

City of Richardson City Plan Commission Agenda Packet Tuesday, September 5, 2023

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, SEPTEMBER 5, 2023, AT 7:00 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75082

The City Plan Commission meeting will be held in the Multipurpose Room #CH 157 of the Richardson City Hall located at 2360 Campbell Creek Boulevard, Richardson, TX 75082. Members of the public may also watch City Plan Commission (CPC) meetings online (<https://www.cor.net/city>). **Cablecast viewing of CPC meetings for U-verse and Spectrum customers is temporarily unavailable due to a fire which damaged Richardson City Hall. Cablecast services will be restored as soon as possible.**

Persons not attending the meeting who would like their views to be made a part of the public record may utilize the online Public Comment Card (<https://www.cor.net/PublicCommentForm>).

BRIEFING SESSION: 6:30 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in Multipurpose Room #CH 157 at the above listed address to receive a briefing on:

- A. Discussion of Regular Agenda items**
 - B. Staff Report on pending development, zoning permits, and planning matters**
-

REGULAR BUSINESS MEETING: 7:00 P.M. – MULTIPURPOSE ROOM #CH 157

MINUTES

1. **Approval of minutes of the regular business meeting of August 1, 2023.**

PUBLIC HEARING

2. **Zoning File 23-08 – Special Permit – 77 Wedding & Event Center:** Consider and act on a request for approval of a Special Permit for an approximately 5,900-square foot event center located within an approximately 9,300-square foot building on a 1.96-acre lot currently zoned Collins/Arapaho TOD & Innovation District PD Planned Development (Employment Sub-District), located at 1801 N. Plano Road, at the southwest corner of Plano Road and Digital Drive. *Property Owner: Huyen Ton, representing DI 7 Restaurant LLC. Staff: Derica Peters.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT RICHARDSON CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, SEPTEMBER 1, 2023.

CHRIS SHACKLETT, ASST. DIRECTOR OF
DEVELOPMENT SERVICES – PLANNING

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, LOCATED AT 2003 E. RENNER ROAD, RICHARDSON, TX 75082, VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT ADACoordinator@cor.gov.

PURSUANT TO SECTION 46.03, PENAL CODE (PLACES WEAPONS PROHIBITED), A PERSON MAY NOT CARRY A FIREARM OR OTHER WEAPON ON THIS PROPERTY. *

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE RICHARDSON ROOM AND/OR COUNCIL CHAMBERS OR ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY PLAN COMMISSION IS HELD.

Agenda Item 1

Approval of the Minutes of the August 1, 2023
City Plan Commission Meeting

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES –AUGUST 1, 2023

The Richardson City Plan Commission met on August 1, 2023, at 7:00 p.m. in the Multipurpose Room, #1103 of the Richardson Police Department, 200 N. Greenville Avenue, Richardson, TX 75081.

MEMBERS PRESENT: Bryan Marsh, Chairman
Kenneth Southard, Vice Chairman
Joe Costantino, Commissioner
Gwen Walraven, Commissioner
Michael Keller, Commissioner
Byron Purdy, Commissioner

MEMBERS ABSENT: Nate Roberts, Commissioner
Gary Beach, Commissioner
Sebrena Bohnsack, Commissioner

CITY STAFF PRESENT: Sam Chavez, Director – Development Services
Chris Shacklett, Asst. Director of Development Svcs. – Planning
Dan Tracy, Asst. Director of Development Svcs. – Dev. & Eng.
Aaron Zilz, Planner II

BRIEFING SESSION

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

REGULAR BUSINESS MEETING

1. Approval of Minutes of the regular business meeting of July 18, 2023.

Motion: Vice Chairman Southard made a motion to approve the minutes as presented; Seconded by Commissioner Costantino. Motion passed 6-0.

VARIANCES

- 2. Variance 23-01 – Zion Church Screening Variance:** Consider and take necessary action on a request for a variance to Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article XXII-C, Sec. 22(a) to waive the requirement to screen parking areas for religious institutions in residential districts from the view of adjacent single-family residential districts. The property is located at 1620 E. Arapaho Road, on the south side of Arapaho Road, east of Bell Meade Drive. *Property Owner: Anish Abraham, representing Zion Church. Staff: Aaron Zilz.*

Mr. Zilz stated the variance request was to allow a waiver to screening requirements for the Zion Church along the east and south property lines. He presented a location map of the subject property and described the surrounding property land use and zoning. He presented the approved landscape plan from 2016 that reflected the required screening, including a wrought iron fence with brick pilasters in conjunction with an 8-foot-wide landscape buffer and an evergreen hedge row.

Mr. Zilz presented photographs of the subject property to display existing conditions to depict where the required fencing should be located. He explained the request is to waive the requirement for the fence along the east and south property lines. However, the applicant still proposed to provide the 8-foot-wide landscape buffer and an evergreen shrub row along the east and south property lines.

Mr. Zilz stated the applicant met with the homeowners' association prior to submitting the variance request. The applicant stated approximately thirty (30) neighbors attended the meeting and were in support of the request. He presented a map showing the properties directly adjacent to the site that the applicant reached out to regarding the request. The applicant provided a petition showing all the owners to the south and east of the site were in favor of the request. Two (2) property owners to the west of the subject property could not be reached.

Mr. Zilz provided a summary of the request and restated that the applicant was requesting to waive the requirement to provide a wrought iron fence but still intended to provide the 8-foot-wide landscape buffer and evergreen shrubs.

Chairman Marsh stated he did not believe a wrought iron fence was necessary for screening since the shrubs provide the actual vehicle headlight screening. He stated that since the homes backed to the church property, the owners would not typically be looking out at the church property. He was pleased with the amount of community outreach performed by the church and that they were able to get support from all the property owners along the east and south property lines. He was encouraged that the landscape buffer and evergreen shrubs along with irrigation would be provided.

With no further questions of staff, Chairman Marsh invited the applicant to come forward to present their request.

Mr. Roy Thomas, Zion Church Board member, 211 Tanner Creek Circle, Sunnyvale, TX, came forward on behalf of Zion Church. He stated they were only asking for a waiver to the fence requirement on the east and south sides of the property. He stated the neighbors requested there be no fence and that the shrubs are better for providing vehicle headlight screening. He stated they met with the homeowners' association, and those adjacent to the site were in favor of the request. They provided a petition to the neighbors so they could show their support.

With no questions of the applicant, Chairman Marsh asked if anyone would like to speak in favor of the request.

Mr. Anthony Rice, Duck Creek HOA President, 1505 Creekside Drive, came forward to state that he was personally in favor of the request.

