

## City Council Work Session Handouts

March 29, 2021

- I. Review and Discuss Zoning File 21-01
- II. Review and Discuss Zoning File 21-02
- III. Review and Discuss Zoning File 21-03



**RICHARDSON**  
**TEXAS**

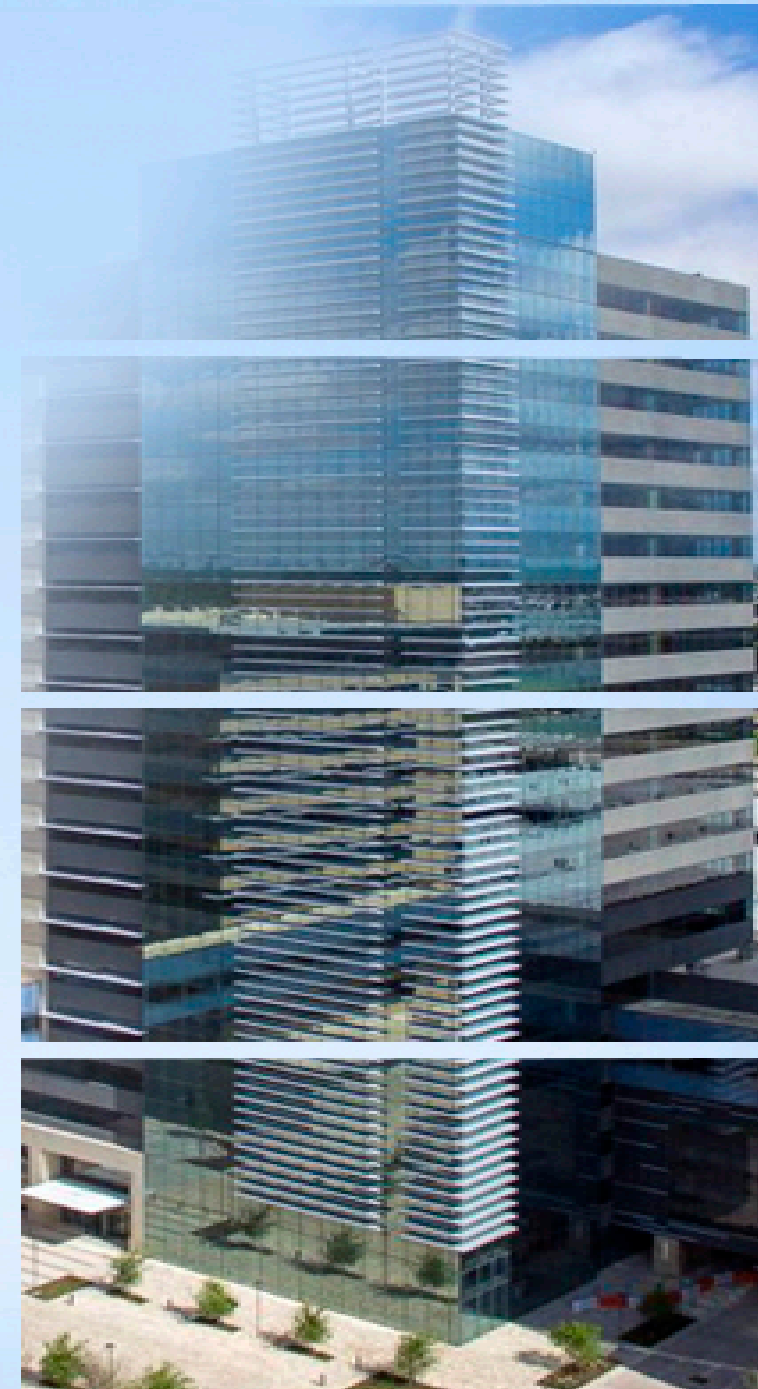
# Agenda Item 7

**Zoning File 21-01**

**Special Permit**

**(Drive-thru Restaurant)**

City of Richardson  
Development Services



ZF 21-01

SUBJECT PROPERTY

W Arapaho Rd

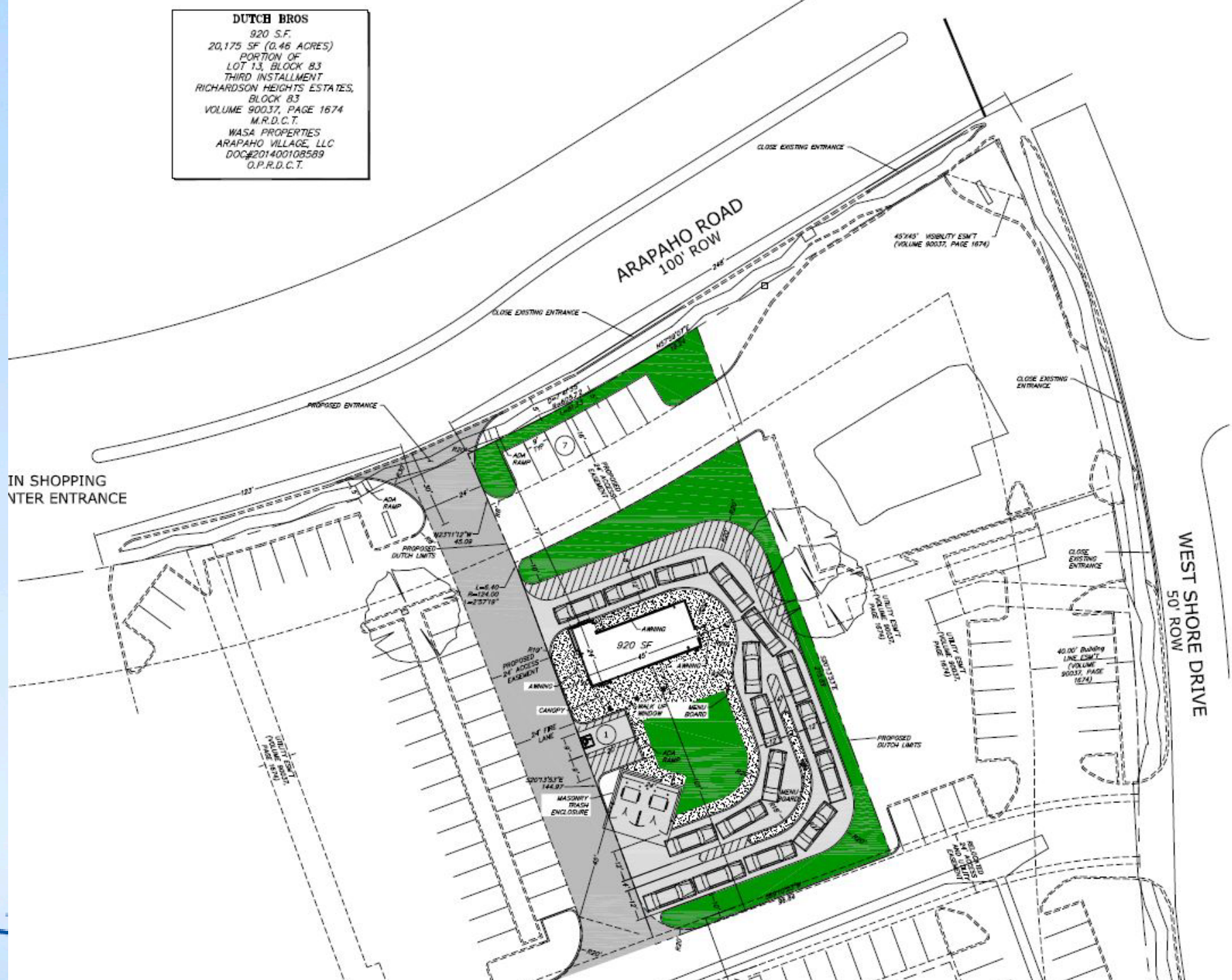
Newberry Dr

Brookhurst Dr

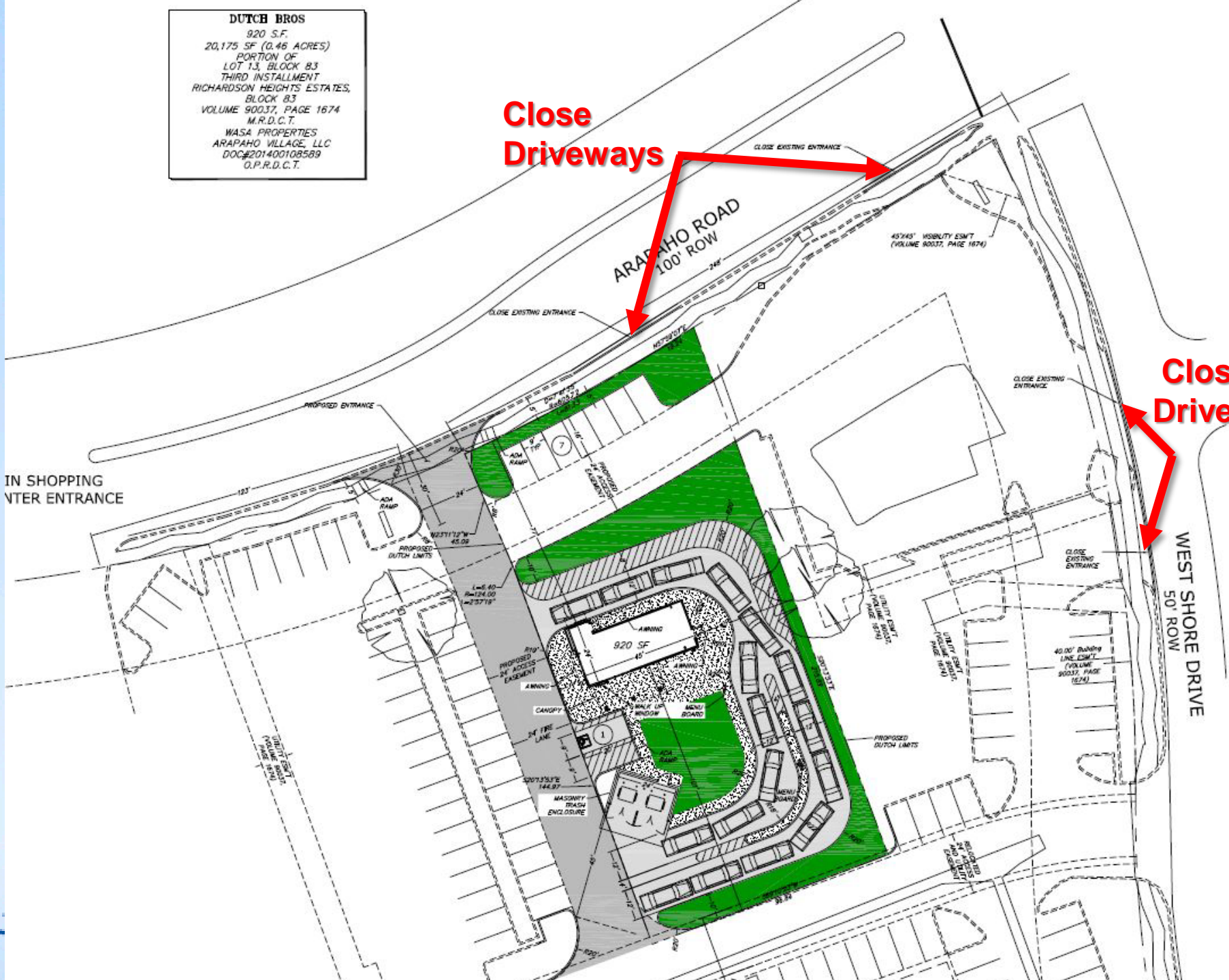
West Shore Dr



**DUTCH BROS**  
 920 S.F.  
 20,175 SF (0.46 ACRES)  
 PORTION OF  
