

City of Richardson City Plan Commission Agenda Packet Tuesday, June 4, 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 side of your screen.

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, JUNE 4, 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: 6:00 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 Comprehensive Plan Update](#)**
 - B. Discussion of regular agenda items**
 - C. 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 May 21, 2024.](#)**

PUBLIC HEARING

- 2. [ZF 24-12 Party Street](#) - A request for approval of a Special Permit for a 2,758 square foot special event center located within a 10,630 square foot retail building of a 43,714 square foot shopping center located northeast of the northeast corner at E. Campbell Road and N. Plano Road. The 4.4-acre site is zoned LR-M(2) Local Retail. Owner: Xiaogang Fan, 1403 East Campbell LLC. Staff: *Derica Peters*.**

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT RICHARDSON CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, MAY 31, 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.

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.

Briefing Item A

Review and Discuss the Envision Richardson
Comprehensive Plan Update



TO: City Plan Commission
FROM: Keith Krum, AICP *KBK*
Planning Projects Manager
DATE: May 31, 2024
SUBJECT: Envision Richardson Comprehensive Plan Update Briefing

At your meeting on Tuesday, June 4, 2024, staff will present a briefing on the status of the Envision Richardson Comprehensive Plan Update project. Topics will include:

- A look at the goals and intended outcomes for the project's three Community Summits
- A summary of public engagement activities for Community Summit 3.
- An overview of Community Summit 3 public input topics and content
- Summit 3 will take place June 7 through July 7 with two open house events:
 - Open House 1 is scheduled for Tuesday, June 11 at City Hall
 - Open House 2 is scheduled for Saturday, June 22 at Heights Recreation Center



Agenda Item 1

Approval of the Minutes of the May 21, 2024
City Plan Commission Meetings

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – MAY 21, 2024**

The Richardson City Plan Commission met on May 21, 2024, 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: Bryan Marsh, Chairman
Kenneth Southard, Vice Chairman
Nate Roberts, Commissioner
Sebrena Bohnsack, Commissioner
Gary Beach, Commissioner
Rebecca Poynter, Commissioner
Byron Purdy, Commissioner

MEMBERS ABSENT: Joe Costantino, Commissioner
Michael Keller, Commissioner

CITY STAFF PRESENT: Sam Chavez, Director of Development Services
Dan Tracy, Asst Director of Development & Engineering
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 April 16, 2024, and May 7, 2024.

Motion: Chairman Marsh made a motion to approval the minutes as presented for April 16, 2024, and May 7, 2024. Commissioner Beach seconded the Motion.
Motion passed 7-0.

CONSENT AGENDA

All items listed under the consent agenda are considered to be routine by the City Plan Commission and will be enacted upon by one motion in the form listed below. There will be no separate discussion of these items unless desired, in which case any item(s) may be removed from the Consent Agenda for separate consideration.

2. Replat – Richardson Center, Lot 10C: Consider and act on a request for a replat of Lot 10B of the Richardson Center to dedicate an Oncor easement and multiple water easements for future redevelopment for retail and commercial uses. The 9.065-acre tract is located at the southeast corner of South Plano Road and East Belt Line Road. *Owner: Vu Tran, VM Holding Company, Inc. Staff: Dan Tracy*

Motion: Chairman Marsh made a motion to recommend approval of the Consent Agenda as presented. Vice Chairman Southard seconded the motion. Motion Passed 7-0

PUBLIC HEARINGS

3. **ZF 24-07 Waterwood Villas:** Consider and act on a request to rezone approximately 2.22 acres located at 2251 N. Glenville Drive, on the west side of N. Glenville Drive, south of Waterwood Drive, from I-M(1) Industrial to PD Planned Development with modified development standards for a multi-family development. Owner: Midas Richardson III, LLC. Staff: *Derica Peters*.

Ms. Peters began by stating that Zoning File 24-07 is a request for approval to rezone approximately 2.22 acres located at 2251 N. Glenville Drive, on the west side of N. Glenville Drive, south of Waterwood Drive, from I-M(1) Industrial to PD Planned Development with modified development standards for a multi-family development.

Ms. Peters stated the property was rezoned in 1989 from PD Planned Development to I-M(1) Industrial District with special conditions (Ordinance No. 2735). The subject property was allowed to be developed for industrial or retail uses; however, the property was never developed. In 2022, the subject property was rezoned to PD Planned Development for the I-M(1) Industrial district for a limited-service hotel with a 5-story building with 122 rooms, which was never developed.

Ms. Peters explained the applicant is requesting the site to be zoned PD Planned Development for the apartments with a unique set of development standards with 210 units, 270 bedrooms on a 2.22-acre lot with density of 94 units per acre. The minimum unit size would 500-square feet, a maximum building height of 75-feet and five (5) stories, the front setback will be twenty-feet. The building elevations show the proposed design to be a wrap style apartment development with façades consisting of brick, stucco, fiber cement panels and balconies provided on some units. The applicant also proposes a minimum of four (4) amenities will be provided within common areas throughout the apartment area or within a 5,000-square foot amenity courtyard.

Ms. Peters stated the applicant is proposing to provide 275 parking spaces to meet the required 270 spaces which is one (1) parking space per bedroom and one (1) bicycle parking space providing twenty (20) vehicle spaces, in accordance with proposed amendments to the Comprehensive Zoning Ordinance parking requirements. Visitor parking will be available on site, but the amount and location has not been determined.

Ms. Peters stated that site access is provided from Waterwood Drive to the north and from Glenville Drive to the east with both driveways providing direct access into the parking garage which will be gated for resident-use only on restricted parking levels; a Traffic Impact Analysis (TIA) showed that no roadway modifications were required.

Ms. Peters advised that items to consider of the surrounding land uses is a multi-family project to the north developed as the Galatyn Park transit-oriented development that serves the Galatyn Park Dart Station and is approximately one-half mile walking distance to this property. The future land

use plan calls for regional employment which calls for higher density development and the primary land use being high rise office so while it does not mention residential development it does call for higher density development. The multi-family properties to the north that were part of the Galatyn Park project were approved to have a density anywhere from 53 units up to 100 units per acre.

Ms. Peters concluded by stating should the City Planning Commission accept the applicant's request as presented the condition would include that the subject site shall be zoned PD Planned Development District and shall be used and developed in substantial conformance with the Zoning Concept Plan, the building elevations and in accordance with the PD conditions. Ms. Peters stated no correspondence has been received regarding this request and she is available for any questions.

