

# City of Richardson City Plan Commission Agenda Packet Tuesday, January 16, 2024

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, JANUARY 16, 2024, 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. 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 December 19, 2023.**

**PUBLIC HEARINGS**

2. **Zoning File 23-15 PD Planned Development – Another Time & Place:** Consider and act on a request to rezone approximately 1.04 acres located at the northeast corner of Abrams Road and E. Buckingham Road, from ‘R’ Retail to PD Planned Development for the LR-M(1) Local Retail District with amended development standards and a concept plan to accommodate a patio cover for a restaurant and smoking establishment. *Property Owner: Mehmet Shon Celik, MDA Texas LLC. Staff: Chris Shacklett.*
3. **Zoning File 23-17 PD Planned Development – Trellis Richardson:** Consider and act on a request for approval of an amendment to a PD Planned Development for a 5.2-acre lot located at 2301 N. Central Expressway, on the north side of Fall Creek Drive, between Central Expressway and Collins Boulevard to only modify the minimum unit size for a 131-unit apartment development. This request does not include an increase in the number of allowed units. *Property Owner: Evan Gallant, 2301 N Central Owner LLC. Staff: Chris Shacklett.*

**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, JANUARY 12, 2024.

\_\_\_\_\_  
A.J. CASTANEDA, EXECUTIVE SECRETARY  
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 2360 CAMPBELL CREEK BLVD, SUITE 550, RICHARDSON, TX 75082, VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT [ADACOORDINATOR@COR.GOV](mailto: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 December 19, 2023  
City Plan Commission Meeting

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – DECEMBER 19, 2023**

The Richardson City Plan Commission met on December 19, 2023, at 7:00 p.m. in the Multipurpose Room #CH157 of the Richardson City Hall, 2360 Campbell Creek Boulevard, Suite 525, Richardson, TX.

**MEMBERS PRESENT:** Kenneth Southard, Vice Chairman  
Nate Roberts, Commissioner  
Gwen Walraven, Commissioner  
Joe Costantino, Commissioner  
Michael Keller, Commissioner  
Sebrena Bohnsack, Commissioner

**MEMBERS ABSENT:** Bryan Marsh, Chairman  
Byron Purdy, Commissioner  
Gary Beach, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Director of Development Services  
Chris Shacklett, Asst. Director of Development Svcs. – Planning  
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 November 21, 2023.**

**Motion:** Commissioner Costantino made a motion to approve the minutes as presented. Seconded by Commissioner Bohnsack. Motion passed 6-0.

**PUBLIC HEARING**

- 2. Zoning File 23-14 PD Planned Development – 75 & Glenville Multi-Family:** Consider and act on a request to rezone approximately 4.44 acres located at 2520 N. Central Expressway, at the northeast corner of Central Expressway and Glenville Drive, from C-M Commercial with special conditions to PD Planned Development to accommodate a 5-story apartment development. Property Owner: Steven Bradford, representing 2520 N. Central Expressway L.P. Staff: Chris Shacklett.

Mr. Shacklett stated this is a request to rezone approximately 4.4 acres from C-M Commercial with special conditions to PD Planned Development to accommodate a 5-story apartment development located at the northeast corner of Central Expressway and Glenville Drive.

Mr. Shacklett stated the property was developed in 1994 with a single-story, 20,220-square foot office building which is now vacant. The properties to the north, south and west are office developments; to the east is City-owned open space, DART Rail, and further to the east are apartments.

Mr. Shacklett further stated that this property and surrounding properties were designated as Regional Employment in the Future Land Use Plan in the 2009 Comprehensive Plan. Although residential uses were not listed specifically, the Comprehensive Plan encourages multi-family development that can take advantage of the transit system. This site is less than a half-mile north of the Galatyn Park DART Station via the Central Trail. Mr. Shacklett highlighted the areas specifically designated as Regional

Employment and provided some history regarding the rezoning of adjacent properties to allow apartments.

Mr. Shacklett stated that as part of this request the applicant conducted a traffic impact analysis (TIA) based on a maximum of 390 apartment units. The TIA analyzed projected traffic generated by the proposed development and found the additional traffic did not require roadway modifications. However, the applicant will be making modifications, including the removal of the southern driveway along Central Expressway and to modify the median opening on Glenville Drive to allow for left turns into the site.

Mr. Shacklett presented the proposed concept plan for a 5-story wrap apartment building. Parking would be based on the number of bedrooms which would require one (1) parking space per bedroom. Based on the proposed unit mix, a minimum of 478 parking spaces would be required, and 543 spaces would be provided. The density of the project is approximately eighty-eight (88) dwelling units per acre, which is consistent with similar multi-family developments that have recently been approved.

Mr. Shacklett stated the applicant is utilizing a PD Planned Development to allow a unique set of standards to accommodate the development, rather than utilizing the City's A-950-M Apartment District regulations which allows a much lower density development. He stated the project provided approximately 16.5% landscaping and that 10% was the minimum requirement.

Mr. Shacklett stated the proposed modifications to the Glenville Drive median would allow for left turns into the subject property. He presented the proposed detail of the sidewalk connection to the east along Glenville Drive where fencing would be utilized to increase pedestrian safety at the DART Rail crossing.

Mr. Shacklett presented an exhibit reflecting how ingress and egress is provided on the site. The exhibit demonstrated vehicular access into the parking garage including an area to turn-around and exit if they could not gain access to the secured areas within the garage. He also presented an exhibit showing where the required amenities would be located, including indoor amenity areas, courtyards and a dog park.

Mr. Shacklett discussed building elevations and stated the proposed building is 75-foot-tall and is constructed with brick and fiber cement panels and siding with metal balcony railings and canopies. He stated that staff had requested additional architectural elements be added to the west façade of the garage to increase the architectural detail and interest along the open garage façade. He presented renderings of staff's preferred concept showing additional elements such as angled metal fins with louvers and internal lighting. He stated if the Commission recommended approval, the recommendation should include a condition stating the additional architectural elements be required as part of the attached elevation exhibits.

Mr. Shacklett stated no correspondence had been received regarding the request and that he was available to answer any questions.

With no questions of staff, Vice Chairman Southard invited the applicant forward to present the request.

Mr. Jeff Patton, JLB Partners, 5832 Gardendale Drive, Dallas, TX came forward to present the applicant's request. He discussed the history of JLB and their track record of excellence in the D/FW area and within the City of Richardson. Mr. Patton stated they were requesting approval of a PD Planned Development to accommodate an apartment development.

Mr. Patton discussed how the site was not suitably positioned for office or retail uses and is better suited for apartment development. He presented information related to office vacancy rates. He stated the

site's mid-block location made it undesirable for commercial uses and that these uses would be more likely to locate on Campbell Road or Renner Road. He continued stating the site is well suited for multi-family development due to the access to public transit, and park and trail amenities.

Commissioner Roberts asked what the rent ranges would be for the proposed units.

Mr. Patton stated rent would range from \$1,575 to \$2,750 with an average rent of \$2,000.

Mr. Patton stated the location was not adjacent to single-family neighborhoods which made the use more appropriate. He continued by showing the proximity of transit, trails and employment and retail opportunities. He also stated the walk to the Galatyn Park DART Station was only a 10-minute walk through the Galatyn Woodland Preserve.

Commissioner Roberts asked about where the Silver Line would be located.