Chairman Marsh asked if there was anyone else present who wanted to speak in favor or in opposition to the request.

With no other speakers, Chairman Marsh asked for a motion.

Motion: Commissioner Costantino made a motion to recommend approval of Variance 23-01 – Zion Church Screening Variance as presented. Seconded by Commissioner Keller. Motion Passed 6-0.

- 3. Variance 23-02 – Pet Supplies Plus Parking Variance:** Consider and take necessary action on a request for a variance to Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article XXII-D, Sec. 1(h)(1)(l)(2) to allow a 31-space parking reduction to accommodate an 11,647-square foot retail use within an approximately 63,000-square foot building. The property is located at 1300 E. Belt Line Road, on the south side of Belt Line Road, west of Plano Road. *Property Owner: Mark Cohen, Duane Texas Properties, LLC. Staff: Aaron Zilz.*

Mr. Zilz stated the variance request was to allow a parking reduction for Pet Supplies Plus. He presented a location map of the subject property and the surrounding retail properties. He presented a site plan displaying the 11,647-square foot lease space that Pet Supplies Plus intended to occupy and described the other tenants within the shopping center.

Mr. Zilz stated the applicant calculated the amount of parking required for the shopping center when the subject lease space was converted from a furniture store use to a retail use. Based on the proposed change, the site would be deficient by thirty-one (31) parking spaces with 337 parking spaces required and 306 spaces provided. The site received a 64-space reduction in 2022 to accommodate a health club use. He presented a slide displaying multiple parking counts of occupied spaces observed by the applicant on various days and times. Their highest number of occupied spaces was on Monday, Tuesday and Wednesday evenings. The highest number of occupied spaces was on a Wednesday evening when 134 spaces were occupied; 172 spaces were unoccupied. He stated these observations were consistent with staff observations.

Mr. Zilz provided a summary of the request, stating the applicant was requesting to allow a 31-space reduction to accommodate a retail use.

With no questions of staff, Chairman Marsh invited the applicant to come forward to present their request.

Mr. Karl Crawley, Masterplan, 2201 Main Street, Dallas, TX, 75201 came forward on behalf of the owner to present the variance request. He stated his company did extensive parking counts and found that there were always many spaces unoccupied. He stated the health club use peak times are different than the Pet Supplies Plus peak times. He stated they typically do not need more than twenty-five (25) parking spaces to accommodate their peak times, and there was plenty of available parking. He stated the property to the south also received a variance in 2007 in addition to the variance granted in 2022 for the health club on the subject property. He provided some history regarding the previous furniture store use and that no retail store would be allowed in that space without a variance. He also discussed time of day parking calculations related to uses that utilize parking at different times of day. He summarized his request stating he felt it was a good tenant that would not cause a parking issue.

Chairman Marsh asked if this was the last vacant space in the shopping center.

Mr. Crawley responded, yes.

Mr. Mark Cohen, Centerpoint Properties, 5330 Alpha Road, Suite 200, Dallas, TX 75240 came forward representing the property management and leasing for the property. He described how they have been able to re-tenant the building since purchasing the property. He stated they had the opportunity to bring in a national tenant to replace the furniture store which would enhance the shopping center.

Chairman Marsh invited anyone else in favor or opposition to the request to come forward.

Mr. Dick Ferrell, 5948 Meletio Lane, Dallas, TX 75230, owner of the shopping center to the south, came forward to speak. He addressed his concerns related to the request and stated he had sent an email regarding his concerns that was provided to the Commission. He stated his concern was not with Pet Supplies Plus but with future tenants that might require more parking spaces which could lead to parking on the subject property spilling over onto his property. He was concerned how that issue may affect his ability to obtain a future parking variance if necessary. He also expressed concern that the health club use on the subject property had not yet reached its full membership. His final concern was related to how future restaurant space on the subject property might be relocated closer to his property. He stated that he was not approached by the owner of the subject property to discuss these concerns prior to the request, and he was asking for additional time to review the request and discuss his concerns.

Chairman Marsh asked when Mr. Ferrell became aware of the variance request.

Mr. Shacklett stated Mr. Zilz contacted Mr. Ferrell about the request the Wednesday before the Commission meeting. He stated staff has encouraged the subject property owner and his consultant to contact Mr. Ferrell before this request as well as the parking variance request for the health club use in 2022. It was staff's understanding the subject property owner had not reached out to Mr. Ferrell on either occasion.

Chairman Marsh asked if there were notification requirements for variance requests similar to zoning notification requirements.

Mr. Shacklett stated there are no such requirements.

Chairman Marsh asked Mr. Ferrell if there was a shared parking agreement between the two (2) properties.

Mr. Ferrell stated there were agreements for ingress and egress and property maintenance, but there was no shared parking agreement.

Chairman Marsh asked Mr. Ferrell how many parking spaces were on his property.

Mr. Ferrell was not sure of the exact number; Mr. Shacklett stated he believed the site provided approximately 270-280 spaces but that an additional eighteen (18) spaces had been recently approved but had not yet been striped.

Mr. Ferrell stated they had been striped.

Chairman Marsh asked Mr. Ferrell what the provided parking ratio was for his entire shopping center.

Mr. Ferrell stated they were in compliance with the City's parking requirements.

Chairman Marsh asked what the ratio per 1,000 square feet was for the property.

Mr. Shacklett stated staff could calculate that ratio.

Commissioner Walraven confirmed Mr. Ferrell's request was for a delay and what did he propose to do if a delay were granted.

Mr. Ferrell stated he wanted the chance to discuss his concerns with Mr. Cohen and the City.

Vice Chairman Southard asked Mr. Ferrell if his property was fully occupied.

Mr. Ferrell stated it was not.

Chairman Marsh asked Mr. Ferrell about the occupancy of his shopping center.

Mr. Michael Sweet, Structure Commercial, 17200 Westgrove Drive, Addison, TX 75001, came forward to speak. He stated his company handled the leasing for Mr. Ferrell's shopping center. He stated there was approximately 18,000 square feet of vacancy. He reiterated their concern was related to when their property became 100% occupied.

Chairman Marsh asked about the parking ratio for the shopping center again.

Mr. Shacklett stated Mr. Ferrell's shopping center was approximately 49,000 square feet and 296 parking spaces were provided. He stated the ratio was approximately six (6) parking spaces per 1,000 square feet.

Chairman Marsh asked Mr. Ferrell how full his parking lot was at peak times.

