pediments or reveals
  - v. Overhangs or awnings
  - vi. Cornices
  - vii. Varied roof heights for pitched, peaked, sloped or flat roof styles
  - viii. Display windows, faux windows or decorative windows
- e. Entryway Features. With the exception of loading areas or rear door access for employees, all primary ground floor entrances for the public shall be covered or inset. Primary building entrances are to be defined and articulated with architectural elements such as pediments, columns, porticos, porches, and overhangs.
- f. Roofs. Flat roofs, hip roofs, gabled roof and green roofs are permitted. Pitched roofs shall have a minimum pitch of 6:12.
- i. The following materials are allowed:
    - A. Architectural shingles (minimum 30-year warranty),
    - B. Industry approved synthetic shingles or composition shingle
    - C. Factory finished standing seam metal
    - D. Tile roofs
    - E. Slate roofs
    - F. Cooper roofs
    - G. TPO Membrane (flat roof only).
  - ii. The following materials are prohibited:
    - A. Galvanized steel or other bright metal
    - B. Wood roof shingles

### 3. AREA REGULATIONS.

- a. Height Regulations.
  - i. Buildings shall not exceed four (4) stories, sixty (60) feet in height.
  - ii. Balconies and roof terraces shall be allowed. Any roof terrace shall not be counted as an additional story.
- b. Building Setbacks.
  - i. S. Central Expressway/US 75 Frontage Road – Forty (40) feet
  - ii. James Drive – Twenty (20) feet.
  - iii. Interior Setbacks. No building setback shall be required from interior lot lines, except as may be required by the City of Richardson Building Code.

- iv. A fireplace, windowsill, box or bay window, or other architectural features not more than ten (10) feet in width may extend a maximum of two (2) feet into the required setback.
- v. The ordinary projections of a roof eave or cornice may extend into the required front setback a maximum of two (2) feet.

c. DENSITY.

- i. The maximum Floor Area Ratio (FAR) shall not exceed 0.8:1.

4. PARKING REGULATIONS.

- a. For the purpose of calculating required parking, the combined sites; the subject building site and the Pamex Addition, shall be considered one property. The parking ratio shall be a minimum of one (1) space per two hundred (200) square feet of building area.
- b. A maximum of one (1) row of parking shall be allowed between the buildings and the US 75 frontage road.
- c. Parallel on-street parking along James Drive shall be allowed as shown on Exhibit "C".

5. LANDSCAPE REQUIREMENTS.

a. General

- i. Foundation plantings shall be provided adjacent to the buildings and/or other structures on the site.
- ii. Visibility triangles shall be maintained at all street, alley, or private drive intersections in accordance with the City's sight triangle guidelines. Within the required visibility triangle, no obstruction shall exceed thirty (30) inches in height, measured from the driving surface; however, trees are permitted within the visibility triangle provided that the lowest limbs are trimmed to a minimum height of seven (7) feet at the time of planting, measured from the top of the curb.
- iii. The property owner or its tenants shall be responsible for maintaining the landscape in accordance with the approved landscape plan.
- iv. Dead plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.
- v. All landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.

b. Minimum Landscape Area Requirements

- i. The minimum landscape area shall be ten (10%) percent of the gross land area. Of the required minimum landscaped area, twenty (20%) percent shall be provided internal to parking areas (landscaped islands, etc.). Minimum landscape calculations shall include decorative hardscape areas

c. Parking Lot Landscaping

- i. Minimum ten (10) foot wide landscaped islands and eight (8) foot wide (average) for irregularly shaped landscape islands, shall be required at the ends of each row of parking spaces, and shall include the following:
  - A. Minimum one (1), three (3) inch caliper tree, ground cover, and an 18” – 24” wide strip (paved or decomposed granite) adjacent to the parking stall.
- d. Perimeter Landscaping- S. Central Expressway/US 75 Frontage Road
  - a. Beginning at the face-of-curb, a minimum eighteen (18) foot wide Streetscape Zone shall be provided. Said Streetscape Zone shall include a ten (10) foot wide Amenity Zone and an eight (8) foot wide Buffer Zone, which shall be composed of the following:
    - i. Amenity Zone
      - A. A minimum six (6) foot wide sidewalk. A pedestrian easement shall be dedicated where the sidewalk is not located within the street right of way.
    - ii. Buffer Zone
      - A. One (1), three (3) inch caliper canopy tree or one (1) ornamental tree for each thirty (30) lineal feet of street frontage. Trees may be planted in “natural” groupings to provide view corridors into the development.
      - B. Evergreen shrubs planted to create an opaque screen at a minimum height of thirty (30) inches above grade of the parking lot or drought tolerant plant material to create a semi-opaque screen at a minimum height of eighteen (18) inches above grade of the parking lot. Approved drought tolerant plant material includes material such as Whales Tongue Agave, Gulf Muhley and Giant Liriope.
      - C. A concrete, pavestone, grass or mulch strip the width of the vehicle overhang (2’-7”) for parking spaces adjacent to the required landscape buffer. This strip shall be measured from the face of curb to the edge of the landscape bed.
  - e. Perimeter Landscaping – Tract 2 - Pamex Addition
    - i. A minimum five (5) wide landscape buffer shall be provided between the paved parking lot spaces and the north, east and west property lines, and shall include the following:
      - A. Evergreen shrubs or native grasses planted to create an opaque screen at a minimum height of thirty (30) inches above the grade of the parking lot.
      - B. One (1), three (3) inch caliper shade tree for each 50 lineal feet of landscape buffer adjacent to the paved parking spaces.

6. STREETSCAPE - James Drive

- a. Beginning at the face-of-curb of street bulb-outs, a minimum nineteen (19) foot wide Streetscape Zone shall be provided along James Drive as shown on Exhibit “C”. Said Streetscape Zone shall include a fourteen (14) foot wide Amenity Zone and a five (5) foot wide Buffer Zone, which shall be composed of the following:

- i. Amenity Zone

- A. With the exception of the required street tree wells, specialty paving per City details.
- B. Minimum three (3) inch caliper canopy trees in 8-foot x 8-foot tree wells covered with a 6-foot x 6-foot tree grate in accordance with City details.
- C. Tree wells shall include underground bubbler irrigation set on a zone separate from other landscape areas, tree well drainage, and up lighting and electrical outlets in accordance with City details.

- (1) Tree branches shall be maintained at no less than eight (8) feet above the adjacent Pedestrian Zone and no less than fourteen (14) feet above on-street parking spaces or traffic lanes, after three (3) years from planting. Otherwise, tree branches shall be maintained a no less than six (6) feet above the adjacent Pedestrian Zone and no less than ten (10) feet above on-street parking space or traffic lane.

- D. A minimum six (6) foot wide unobstructed continuous sidewalk constructed of scored concrete.

- ii. Buffer Zone

- A. One (1) Ornamental tree for each thirty (30) linear feet of street frontage.
- B. Evergreen shrubs or native grasses planted to create an opaque screen at a minimum height of thirty (30) inches above the grade of the parking lot.

## 7. SCREENING

- a. All roof mounted equipment, including fans, vents, cooling towers and HVAC units shall be screened to eliminate the view from the ground level of adjacent properties. The overall screening height shall be the height of the tallest element of roof-mounted equipment. The inside and outside of the screening device should be finished in a similar color to the building façade, trim or roof surface to minimize visibility of the equipment.
- b. All ground level equipment, including fans, HVAC units, cooling towers, generators, utility conduits, electric transformers, electric meters, wire ways and conduit shall be screened from the view of James Drive and Central Expressway and adjoining properties by means of an architectural screen which shall be coordinated and compatible with the building architecture and color, or a living screen. Said screening shall not be less than the height of the tallest element of the equipment.

- c. Trash enclosure. Trash enclosures may be located within required setbacks and shall be screened with a minimum six (6) foot high masonry enclosure compatible in material and color with the main structure.
  - d. Other than the trash enclosure walls shown on Exhibit "C" which shall be permitted, no other screening wall shall be required along James Drive.
8. LIGHTING. Site lighting, architectural lighting, and general area lighting are encouraged to advertise the business, highlight building features and entries, and to illuminate dark corners of the property or street. Specific landscape materials should be highlighted via landscape lighting, where possible.
- a. All parking lot lights and free standing pedestrian lights shall be from the same family of lights, which shall be submitted and approved by staff prior to installation.
  - b. Sconce and similar attached building lighting shall be allowed if the fixtures are in keeping with the architectural style of the building.
  - c. Indirect lighting should be provided whenever possible, for display and architectural lighting. Direct glare to vehicular traffic shall be avoided.
  - d. Outdoor dining seating areas shall be properly lit (maximum 1 fc) with lighting and in keeping with the balance of the building architectural style.
  - e. The use of colored lighting shall not be allowed for use unless otherwise approved by the City Manager or designee
  - f. The use of pulsating or flashing lighting is prohibited.