Mr. Patton explained the access to Silver Line would be at the CityLine DART Station.

Mr. Patton presented an exhibit showing how the site can access the various trails within the area that connect to the rest of the City.

Mr. Patton presented renderings, concept plans, and interior photos and renderings that demonstrated the building design as well as the outdoor and indoor amenities that would be provided. He explained how the individual units would be designed to accommodate residents who would work from home. He continued by providing information regarding their unit mix and that the project is market rate, but that it would provide some units that would be considered affordable. He also addressed Commission comments related to the proximity of the building to Central Expressway.

Commissioner Roberts asked about the type of lighting that would be provided on site.

Mr. Patton stated the interior courtyard would be lit with ground level bollards. There are also lighting requirements for egress so there needs to be a certain level of light. In the front, there will be wall packs on the building and those will emit light to make the area safe for the residents and any visitors.

Mr. Patton presented the proposed garage façade along the west elevation. They wanted to deemphasize the garage by adding brick and light sconces to the spandrels to help the garage blend into the building design. He stated the spandrels fully screened vehicles parked at the perimeter of the garage. He provided a rendering showing the building along a real-world photo of the site to demonstrate how the garage blended in. He then presented a rendering of the staff's preferred option which included the addition of the metal fins and internal lighting. He felt that design drew more attention to the garage.

Mr. Patton further discussed the economic development impact that would occur if the site was redeveloped for apartments in addition to the additional consumer spending that would occur. He concluded his presentation and asked for the Commission's favorable recommendation.

Vice Chairman Southard asked if there were any further questions for the applicant or if there was anyone who wanted to speak in favor of the request.

Mr. Shri Boppana, 2985 Marlow Lane, Richardson, TX came forward to speak in favor of the request, stating he was the owner of the property on the south side of Glenville Drive at 2460 N. Central Expressway.

Vice Chairman Southard asked if there was anyone else who wished to speak. Seeing none, Vice Chairman Southard closed the public hearing.

Commissioner Costantino stated he understood why a development that was not consistent with Regional Employment was appropriate.

Commissioner Keller stated he agreed with Commissioner Costantino and commented that things had changed since the 2009 Comprehensive Plan was adopted, and it made sense to have this type of development in the area.

Commissioner Roberts asked if anyone had calculated the impact on the school districts with the addition of this development.

Mr. Shacklett stated they did not have any calculations; however, they did send notice to Plano ISD and did not receive any additional feedback.

Mr. Patton stated they had demographers look at the proposed unit mix to determine the number of school aged children that would live in the development. The unit mix was not conducive to having many families since there are so many 1-bedroom units.

Vice Chairman Southard stated the development was ideal for the area.

Chairman Roberts commented on the changing demographics in the City.

Vice Chairman Southard commented that many people who work in Richardson may want to live in Richardson and the additional housing units may make that possible.

**Motion:** Commissioner Walraven made a motion to recommend approval of the request that includes the staff preferred concept for the parking garage design on the west elevation. Commissioner Costantino seconded the motion. Motion passed 6-0.

#### **ADJOURN**

With no further business before the Commission, Vice Chairman Southern adjourned the regular business meeting at 7:54 p.m.

---

Kenneth Southard, Vice Chairman

# Agenda Item 2

Zoning File 23-15:  
PD Planned Development – Another Time & Place



## ZONING FILE 23-15

### **Attachments:**

1. Staff Report
2. Zoning/Aerial Map
3. Zoning Concept Plan (Exhibit “B”)
4. Building Elevations (Exhibit “C”)
5. Perspective Rendering (Exhibit “D”)
6. Patio Floor Plan (Exhibit “E”)
7. Applicant’s Statement
8. Site Photo
9. Notice of Public Hearing
10. Notification List



**TO:** City Plan Commission  
**FROM:** Chris Shacklett, Assistant Director of Development Services-Planning CS  
**DATE:** January 16, 2024  
**RE:** **Zoning File 23-15: PD Planned Development – Another Time & Place Restaurant & Smoking Establishment**

### REQUEST

Approval of a request to rezone two (2) lots totaling 1.04 acres located at the northeast corner of Abrams Road and E. Buckingham Road from ‘R’ Retail to PD Planned Development for the LR-M(1) Local Retail District with amended development standards and a concept plan to accommodate a patio cover for a restaurant and smoking establishment.

### APPLICANT/ PROPERTY OWNER

Charles E. Rawls, Rawls Culver Architects, LP / Mehmet Shon Celik, MDA Texas, LLC

### EXISTING DEVELOPMENT

Two (2) lots totaling approximately 1.04 acres. The western portion of the property is developed with a 4,368-square foot building that currently operates as a restaurant as well as a smoking establishment, which is limited to a patio on the west side of the building. There is an additional 1,400-square foot building on the east side of the restaurant building that is unused storage area. The eastern 0.22-acre portion of the property is undeveloped except for a dumpster and screening wall and a driveway that provides access to both lots.

### ADJACENT ROADWAYS

**E. Buckingham Road:** Four-lane divided Major Collector; 9,700 vehicles per day on all lanes, eastbound and westbound, east of Abrams Road (April 2022).

**Abrams Road:** Four-lane divided Major Collector; 10,300 vehicles on all lanes, north and southbound, south of Buckingham Road (April 2022).

### SURROUNDING LAND USE AND ZONING

**North:** Vacant & Single Family; ‘R’ Retail  
**South:** Multi-Family/Group Quarters; ‘R’ Retail & ‘UR’ Unified Residential  
**East:** Vacant & Multi-Family/Group Quarters; ‘R’ Retail  
**West:** Single Family; PD Planned Development

## FUTURE LAND USE PLAN

### **Neighborhood Service:**

Neighborhood Service includes service-related uses such as retail sales; personal services such as cleaners, barbers, beauty shops, entertainment; recreation; and office uses oriented to the immediate area. Retail centers often contain a major or junior anchor but may not. Office uses in this category are usually integrated into retail centers but may include small freestanding office buildings that provide services for the surrounding neighborhood. Some Neighborhood Service districts may include senior housing.

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

North: Neighborhood Service  
South: Multi-Family Residential  
East: Multi-Family Residential  
West: Neighborhood Residential

## EXISTING ZONING

The subject property is zoned 'R' Retail District per Ordinance 4245, which is a zoning district that was retained when the City of Richardson annexed the Town of Buckingham and updated in 2018 per Ordinance 4245. A Special Permit was approved in 2022, per Ordinance 4441, to allow a smoking establishment, limited to a patio on the west side of the building in conjunction with the operation of a restaurant.

## TRAFFIC/INFRASTRUCTURE IMPACTS

The proposed request will not have a significant impact on the surrounding roadway system or the existing utilities in the area.

## STAFF COMMENTS

### **Background**

The site was developed in 1989 as a convenience store which later operated as a liquor store. The liquor store closed sometime between 2012 and 2014. In 2017, the building was reopened as a restaurant with indoor seating.

The current owner purchased the property in July 2021 with the intent to open an establishment similar to an establishment he opened in 2012 in Plano (Turkish Café & Lounge, which is a restaurant providing hookah and live entertainment). In October 2022, a Special Permit for a smoking establishment in conjunction with a restaurant was approved with a limitation that the smoking establishment use would be limited to the patio located on the west side of the building. Limitations related to the use on this patio included age restrictions (21 and up), hours of operation restrictions and a prohibition on music or other types of entertainment. An additional patio is located on the north side of the building, and smoking is prohibited on that patio.