 LOT 13, BLOCK 83  
 THIRD INSTALLMENT  
 RICHARDSON HEIGHTS ESTATES,  
 BLOCK 83  
 VOLUME 90037, PAGE 1674  
 M.R.D.C.T.  
 WASA PROPERTIES  
 ARAPAHO VILLAGE, LLC  
 DOC#201400108589  
 O.P.R.D.C.T.



**DUTCH BROS**  
920 S.F.  
20,175 SF (0.46 ACRES)  
PORTION OF  
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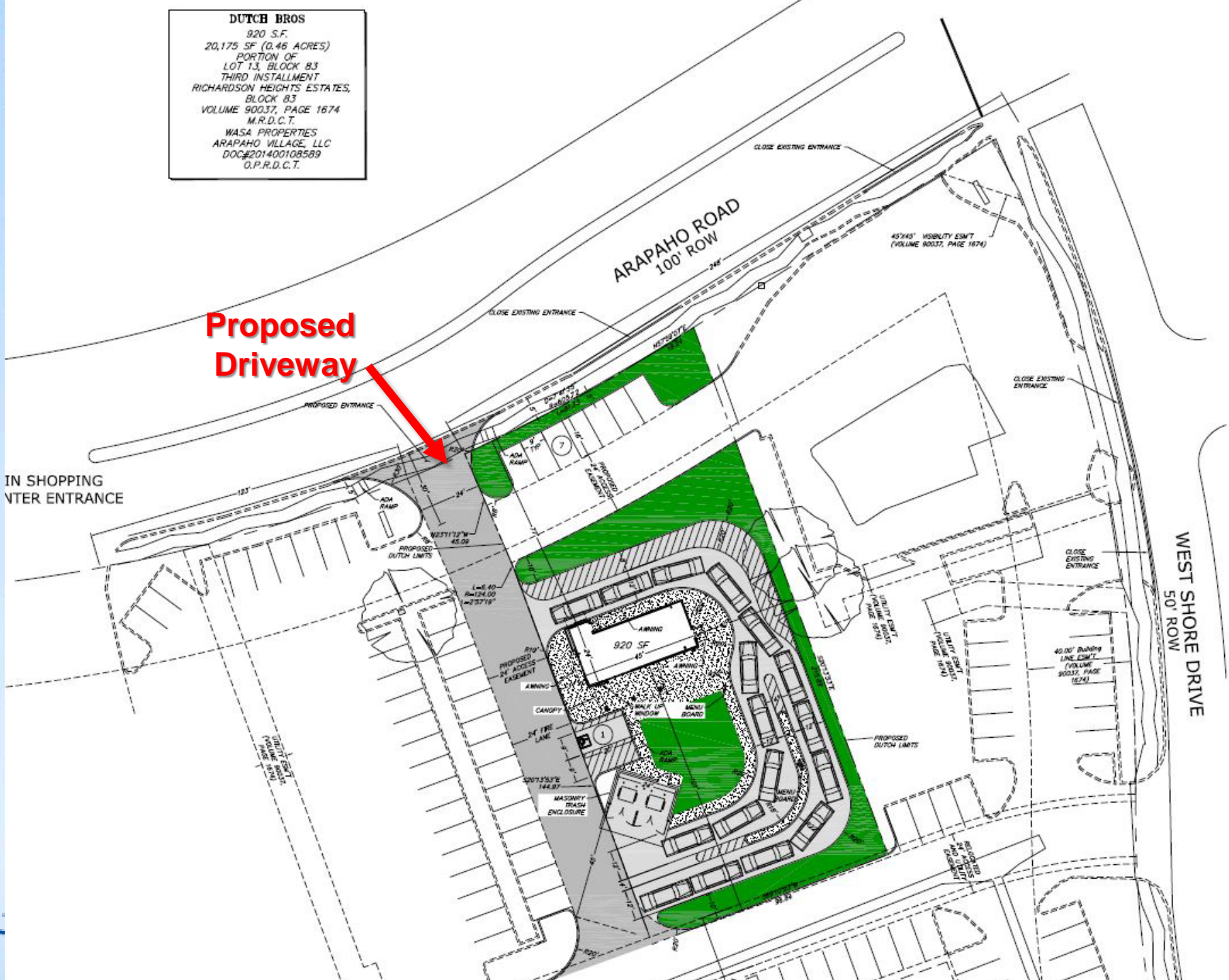
**Close Driveways**

**Close Driveways**

IN SHOPPING CENTER ENTRANCE



**DUTCH BROS**  
 920 S.F.  
 20,175 SF (0.46 ACRES)  
 PORTION OF  
 LOT 13, BLOCK 83  
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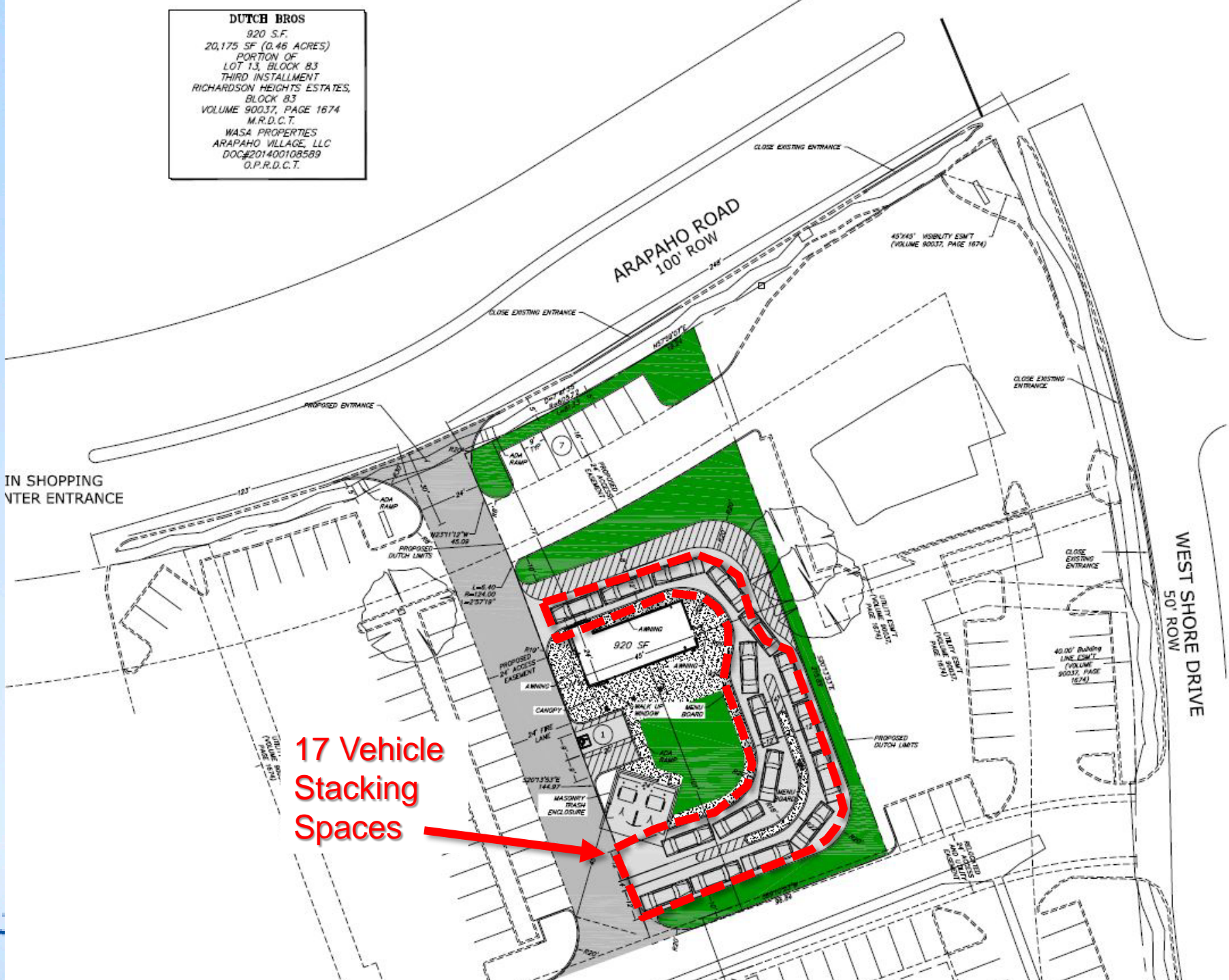


