

City of Richardson City Plan Commission Agenda Packet Tuesday, July 16, 2024

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AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, JULY 16, 2024, AT 7:00 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75082

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

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

BRIEFING SESSION: 6:15 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in Multipurpose Room #CH 157 at the above listed address to receive a briefing on:

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

MINUTES

- 1. [Approval of minutes of the regular business meeting of July 2, 2024.](#)**

PUBLIC HEARING

- 2. [ZF 24-15 Special Permit – Good Shepherd of North Texas:](#) Consider and act on a request for approval of a Special Permit for a childcare center within an existing 4,784 square foot building on a 0.4-acre lot currently zoned C-M Commercial located at 1006 Hampshire Lane, south of Arapaho Road, on the east side of Hampshire Lane. *Owner: Darrin May, DCM Properties, LP. Staff: Derica Peters.***
- 3. [ZF 24-16 Special Permit – Clay Cooley VW:](#) Consider and act on a request for approval of a Special Permit for a Motor Vehicle Body Shop on a 1.4-acre lot, a Special Permit for a Motor Vehicle Storage Lot on a 0.04-acre lot, and a Special Permit for a Motor Vehicle Repair Shop (Minor) on a 1.2-acre lot, currently zoned Main Street/Central Expressway PD Planned Development (Interurban Sub-District) and located within existing buildings located between Bishop Avenue and N. Interurban Street, and between Jackson Street and Davis Street. *Owner: Clay Cooley, 404 Bishop Ave 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, JULY 12, 2024.

A.J. CASTANEDA, EXECUTIVE SECRETARY
DEVELOPMENT SERVICES – PLANNING

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, LOCATED AT 2360 CAMPBELL CREEK BLVD, SUITE 550, RICHARDSON, TX 75082, VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT ADACoordinator@cor.gov.

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 July 2, 2024
City Plan Commission Meetings

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JULY 2, 2024**

The Richardson City Plan Commission met on July 2, 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
Gary Beach, Commissioner
Sebrena Bohnsack, Commissioner
Joe Costantino, Commissioner
Michael Keller, Commissioner
Rebecca Poynter, Commissioner
Byron Purdy, Commissioner
Nate Roberts, Commissioner

MEMBERS ABSENT: Byron Purdy, Commissioner

CITY STAFF PRESENT: Charles Goff, Assistant City Manager
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 June 18, 2024.

Motion: Commissioner Costantino made a motion to approve the minutes as presented. Commissioner Roberts seconded the Motion. Motion passed 7-0.

PUBLIC HEARING

- 2. ZF 24-11 PD Planned Development Amendment - CityLine East:** Consider and act on 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.*

Mr. Chavez began by recapping the meeting on June 18, 2024, where they met to consider the subject zoning file ZF 24-11 and at the conclusion of the deliberation, a motion was made to recommend approval of applicant's request however, the motion failed to pass on a vote of three (3) in favor and four (4) opposed and subsequently the meeting was adjourned. The Comprehensive Zoning Ordinance requires a motion for approval or denial to be affirmatively

approved. Without approving a motion, the Commission did not formally act on the request or make a recommendation. As a result, ZF 24-11 was rescheduled for this evening and re-noticed so that all notification requirements in accordance with the Texas Local Government Code were met.

Mr. Chavez presented the proposed amendment to increase the number of units above the already entitled 1,925 residential units. They are proposing an additional 1,175 units for a total of 3,100 units. The applicant is also requesting to increase the minimum density requirement from thirty (30) units to the acre to sixty (60) units to the acre; currently there are three (3) existing multi-family developments on site and all three exceed the proposed minimum of sixty (60) units to the acre.

Mr. Chavez stated the proposed amendment to the regulating plan would be to the additional 60% Mandatory/40% Non-Mandatory area, which would complete the gap within that corridor, and they are also requesting an increase in 100% Mandatory/Civic Open Space from 6.44 acres to 6.60 acres, equating to 6,900 square feet of additional open space area or 0.16 acres of land and under the 60%/40% Non-Mandatory they are going from 3.44 acres to 4.64 acres which is an increase of 1.2 acres in size of 52,272 square feet in additional open space area. No traffic impact would be associated with additional units, and it is offset from AM and PM peak traffic associated with non-residential development which has different peak traffic flows. Also, other non-residential uses (office, retail, sales & service, arts, entertainment, recreation, educational and health care) are allowed by right today and would not be precluded with this proposal. Additional units bring CityLine (5,100) in parity with the number of residential units at the Legacy West development (5,224) in Plano and Northside development at UTD (5,221).

Mr. Chavez continued by stating that other items to consider are that additional residential units advance the transit-oriented development (TOD) nature of the development by providing a mixed-use character. This development capitalizes on the proximity of the DART CityLine Station on the Red/Orange Line and the future opening of the Silver Line. It also promotes the successful expansion of the development eastward across Plano Road while maintaining a pedestrian oriented, compact mixed-use environment with convenient access to rail transit, shopping, employment, housing, and regional retail services. Lastly as retail, office and entertainment markets continue to adjust to post-pandemic market forces, additional residential units intensify the live/work/play nature of CityLine to support existing office and retail uses. This makes the site elevated in the eyes of decision makers for corporate, or retail, relocations.

Mr. Chavez said staff has not received any comments on this case and he is available to answer any questions.

Chairman Marsh asked if the 100% mandatory open area is found in Fox Creek Park.

Mr. Chavez said the park was located on the south side of Cityline Drive and is not part of the subject site.

Chairman Marsh stated he had difficulty finding where the expansion of the 100% Mandatory open space area was.

Mr. Chavez replied it was minimal.

Chairman Marsh asked if he knew where it was located.

Mr. Chavez responded that he did not.

Chairman Marsh asked if the concept plan showed the 100% mandatory open area.

Mr. Chavez clarified it most likely does.

Chairman Marsh asked how this might develop or might narrow in certain areas.

Mr. Chavez directed attention to the concept plan and explained the area located between Wilshire Lane and the future extension of Foxboro Drive may narrow to accommodate future development.

Chairman Marsh asked if there was something in the Code that called for the open space to be continuously linked as shown.

