

City of Richardson City Plan Commission Agenda Packet Tuesday, October 17, 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, OCTOBER 17, 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: 6:15 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. Review and discuss the 2023 Community Revitalization Awards Program**
 - B. Discussion of regular agenda items**
 - C. Staff report on pending development, zoning permits, and planning matters**
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REGULAR BUSINESS MEETING: 7:00 P.M. – MULTIPURPOSE ROOM #CH 157

MINUTES

1. **Approval of minutes of the regular business meeting of October 5, 2023.**

PUBLIC HEARING

2. **Zoning File 23-12 Special Permit & Planned Development – Naturich:** Consider and act on a request to rezone approximately 9 acres located on the south side of Research Drive, west of Telecom Parkway, from PD Planned Development for the I-M(1) Industrial District with modified development standards to PD Planned Development for the I-M(1) Industrial District with modified development standards and revised concept plan and for approval of a Special Permit for a Manufacturing Facility, Heavy use. *Property Owner: Prakash Purohit, representing Naturich Labs Inc. 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, OCTOBER 13, 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 October 5, 2023
City Plan Commission Meeting

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – OCTOBER 5, 2023**

The Richardson City Plan Commission met on October 5, 2023, at 7:00 p.m. at the Richardson City Hall, 2360 Campbell Creek Boulevard, Suite 525, Richardson, TX 75082.

MEMBERS PRESENT: Bryan Marsh, Chairman
Kenneth Southard, Vice Chairman
Nate Roberts, Commissioner
Gary Beach, Commissioner
Gwen Walraven, Commissioner

MEMBERS ABSENT: Byron Purdy, Commissioner
Joe Costantino, Commissioner
Michael Keller, Commissioner
Sebrena Bohnsack, Commissioner

CITY STAFF PRESENT: Chris Shacklett, Asst. Director of Development Svcs. – Planning
Derica Peters, Senior Planner
Anna Jo Castaneda, Executive Secretary

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 September 19, 2023.

Motion: Chairman Marsh made a motion to approve the minutes as presented. Seconded by Commissioner Roberts. Motion passed 5-0.

PUBLIC HEARING

- 2. Zoning File 23-10 – Special Permit – Shredder:** Consider and act on a request for approval of a Special Permit for a Commercial Entertainment, Indoor use (indoor ski and snowboard school) located within an existing building on an 8.1-acre lot currently zoned Collins/Arapaho TOD & Innovation District PD Planned Development (Station Area Sub-District), located at 1002 N. Central Expressway, at the northeast corner of Central Expressway and Arapaho Road. *Property Owner: Rick Currey, representing AF 1002 N. Central Ltd. Staff: Derica Peters.*

Ms. Peters began by stating the subject site was located at 1002 N. Central Expressway, at the northeast corner of Central Expressway and Arapaho Road. In 2019 the site was zoned Collins/Arapaho TOD & Innovation District Planned Development (Station Area sub-district). The properties to the north and south have been developed with commercial uses; to the east across Greenville Avenue is the DART Arapaho Center Station; and to the west across Central Expressway is a church. The subject site is a total of 8.1 acres and was developed in the early 1970's with six (6) single story commercial buildings offering 117,000 square feet of commercial lease space.

Ms. Peters stated the request was for a Special Permit for a ski school. The occupant intends to occupy the 4,700-square foot lease space in the southern portion of Building #2 which faced Arapaho Road. Operating hours will be 8:00 a.m. to 9:00 p.m., and the facility will offer indoor skiing and snowboarding instruction for children ages ten (10) months to ten (10) years. In addition to instruction,

the facility will accommodate gatherings such as birthday parties, parents' night out and summer and holiday camps.

Ms. Peters stated the site provided 306 parking spaces and only 178 spaces were required per the PD. Based on the applicant's expectation of the maximum number of students and staff, they expect to need fifteen (15) to twenty (20) parking spaces.

Ms. Peters presented a floor plan which illustrated how the interior would be set up. The facility would provide two (2) ramps; one that is 6-foot-tall and one that is 10-foot-tall, as well as other areas for equipment and other activities. Ms. Peters also presented a site photo that showed the front entrance of the building.

Ms. Peters concluded with a summary of the request and the conditions to be included if the Commission recommended approval.

Chairman Marsh asked why a specific parking ratio was not proposed as a condition for this use.

Ms. Peters stated that a parking ratio was not established in the PD or Comprehensive Zoning Ordinance for an indoor commercial entertainment use. These types of uses require Special Permit approval, so parking is discussed as part of the request. However, the PD only required additional parking for newly constructed building area so parking requirements would not change with the addition of this use.

Chairman Marsh asked if staff felt there was any need to specify the hours of operation.

Ms. Peters replied, no.

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

Mr. Robert Lacey, 8514 Columbia Drive, Rowlett, TX, franchise owner and operator of Shredder Ski School discussed his background related to skiing and snowboarding. He stated that Shredder just began their franchise program. He stated a survey conducted showed Dallas was one of the biggest hubs to travel to Colorado and Utah to go skiing. He stated Shredder currently has six (6) locations in Colorado. He discussed the features of a lease space necessary to accommodate the use. He stated the school would not have fake snow, but rather the ramps would be carpeted to mimic a groomed ski slope. He discussed the timeframe and curriculum related to the instruction.

Vice Chairman Southard asked if the classes would be one (1) class per week for ten (10) weeks and if they would overlap.

Mr. Lacey stated the classes were once per week and that no classes would overlap or run simultaneously.

Vice Chairman Southard asked if the six (6) open schools would be beneficial in providing any insight to their operational needs.

Mr. Lacey stated the first location opened ten (10) years ago and the Shredder business owners are very involved in all franchises. Their construction team builds out the site and helps with training.

Commissioner Roberts commented that the school would be an exciting addition to the City of Richardson. He asked if there were plans to offer classes to people over ten (10) years of age.

Mr. Lacey stated they may consider providing instruction to other age ranges in the future. He stated there is a piece of equipment that has been developed in Germany that mimics a treadmill-like movement, but currently they were only found in malls and have not been marketed to businesses like Shredder.

Chairman Marsh asked if the applicant envisions that most of the customers would park on the east side of the building since there are only five (5) spaces in the front of the building.

Mr. Lacey replied, yes.

Chairman Marsh asked if the property owner supportive of that parking arrangement.

Mr. Pat Hanahan 9218 Heatherdale, Dallas, TX 75243 came forward to represent the property owner. He stated he leased and managed the property. He stated that the owner of the property is trying to create a mix of destination uses as well as retail and other entertainment uses. He stated the use would drive traffic from the larger Dallas area. He stated the parking arrangement was acceptable and the use was complementary to the other uses in the center.

Vice Chairman Southard asked if they would expect patrons of the property to utilize DART to get to the property.

Mr. Hanahan replied that he anticipated DART being utilized and that signage and other improvements to the building would also draw more traffic.

Vice Chairman Southard asked if the Central Trail and other sidewalks are sufficient to get people from the DART station to the property.

Mr. Hanahan replied, yes.

Vice Chairman Southard commented that it was encouraging to see something being driven by the IQ District.

Chairman Marsh asked Mr. Lacey if he knew of any other ski schools in the D/FW area.

Mr. Lacey replied this would be the first.

With no further questions for the applicant, Chairman Marsh asked if anyone wished to speak in favor or opposition to the request.

Seeing none, Chairman Marsh made a motion to close the public hearing. Vice Chairman Southard seconded the motion. Motion passed 5-0.

Motion: Chairman Marsh made a motion to approve the request as presented. Commissioner Beach seconded the motion. Motion passed 5-0.

3. **Zoning File 23-11 – Special Permit – Boss Nail Academy:** Consider and act on a request for approval of a Special Permit for a nail technician school located within an existing building on a 3.2-acre lot currently zoned LR-M(2) Local Retail, located at 521 W. Campbell Road, on the south side of Campbell Road, east of Nantucket Drive. *Property Owner: Genesis Sanchez, representing Prosperity Assets, Ltd. c/o TY Commercial Group. Staff: Derica Peters.*

Ms. Peters began by stating the subject property was zoned LR-M(2) Local Retail. The site was developed as a commercial retail center with a 38,310-square foot building on a 3.2-acre site. Properties

to the east and west were developed with commercial uses; to the south were office uses; and to the north was a linear park and a single-family residential neighborhood. The property was currently occupied with two (2) retail stores and a future health club would be moving into one (1) of the vacant lease spaces. The applicant intended to occupy the remaining 6,261-square foot lease space.

Ms. Peters stated the applicant representing Boss Nail Academy described their business as a professional manicure school accredited through the Texas Department of Licensing and Regulation. The facility offers a license after a 600-hour program. Ms. Peters stated classes would be held Monday through Saturday from 9:30 a.m. to 1:30 p.m. and 5:30 p.m. to 9:30 p.m. There would be fifteen (15) students and staff in attendance during the classes and they offer services to real customers as part of their training.

Ms. Peters stated that as part of the request, a minimum parking requirement would be established for the proposed use since the City's Parking Regulations did not provide a specific parking ratio for a nail technician school. The property provides 179 parking spaces and based on the expected number of students, staff, and customers in the facility at a given time, the applicant proposed that a minimum of twenty (20) parking spaces should be provided. Based on the proposed parking for the use, a surplus of twenty (20) parking spaces would be provided. Ms. Peters presented a possible floor plan of the facility and a site photo of the subject lease space showing the location of the subject property and the adjacent property to the west.