Chairman Marsh asked if there were any questions for staff, seeing none the applicant was asked to come forward.

Suzanne Kedron, Jackson Walker, 2323 Ross Avenue, Dallas, Texas introduced Sphinx Development who has thirty plus years of consultation, appraisal and development experience and they would be working on this project known as Waterwood Villas.

Victoria Morris, 2323 Ross Avenue, Dallas, Texas stated that Sphinx Development proposes a Planned Development District for Waterwood Villas which would have no more than 210 dwelling units with a mix of one or two bedrooms, 10% of units at a minimum of 500-square feet with average unit size at 800-square feet, featuring open kitchen concepts, living, and dining connectivity, modern lighting fixtures and energy efficient stainless-steel appliances.

Ms. Morris shared with the Commission the community features of Sphinx developments and addressed the same information that staff covered in their presentation along with information about the number of employees they would need, which is five (5) to six (6) employees in total with three (3) on-site at any given time. Ms. Morris stated she was available for questions.

Commissioner Beach asked about the target market for a 500-square foot unit.

Ms. Morris replied the target market for these units include people entering the housing market, couples, single professional working people.

Commissioner Purdy inquired about an estimation of the monthly rent charge.

Ms. Morris we are just going through the entitlement process and figuring out the financing aspect but would let a Sphinx representative address the question.

Telceve (TK) Olcobiah, Sphinx Developers, 3030 LBJ Freeway Suite #3050, Dallas answered that for a property this size the rent would range from \$1,000 to \$1,600 per month and currently they are still reviewing market conditions, interest rates and the ups and downs of the economy.

Chairman Marsh asked if the units were estimated to be market rate apartments.

Mr. Olcobiah stated that it would be determined by what the interest rates and economy would be like when they were ready to move forward.

Chairman Marsh asked if there would be any attempt at making this project affordable housing.

Mr. Olcobiah replied that the cost would be determined by what the market could bare and what market studies indicated.

Chairman Marsh inquired what the mix of the different sizes of units were in this development.

Mr. Olcobiah stated that currently there were 10% studio apartments, about 40% one bedrooms and around 35% two bedrooms.

Chairman Marsh asked if there was any reason why there were so few balconies on the exterior and if they were only on a specific size of units.

Justin Vaughan, HLR Architects, 10660 Lake Haven Drive, Dallas stated that this project had units with balconies on the corners facing the two main streets and there will be balconies overlooking the amenity courtyard that is internal. The number of balconies that a development decides to have provides options for renters and it is up to the developer to decide how many to include.

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

With no further speakers, Chairman Marsh made a motion to close the public hearing. Commissioner Beach seconded the motion. Motion passed 7-0.

Chairman Marsh stated that this site has been looked at quite a bit in the past and a resident use is compatible with the hotels and other apartments, however, he was concerned that over time a higher quality product would be better for the area but glad that it will be market rate apartments.

Motion: Commissioner Marsh made a motion to recommend approval of the request as presented. Commissioner Bohnsack seconded the motion.
Motion Passed 6-1 (Opposed by Commissioner Beach).

4. **ZF 24-08 ATRE Waterview Student Apartments:** Consider and act on a request to amend the PD Planned Development for a 13.03-acre development located between Waterview Parkway and President George Bush Highway, east of Frankford Road, to allow student-purpose built apartments on the east side of the property in lieu of apartments and amendments to the development standards. Owner: Mehrdad Mazaheri. *Staff: Sam Chavez.*

Sam Chavez began by stating this is a request to amend an existing Planned Development District with its own set of development standards located between Waterview Parkway and President George Bush Turnpike east of Frankford Road and that the request is to amend the existing PD to allow purpose-built student apartments on the eastside of the property in lieu of market rate apartments, and amendments to the development standard.

Mr. Chavez provided current information on the approved concept plan for this site where the maximum number of units allowed is 335 with the number of beds being 450, required parking

spaces is 450 at a rate of 1 space per bedroom, however they are providing 475 spaces. There are 5 live work units and 13,500-square feet of retail/co-working area. The proposed changes are related to Phase 1 to remove market rate apartments. Instead, the applicant proposes purpose-built student apartments of 173 allowed units, 534 beds, and 428 required parking spaces at the rate of 0.8 space per bedroom, and provide now 503 parking spaces, shuttle service, 5 live work units and 8,024-square feet of retail/co-working area.

Mr. Chavez brought attention to the table detailing what was previously approved and what is proposed. He described the updated phasing plan shows and phasing requirements, which require infrastructure and sidewalks for Phase 2 to be complete before a Certificate of Occupancy could be issued for Phase 1, and before Certificate of Occupancy can be issued for Phase 2, the retail and hotel developments should be constructed to the point of being weather tight, at minimum. He also explained that the proposed elevations for the student-built apartments are similar in materials and design, but the only difference is seen on the north elevation where the 5 live-work units will face President George Bush Freeway.

Chairman Marsh asked if the Commission had any questions and seeing none the applicant could come forward.

Maxwell Fisher, ZoneDev, 2502 Grandview Drive, Richardson, Texas stated the project has the same development team as the previous request and Dr. Mazaheri would retain ownership of the property, and they also have a national student housing developer involved.

Mr. Fisher advised that the previous request had a mix of housing, however they realized how much of a demand there was for student housing and that is the reason for this request. The proposed change is on the eastern phase. He explained that when building Phase 1 they could stub out the main utilities for Phase 2, and provide the necessary roads and sidewalks, to prime the property for final build out. A temporary sidewalk will be built so that students can get to Waterview Parkway until the hotel develops. Rutford Road is going to be extended which brings the site even closer to UTD. Mr. Fisher stated that this request is expected to have less trips generated than the previous request and there will be shuttles serving all the apartments.

Michael Augustine, Alta Terra Real Estate, 1441 W. Ute Blvd, Park City, Utah addressed the Commission with renderings from other student housing at various universities and explained the different type of amenities they offer and the quality of their apartments.

Commissioner Purdy asked if there will be amenities that make the development feel like an extension of the UTD campus, other than the shuttle.

Mr. Augustine stated that they conduct research on different universities to determine what to provide, but examples include quiet study areas and an engineering lab.

Commissioner Beach commented that a big issue with the last request was the amount of student housing, which was not supported by UTD or the City at the time, so he wanted to know why the Commission should consider the request at this time.

Mr. Augustine stated they have always been an advocate for student housing and things have evolved since the last approval in 2022. The proposal is still mixed use and they have studied the demand for student housing at UTD where there is currently a waitlist.