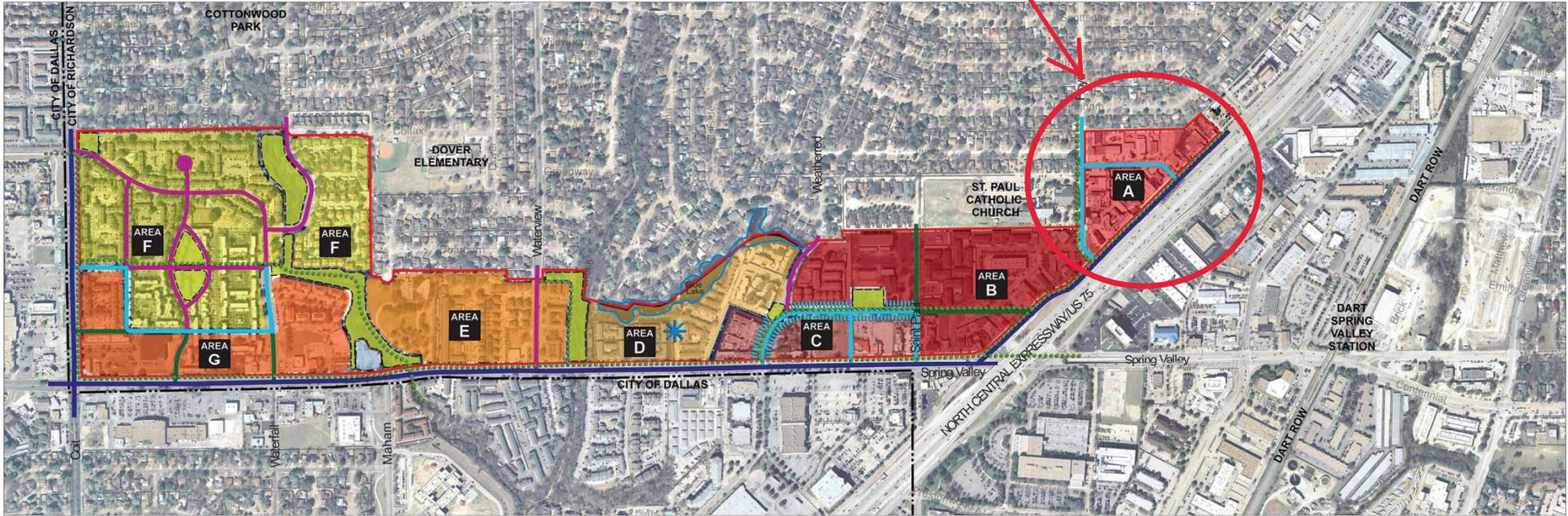








### Site Location (Area A)



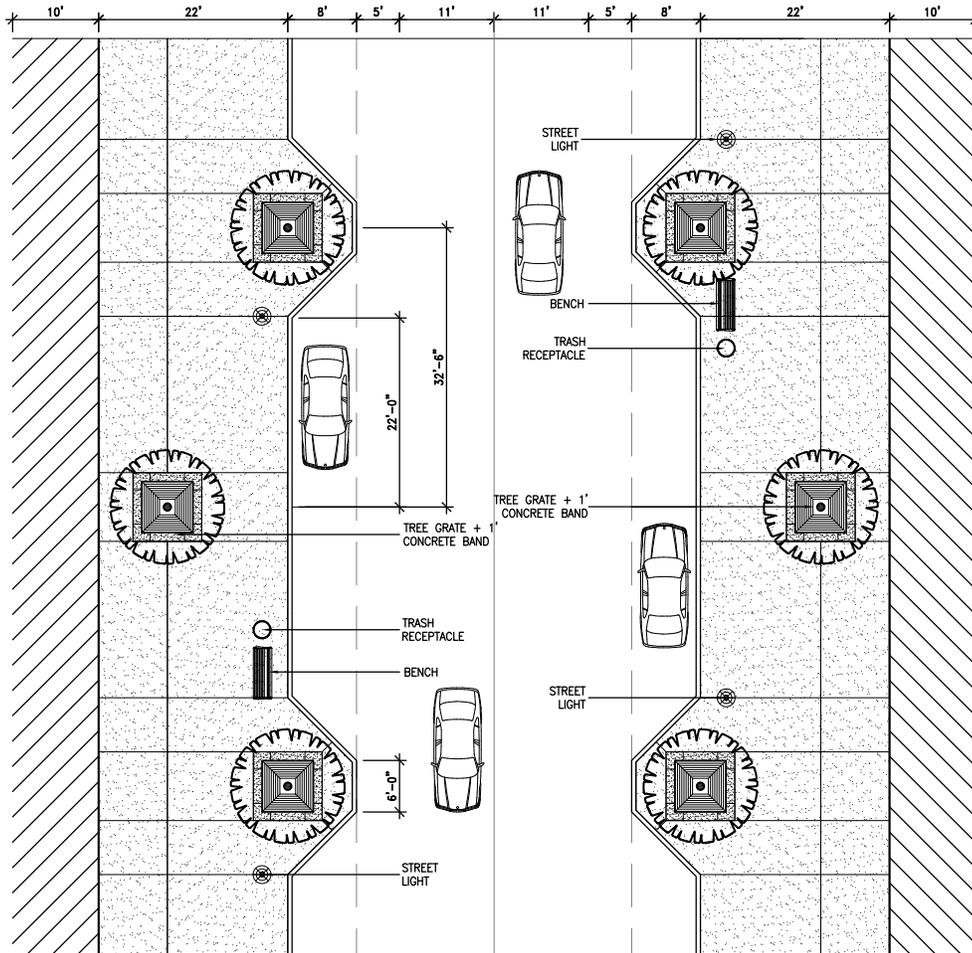
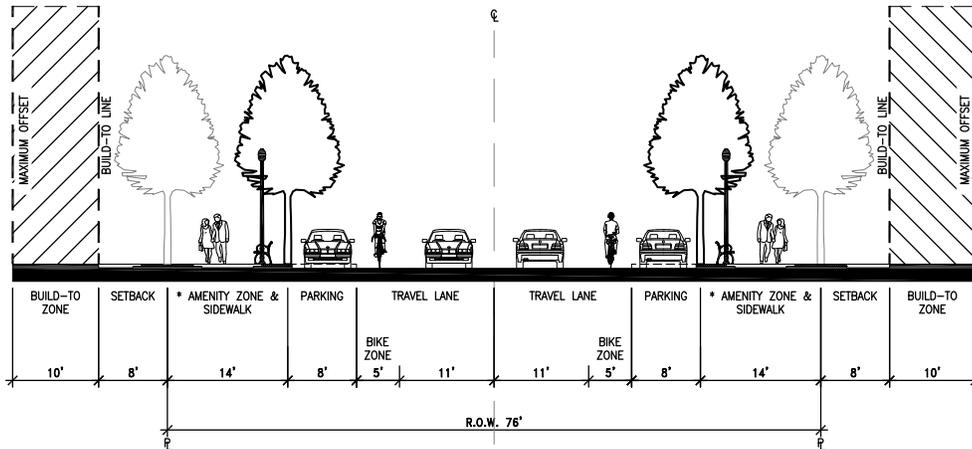
## West Spring Valley Corridor