Mr. Ferrell stated the parking lot was approximately 50% full at peak times, but that would increase as he leased vacant tenant spaces.

Chairman Marsh stated both properties seemed to have approximately the same number of parking spaces occupied at peak times. He stated there was a lot of unoccupied spaces on both sites. He stated the new tenant, Pet Supplies Plus, anticipates a demand for approximately sixteen (16) spaces so it did not seem that their customers or employees would encroach upon Mr. Ferrell's property.

Mr. Ferrell agreed, but he stated that the counts could dramatically change as the health club membership grows or if restaurant space was relocated from the north side of the building to the east side of the building which is closer to his property.

Chairman Marsh asked Mr. Ferrell about the types of uses he expected to lease the vacant space in his shopping center.

Mr. Ferrell stated it was likely that a 5,000-square foot lease space on the end of his building would be restaurant. The other vacancies would likely be retail, restaurant or service uses, but there are not many tenants that are still traditional retail.

Chairman Marsh asked Mr. Shacklett if parking would be recalculated if an alternate use were to go into the health club space or any other space on the subject property.

Mr. Shacklett responded that was correct. He stated any additional restaurant space would require another variance. He stated the owner of the subject property could also come back later and request to rezone the property to a PD so that a standard parking ratio or set number of spaces could be required so a variance would not be required each time a new use wanted to occupy a space. He stated the previous variance was limited to a health club and the subject variance was limited to retail and could be further limited to a pet sales and grooming use.

Mr. Ferrell stated the total of the previous variance and proposed variance was for a total reduction of ninety-five (95) spaces. He reiterated his concern was his property could be impacted in the future, and his ability to obtain a parking variance in the future on his property could be negatively impacted.

With no other speakers, Chairman Marsh asked if staff had any further comments.

Mr. Zilz reiterated a request to rezone the subject property or both properties to a PD to modify parking standards in the future was an option.

Commissioner Walraven stated she would be in favor of the request if the use could be limited to a pet sales and grooming use.

Chairman Marsh stated he wanted to ensure both properties were being treated fairly, but he feels many areas in the City are overparked. He felt the reduction in overall parking would leave the subject property at just under five (5) spaces per 1,000 square feet which is typical of retail centers. He stated both properties currently have ample parking. He stated his preference would be for neighbors to speak to one another regarding these types of requests. He stated there will still be time between this meeting and the Council meeting for the two (2) owners to have these discussions and asked when the meeting might go to Council.

Mr. Shacklett stated the tentative date for the City Council meeting was September 11, 2023.

Chairman Marsh stated that should provide adequate time for the discussion to occur.

Motion: Commissioner Walraven made a motion to recommend approval of Variance 23-02 – Pet Supplies Plus Parking Variance with a condition limiting the variance to a pet sales and grooming use. Seconded by Commissioner Purdy. Motion Passed 6-0.

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 7:49 p.m.

Bryan Marsh, Chairman

DRAFT

Agenda Item 2

Zoning File 23-08:
77 Wedding & Event Center

ZONING FILE 23-08

Attachments:

1. Staff Report
2. Zoning/Aerial Map
3. Concept Plan (Exhibit “B”)
4. Building Elevations (Exhibit “C”)
5. Proposed Floor Plan (Exhibit “D”)
6. Applicant’s Statement & Traffic/Parking Study
7. Site Photos
8. Notice of Public Hearing
9. Notification List



TO: City Plan Commission
FROM: Derica Peters, AICP, Senior Planner-Planning *DP*
DATE: September 5, 2023
RE: **Zoning File 23-08: Special Permit – 77 Wedding & Event Center**

REQUEST

A request for approval of a Special Permit for an approximately 5,900-square foot event center located within a 9,318-square foot existing building on a 1.96-acre lot currently zoned Collins/Arapaho PD Planned Development (Employment Sub-District), located at 1801 N. Plano Road, at the southwest corner of Plano Road and Digital Drive.

APPLICANT/PROPERTY OWNER

Naveen Khammampti, NK Consulting LLC DBA Turnkey Tract / Huyen Ton, DI 7 Restaurant LLC.

EXISTING DEVELOPMENT

The site is currently developed with a 9,318-square foot former restaurant building.

ADJACENT ROADWAYS

N. Plano Road: Six-lane divided arterial; 24,800 vehicles per day on all lanes, southbound and northbound, north of Digital Drive (2021).

Digital Drive: Local street; no traffic counts available.

Analog Drive: Local street; no traffic counts available.

SURROUNDING LAND USE AND ZONING

North: Retail/Commercial; PD Planned Development
South: Retail/Commercial; PD Planned Development
East: Office; TO-M Technical Office and LR-M(2) Local Retail
West: Office; PD Planned Development

FUTURE LAND USE PLAN

Collins/Arapaho TOD & Innovation District:

Although the subject property is designated as Neighborhood Service on the Future Land Use Plan, the property was rezoned as part of the Employment Sub-district of the Collins/Arapaho TOD & Innovation District Form Based Code. The vision for this sub-district is to be a place for innovation, creativity, and entrepreneurship in a vibrant, mixed use and highly amenitized district. The sub-district focuses on adaptive reuse of existing buildings and targeted infill development.

Future Land Uses of Surrounding Area:

North: Collins/Arapaho TOD & Innovation District

South: Collins/Arapaho TOD & Innovation District

East: Neighborhood Service

West: Collins/Arapaho TOD & Innovation District

EXISTING ZONING

PD Planned Development – Collins/Arapaho TOD & Innovation District Form Based Code (Employment Sub-District) per Ordinance Number 4322.

INFRASTRUCTURE/TRAFFIC

The proposed request will not have a significant impact on the surrounding roadway system and will not impact existing utilities in the area. Staff reviewed the Traffic and Parking Study provided by the applicant and found no additional roadway modifications are needed. A 100% assumption for the average capacity of the event center is acceptable according to the study provided by the applicant. A traffic impact analysis was not required.

STAFF COMMENTS

Background:

The 1.96-acre subject property was developed in 1983 with a 9,318-square foot building which was occupied by a former restaurant and bar. In 2019, the property was rezoned from LR-M(1) Local Retail to Collins/Arapaho TOD & Innovation District Form Based Code. The current owner purchased the property in October 2022. At that time, the previous restaurant had already closed and was in the process of vacating the premises.

Request:

The applicant is requesting approval of a Special Permit to utilize a portion of the existing building as an event center, while the remainder of the building would be utilized as a restaurant. The use, event center, is allowed in the Employment Sub-District upon approval of a Special Permit, and is defined as follows:

Event Center – A building with one or more rooms or spaces used to host temporary professional or social events which can be rented by the public for a fee. Event Centers may be the primary or secondary use of a building.