Commissioner Beach replied that the original plan had a mix of residential and student housing, so this proposal doesn't seem appropriate.

Mr. Fisher stated in 2022 the proposal was different, but now the need for student housing now at UTD is in huge demand. He expressed it may be arbitrary to distinguish between student residential. He continued to say that many market rate apartments have been approved in the City since the last request, but there is a demand for student housing.

Commissioner Beach commented that he was in favor of the proposed phasing but was not in support of modifying the uses from what was previously approved.

Commissioner Roberts stated he was curious if UTD had commented on the proposal.

Mr. Fisher replied that they have not commented.

Mr. Chavez answered that UTD has not commented, and the Notice of Public Hearing was sent to the University of Texas administrative office.

Mr. Fisher advised that they did not hold a position last time and this is a private development and free enterprise, there is a need for all types of housing, and they would not be in competition with them, it is a different type of housing product, where there is a huge need.

Chairman Marsh asked why they felt it was important to reverse the phasing.

Mr. Fisher replied that the east building has the ground-floor retail, so if we build the west building it would still be required to build the retail somewhere.

Commissioner Purdy asked if there's a photo of the units that has not been staged or furnished.

Mr. Augustine stated all the apartments are fully furnished.

Mr. Fisher indicated that this applicant and the Wolverine developers have each agreed to pay 25% for a traffic light in this area.

Commissioner Poynter asked what Mr. Fisher meant when he stated he wanted people to see the retail area from 190.

Mr. Fisher clarified the retail has been moved to a more exterior and public facing area of the property where it will have more visibility.

Commissioner Poynter inquired if residents in the neighborhood surrounding the development would be able to utilize the retail facilities.

Mr. Fisher stated absolutely everyone can use it.

Commissioner Poynter asked if walking or biking would be easy from Waterview.

Mr. Fisher replied yes, and they will provide bike racks plus the traffic light will help pedestrians and bicyclist.

Commissioner Poynter asked why the hotel was on Waterview Parkway and not along George Bush Turnpike.

Mr. Fisher stated UTD wanted a boutique style hotel that would be more college based and felt they would not get that if the hotel faced George Bush Turnpike.

Commissioner Poynter asked if the development has considered how they will accommodate delivery robots like those used on the UTD campus.

Mr. Fisher replied students will use phone apps to have food delivered directly, but hopefully they will have more options on site.

Commissioner Poynter commented that some apartments have a designated area for food delivery.

Dr. Mehrdad Mazaheri, property owner, 670 W. Campbell Road, Richardson Texas commented that he supported the proposed Wolverine development which will have 4,000 and none will be student housing. He continued stating that he has been aware of the shortage of student housing, and they should come to an agreement to provide housing in a safe environment next to the university.

Chairman Marsh commended Dr. Mazaheri for continuing to work on this development and for his patience. He stated he was happy for the student housing and does not have any issues with which building goes up first, he just wants to make sure that it becomes mixed use. He understands the hardship that was created from the phasing requirements.

Dr. Mazaheri described his observation of traffic flow on the streets around his property and how this area is the in-road to UTD and the City of Richardson. He also advised that this land is not tax-exempt and that he has endured extreme expenses, so this is another reason he would like to see development of the property.

Vice Chairman Southard asked if they had an anticipated timeframe for starting.

Mr. Fisher stated if they received approval they will move forward through platting and permitting and hopefully break ground in a year.

Mr. Augustine confirmed it usually takes a year for due to the complexity of the design and bids.

Vice Chairman Southard asked if there were any propositions made to UTD about the proposal.

Dr. Mazaheri stated that they would allow Wolverine to locate signage around the property to help with visibility and exposure.

Vice Chairman Southard asked if they have had discussions with anyone at UTD.

Mr. Augustine replied no.

Mr. Chavez stated again that a public hearing notice was sent to UTD.

Vice Chairman Southard stated it would be advantageous to contact them.

Mr. Augustine stated that they have meet with UTD (Dr. Calvin Jameson) to discuss this development in the past.

Vice Chairman Southard stated that it would be good to touch base with him again.

Mr. Fisher explained that they reach out to them a few times with no response.

Commissioner Poynter asked more detailed questions on access through and around the site.

Mr. Fisher responded that traffic could drive through the private access road onsite.

Commissioner Poynter asked if the private access road goes all the way to Waterview Parkway.

Mr. Fisher explained that the site has good access and described the various access points and traffic pattern.

Commissioner Poynter wanted to confirm that there was sidewalk access.

Mr. Fisher replied yes.

Commissioner Bohnsack asked if the students in this apartment would leave for school breaks.

Mr. Augustine stated most university students will not leave during the breaks.

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

Quy Nguyen, 800 W. Renner Road, Richardson, Texas, with Comets for Better Transit, spoke in favor to say the group is in favor of the proposal because it provides much needed student housing to the area and provides access to the DART Silver Line. He explained students have difficulty finding housing at UTD.

Connor Hulia, 3551 Wilshire Way #5153, Richardson, Texas, came forward to say as a former UTD student and current resident he supports the proposal and believes more housing will alleviate housing costs.

Winter Keely, Comets for Better Transit, 2600 Waterview Parkway, Richardson, Texas, spoke in favor to say the student body and the UTD administration have different perspectives. A development like this provides easier means to access campus for students.

Andrew Laska, 502 Hyde Park, Richardson, Texas, spoke to say he was fully in support of the proposal, and explained why the previous constraints put on this project were not appropriate. Also, the expansion Rutford Avenue will provide more interconnectivity to this area.

Julie Robinson, 600 Nottingham, Richardson, Texas, spoke in support of the project to say this proposal will be beneficial to students and our community.

Chairman Marsh asked if there were any other questions or comments. Seeing none, Chairman Marsh made a motion to close the public hearing. Commissioner Beach seconded the motion and the motion passed 7-0.

Chairman Marsh summarized some of the history of this project, and said he was concerned about the apartments get built without the retail component and there is still that risk, but understood the hardship in getting projects financed, and he was in support of the proposal.

Commissioner Southard commented he had reservations but now most of his concerns have addressed, and he was encouraged by the students and residents in support and this project ties in with the Wolverine project to the south.

Chairman Marsh followed up to say there has been a change since the Wolverine project was approved as it relates to requiring developments to provide a mix of uses.

Commissioner Beach encouraged the applicant to work closer with UTD administration.