A smoking establishment is defined in Ordinance 4245 as:

*A business establishment that is dedicated, in whole or in part, to the smoking of tobacco or other substances and includes any establishment that allows both (1) the payment of consideration by a customer to the establishment in exchange for on-site delivery of tobacco, tobacco accessories or similar substances and products to the customer; and (2) the on-site smoking of tobacco or other substances. This definition shall be construed to include establishments variously known as retail tobacco stores, cigar lounges, hookah cafes, tobacco clubs, tobacco bars, and similar establishments, but shall not include an establishment that derives 50% or more of its gross revenue on a quarterly basis (i.e., three months) from the sale of alcoholic beverages for on-site consumption.*

### **Request**

The applicant is requesting to rezone the property to PD Planned Development for the LR-M(1) Local Retail District with amended development standards to accommodate the construction of a patio cover on the smoking patio on the west side of the building. The purpose of the request for a PD Planned Development is to allow for modified development standards from the base zoning district. Since the current zoning, 'R' Retail, is a Town of Buckingham zoning designation, staff suggested the applicant request the base zoning of the PD to be LR-M(1) Local Retail since that is a standard City of Richardson zoning district and is most similar to the 'R' Retail District. The applicant is only requesting one (1) amendment to the development standards of the LR-M(1) Local Retail District, which is a reduction in the building setback for a patio cover along Buckingham Road.

The current 'R' Retail zoning designation and the proposed LR-M(1) Local Retail District require a 40-foot building setback along Abrams Road and Buckingham Road. The southern portion of the patio cover would align with the existing building line along Buckingham Road which encroaches into the required setback.

At the time the site was developed in 1989, the building did not encroach into the setback as Buckingham Road did not exist east of Abrams Road. The originally planned alignment of Buckingham Road was intended to be further south (current alignment of Park Bend Drive). In 1994, right-of-way was dedicated along the south side of the subject property to accommodate the current Buckingham Road alignment, thereby creating a non-conforming building with respect to the 40-foot setback along Buckingham Road.

The proposed patio cover is approximately 14-feet-tall and is constructed of non-combustible materials including a steel support structure with fixed louver panels and a low-pitched polycarbonate roof system that utilizes a frosted plexiglass that is translucent. The patio will not be enclosed; however, the applicant may provide heating and cooling options for the patio, which are allowed in accordance with Building and Fire Code requirements.

### **Conclusion:**

The use of the property as a restaurant with a smoking establishment is allowed by right per Ordinance 4441. The applicant is not requesting to expand the area where the smoking

establishment is allowed. The focus of this request is only to allow a patio cover to be constructed over the patio on the west side of the building.

**Correspondence:** To date, staff has received no 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:

1. The property shall be zoned PD Planned Development for the LR-M(1) Local Retail District and shall be developed in conformance with the requirements of the LR-M(1) Local Retail District zoning regulations, except as otherwise provided herein:
  - a. Setback: There shall be a minimum 3-foot setback required along Buckingham Road for a patio cover located on the west side of the building in substantial conformance with Concept Plan (Exhibit "B") and Building Elevations (Exhibit "C").
2. Ordinance Number 4441 shall remain in full force and effect.

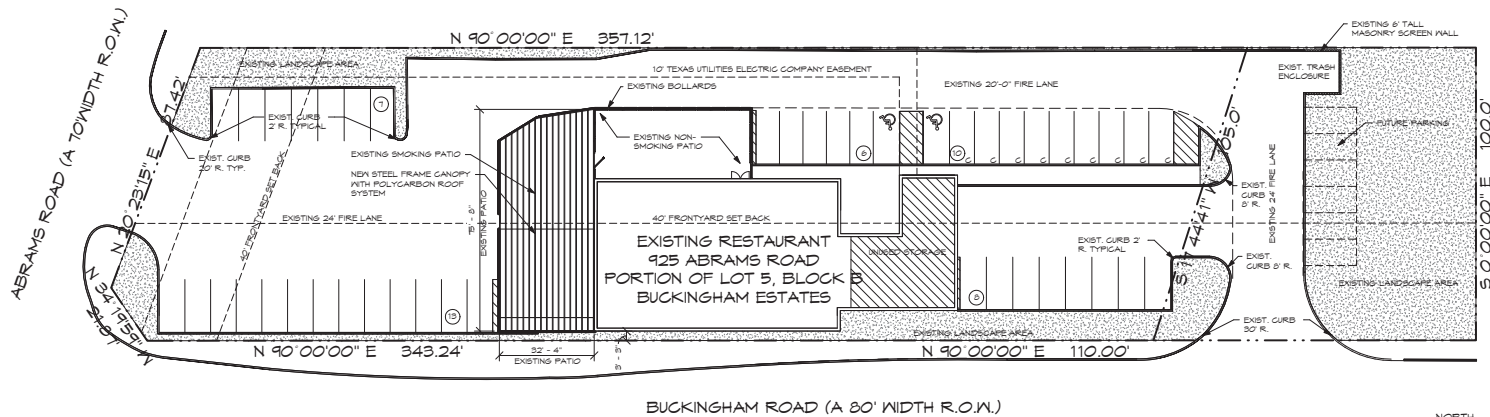
**ZF 23-15**



**ZF 23-15 Aerial & Zoning Map**  
**Planned Development**  
**NEC Buckingham Road & Abrams Road**

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





1 - SITE PLAN  
1" = 20'-0"

PROJECT SUMMARY:	
ZONING:	R1 RETAIL
LOT AREA:	45,194 S.F. (1.04 ACRES)
NEST TRACT:	25,001 S.F.
EAST TRACT:	4,049 S.F.
EXISTING BUILDING AREA:	4,260 S.F. (ADDITIONAL 1,400 S.F. UNUSED AREA AS SHOWN ON PLAN)
EXISTING BUILDING HT.:	1 STORY - 11'-0"
PROPOSED PATIO COVER HT.:	14' - 3 1/2"
REQUIRED PARKING (EXISTING):	44 SPACES (1 SPACE/100 S.F.)
PROVIDED PARKING (EXISTING):	44 SPACES
PARKING BREAKDOWN:	
COMPACT SPACES (C):	8' X 10' = 10
ACCESSIBLE SPACES:	8' X 10' = 2
STANDARD SPACES:	9' X 10' = 32
EXISTING LANDSCAPE AREA:	10% REQUIRED/ PROVIDED 10,250 S.F. = 23%

"ISSUED FOR PRELIMINARY REVIEW, NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION" DECEMBER 4, 2023.

