

# City of Richardson City Plan Commission Agenda Packet Tuesday, June 18, 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.

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**AGENDA**  
**CITY OF RICHARDSON – CITY PLAN COMMISSION**  
**TUESDAY, JUNE 18, 2024, AT 7:00 P.M.**  
**RICHARDSON CITY HALL**  
**2360 CAMPBELL CREEK BOULEVARD, SUITE 525**  
**RICHARDSON, TX 75082**

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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>).

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

- A. Discussion of regular agenda items**
  - B. Staff report on pending development, zoning permits, and planning matters**
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**REGULAR BUSINESS MEETING: 7:00 P.M. – MULTIPURPOSE ROOM #CH 157**

**MINUTES**

- 1. Approval of minutes of the regular business meeting of June 4, 2024.**

**PUBLIC HEARING**

- 2. ZF 24-08 Cityline East PD Amendment - A request to amend the development regulations of the 62.5-acre CityLine-East Planned Development PD to increase the number of residential units, and to modify the Regulating Plan to increase the acreage of Mandatory and Mandatory/Non-Mandatory Open Space. *Owner: Walter Mountford, KDC. Staff: Sam Chavez.***

**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, JUNE 14, 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 June 4, 2024  
City Plan Commission Meetings

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – JUNE 4, 2024**

The Richardson City Plan Commission met on June 4, 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  
Joe Costantino, Commissioner  
Sebrena Bohnsack, Commissioner  
Gary Beach, Commissioner  
Rebecca Poynter, Commissioner  
Michael Keller, Commissioner

**MEMBERS ABSENT:** Byron Purdy, Commissioner  
Nate Roberts, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Director of Development Services  
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 May 21, 2024.**

**Motion:** Vice Chairman Southard made a motion to approval the minutes as presented for May 21, 2024. Commissioner Beach seconded the Motion.  
Motion passed 7-0.

**PUBLIC HEARINGS**

**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.*

Ms. Peters began by stating that ZF 24-12 is a request for a Special Permit for a special event center at 1403 E. Campbell Road currently zoned as Local Retail LR-M2 with 4.41-acres, developed with 3 single-story buildings occupied with a mix of retail and commercial, and one (1) undeveloped pad site.

Ms. Peters continued by stating Party Street is proposed a special event center that will cater toward families and children. This special permit will be limited a maximum of forty-nine (49) guests and hours of operation will be Saturdays and Sundays from 10:00 am to 10:00 pm. She advised that the city does not have an established parking ratio for special event centers. The site will provide 28 parking spaces at a ratio of one (1) to 100-square feet of the suite space. She continued stating that the applicant provided parking observations and reported most of the parking spaces remained available on the weekends. Also, the applicant proactively reached out to the surrounding Homeowners Associations and provided correspondence with Owens Park HOA leadership in support of the proposal.

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

Mr. Erick Vera and Mr. Omar Escalante, Merakids Fun & Party LLC, 1165 S. Stemmons Freeway, Lewisville Texas, introduced themselves as the business owners and played a video introducing the business. He continued by explaining they started this company seven (7) years ago in Mexico where they have four (4) locations and currently have locations in Lewisville, Irving, and Bedford in Texas. The company is a special event center focused on family where 60% of the parties are for kids and 30% - 35% are for gender reveals or baby showers. Mr. Vera stated that have not had any issues in their other locations, they have good relations with the other businesses and surrounding neighborhoods, and the music volume is controlled.

Chairman Marsh asked if the space is rented by the hour.

Mr. Vera replied yes, and 3-hour party rentals are the most popular.

Chairman Marsh inquired about their basic services.

Mr. Vera answered their services are to provide the space, set-up, decorations, and clean-up.

Chairman Marsh asked if this company is a franchise.

Mr. Vera replied, no.

Chairman Marsh asked if he also operates the other business locations.

Mr. Vera answered yes.

Chairman Marsh inquired into why they were only open on Saturday and Sunday.

Mr. Vera answered they have found most clients prefer to have parties on the weekend.

Chairman Marsh asked the applicant if they are satisfied with the limited hours of operation.

Mr. Vera replied that all their locations operate the same days and hours.

Chairman Marsh asked if he was aware that the special permit limits the maximum guests to 49.

Mr. Vera answered yes.

Mr. Escalante asked to clarify that during the weekdays, their employees work in the venue to get the area ready for parties.

Mr. Vera explained that he polled the other businesses in the shopping center and reported on their hours of operation and found that many would be closed during the times Party Street is open only on the weekends.

Chairman Marsh asked if anyone in attendance would like to come forward to speak in favor or against the request. Seeing none, Chairman Marsh made a motion to close the public hearing and Vice Chairman Southard seconded the motion. Motion passed 7-0.

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

### **ADJOURN**

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 7:16 p.m.

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Bryan Marsh, Chairman



# Agenda Item 2

Zoning File 24-08:  
CityLine East PD Amendment

## ZONING FILE 24-11

### **Attachments:**

1. Staff Report
2. Aerial and Zoning Map
3. Excerpt Ordinance 4049
4. Current Approved Regulating Plan – Appendix A
5. Proposed Regulating Plan (Exhibit “B”)
6. Applicant’s Statement
7. Notice of Public Hearing
8. Notification List
9. Correspondence in Support





**TO:** City Plan Commission  
**FROM:** Sam Chavez, AICP, Director of Development Services *SDC*  
**DATE:** June 18, 2024  
**RE:** **Zoning File 24-11: PD Planned Development Amendment – CityLine East**

### REQUEST

A request to amend the 62.5-acre CityLine East PD Planned Development District (Ordinance 4049), to increase the number of residential units and to amend the Regulating Plan to increase the acreage of the 100% Mandatory Civic/Open Area and the 60% Mandatory/40% Non-Mandatory Civic/Open Space Area. (See applicant’s statement for further explanation.)