Motion: Commissioner Roberts made a motion to recommend approval of the Request as presented. Commissioner Bohnsack seconded the motion.
Motion Passed 6-1 (Opposed by Commissioner Beach).

Chairman Marsh called for a 5-minute recess at 8:36 p.m. and reconvened at 8:45 p.m.

5. **ZF 24-10 Richardson Restaurant Park:** Consider and act on a request for an amendment of an approved Major Modification of the West Spring Valley PD Planned Development District for approximately 5.3-acres located at 740 S. Central Expressway, on the west side of S. Central Expressway between Floyd Road and James Drive, to allow a Micro-Brewery/Brewpub and amendment of the development standards. Property Owner: Richardson RP Development Corp. c/o Hermansen Land Dev. Inc. *Staff: Sam Chavez.*

Sam Chavez began by stating zoning file 24-10 is a request for an amendment to an approved Major Modification of the West Spring Valley PD Planned Development District. The site is 5.32 acres, with 22,644 square feet of building area, maximum height of 1-story, with 227 parking spaces required, while 338 spaces are provided. He continued with concept plan changes include the building area to increase to a total of 25,810 square feet and the area for proposed Building Pad 4 and 5 will be combined to Building Pad 4. He explained the applicant requests approval for a forty-five (45) feet-tall Ferris wheel, encompassing approximately 80 feet x 34 feet of space in building area #4 and secured with fencing. The applicant is also requesting the ability to provide a microbrewery or brewpub, which would be defined in the Ordinance if approved. The applicant is

also requesting approval for lots to be platted without street frontage, and to allow neon signs on existing the existing multi-use monument signs.

Mr. Chavez concluded stating that no public comments have been received in response to this request and stated he was available for any questions.

Commissioner Beach asked staff if only five (5) feet of the Ferris wheel would be visible from the west since the new building may be up to 40-feet tall.

Mr. Chavez replied that the applicant can construct either a one (1) story building at twenty-four (24) feet or a two (2) story structure at a maximum of forty (40) feet.

Commissioner Beach pointed out that the concept plan shows a one (1) story building.

Mr. Chavez replied this is because the building has not been designed yet so it may be 1 or 2-story.

Commissioner Beach responded there may be five (5) feet to twenty-five (25) feet of the Ferris wheel visible from the west.

Mr. Chavez stated yes.

Chairman Marsh asked if neon signs are allowed.

Mr. Chavez replied no, not in the sign standards for this district.

Commissioner Purdy asked staff if they were aware of any regulations related to how close a Ferris wheel could operate near a microbrewery.

Mr. Chavez stated he was not aware of any.

With no more questions for staff, Chairman Marsh opened the public hearing.

Kirk Hermansen, 5944 Luther Lane, Dallas, Texas stated he is the applicant and owner of the property and is available to answer any questions. He also spoke to an earlier question by clarifying neon signs are currently allowed on buildings but not on free-standing signs.

Jason Boso 5339 Bonita Avenue, Dallas, Texas, introduced himself as the founder and owner of the Truck Yard and Second Rodeo and stated he hopes to open a new location at this property. Mr. Boso explained that Truck Yard is a family friendly outdoor bar that offers free, live, acoustic music seven (7) days a week. Locally sourced food trucks are parked within the site and are rotated on a regular basis. They have a brewery in the Ft. Worth stockyards called Second Rodeo and they propose to expand to this location. He stated a brew pub has limited production, so it is meant for consumption on site and not distribution. Mr. Boso continued by stating that a brewery smells like baking bread. They might use chemicals to clean the equipment, but there will never be a bad smell outside of the establishment.

Chairman Marsh asked if the Ferris wheel was a signature at every one of their locations.

Mr. Boso replied no, but the Ferris wheel has been very successful at their locations in Houston and Alliance Town Center.

Chairman Marsh inquired if the Ferris wheels were bought from the same company and if they are the same size in each of their locations.

Mr. Boso answered that there are multiple manufacturers, but they hire the same inspectors and same people who do the modifications or the repairs when necessary.

Chairman Marsh asked if their employees operate and run the Ferris wheel.

Mr. Boso replied, yes and it is secured by double-gates.

Chairman Marsh asked if the Ferris wheel had fluorescent lighting or LED lights.

Mr. Boso stated that the Ferris wheel would most likely have faux LED lights.

Commissioner Roberts explained his concern of noise from amplified acoustic music and how it would affect St. Paul Catholic Church, which is located on the west side of Floyd Road, and he was not sure if it was within the 200-foot notification zone.

Mr. Chavez confirmed that the church was within the 200-foot notification zone.

Commissioner Roberts asked about proposed hours of operation.

Mr. Boso stated it will most likely be 11:00 am to 12:00 am on weekdays and 11:00 am to 1:00 am on the weekends. He is familiar with following decibel meter readings. They have been scrutinized at their original Truck Yard location in downtown Dallas, but they have not received any tickets from noise complaints. He explained this is not a music venue, they follow the rules of the local community, and keep the music low enough so customers can still hold a conversation.

Commissioner Roberts asked if the music would be amplified and held outside in the beer garden.

Mr. Boso answered yes.

Commissioner Roberts indicated he was concerned about noise pollution impacting the church.

Mr. Hermansen explained that the church leaders have been supportive and have not made any complaints.

Commissioner Roberts asked why a representative from the church did not provide comment.

Mr. Hermansen stated that they have worked with them as neighbors, and they even allow cross-parking. They were unable to come to this meeting, but he would ask them to provide a letter in support of the request.

Vice Chairman Southard asked if the Ferris wheel was big enough for adults, how many fit in a car and if it is safe for young children to ride.

Mr. Boso confirmed that the carriage holds two (2) people, and both adults and children can ride if they meet the minimum height.

Vice Chairman Southard inquired if Truck Yard was the name of the brewery.

Mr. Boso said no, Second Rodeo is the name of the brewery.

Commissioner Purdy asked if the Ferris wheel in Houston was impacted by the recent high wind activity and were they confident it would be secure in this location.

Mr. Boso answered Ferris wheels are built to meet wind load standards, and it will be permanently installed on the site.

Chairman Marsh asked if the applicant will also utilize the beer garden.

Mr. Boso explained the project will be completed in two (2) phases. They will first open in the beer garden and then construct a new building for the brewpub which they expect to open 24 months after the beer garden opens.

Chairman Marsh asked if the building will also have a restaurant.