The applicant states events held at the venue typically consist of weddings, corporate gatherings, birthdays, community events and other various social gatherings. The proposed hours of operation for the event center are 10:00 a.m. to 2:00 a.m., seven (7) days a week and 8:00 a.m. to 10:00 p.m. for the restaurant.

The applicant intends to remodel the building by constructing a demising wall between the restaurant use and event center use. Through the review process, the size of the proposed event center has decreased slightly. The proposed event center space as shown on the Concept Plan (Exhibit "B") is 5,749 square feet and would allow seating for 212 guests. The 3,569-square foot restaurant space provides seating for seventy-four (74) customers. The businesses will operate independent of one another, and each will have its own Certificate of Occupancy.

The event center will not have full kitchen facilities. The facilities are limited to two (2) preparation rooms to allow setup for food that would be catered for the events. There will be no internal connection between the restaurant and event center. Although the restaurant may cater the events, they would be required to prepare the food in the restaurant space and transport the food to the event center in the same manner as any other catering company.

Since 2012, three (3) event centers have received Special Permit approval. They were approved in 2012, 2015 and 2022. The City's Parking Regulations do not provide a standard parking ratio for an event center; therefore, a minimum amount of required parking or a specific parking ratio are approved as a condition of each Special Permit.

In 2012, a Special Permit was approved for Noah's Event Center located at the northeast corner of Greenville Avenue and Glenville Drive. The approved parking ratio for that event center was one (1) space per 100 square feet. The Special Permit did not contain a limit on the maximum occupancy or number of seats. This event center was primarily designed to cater to receptions, celebrations, and other large events.

In 2015, a Special Permit was approved for a 4,500-square foot lease space located at 999 E. Arapaho Road which was required to provide a minimum of 100 parking spaces, providing a parking ratio of one (1) space per forty-five (45) square feet. The Special Permit did not contain a limit on the maximum occupancy or number of seats. This event center was designed to host events similar to Noah's Event Center.

In 2022, a Special Permit was approved for a 5,900-square foot event center at 2090 E. Arapaho Road (Aqua Hall). For this event center, the occupancy was limited based on the number of available parking spaces (based on time of day and availability of off-site parking). Based on available parking, the allowable occupancy was approximately 1.6 seats per available parking space, which allowed an occupancy between sixty-three (63) and 120 occupants.

Staff has reviewed traffic and parking impacts presented in the attached Traffic and Parking Study. Exhibit "B" reflects 121 provided parking spaces for both the restaurant and event center. The restaurant requires thirty-six (36) parking spaces at a parking ratio of one (1) space per 100 square feet; therefore, an additional eighty-five (85) parking spaces are available for the event center. The applicant is proposing to utilize a parking ratio of one (1) parking space per 2.5 seats within the event center, which would allow up to 212 seats. The applicant suggests this ratio is appropriate because it is similar, but still more restrictive, than the parking ratio the City allows

for churches, movie theatres, and live performance theatres, which is one (1) space per three (3) seats. Additionally, the previous restaurant and bar had an approved maximum occupancy of 450 occupants. However, since the use was an allowed use, the City standard parking ratio of one (1) space per 100 square feet for a restaurant applied; therefore, only ninety-four (94) parking spaces were required regardless of maximum occupancy.

There are a few exterior modifications proposed, including the addition of brick veneer and a new aluminum storefront door along the east elevation which will be the primary entrance into the event center. The applicant also proposes to plant ornamental trees along Plano Road. While the PD requires canopy trees within a landscape buffer in the right-of-way for new development, it does not require the buffer or trees to be provided for adaptive reuse sites. Since the area where trees would typically be planted contains overhead electric lines, staff requested that only ornamental trees be planted in this area.

Correspondence: To date, staff has not received correspondence regarding this request.

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

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

1. Special Permit shall be granted to allow an event center which shall be limited to the lease space as shown on the Concept Plan attached as Exhibit "B" and made a part thereof ("Concept Plan").
2. No other person, company, business, or legal entity may operate an event center on the Property other than Huyen Ton. The Special Permit granted pursuant to this Ordinance automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
3. A Certificate of Occupancy shall be obtained from the city in accordance with Article XXII-A, Section 7.(c.) of the Comprehensive Zoning Ordinance, as amended.
4. The event center shall be prohibited from operating between the hours of 2:00 a.m. to 10:00 a.m.
5. Maximum number of guests: 212
6. A minimum of eighty-five (85) parking spaces shall be provided for the event center use.

Council Hearing Date: The earliest possible City Council hearing date is September 25, 2023.

ZF 23-08



SUBJECT PROPERTY

ZF 23-08 Aerial and Zoning Map Special Permit - 77 Wedding & Event Center 1801 N. Plano Rd

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.