# STREET TYPOLOGIES

Urban Context Guidelines

## "STREET CROSS SECTION"

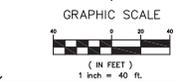
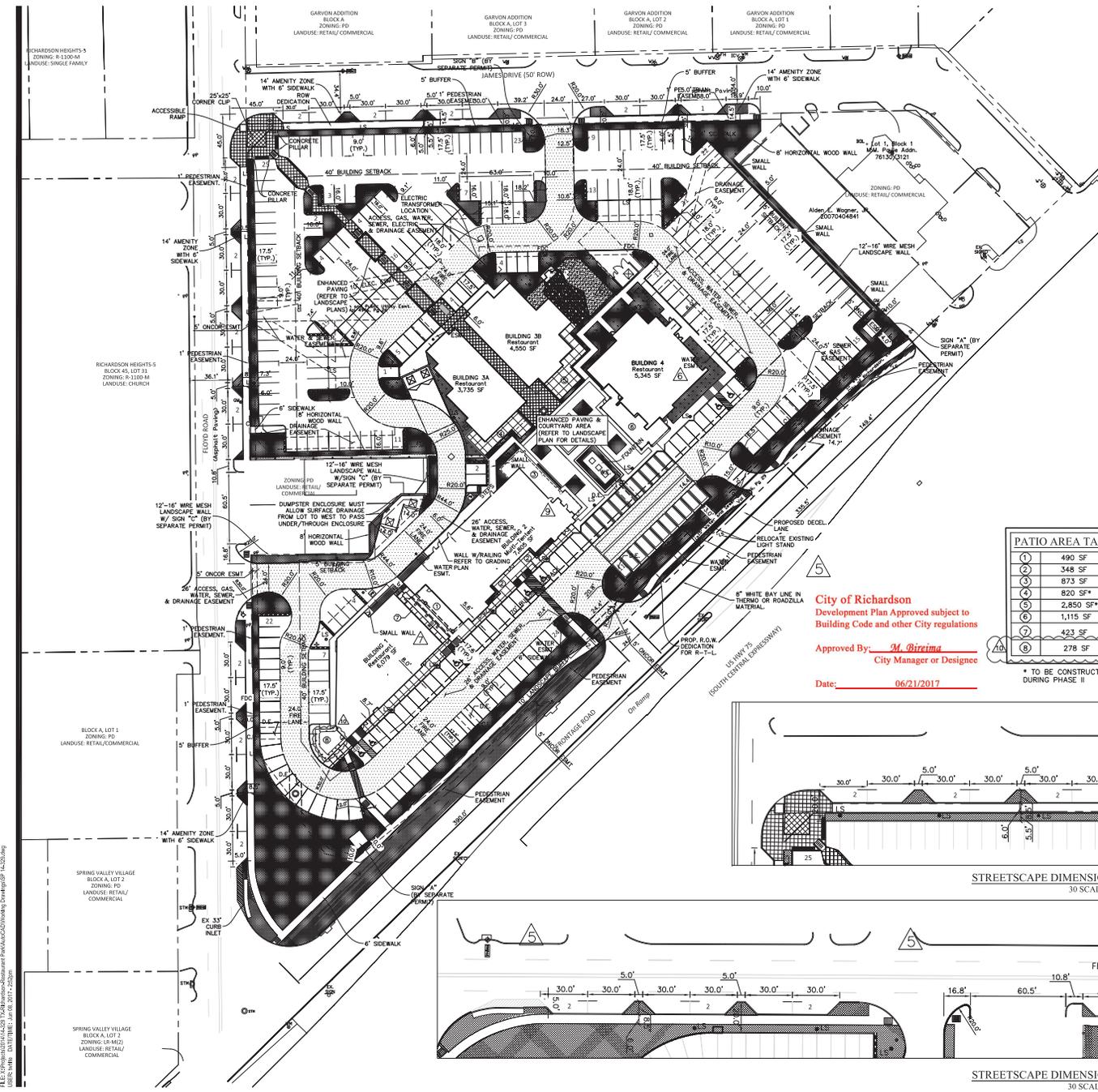
### MIXED USE STREET



NOTE: BENCHES, LIGHTS, PLANTERS, ETC., SHOWN ABOVE ARE SAMPLE STREETSCAPE ELEMENTS FOR THE AMENITY ZONE AND SETBACK AREAS. THEY ARE NOT REQUIRED.

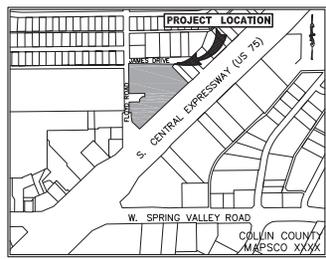
\* A CONTINUOUS 6' MINIMUM SIDEWALK WIDTH MUST REMAIN CLEAR.

I:\Projects\2017\17-000000\Richardson\Richardson\Drawings\SitePlan.dwg  
 USER: JWH DATE: 06/21/2017 10:20:00 AM



**LEGEND**

- PROPOSED FIRELINE
- ACCESSIBLE SIDEWALK
- PROPOSED FENCE
- LS
- PROP. FH
- PROP. FDC
- BFR - BARRIER FREE RAMP
- METER BANK
- GRADE INLET
- MANHOLE
- DOUBLE CLEAN-OUT
- WATER METER



**NOTES**

- ALL DIMENSIONS ARE TO FRONT OF CURB UNLESS OTHERWISE NOTED.
- REFER TO SHEET C01 FOR GENERAL NOTES AND LEGEND.
- REFER TO LANDSCAPE PLANS FOR FENCE AND LANDSCAPE LAYOUT AND DESIGN.

**SITE DATA SUMMARY TABLE**

EXISTING ZONING: PD (W. SPRING VALLEY)	
SETBACKS: 70' FRONT YARD & 40' SIDE YARD (JAMES & FLOYD)	
EXISTING SITE AREA:	221,192 SF (5.0780 AC)
LANDSCAPE AREA REQUIRED:	22,120 SF (10%)
LANDSCAPE AREA PROVIDED:	44,694 SF (20%)
INTERIOR LANDSCAPE AREA REQUIRED:	16,878 SF (20% OF LANDSCAPE AREA PROVIDED)
INTERIOR LANDSCAPE AREA PROVIDED:	15,681 SF (62%)
BUILDING INFORMATION:	
BUILDING SQUARE FOOTAGE:	4,272 SF
FLOOR AREA RATIO:	0.124
BUILDING HEIGHT:	MAX. 24' (1 STOREY)
PARKING REQUIRED:	
PARKING RATIO:	10 SPACES/1,000 SF
TOTAL SPACES:	275 SPACES
PARKING PROVIDED:	
ON-SITE PARKING:	357
ON-STREET PARKING:	23
TOTAL SPACES:	380 SPACES

**OWNER/DEVELOPER**  
 RICHARDSON RESTAURANT PARK INVESTMENTS, LLC  
 5944 LUTHER LANE, SUITE 775  
 DALLAS, TEXAS 75225  
 214.373.4202 PH  
 214.373.0737 FAX  
 KIRK HERMANSEN

**ENGINEER**  
 HPCivil Engineering, LLC  
 5339 ALPHA ROAD, STE 300  
 DALLAS, TEXAS 75240  
 972.701.9636 PH  
 972.701.9639 FAX  
 BRIAN J. BRIDGEWATER, P.E.

**PATIO AREA TABLE**

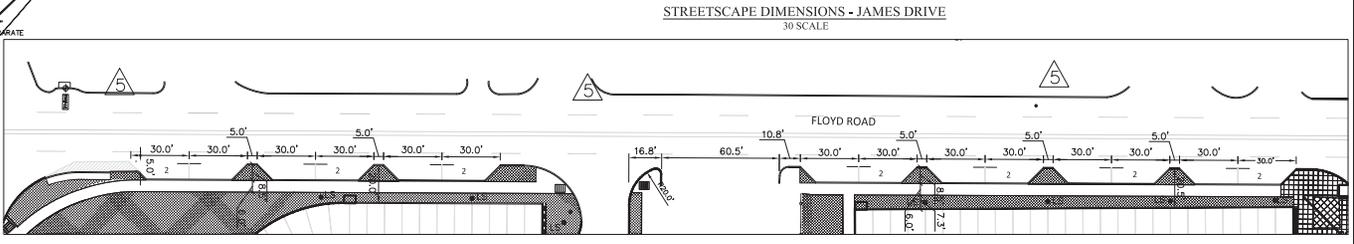
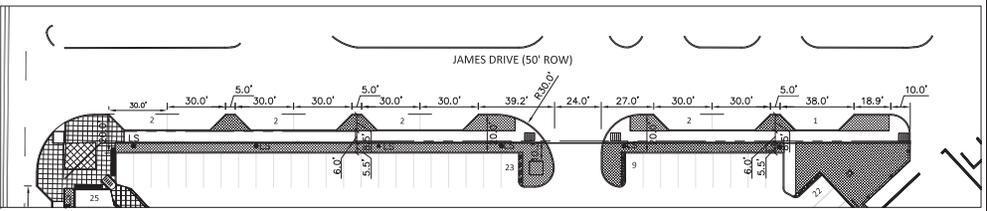
1	490 SF
2	348 SF
3	873 SF
4	820 SF*
5	2,850 SF*
6	1,115 SF
7	423 SF
8	278 SF

\* TO BE CONSTRUCTED DURING PHASE II

**REQUESTED MINOR MODIFICATION**

REQUIRED ELEMENTS	REQUESTED DEVIATION	JUSTIFICATION
1) TREE GRATE	GROUND COVER	MORE ENVIRONMENT FRIENDLY AND BETTER OVERALL DESIGN/FEEL FOR ENVIRONMENT
2) OUTDOOR SEATING FOR EATING AND DRINKING SHALL BE LIMITED TO 25% OF THE ESTABLISHMENT BUILDING AREA.	INCREASE OUTDOOR SEATING FOR EATING AND DRINKING FOR BUILDING 3B TO 60% AND ADD A 423 SF PATIO TO THE NORTH SIDE OF BUILDING 1.	BETTER OVERALL DESIGN/FEEL FOR THE OUTSIDE ENVIRONMENT TO INCORPORATE THE EXISTING LIVE OAKS. THE OVERALL PERCENTAGE OF PATIO AREA TO TOTAL BUILDING AREA IS 25% COMPARED TO 27% OF PATIO AREA TO BUILDING AREA THAT WOULD BE ALLOWED.