Mr. Chavez stated no, not in the Code. However, the development standards in the Form-Based Code lend itself to develop pedestrian corridors. It would not be a natural trail but would be a very urban pedestrian corridor including hardscape paving with tree lined corridors which adds value to the property.

Chairman Marsh asked how the City Council vote would be impacted in the event this request is denied by the Commission.

Mr. Chavez replied that it would require a super majority vote from City Council, of 6 to 1 in favor to overturn the Commission's recommendation of denial.

Chairman Marsh stated with no further questions of staff, the applicant was asked to come forward.

Mr. Walt Mountford, KDC, 5132 Horseshoe Trail, Dallas stated he has been with KDC for 30 years and was the original development executive on CityLine. When the pandemic hit hotels and office space was impacted by the work from home movement, retail struggled because there was not office to support it. New retail tenants are looking for data on sales-per-square foot on new locations, and if the current retail in the Cityline develop were to leave, it will have a bad cascading effect. Having more multifamily units will entice retailers to open. They have brokers that bring transactions with tenants like theaters, and if there were a market for this type of venue, they would open one. We're proud of our relationship with Edgewood 3, which owns the office buildings and State Street retail. Their representative, Jordan Mellovitz, sent a letter outlining how our proposal is important to them and assisting them to increase their occupancy. Commercial real estate financing market is extremely challenging right now. City Line has plenty of available ground floor retail space. We've got plenty of space still zoned for office. Office will likely return to Cityline sooner because we have the infrastructure in place. Right now, we have too much office and too little residential to complete the plan. We're

trying to have viable solutions for completing the development and we need a viable build-out plan to attract residents and business tenants.

Chairman Marsh asked the applicant if they were to build another 400,000 square foot office, would that be located all in one building.

Mr. Mountford replied yes, and it will be constructed similar to the State Farm buildings.

Chairman Marsh asked if they would still have 13 acres of vacant land.

Mr. Mountford answered yes, which is found by extrapolating the residential density of 90 units per and building types, and accounts for the area reserved for a future office building.

Chairman Marsh asked the applicant to clarify if they were asking for 90 units per acre.

Mr. Mountford replied they were asking for a minimum of 60 units per acre, but the density will be 90 units per acre in some areas and lower in others, depending on how the multi-family is built. He explained CityLine will continue to feel urban even with additional 5-story wrap products.

Chairman Marsh inquired why they are asking for the additional 1,175 units now.

Mr. Mountford explained this allows them to prove to new tenants and new investors that they can build out the entire site and to show it is achievable from a market perspective.

Chairman Marsh clarified that all the land is owned by KDC.

Mr. Mountford replied yes, and many stakeholders have an interest in seeing CityLine completed.

Chairman Marsh asked if they knew where the new apartments would be located and how many would be built.

Mr. Mountford replied that they have run some tests to show where they could be built and there could be 7 buildings.

Chairman Marsh asked if those apartment properties would be sold or developed as a joint venture.

Mr. Mountford replied that will be developed as a joint venture with JLB and went on to explain the benefits of this type of partnership. He also mentioned the TIF agreement with the city, which has a sunset period.

Commissioner Roberts asked about the occupancy rate of the existing apartments.

Mr. Mountford responded that it was a little over 90% at this time. He also explained the benefits of the 5-story wrap apartments, which have already been constructed in this development.

Commissioner Roberts asked why the need for additional units now if they are still entitled to additional units that have not been constructed yet.

Mr. Mountford responded to say it is important to have the additional units approved to show they have a viable product.

Commissioner Roberts said he was concerned because there is a significant amount already approved, and suggested they be more creative to achieve the desired retail in this area.

Mr. Mountford responded that the key thing to CityLine's success thus far is the flexibility. He explained where there are successes in the CityLine area in the Whole Foods area. They'd have to look at the marketplace to determine what amenities or entertainment is missing that could serve the area.

Commissioner Keller asked how many people will come with 1,100 additional units.

Mr. Mountford explained they use a factor of 1.65 people per unit. The support of the retail is critical to additional units and enough units to get investors to invest in developing projects.

Commissioner Keller asked if there has been calculation or consideration of whether these additional 1,800 people would make a difference.

Mr. Mountford said they can't point to a market study but it's intuitive for them.

Commissioner Keller asked how many employees are no longer in office at State Farm post-Covid.

Mr. Mountford replied that the highest occupancy in all four buildings was about 11,000 people, who are now in office only a few times a month.

Commissioner Keller asked for confirmation that there was still approximately 40,000 square feet of retail space around the State Street area that was unoccupied.

Mr. Mountford confirmed yes, it's never been occupied.

Commissioner Keller asked how would adding 1,800 tenants make a difference compared to the 11,000 workers who were present before.

Mr. Mountford explained they were not as concerned with the vacant space on State Street but more concerned about the current retail tenants who are not being supported with enough clientele.

Commissioner Roberts explained with the current plan and applying a 1.65 factor they could bring in another 2,887 residents, or heads on beds, which may be compelling to retailers and developers.

Mr. Mountford explained they are seeking partnership with JLB who wants to know what will happen with the rest of the CityLine buildout plan beyond the existing entitlements. What they were looking for was some assurances that they could market the property to investors and tenants.

Commissioner Marsh asked if the Whole Foods retail center has stayed occupied.

Mr. Mountford replied yes.

Chairman Marsh asked if they have considered different retail development product types at the State Street such as apparel, neighborhood retail or entertainment.

Mr. Mountford explained they have not considered destination retail for this area but have competition in the immediate area for that industry.

Chairman Marsh asked if there was concern about the Whole Foods shutting down.

Mr. Mountford replied, no.

Chairman Marsh recapped some of the comments made by Paul Voelker in the last meeting, such as a desire for high-rise residential, townhome and live/work units.

Mr. Mountford explained how they are open to the different product types suggested by Mr. Voelker, but the commercial real estate market is difficult to finance, and it depends on the economics of the market.

Commissioner Costantino commented that they are sympathetic to the economic needs, but this was a very specific development with a very specific vision, and they did not want to provide the tools to chip away at that vision.

Mr. Mountford asked the Commission if CityLine met the vision today. He explained they are not pressured by land holding costs.