**Proposed Driveway**

IN SHOPPING CENTER ENTRANCE



**DUTCH BROS**  
920 S.F.  
20,175 SF (0.46 ACRES)  
PORTION OF  
LOT 13, BLOCK 83  
THIRD INSTALLMENT  
RICHARDSON HEIGHTS ESTATES,  
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VOLUME 90037, PAGE 1674  
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DOC#201400108589  
O.P.R.D.C.T.



IN SHOPPING CENTER ENTRANCE

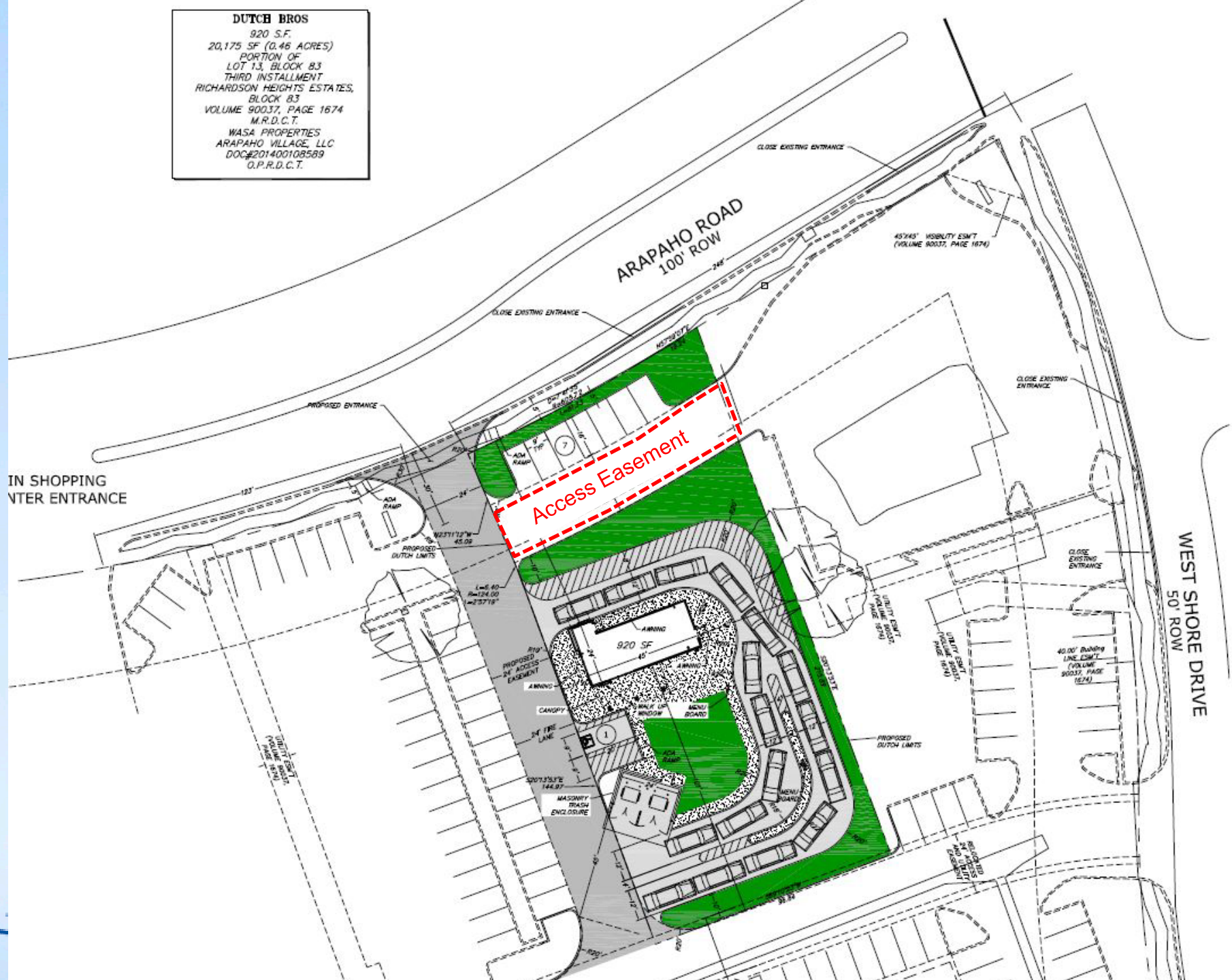
ARAPAHO ROAD  
100' ROW

WEST SHORE DRIVE  
50' ROW

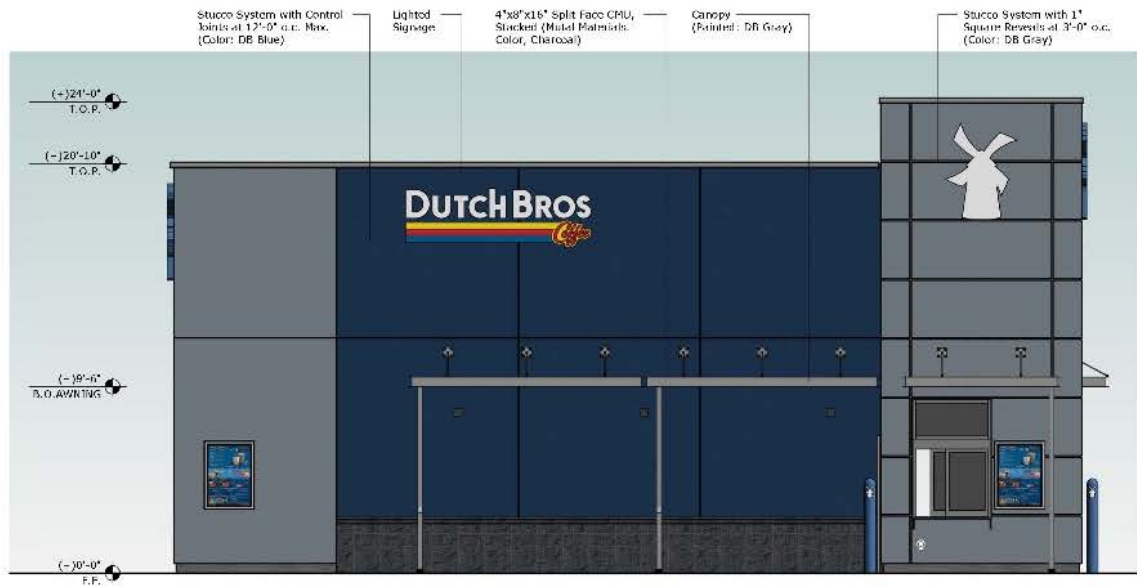
17 Vehicle  
Stacking  
Spaces



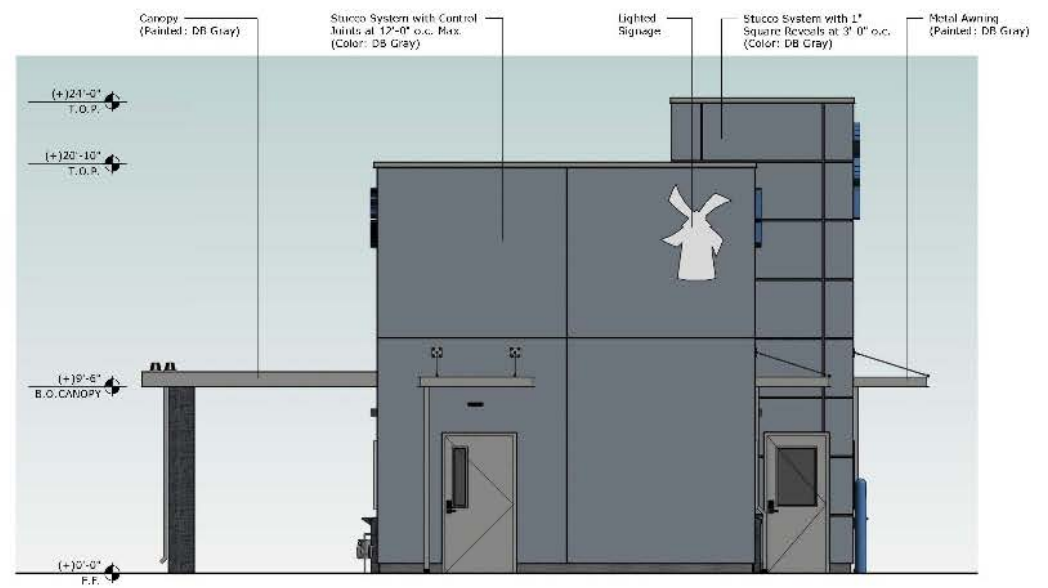
**DUTCH BROS**  
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 ARAPAHO VILLAGE, LLC  
 DOC#201400108589  
 O.P.R.D.C.T.