Ms. Peters concluded with a summary of the request and the conditions to be included if the Commission recommended approval. Ms. Peters further stated that correspondence was received from the property owner to the west stating their concern about the encroachment upon their parking area from the students due to no physical delineation between the two (2) properties.

Chairman Marsh asked why the applicant decided on calling this a nail technician school versus a professional manicurist school.

Ms. Peters stated that the applicant can speak to the training involved and skills that are taught during these classes.

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

Hanan Ibrahim, 2104 Randas Way, Rockwall, TX 75087 representing Boss Nail Academy and Betsy Juarez, 2505 Summit View Street, Grand Prairie, TX 75050, Director of Education, and co-owner of Boss Nail Academy came forward to address the Commission.

Ms. Ibrahim explained her other businesses related to hair and makeup. She discussed the goal of Boss Nail was to provide people with education and with a way to make a living. She stated the school would have classes Monday through Friday between the hours of 9:30 a.m. to 1:30 p.m. and 5:30 p.m. to 9:30 p.m. The time between classes and Saturdays would be used for students to make up missed hours. The facility accepts clients on Fridays, and in total they would have ten (10) to twelve (12) customers during the day. She stated fifteen (15) parking spaces would be adequate for their needs. She stated the use would bring additional customers to the other tenants in the shopping center.

Ms. Juarez stated that she worked on the educational side of the school. Her goal was to ensure that all sanitation protocols were being followed. She also stated their business has an 100% success rate for students completing the coursework and receiving their license.

Chairman Marsh asked if they would be providing training in manicures and pedicures.

Ms. Juarez responded, yes. She discussed the different types of nail-related services on which students would receive training.

Chairman Marsh asked if they were satisfied with the terminology that was proposed by staff as a nail technician school.

Ms. Juarez stated they were a manicurist licensing facility.

Ms. Ibrahim stated that their license falls under the umbrella of the State cosmetology license but for manicurists.

Chairman Marsh stated he was asking for clarification since they provide manicures and pedicures.

Mr. Shacklett clarified the term was used since it is an unlisted use, and there may be a difference between what the State may call the use and what the City may call it for zoning purposes. He stated that all the services the applicant will provide would fall under this proposed use. He stated that the term can be further defined if needed.

Ms. Ibrahim stated the facility is required to provide signage stating the facility is a school.

Ms. Peters clarified a nail salon that is not a school is allowed by right.

Commissioner Roberts asked where they draw customers from.

Ms. Ibrahim stated that they accepted walk-ins, family, and friends on Fridays only.

Commissioner Beach asked how long the coursework takes to complete.

Ms. Ibrahim stated that if students attend full-time, the course takes fifteen (15) weeks, and if part-time, the course takes thirty (30) weeks.

With no further questions for the applicant, Chairman Marsh asked if anyone wished to speak in favor or opposition to the request.

Ben Hargrove, 434 Malden Drive, Richardson, Texas 75080 came forward to address the Commission. Mr. Hargrove stated he is the representative for the property to the west of the site, and he works for Quine & Associates. He stated they are in favor of the use, but they want to make sure that students at the school do not park in front of the businesses on his property. He asked if they would need to install signs to designate which parking spaces are located on each property.

Mr. Shacklett stated each property is required to meet Code-required parking on its own site, which both of these sites did. He stated properties can enter into cross parking agreements if they choose to do so. He stated signage could be placed on the property to delineate each property's parking spaces.

Chairman Marsh wanted to clarify that the subject property is a different owner than the Benefit store property (located west of the subject property).

Mr. Hargrove replied, yes and wanted to clarify that the general public would not know that the buildings are located on two (2) separate properties.

Chairman Marsh asked if his property had been impacted from customers on the subject property parking on his property.

Mr. Hargrove stated there had not been an impact due to the vacancy on the subject property.

Commissioner Walraven stated it seemed the best resolution would be to mark the spaces and make sure all the tenants have been notified of where to park.

Mr. Shacklett stated marking the spaces is probably the easiest solution. It would be up to each property owner as to how they would sign the parking spaces. He stated this is typical of many shopping centers in the City. He stated that the property owners could contact Building Inspection to understand the type of signage that would be allowed.

Commissioner Roberts asked about loading and unloading operations at the store on the property represented by Mr. Hargrove.

Mr. Hargrove commented that he thought the furniture went out through the back of the store.

Mr. Shacklett reiterated both sites provided the required parking.

Chairman Marsh asked the applicant if they would like to respond.

Ms. Ibrahim stated that she understood the parking concerns, and she would make sure the school would not interfere with the neighboring property's parking spaces. They would make sure their employees and students park in the rear of the parking lot.

Chairman Marsh asked if there were any other questions.

Seeing none, Chairman Marsh made a motion to close the public hearing. Commissioner Beach seconded the motion. Motion passed 5-0.

Motion: Commissioner Roberts made a motion to approve the request as presented. Commissioner Walraven seconded the motion. Motion passed 5-0.

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 8:05 p.m.

Bryan Marsh, Chairman



Agenda Item 2

Zoning File 23-12:
Naturich Cosmetique Labs

ZONING FILE 23-12

Attachments:

1. Staff Report
2. Zoning/Aerial Map
3. Current Approved Concept Plan (Exhibit “A-1”)
4. Current Approved Elevations (Exhibit “A-2”)
5. Proposed Concept Plan (Exhibit “B”)
6. Proposed Elevations (Exhibit “C”)
7. Applicant’s Statement
8. Site Photos
9. Notice of Public Hearing
10. Notification List



TO: City Plan Commission
FROM: Derica Peters, AICP, Senior Planner-Planning *DP*
DATE: October 17, 2023
RE: **Zoning File 23-12: Planned Development & Special Permit – Naturich**

REQUEST

A request to rezone approximately nine (9) acres located on the south side of Research Drive, west of Telecom Parkway, from PD Planned Development for the I-M(1) Industrial District with modified development standards to PD Planned Development for the I-M(1) Industrial District with modified development standards and revised concept plan and for approval of a Special Permit for a “Manufacturing Facility, Heavy” use for the manufacturing of personal care products.

APPLICANT/PROPERTY OWNER

David Meinhardt, Meinhardt & Associates Architects / Prakash Purohit, Naturich Labs, Inc.

EXISTING DEVELOPMENT

The site is comprised of two (2) undeveloped lots totaling approximately nine (9) acres.

ADJACENT ROADWAYS

Research Drive: Four-lane undivided major collector; no traffic counts available.

Telecom Parkway: Four-lane divided major collector; 3,400 vehicles per day on all lanes, northbound and southbound, north of Research Drive (2021).

SURROUNDING LAND USE AND ZONING

North: Industrial; PD Planned Development & I-M(1) Industrial
South: Office; I-M(1) Industrial
East: Industrial; I-M(1) Industrial
West: Office; PD Planned Development & I-M(1) Industrial

FUTURE LAND USE PLAN

Office/Industry

The Office/Industry category designates areas of low- and medium-density office, as well as manufacturing and distribution facilities. Redevelopment is anticipated in low-performing areas in response to changes in building format and market demand. Higher intensity office uses may be appropriate at certain locations. Manufacturing and distribution facilities within this classification should be carefully located and designed to minimize their impact on nearby residential uses.

Future Land Uses of Surrounding Area:

North: Office/Industry

South: Office/Industry

East: Office/Industry

West: Office/Industry

EXISTING ZONING

PD Planned Development for I-M(1) Industrial District (Ordinance 4371 – adopted February 22, 2021). The Special Permit for a “Manufacturing Facility, Heavy” use granted per Ordinance 4371 expired since a building permit was not secured within six (6) months of ordinance approval.

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 COMMENTS

Background:

The subject property was originally zoned I-M(1) Industrial in 1971. Since that time, the property was rezoned in 2019 and in 2021. Both zoning requests were to accommodate Naturich. The following is a description of each of the two (2) zoning requests:

- ZF 19-04 (approved April 2019) – The subject property was rezoned PD Planned Development for the I-M(1) Industrial District along with the approval of a Special Permit for a “Manufacturing Facility, Heavy” use to accommodate Naturich. The modified development standards included an increase in the allowable building height for a single-story building, reduced parking for a manufacturing use, a requirement for landscape screening for loading dock areas and a requirement for the entire sidewalk along Research Drive and Telecom Parkway to be constructed with the first phase of development. The Special Permit required that a building permit be obtained within six (6) months of ordinance approval. Since the permit was never obtained and an extension was never requested, the Special Permit expired.
- ZF 20-22 (approved February 2021) – The PD Planned Development was amended and a new Special Permit for a “Manufacturing Facility, Heavy” use to accommodate Naturich was approved. In addition to the modifications approved in ZF 19-04, a reduced parking ratio for office use was also approved. Again, since a building permit was not obtained

within six (6) months of ordinance approval and an extension was not requested, the Special Permit expired. The approved Concept Plan and Elevations are included as Exhibits “A-1” and “A-2”.