### APPLICANT & PROPERTY OWNER

Walt Mountford, KDC

### EXISTING DEVELOPMENT

A 17-level, 569,689 square foot office building with ground floor retail and three (3), 5 story mixed-use multi-family developments for a total of 805 units.

### ADJACENT ROADWAYS

**PGBT:** Freeway/Turnpike; 89,436 vehicles per day on all lanes, eastbound and westbound, east of Central Expressway (2022).

**N. Plano Road:** Six-lane, divided arterial; 28,200 vehicles per day on all lanes, northbound and southbound, south of Renner Road (2022).

**State Street, E. CityLine Drive and Wilshire Way:** 4-lane, divided roadway, no traffic counts are available.

**State Street and Wilshire Way:** 2-lane, undivided roadways, no traffic counts are available.

### SURROUNDING LAND USE AND ZONING

**North:** City of Plano  
**South:** Retail, Single-Family and Park/PD Planned Development  
**East:** Office and Manufacturing/PD Planned Development  
**West:** Office and Multi-Family/PD Planned Development Bush Central Station

## FUTURE LAND USE PLAN

### Regional Employment

*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: City of Plano

South: Regional Employment

East: Regional Employment

West: Transit Village and Regional Employment

## EXISTING ZONING

PD Planned Development (CityLine East, Ordinance 4049)

## TRAFFIC/INFRASTRUCTURE IMPACTS

The applicant's current request does not warrant a revised Traffic Impact Analysis (TIA). All traffic mitigation requirements identified in the 2012 TIA continue to remain in effect, as would the requirement for a revised TIA should developed non-residential development exceed 2.5 million square feet.

## STAFF COMMENTS

### Background:

In December 2012 City Council approved a rezoning request for 147.5 acres, including the subject property, to a PD Planned Development District to accommodate mixed-use development (Ordinance 3893). The PD was divided into four (4) development tracts and two (2) open space tracts. Overall, a total of approximately 7.8 million square feet of non-residential development and 1,925 residential units are allowed per the existing zoning; however, no more than 2.5 million square feet of developed non-residential development is without an updated TIA.

In 2014, City Council approved a rezoning request for approximately 62.5 acres of the 147.5-acre tract of land, which included the subject property, from PD Planned Development to PD Planned Development under a form-based code, i.e., CityLine East (Ordinance 4049). The CityLine East code provides for approximately 4.58 million square feet of non-residential development and 1,925 residential units; it also requires a revised TIA for developed non-residential development in excess of 2.5 million square feet.

In 2016, City Council approved an amendment for a 47.9-acre portion of the 62.5-acre CityLine East PD Planned Development to allow temporary parking lots, one (1) surface parking lot as a primary use, and exceptions to the Building Design Standards for "arts, entertainment, and recreation" uses (Ordinance 4169).

In 2017, City Council approved an amendment for a 41.6-acre portion of the CityLine East PD Planned Development to allow to allow hotel, limited service, and suite hotels by right and to reduce required parking for hotel/lodging uses from 1.0 to 0.8 parking spaces per room or suite (Ordinance 4234).

### **Applicant's Request**

The applicant's request is to amend the existing development standards for approximately 62.5 acres of the CityLine East PD (Ordinance 4049) to:

1. Increase the number of allowable residential units from 1,925 to 3,100 units (an additional 1,175 units) for a maximum density of 60 units per acre (*See applicant's statement for further explanation*).
2. Increase the 100% Mandatory Civic/Open Space Area from 6.44 acres to 6.60 acres as depicted on the Regulating Plan, and
3. Increase the 60% Mandatory/40% Non-Mandatory Civic/Open Space Area from 3.44 acres to 4.64 acres as depicted on the Regulating Plan.

The approved CityLine East Regulating Plan (attached) represents the zoning map for the subject property and comprises two (2) Character Zones; the TOD Core (northern half of property) and TOD Mixed Use (southern half of property). As proposed, the amendments would apply to both Character Zones.

### Increase Number of Residential Units

As proposed, the request represents a 23% increase in the number of allowable units. The Code lists multi-family, residential loft (a residential unit built to commercial standards and adapted for residential uses) and live-work units as residential types.

To date, a total of 14.46 acres of the 42.5 net acres has been developed and includes a 17-level, 569,689 square foot office building with ground floor retail and three (3), 5 story mixed-use multi-family developments for a total of 805 units. If approved, the three (3) existing multi-family developments exceed the 60 units per acre density proposed and place them in a non-conforming status. Based on the current residential entitlement, a balance of 1,120 residential units remain available for future development.

Although the property on the south side of E. CityLine Drive (CityLine Market) and the mixed-use development of CityLine located on the west side of Plano Road are not within the CityLine East PD, they do provide retail/service opportunities for adjacent, local, and mid-regional patrons.

As evident at successful mixed-use developments such as Legacy West, Legacy Town Center North and Legacy Town Center in Plano, Cypress Waters in Coppell/Dallas and Downtown Plano residential density appears to be a contributing factor in the support of the commercial/retail/office elements of the developments.

A cursory review of the number of existing residential units to date for the subject development mentioned above revealed the following:

- Legacy West Legacy Town Center North and Legacy Town Center – approximately 5,224 units
- Cypress Waters – approximately 2,565 units
- Downtown Plano – approximately 1,697 units

Due to the proximity of the DART CityLine Station which is approximately ½ mile from the CityLine East and with the opening of the Silver Line/UTD Station in the near future, additional residential units may be appropriate in support of a TOD development and in supporting its mixed-use (commercial/retail/office) development character now and in the future.