901 N. Meadows St.  
Suite 200  
McKinney, Texas 75069  
972.529.9790



ANOTHER TIME & PLACE  
ANOTHER TIME & PLACE  
925 ABRAMS ROAD, RICHARDSON, TEXAS

Job No: 23042

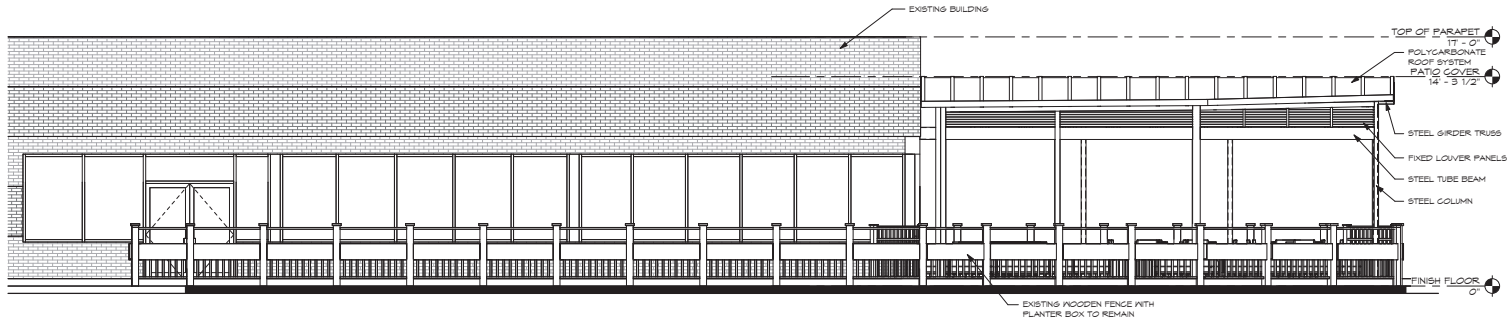
Date: DEC. 04, 2023  
Revision:

Sheet Title:  
SITE PLAN

Drawn By: SGP  
Sheet Number:

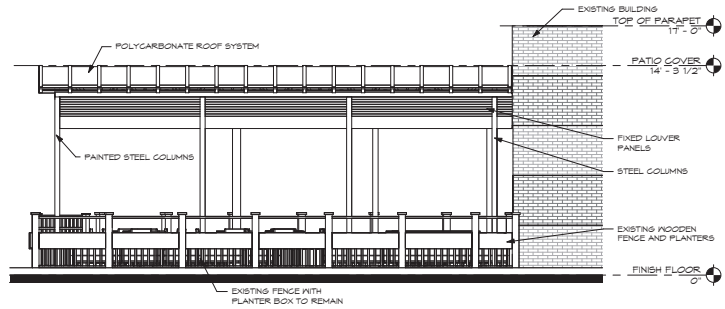
**Exhibit B**

A1.1

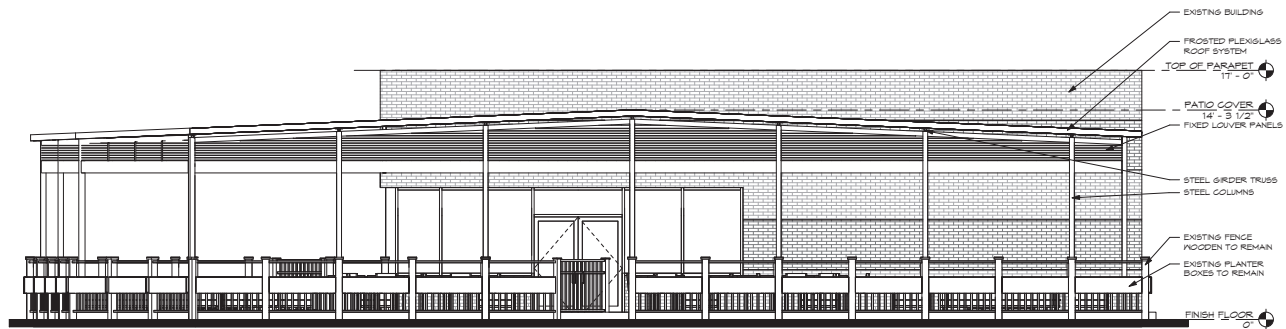


3 - NORTH ELEVATION  
1/4" = 1'-0"

NOTE: ALL NEW STEEL FRAMING TO BE PAINTED LIGHT GREY TO MATCH EXISTING BUILDING



1 - SOUTH  
1/4" = 1'-0"



2 - WEST ELEVATION  
1/4" = 1'-0"

901 N. Meadows St.  
Suite 200  
McKinney, Texas 75069  
972.529.9799



ANOTHER TIME & PLACE  
ANOTHER TIME & PLACE  
925 ABRAMS ROAD, RICHARDSON, TEXAS

"ISSUED FOR PRELIMINARY REVIEW, NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION" DECEMBER 4, 2023.

Job No: 23042

Date: DEC. 04, 2023

Revision:

Sheet Title:  
EXTERIOR ELEVATIONS  
Drawn By: SGP  
Sheet Number:

Exhibit C A3.1





1 - PERSPECTIVE\_3  
1/2" = 1'-0"

901 N. McSwain St.  
Suite 200  
McKinney, Texas 75069  
972.529.9790



ANOTHER TIME & PLACE  
ANOTHER TIME & PLACE  
925 ABRAMS ROAD, RICHARDSON, TEXAS

Job No: 23042

Date: DEC. 04, 2023

Revision:

Sheet Title:

PERSPECTIVE

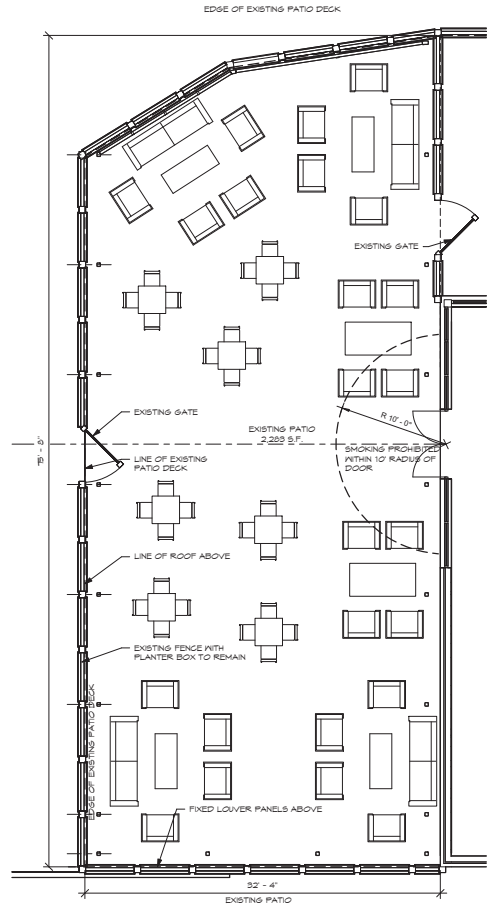
Drawn By: SGP

Sheet Number:

A10.1

**Exhibit D**

"ISSUED FOR PRELIMINARY REVIEW, NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION" DECEMBER 4, 2023.



1 - FLOOR PLAN  
3/16" = 1'-0"



"ISSUED FOR PRELIMINARY REVIEW, NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION" DECEMBER 4, 2023.