Commissioner Roberts explained having the additional 11,000 State Farm employees but still having the 40,000 square foot unoccupied indicates they may need a different vision and a more concrete plan for what is intended for retail.

Mr. Mountford explained in the short term their focus is on the current tenants and secondly leasing the vacant retail space. They will certainly entertain other types of uses to keep the area active at night.

Commissioner Southard mentioned Mr. Voelker's comments in saying entertainment venues like a theater or a comedy club would draw people to the area and make it more vibrant. The failure of the theater plan was unfortunate.

Commissioner Beach asked if he had examples where retail failed for the lack of support.

Mr. Mountford suggested Collin Creek Mall as a comparison.

Seeing no other speakers, Commissioner Roberts made motion to close the public hearing, seconded by Chairman Beach, it passed unanimously.

Chairman Marsh complemented KDC's history and successful developments in Richardson. He said the biggest risk seems to be that they may finish out the development with 5-story wraps, which may not be the worst alternative given the quality of the existing development.

Commissioner Roberts commented DART considers this a premier Transit Oriented Development so KDC should show more creativity in the build-out plan, land use and creativity for retail.

Commissioner Costantino explained the vision will be hard to sell if they don't provide a commitment for the entertainment needs.

Chairman Marsh explained they tend to prefer and approve dense multi-family apartments be built near TODs, in a mixed-use environment and the request for additional units was not unreasonable.

Commissioner Southard suggested it was not relevant to make comparisons to Legacy West and Collin Creek, which are focused on the automobile and have many multi-family family apartments, and he would not want CityLine to have that predominate perception.

Chairman Marsh brought attention to the similarities to the other developments. Also, the draw to CityLine was the nature trail which was a big part of that and DART.

Commissioner Beach commented that this would only apply to a small portion of the overall CityLine development, and they would not be precluding any uses, so they should accept the proposal and the developer would be able to continue doing business now and still have a future for businesses we would like to see.

Commissioner Keller explained that the proposal is a departure from the original vision of CityLine. On its face the request seems innocuous but is concerned because it opens the door for the possibility of the balance of the area to develop as 5-story wrap apartments.

Commissioner Beach made a motion to recommend approval as presented. Chairman Marsh seconded. Motion failed 2-5 (Vice Chairman Southard, Commissioners Costantino, Roberts, Keller and Bohnsack opposed).

Chairman Marsh stated he would consider an alternative motion.

Motion: Commissioner Costantino made a motion to recommend denial of the request without prejudice. Commissioner Roberts seconded. Motion passed 5-2 (Chairman Marsh and Commissioner Beach opposed.)

3. **ZF 24-13 PD Planned Development Amendment - Block 24:** Consider and act on a request to amend the development regulations of the 25.28-acre PD Planned Development District located at 2000 E. Arapaho Road, southwest of the intersection of E. Arapaho Road and Jupiter

Road, to increase the number of multi-family units and modify the minimum unit size. *Owner: FST Block 24, LLC. Staff: Derica Peters.*

Ms. Derica Peters began by stating that ZF 24-13 is a request to amend the Planned Development District for Block 24 to increase the number of multi-family units and modify the minimum unit size. The property is zoned Planned Development and is surrounded by multi-family, single family and duplex developments to the west, single family residential homes to the north and to the east of Jupiter Road is the City of Garland.

Ms. Peters noted that the subject site is approximately 24 acres and showed photos of all sides of the exterior showing mixed-uses and the dog park on the premises. This PD has certain conditions that limit the development to a maximum of 395 units with a minimum of 750 square-feet which are one- and two-bedroom apartment units.

Ms. Peters stated the applicant found under-utilized spaces within the development that are already built out and are identified on the concept plan which provide an additional 8,000 square-feet for residential apartment units ranging from efficiencies to one-bedroom units with a minimum of 380 square feet. The unused spaces could be areas that are part of the required recreational amenity points, so in lieu of the club room, they have proposed to instead allow the dog park to count towards those amenity points. In addition, they will be reducing a few wellness areas or amenity rooms but will still meet the minimum square footage for amenity points. The applicant will continue to meet the minimum parking ratio at two (2) parking spaces per apartment unit with a total of 950 parking spaces on site, 830 of them for the apartment use and 120 spaces for the restaurant, retail, and the mixed-use components of the development.

Ms. Peters advised that should the CPC accept the applicant's request as presented; the motion should include that the property shall be developed and generally conform to the Concept plan and that all other special conditions in Ordinance 3373 shall remain with the exception that a maximum of fifteen (15) additional units shall be allowed with the building as depicted on the Concept Plan. However additional specifications may be needed showing that efficiencies are only allowed for the additional fifteen (15) units requested.

In conclusion, Ms. Peters stated that one piece of correspondence has been received with concerns regarding this proposal and it has been provided to the Commission. She stated she was available for questions and the applicant is present.

Commissioner Roberts asked about the unused areas and what was the support data, he stated he would ask the applicant the question.

Commissioner Beach stated he had a question on the conversion area handout and whether there were duplicate entries for the 2nd floor storage cages.

Ms. Peters responded that it could be a duplicate and the applicant would be asked to double check the information.

With no further questions of staff, Chairman Marsh asked the applicant to come forward.

Mr. Adam Auensen, Tonti Properties, 4949 Westgrove Dr., Suite 100, Dallas stated Tonti Properties has owned Block 24 since 2010, they self-manage the property, hold a long-term vision approach to the property and plan to spend \$5M to improve and optimize the property including landscaping and replacing all HVAC units. He stated that they just went through a property evaluation audit and discovered several unused spaces which he presented pictures including storage cages, conference room and other areas that were not being utilized.

Mr. Auensen presented a site plan of the development and indicated areas they were hoping to convert to efficiencies or one-bedroom units; he also addressed Commissioner Beach's concern about the 2nd floor storage cages and stated there were two (2) cages and it was not a duplicate.

Mr. Auensen stated they want to convert some vacant under-utilized space into Class A residential. All of the proposed work is under existing roofs, no exterior work will be needed, they were anticipating the units having a minimum of 380-400 square-feet and there are no additional parking needs. Efficiency units have been very desirable on some of their other properties in Texas for telecommuting type people needing a small space in the area.