North Elevation



East Elevation



South Elevation



West Elevation

# Dutch Bros Special Permit

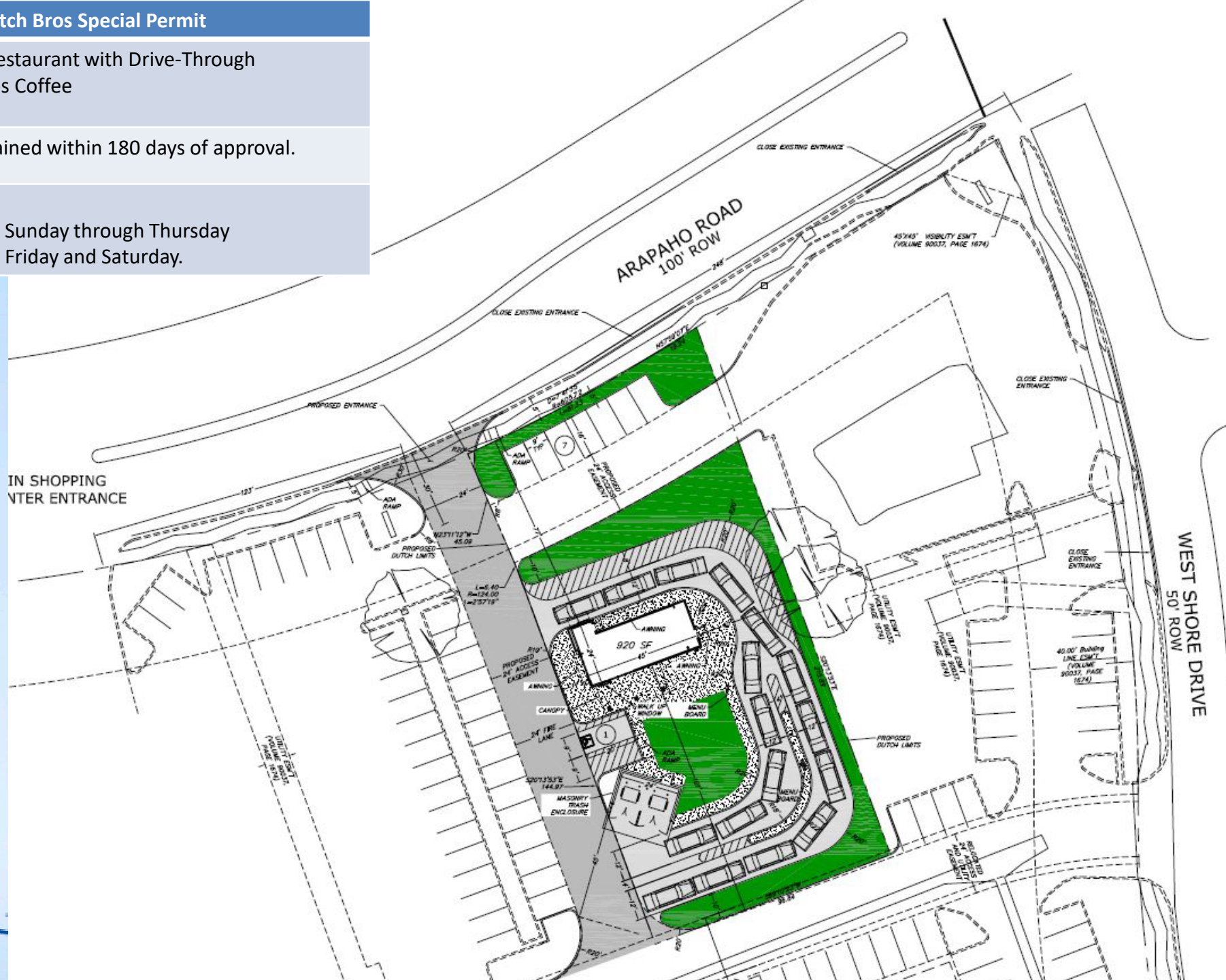
Special Permit for Restaurant with Drive-Through limited to Dutch Bros Coffee

Building Permit obtained within 180 days of approval.

Hours of operation:

5:30 am – 10:00 pm Sunday through Thursday

5:30 am – 11:00 pm Friday and Saturday.





**RICHARDSON**  
**TEXAS**

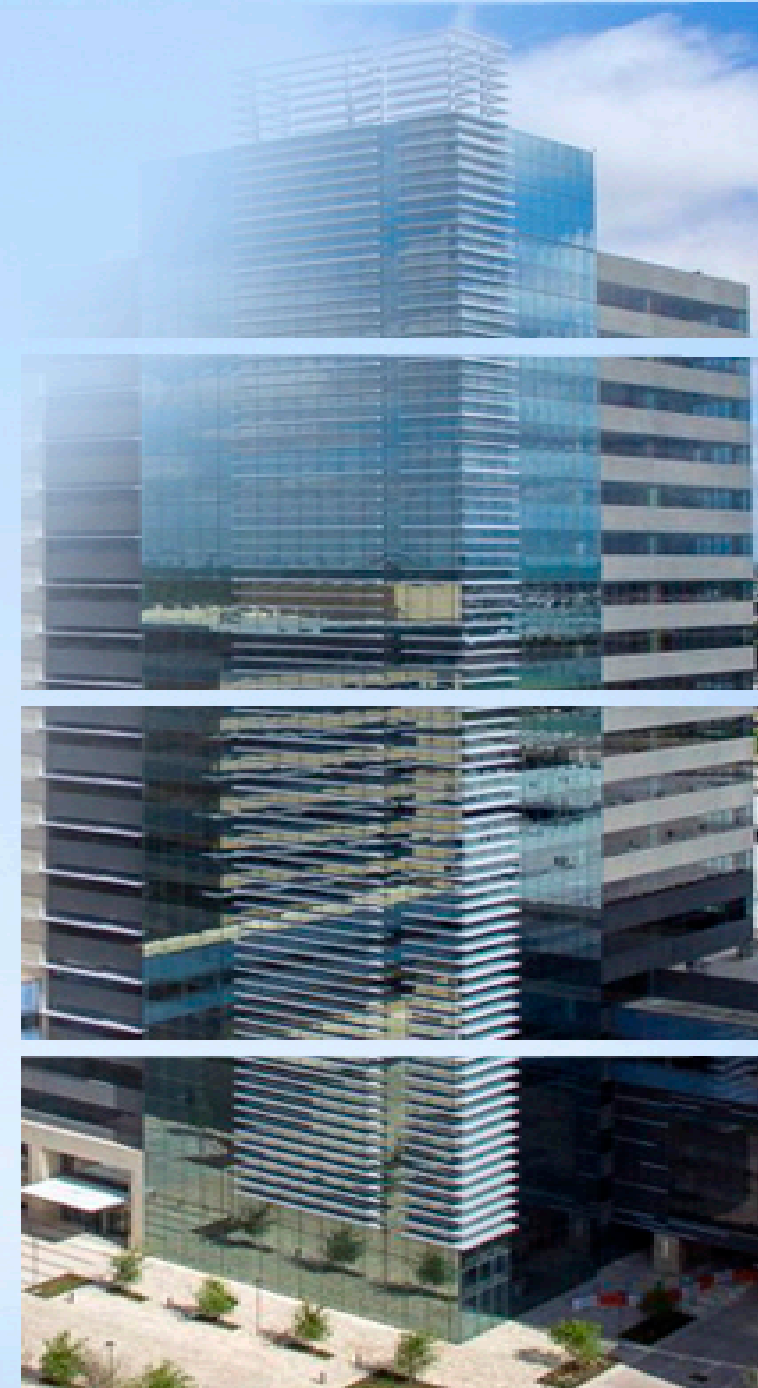
# Agenda Item 8

**Zoning File 21-02**

Special Permit

(Motor Vehicle Repair - Minor)