901 N. MacArthur St.  
Suite 200  
McKinney, Texas 75069  
972.529.9790



ANOTHER TIME & PLACE  
ANOTHER TIME & PLACE  
925 ABRAMS ROAD, RICHARDSON, TEXAS

Job No: 23042

Date: DEC. 04, 2023

Revision:

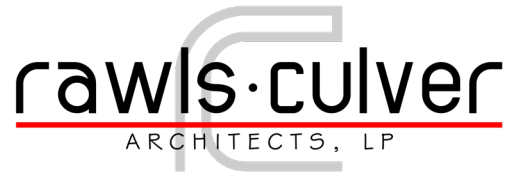
Sheet Title:  
ARCH FLOOR PLAN

Drawn By: Author

Sheet Number:

A2.1

**Exhibit E**



December 4, 2023

Chris Shacklett  
Assistant Director of Development Services – Planning  
2360 Campbell Creek Blvd.  
Suite 525  
Richardson, Texas 75082

Dear Chris,

Rawls – Culver Architects, LP is engaged by Mehmet Shon Celik, The Owner of “Another Time and Place Grill” located at 925 Abrams Rd. in Richardson, and represents Shon as his representative with authority to file this request for a Zoning change to PD on his property. The reason for the request is to allow encroachment of a patio cover structure over an existing patio into the 40 foot front setback along Buckingham Street. This restaurant was originally built in the Town of Buckingham before being annexed into the City of Richardson. The attached Application for Zoning and the corresponding Plans show the intent of this request, which is to construct a steel non-combustible covering over the existing outdoor patio on the west side of the existing restaurant building.

There are currently two patios, one located on the north side of the existing building and the one described in these documents. The north side patio will remain as it is, open air with only a short perimeter fence. This west patio will be covered only with a non-combustible steel low-pitch structure on new steel columns just inside the existing fence and planters. Operation of the Grill will continue as it is currently used.

Please let this letter serve as the Owner’s letter of intent and request for a zoning change to PD zoning.

Sincerely,

Ed Rawls, AIA

Looking East at Existing Patio





# Notice of Public Hearing

## City Plan Commission

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

### PD PLANNED DEVELOPMENT

**File No.:** ZF 23-15  
**Applicant:** Charles E. Rawls, Rawls Culver Architects, LP  
**Location:** (See map on reverse side)  
**Request:** **ZF 23-15 PD Planned Development – Another Time & Place:** Consider and act on a request to rezone two (2) lots totaling approximately 1.04 acres located at the northeast corner of Abrams Road and E. Buckingham Road, from 'R' Retail to PD Planned Development for the LR-M(1) Local Retail District with amended development standards and a concept plan to accommodate a patio cover for a restaurant and smoking establishment. Owner: Mehmet Shon Celik, MDA Texas LLC. Staff: Chris Shacklett.

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

**TUESDAY, JANUARY 16, 2024**  
**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 in person will be allocated a maximum of 3 minutes to address the City Plan Commission to express whether they are in favor or oppose 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>.

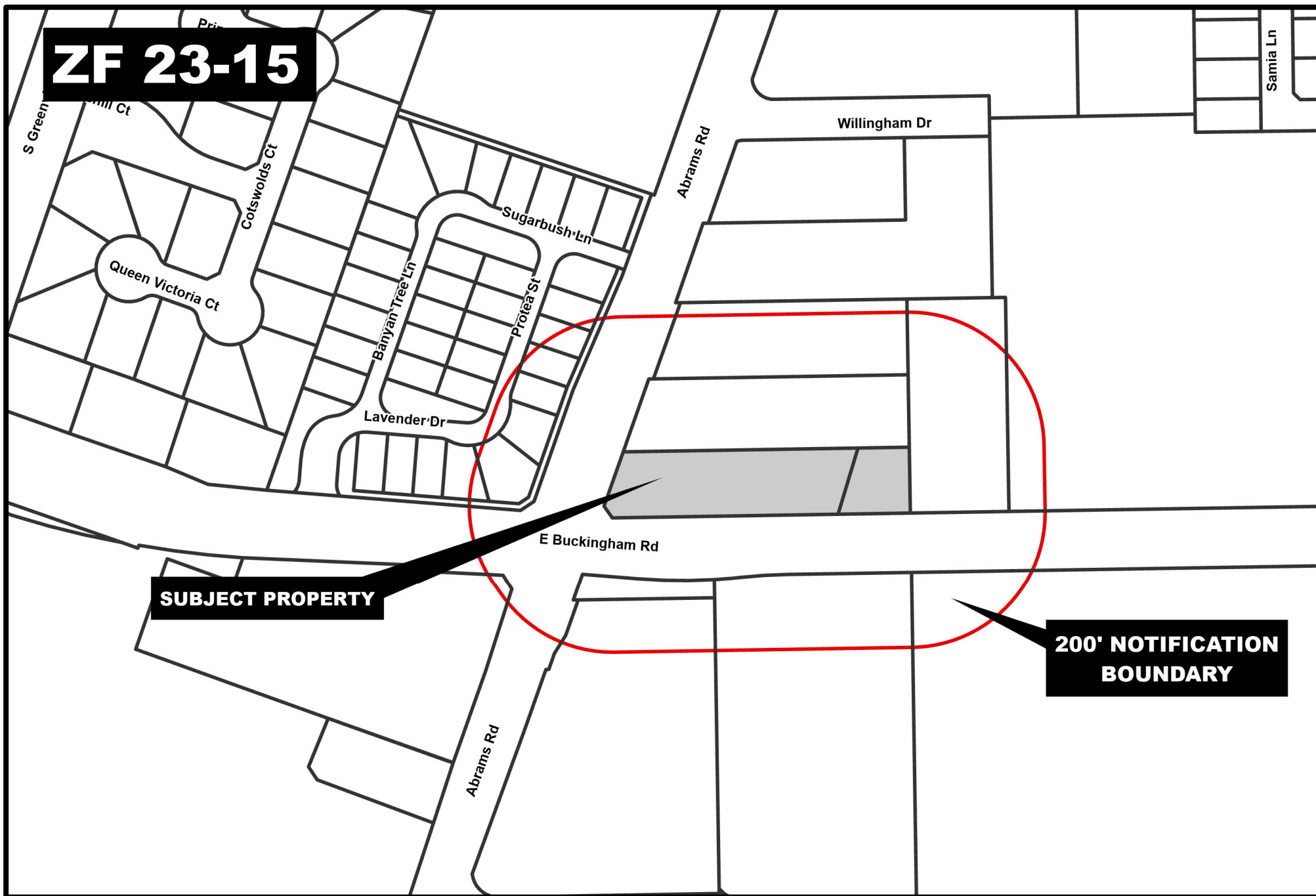
*The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.*

**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 23-15.

Date Posted and Mailed: January 5, 2024

**ZF 23-15**



**SUBJECT PROPERTY**

**200' NOTIFICATION  
BOUNDARY**

**ZF 23-15 Notification Map  
PD Planned Development  
NEC Buckingham Road & Abrams Road**

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.