Request:

The applicant is requesting to rezone an approximately 9-acre property from PD Planned Development for the I-M(1) Industrial District to PD Planned Development I-M(1) Industrial District to modify the existing development standards and to revise the concept plan. Additionally, the applicant is requesting a Special Permit for a “Manufacturing Facility, Heavy” use for the manufacturing of personal care items. A manufacturing facility is allowed by right in I-M(1) Industrial Districts; however, any manufacturing facility that manufactures, processes, or treats raw materials is defined as “heavy”. Since the facility uses raw materials such as sea salt, aloe, and various essential oils in the production of their personal care items, a Special Permit is required.

The first phase of development encompasses approximately 6.68 acres as shown on the Concept Plan (Exhibit “B”). The second phase of development encompasses approximately 2.28 acres, and the same use and development regulations are proposed for both phases; however, the Special Permit will only apply to Phase 1. The applicant does not have a specific timeline regarding the development of Phase 2 (labeled as Future Development Tract on Exhibit “B”); however, the applicant anticipates the property would be utilized for additional office or warehouse uses which are allowed by right.

Phase 1 includes a 125,500-square foot industrial building, with approximately 70,459 square feet of warehouse area, 16,441 square feet of office area, and 38,600 square feet of manufacturing area. Naturich Cosmetique Labs Inc. is currently located in Garland. Their existing facility is slightly smaller than the proposed facility; however, their intent is to construct a new facility to increase their efficiency by utilizing taller ceiling heights and improved production flow. The company is FDA-registered, certified organic manufacturers, and has multiple certifications in their field. The applicant has stated the majority of the water consumed during their manufacturing process goes into the finished products. The remaining water that is not consumed is discharged into the wastewater system. According to the applicant, the measurements of solids in the discharged water (which are natural and biodegradable raw materials) are within the lower limits of allowable levels; therefore, treatment of the discharged water is not required.

The proposed facility provides eight (8) loading docks, four (4) facing west and four (4) facing east. There are no screening requirements since the property does not abut residentially zoned land; however, the applicant is proposing to provide screening of the dock areas. On the west side of the building, a 10-foot-tall concrete screen wall that matches the building will be constructed along the south side of the dock area to screen the view from the south. Additional landscaping (Eastern Red Cedar trees) is also proposed along the screen wall. A similar screen wall and landscape treatment is proposed along the dock area on the east side of the building. Additional landscape screening would also be provided within the landscape area adjacent to Research Drive.

The exterior façade of the building will consist primarily of painted concrete tilt wall and metal accents and louvers. Additional relief along the walls is provided using panel reveals (slight insets in the panels) and formliners in the panels which provide additional architectural detail. Phase 1

of the development will provide approximately 16.6% landscaping; 10% is the minimum requirement. Phase 2 will be required to provide a minimum 10% landscaping at such time when the property is developed.

Approved and Proposed Development Regulations:

The following provides a list of the existing Planned Development District (PD) development regulations set forth in the current zoning (Ordinance 4371) and a description of proposed amendments as part of this request:

1. Use and Development Regulations: The property is required to be developed in accordance with the use and development regulations of the I-M(1) Industrial District except as modified below. In addition to the permitted uses in I-M(1) Industrial District, a “Manufacturing Facility, Heavy” use within Phase 1 for the manufacturing of personal care is permitted upon approval of a Special Permit. The development of Phase 1 is also required to be in substantial conformance with the Concept Plan (Exhibit “B”) and Building Elevations (Exhibit “C”).
 - **Proposed amendment: There are no proposed changes to the allowable uses. Since the Special Permit granted in 2021 expired, the applicant is required to request a new Special Permit. The applicant is proposing a revised concept plan and building elevations to reflect the increased building area, addition of loading docks, and modifications to the building elevations; however, the building footprint and elevations are similar to the currently approved Concept Plan and Building Elevations.**

2. Maximum Height.: The I-M(1) Industrial District limits building height for a single-story building to a maximum height of twenty-five (25) feet with an allowance for an additional 4-foot-tall parapet wall. The current PD allows a maximum height of thirty-five (35) feet, including the parapet wall to accommodate the facility’s manufacturing and warehouse needs.
 - **Proposed amendment: The applicant is requesting a maximum height of forty (40) feet, including the parapet. Although the building height from the finish floor elevation to the top of the parapet wall does not exceed the 35-foot height maximum, the height measured at the grade level of the loading dock areas to the top of the parapet wall is thirty-nine (39) feet. The proposed building height is consistent with other recently approved building heights for 1-story industrial buildings in the immediate area.**

3. Off-street Parking: The following provides the typical parking requirements for the following uses within the City of Richardson and the amended parking ratio for each use within the current PD:
 - Warehouse: one (1) space per 1,000 square feet / no changes in current PD.
 - Manufacturing: one (1) space per 400 square feet / current PD allows one (1) space per 1,000 square feet.

- Office: one (1) space per 250 square feet for office buildings less than 75,000 square feet and one (1) space per 300 square feet for office buildings greater than 75,000 square feet / current PD allows one (1) space per 300 square feet.
 - **No proposed amendment: There are no proposed changes to the currently approved parking ratios. Based on the proposed uses within the facility, a total of 165 parking spaces would be required, while 166 spaces are being provided.**
4. Sidewalk. The current PD requires the sidewalk adjacent to Research Drive and Telecom Parkway for Phases 1 and 2 be completed in its entirety as a part of the first phase of development.
- **No proposed amendment.**
5. Loading Dock Screening: The original PD and Special Permit approved in 2019 allowed loading dock areas in similar locations as proposed with this request. Although concrete screen walls were not required in that PD, canopy and ornamental trees were required to be planted along the loading dock areas to partially screen the dock areas from adjacent rights-of-way and properties. The current PD requires a 10-foot-tall concrete screening wall along the dock areas as shown on Exhibit “A-1”, but there was no landscaping required along the screening wall.
- **Proposed amendment: The proposed PD will require a 10-foot-tall screen wall on the south side of the western loading docks and on the north and south sides of the eastern loading docks. Additionally, a landscape screen consisting of Eastern Red Cedar trees will be provided along the screening walls and in the landscape buffer on the east side of the property along Research Drive to screen the eastern loading docks from Research Drive and Telecom Parkway.**

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

1. The property shall be zoned PD Planned Development for the I-M(1) Industrial District and Phase 1 shall be developed in substantial conformance with the Concept Plan (Exhibit “B”) and Building Elevations (Exhibits “C-1” through “C-3”), attached hereto, and in accordance with the requirements of the I-M(1) Industrial District zoning regulations, except as otherwise provided herein:

- a. **Maximum Building Height:** A maximum building height of forty (40) feet shall be permitted for a single-story building, said height to include the parapet wall.
 - b. **Parking for Manufacturing use** shall be one (1) space per 1,000 square feet.
 - c. **Parking for Office use** shall be one (1) space per 300 square feet.
 - d. **Sidewalk:** The sidewalk adjacent to Research Drive and Telecom Parkway for Phases 1 and 2 shall be completed in its entirety as a part of the first phase of development.
 - e. **Loading Dock Screening:** A 10-foot-tall concrete screening wall shall be constructed adjacent to the loading docks and shall be constructed in substantial conformance with Exhibit “B”. Additionally, a landscape screen shall be provided along the screening walls and along the eastern property line in substantial conformance with Exhibit “B”.
 - f. **Development of Phase 2 (Future Development Tract on Exhibit “B”)** shall incorporate similar screening elements for loading dock areas as required in Condition 1.f. above.
2. A Special Permit shall be granted for a “Manufacturing Facility, Heavy” use for the manufacturing of personal care products which shall be limited to the Phase 1 area shown on the Concept Plan, marked as Exhibit “B” and made a part thereof, subject to the following conditions:
 - a. No other person, company, business or legal entity may operate a “Manufacturing Facility, Heavy” use on the property other than Naturich Labs Incorporated. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
 - b. A building permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.

Council Hearing Date: The earliest possible City Council hearing date is November 13, 2023.