Chairman Marsh asked if the only units they wanted to convert to efficiencies were for the extra 15 units.

Mr. Auensen replied yes.

Chairman Marsh asked what the current ratio of one-bedroom and two-bedroom units was for the property.

Mr. Auensen answered 65% are one-bedrooms and the rest are two-bedrooms.

Vice Chairman Southard asked if all the changes would be just in the apartment portion and not the retail or restaurant portion and wanted to clarify the occupancy rate.

Mr. Auensen replied that all the changes would be only in the apartment portion of the buildings and that their occupancy rate was 97%.

Vice Chairman Southard asked how do you characterize Class A?

Mr. Auensen answered that Class A would include custom wood cabinetry, granite tops for all solid surfaces, wood like flooring, stainless steel appliances, Class A fixtures and built-in shower enclosures.

Vice Chairman Southard stated Block 24 looks impressive, but he wondered about the retail on the east side and what the occupancy rate was for Block 24 and whether they have been successful.

Mr. Auensen stated that their retail was all occupied except for one bay which has been vacant for twenty (20) years.

Commissioner Roberts commented about his statement that they were replacing all the HVAC units and asked if the units were mini-split units.

Mr. Auensen answered that they have already replaced all the HVAC in the residential units, and they are mini split units.

Chairman Marsh asked if there were any other questions or closing remarks, seeing none he stated this is a public hearing and asked if anyone would like to come forward and speak in favor or opposition of the request.

Mr. Randy Pullins, 2000 E. Arapaho Road, Richardson stated he was concerned about the annual inspections that needed to be done at Block 24. His main concern was that Tonti Properties did not need to be starting another project at Block 24 until they fix the things that the City told them to do two (2) years ago during their inspection. The city has not been following up on what was required from the inspection. In the presentation, Mr. Auensen stated they would be upgrading the landscaping, however the only area they have upgraded is in the front for curb appeal.

Mr. Pullins advised that he had pictures of how dilapidated some of the area had become and if Mr. Auensen was recently at the property, he would have seen the wood that has dry rot and the standing water around building five (5). The standing water is a health hazard, and the situation needs to be addressed by the City and the property owner.

Mr. Schroeder, 2124 Auburn Drive, Richardson which is the address of a duplex he owns behind the Block 24, and he sees the deterioration of this property and stated that Tonti Properties are not putting up luxury apartments; it is a place that is dirty, has crime and there needs to be a gate put up around the whole property.

Chairman Marsh asked staff if one of the gentlemen who spoke had sent the written correspondence in the packet.

Ms. Peters stated no.

Chairman Marsh ask if Mr. Auensen wanted to speak in rebuttal to the comments that were made.

Mr. Auensen stated that they started the landscaping in the front but since they are priming and painting all the buildings they did not want to put in new landscaping until that was finished and it was just a function of sequencing. He advised that he gave both gentlemen his card and to call with the details of all their concerns and they will be addressed.

Commissioner Roberts asked staff if there was a landscaping code related to multi-family like a percentage or a certain amount of landscape that is required.

Mr. Chavez said that there is a certain percentage of landscaping, a certain number of trees per lineal street frontage and screening of parking areas. The landscape requirements are also located in the PD and are enforced by Community Services as well as maintenance of the

buildings. All apartments go through an inspection every other year, or they are inspected based on complaint basis as well and are required to be registered and be inspected.

Commissioner Roberts asked the applicant if they were currently in code compliance on their ratios to landscaping?

Mr. Auensen replied they submitted their enhanced landscape plan to the City and went through an approval process for the upgrades they are now making, and they are midway through the process. He was not aware as to the number of trees, but they had a plan they submitted and met with the city several times and are now implementing the plan.

Commissioner Bohnsack said that there was a mention of standing water and asked Mr. Auensen to address it.

Mr. Auensen replied he would like to get the exact location because he has been there recently and if there is an issue, they will take care of it.

Mr. Pullins stated that the residents on Auburn reported to the City that there had been standing water for over a month, he took lots of photos and went to the City to find out when the issue would be handled.

Mr. Auensen stated they would take care of all the issues Mr. Pullins reported.

Commissioner Keller made a motion to close the public hearing and Vice Chairman Southard seconded the motion. Motion passed 7-0.

Chairman Marsh made a motion to recommend approval of ZF 24-13 as presented with the modification that only the additional fifteen (15) units could be efficiencies.

Commissioner Costantino asked if there was a dictated minimum square footage for the units in Ordinance 3373, and if so, would an allowance need to be made for less square footage.

Mr. Chavez stated that he would prefer that the Commission not apply a minimum square footage to the additional fifteen (15) units.

Chairman Marsh stated he thought the request was to revise the minimum square footage from 750 to 400 square feet.

Mr. Chavez answered that the applicant may have requested that, but based on what happened with the previous projects, it is best not to set a minimum for the additional fifteen (15) units since a full design of the units has not been performed and could lead to issues when they do, although the existing minimum square footage for the existing units would remain as they are.

Chairman Marsh clarified that the additional fifteen (15) units shall not be subject to the special conditions of Ordinance 3373 related to the minimum unit sizes.

Mr. Chavez replied that would be acceptable and means that the minimum square footage would not apply for the requested additional units.

Chairman Marsh asked to be clear, the maximum fifteen (15) units should be allowed within the buildings as depicted on the Concept Plan and are not subject to special conditions of Ordinance 3373 related to the minimum unit size and may include efficiencies, correct.

Mr. Chavez replied that is correct.

Motion: Chairman Marsh made a motion to recommend approval of the request as presented with the modifications that a maximum fifteen (15) units shall be allowed within the building as shown on Concept Plan and are not subject to special conditions of Ordinance 3373 related to minimum unit size and may include efficiencies. Commissioner Keller seconded the motion. Motion passed 6-1 (Commissioner Beach opposed.)