Increase the 100% Mandatory Civic/Open Space Area

The CityLine East Code requires a minimum of 6.44 acres of civic/open space to be provided for the location as shown on the Regulating Plan. The applicant intends to increase the acreage from 6.44 acres to 6.60 acres which represents an approximate increase of 6,970 square feet.

The subject area comprised of a large utility and drainage easement is intended as a passive open space with a pedestrian trail which will connect to the existing improved trail to the south in Fox Creek Park as the property adjacent to the subject area is developed.

Due to the size of the increase in acreage, graphically the increase is not apparent; however, the text amendment is sufficient to ensure a total of 6.60 acres of Mandatory Civic/Open space will be provided.

Increase the 60% Mandatory/40% Non-Mandatory Civic/Open Space Area

The CityLine East Code requires a minimum of 3.44 acres of 60% Mandatory/40% Non-Mandatory Civic/Open Space Area to be provided for the location as shown on the Regulating Plan. The applicant intends to increase the acreage from 3.44 acres to 4.64 acres which represents an approximate increase of 1.2 acres or 52,272 square feet.

As provided for in the Code, 2.78 acres are required (60%), while the remaining acreage; 1.86 acres (40%) is non-mandatory and at the developer’s discretion to provide.

The approved Regulating Plan – Appendix A reflects the location of the subject Areas which traverse the development in an east-west direction with a discontinued corridor centrally located in the middle of the development and on its eastern end. The applicant’s intent is to complete the east-west corridor by providing additional Civic/Open Space Area between Points A and B and Points C and D. In doing so, the Civic/Open Space Area between Points B and C is being reduced and the Non-Mandatory Street (depicted as a gray dashed line) is being relocated slightly north of its previous location.

The proposed modification will establish a continuous pedestrian civic/open space corridor from Plano Road to the Mandatory Civic/Open Space on along the eastern side of the development and ultimately a connection to Fox Creek Park.

**Correspondence:** As of this date, one (1) letter in support of the request has been received.

**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 conditions:

1. The maximum number of residential units shall be 3,100, constructed at a minimum density of sixty (6) units per net acre.
2. The Regulating Plan (Exhibit "B") shall indicate 6.60 acres of 100% Mandatory Civic/Open Space Area and 4.64 acres of 60% Mandatory/40% Non-Mandatory Civic/Open Space Area.

# ZF 24-11



## ZF 24-11 Aerial & Zoning Map PD Planned Development

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. 4049**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FROM PD PLANNED DEVELOPMENT TO PD PLANNED DEVELOPMENT FOR THE CITY LINE EAST PLANNED DEVELOPMENT DISTRICT FOR 62.5 ACRES LOCATED ON THE EAST SIDE OF PLANO ROAD BETWEEN PRESIDENT GEORGE BUSH TURNPIKE AND CITYLINE DRIVE, 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 14-11).**

**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, and the same is hereby amended so as to grant a change in zoning from PD Planned Development to PD Planned Development for the City Line East Planned Development District for 62.5 acres located on the east side of Plano Road between President George Bush Turnpike and CityLine Drive, and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes as follows:

1. That the property shall be developed and used in conformance with the CityLine East Planned Development District Code, attached hereto as Exhibit “B”, which is hereby approved and made a part hereof for all purposes.
2. The maximum number of residential units shall be 1,925 constructed at a minimum density of thirty (30) units per net acre. (Proposed language to be amended.)

3. A traffic impact analysis prepared by a professional engineer licensed in the State of Texas shall accompany each development plan which proposes the construction of one or more buildings to be used for non-residential purposes and constructed on the property described in this Ordinance and/or Ordinance No. 3893 if when such buildings are constructed, the total area of the buildings constructed and used for non-residential purposes and which are located on the property described in this Ordinance and/or Ordinance No. 3893, exceeds 2.5 million square feet . The requirement for submission of a traffic impact analysis shall apply whether or not at the time of submission of the development plan the total area of buildings used for non-residential purposes on said property will exceed 2.5 million square feet for the first time or already exceeds 2.5 million square feet. The traffic impact analysis shall include within its scope the traffic generated by all uses already developed on the property described in this Ordinance and/or Ordinance No. 3893 as of the date of the analysis and the affect the traffic generated by the proposed additional development will have on said property and adjacent properties. For purposes of this paragraph, the area of any structure constructed, developed, and used solely for the parking of motorized and non-motorized vehicles shall be excluded for the calculation of the area of buildings developed and used for non-residential purposes.

**SECTION 2.** That the above-described tract of land 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, and subject to the aforementioned special conditions.

**SECTION 3.** That all other provisions of the ordinances of the City of Richardson 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 4.** 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 5.** 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 6.** 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 7.** 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 12th day of May 2014.