ZF 23-12

PD 4362

Research Dr

I-M(1) 712

PD 4309

PD 4371

PD 4352

R-1500-M Temp

R-1500-M 3811

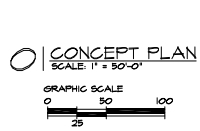
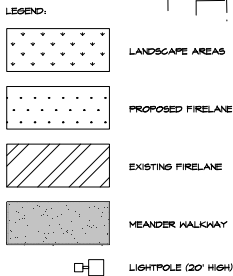
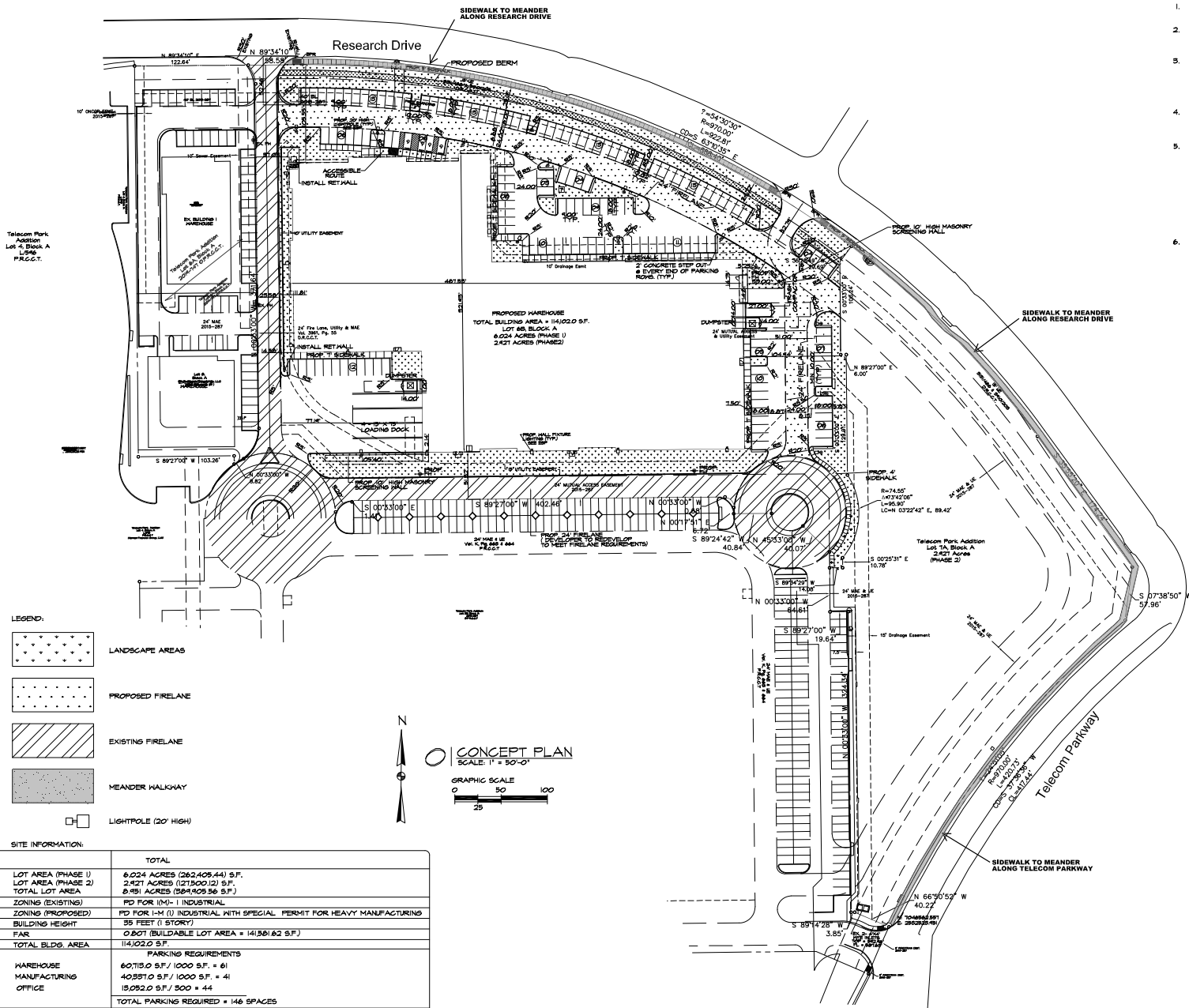
Telecom Pkwy

SUBJECT PROPERTY

ZF 23-12 Notification Map
Naturich - Special Permit and Planned Development
3200 Research Drive

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.





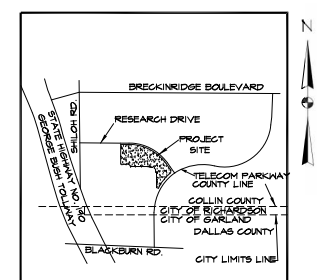
SITE INFORMATION:

	TOTAL
LOT AREA (PHASE 1)	6,024 ACRES (262,409,44) S.F.
LOT AREA (PHASE 2)	2,127 ACRES (92,190,12) S.F.
TOTAL LOT AREA	8,151 ACRES (324,609,56 S.F.)
ZONING (EXISTING)	PD FOR (M)-1 INDUSTRIAL
ZONING (PROPOSED)	PD FOR I-M (1) INDUSTRIAL WITH SPECIAL PERMIT FOR HEAVY MANUFACTURING
BUILDING HEIGHT	35 FEET (1 STORY)
FAR	0.027 (BUILDABLE LOT AREA = 141,561.62 S.F.)
TOTAL BLDG. AREA	114,022.0 S.F.
	PARKING REQUIREMENTS
WAREHOUSE	60,719.0 S.F. / 1000 S.F. = 61
MANUFACTURING	40,991.0 S.F. / 1000 S.F. = 41
OFFICE	13,052.0 S.F. / 300 = 44
	TOTAL PARKING REQUIRED = 146 SPACES
PARKING PROVIDED	144 SPACES
LANDSCAPE AREA	45,954.91 S.F. (17.55%)

* NOTE:
PHASE 2 SPECIFICS WILL REQUIRE
CPC APPROVAL AT A LATER DATE

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF RICHARDSON, TEXAS.
 - CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLES OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
 - THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
 - COMMENCEMENT OF WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.
 - PRIOR TO THE COMMENCEMENT OF ANY WORK THE CONTRACTOR SHALL ANALYZE THE JOBSITE CONDITIONS, ALL DIMENSIONS, SETBACKS, PROPERTY LIMITS, UTILITY CONDITIONS, IF THE CONTRACTOR OBSERVES ANY ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS HE SHALL PROMPTLY NOTIFY THE ARCHITECT FOR CLARIFICATION. IF SUCH WORK PROCEEDS WITHOUT CLARIFICATION IT IS AT THE RISK OF THE CONTRACTOR. ANY CHANGES MADE BY CONTRACTOR PRIOR TO ARCHITECT'S CLARIFICATION SHALL BE AT THE CONTRACTOR'S RISK. THE SETTLEMENT OF ANY COMPLICATIONS OR DISPUTES ARISING FROM THIS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
 - THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH THIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES.

FIRE DEPARTMENT (972)-744-5100
BUILDING INSPECTION (972)-744-4180
PUBLIC WORKS (972)-744-4220
POLICE DEPARTMENT (972)-744-4800



PROJECT STATUS:
PRELIMINARY

PROJECT MANAGER:
DBR

DESIGN MANAGER:
RCM

PROJECT DATE:
12/29/18

REVISION DATE:
02/17/21

NATURICH LABS INC.

205 MERRITT DRIVE
GARLAND, TX 75041
TEL. NO. MAIN: (972) 926-9200

ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS

601 SADDLE HILL DRIVE, GRAND PRairie, TX 75650
PH: 972-292-1333 FAX: 214-272-2888
E-Mail: address@adrllc.com

RICHARDSON WAREHOUSE

3200 RESEARCH DRIVE
CITY OF RICHARDSON, TEXAS

MR Engineering
Mechanical & Environmental Services

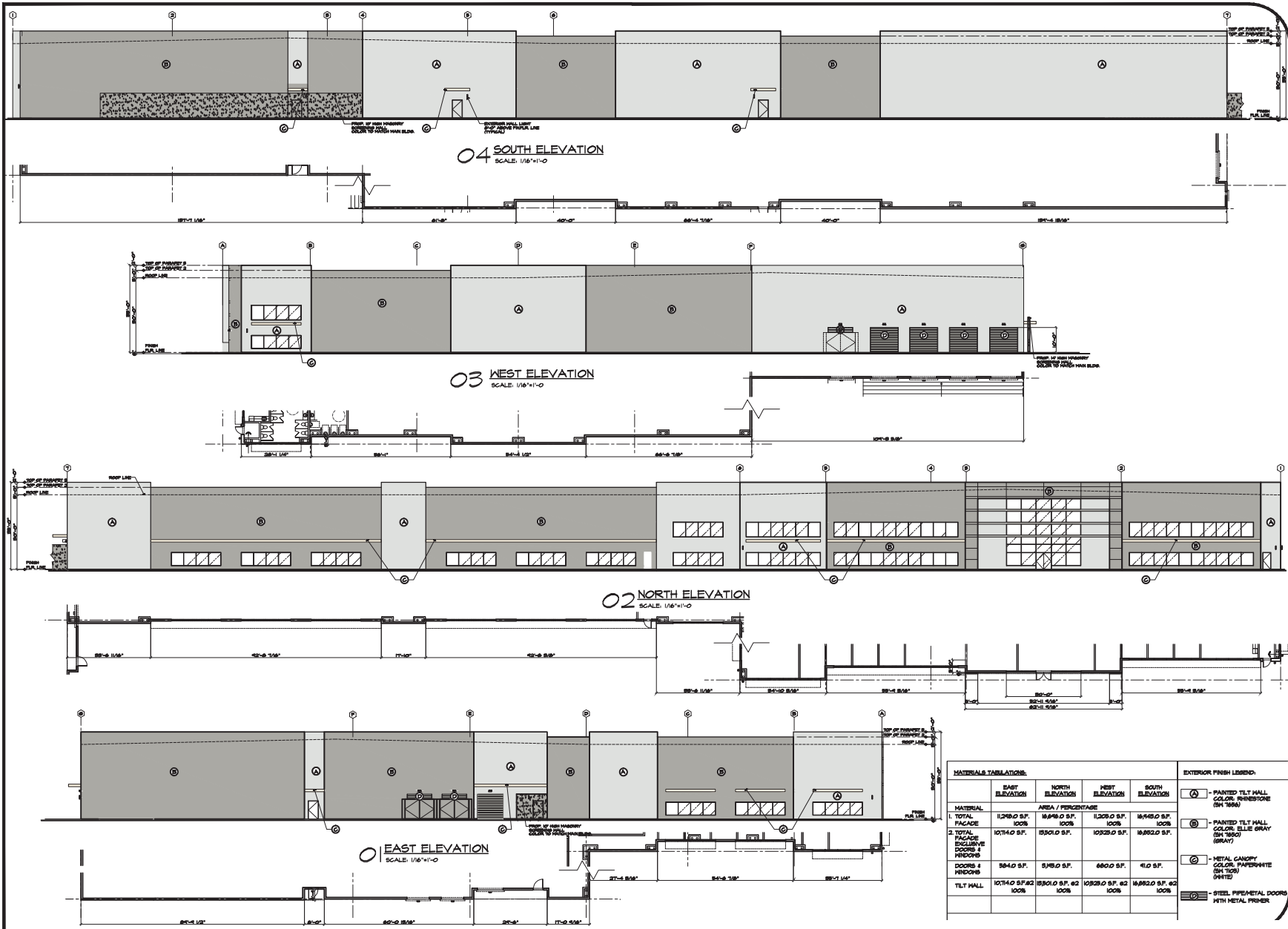
3625 PINKERTON COURT
PLANO, TEXAS 75025
PH: (469) 544-8150 FAX: (672) 767-3003
EMAIL: m.munhall@mrll.com
FRI 8:30 AM - 5:00 PM

JOB NUMBER:
.....