RICHARDSON
TEXAS

ZONING EXHIBIT



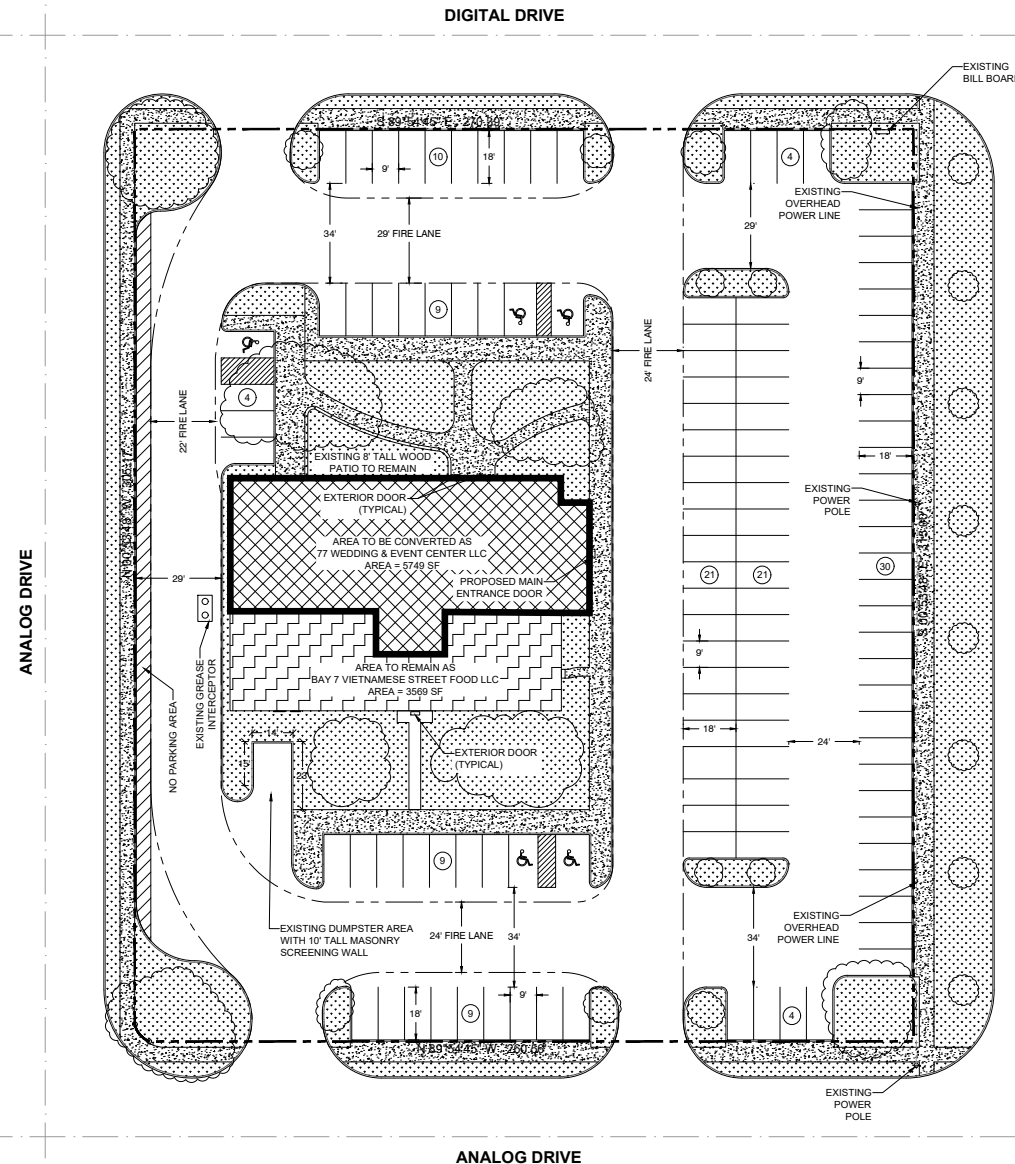
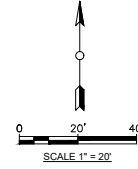
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

File Name and Address
 TURKEY TRACT
 2770 MAIN ST #171
 FRISCO, TX 75033
 F-22283
 nkcivilengineer4@gmail.com
 214-483-1599

Project Name and Address
 BAY 7 VIETNAMESE STREET FOOD
 & 77 WEDDING & EVENT CENTER,
 1801 NORTH PLANO ROAD
 RICHARDSON, TEXAS 75081

Project	Sheet
Date 08 / 30 / 2023	01
	01



SITE DATA:

SITE AREA = 85,139 SF / 1.96 ACRE
 BUILDING AREA = 9318 SF (EXISTING RESTAURANT WITH 286 SEATS)
 PROPOSED EVENT CENTER 5749 SF WITH 212 SEATS, RESTAURANT 3569 SF WITH 74 SEATS - TOTAL 286 SEATS
 BUILDING HEIGHT = 1 STORY / MAX 22'-4"
 EXISTING: PLANNED DEVELOPMENT #4322 - EMPLOYMENT SUBDISTRICT
 PROPOSED: SPECIAL PERMIT FOR EVENT CENTER
 FRONT SETBACK = 40'
 REAR SET BACK = NOT REQUIRED
 PARKING DIMENSIONS = 9' X 18'
 PARKING REQUIRED = RESTAURANT: 1 PER 100SF = 36 SPACES
 EVENT CENTER: 1 PER 2.5 SEATS = 85 SPACES
 TOTAL PARKING REQUIRED = 121 SPACES
 PARKING PROVIDED = 121 SPACES

NOTE:

ALL INFORMATION SHOWN ON THIS EXHIBIT IS FOR INFORMATION PURPOSE ONLY AND NOT USED FOR ANY CONSTRUCTION PURPOSES.

LEGEND

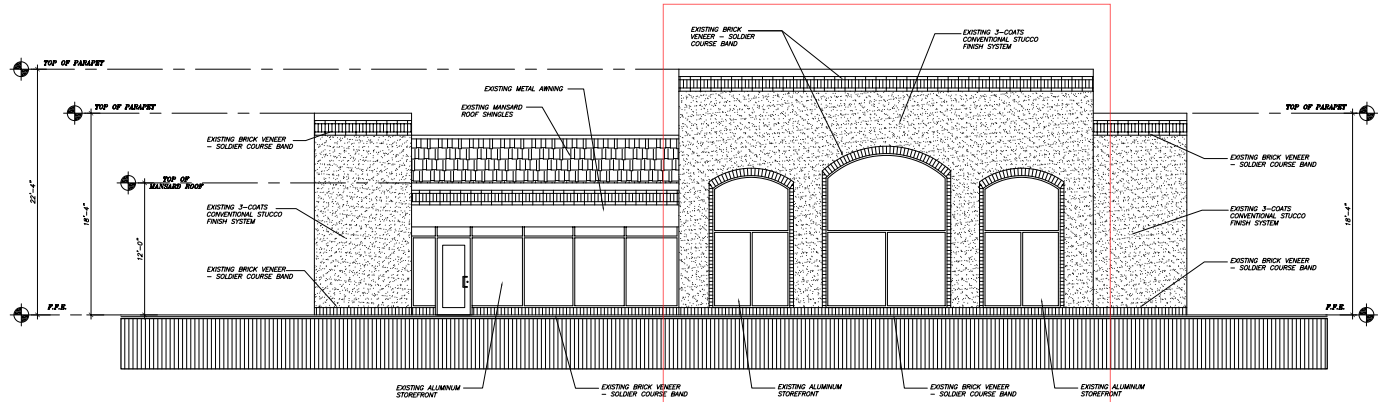
- CONCRETE SIDEWALK (EXISTING)
- GREEN SPACE (EXISTING)
- PROPOSED RESTAURANT AREA IN THE EXISTING BUILDING
- PROPOSED EVENT CENTER AREA IN THE EXISTING BUILDING
- EXTERIOR DOOR (EXISTING)
- MAIN ENTRANCE DOOR (PROPOSED)
- FIRE LANE (EXISTING)
- EXISTING TREES / VEGETATION
- PROPOSED ORNAMENTAL TREES SPACED 40' MAX (CRAPE MYRTLE OR SIMILAR)
- EXISTING POWER POLE