Mr. Boso responded that they will provide food service with the existing beer garden kitchens and food trucks. A brewpub allows a mixed beverage license so they can also provide mixed cocktails.

Chairman Marsh asked if the area between the existing restaurants and Truck Yard will become common area.

Mr. Boso answered yes, and it will be part of the allowed alcoholic beverage drinking perimeter as designated by the Texas Alcoholic Beverage Commission (TABC).

Mr. Hermansen commented the Planned Development allows for a certain number of special events that could be hosted here annually. He concluded stating he is excited that the first combination Truck Yard/Second Rodeo could be in Richardson.

Mr. Boso informed the Commission that they may need a 30-35foot tall building due to the size of the equipment; the current brewery has a 30-foot ceiling.

Vice Chairman Southard asked how many employees will be on staff.

Mr. Boso replied about seventy-five (75) employees, including sixty (60) full-time employees.

Commissioner Roberts commented he thought the idea was great and that it would be a welcome addition to the area, however, he still has concerns about the noise.

Mr. Boso explained he typically meets with community groups and neighbors to address concerns.

Commissioner Roberts stated that based on what has been said he did not think there will be a compliance problem, but he suggested getting comments from the clergy at St. Paul Church before this goes to Council.

Mr. Boso replied that was good advice.

Chairman Marsh asked if there were any other questions or comments for the applicant. Seeing none, Chairman Marsh asked if anyone in attendance would like to come forward to speak in favor or against the request.

Reid Robinson, 600 Nottingham, Richardson, spoke in favor to say he lives one block from the development and stated that there had not been a noise issue with the previous beer garden and didn't think there would be any issues with this proposal.

Andrew Laska, 502 Hyde Park, Richardson was neutral regarding the project, but did state that the proposals up until this point were approved with site plans that they were too specific and limited, so this plan showing a general area provided more flexibility, so it was preferred.

Mark Edinburgh, 704 James Drive, Richardson spoke in opposition of the request to say he has made noise complaints about this property in the past, and he has an issue with the vague site plan, parking on James Drive and the neighboring streets, live music, and lights from the Ferris wheel.

Mr. Boso stated that Mr. Edinburgh has a valid point but there are 338 parking spaces onsite which should be plenty for their business and that they may have to invest in signage to keep people from parking on James Drive.

Mr. Hermansen responded that James Drive was designed to allow on- street parking in order to meet the requirements of the overlay district and there is cross-parking allowed with the church.

Mr. Boso continued saying that the capacity at this location would be between 300-400 people and the fire codes occupancy limits may keep the actual parking to a minimum.

Chairman Marsh addressed the proposed building height to say this district limits one-story buildings to 20-feet, but the applicant may need a higher building.

Mr. Boso replied that the brew tanks require 30-35 feet, and they may include a second story with private rooms.

Mr. Chavez confirmed that typically in these designs a mezzanine level is included.

Chairman Marsh asked Mr. Boso is he was comfortable with that.

Mrs. Boso replied yes, and they have this at their other locations.

Commissioner Roberts asked the applicant to address the noise that may be generated from the open carriages.

Mr. Boso confirmed they were open-air carriages and stated it does not operate fast like an amusement ride.

Vice Chairman Southard asked if the Ferris wheel played music.

Mr. Boso answered no.

Chairman Marsh asked if there were any other questions or comments. Seeing none, Chairman Marsh made a motion to close the public hearing. Commissioner Beach seconded the motion and the motion passed 7-0.

Chairman Marsh expressed that the Richardson Restaurant Park needs revitalization so the Truck Yard would be a great addition.

Motion: Vice Chairman Southard made a motion to recommend approval of the request as presented. Commissioner Beach seconded the motion. Motion passed 7-0

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 9:26 p.m.

Bryan Marsh, Chairman

DRAFT



Agenda Item 2

Zoning File 24-12:
Party Street

ZONING FILE 24-12

Attachments:

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



TO: City Plan Commission
FROM: Derica Peters, AICP, Senior Planner *DP*
DATE: June 4, 2024
RE: **Zoning File 24-12: Party Street**

REQUEST

Request for approval of a Special Permit for a 2,758 square foot special event center located within a 10,630 square foot retail building of a 43,714 square foot shopping center located northeast of the northeast corner at E. Campbell Road and N. Plano Road.

APPLICANT/ PROPERTY OWNER

Christian Cerda, Merakids Fun & Party LLC / Xiaogang Fan, 1403 East Campbell LLC

EXISTING DEVELOPMENT

The property is approximately 4.41-acres and is developed with three single-story buildings occupied with a mix of retail and commercial, and one (1) undeveloped pad site.

ADJACENT ROADWAYS

Campbell Road: Six-lane, divided arterial; 29,400 vehicles per day, on all lanes, eastbound and westbound, east of Glenville Avenue (2022).

Plano Road: Six-lane, divided arterial; 3,200 vehicles per day on all lanes, northbound and southbound, north of Digital Drive (2022).

SURROUNDING LAND USE AND ZONING

North: Retail/Commercial; R-1800-M residential
South: Retail/Commercial; LR-M(2)
East: Retail/Commercial; LR-M(2)
West: Retail/Commercial; I-M(1) Industrial

FUTURE LAND USE PLAN

Neighborhood Service:

Neighborhood Service includes service-related uses such as retail sales; personal services such as cleaners, barbers, and 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: Neighborhood Service
East: Neighborhood Service
West: Neighborhood Service

EXISTING ZONING

Local Retail LR-M(2)

TRAFFIC/INFRASTRUCTURE IMPACTS

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 rezoned from R-1800-M Residential to LR-M(2) Local Retail in 1976 and was subsequently developed in 1985 with three (3) buildings for office and retail uses. The zoning concept plan (Exhibit B) shows the concept and location for the future development of a building (Building C) on the vacant pad site.

Request

The applicant, Party Street which operates under the ownership of Merakids Fun & Party LLC, is requesting approval of a Special Permit for an event center to accommodate family-oriented events such as children’s birthday parties, baby showers, gender reveals and baptisms. As part of the event space rental, Party Street provides decorations for the events, and at least one staff member will be present to assist with setup and cleanup and a kitchen will not be provided.

The lease space is approximately 2,800-square feet, as shown on the Concept Plan (Exhibit “B”), which was formerly occupied by a martial arts studio. The applicant plans to leave the interior of the lease space as is, which includes approximately 1,700 square feet of open space for event seating and activities, with the balance comprised of office, breakroom, storage, and bathrooms. No exterior modifications are proposed as part of this request.