SHEET NUMBER
C1

EXHIBIT "B"

CURRENT CONCEPT PLAN- EXHIBIT A-1



PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
DBR
DESIGN MANAGER:
RCM
PROJECT DATE:
08/21/13
REVISION DATE:
02/16/21

NATURICH LABS INC.
205 MERRITT DRIVE
GARLAND, TX 75041
TEL NO. MAIN: (972) 926-9200

RICHARDSON WAREHOUSE
3200 RESEARCH DRIVE
CITY OF RICHARDSON, TEXAS

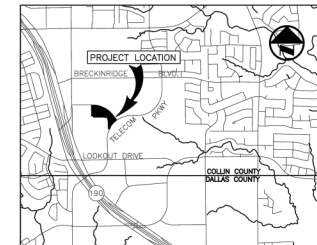
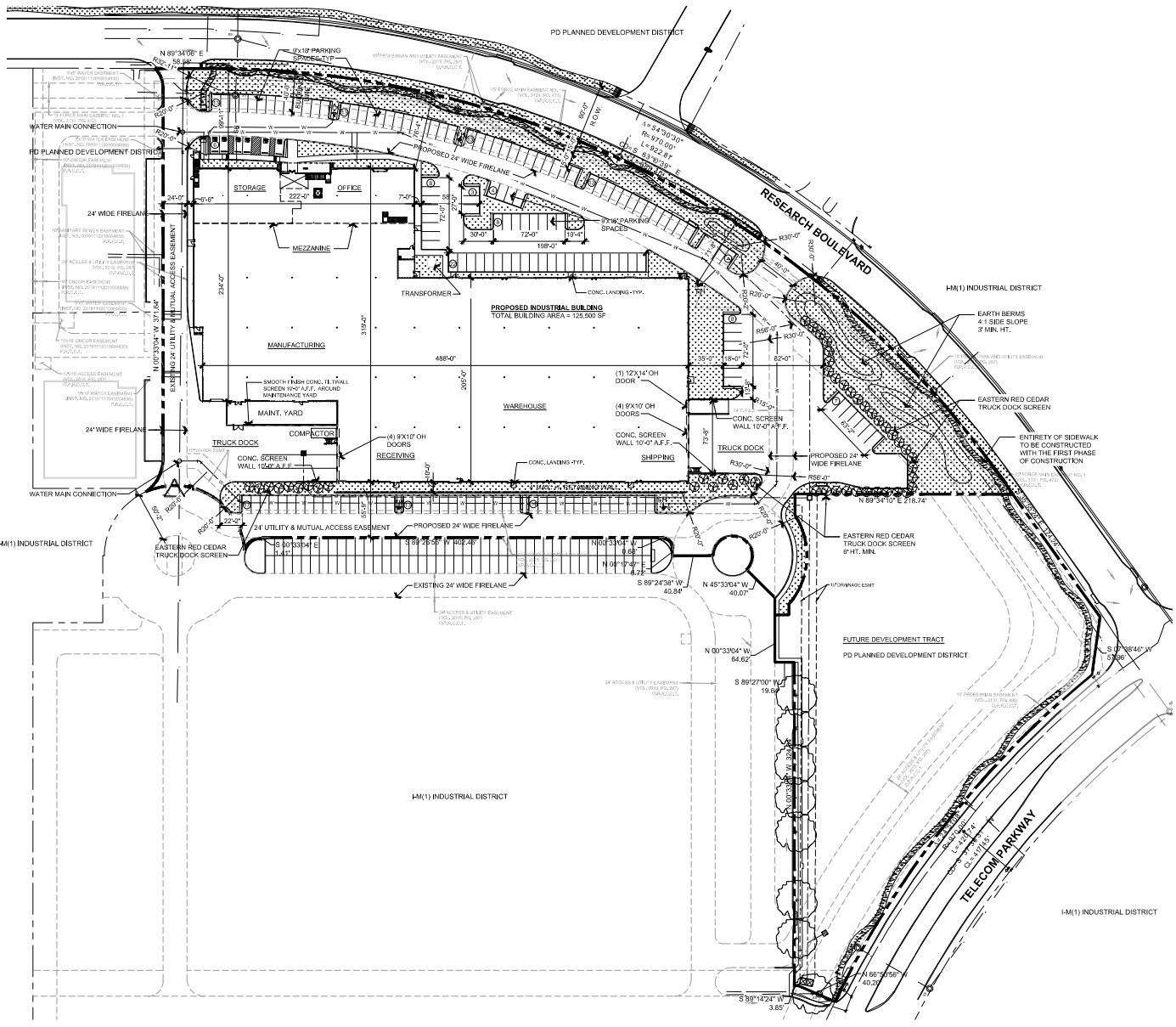
ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2887
CAD: JOHN C. SARGENT
FOR: JOHN C. SARGENT

JOB NUMBER:
MJR - 13315

SHEET NUMBER
A310

MATERIALS TABULATION:				EXTERIOR FINISH LEGEND:	
	EAST ELEVATION	NORTH ELEVATION	WEST ELEVATION	SOUTH ELEVATION	
MATERIAL		AREA / PERCENTAGE			① - PAINTED TILT WALL COLOR: PAPERWHITE (SH 1004)
1. TOTAL FACADE	11,280.0 S.F. 100%	10,900.0 S.F. 100%	11,200.0 S.F. 100%	10,480.0 S.F. 100%	② - PAINTED TILT WALL COLOR: SLUE GRAY (SH 1005) (GRAY)
2. TOTAL FACADE EXCLUSIVE DOORS & WINDOWS	884.0 S.F.	5,500.0 S.F.	10,928.0 S.F.	10,820.0 S.F.	③ - METAL CANOPY COLOR: PAPERWHITE (SH 1004) (WHITE)
DOORS & WINDOWS	884.0 S.F.	5,500.0 S.F.	660.0 S.F.	41.0 S.F.	④ - STEEL PIPE/METAL DOORS WITH METAL PRIMER
TILT WALL	10,396.0 S.F. #2 100%	5,350.0 S.F. #2 100%	10,538.0 S.F. #2 100%	10,439.0 S.F. #2 100%	

CURRENT ELEVATIONS EXHIBIT A-2



VICINITY MAP
(NOT TO SCALE)

OWNER
Prakash Purohit
Naturich Labs Inc.
2505 Merritt Drive
Garland TX 75041
Main: (972) 926-9200

DESIGN FIRM
David Meinhardt
Meinhardt & Associates Architects, P.L.L.C.
14643 Dallas Parkway, Suite 636
Dallas, Texas 75243
Main: (972) 980-8082

LOT AREAS

DEVELOPMENT TRACT	290,902 SF/ 6.678 ACRES
COVERAGE	43.14%
BUILDING HEIGHT	40'-0"
FUTURE DEVELOP. TRACT	99,124 SF/ 2.276 ACRES
TOTAL AREA	390,026 SF

BUILDING AREA

OFFICE	10,260 SF
OFFICE MEZZANINE	6,181 SF
TOTAL OFFICE	16,441 SF
MANUFACTURING	38,600 SF
WAREHOUSE	65,284 SF
MEZZANINE STORAGE	5,175 SF
TOTAL AREA	125,500 SF

PARKING CALCULATIONS

OFFICE (AREA/ 300)	= 55 SPACES
MANUFACTURING (AREA/ 1000)	= 39 SPACES
WAREHOUSE/STORAGE (AREA/ 1000)	= 71 SPACES
REQUIRED PARKING SPACES	= 165 SPACES
PARKING SPACES PROVIDED	= 166 SPACES
ACCESSIBLE PARKING PROVIDED	= 8 SPACES

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA/ 290,902 SF	
REQUIRED: 29,090 SF (10% OF SITE AREA)	
PROVIDED: 48,542 SF (16.6%)	