**APPROVED:**

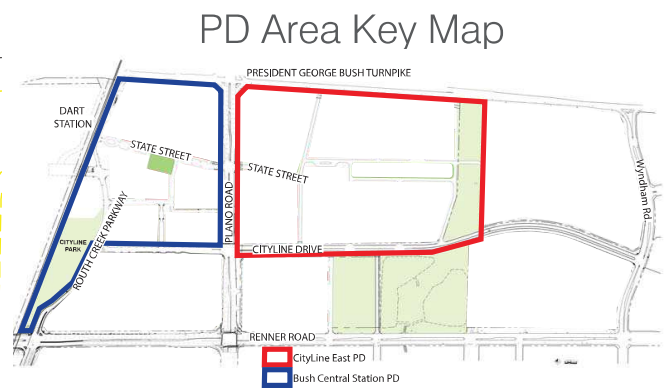
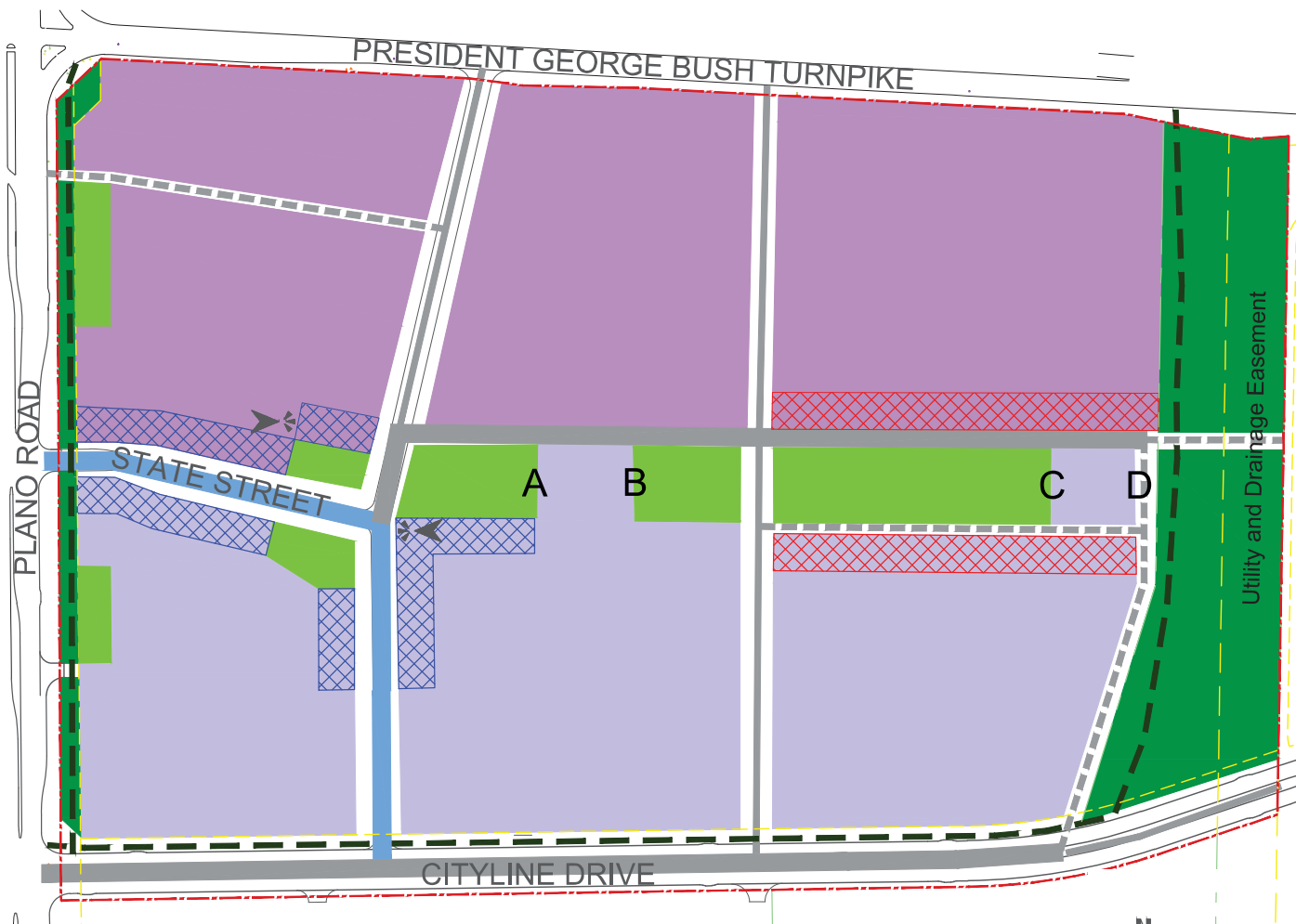
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**MAYOR**