City of Richardson  
Development Services



**ZF 21-02**



**SUBJECT PROPERTY**

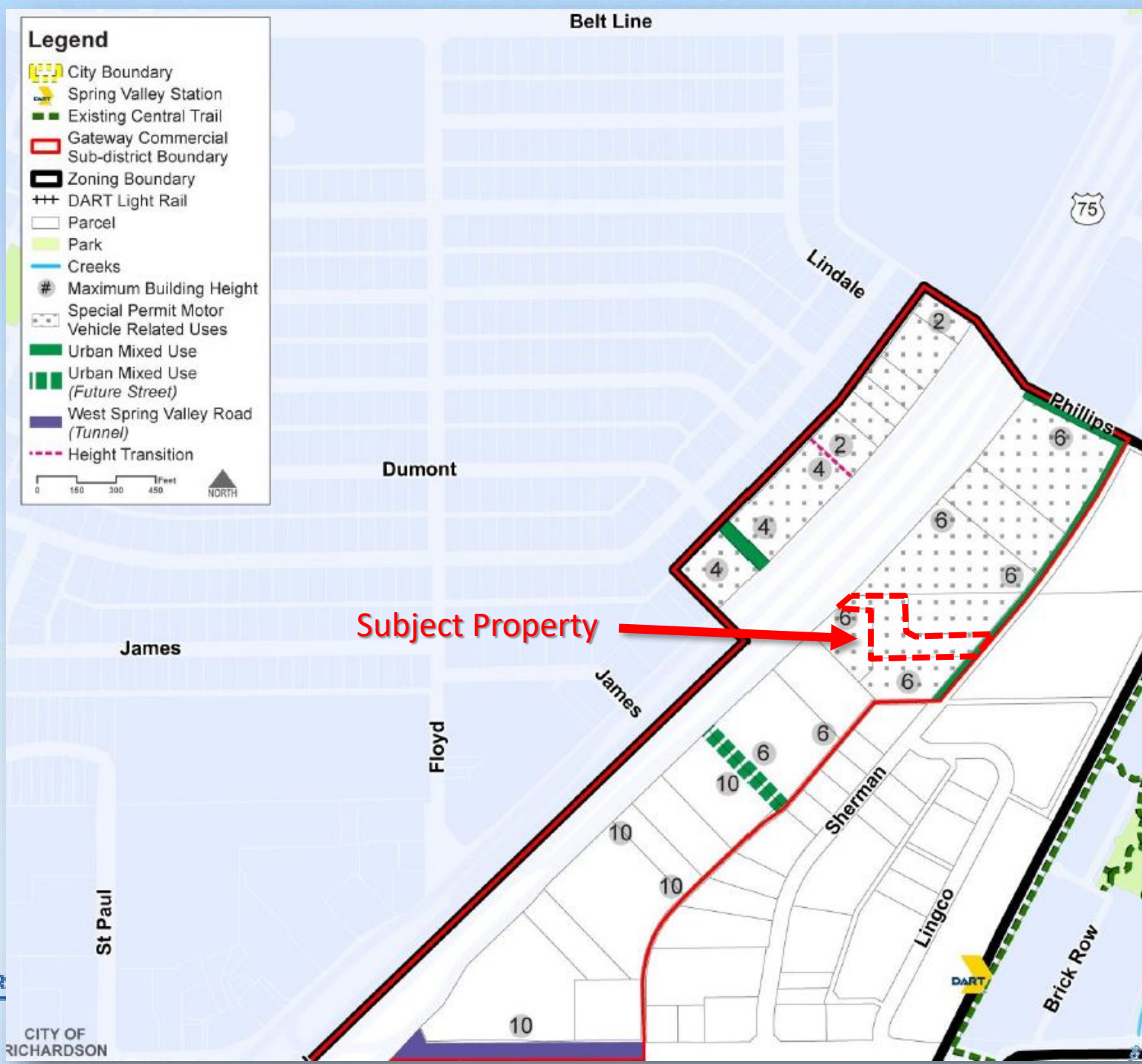


**Legend**

-  City Boundary
-  Spring Valley Station
-  Existing Central Trail
-  Gateway Commercial Sub-district Boundary
-  Zoning Boundary
-  DART Light Rail
-  Parcel
-  Park
-  Creeks
-  # Maximum Building Height
-  Special Permit Motor Vehicle Related Uses
-  Urban Mixed Use
-  Urban Mixed Use (Future Street)
-  West Spring Valley Road (Tunnel)
-  Height Transition

0 150 300 450 Feet

NORTH



Rad: 5729.63'  
 Arc: 73.36'  
 CA: 00°44'01"  
 Chd: N45°44'47"E  
 73.36'

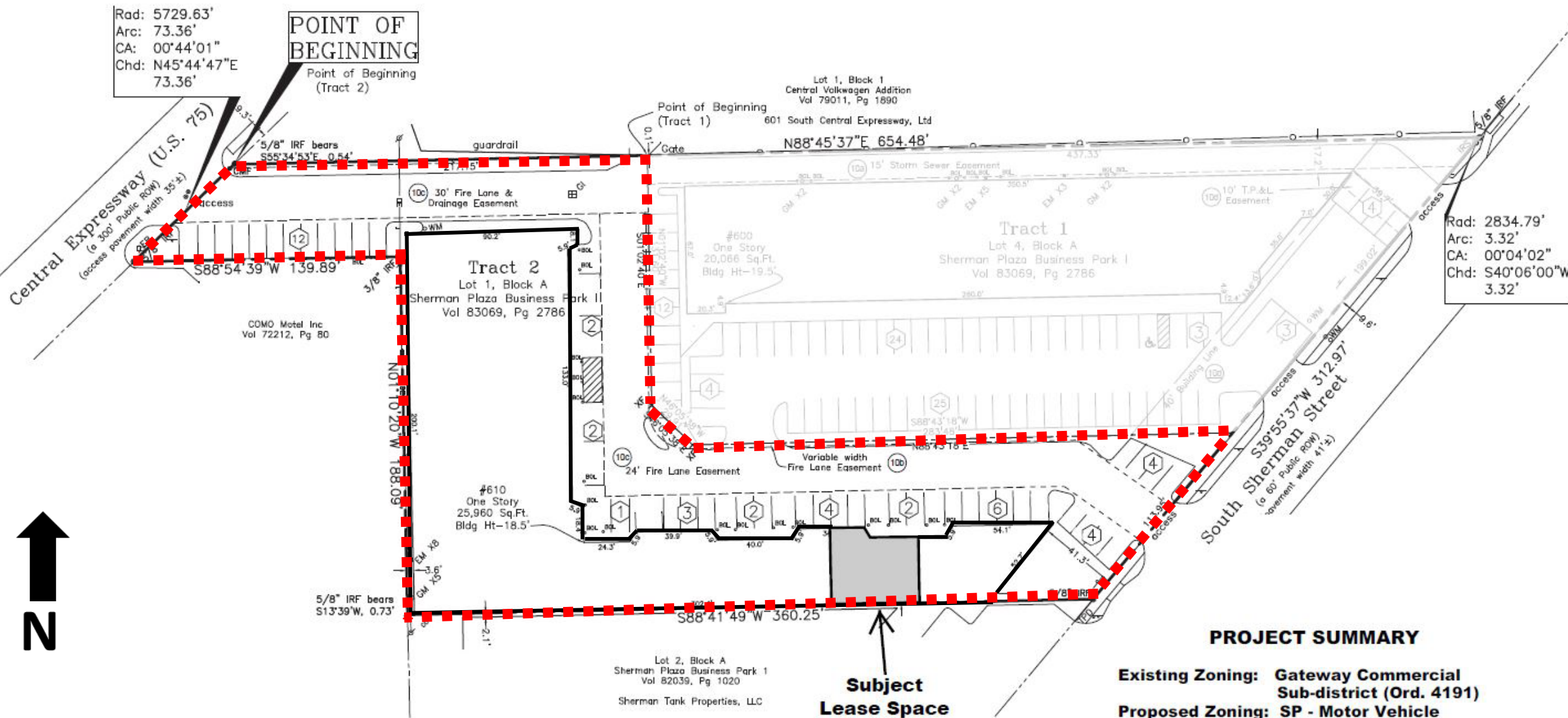
**POINT OF BEGINNING**

Point of Beginning  
 (Tract 2)

Central Expressway (U.S. 75)  
 (6 300' Public ROW)  
 (access pavement width 35 1/2')

Lot 1, Block 1  
 Central Volkswagen Addition  
 Vol 79011, Pg 1890  
 601 South Central Expressway, Ltd  
 Point of Beginning  
 (Tract 1)  
 Gate  
 N88°45'37"E 654.48'

Rad: 2834.79'  
 Arc: 3.32'  
 CA: 00°04'02"  
 Chd: S40°06'00"W  
 3.32'



**Subject  
 Lease Space  
 Suite #102**

**PROJECT SUMMARY**

**Existing Zoning:** Gateway Commercial  
 Sub-district (Ord. 4191)  
**Proposed Zoning:** SP - Motor Vehicle  
 Repair - Minor

**Lot Area:** 1.38 Ac.  
**Bldg. Area:** 25,960 S.F.  
**Bldg. Height:** 1-Story (18.5')  
**Parking Provided:** 42 Spaces

**Landscape Area:** No Change (less than 7%)

**ZONING CONCEPT PLAN  
 Exhibit "B"**



Rad: 5729.63'  
 Arc: 73.36'  
 CA: 00°44'01"  
 Chd: N45°44'47"E  
 73.36'

**POINT OF BEGINNING**

Point of Beginning  
 (Tract 2)