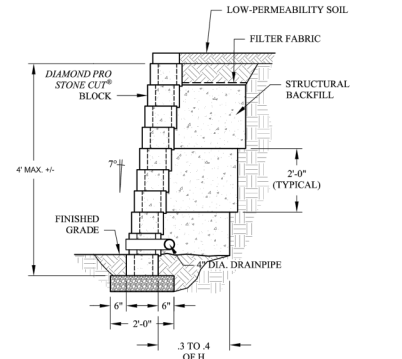
ZONING

(EXISTING) PD FOR M(1) INDUSTRIAL
(PROPOSED) PD FOR M(1) INDUSTRIAL DISTRICT WITH SPECIAL PERMIT FOR HEAVY MANUFACTURING

PROPOSED F.A.R.	= 0.43 : 1
MAX. ALLOWED F.A.R.	= 0.75 : 1

BUILDING HEIGHT
PROPOSED MAXIMUM BUILDING HEIGHT SHALL BE 40'-0" FROM AVERAGE GRADE TO TOP OF PARAPET WALL. CURRENTLY 35' ALLOWED FOR SINGLE-STORY

- LANDSCAPE AREAS
 - SIDEWALK
- EXHIBIT B - ZONING EXHIBIT



02 RETAINING WALL
SCALE: NTS

01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'-0"

REVISIONS:

RICHARDSON, TEXAS 75082

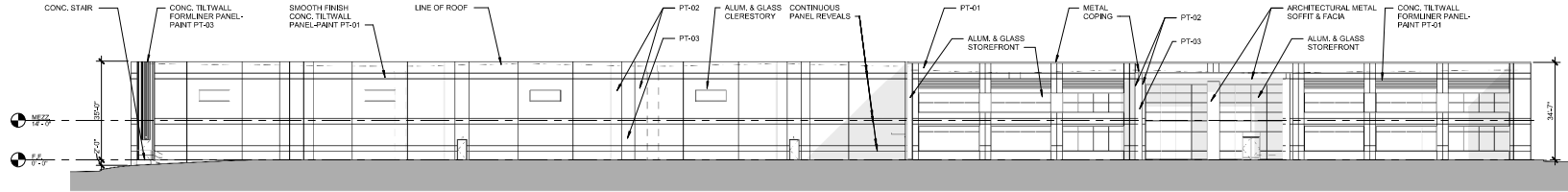
RESEARCH DRIVE

NATURICH LABS, INC



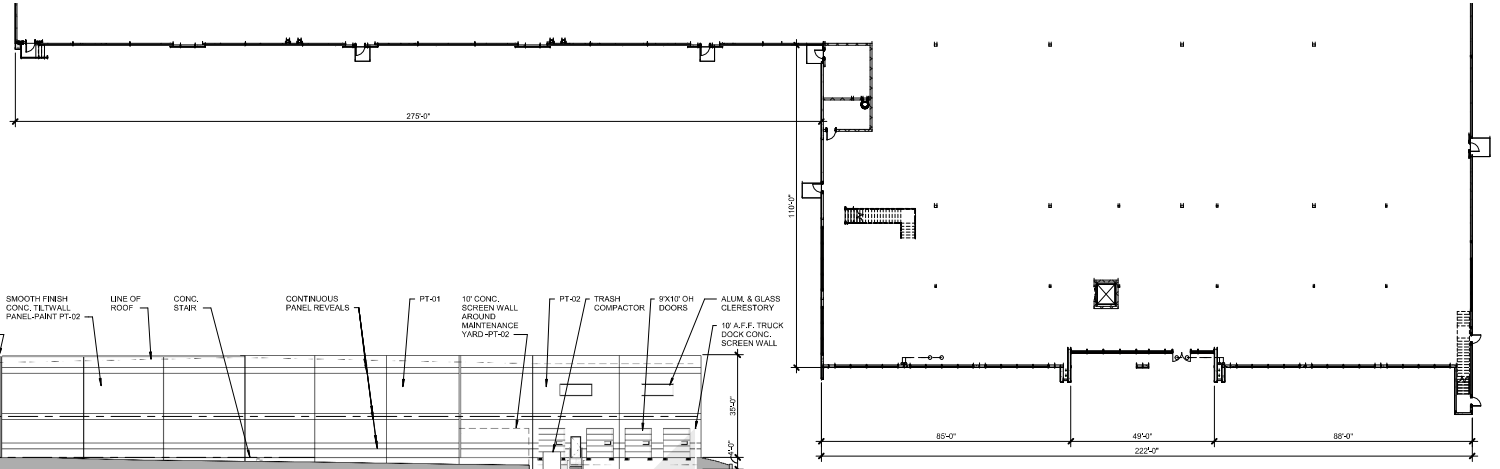
PROJECT NO: 21-235
DATE: 09-05-23
DRAWN BY: WSD
CHECKED BY: DOM
SHEET: SITE PLAN

A1.01



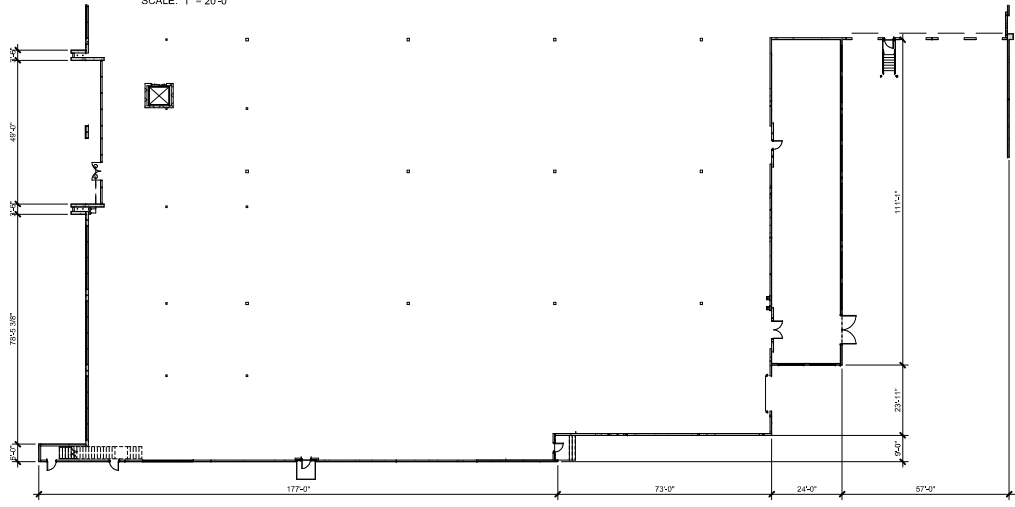
01 NORTH ELEVATION
SCALE: 1" = 20'-0"

CONCRETE MASONRY	13,225 SF	76%
GLAZING	3,852 SF	21%
METAL ACCENT/LOUVERS	446 SF	3%
DOORS	72 SF	1%
TOTAL	17,395 SF	100%



02 WEST ELEVATION
SCALE: 1" = 20'-0"

CONCRETE MASONRY	10,632 SF	91%
GLAZING	452 SF	4%
METAL ACCENT/LOUVERS	85 SF	1%
DOORS	46 SF	0%
TOTAL	11,625 SF	100%



A Proposed Facility For
NATURICH LABS, INC
 RICHARDSON, TEXAS 75082
 RESEARCH DRIVE

MEINHARDT & ASSOCIATES
 ARCHITECTS, P.L.L.C.
 2000 West Loop South
 Suite 1000
 Houston, Texas 77027