**APPROVED AS TO FORM:**

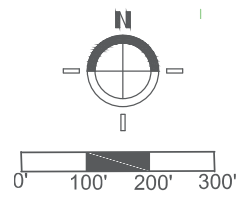
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**CITY ATTORNEY**  
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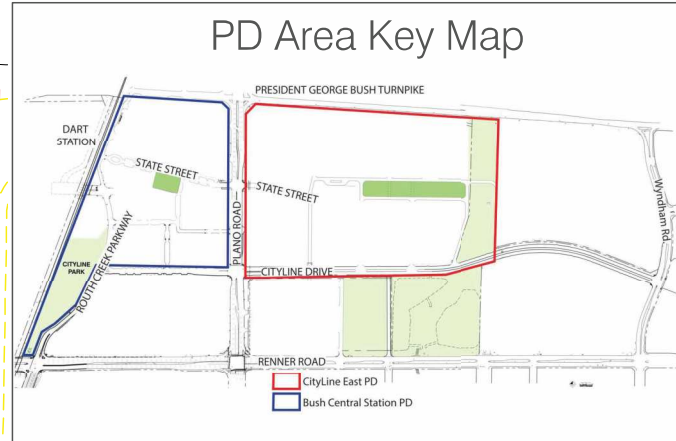
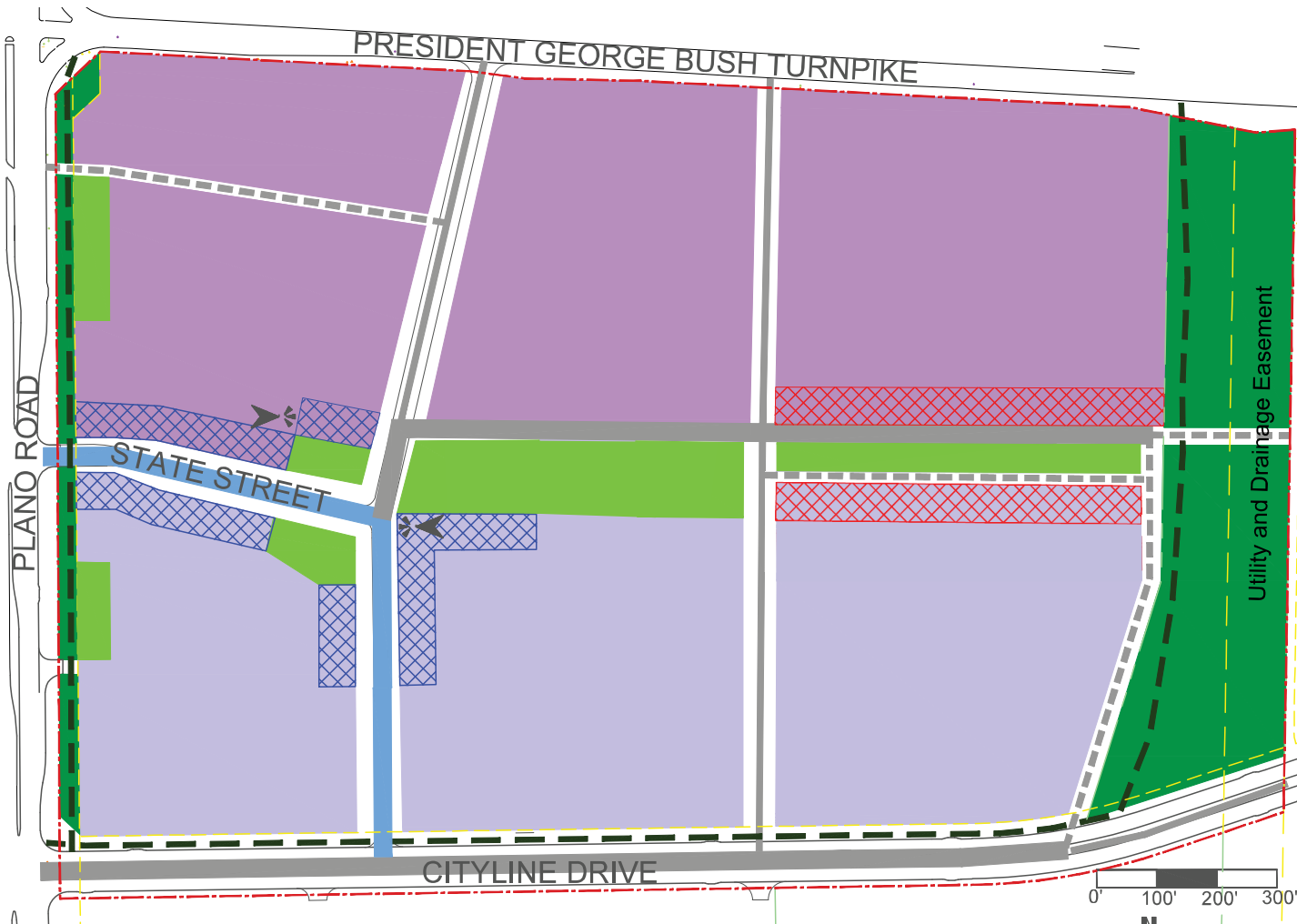
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**CITY SECRETARY**



CHARACTER ZONES		STREET NETWORK	
	TOD Core 21.81 Acres		Street Type 1
	TOD Mixed Use 19.39 Acres		Mandatory Street
	Civic/Open Space 100% Mandatory 6.44 Acres		Non-Mandatory Street
	Civic/Open Space 60% Mandatory/ 40% Non-Mandatory 3.44 Acres	<b>DEVELOPMENT FRONTAGE</b>	
<b>OTHER</b>			Type A Frontage Required
	Approximate District Boundary		Type A Frontage Recommended*
	Multi-Use Trail		Type B Frontage Recommended
	Utility Easement	*A minimum of one block face per block shall be developed to meet the standards of a Type 'A' Development Frontage	
	Terminated Vista	Note: Plano Road and SH 190 Access Road shall be considered as Type 'B' frontages for the purposes of the CityLine East PD.	
		<b>SPECIAL FRONTAGE DESIGNATIONS</b>	
	Optional Transitional Campus Frontage		Main Street Frontage



**REGULATING PLAN - APPENDIX A**  
 CityLine East  
 Planned Development Code  
 April 11, 2014



CHARACTER ZONES		STREET NETWORK		
	TOD Core	21.81 Acres		Street Type 1
	TOD Mixed Use	19.39 Acres		Mandatory Street
	Civic/Open Space	6.60 Acres		Non-Mandatory Street
	Civic/Open Space	4.64 Acres		Type 1A Frontage Required
	100% Mandatory			Type A Frontage Recommended
	60% Mandatory / 40% Non-Mandatory			Type B Frontage Recommended
OTHER		DEVELOPMENT FRONTAGE		
	Approximate District Boundary		Type 1A Frontage Required	
	Required Multi-Use Trail		Type A Frontage Recommended	
	Utility Easement		Type B Frontage Recommended	
	Terminated Vista	Note: Plano Road and SH 190 Access Road shall be considered as Type 'B' Street frontages for the purposes of the BCS CityLine East PD.		
SPECIAL FRONTAGE DESIGNATIONS				
	Optional Transitional Campus Frontage		Main Street Frontage	



## Exhibit "B"

REGULATING PLAN - APPENDIX A  
 CityLine East  
 Planned Development Code  
 June 18, 2024

## **CityLine East Planned Development District Summary of Zoning Application**

Since its groundbreaking eleven years ago in March of 2013, CityLine has grown to be the metroplex's most thriving transit-oriented development. It has enjoyed very successful multifamily projects that have helped underwrite the prosperity of CityLine's many retail and service tenants including Whole Foods and CVS, along with several hospitality developments. Moreover, several noteworthy projects have been developed within walking distance of CityLine, expanding a truly accessible transit-oriented community.