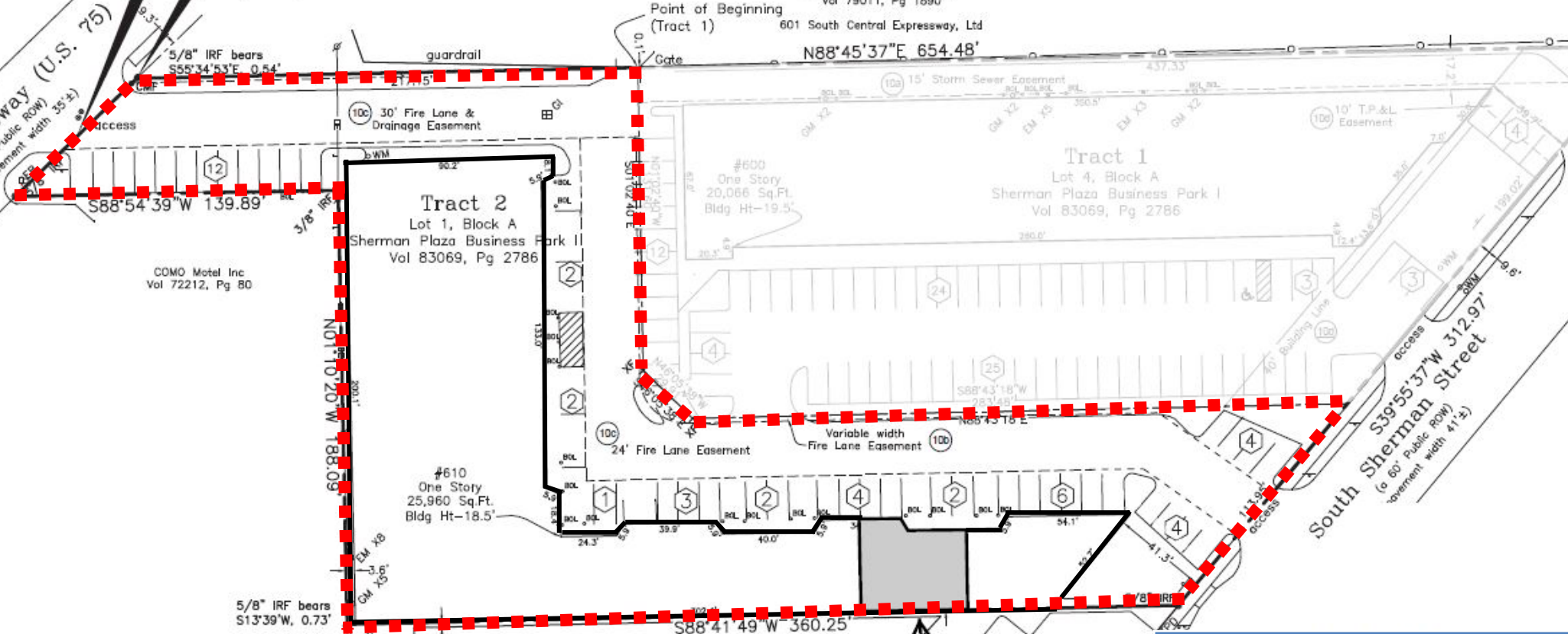
Lot 1, Block 1  
 Central Volkswagen Addition  
 Vol 79011, Pg 1890  
 601 South Central Expressway, Ltd

Point of Beginning  
 (Tract 1)  
 Gate

N88°45'37"E 654.48'

Rad: 2834.79'  
 Arc: 3.32'  
 CA: 00°04'02"  
 Chd: S40°06'00"W  
 3.32'

Central Expressway (U.S. 75)  
 (e 300' Public ROW)  
 (access pavement width 35'±)



**Subject  
 Lease Space  
 Suite #102**

<b>ProShield Auto Glass</b>
Special Permit for Motor Vehicle Repair – Minor, limited to auto glass replacement/repair & LDW calibration
Certificate of Occupancy obtained within 180 days of approval.
All work conducted indoors No overnight vehicle parking / storage

**ZONING CONCEPT PLAN  
 Exhibit "B"**

COMO Metal Inc  
 Vol 72212, Pg 80

Tract 2  
 Lot 1, Block A  
 Sherman Plaza Business Park II  
 Vol 83069, Pg 2786

Tract 1  
 Lot 4, Block A  
 Sherman Plaza Business Park I  
 Vol 83069, Pg 2786

Lot 2, Block A  
 Sherman Plaza Business Park 1  
 Vol 82039, Pg 1020  
 Sherman Tank Properties, LLC

#610  
 One Story  
 25,960 Sq.Ft.  
 Bldg Ht-18.5'

#600  
 One Story  
 20,086 Sq.Ft.  
 Bldg Ht-19.5'