OWNER:

NAME: HUYEN TON
 ADDRESS : 4208 DANMIRE DR, RICHARDSON, TX 75082
 PHONE NUMBER : 469-714-6062
 EMAIL : CINDYHUYENTON@GMAIL.COM

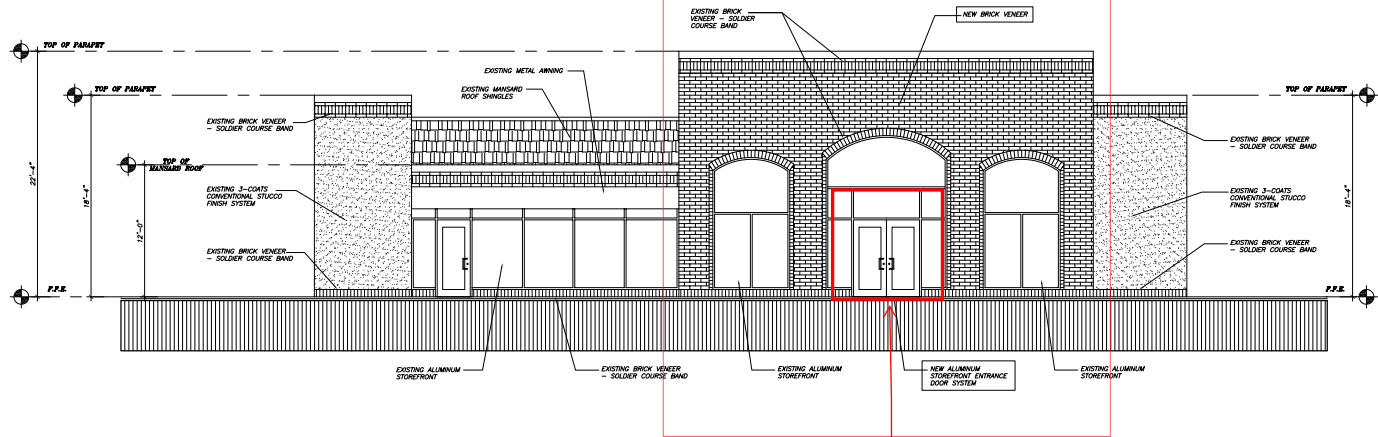
EXHIBIT B
ZF 23-08



01 *EXISTING ELEVATION - EAST*
A-3.3

SCALE : 3/16" = 1'-0"

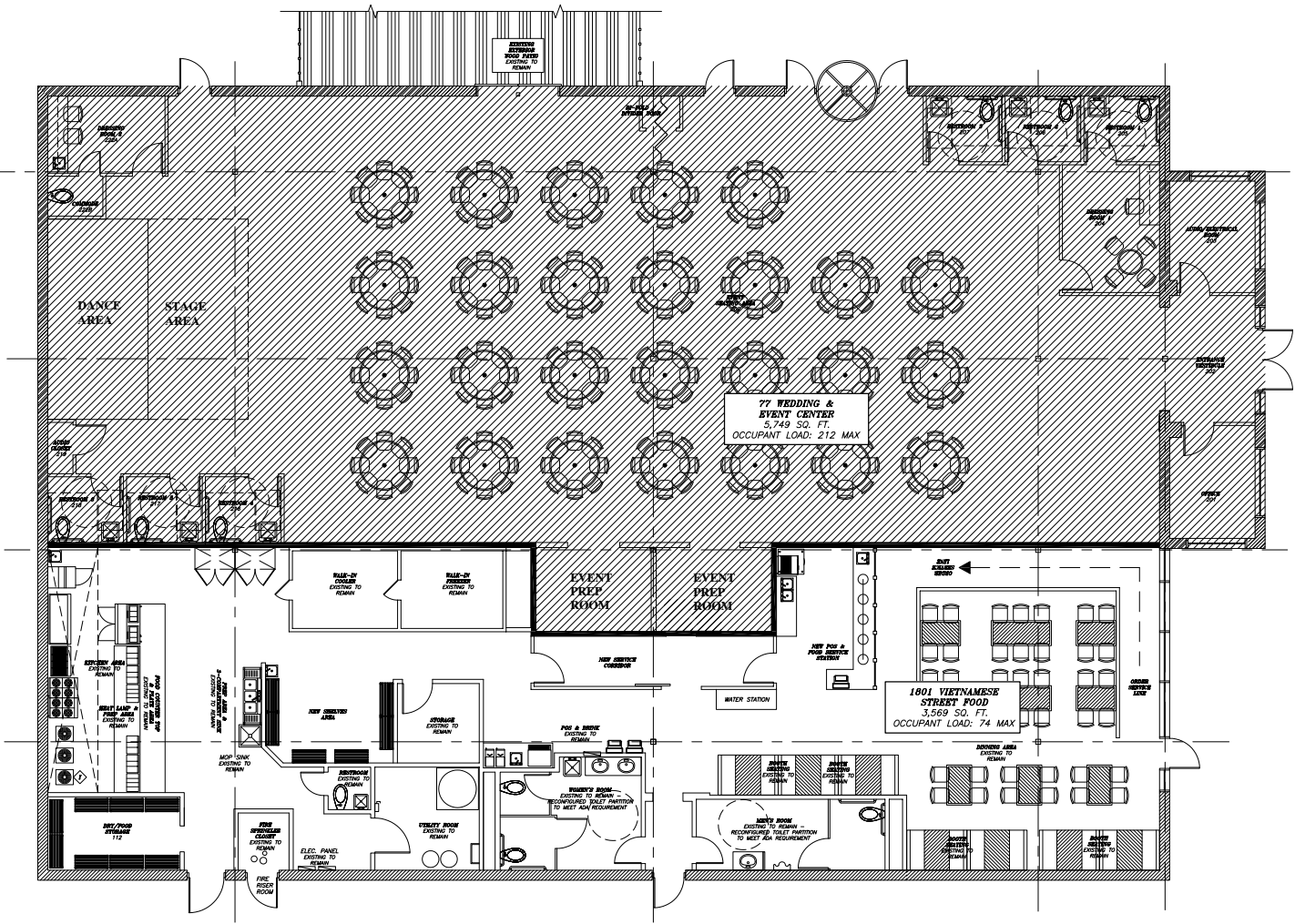
Install new brick veneer on existing stucco area