City of Richardson  
 Development Plan Approved subject to Building Code and other City regulations  
 Approved By: M. Brizema  
 City Manager or Designee  
 Date: 06/21/2017



Engineer of Record: **BJB**  
 Drawn by: **TJW**  
 Date Plotted: **6/23/2017**

Issue for Permit Application:

Issue for Construction:

Revisions:

#	DATE	COMMENTS
1	03-14-2016	REVISION V
2	10-31-2016	REVISION VI
3	10-30-2017	PATIO #7
4	04-10-2017	PATIO #3
5	05-08-2017	BLDG. 1 LS

©2017 HPCivil Engineering, LLC  
 All Rights Reserved

The engineering works depicted herein are the sole property of HPCivil Engineering, LLC, and may not be constructed or used without the express written permission. No permission to modify or reproduce any of the engineering works, including without limitation the construction of any improvement, is expressed or should be implied from the use of the drawings or designs or unsealed construction drawings. Permission to construct the improvements depicted is based on the conditions set forth in the separate conditions on the full and final payment of all fees otherwise due HPCivil Engineering, LLC, and is the absence of any written agreement to the contrary, is limited to a review use on the site indicated on these plans.

**RICHARDSON RESTAURANT PARK**  
 RICHARDSON, DALLAS COUNTY, TX

**HPCivil engineering, LLC.**  
 5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240  
 TX REGISTERED ENGINEERING FIRM #18600  
 www.hpcivil.com

SHEET CONTENTS:  
**SITE PLAN AND DIMENSIONAL CONTROL PLAN**  
 SHEET NO.

**C1.0**  
 HPC #14-329



## STATEMENT OF INTENT

In a commercially zoned development adjacent to a residential neighborhood, what space could be integrated that is most beneficial to the neighbors and public? Of all the different possibilities one can come up with, an abandoned restaurant building was probably not one of them.

Eiland Coffee Roasters, whom have already made a name for themselves in the Richardson and coffee community, is looking to restore a neglected site and construct a new headquarters. This unique project will not only allow Eiland Coffee to gain the adequate space needed for roasting, but also the space essential to provide the neighborhood with a coffee shop that meets their needs.

People utilize coffee shops for many reasons: to study, to read the paper, to hold interviews, to gather with their community, hold meetings, and so on. Where Eiland Coffee currently resides, they are restricted on what they can offer the community. With the proximity to the restaurant park and U.S. 75, they can enhance attraction to this area, in addition to upgrading the quality of architecture and the surrounding environment.

Due to the limiting nature of the site, Eiland Coffee plans to utilize the deserted lot across James Drive for their primary parking area. By locating the parking on a different lot, it grants opportunities to maximize how the structure can sit on this site. Engaging the entirety of the site allows Eiland Coffee to provide the public with a highly sought-after coffee shop atmosphere, with the convenience of a drive-thru option for on the go customers.





# Notice of Public Hearing

## City Plan Commission

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

### MAJOR MODIFICATION

**File No./Name:** ZF 18-27 / Eiland Coffee Roasters  
**Applicant/Property Owner:** Rusty Ridge, ID Studio 4 / Clay Eiland, Eiland Coffee Roasters  
**Location:** 722 S Central Expressway (See map on reverse side)  
**Current Zoning:** PD Planned Development (West Spring Valley PD)  
**Request:** Major Modification of the West Spring Valley PD Planned Development district standards to accommodate development of a 4-story, 12,296 square foot restaurant with drive-through/coffee roaster/office facility on 0.37 acres at the southwest corner of James Drive and Central Expressway, and an off-site parking lot on 0.72 acres on the north side of James Drive, west of the Central Expressway.

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

**TUESDAY, NOVEMBER 6, 2018**  
**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>.

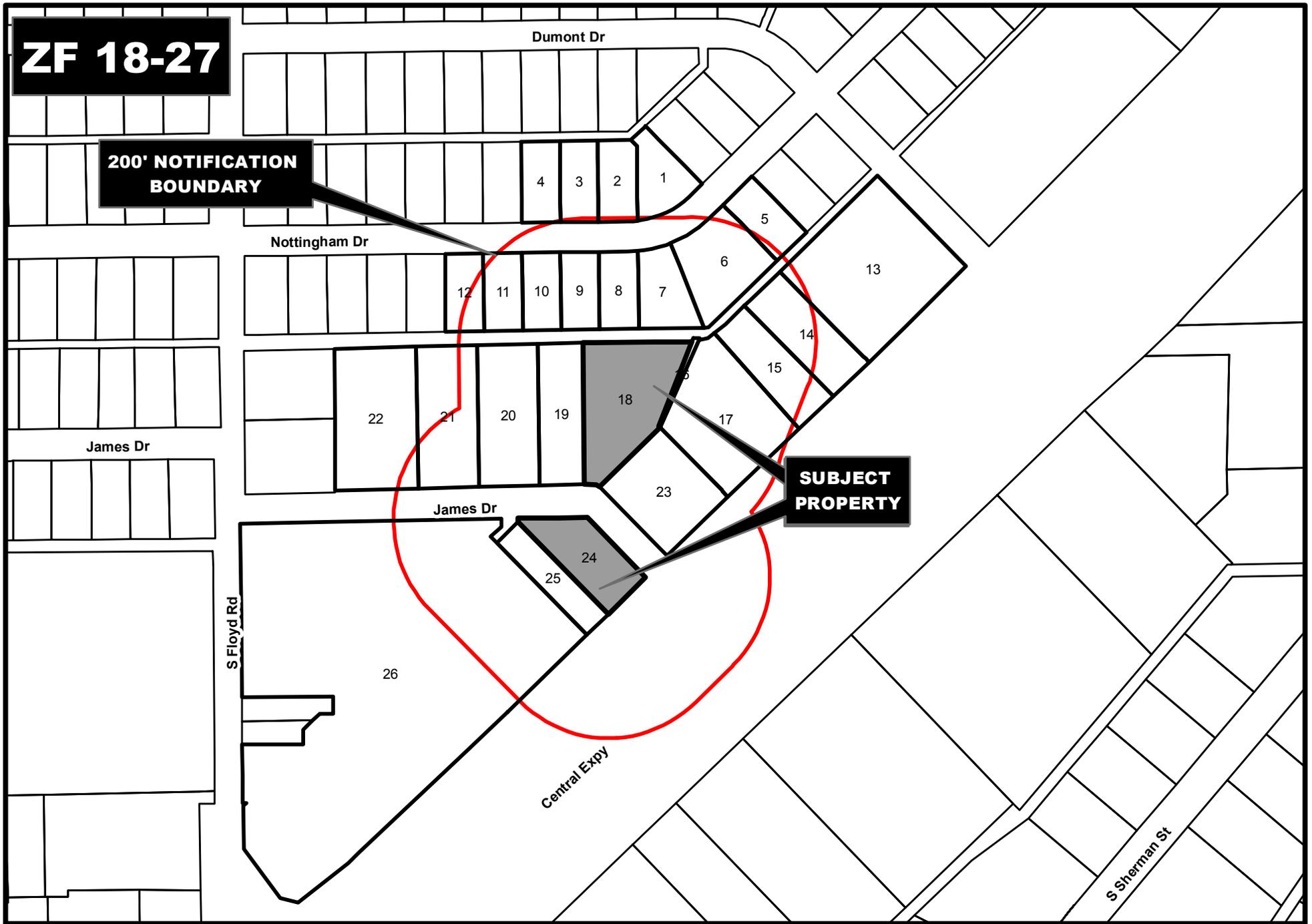
For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 18-27.