**RICHARDSON**  
**TEXAS**

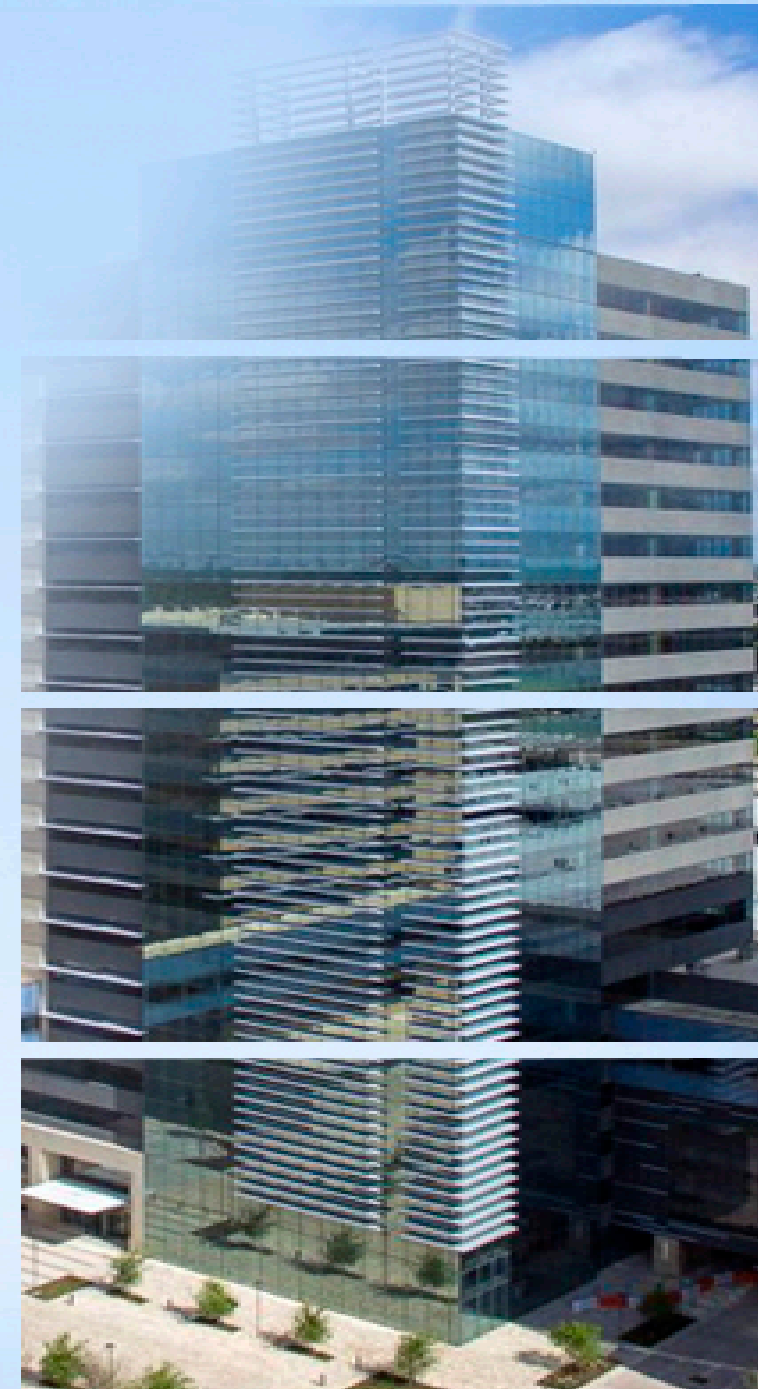
# Agenda Item 9

**Zoning File 21-03**

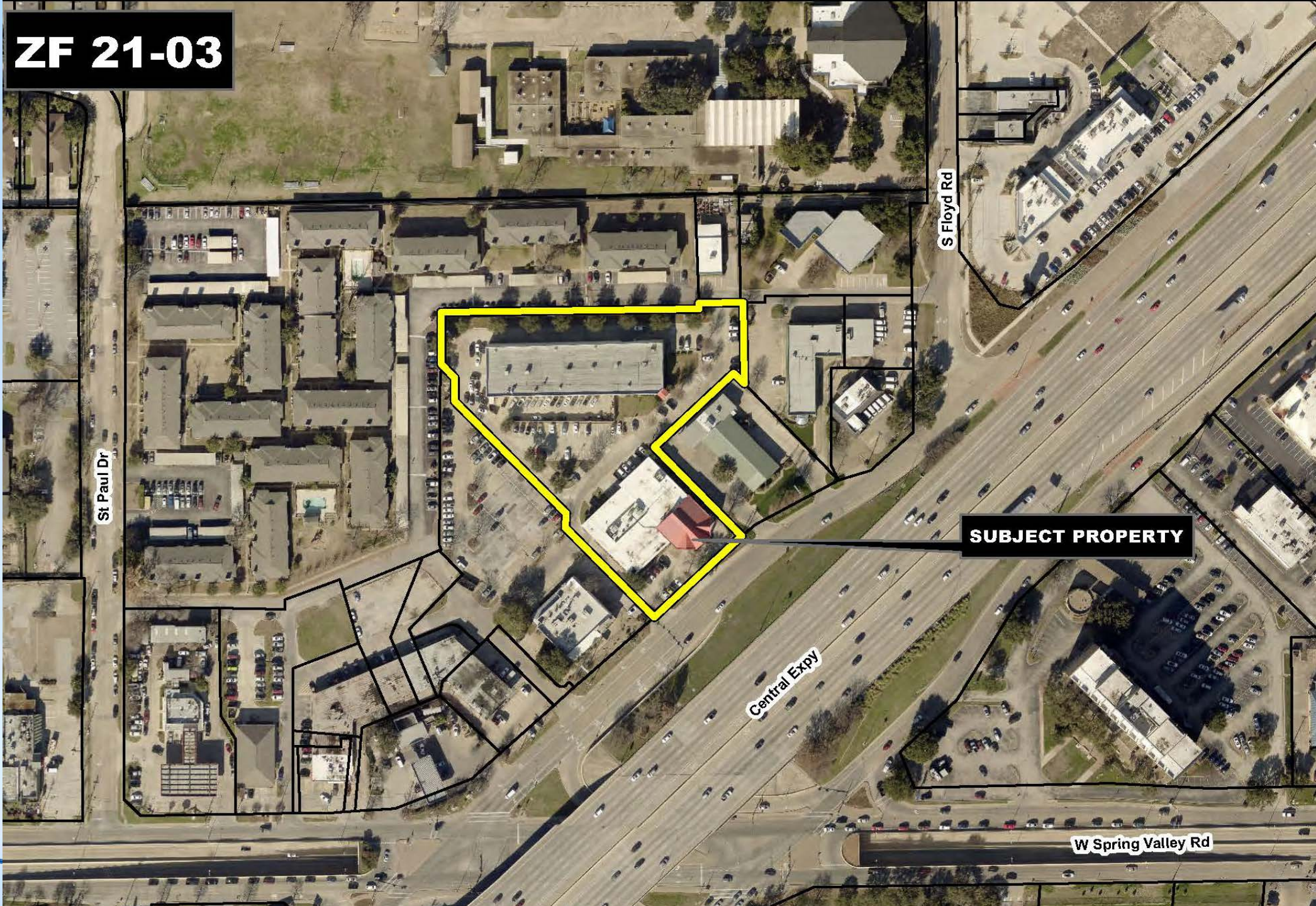
**Major Modification**

**(Building Remodel & Carport)**

City of Richardson  
Development Services



**ZF 21-03**



St Paul Dr

S Floyd Rd

**SUBJECT PROPERTY**

Central Expy

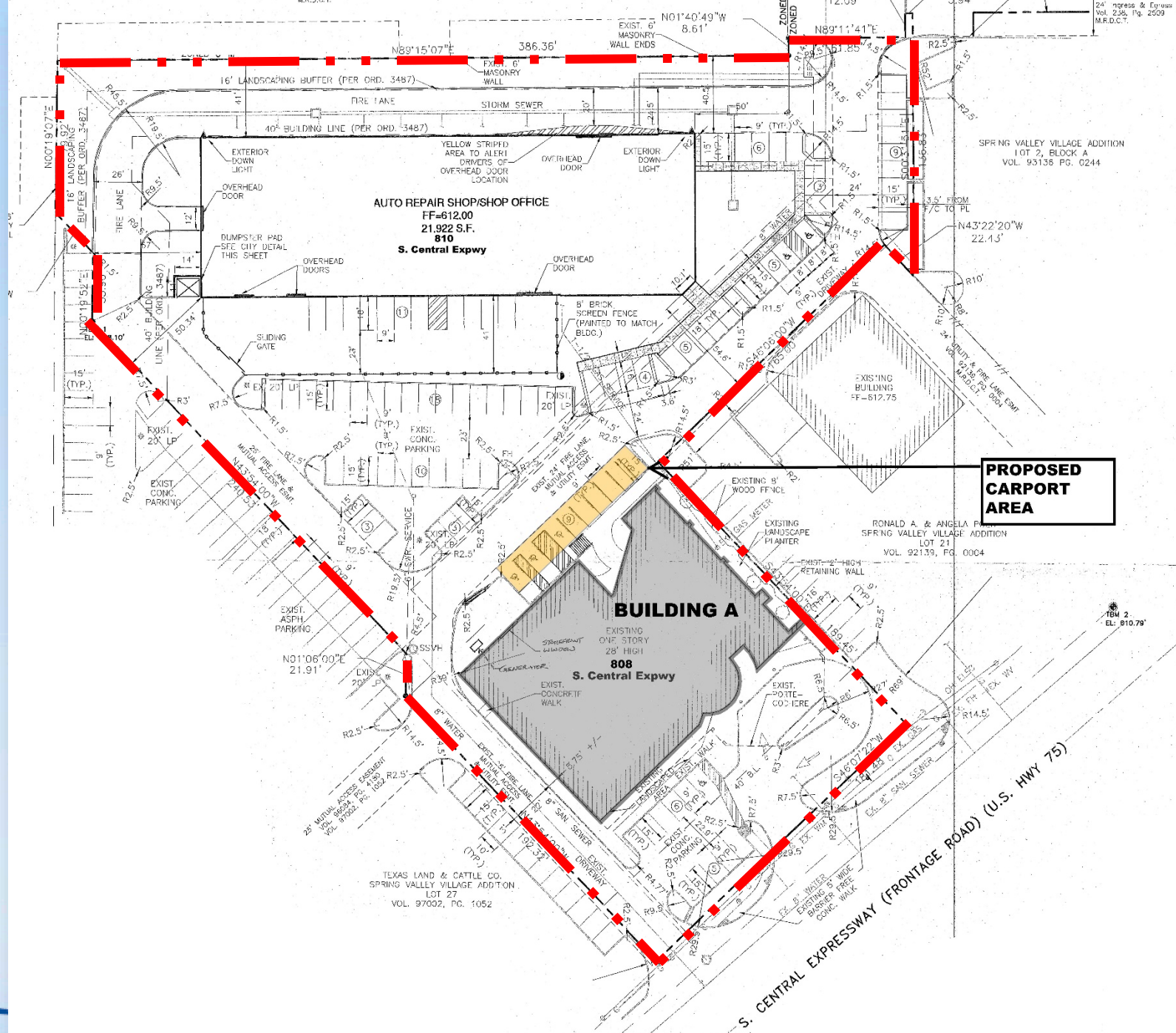
W Spring Valley Rd



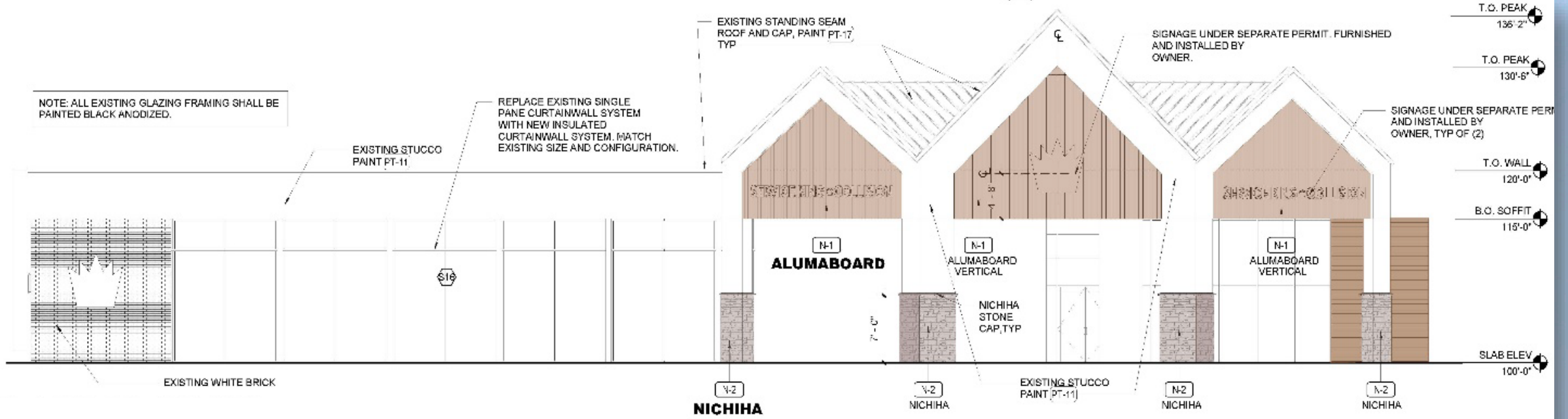


**Service King**  
REGIONAL SUPPORT CENTER

**Service King**  
REGIONAL SUPPORT CENTER