Although CityLine's State Farm office space has a planned capacity of 11,000 employees, the recently adopted "work-from-home" lifestyle has rendered it sparsely occupied. Nevertheless, the CityLine post-Covid micro economy has been quite resilient. This is due to several reasons, but primarily because the number of "heads on beds" or people that live and wake up every day at CityLine is contributing significantly to the critical mass that supports the other uses within the walkable CityLine community. Also note that KDC still owns a portion of the 148-room Aloft Hotel.

Throughout CityLine's development process, KDC's partnership with the City of Richardson has played a key role in its success, particularly the implementation of the form-based zoning code and the \$118 million Tax Increment Financing that CityLine enjoys for the reimbursement of public improvement costs.

Importantly, KDC agreed to contribute 21% of CityLine's TIF reimbursement to finance the Silver Light Rail Line, which will join the Red Line at the expanded CityLine / Bush Station. As a result, CityLine will enjoy access to the added rail connections at the University of Texas at Dallas, DFW Airport, and other advantageous stops.

CityLine and its neighboring developments have created a truly landmark environment, including these uses within walking distance:

- 2.1 million SF of office leased to State Farm
- 500,000 SF of office leased to Raytheon Technologies
- Over 3,350 multifamily units housing over 4,500 residents
- 32 homes and 58 townhomes
- Over 50 retail, restaurant, and service companies
- Nearly 700 hotel rooms
- Host to over 100 events per year

- Over 21 acres of parks and plazas
- Access to the adjacent Spring Creek Nature Trail

To continue CityLine’s vibrancy, KDC requests that the following modifications to the CityLine East Planned Development District (CityLine East PD) be made:

- That the 100% Mandatory Civic / Open Space Area required by the CityLine East PD Regulating Plan be increased from 6.44 acres to 6.60 acres (+3%) and that the 60% Mandatory / 40% Non-Mandatory Civic / Open Space be increased from 3.44 acres to 4.64 acres (+35%), as depicted on a new CityLine East PD Regulating Plan.
- That Section I Paragraph 2 of Zoning Ordinance No. 4049 be deleted and replaced with “The maximum number of residential units shall be 3,100 constructed at a minimum density of sixty (60) units per net acre.”

Were this request approved, CityLine’s overall multifamily residential unit maximum will be increased by approximately 30%. The CityLine West PD will remain unchanged, while the CityLine East PD will be increased by 1,175 units or 23% of the new CityLine total allowable units. When combined with the CityLine West PD, the maximum allowable residential units will be 5,100:

- 2,000 West (39%) + 1,925 East (38%) + 1,175 Requested (23%)  
= 5,100 Units

Increasing CityLine’s maximum allowable residential units by 30% will garner the following benefits:

- Increase the number of “heads on beds” or people waking up every day at CityLine that provides the bedrock for furthering the success of CityLine’s restaurant, retail, and service companies.
- Continue CityLine’s vibrant density and walkable pedestrian experiences.
- Intensify the live / work / play CityLine environment that has proven attractive to corporate relocation decision-makers.
- Maintain and perpetuate the quality of the CityLine experience.
- Increase the number of potential DART light rail riders, soon with the Silver Line’s advantageous connection to UTD and the DFW Airport.
- Increase CityLine’s commitment to green space and open space.
- New and more immediate ad valorem tax revenues.

KDC very much appreciates your consideration of its CityLine Zoning Application.



# Notice of Public Hearing

## City Plan Commission

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

### PLANNED DEVELOPMENT AMENDMENT

**File No.:** ZF 24-11 CityLine East PD Amendment  
**Applicant:** Walter Mountford, KDC  
**Location:** (See map on reverse side)  
**Request:** A request to amend the development regulations of the 62.5-acre CityLine-East Planned Development PD to increase the number of multi-family units, and to modify the Regulating Plan to increase the acreage of Mandatory and Non-Mandatory Open Space. Owner: Walter Mountford, KDC. Staff: Sam Chavez.