Date Posted and Mailed: 10/26/18

**ZF 18-27**

**200' NOTIFICATION  
BOUNDARY**

**SUBJECT  
PROPERTY**



**ZF 18-27 Notification Map**  
**Eiland Coffee**

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



1 LINNE VON BERG MARIE ELIZAB  
606 NOTTINGHAM DR  
RICHARDSON, TX 750806109

2 VINES HEATHER MARIE  
622 NOTTINGHAM DR  
RICHARDSON, TX 750806109

3 KNOTT JAMIE A  
624 NOTTINGHAM DR  
RICHARDSON, TX 750806109

4 HUMPHREY GEORGE L & PAULA  
626 NOTTINGHAM DR  
RICHARDSON, TX 750806109

5 ORTIZ EDWIN O & EUDOXIA LOP  
605 NOTTINGHAM DR  
RICHARDSON, TX 750806110

6 GIBSON RYAN  
609 NOTTINGHAM DR  
RICHARDSON, TX 750806110

7 MASON KEVIN K &  
HARMON SCOTT J  
10216 CHISOLM TRL  
DALLAS, TX 75243

8 MOSSMAN SEAN &  
MARIA MOSSMAN  
621 NOTTINGHAM DR  
RICHARDSON, TX 750806110

9 MCQUAY SHELBY  
623 NOTTINGHAM DR  
RICHARDSON, TX 750806110

10 OWEN ANDREW  
625 NOTTINGHAM DR  
RICHARDSON, TX 750806110

11 OWEN JENNIFER  
627 NOTTINGHAM DR  
RICHARDSON, TX 750806110

12 SYED MASUD  
629 NOTTINGHAM DR  
RICHARDSON, TX 750806110

13 FLEX CAPITAL PROPERTIES  
LTD  
558 S CENTRAL EXPY  
RICHARDSON, TX 750806126

14 DRAKE & HEN LLC  
PO BOX 1107  
COLLEYVILLE, TX 760341107

15 SHWANI SARAB R  
15171 PALO PINTO DR  
FRISCO, TX 75035

16 MARGOL STUART  
6869 FRANKFORD RD STE 108  
DALLAS, TX 752526203

17 MARGOL STUART  
6869 FRANKFORD RD STE 108  
DALLAS, TX 752526203

18 MZLS ENTERPRISES LP  
4600 MEADOW RIDGE DR  
PLANO, TX 750933396

19 BHARUCHA MANECK J  
1705 APOLLO RD  
RICHARDSON, TX 750813825

20 PIT STOP TRIO, LP,  
620 JAMES DR  
RICHARDSON, TX 750807407

21 TLWKPW INVESTMENTS LLC  
508 TWILIGHT TRL STE 203  
RICHARDSON, TX 750808100

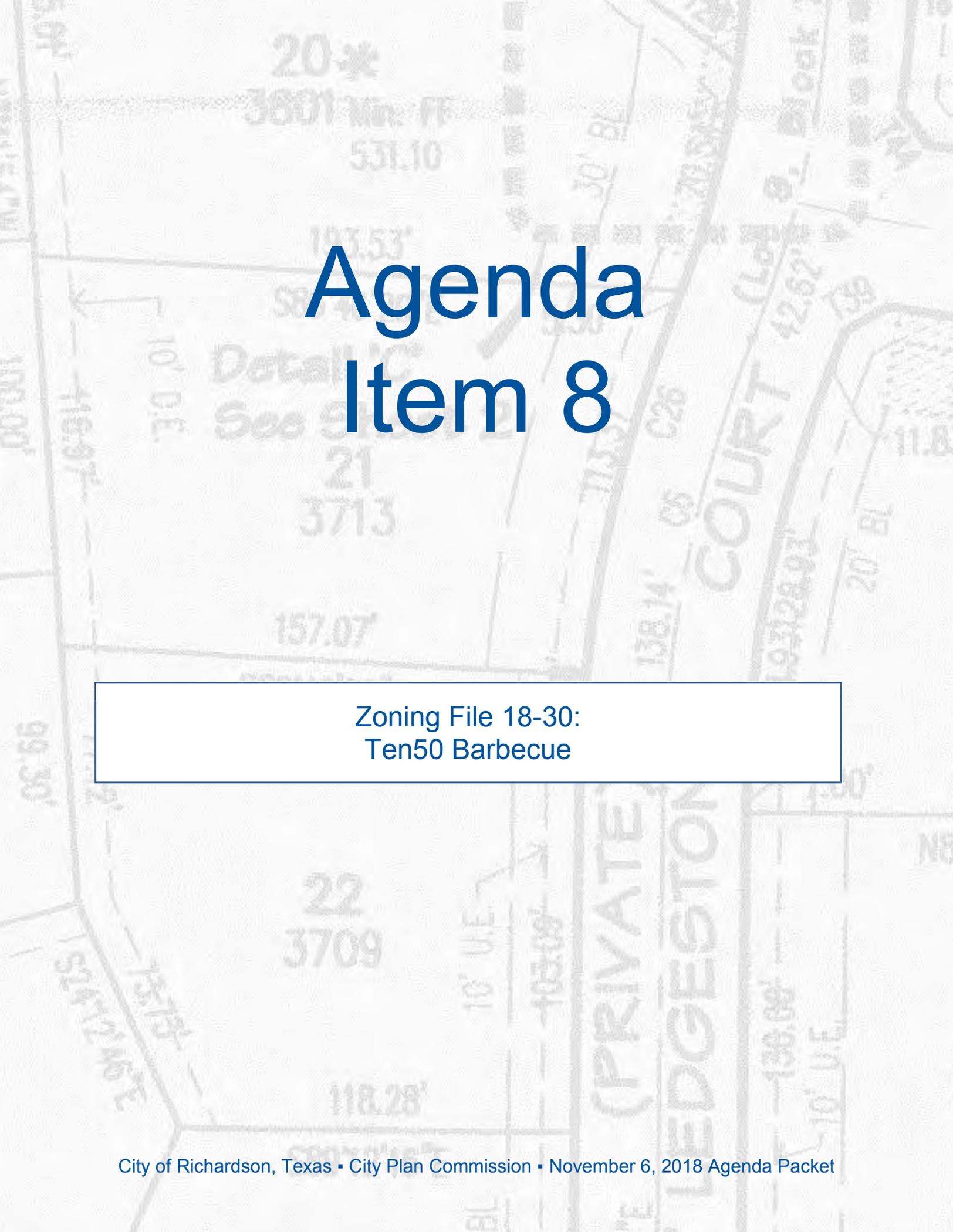
22 BESFKI & TAMAR INC  
1104 COLLEGE PARK BLVD  
RICHARDSON, TX 750815206

23 RYMILL INVESTMENTS LLC  
640 S CENTRAL EXPY  
RICHARDSON, TX 750807401

24 EILAND COFFEE HOLDINGS LLC EN  
532 N INTERURBAN ST  
RICHARDSON, TX 750813315

25 724 S CENTRAL LP  
PO BOX 830562  
RICHARDSON, TX 750830562

26 RICHARDSON RP DEVELOPMENT CORP  
% HERMANSEN LAND DEV INC  
5944 LUTHER LN STE 725  
DALLAS, TX 752255962



# Agenda Item 8

Zoning File 18-30:  
Ten50 Barbecue

## **ZONING FILE 18-30**

### **Attachments:**

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Oblique Aerial
5. Zoning Exhibit (Exhibit "B")
6. Ordinance 3890
7. Applicant's Statement
8. Notice of Public Hearing
9. Notification List



**TO:** City Plan Commission  
**FROM:** Amy Mathews, Senior Planner **AM**  
**DATE:** November 2, 2018  
**RE:** **Zoning File 18-30:** Special Permit - Ten50 BBQ Patio Renovation

### REQUEST

Approval of a request to amend a Special Permit for a restaurant and private club in an I-M(1) Industrial District with modified development standards on a 2.35-acre tract located at 1050 North Central Expressway. (See applicant's statement for further explanation)

### APPLICANT/PROPERTY OWNER

Donald F. Spozanzi, AIA and John T. Evans, Triangle 75 Ltd

### ADJACENT ROADWAYS

**Central Expressway:** Freeway/Turnpike; 258,000 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (2017).

**Arapaho Road:** Six-lane, divided arterial; 45,020 vehicles per day on all lanes, eastbound and westbound, east of Central Expressway (2017).

### SURROUNDING LAND USE AND ZONING

**North:** Industrial; I-M(1) Industrial  
**South:** Industrial and Retail/Commercial; PD Planned Development  
**East:** Public (DART Light Rail) and Industrial; I-M(1) Industrial  
**West:** Retail/Commercial; O-M Office & C-M Commercial

### FUTURE LAND USE PLAN

#### Transit Village

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

**Future Land Uses of Surrounding Area:**

North: Transit Village  
South: Transit Village  
East: Transit Village  
West: Community Commercial

**EXISTING ZONING**

I-M Industrial District.

**TRAFFIC/INFRASTRUCTURE IMPACTS**

The proposed special permit request will not have a significant impact on the surrounding roadway system nor impact existing utilities in the area.

**STAFF COMMENTS**

**Background:**

In 2010, a Special Permit was approved for a restaurant and private club in an I-M(1) Industrial District with modified development standards on the 2.35-acre subject tract. Prior to the restaurant, the site housed a retail building which was renovated to accommodate the restaurant use along with minor site modifications throughout the property. The site contains an existing 12,866 square foot building, including 10,670 square feet of restaurant space on the first floor and 2,196 square foot office/meeting space on the second floor.

**Request:**

The applicant is requesting to amend the existing Special Permit in order to makes site changes to the previously approved Concept Plan, *see Ordinance 3890 attached*. The Comprehensive Zoning Ordinance (CZO) allows a restaurant in an industrial district by Special Permit as long as a minimum of ten (10) contiguous acres of industrial, office, or technical office zoning is provided, and this site meets that requirement. Furthermore, the City’s Alcoholic Beverages Code (Chapter 4 of the Code of Ordinances) allows alcohol sales in a restaurant in an industrial district through approval of a Special Permit for a private club. Ordinance 3890 approved a Special Permits for both a restaurant and a private club in an industrial district.

Eastern Driveway: The applicant intends to eliminate the existing 12-foot drive on the eastern side of the tract that connects the north and south parking areas.. The drive runs the length of the existing building, 200 linear feet and is bounded at both ends by 12-foot wide and 10-foot tall overhead doors. Currently, this area contains temporary outdoor seating blocked to through traffic by temporary planters and traffic cones. This proposal proposes to permanently close this drive to through traffic by curbing this area off to traffic. The applicant intends to fill the area with decomposed granite to level it off to the same height as the adjacent patio and provide additional planters and fire bowls to enhance the outdoor area. The north and south parking area will remain accessible from the adjacent roadway but will no longer be connected.