The event center would be allowed to host events with attendance of up to forty-nine (49) guests, which is the maximum occupancy for this type of use and type of construction according to the Fire and Building Code. As proposed the event center will only be open for events on Saturdays and Sundays and will not operate after 10:00 p.m.; however, the business may be available by appointment only during the week (Monday-Friday) for potential clients to view the space.

The applicant has provided the following information based on guest attendance at the business' three (3) other locations (Lewisville, Bedford, Irving), and they expect similar attendance numbers at the proposed location.

1. 11:00 am - 1:00 pm Up to 20 guests
2. 2:00 pm - 5:00 pm 25 - 35 guests
3. 6:00 pm - 10:00 pm 30 - 50 guests

The City of Richardson does not have a required parking ratio for an event center; however, based on the approximate 2,800-square foot lease space and the twenty-eight (28) parking spaces proposed for the event center, the use will provide a parking ratio of one (1) space per 100 square feet. Based on the current tenant mix and the addition of the event center a total of 315 parking spaces are required. 335 parking spaces are provided, which are comprised of 180 surface parking spaces and 155 tuck-under parking spaces located on the north and east side of the building are accessible by two sets of stairs.

The applicant provided the following parking observation counts at this location and reported that most of the parking spaces remain available during Saturdays and Sundays.

	Surface Spaces	Tuck-Under Garage Spaces	Total Spaces in Use	Available	Percent in Use	Percent Available
Saturday 4/20						
11:00 AM	44	3	47	288	14%	86%
2:00 PM	55	6	61	274	18%	82%
4:00 PM	69	4	73	262	22%	78%
7:00 PM	81	4	85	250	25%	75%
Sunday 4/21						
12:00 PM	52	3	55	280	16%	84%
3:00 PM	59	3	62	273	19%	81%
5:00 PM	72		72	263	21%	79%
8:00 PM	39	2	41	294	12%	88%
Saturday 4/27						
10:00 AM	51	3	54	281	16%	84%
12:00 PM	72	3	75	260	22%	78%
3:00 PM	69	4	73	262	22%	78%
7:00 PM	82	6	88	247	26%	74%
8:00 PM	88	3	91	244	27%	73%
Sunday 4/28						
10:00 AM	22	1	23	312	7%	93%
1:00 PM	54	44	98	237	29%	71%
4:00 PM	47	2	49	286	15%	85%
6:00 PM	66	3	69	266	21%	79%
7:00 PM	59	2	61	274	18%	82%

Based on the above parking count table, the peak parking demand for a Saturday and Sunday occurs in the PM timeframe, leaving a balance of approximately 244-266 parking spaces available, although a majority of the available parking spaces are located in the tuck-under parking garage.

Special Permits for event centers have been previously approved with parking ratios ranging from one (1) space per forty-five (45) square feet to one (1) space per eighty-five (85) square feet, however, these were much larger event centers ranging in size from 4,500 - 9,257 square feet.

The Special Permit for Noah’s Event Center was approved in 2012 with a parking ratio of one (1) space per 100 square feet but it was a free-standing, 9,258 square foot facility with multiple event rooms and three (3) times larger than the proposed event center.

Based on the parking counts provided by the applicant and the number of available parking spaces during the event center days of operation (Saturday and Sunday), the proposed parking ratio of one (1) space per 100 square feet appears to be appropriate.

Correspondence: To date, staff has not received any 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 use of the Property for an event center shall be limited to the area shown on the concept plan attached as Exhibit “B” and made a part thereof.
2. No other person, company, business, or legal entity other than Merakids Fun & Party LLC may operate an event center on the Property pursuant to this Ordinance.
3. The Special Permit shall expire and terminate, and this Ordinance be of no further effect in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
4. The days of operation for the event center shall be limited to Saturday and Sunday with the hours of operation limited from 10:00 am to 10:00 pm.
5. Maximum number of guests: 49
6. A parking ratio of one (1) space per 100 square feet of gross floor of the event center shall be provided.

Council Hearing Date: The scheduled City Council hearing date is July 8, 2024.

ZF 24-12

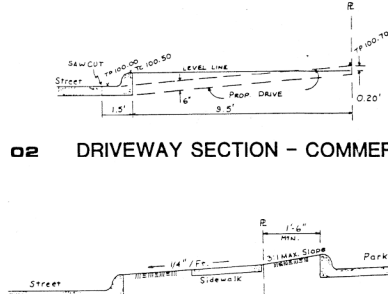


ZF 24-12 Aerial & Zoning Map Special Permit 1403 E. Campbell Rd

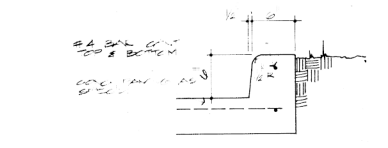
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