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

**TUESDAY, JUNE 18, 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>.

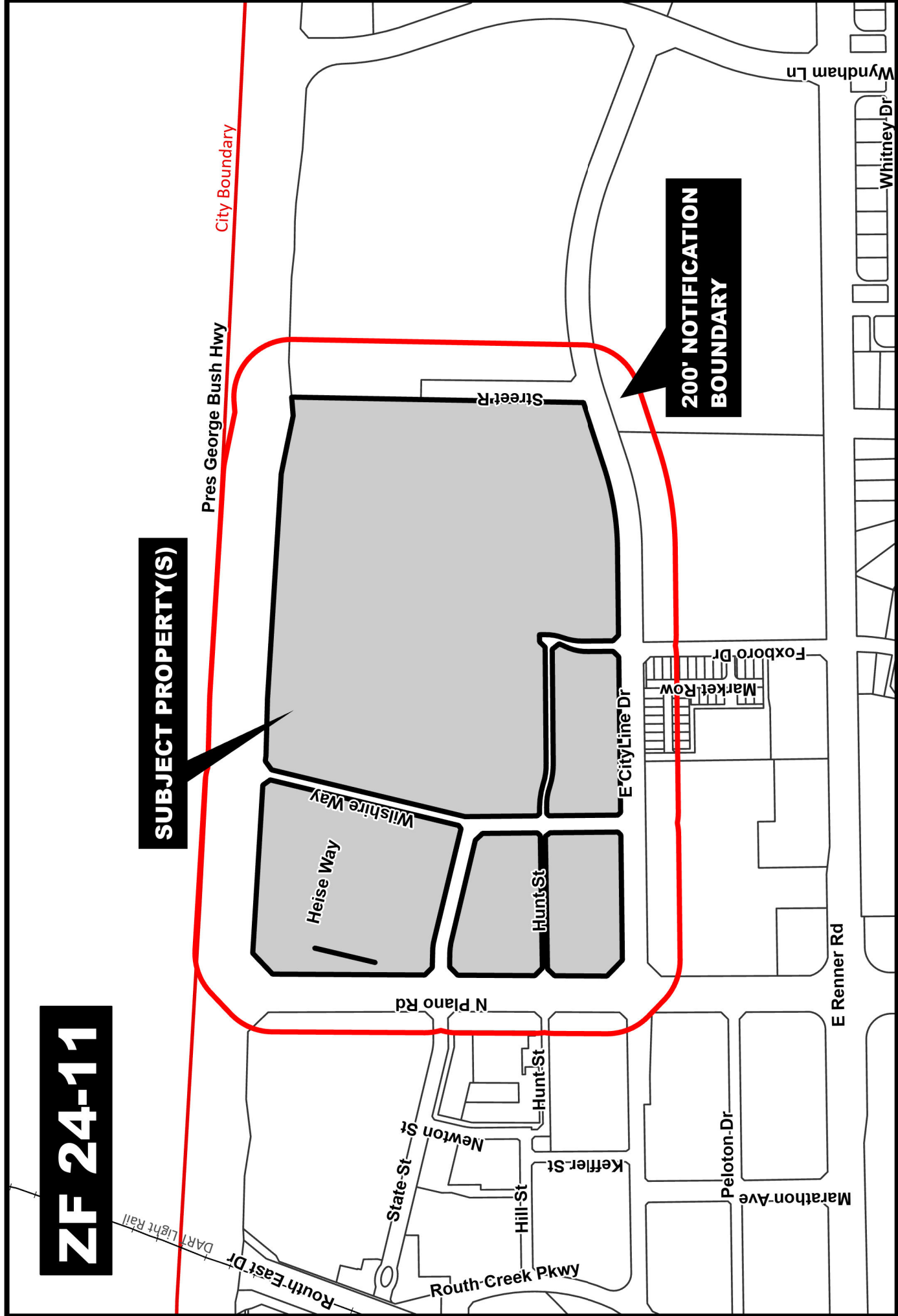
For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 24-11.

Date Posted and Mailed: June 7, 2024

**ZF 24-11**

**SUBJECT PROPERTY(S)**

**200' NOTIFICATION BOUNDARY**



**ZF 24-11 Notification Map  
Planned Development**

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.



BCS EAST LAND INVESTMENTS LP  
C/O KDC DEVELOPMENT LLC  
8115 PRESTON RD STE 700  
DALLAS, TX 752256344

JFSF EDGEWOOD LLC  
5700 E MCDONALD DR  
PARADISE VALLEY, AZ 85253

BCF I CITYLINE LLC  
300 N GREENE ST STE 1000  
GREENSBORO, NC 274012173

IMP CITYLINE LLC  
125 HIGH ST # 2700  
BOSTON, MA 2110

RICHARDSON CITY OF  
PO BOX 83030  
RICHARDSON, TX 750830309

PROPERTY RESERVE INC  
ATTN: TROY VAN DRIMMELEN  
PO BOX 511196  
SALT LAKE CITY, UT 841511196

BCS EAST LAND INVESTMENTS LP  
C/O KDC DEVELOPMENT LLC  
8115 PRESTON RD STE 700  
DALLAS, TX 752256344

JFSF EDGEWOOD LLC  
5700 E MCDONALD DR  
PARADISE VALLEY, AZ 85253

RILEY CITYLINE HOLDINGS LLC  
11921 FREEDOM DR STE 550  
RESTON, VA 20190

LYLA OWNER LLC  
9 GREENWAY PLZ STE 2050  
HOUSTON, TX 77046

JFSF EDGEWOOD LLC  
5700 E MCDONALD DR  
PARADISE VALLEY, AZ 85253

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PARADISE VALLEY, AZ 85253

BCS EAST LAND INVESTMENTS LP  
C/O KDC DEVELOPMENT LLC  
8115 PRESTON RD STE 700  
DALLAS, TX 752256344

REGISTER RICHARDSON LLC THE  
C/O METROPOLITAN MANAGEMENT CO  
82 W ARMSTRONG DR  
MUSTANG, OK 73064

RICHARDSON CITY OF  
PO BOX 830309  
RICHARDSON, TX 750830309

CITYLINE-REG LLC  
C/O REGENCY CENTERS CORPORATIO  
PO BOX 2539  
SAN ANTON, IO 782992539

CITYLINE-REG LLC  
C/O REGENCY CENTERS CORPORATIO  
PO BOX 790830  
SAN ANTONIO, TX 782790830

LEWIS JACK & KAREN  
1554 CITYLINE DR  
RICHARDSON, TX 75082

AKRAM AHSAN CHUHADRY  
3491 FOXBORO DR  
RICHARDSON, TX 750824124

DAO BRIAN & XUAN DIEM NGUYEN  
1552 SPARROW LN  
RICHARDSON, TX 75082

RESIDENCES OF CITYLINE PROPERT  
1024 S GREENVILLE AVE STE 230  
ALLEN, TX 750023351

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1024 S GREENVILLE AVE STE 230  
ALLEN, TX 750023351