4. **ZF 24-14 Special Permit – Children are Heroes:** Consider and act on a request for approval of a Special Permit for a childcare center located within an existing 1,672-square foot building on a 0.48-acre lot currently zoned Main Street/Central Expressway PD Planned Development (Main Street Sub-District) located at 331 E. Polk St, north of Polk St, east of S. Greenville Ave and west of Abrams Rd. *Owner: Aysha Corp. Staff: Derica Peters.*

Ms. Derica Peters stated the request is for the property at 331 E. Polk Street, located between S. Greenville Avenue and Abrams Road and is in Main Street Sub-district of the Main Street Central Expressway Planned Development. Properties to the east and south have been developed with garden style apartments and commercial developments are to the north. The property has operated as a day care and a school ever since it first received a Special Permit in 1967. The subject property consists of two tracts; 5A and 5 and has been shown in the historical records that both tracts have had the same ownership and operated as one unit since 1967. The property has operated as a daycare and as a school since it received a Special Permit.

Ms. Peters showed photos of the proposed childcare center and the rear of the building where there is an existing concrete play pad, a grassy area, and where play equipment will be located. Tract 5 is the subject location of the existing 1,600 square-foot structure/daycare and is approximately 0.2 acres and together both tract 5 and 5A total 0.4 acres. The playground has an 8-foot-tall wooden fence on each side and a 6-foot-tall concrete screening wall behind it that separates the property from the commercial uses around it.

Ms. Peters advised that although the combined sites are platted as two (2) lots, because some functions of the daycare center will occur on both lots including the driveway and parking area, staff has included a condition that these properties be replated into one (1) lot so if they were to be sold to another ownership, the childcare center would still have full access to use the parking area and driveway. The applicant asked if allowing an easement agreement would be better, however staff believes a replating is the best method to guarantee full access, but they may want to include cross access easements with the replat as well.

Ms. Peters advised that the site did have a Special Permit that allowed for a daycare, childcare center or a private school and it has operated as one of those since 1967. However, on the most recent Certificate of Occupancy a private school is reflected as operating on the site and no

longer operates as a childcare center. When this property was rezoned as part of the Main Street Central Expressway Planned Development and all Special Permits were repealed. The current PD requires approval of a Special Permit for a day care, childcare center, or private school.

Ms. Peters stated the childcare center will be limited to thirty-four (34) students serving ages 2 ½ to 12 years old and the hours of operation are Monday through Friday from 6:30 am to 5:00 pm. An app will be used that will allow the parents to manage drop off and pick up times through that mobile check-in system. There are eight (8) parking spaces provided on site in total, four (4) on one side and four (4) on the other side. The circulation plan provided by applicant shows parents being directed to enter the site on the west drive which will be striped as one-way and park or remain in the queue for a staff member to escort child to the door. The City's Transportation and Mobility staff reviewed the circulation plan and recommended that children should exit the vehicle from the driver's rear passenger side.

In conclusion, Ms. Peters stated the applicant has provided three (3) signatures from surrounding property owners in support of the proposal, but no other correspondence has been received. The applicant is here tonight as well as the property owner to answer any questions from the Commission.

Vice Chairman Southard asked if the necessary replating would come before the Commission.

Ms. Peters replied that would be an administrative plat that would be signed off by staff and not come before the Commission.

With no further questions of staff, Chairman Marsh asked the applicant to come forward.

Valerie McGee, Children are Heroes Learning Center, 5500 McKinney Place Drive, McKinney, Texas stated they are asking for a Special Permit for a location that has previous history of being a Learning Center and being supported by the community. Ms. McGee explained that Texas is experiencing a childcare crisis and the goal of the learning center is to provide quality childcare to help in combatting childcare challenges within the State.

Ms. McGee stated the learning center will provide good childcare in the community, where new development of apartment and multi-family units will be added in the future. She said the adjacent property is occupied by the Dessert Lab Ice Cream Shop.

Ms. McGee advised that Children are Heroes' will have full access to the parking lot and parking spaces between the hours of 6:30 am to 5:00 pm with the ice cream shop opening at 5:00. She is very confident they will be able to work together to provide a safe area for parking by using a CRM system which is an app that will allow parents to check their student in and out with a staff member there to greet them and get them in and out of the building safely. Parents have the option of parking and coming inside or waiting in the queue and following the flow of traffic. The schedule for drop-off will be 6:30 am to 8:30 am that will allow for staggered times and better traffic flow. Pick-up will begin at 3:00 pm to 5:00 pm and that stagger time will also help the flow of traffic.

Vice Chairman Southard asked if Ms. McGee has any prior experience in this business, either here or somewhere else that she could briefly mention.

Ms. McGee replied that she has gone to college and worked as an intern before working at the Learning Center which was at this location.

Vice Chairman South asked how many adults will be in the center when it reaches its full capacity of thirty-four (34) children.

Ms. McGee answered the ratio would be 10:1 with three (3) teachers.

Commissioner Beach stated that he approved of the plan but has a concern about the parking. There is always the chance of a parent being late for pick-up and given the limited amount of parking and another business sharing the spaces, how will that be addressed to ensure that the spaces can be relinquished at the committed time.

Ms. McGee advised the plan is to document to the parents the schedule at enrollment and they will have a strict policy that must be followed and if not, the parent will be charged for the minutes they are over and if it becomes repetitive, unfortunately, their child will not be allowed to attend the school.

Chairman Marsh asked if Ms. McGee had appeared before the Commission a few years ago for property on Hampshire Lane.

Ms. McGee replied yes.

Chairman Marsh asked if City Council ran into an issue with lack of parking at that time.

Ms. McGee replied no that it was a building structure issue.

Chairman Marsh advised he thought the case was denied by the Council.

Ms. McGee stated she received an approval from the City Council and an agreement was made with the neighbor, Crossbar, since they were closed during the daytime hours, so they worked around the parking issue.

Chairman Marsh commented that this request seems to have less parking than at the Hampshire location.

Ms. McGee said that case had more capacity for kids and was a bigger building. This site has a roundabout for traffic, and the parking on the Hampshire property was boxed in,

Ms. McGee informed the Commissioners that her and Asia Corporation agreed and wrote out an easement agreement so that if the property sold, they would still have access. She stated that hopefully the written agreement would be sufficient.

Chairman Marsh asked if Children are Heroes Learning Center was a franchise.

Ms. McGee replied no but she had the trademark and to franchise it was the goal.