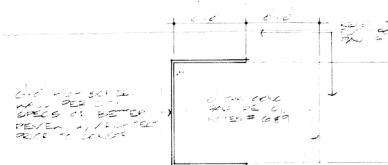
02 DRIVEWAY SECTION - COMMERCIAL



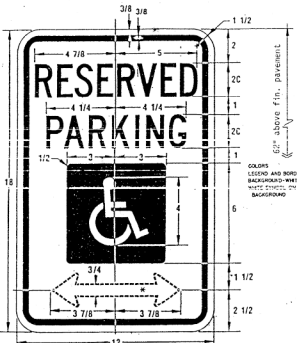
03 PARKWAY SECTION - COMMERCIAL



04 CURB DETAIL



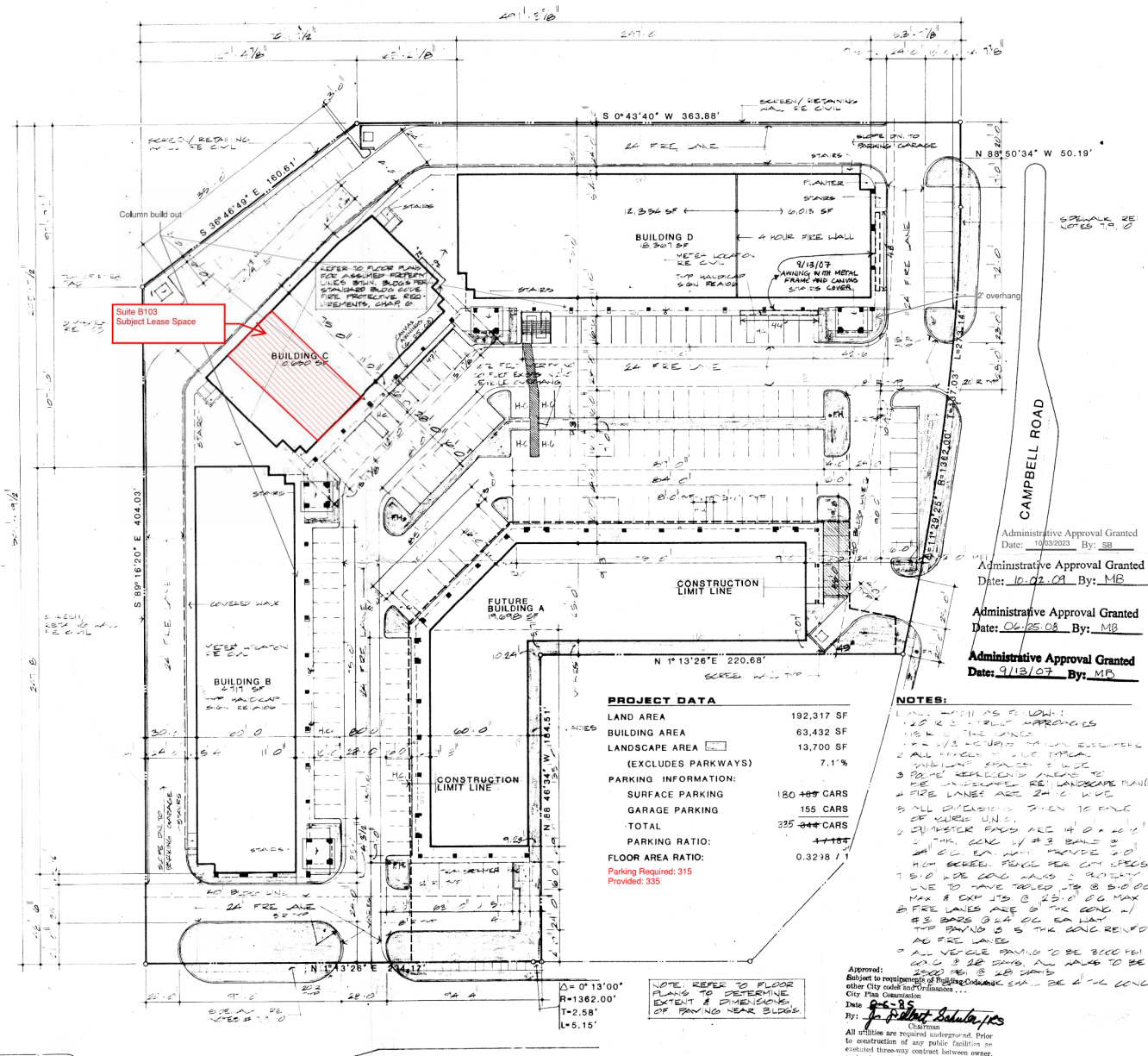
05 DUMPSTER ENCLOSURE



NOTE: This sign type is available from the Texas Dept. of Highways & Public Transportation. If the signs are not purchased from the Highway Dept. the Department's Specification is to be followed for fabrication.

06 HANDICAP SIGN

NO SCALE



Suite B103
Subject Lease Space

PROJECT DATA

LAND AREA	192,317 SF
BUILDING AREA	63,432 SF
LANDSCAPE AREA (EXCLUDES PARKWAYS)	13,700 SF
LANDSCAPE COEFFICIENT	7.1%
PARKING INFORMATION:	
SURFACE PARKING	180 CARS
GARAGE PARKING	155 CARS
TOTAL	335 CARS
PARKING RATIO:	1.75
FLOOR AREA RATIO:	0.3278 / 1
Parking Required:	315
Provided:	335

NOTES:

1. ALL WORK SHALL BE AS SHOWN.
2. ALL CURB CUTS SHALL BE 15" HIGH.
3. ALL DRIVEWAYS SHALL BE 12" WIDE.
4. ALL DRIVEWAYS SHALL BE 12" WIDE.
5. ALL DRIVEWAYS SHALL BE 12" WIDE.
6. ALL DRIVEWAYS SHALL BE 12" WIDE.
7. ALL DRIVEWAYS SHALL BE 12" WIDE.
8. ALL DRIVEWAYS SHALL BE 12" WIDE.
9. ALL DRIVEWAYS SHALL BE 12" WIDE.
10. ALL DRIVEWAYS SHALL BE 12" WIDE.

NOTE REFER TO FLOOR PLANS TO DETERMINE EXTENT & DIMENSIONS OF PARKING NEAR BLDGS.

Approved: [Signature]
 Subject to requirements of Planning Commission and other City Council Ordinances...
 City Planning Commission
 Date: 06/25/08
 By: [Signature]
 Chairman
 All utilities are required underground. Prior to construction of any public facility, a detailed three-party contract between owner, contractor, and City must be filed with Dept. of Public Works. A detailed landscape plan must be approved and landscaping must be installed prior to occupancy. Design, details and location of same are subject to approval by City Planning Commission.

01 SITE PLAN

PLANO ROAD

1403-1409 E. CAMPBELL





DALLAS TEXAS May, 2024

Party Street is an event center dedicated to celebrating events for kids and baby showers 90% of the time, being our competitive advantage the decorations.

With our huge variety of inventory, we are able to capture our client's ideas in order to make it happen and create unforgettable memories. Our event center not only offers tables and chairs but a safe place for the kids so they can run and play in a secured environment. Our packets have different and flexible duration such as 2, 3 and 4 hours and our team is in charge of decoration and cleaning before and after the events. A staff member will always be present to support each of our clients. Party Street is a company that opened in the US back in 2000 and our concept is to celebrate small and private events with excellent customer service, which has been recognized by our clientele.

Today, we have 3 locations in Lewisville, Tx., Bedford, Tx and Irving, Tx.

Our concept includes a family ambience, reason why we saw the potential to replicate the same concept in the City of Richardson to open our 4th location so we can offer unforgettable memories to this community.

- Hours of Operation:

For our type of business our customers prefer to celebrate events on weekends. That's why on weekdays our locations are closed and only take appointments to show the place.