CAMDEN PROPERTY TRUST  
% CAMDEN PROPERTY TRUST  
PO BOX 27329  
HOUSTON, TX 77227

HCR MANORCARE PPTIES LLC  
PO BOX 10086  
TOLEDO, OH 43699

RICHARDSON CITY OF  
TAX DEPT  
411 W ARAPAHO RD SUITE 101  
RICHARDSON, TX 75080

MBP RICHLAND LLC  
2727 LBJ FWY STE 324  
DALLAS, TX 75234

SEGUNDA IGLESIA DE DIOS  
MANANTIALES DE VIDA ETERNA  
919 ABRAMS RD  
RICHARDSON, TX 75081

MDA TEXAS LLC  
925 ABRAMS RD  
RICHARDSON, TX 750815037

CF ARBORETUM MULTIFAMILY  
% CANTOR FITZGERALD LP  
110 EAST 59TH ST  
NEW YORK, NY 10022

KB ABRAM REALTY LLC  
1801 RESERVE ST  
GARLAND, TX 75042

KB ABRAM REALTY LLC  
1801 RESERVE ST  
GARLAND, TX 75042

MDA TEXAS LLC  
925 ABRAMS RD  
RICHARDSON, TX 750815037

SHEIKH HUSNA  
1104 PLEASANTON DR  
PLANO, TX 75094

ABRAMS DEVELOPERS LLC  
811 S CENTRAL EXPY STE 600  
RICHARDSON, TX 750807415

IWAFZ HOLDINGS LLC  
533 HIGHLAND FAIRWAY LN  
WYLIE, TX 750985553

RV DESIGN & DEVELOPMENT INC  
5901 WESTON DR  
MCKINNEY, TX 75070

RV DESIGN & DEVELOPMENT INC  
5901 WESTON DR  
MCKINNEY, TX 75070

AAIRAH INVESTMENTS LLC  
13111 N CENTRAL EXPY STE 150  
DALLAS, TX 75243

IWAFZ HOLDINGS LLC  
533 HIGHLAND FAIRWAY LN  
WYLIE, TX 750985553

ABRAMS DEVELOPERS LLC  
811 S CENTRAL EXPY STE 600  
RICHARDSON, TX 75080

AAIRAH INVESTMENTS LLC  
13111 N CENTRAL EXWY STE 150  
DALLAS, TX 75243

PSA INVESTORS ONE LP  
C/O PUBLIC STORAGE  
PO BOX 25025  
GLENDALE, CA 912215025

**Charles E. Rawls**  
**Rawls Culver Architects, LP**  
**901 N MacDonald St, Ste 203**  
**McKinney, TX 75069**

**Mehmet Shon Celik**  
**MDA Texas LLC**  
**925 Abrams Rd**  
**Richardson, TX 75081**

**ZF 23-15 Another**  
**Time & Place**



# Agenda Item 3

Zoning File 23-17:  
PD Planned Development – Trellis Richardson



## ZONING FILE 23-17

### **Attachments:**

1. Staff Report
2. Zoning/Aerial Map
3. Ordinance 4449
4. Approved Zoning Concept Plan (Exhibit "B")
5. Applicant's Statement
6. Notice of Public Hearing
7. Notification List



**TO:** City Plan Commission  
**FROM:** Chris Shacklett, Assistant Director of Development Services-Planning **CS**  
**DATE:** January 16, 2024  
**RE:** **Zoning File 23-17: PD Amendment – Trellis Richardson**

### REQUEST

A request for approval of an amendment to a PD Planned Development for a 5.2-acre lot located at 2301 N. Central Expressway, on the north side of Fall Creek Drive, between Central Expressway and Collins Boulevard to only modify the minimum unit size for a 131-unit apartment development. The request does not include an increase in the number of allowed units.

### APPLICANT/PROPERTY OWNER

Evan Gallant, 2301 N Central Owner LLC

### EXISTING DEVELOPMENT

The site was originally developed as a suite hotel with five (5) buildings totaling 70,286 square feet. There were 131 rooms within four (4) buildings (three 2-story and one 3-story building), and the fifth building is a single-story building that was utilized as the lobby and clubhouse for the hotel development. The buildings are currently being converted to a 131-apartment development.

### ADJACENT ROADWAYS

**U.S. Highway 75:** Freeway/Turnpike; 226,765 vehicles per day on all lanes, northbound and southbound, north of Campbell Road (2021).

**Collins Boulevard:** Four-lane, Divided Arterial; 3,800 vehicles per day on all lanes, northbound and southbound, north of Fall Creek Drive (2021).

**Fall Creek Drive:** Two-lane, local street; no traffic counts available.

### SURROUNDING LAND USE AND ZONING

**North:** Office; TO-M Technical Office  
**South:** Open Space & Office; PD Planned Development & TO-M Technical Office  
**East:** Retail/Commercial; PD Planned Development  
**West:** Single Family; R-1500-M Residential

## FUTURE LAND USE PLAN

### **Regional Employment:**

*Regional Employment districts are generally located along Richardson's highways north of Arapaho Road. Higher density development is appropriate, with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.*

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

**North:** Regional Employment  
**South:** Regional Employment  
**East:** Regional Employment  
**West:** Neighborhood Residential

## EXISTING ZONING

PD Planned Development (Ordinance No. 4449).

## 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. The applicant provided a trip generation comparison in 2022 for the existing hotel use and proposed apartment use that was approved in February 2023. It was determined the increase in the number of peak hour trips was not expected to have a significant impact on the surrounding roadway system; therefore, a traffic impact analysis was not requested, and no roadway modifications were required.

## STAFF COMMENTS

### **Background:**

The subject property was zoned TO-M Technical Office in 1965. In 1995, a Special Permit was granted to allow a suite hotel, which was developed in 1996. The Special Permit was subsequently amended in 1997 and 2001, and the property was again rezoned in 2014 to PD Planned Development to allow the hotel to sell alcoholic beverages for on-premises consumption.

In 2023, the property was rezoned to a new PD Planned Development District to allow the repurposing of the 131-room suite hotel to a 131-unit apartment community. The applicant's focus is to repurpose hotels that are aging and no longer attract the originally intended customer base which can lead to a hotel removing their brand from the property. The applicant has since purchased the property and has begun to process of renovating the property and rooms. Improvements include enhancements to the aesthetics and curb appeal of the exterior while providing significant upgrades to the units and interior common areas.

The current PD included several conditions, including a limitation on the number of units (allowed a conversion of 131 hotel rooms to a maximum of 131 apartment units), minimum unit size, building height, setbacks, parking, and phasing requirements for the conversion from a hotel use to apartments.

The PD also included a 0.44-acre property located at the southeast corner of Collins Boulevard and Fall Creek Drive. The applicant is currently improving the property, which is limited to an open space area that will include trees, shrubs, ground cover along with a flagpole and monument. The applicant has worked with the City and the Canyon Creek Neighborhood Association on the design of the open space.

**Request:**

The applicant's intent was to convert the existing 131 hotel rooms to 131 apartment units. Upgrades to the interior of the units were also proposed with the exterior walls of each individual unit remaining the same; therefore, the size of each unit would remain unchanged.

At the time the PD was approved in February 2023, the applicant had not yet purchased the property. Access to the units was limited, and since detailed as-built plans were not available, the applicant was utilizing approximate building area estimates. Based on the information available to the applicant at that time, they proposed a condition limiting the minimum unit size for studio units to 450 square feet and 500 square feet for 1-bedroom units (units larger than 1-bedroom units are prohibited).

The applicant finalized the purchase of the property in April 2023 and submitted for building permits in July 2023. Staff informed the applicant that the minimum unit sizes as shown on their permit drawings did not meet the minimum unit areas for the studio units and for several of the 1-bedroom units. Staff requested the applicant remeasure the units to ensure that their measurements were accurate. The applicant measured several of the units and have confirmed that several units do not meet the minimum unit sizes as required in the PD. They stated their initial minimum unit sizes were based on incomplete information and that they included some common building areas such as hallways in the individual minimum unit sizes; however, the City does not include those areas within the minimum unit sizes. The applicant's measurements further revealed that there are even variances in the unit area of the same unit type. Therefore, the applicant is requesting the minimum unit sizes be modified as follows:

- **Minimum unit size for studio bedroom units be reduced from 450 square feet to 350 square feet.** There are two (2) types of studio units; the smaller studio unit type measures 360-375 square feet in area; therefore, the applicant is requesting a minimum unit size of 350 square feet.
- **Minimum unit size for 1-bedroom units be reduced from 500 square feet to 400 square feet.** There are two (2) types of 1-bedroom units; the smaller 1-bedroom unit type measures approximately 420 square feet in area; therefore, the applicant is requesting a minimum unit size of 400 square feet. The larger 1-bedroom unit type is over 700 square feet.