Chairman Marsh asked if she had any other comments about the history of the building and its historical nature.

Ms. McGee stated the building has been long standing in the community and she has enjoyed working with the Patels, the owners, who are very respected in the community.

Chairman Marsh stated this is a public hearing and asked if anyone in the audience would like to come forward and speak either in favor or opposition to the request.

Vice Chairman Southard made a motion to close the public hearing and Commissioner Roberts seconded the motion. Motion passed 7-0.

Chairman Marsh commented that the parking was his biggest concern, but he is in favor of the request.

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

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 9:23 p.m.

Bryan Marsh, Chairman



Agenda Item 2

Zoning File 24-15:
Special Permit – Good Shepherd of North Texas

ZONING FILE 24-15

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, Senior Planner *DP*
DATE: July 16, 2024
RE: **Zoning File 24-15: Special Permit – Good Shepherd**

REQUEST

A request for approval of a Special Permit for a childcare center within an existing 4,784 square foot building on a 0.4-acre lot currently zoned C-M Commercial located at 1006 Hampshire Lane, south of Arapaho Road, on the east side of Hampshire Lane.

APPLICANT/PROPERTY OWNER

Nii Laryea, Good Shepherd of North Texas/ Darrin May, DCM Properties, LP.

ADJACENT ROADWAYS

E. Arapaho Road: 6-lane divided arterial, approximately 27,500 vehicles per day on all lanes, eastbound and westbound, west of N. Floyd Road (2022).

Hampshire Lane: Two-lane, undivided local street; no traffic counts available.

SURROUNDING LAND USE AND ZONING

North: Dog daycare and boarding establishment; C-M Commercial
South: Indoor soccer facility; C-M Commercial
East: Retail/Commercial; C-M Commercial
West: Office; O-M Office

FUTURE LAND USE PLAN

Enhancement / Redevelopment Area – West Arapaho

The area along Arapaho Road between Central Expressway and Floyd Road includes several retail and low-density office developments, as well as the property north of the City Hall/Civic Center/Library complex. Many of the underperforming commercial properties in this corridor have outlived their usefulness and redevelopment and enhancement efforts should focus on better serving the retail and office needs of the surrounding neighborhoods. Residential uses such as duplexes, townhomes, or senior housing may be appropriate at certain locations, especially adjacent to existing neighborhoods.

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment
South: Enhancement/Redevelopment
East: Enhancement/Redevelopment
West: Enhancement/Redevelopment

EXISTING ZONING

C-M Commercial per Ordinance No. 106.

TRAFFIC/INFRASTRUCTURE IMPACTS

The proposed request will not have a significant impact on the surrounding roadway system nor impact existing utilities in the area. The applicant intends to allow drop-off and pick-up to be conducted in a dead-end parking area on the west side of the building. Since the property is located on Hampshire Lane and there is no through traffic, a Traffic Impact Analysis was not required.

STAFF COMMENTS

Background:

The site was originally developed as an approximately 4,800-square foot office building in 1981. In 1990, Ordinance 2806 was approved for a “childcare center” at 1006 Hampshire Lane. The ordinance allowed the outdoor play area to be located on the lot to the north of the property, which was never developed. In 1991, Ordinance 2820 was approved for “childcare activities” on both 1010 Hampshire Lane (property to the north of the outdoor play area) and 1006 Hampshire Lane with provisions related to backing and turning movements and curb stops for the parking lot located on 1006 Hampshire Lane.

The two (2) buildings operated together as a childcare center until 2018. In 2019, the properties to the north were granted a Special Permit (Ordinance 4287) to allow a dog daycare and boarding establishment. Ordinance 4287 also repealed the previous Special Permits related to childcare centers on both properties. At the time of approval of Ordinance 4287, the childcare center on the subject property had already closed.

Since the Special Permits were repealed and the childcare center use at 1006 Hampshire Lane has been discontinued for a period exceeding 180 days, the use is deemed to have been abandoned and future use of the property is required to conform to the terms of the Comprehensive Zoning Ordinance (CZO).

In 2021, a Special Permit was approved for a childcare center on the subject site. However, the previous applicant did not obtain a building permit within the required timeframe and is now pursuing a special permit in another location. Therefore, the applicant for the subject site is seeking approval of a new Special Permit to operate a childcare center.

Request:

The applicant intends to maintain the conditions of the previously approved Special Permit. The childcare center would accommodate children from newborns to twelve (12) years of age. Although the childcare center could accommodate a maximum of 159 children; based on the CZO requirement of 30 square feet of building area per child, the applicant had limited the number of children to a maximum of eighty (80) children. The hours of operation for the facility will be Monday through Friday from 6:30 a.m. to 6:30 p.m. with drop-off and pick-up procedures being conducted through a system of parent mobile check-in. Parents will park their vehicle and escort their children to and from the front door.

The existing concrete area on the east side of the building will be partially removed to create an 800 square foot play area comprised of a soft surface, while utilizing the remaining concrete area (approximately 2,300 square feet) as additional play area. This area will be surrounded by a 6-foot-tall solid vinyl fence similar to the fencing used for the dog daycare facility. A side yard area (approximately 800 square feet) will also be utilized as an outdoor play area which is comprised of grass and a concrete sidewalk and is enclosed with a 4.5-foot to 5.5-foot-tall metal fence. The Comprehensive Zoning Ordinance requires 80 square feet of outdoor area per child occupying the playground area at only one time. As proposed, the 3,900 square playground area could accommodate a maximum of 48 children.

Minor exterior modifications to the building will be made to accommodate the addition of at least one (1) exterior door as well as possible modifications to existing doors to meet Building Code and safety standards for childcare centers.

The site does not currently provide an on-site dumpster. A shared dumpster agreement with the property owners of 1000 Hampshire Lane (property to the south) has been informally agreed to with the applicant. Staff included a condition requiring that a formal shared dumpster agreement be executed between the applicant and the property owner to the south prior to the issuance of a Certificate of Occupancy for the childcare center.