**Front Setback:** The existing building encroaches into the front setback along Central Expressway with the largest encroachment occurring at the northwest corner of the building. The property is approximately 285 feet wide at the south end of the property, but tapers down to a point at the north end of the property. The building may have been conforming years ago, but as Central Expressway was widened, additional right-of-way was needed, and as the property line was moved so did the 40-foot setback line. The previous special permit included allowance of the awnings to extend up to an additional four (4) feet from the west elevation as shown on Exhibit “B”.

**Landscaping:** The US-75 Design Guidelines were implemented to ensure a reasonable degree of uniformity and aesthetic character for properties along US-75 from Richardson to Allen, and include requirements for landscaping, parking lot screening, and pedestrian corridors. The existing landscaping complies with the landscaping requirement guidelines except for the requirement for a 10-foot pedestrian easement along US-75, which was waived per the previous special permit. However, a 5-foot-wide sidewalk does exist along US-75 from the southern end of the property up to the southern end of the building that ties into a walkway that goes along the south end of the building and allows access to the entrance on the south side of the building.

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

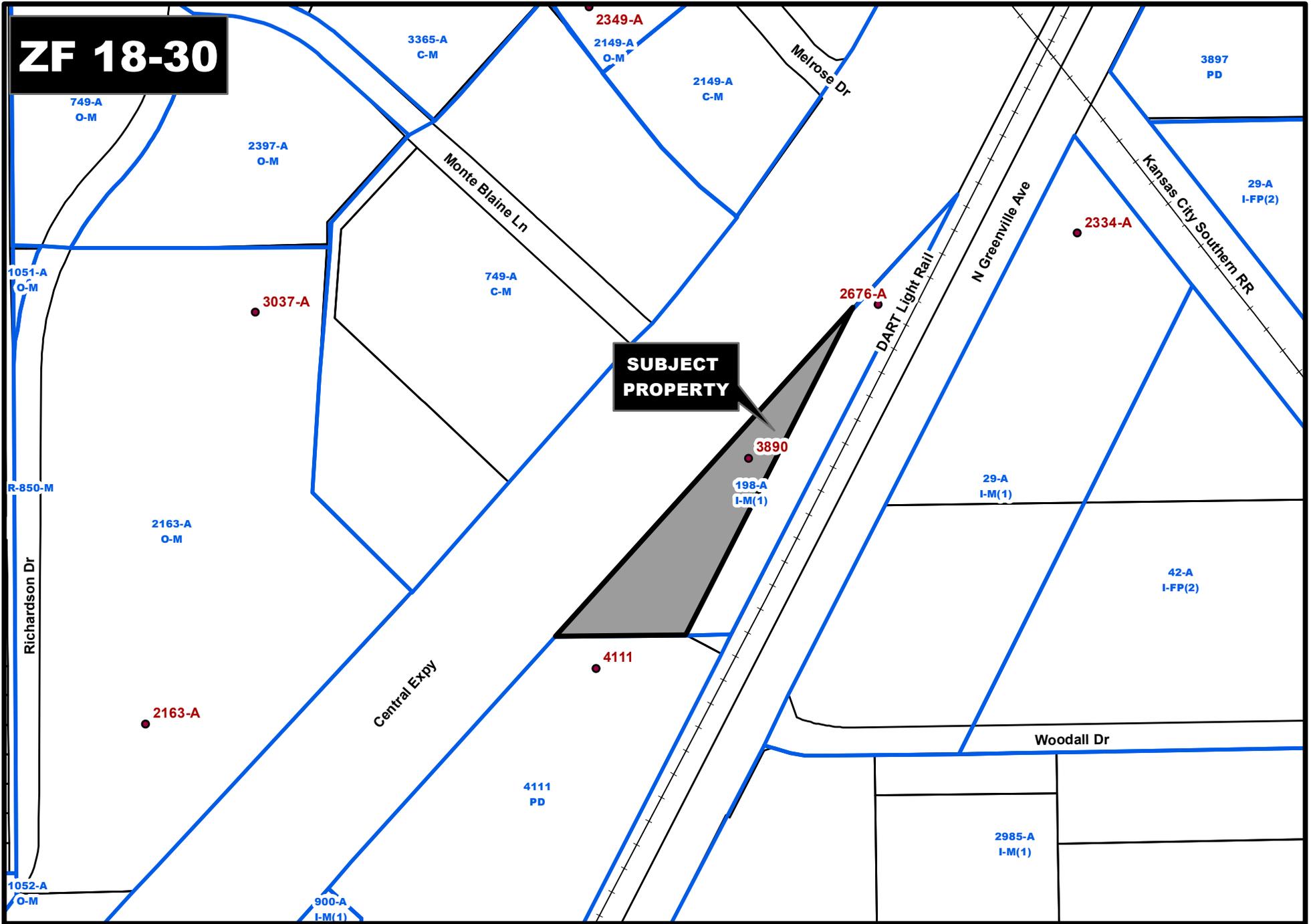
**Motion:** The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add or amend conditions, or recommend denial of the request.

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

- 1) The Special Permit for a restaurant and private club is limited to the area shown on the Concept Plan, attached as Exhibit “B” and made a part thereof and which is hereby approved.
- 2) The development shall be constructed in conformance with the attached Concept Plan (Exhibit “B”).
- 3) No pedestrian easement shall be required along Central Expressway.
- 4) Encroachment of the building and awnings into the 40-foot front setback shall be allowed as shown on Exhibit “B”.

**Council Hearing Date:** The earliest possible City Council hearing date is December 10, 2018.

# ZF 18-30



## ZF 18-30 Zoning Map TEN50 BBQ Patio Renovation

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



ZF 18-30



ZF 18-30 Aerial Map  
TEN50 BBQ Patio Renovation

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





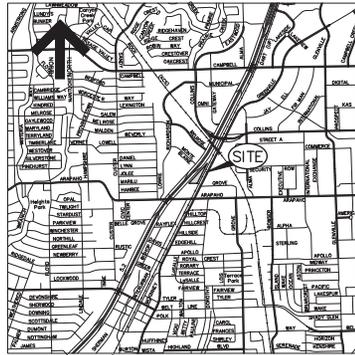
North Central Expressway

Subject Property

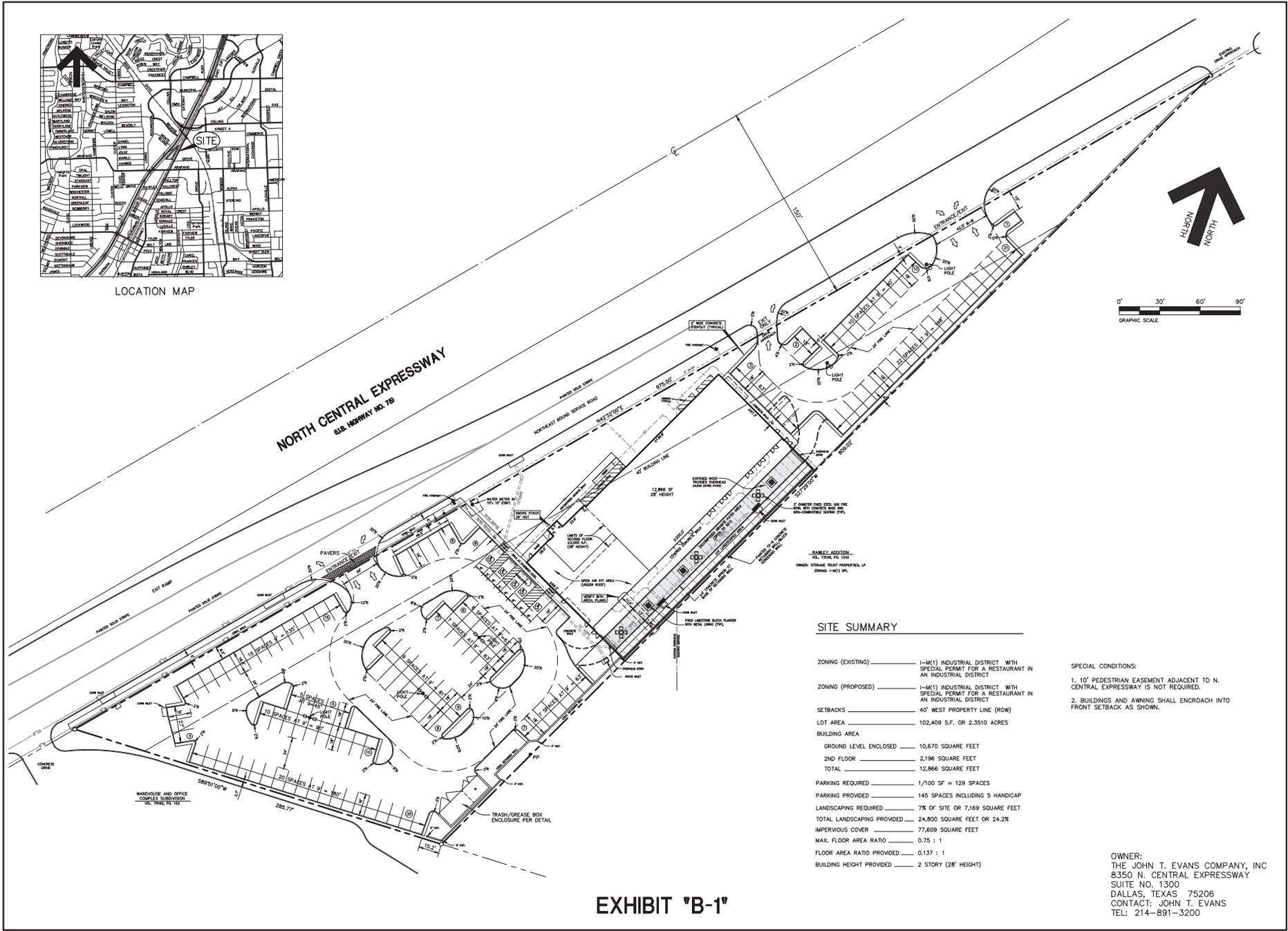
N. Greenville Ave.