PROJECT NO: 21-235
 DATE: 10-05-23
 DRAWN BY: WD
 CHECKED BY: DM
 SHEET: ELEVATIONS

A6.20

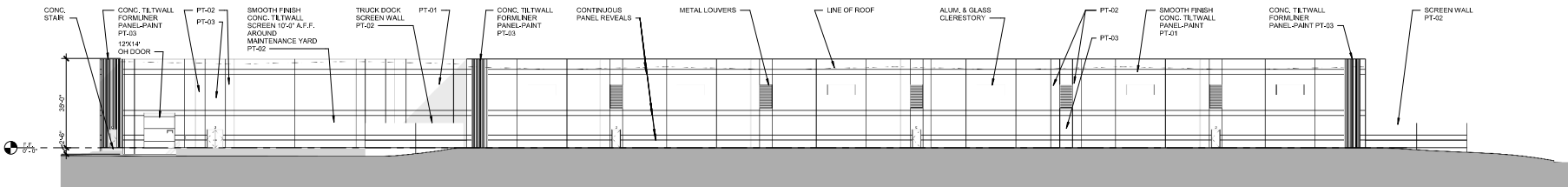
PAINT LEGEND

KEY NUMBER	COLOR NUMBER	COLOR NAME
PT-01	SW 7003	OFF WHITE
PT-02	SW 7007	MET FORSE GREY
PT-03	SW 7074	DARK GREY

STANDARD ELEVATION NOTES

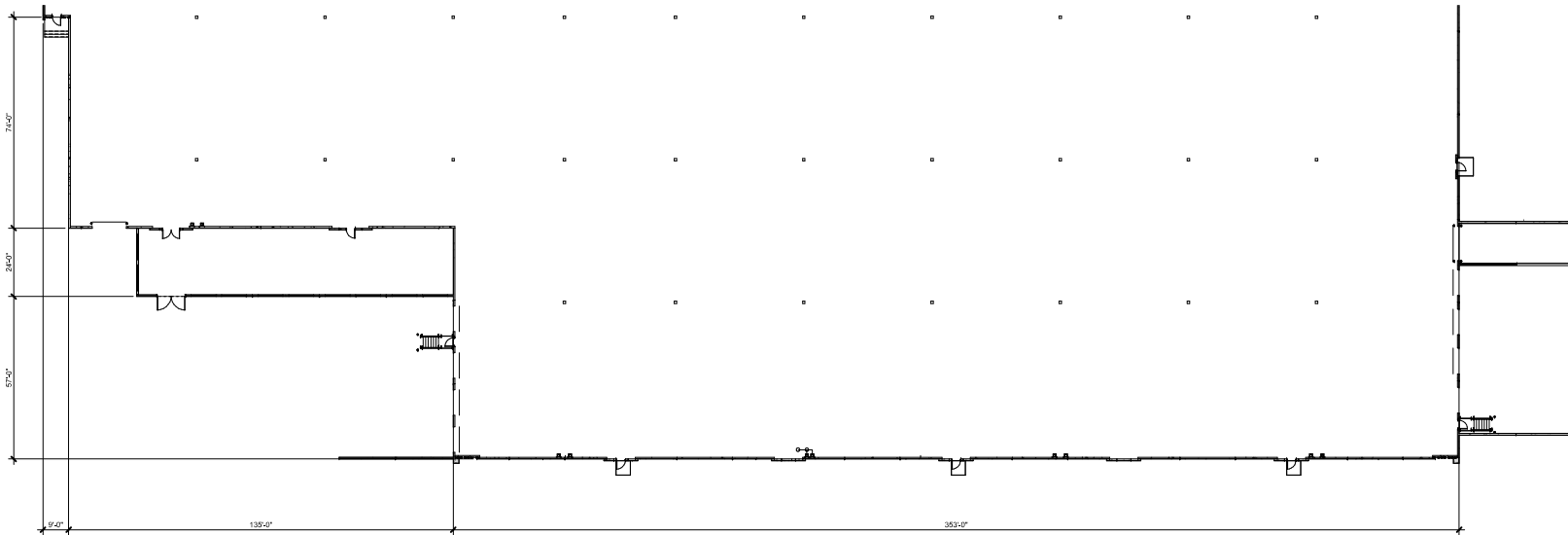
1. THE BUILDING IS 100% MASONRY EXCLUDING THE GLAZING ON ALL ELEVATIONS.
2. IF THE ROOF MOUNTED EQUIPMENT IS TALLER THAN THE PARAPET WALL, INDIVIDUAL SCREENS ARE REQUIRED FOR ALL UNITS (TO THE HEIGHT OF THE TOP OF THE EQUIPMENT).
3. SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO BUILDING INSPECTION APPROVAL.

PROPOSED ELEVATIONS - EXHIBIT C-1



01 SOUTH ELEVATION
SCALE: 1" = 20'-0"

CONCRETE MASONRY	16,567 SF	95%
GLAZING	208 SF	2%
METAL ACCENT/ LOUVERS	231 SF	1%
DOORS	17,333 SF	2%
TOTAL	17,385 SF	100%



PAINT LEGEND

KEY NUMBER	COLOR NUMBER	COLOR NAME
PT-01	SW 7063	OFF WHITE
PT-02	SW 7067	MID TONE GREY
PT-03	SW 7074	DARK GREY

STANDARD ELEVATION NOTES
 1. THE BUILDING IS 100% MASONRY EXCLUDING THE GLAZING ON ALL ELEVATIONS.
 2. IF THE ROOF MOUNTED EQUIPMENT IS TALLER THAN THE PARAPET WALL, INDIVIDUAL SCREENS ARE REQUIRED FOR ALL UNITS (1 TO THE HEIGHT OF THE TOP OF THE EQUIPMENT).
 3. SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO BUILDING INSPECTION APPROVAL.

A Proposed Facility For
NATURICH LABS, INC
 RICHARDSON, TEXAS 75082
 RESEARCH DRIVE

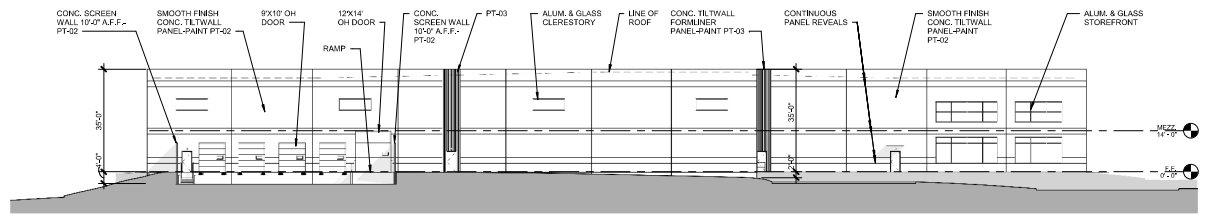

 MEINHARDT & ASSOCIATES
 ARCHITECTS, P.L.L.C.
2000 Westwood
 400 Westwood Tower
 Richardson, TX 75082



PROJECT NO: 24-235
 DATE: 10-05-23
 DRAWN BY: Author
 CHECKED BY: Checker
 SHEET: ELEVATIONS

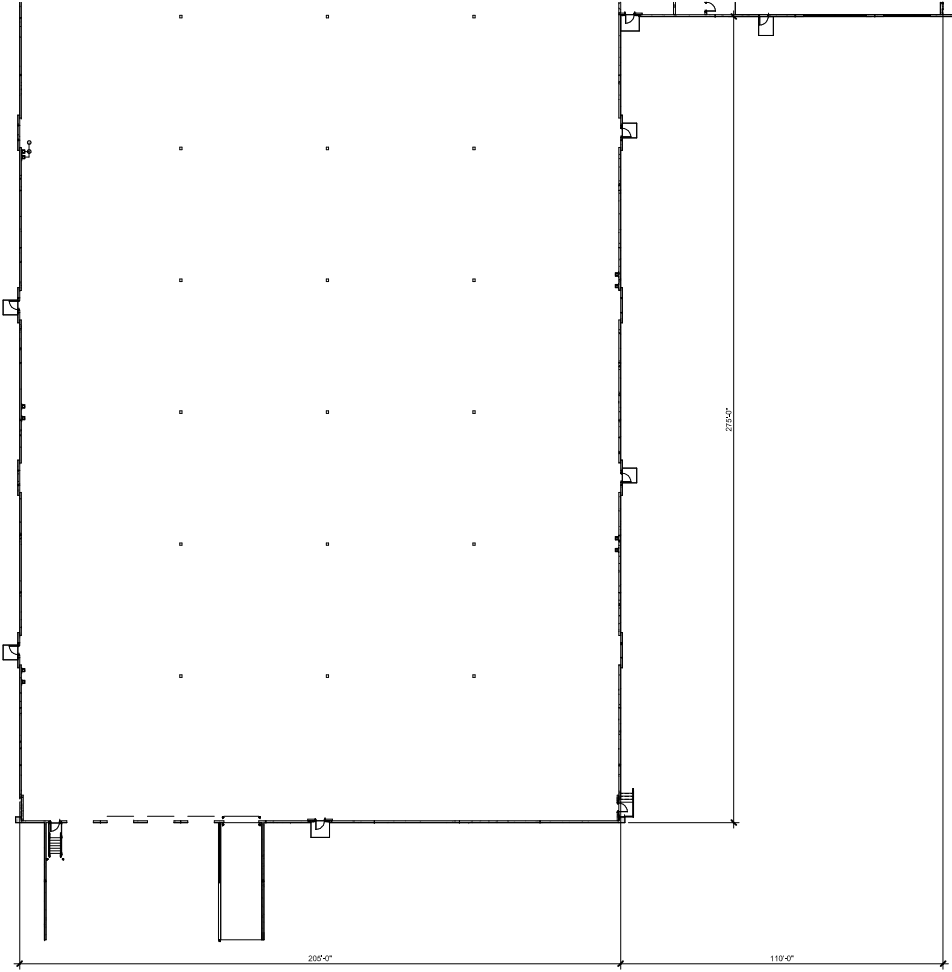
A6.21

PROPOSED ELEVATIONS - EXHIBIT C-2



01 EAST ELEVATION
SCALE: 1" = 20'-0"

CONCRETE MASONRY	9,813 SF	87%
GLAZING	771 SF	7%
METAL ACCENT/ LOUVERS	8 SF	<1%
DOORS	624 SF	6%
TOTAL	11,214 SF	100%



PAINT LEGEND

KEY NUMBER	COLOR NUMBER	COLOR NAME
PT-01	SW 7063	OFF WHITE
PT-02	SW 7067	MILD TUSSE GREY
PT-03	SW 7074	DARK GREY

STANDARD ELEVATION NOTES
 1. THE BUILDING IS 100% MASONRY EXCLUDING THE GLAZING ON ALL ELEVATIONS.
 2. IF THE ROOF MOUNTED EQUIPMENT IS TALLER THAN THE PARAPET WALL, INDIVIDUAL SCREENS ARE REQUIRED FOR ALL UNITS (1 TO THE HEIGHT OF THE TOP OF THE EQUIPMENT).
 3. SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO BUILDING INSPECTION APPROVAL.