**Although the applicant is requesting to reduce the minimum unit size, their intent remains unchanged from what was presented to the City and Canyon Creek neighborhood in 2022, which was that the existing 131 hotel rooms would be converted to 131 apartment units with no modification to the individual unit sizes.**

**Correspondence:** To date, staff has received no 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. Section 4.(a) of Ordinance 4449 shall be amended to read as follows:

- (a) Minimum floor area per dwelling unit: Studio units: 350 square feet.  
1-bedroom units: 400 square feet.  
*Units larger than 1-bedroom units are prohibited.*

**Council Hearing Date:** The earliest possible City Council hearing date is February 12, 2024.

**ZF 23-17**



**ZF 23-17 Aerial & Zoning Map  
PD Amendment  
2301 N. Central Expy**

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.



**ORDINANCE NO. 4449**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING FROM PD PLANNED DEVELOPMENT TO PD PLANNED DEVELOPMENT; ADOPTING USE AND DEVELOPMENT REGULATIONS, INCLUDING A CONCEPT PLAN FOR A 5.2-ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF FALL CREEK DRIVE, BETWEEN CENTRAL EXPRESSWAY AND COLLINS BOULEVARD, RICHARDSON, TEXAS; AND TO GRANT A CHANGE IN ZONING FROM TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT; ADOPTING USE AND DEVELOPMENT REGULATIONS, INCLUDING A CONCEPT PLAN FOR A 0.44-ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF FALL CREEK DRIVE AND COLLINS BOULEVARD, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 22-17).**

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

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

**SECTION 1.** That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5<sup>th</sup> day of June, 1956, as heretofore amended, be further amended by granting a change in zoning from PD Planned Development to PD Planned Development, subject to the use and development regulations and concept plan for a 5.2-acre tract of land located on the north side of Fall Creek Drive, between Central Expressway and Collins Boulevard, Richardson, Texas; and to grant a change in zoning from TO-M Technical Office to PD Planned Development, subject to the use and development regulations and concept plan for a 0.44-acre tract of land located at the southeast corner of Fall

Creek Drive and Collins Boulevard, Richardson, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

**SECTION 2.** That the Property shall be used and developed in accordance with the following development regulations:

**Sec. 1. Intent.**

The property shall be zoned PD Planned Development and shall be used and developed in substantial conformance with the Concept Plan attached hereto as Exhibit "B" and in accordance with the development standards herein. The purpose of the TRELIS RICHARDSON - PLANNED DEVELOPMENT DISTRICT is to ensure a high-quality, multi-family residential community at the northwest corner of Central Expressway (US-75) and Fall Creek Drive. The Planned Development will limit the residential uses to the existing structures.

**Sec. 2. Concept Plan.**

Development of the Property shall generally comply with the concept plan attached hereto as Exhibit "B" and incorporated herein (the "Concept Plan").

Tract A is defined as the approximately 5.2-acre portion of the Property as shown in the Concept Plan, located on the north side of Fall Creek Drive. Tract B is defined as the approximately 0.44-acre portion of the property as shown in the Concept Plan, located on the south side of Fall Creek Drive.

**Sec. 3. Permitted Uses.**

The following uses shall be permitted within the district:

Tract A:

- Apartments;
- Hotel, suite (once existing "hotel, suite" use has been converted to apartments, it shall not be converted back to a "hotel, suite" use).

Tract B: This tract shall be limited to a landscaped open space that may include trees, shrubs and other ground cover. No buildings or structures shall be allowed to be developed on this Tract.

**Sec. 4. Building Area Regulations.**

The following requirements apply to all development within the PD.

- (a) Minimum floor area per dwelling unit:
- Studio units: 450 square feet
  - One-bedroom units: 500 square feet.
  - Units larger than 1-bedroom units are prohibited.*



- (b) Maximum height: Thirty-six (36) feet.
- (c) Minimum lot area: No minimum.
- (d) Minimum lot width: No minimum.
- (e) Minimum lot depth: No minimum.
- (f) Maximum number of units: 131.
- (g) Maximum floor area ratio: 0.35:1.
- (h) Central Expy. & Collins Blvd. setback: One hundred (100) feet.
- (i) Fall Creek Dr. setback: Forty (40) feet.
- (j) North property line setback: Twenty-five (25) feet.
- (k) Internal setbacks: None required, except as may be required by Building Code or Fire Code.
- (l) Parking setbacks: Forty (40) feet along Collins Boulevard and ten (10) feet along north and south property lines.
- (m) Perimeter Fencing: A 4-foot-tall, wooden fence shall be provided along Collins Boulevard and Fall Creek Drive as shown on Exhibit "B".

**Sec. 5. Landscaping**

- (a) Not less than 40% of the Tract A shall be landscaped and may include enhanced paving areas, landscape islands, and open space amenity areas as shown on Exhibit "B".
- (b) One (1) canopy tree and one (1) ornamental tree for every fifty (50) lineal feet of frontage shall be provided along Fall Creek Drive, Collins Boulevard and the north property line.
- (c) Parking areas adjacent to Fall Creek Drive, Collins Boulevard and the north property line shall be screened with a minimum 30-inch-tall evergreen shrub row. In lieu of a shrub row, a berm with a minimum height of thirty (36) inches above the grade of the adjacent parking lot may be provided.

**Sec. 6. Parking.**

Parking for this Planned Development, shall be provided as follows:

- (a) One (1) parking space per unit.
- (b) 1.1 spaces per unit for hotel use

**Sec. 7. Amenities.**

The following amenities shall be provided:

- (a) Indoor fitness center;
- (b) Swimming pool;
- (c) Resident Garden Space which shall include seating areas, picnic tables, and barbecue grills;
- (d) Packaged locker system;
- (e) Resident lounge and coffee bar;
- (f) A minimum of seven (7) bicycle racks providing for a minimum of two (2) bikes per rack.

**Sec. 8. Phasing.**

- (a) Within sixty (60) days of the issuance of the first building permit related to the conversion of a suite hotel to an apartment use, all hotel guests would be required to be relocated into a single building, and the other three (3) buildings containing units would cease use as a “suite hotel”.
- (b) After ten (10) months of the issuance of the first building permit related to the conversion of a suite hotel to an apartment use, no building shall be allowed to be used as a “suite hotel”, and the units may only be used as “apartments”.

**Sec. 9. Intersection Improvements.**

The developer and/or property owner of Tract A shall be required to escrow \$100,000 for the purpose of improvements at the intersection of Collins Boulevard and Fall Creek Drive. The funds shall be escrowed prior to the issuance of the first certificate of occupancy for an apartment building.