Woodall Dr.

Oblique Aerial  
Looking North



LOCATION MAP



**NORTH CENTRAL EXPRESSWAY**  
 SUB-HIGHWAY NO. 78

**EXHIBIT 'B-1'**

**SITE SUMMARY**

ZONING (EXISTING)	1-4(C) INDUSTRIAL DISTRICT WITH SPECIAL PERMIT FOR A RESTAURANT IN AN INDUSTRIAL DISTRICT
ZONING (PROPOSED)	1-4(D) INDUSTRIAL DISTRICT WITH SPECIAL PERMIT FOR A RESTAURANT IN AN INDUSTRIAL DISTRICT
SETBACKS	40' WEST PROPERTY LINE (ROW)
LOT AREA	102,409 S.F. OR 2.3510 ACRES
BUILDING AREA	
GROUND LEVEL ENCLOSED	10,670 SQUARE FEET
2ND FLOOR	2,196 SQUARE FEET
TOTAL	12,866 SQUARE FEET
PARKING REQUIRED	1/100 SF = 129 SPACES
PARKING PROVIDED	145 SPACES INCLUDING 5 HANDICAP
LANDSCAPING REQUIRED	7% OF SITE OR 7,169 SQUARE FEET
TOTAL LANDSCAPING PROVIDED	24,800 SQUARE FEET OR 24.2%
IMPERVIOUS COVER	77,609 SQUARE FEET
MAX. FLOOR AREA RATIO	0.75 : 1
FLOOR AREA RATIO PROVIDED	0.137 : 1
BUILDING HEIGHT PROVIDED	2 STORY (28' HEIGHT)

- SPECIAL CONDITIONS:**
1. 10' PEDESTRIAN EASEMENT ADJACENT TO N. CENTRAL EXPRESSWAY IS NOT REQUIRED.
  2. BUILDINGS AND AWNING SHALL ENCRUCH INTO FRONT SETBACK AS SHOWN.

**OWNER:**  
 THE JOHN T. EVANS COMPANY, INC  
 8350 N. CENTRAL EXPRESSWAY  
 SUITE NO. 1300  
 DALLAS, TEXAS 75206  
 CONTACT: JOHN T. EVANS  
 TEL: 214-891-3200

**JDJR ENGINEERS & CONSULTANTS, INC.**  
 ENGINEERS • SURVEYORS • LAND PLANNERS  
 1878E REGISTRATION NUMBER F-4827  
 2800 Texas Drive Suite 800 Irving, Texas 75062  
 Tel 972-255-1448 (857) Fax 972-255-9665



**PROJECT:**  
 TEN 50 BBQ  
 NORTH CENTRAL EXPRESSWAY ADDITION  
 1050 NORTH CENTRAL EXPRESSWAY  
 RICHARDSON, TEXAS

**REVISIONS:**

DATE	REVISION
10-29-18	CITY COMMENTS

**SHEET TITLE**  
 SITE PLAN  
 (EXHIBIT 'B-1')

**DATE:** 10-8-18  
**SCALE:** 1" = 30'  
**DRAWN BY:** JDJR  
**CHECKED BY:** JDJR  
**SHEET NO.**  
 1 of 1  
 JDJR FILE NO. 105-15-12

**ORDINANCE NO. 3890**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A RESTAURANT AND PRIVATE CLUB WITH SPECIAL CONDITIONS ON A 2.35-ACRE TRACT OF LAND ZONED I-M(1) INDUSTRIAL DISTRICT LOCATED AT 1050 N. CENTRAL EXPRESSWAY, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 12-17).**

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

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

**SECTION 1.** That Ordinance No. 2903-A, adopted on September 14, 1992, is hereby repealed.

**SECTION 2.** That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5<sup>th</sup> day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning to grant a Special Permit for a restaurant and private club with special conditions for a 2.35-acre tract of land zoned I-M(1) Industrial District located at 1050 N. Central Expressway, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**SECTION 3.** That the Special Permit for a restaurant and private club is hereby granted subject to the following special conditions:

1. The Special Permit for a restaurant and private club shall be allowed and shall be limited to the area shown on the concept plan, attached as Exhibit "B", and made a part thereof and which is hereby approved.
2. The property shall be developed and used in conformance with the Concept Plan and Elevations, attached as Exhibit "C".
3. No pedestrian easement shall be required along Central Expressway.
4. Encroachment of the building and awnings into the 40-foot front setback shall be allowed as shown on the Concept Plan.

**SECTION 4.** That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

**SECTION 5.** That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 6.** That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 7.** That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 8.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the

Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 9.** That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 10<sup>th</sup> day of December, 2012.

**APPROVED:**

  
MAYOR

**APPROVED AS TO FORM:**

  
CITY ATTORNEY  
(PGS:11-30-12:58455)

**CORRECTLY ENROLLED:**

  
CITY SECRETARY



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZF 12-17**

BEING all of Lot 1, Block A of NORTH CENTRAL EXPRESSWAY ADDITION, an addition to the City of Richardson, Dallas County, Texas, according to the plat recorded in Volume 91220, page 117 of the Map Records of Dallas County, Texas, and being more particularly described by metes and bound as follows:

BEGINNING at an "X" cut in concrete in the Southeast right-of-way line of North Central Expressway (U.S. Highway No. 75), same being South 42 degrees 32 minutes 00 seconds West, a distance of 346.29 feet from the intersection of the Northwest right-of-way line of the T. & N.O. Railroad with said Southeast right-at-way line of North Central Expressway, same point also being the Northwest corner of RAWLEY ADDITION, an addition to the City of Richardson, Texas, according to the revised plat recorded in Volume 73156, Page 1242, in the Map Records of Dallas County, Texas;

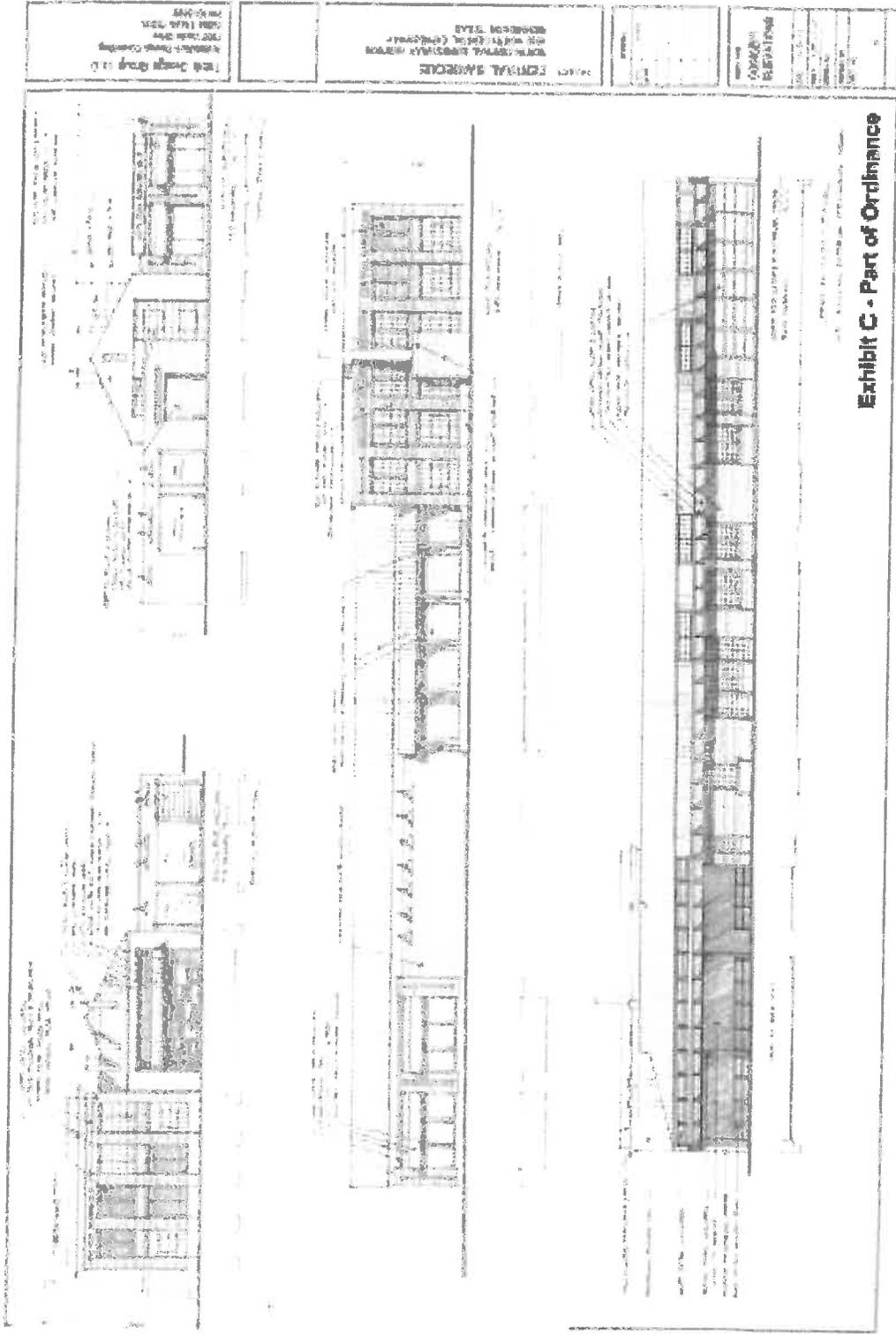
THENCE South 27 degrees 29 minutes 00 seconds West along the Northwest line of said RAWLEY ADDITION, for a distance of 809.02 feet to an iron rod found for corner in the north line of WAREHOUSE AND OFFICE COMPLEX SUBDIVISION, an addition to the City of Richardson, Texas, according to the Plat recorded in Volume 70162, Page 0153, of the Map Records of Dallas County, Texas;