The parking ratio for a childcare center is one (1) space per 300 square feet of building area and the site complies with the Comprehensive Zoning Ordinance parking ratio requirement. The property provides sixteen (16) parking spaces located on the west side of the property. The parking lot is currently designed in a dead-end configuration and allows for limited mobility on the site. No changes to the parking area are proposed. The applicant has stated the staff will utilize eight (8) spaces on the south side of the parking lot and the eight (8) spaces on the north side of the parking lot will be reserved for parent pick-up and drop-off and will implement a staggered drop-off and pick-up system to reduce the peak time burdens on the limited parking lot.

During the special permit request in 2021, staff expressed concern that if the childcare center serves up to eighty (80) students as requested, sixteen (16) parking spaces may not be sufficient to accommodate the number of staff and parents using the parking lot during peak drop-off and pick-up times. Staff also included a condition requiring that a formal shared parking agreement for a minimum of ten (10) parking spaces be executed between the applicant and the property owner to the south prior to the issuance of a Certificate of Occupancy for the childcare center.

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

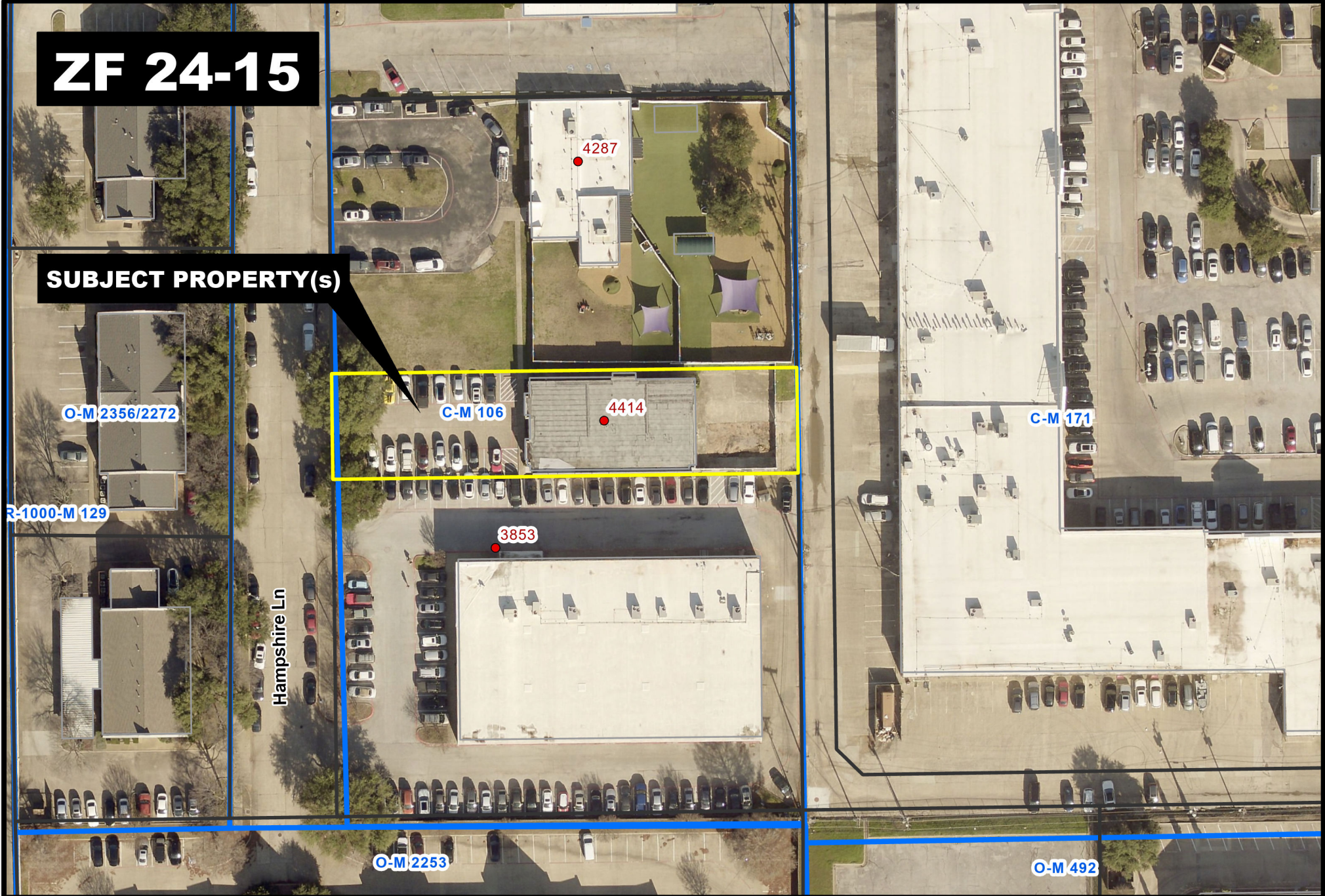
Motion: The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add, or amend conditions, or recommend denial of the request.

Should the CPC recommend approval of the applicant's request, the motion should include the following special conditions:

1. The use of the property for a childcare center shall be limited to the area of the building located on the Property depicted on the concept plan, attached as Exhibit "B" (the "Concept Plan"), and made a part thereof.
2. A Special Permit shall be granted to allow a childcare center which shall be limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof, and shall be limited to Good Shepherd North Texas. No other person, company, business, or legal entity may operate childcare center on the property other than Good Shepherd North Texas. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
3. A building permit for the property shall be obtained from the City in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.
4. A shared dumpster agreement with the owner of 1000 Hampshire Lane shall be executed prior to the issuance of a Certificate of Occupancy.
5. A shared parking agreement with the owner of 1000 Hampshire Lane shall be executed prior to the issuance of a Certificate of Occupancy.
6. The childcare center shall be limited to a maximum enrollment of eighty (80) children.