A Proposed Facility For
NATURICH LABS, INC
 RICHARDSON, TEXAS 75082
 RESEARCH DRIVE


MEINHARDT & ASSOCIATES
 ARCHITECTS, P.L.L.C.
2000 Westwood
 1400 West Loop
 Suite 2000
 Houston, Texas 77056



PROJECT NO: 21-235
 DATE: 10-05-23
 DRAWN BY: Author
 CHECKED BY: Checker
 SHEET: ELEVATIONS

A6.22

PROPOSED ELEVATIONS - EXHIBIT C-3

October 10, 2023

To, Development Services Department,
City of Richardson. TX
Dear Council members,

As you may remember, about three years ago the City Council had approved the initial layout for the construction of the new facility of Naturich Cosmetique Labs Inc (aka Naturich Lab), located at 3200 Research Drive, Richardson TX 75082. However, the construction could not begin due to the shortage of materials during the peak COVID times. Since that time, the special permit has expired. We are therefore resubmitting our plans and requesting for its re-approval by the Council. Although, the original foot print stays the same, the building area along w/ the mezzanine area have increased the total square footage, therefore the increased total parking requirement has also been adjusted accordingly on the new plan. We have made some minor changes to the original plan and hope they would be approved by the council.

Following are the revisions we are proposing on the new plan

- Increase in the total building area to approx. 125,500 square footage.
- Change in the front façade for making it more attractive.
- Additions of extra bay doors on the east side of the building
- Increase the height of the elevated walls from 35 ft high to 40 ft high

Naturich Cosmetique Labs Inc. is a Research & Development and product manufacturing company of personal care products, namely: skin care, hair care and body care. The company has been in the business since 2001 and is well respected in the beauty industry for its formulation expertise of natural and high performing personal care products.

Although we have already provided a detailed information pertaining to our business practices and SOPs along with the original application, please let us know if you need any additional information.

Following are the items submitted earlier with the original application:

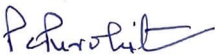
Facility Certifications:

- FDA registration for OTC
- COSMOS Organic
- COSMOS Natural
- USDS NOP • NSF/ANSI 305
- Texas Department of State Health Service

The principals also own the adjacent land of approx. 2.5 Acres size located at 3300 Research Drive. The tentative plan is to utilize this parcel of land for the future growth by building an office and warehouse facility on it. However, there has been no specific time-line set for this addition.

For any questions or for additional information, I can be reached either at: 214 734 1075 (C) or via email: ppurohit@naturich.com.

Sincerely



Prakash C. Purohit
President
Naturich Labs



SITE PHOTOS – ZF 23-12



1 – Looking West at Subject Property



2 – Looking East at Subject Property

SITE PHOTOS – ZF 23-12

**3 – Looking North at
Subject Property**



**4 – Looking South at
Subject Property**





Notice of Public Hearing

City Plan Commission

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

Special Permit & Planned Development

File No.: ZF 23-12
Applicant: David Meinhardt
Location: (See map on reverse side)
Request: **ZF 23-12 Naturich - Special Permit & Planned Development:** Consider and act on a request to rezone approximately 9 acres located on the south side of Research Drive, west of Telecom Parkway, from PD Planned Development for the I-M(1) Industrial District with modified development standards to PD Planned Development for the I-M(1) Industrial District with modified development standards and revised concept plan and for approval of a Special Permit for a Manufacturing Facility, Heavy use. Owner: Prakash Purohit, Naturich Labs Inc. Staff: Derica Peters.

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

TUESDAY, OCTOBER 17, 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>.

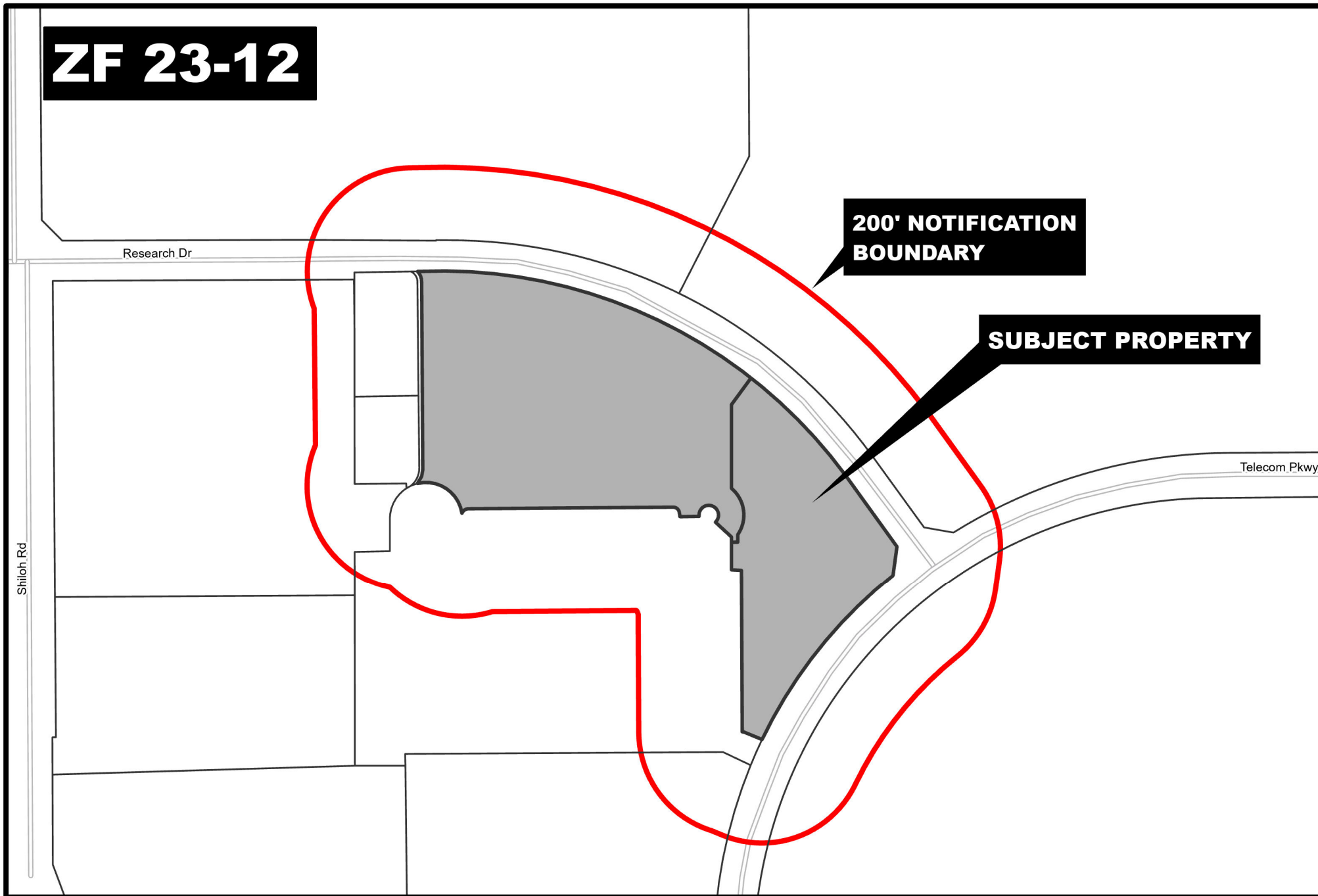
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions, or recommend denial. Final approval of this application requires action by the City Council.

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 23-12.

Date Posted and Mailed: October 6, 2023

ZF 23-12



200' NOTIFICATION BOUNDARY

SUBJECT PROPERTY

ZF 23-12 Notification Map
Naturich - Special Permit and Planned Development
3200 Research Drive

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.



GCTH I LLC
C/O WEEMS SCHIMPF GILSOUL HAINES
LANDRY & SHEMWELL (APLC)
2800 TELECOM PKWY
RICHARDSON, TX 750823514

ANDREW CORPORATION
ATTN LYNN ECKHARDT
1100 COMMSCOPE PL SE
HICKORY, NC 286023619

HARMAN FINANCIAL GROUP LLC
3000 RESEARCH DR
RICHARDSON, TX 750823546

GOLDENBERG HOWARD N & KATHI M
ROISEN LIVING TRUST
101 HILLSIDE AVE
PIEDMONT, CA 94611

RCC RESEARCH NORTH LLC
4407 N BELTWOOD PKWY STE 106
DALLAS, TX 75244

SK RESEARCH PROPERTIES LLC
3921 EDGEWATER CT
RICHARDSON, TX 750825604

RCC RESEARCH NORTH LLC
4407 N BELTWOOD PKWY STE 106
DALLAS, TX 75244

HIG/DSP RICHARDSON OWNER LLC
C/O DAYTON STREET PARTNERS ATTN:
HOWARD WEDREN & MICHAEL SHACK
350 W HUBBARD ST STE 605
CHICAGO, IL 60654

LIT INDUSTRIAL LIMITED PARTNER
C/O CLARION PARTNERS
1717 MCKINNEY AVE STE 1900
DALLAS, TX 752021253

3200 HOLDINGS LLC
2505 MERRITT DR
GARLAND, TX 750416158

3200 HOLDINGS LLC
2505 MERRITT DR
GARLAND, TX 750416158

**DAVID MEINHARDT
MEINHARDT & ASSOCIATES
14643 DALLAS PWY STE 636
DALLAS, TX 75254**

**PRAKASH PUROHIT
NATURICH LABS INC.
2505 MERRIT DR
GARLAND, TX 75041**

ZF 23 -12 NATURICH