THENCE South 89 degrees 51 minutes 00 seconds West along said North line of WAREHOUSE AND OFFICE COMPLEX SUBDIVISION for a distance of 285.77 feet to an iron rod found for corner in the Southeast right-of-way line of North Central Expressway;

THENCE North 42 degrees 32 minutes 00 seconds East along said Southeast right-of-way line of North Central Expressway for a distance of 975.00 feet to the POINT OF BEGINNING.

CONTAINING 102,108.66 square feet or 2.351 acres of land.





**Exhibit C - Part of Ordinance**

DONALD F.

SOPRANZI

AIA, LEED-AP

ARCHITECT

### Applicant's Statement

Project: TEN50 BBQ Patio Renovation

Location: 1050 North Central Expressway  
Richardson, Texas

TEN50 BBQ is celebrating its fourth year of operation at the Richardson location. In an effort to further increase customer safety and service, the Owners propose to make the following modifications to the existing patio on the east side of the building:

1. Eliminate the drive that connects the north and south parking areas

**The drive is seldom used. Most patrons park in the south lot - the north lot functions as overflow parking. Directional signage has been installed in the north lot to increase safety for vehicles entering and exiting.**

2. Fill the drive with decomposed granite to eliminate the step down at the adjacent sidewalk.

**The decomposed granite fill will eliminate a tripping hazard for customers exiting the building as well as create a more attractive environment for diners.**

3. Add planters and fire bowls along the length of patio.

**The patio is a preferred location for patrons waiting for other members of their party to arrive and to make and receive phone calls. The planters and fire bowls enhance the outdoor experience and prolong the number of days in the year that the patio can be utilized.**

The Owners believe that these proposed modifications will increase safety by creating a vehicle-free, pedestrian-only environment with amenities that allow them to better serve their customers.



# Notice of Public Hearing

## City Plan Commission

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

### SPECIAL PERMIT

**File No./Name:** ZF 18-30 / Ten50 BBQ Patio Renovation  
**Property Owner:** John T. Evans, Triangle 75 Ltd.  
**Applicant:** Donald F. Sopranzi, Architect  
**Location:** 1050 N. Central Expressway (See map on reverse side)  
**Current Zoning:** I-M(1) Industrial  
**Request:** A request to amend a Special Permit for a restaurant and private club in an I-M(1) Industrial District with modified development standards on a 2.35-acre tract located at 1050 North Central Expressway.

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

**TUESDAY, NOVEMBER 6, 2018**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

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

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

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

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

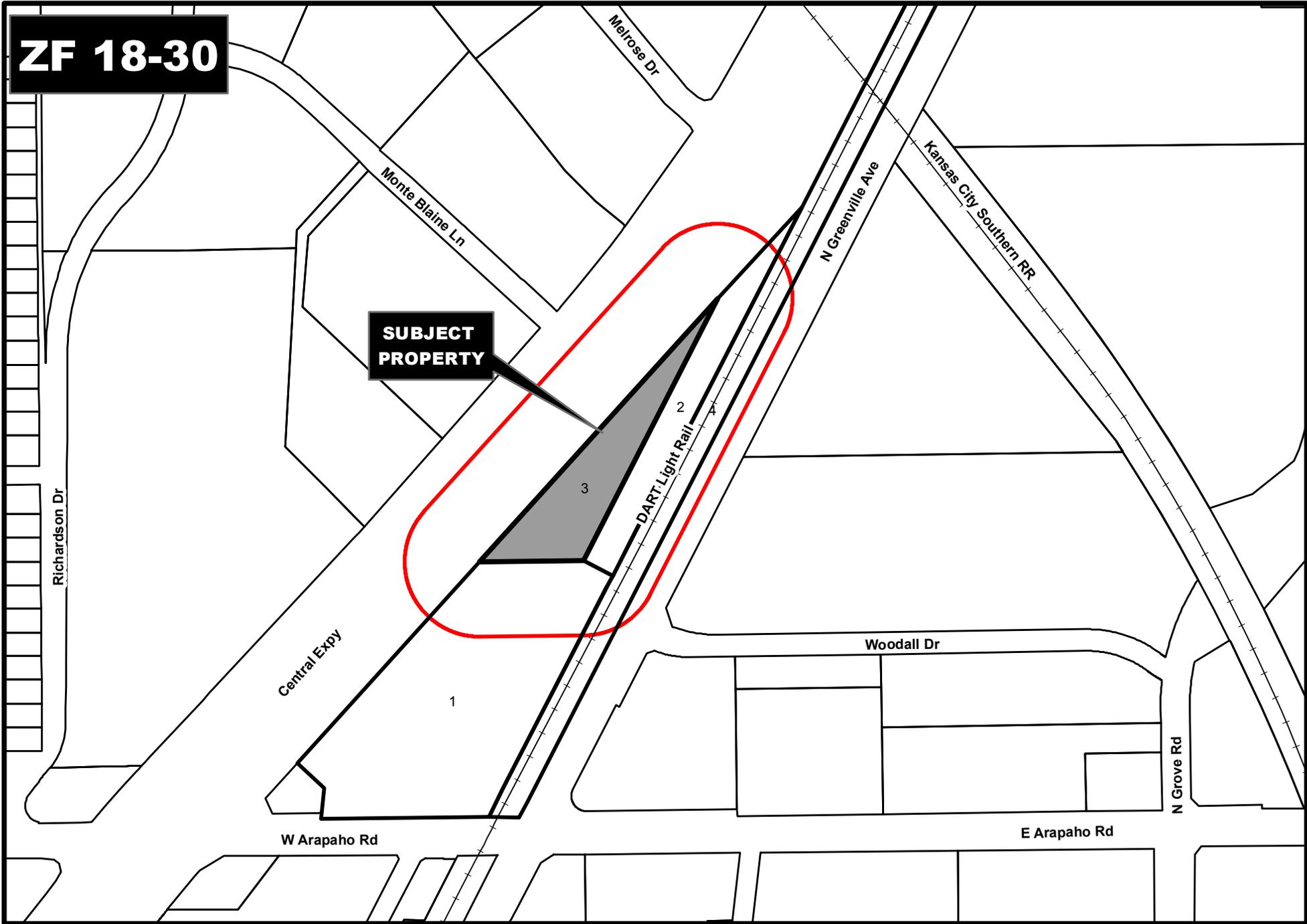
**Agenda:** The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 18-30.

Date Posted and Mailed: 10/26/2018

**ZF 18-30**

**SUBJECT  
PROPERTY**



**ZF 18-30 Notification Map**  
**TEN50 BBQ Patio Renovation**

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



1 ALPAY O ALLEN TRUSTEE  
THE ALPAY LIVING TRUST  
PO BOX 830761  
RICHARDSON, TX 750830761

STORAGE TRUST PPTIES LP  
DEPT PT TX 28121  
PO BOX 25025  
GLENDALE, CA 912215025

3 TRIANGLE 75 LTD  
8350 N CENTRAL EXPY STE 1300  
DALLAS, TX 752061620

4 DART  
PO BOX 660163  
DALLAS, TX 752660163