EVENTS *Saturday and Sundays

First time party 11:00am - 1:00pm

Second time Party 2:00pm - 5:00pm

Third time Party 6:00pm - 10:00pm

Most of the parties in the first time are around 20 people

Most of the parties in the second time are around 25-35 people

Most of the parties in the first time are around 30-50 people

PARTY STREET





LOCATIONS:

**BEDFORD
IRVING
LEWISVILLE**

**BIRTHDAY PARTIES
BABY SHOWER
GENDER REVEAL
BAPTISM**





He is YAK our mascot, is a very friendly, lovely and sweet.
Kids really love to share time with him.



SITE PHOTOS – ZF 24-12



SITE PHOTOS – ZF 24-12

3 – South Elevation



4 – West Elevation





Notice of Public Hearing

City Plan Commission

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

SPECIAL PERMIT

File No./Name: ZF 24-12 Party Street
Applicant: Christian Cerda, Merakids Fun & Party LLC
Location: (See map on reverse side)
Request: A request for approval of a Special Permit for a 2,758 square foot special event center located within a 10,630 square foot retail building of a 43,714 square foot shopping center located northeast of the northeast corner at E. Campbell Road and N. Plano Road. The 4.4-acre site is zoned LR-M(2) Local Retail. Owner: Xiaogang Fan, 1403 East Campbell LLC. Staff: Derica Peters.

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

TUESDAY, JUNE 4, 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>.

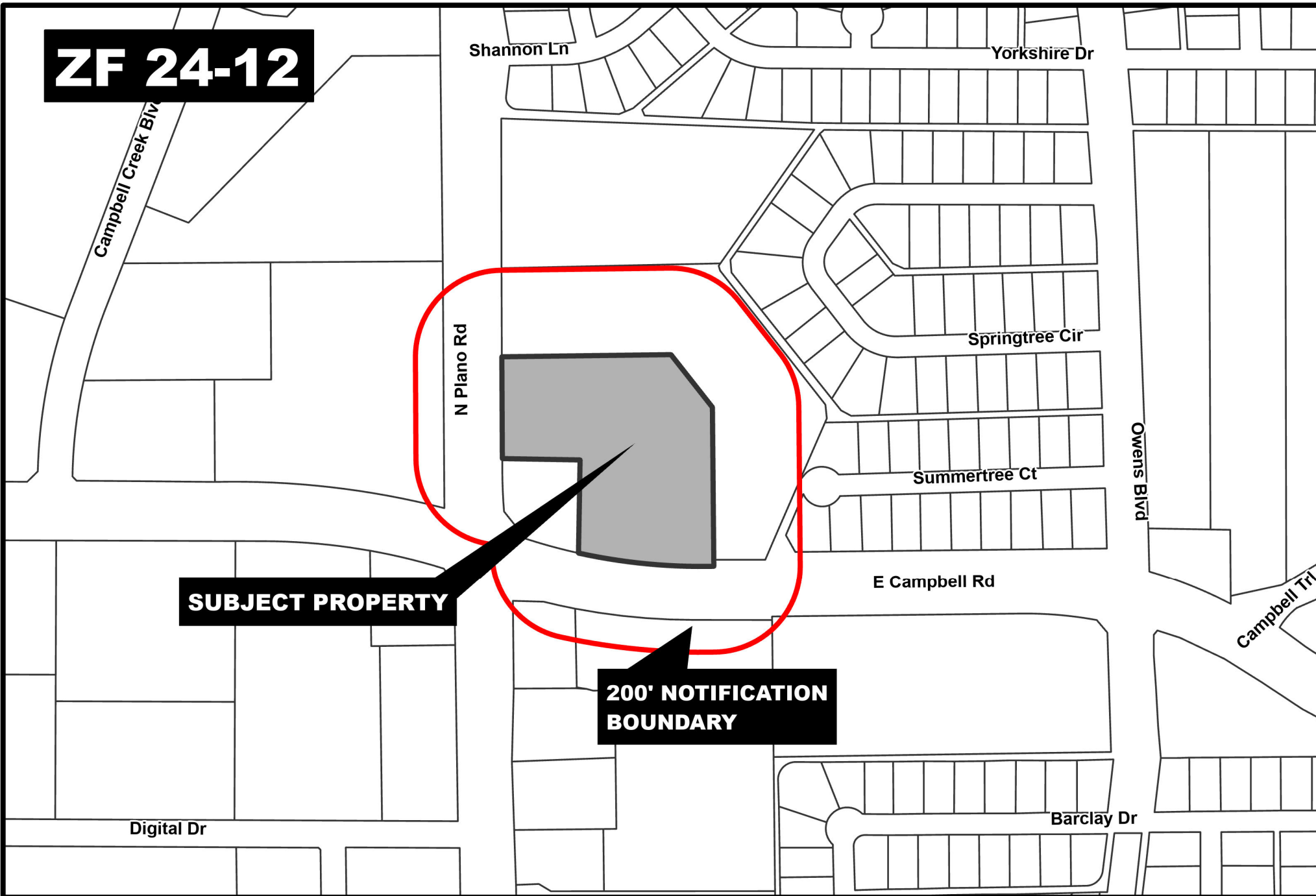
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

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 24-12.

Date Posted and Mailed: May 24, 2024

ZF 24-12



SUBJECT PROPERTY

200' NOTIFICATION BOUNDARY

**ZF 24-12 Notification Map
Special Permit**

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.



CRICQ RICHARDSON TRUST
N DALLAS LP
1620 S FRIENDSWOOD DR # 183
FRIENDSWOOD, TX 77546

SMELTZER ROGER
1340 S MAIN ST STE 305
GRAPEVINE, TX 76051

HERRERA MARINA LISETH &
AMILCAR BLADIMIR JR
1500 SUMMERTREE CT
RICHARDSON, TX 75082

RICHARDSON EAST
CHURCH OF CHRIST
1504 E CAMPBELL RD
RICHARDSON, TX 75081

1403 EAST CAMPBELL LLC
2701 CUSTER PARKWAY STE 706
RICHARDSON, TX 750801672

COMPASS BANK
C/O INVOKE TAX PARTNERS
PO BOX 850
AURO, RA 442020850

ST PHILOPATEER COPTIC
ORTHODOX CHURCH OF DALLAS
1450 E CAMPBELL RD
RICHARDSON, TX 75081

ISP CAMPBELL WASH LLC N
1601 ELM ST FL 33
DALLAS, TX 75201

CHRISTIAN CERDA
MERAKIDS FUN&PARTY LLC
2500 PIONEER POND RD
MCKINNEY, TX 75071

XIAOGANG FAN
2701 CUSTER PKY, STE 706
RHCARDSON, TX 75080

ZF 24-12 Party Street