02 *REMODEL ELEVATION - EAST*
A-3.3

SCALE : 3/16" = 1'-0"

New storefront door



01
A-1.1

PROPOSED FLOOR PLAN

SCALE : 3/16" = 1'-0"



EXHIBIT D
ZF 23-08

PROJECT NO.
DRAWN BY: JOSEPH WIGDER
CHECKED BY: JRN
SCALE:
ISSUE DATE: 8-21-2023
DRAWING NAME:

1801 Vietnamese Street Food
77 Wedding & Event Center, LLC.
1801 NORTH PLANO ROAD
RICHARDSON, TEXAS 75081
PROPOSED FLOOR PLAN

A-1.1



TURNKEY TRACT,
2770 MAIN STREET,
#168 FRISCO, TEXAS 75033
214-483-1599
NKCIVILENGINEER4@GMAIL.COM

City of Richardson, Developmental Services
Attn: Chris Shacklett, AICP (Asst. Director of Development Services – Planning)
200 N. Greenville Avenue
Richardson, TX 75081

Date: 08-30-2023

Re: Traffic and Parking Study for the conversion of the existing restaurant into an event center and a restaurant located at 1801 N Plano Rd, Richardson, Tx 75081

Per our conversation with your team, Turnkey Tract has prepared this Traffic and Parking Study for the conversion of the existing restaurant into an event center and a restaurant located at 1801 N Plano Rd, Richardson, Tx 75081
Operating Hours: Restaurant 8am-10pm / Event Center 10am - 2 am (Weekdays and Weekends)

Events held at the Venue will typically consist of weddings, corporate gatherings, birthdays, community events and various other social gatherings.

The attached zoning exhibit shows the project site plan. A vicinity map of the project location is also shown on this exhibit.

Project Description:

The project proposes converting an existing restaurant that is approximately 9300 SF with about 286 seats into an event center (5749 SF) with a seating capacity of 212 seats and a restaurant (3569 SF) with a seating capacity of 74 seats. This project proposes not to increase the total number of existing seats but to distribute them among the two proposed uses. To accommodate the guests and employees, there are a total of 121 parking spaces available.

The city of Richardson ordinance requires one parking space per 100SF of restaurant. This implies that the proposed 3569 SF restaurant will require 36 parking spaces.

There is no parking guidance provided for the event center in the city's ordinances, but we have evaluated the event center's required parking in the following ways.

- The city's ordinance indicates that one parking space is required per 3 seats for Movie theaters, theaters conducting live performances, and dinner theaters. This usage and requirement appear to be more relevant to the proposed event center usage. So, based on this, the required parking will be 71 (212/3) spaces.

- It is standard to assume 2.5 persons per vehicle for event center. So, based on the 212 seats at 100% full, the required number of parking spaces will be 85 (212/2.5)

So, the total number of existing 121 parking spaces can accommodate the guests from the proposed event center and the restaurant without any issues.

Project Trip Generation: (ITE, Trip generation 11th Edition)

Existing Use: Restaurant
Total existing seats: 286

EXISTING RESTAURANT												
LAND USE	UNITS		AM PEAK HOUR			PM PEAK HOUR			WEEKEND PEAK HOUR*			DAILY
			ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	TWO-WAY
High Turnover/Site Down Restaurant (ITE 932)	SEATS	286	67	62	129	64	48	112	64	48	112	1250
*Assumed same PM peak hour as a week day												

Proposed Use: Restaurant & Banquet Hall
Proposed Restaurant seats: 74
Proposed Banquet Hall Capacity: 212
Total Proposed seats: 286 (Same as existing)

PROPOSED RESTAURANT AND BANQUET HALL												
LAND USE	UNITS		WEEK DAY AM PEAK HOUR			WEEK DAY PM PEAK			WEEKEND PEAK HOUR*			DAILY
			ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	TWO-WAY
High Turnover/Site Down Restaurant (ITE 932)	SEATS	74	17	16	33	16	12	29	16	12	29	323
Banquet Hall	SEATS	212				64	25	89	64	25	89	89
Total Trips			17	16	33	80	38	118	80	38	118	412
Difference in Traffic			-50	-46	-95	16	-10	6	16	-10	6	-837
negative number indicates decrease and positive number indicates increase												

212	Seats
75%	Avg capacity
159	Avg attendance
2.5	Guests per vehicle
64	Vehicles
100%	% Arriving in peak hour
64	Peak Hour Arrivals
40%	Leave in peak hour
25	Peak Hour Departures

Traffic Study Requirements:

Based on the trip generation of 64 vehicles for an event for up to 212 guest and employees, it can be concluded that a detailed traffic impact study would not be required as most of the Peak hour and weekday trips are reduced in the proposed condition compared to the existing conditions.

Parking:

There are 121 parking spaces serving the existing 9300 SF restaurant.

The proposed 3569 SF restaurant requires 36 parking spaces.

The proposed event center requires 85 spaces in the worst-case scenario at 100% capacity.

Therefore, the existing parking spaces are enough to accommodate the proposed configuration.

Summary:

- Trip generation of event center for 212 guests will generate 64 vehicles in and 25 vehicles out. The 74 seat 3569 SF restaurant will generate 16 Vehicles in and 12 vehicles out during weekend PM peak hour. A total of 1250 daily trips are generated in the existing conditions compared to the 412 daily trips in the proposed conditions (when both event center and restaurant trips are added).
- Based on the difference in traffic generated from existing and proposed conditions, a detailed traffic study is not required.
- The existing 121 parking spaces can accommodate the worst-case scenario of the proposed project at 100% capacity of the event center.

If you have any questions, please feel free to contact the office.

Sincerely,



Naveen Khammampati, P.E

References for estimating trip generation for banquet halls. Reference 1 below explains the method used in estimating the trips. The same method is used in other references.

1. <http://www.mikeontraffic.com/estimating-trip-generation-distribution-wedding-venue/>
2. Page 25 of <https://images1.cityfeet.com/d2/LqORihX6Ubc2bHLE0pQx0tICTuZ9O6IsXr90YnHRgH8/document.pdf>
3. Page 26 of <https://wedodirt.com/wp-content/uploads/2016/05/Valhalla-Brandywine-Traffic-Impact-Study.pdf>
4. https://www.templenh.org/sites/g/files/vyh1if5071/f/pages/dri_7_9_21.pdf

SITE PHOTOS – ZF 23-08



1 – Looking West at East side of Building



2 – Looking South at North side of Building

SITE PHOTOS – ZF 23-08



SITE PHOTOS – ZF 23-08





Notice of Public Hearing

City Plan Commission

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

Special Permit

File No.: ZF 23-08
Applicant: Naveen Khammampti
Location: (See map on reverse side)
Request: **ZF 23-08 Special Permit – 77 Wedding & Event Center:** Consider and act on a request for approval of a Special Permit for an approximately 5,900-square foot event center located within an approximately 9,300-square foot building on a 1.96-acre lot currently zoned Collins/Arapaho TOD & Innovation District PD Planned Development (Employment Sub-District), located at 1801 N. Plano Road, at the southwest corner of Plano Road and Digital Drive. Owner: Huyen Ton, DI 7 Restaurant LLC. Staff: Derica Peters.