RESIDENCES OF CITYLINE PROPERT  
1024 S GREENVILLE AVE STE 230  
ALLEN, TX 750023351



LE HOANG ANH & TUYET MAI THI N  
1578 CITYLINE DR  
RICHARDSON, TX 75082

ELLINGTON SHARON L  
3487 FOXBORO DR  
RICHARDSON, TX 750824124

LITTLE STACEY & D A  
3483 FOXBORO DR  
RICHARDSON, TX 750824124

HSIEH JANG-FANG &  
TA PEN HSIEH  
3479 FOXBORO DR  
RICHARDSON, TX 750824124

MARSHALL MATTHEW  
1556 SPARROW LN  
RICHARDSON, TX 75082

FAROOQ HASSAN & SHU FENG  
1560 SPARROW LN  
RICHARDSON, TX 75082

LAVINSKY ROBERT &  
SHUJING SUN  
1564 SPARROW LN  
RICHARDSON, TX 75082

CROSON JEFFREY BLAIR &  
LINDA LEE CROSON  
1568 SPARROW LN  
RICHARDSON, TX 75082

CARRAWELL NIKOL &  
DEECOUREY CARRAWELL  
1572 SPARROW LN  
RICHARDSON, TX 75082

RESIDENCES OF CITYLINE PROPERT  
1024 S GREENVILLE AVE STE 230  
ALLEN, TX 750023351

AQUI RICHARD & JACQUELINE JOAN  
1558 CITYLINE DR  
RICHARDSON, TX 75082

HONG STEVE  
1562 CITYLINE DR  
RICHARDSON, TX 75082

RESIDENCES OF CITYLINE PROPERT  
1024 S GREENVILLE AVE STE 230  
ALLEN, TX 750023351

AQUI RICHARD & JACQUELINE JOAN  
1558 CITYLINE DR  
RICHARDSON, TX 75082

HONG STEVE  
1562 CITYLINE DR  
RICHARDSON, TX 75082

1566 Cityline Drive City Trust  
7548 Preston Rd Ste 141  
Frisco, TX 75034

RYAN MELANIE & EAMONN  
1570 CITYLINE DR  
RICHARDSON, TX 75082

ZHAO TERENCE &  
XUEDAN MA  
1574 CITYLINE DR  
RICHARDSON, TX 75082

Walter Mountford  
KDC  
815 Preston Road, Ste 700  
Dallas, TX 75225

Plano Independent School District  
2700 15<sup>th</sup> St.  
Plano, TX 75075

June 12, 2024

VIA EMAIL

Mr. Sam Chavez  
Development Services  
City of Richardson  
2360 Campbell Creek Blvd.  
Richardson, Texas 75082

Dear Sam,

As you know, 3Edgewood LLC was proud to make a significant financial commitment in the City of Richardson when it acquired the four State Farm office buildings and nearly all of the State Street retail space. 3Edgewood and KDC represent the largest investors in CityLine, the metroplex's most thriving transit-oriented development.

CityLine and its neighboring developments have created a truly landmark environment, including these uses within walking distance:

- 2.1 million SF of office leased to State Farm
- 500,000 SF of office leased to Raytheon Technologies
- Over 3,350 multifamily units housing over 4,500 residents
- 32 homes and 58 townhomes
- Over 50 retail, restaurant, and service companies
- Nearly 700 hotel rooms
- Host to over 100 events per year
- Over 21 acres of parks and plazas
- Access to the adjacent Spring Creek Nature Trail

So, I was pleased when Walt Mountford, KDC Executive Vice President, reached out to me to explain the rezoning application that KDC recently submitted to the City and that 3Edgewood supports.

As you know, the current office marketplace has been negatively impacted by the work-from-home lifestyle that is currently offered to many office employees. Nevertheless, the CityLine post-Covid micro economy has been resilient. This is primarily due to the mixed-use nature of the development as well as the number of "heads on beds" or people that live and wake up every day at CityLine, which contributes significantly to the critical mass that supports our retail tenants.

We want to continue to grow the number of “heads on beds” in the area to support our retail tenants and to continue to further the vibrant mixed-use environment that we currently have at CityLine. Please be aware of the competition at the Collin Creek redevelopment in south Plano, as those owners try to reestablish a critical mass of mixed uses (including 3,100 residences) in direct competition to CityLine and the property and sales tax dollars CityLine proudly generates for the City of Richardson, DART’s Silver Line, and the CityLine / Bush Station.

Importantly, for CityLine to continue to attract top quality multifamily developers, KDC must showcase a viable full build-out plan to them. The fashion in which the property is currently zoned relies upon too much office and too little multifamily development given the current environment we are in. The currently zoned build-out plan would not maximize CityLine’s potential and would leave several large parcels undeveloped and not supporting the success of our retail tenants. It is important that additional capital is invested in CityLine in pursuit of an ultimate CityLine vision that necessarily includes additional multifamily units.

As an augmenting advantage, KDC is proposing to add more open space and increase the minimum multifamily density to 60 units per acre, perpetuating CityLine’s vibrant density and walkable pedestrian experiences.

In summary, we are in favor of KDC’s request to be allowed to obtain additional multifamily units at CityLine, so that these future “heads on beds” continue to support our retail investment along State Street and at CityLine Marketplace and solidify CityLine’s position as the preferred regional destination for urban living experiences.

3Edgewood very much supports CityLine’s Zoning Application and is hopeful that the City approves it.

Jordan Mellovitz  
3Edgewood LLC