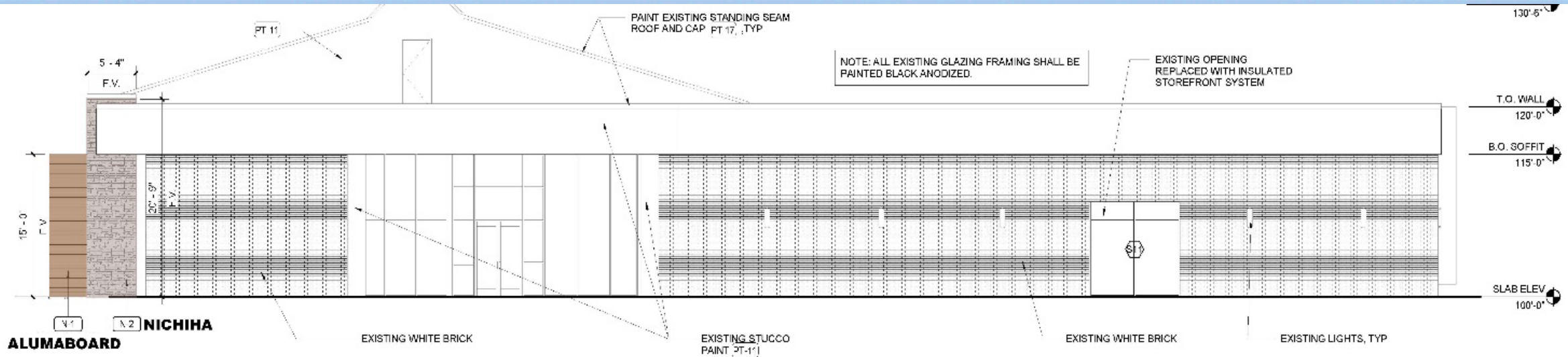


12



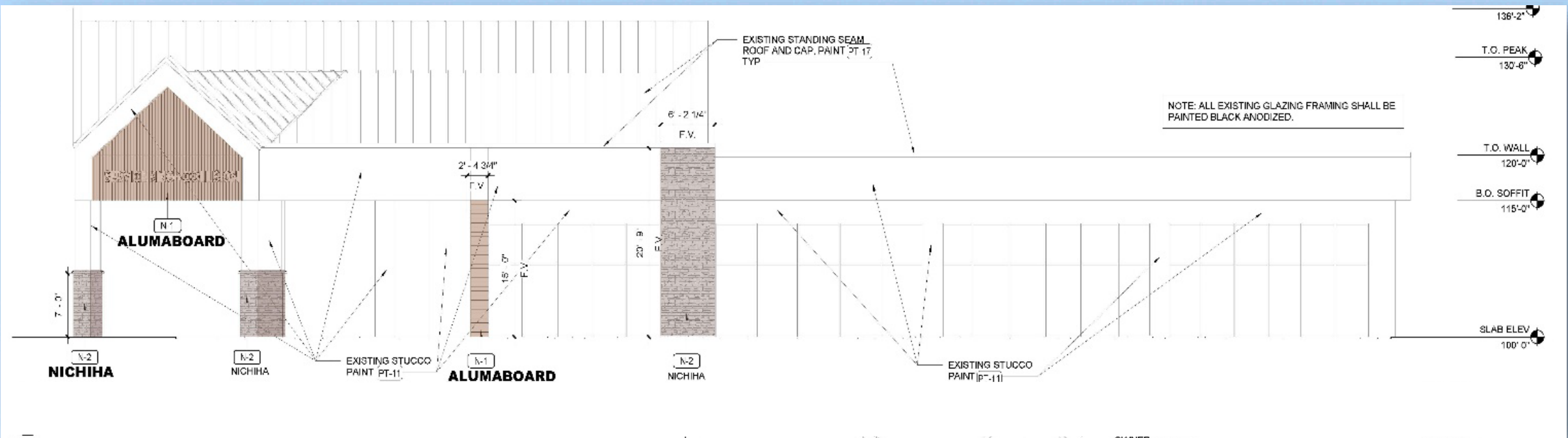
# East Elevation





# West Elevation

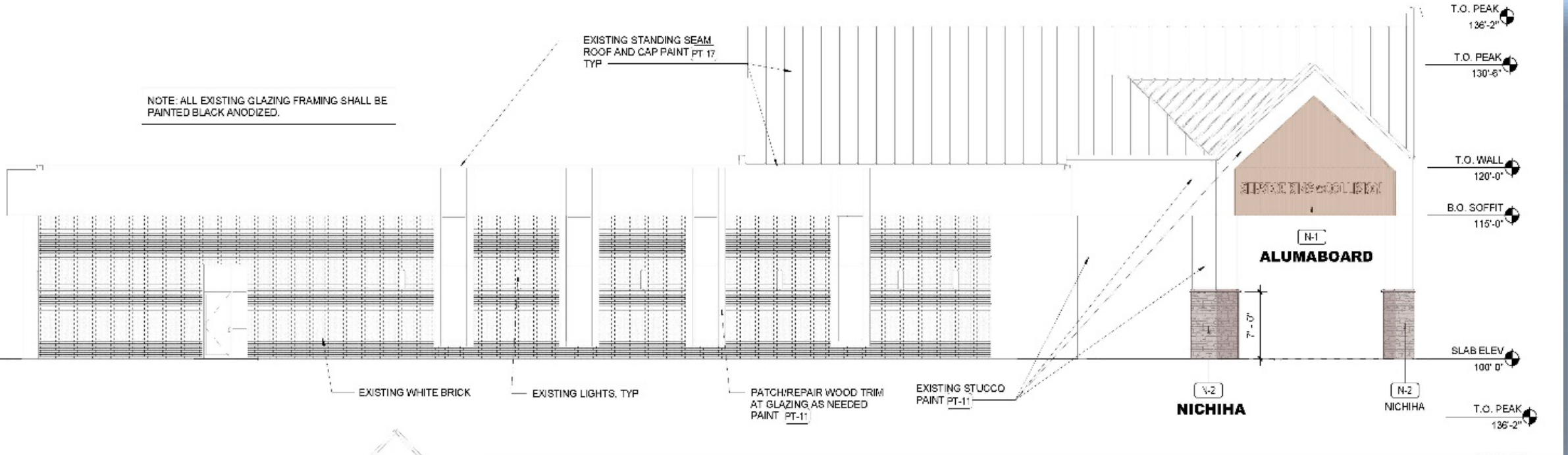




# North Elevation

NOTE: ALL EXISTING GLAZING FRAMING SHALL BE PAINTED BLACK ANODIZED.

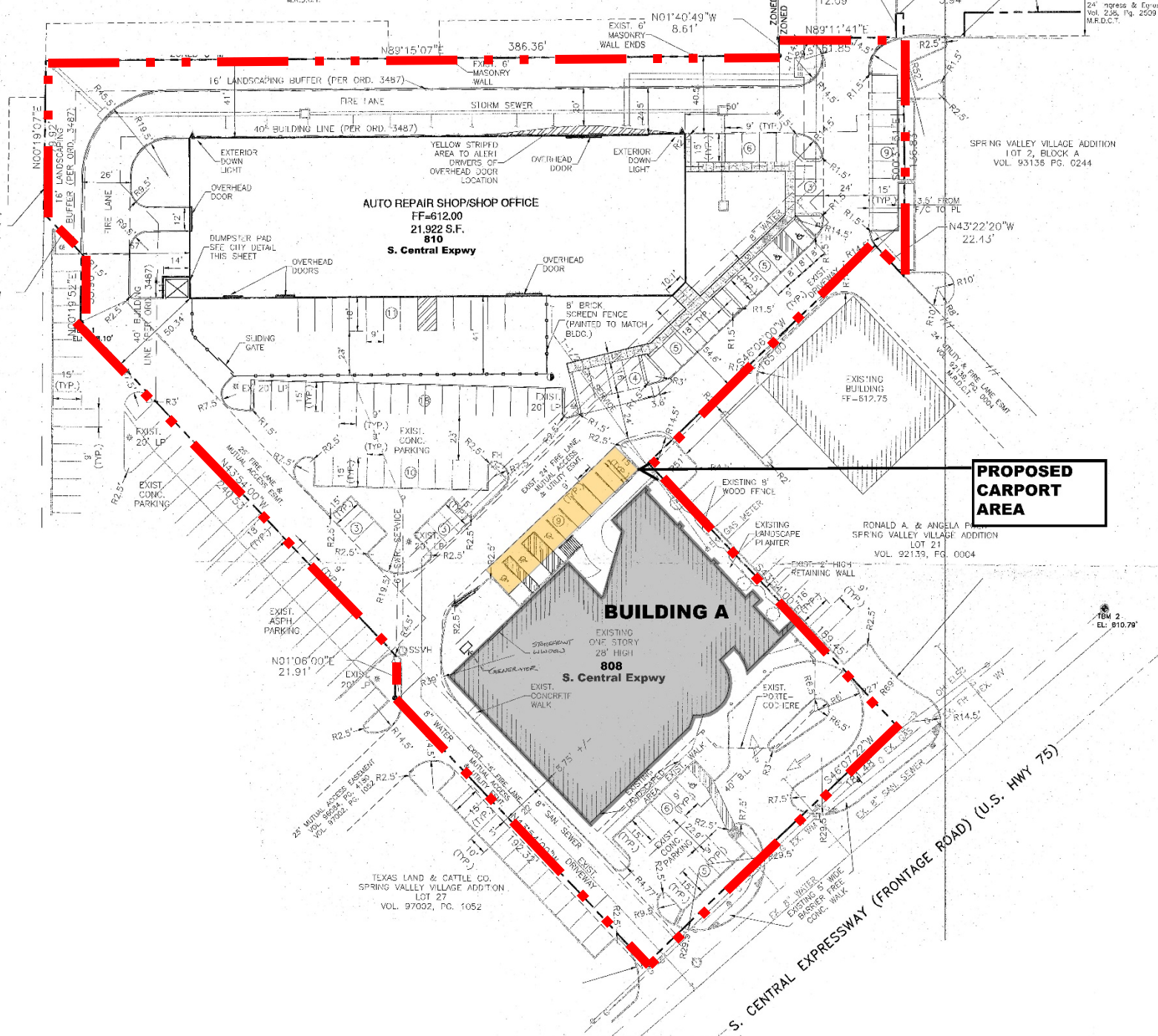
EXISTING STANDING SEAM ROOF AND CAP PAINT PT 17 TYP



# South Elevation







**PROPOSED  
CARPORT  
AREA**

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elopment Services