**SECTION 3.** That the Property shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended.

**SECTION 4.** That all provisions of the ordinances of the City of Richardson relating to the use and development of the Property in conflict with the provisions of this Ordinance be, and

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

**SECTION 5.** That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 6.** That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 7.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 8.** That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 27<sup>th</sup> day of February 2023.



APPROVED:

MAYOR

APPROVED AS TO FORM:

CITY ATTORNEY  
(PGS:2-14-23:TM 133616)

CORRECTLY ENROLLED:

CITY SECRETARY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZF 22-17**

BEING all of Lot 1B, Block 1, Fall Creek Park, an addition to the City of Richardson, Texas according to the plat recorded in Document Number 201700173702 of the Map Records of Dallas County, Texas; and

BEING all of Block 2, Fall Creek Park, and addition to the City of Richardson, Texas according to the plat recorded in Volume 86028, Page 2367 of the Map Records of Dallas County, Texas.





## **Zoning Application Narrative**

2301 N. Central Expressway, Richardson, TX 75080

### **OVERVIEW:**

Blue Ocean successfully rezoned the subject site (2301 N. Central Expressway) in 2023 to allow for the 1-to-1 conversion of extended stay hotel rooms to residential units. This site operated as an extended stay hotel under the “Hyatt House” flag, but had limited near term and long-term financial viability continuing to operate as an extended stay hotel and was in need of a conversion to a Multifamily Community or a “down flagging” to a lower tier hotel brand was inevitable. All the commitments made by Blue Ocean remain in place and unchanged. The business model of converting 1-to-1 hotel rooms to residential units remains unchanged. **The only request being made with this application is to correct a technical square footage issue of the unit sizes so that the rehabilitation construction plans match the Zoning Planned Development document.**

### **UNIT SQUARE FOOTAGE:**

Blue Ocean underwent extensive rezoning efforts beginning in 2022 with the subject site being under contract. During this period, Blue Ocean did not have access to detailed as built plans and was working off of approximate building estimates. The foundation of the business plan and the subsequent PD agreement was then and remains now to repurpose what was built without modifying buildings by a 1 to 1 conversion of hotel suite to apartment home.

After a year of community outreach, working with Staff, and the public hearing process, Blue Ocean officially closed on the property after the City Council approved the overall zoning request. Included in the zoning request PD Document was a “minimum square footage” for the studio and one-bedroom units. This minimum square footage was determined based on surveys provided by the seller of the subject site – which was the best information Blue Ocean had at the time of the zoning document drafting (before taking control of the property in 2023). After Blue Ocean purchased the property will full access to the entire property, their began working on the rehabilitation construction plans. At this point the Blue Ocean team discovered there was a discrepancy between the zoning document minimum square footage per unit and the actual square footages of the already built hotel suites and shared these updated figures to the City as part of the permitting process.

### **APPLICANT BACKGROUND:**

As a reminder, Blue Ocean, is a Maryland-based Owner/Operator of Investment Real Estate. The firm has a national footprint and has been in business for nearly twenty (20) years with a primary focus towards residential housing overseeing nearly ten thousand (10,000) Multifamily units, in aggregate. The Company is layered with seasoned and well-accomplished professionals that cover all the various areas of Real Estate (finance, accounting, operations, architecture, design, construction, etc.). In the course of two decades, Blue Ocean has built lasting and successful relationships with national and community banks, lenders as well as investment partnerships with several large Real Estate Funds backed by large Pension Funds, Endowments and Life Insurance



Companies. Over the last two years, Blue Ocean has evolved into a national leader in converting extended stay hotels into Multifamily Communities. Since January 2021, Blue Ocean has acquired seven (7) extended stay hotels in many top tier, suburban markets (Richardson, TX; Charlotte, NC; Herndon/Reston, VA; North Dallas, TX; Hunt Valley, MD; Durham, NC and Pittsburgh, PA). Each of these markets generally represent the strongest demographic (suburban) location in each MSA. Unique to Blue Ocean, the conversion of these extended stay properties to Multifamily are high-end renovations that align closely with the surrounding "Class A" communities. Elevating these conversions to a higher finish level produces the best possible outcome for these properties, ties in well to the surrounding established neighborhoods and provides the optimal path and useful life for the property as well. All of the extended stay conversions receive the "TRELIS" brand that was designed professionally and provides brand continuity and expectations as the brand is carried from location-to-location.





# Notice of Public Hearing

## City Plan Commission

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

### PD AMENDMENT

**File No.:** ZF 23-17  
**Applicant:** Evan Gallant, 2301 North Central Owner LLC  
**Location:** (See map on reverse side)  
**Request:** **ZF 23-17 PD Amendment – Trellis Richardson:** Consider and act on a request for approval of an amendment to a PD Planned Development for a 5.2-acre lot located at 2301 N. Central Expressway, on the north side of Fall Creek Drive, between Central Expressway and Collins Boulevard to only modify the minimum unit size for a 131-unit apartment development. This request does not include an increase in the number of allowed units. Owner: Evan Gallant, representing 2301 N Central Owner LLC. Staff: Chris Shacklett.

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

**TUESDAY, JANUARY 16, 2024**  
**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 in person will be allocated a maximum of 3 minutes to address the City Plan Commission to express whether they are in favor or oppose 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 23-17.

Date Posted and Mailed: January 5, 2024

**ZF 23-17**

Creekwood Cir

**SUBJECT PROPERTY**

**200' NOTIFICATION  
BOUNDARY**

Lakeside Blvd

N Collins Blvd

Central Expy

Eastwood Dr

Fall Creek Dr

DART Light Rail

**ZF 23-17 Notification Map**  
**PD Planned Development**  
**2301 N Central Expy**

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.



PFOHL W B  
18 CREEKWOOD CIR  
RICHARDSON, TX 75080

WRENN TERESA  
16 CREEKWOOD CIR  
RICHARDSON, TX 75080

EPPICH KEITH &  
BETSY BRODY  
14 CREEKWOOD CIR  
RICHARDSON, TX 750802608

SEMMER CAROLE TR  
12 CREEKWOOD CIR  
RICHARDSON, TX 75080

MORGAN JAMES & RACHEL  
202 FALL CREEK DR  
RICHARDSON, TX 75080

DEDEKEN JORIS J  
200 FALL CREEK DR  
RICHARDSON, TX 75080

2201 NORTH CENTRAL PARTNERS LLC  
4143 MAPLE AVE STE 325  
DALLAS, TX 75219

2301 N CENTRAL OWNER LLC  
11620 RED RUN BLVD STE 100  
REISTERSTON, MD 21136

MCGRATH SHARIE DEE ANN  
201 FALL CREEK DR  
RICHARDSON, TX 750802612

2301 N CENTRAL OWNER LLC  
11620 RED RUN BLVD STE 100  
REISTERSTON, MD 21136

RICHARDSON 75 JV  
PO BOX 851025  
RICHARDSON, TX 750851025

LIBERTY JOINT VENTURE  
PO BOX 851025  
RICHARDSON, TX 75085

2323 REALTY INVESTMENTS LP  
151 INNOVATION DR  
IRVINE, CA 92617

SUPERINTENDENT OF SCHOOLS  
RICHARDSON ISD  
400 S. GREENVILLE AVE  
RICHARDSON, TX 75081

**Evan Gallant**  
**Blue Ocean Investments**  
**11620 Red Run Blvd, Suite 100**  
**Reisterstown, MD 21136**

**ZF 23-17**  
**Trellis**