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

TUESDAY, SEPTEMBER 5, 2023
7:00 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

This notice has been sent to all owners of real property affected by the zoning request and those who are within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting will be allocated a maximum of 3 minutes each to address the City Plan Commission to express whether they are in favor or opposed the request.

Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public Comment Card at <https://www.cor.net/PublicCommentForm>.

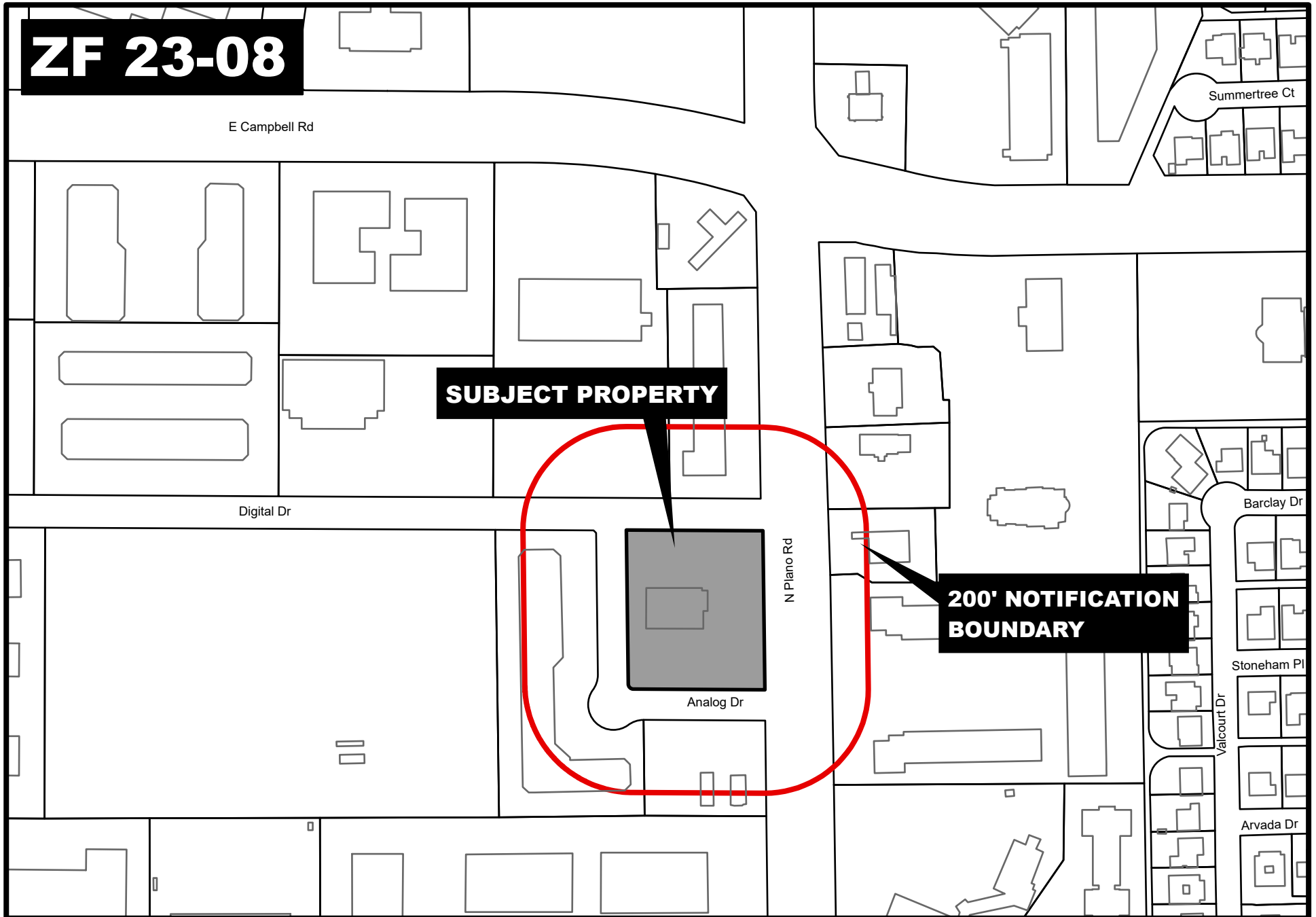
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions, or recommend denial. Final approval of this application requires action by the City Council.

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 23-08.

Date Posted and Mailed: August 25, 2023

ZF 23-08



ZF 23-08 Notification Map
Special Permit - 77 Wedding & Event Center
1801 N. Plano Rd

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.



RICHARDSON
TEXAS

QSR 30 LAND LLC
4515 LBJ FREEWAY
DALLAS, TX 75244

TEXAS HEALTH RESOURCES SYSTEM
612 E LAMAR BLVD FL 6
ARLINGTON, TX 76011

1300 CAMPBELL LP
1301 W 25TH ST STE 510
AUSTIN, TX 78705

SKL INVESTMENT COMPANY LTD
3820 BRYN MAWR DR
DALLAS, TX 75225

ANALOG DIGITAL JV ET AL
% MCNEFF COMMERCIAL REAL ES
1727 ANALOG DR
RICHARDSON, TX 75081

DI 7 RESTAURANT LLC
3130 N SHILOH RD
GARLAND, TEXAS 75044

GOODWILL INDUSTRIES OF DALLAS
3020 N WESTMORELAND
DALLAS, TX 75212

DALLAS NORTH INDUSTRIAL LLC
19762 MAC ARTHUR BLVD STE 300
IRVINE, CA 92612

**NAVEEN KHAMMAMPTI
NK CONSULTING LLC DBA
TURNKEY TRACT
2770 MAIN ST. #171
FRISCO, TX 75033**

**HUYEN TON
4208 DANMIRE DR
RICHARDSON, TX 75082**

**ZF 23-08 1801 N. PLANO RD.
EVENTS CENTER**