ZF 24-15

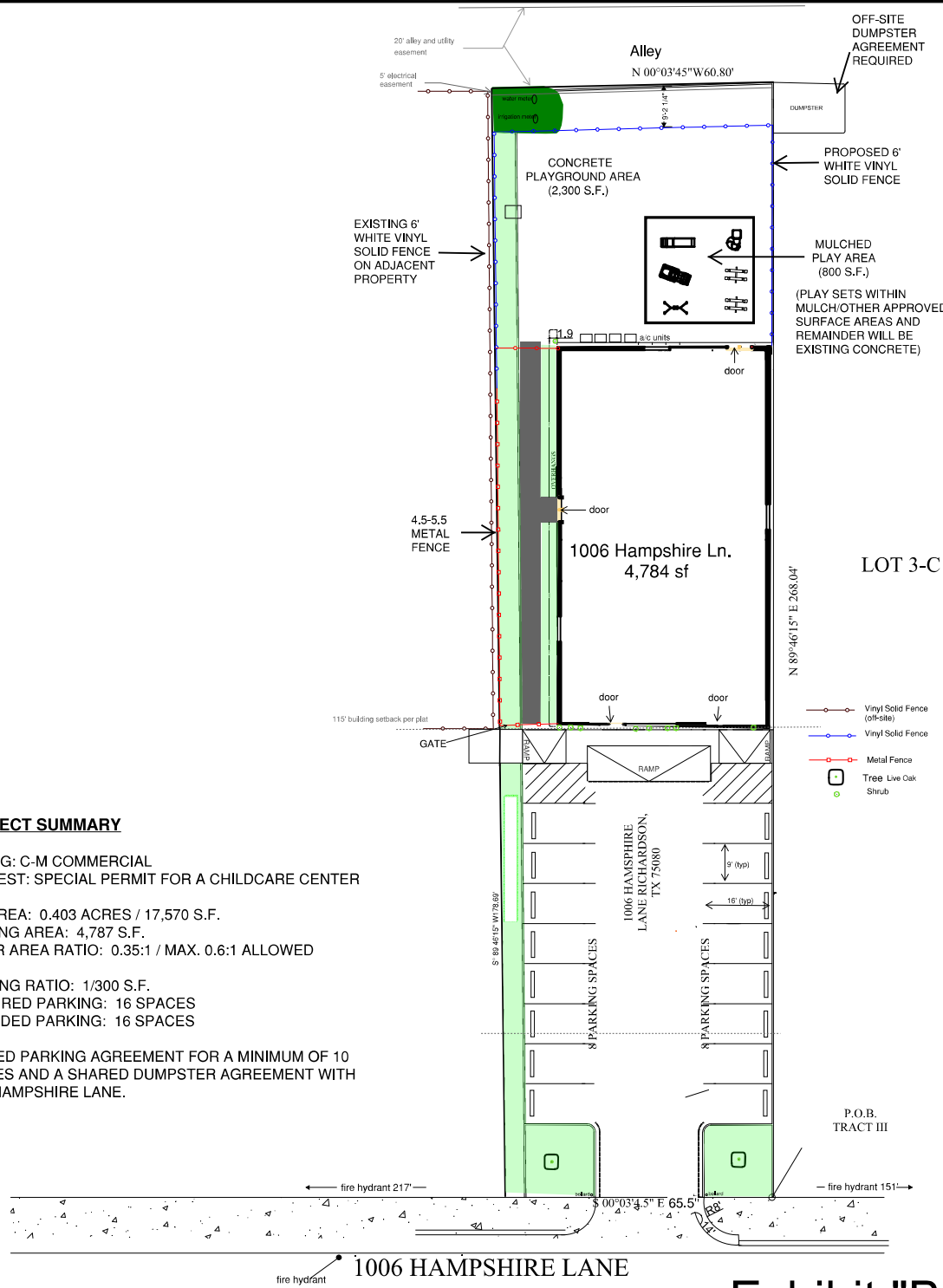
SUBJECT PROPERTY(S)



ZF 24-15 Notification Map
Special Permit
Good Shepherd

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.





PROJECT SUMMARY

ZONING: C-M COMMERCIAL
 REQUEST: SPECIAL PERMIT FOR A CHILDCARE CENTER

LOT AREA: 0.403 ACRES / 17,570 S.F.
 BUILDING AREA: 4,787 S.F.
 FLOOR AREA RATIO: 0.35:1 / MAX. 0.6:1 ALLOWED

PARKING RATIO: 1/300 S.F.
 REQUIRED PARKING: 16 SPACES
 PROVIDED PARKING: 16 SPACES

SHARED PARKING AGREEMENT FOR A MINIMUM OF 10 SPACES AND A SHARED DUMPSTER AGREEMENT WITH 1000 HAMPSHIRE LANE.

OWNER
 DARRIN MAY
 ACE MAY PROPERTIES
 2024 W. 15TH STREET,
 SUITE F
 PLANO, TTTTX 75075
 214-478-0157
 maydc1@aol.com

HAMPSHIRE SHOPPING CENTER REP
 BLK 1 LT 6A ACS 0.403
 VOL2002115/9076 DD05312002 CO.

1006 HAMPSHIRE LANE RICHARDSON, TX 75080

REVISIONS	

ISSUE: 01/1/2022

DRAWN BY: -

CHECKED BY: -

SCALE: -

SHEET NO. 1

Exhibit "B"

Good Shepherd of North Texas

1006 Hampshire Lane, Richardson, TX 75080.

Building Square Foot: 4784; Playground Square Foot: 3132

Statement in Support of Zoning Application for a Special Use Permit

Our mission is to provide a safe, nurturing, and educational environment for children between the ages of 0 to 12. We are committed to fostering cognitive, social, emotional, and physical development in each child.

Our values include the following:

- Providing a warm and welcoming atmosphere
- Encouraging curiosity and creativity
- Building friendship, self-esteem, social skills, and confidence
- Ensuring the health and well-being of each child
- Supporting diverse families and individual needs
- Maintaining a clean, safe, and healthy environment
- Encouraging open communication and collaboration

Our objectives include the following:

- Providing high-quality care and education
- Hiring and retaining qualified and caring staff
- Offering a developmentally appropriate curriculum
- Encouraging parent involvement and participation
- Build a strong foundation for a lifelong learning experience and success.

Hours of Operation: Mondays to Fridays; 6:30 am to 6:30pm

Pick-up Procedures: A child would be released to a parent, or a person designated by the parent. The parent or person designated must be over the age of 18 with a valid photo ID.

Child-to-staff Ratio

Age Range	Child: Staff Ratio	Maximum Group Size
0 to 11 months	4:1	8
12 to 17 months	5:1	10
18 to 23 months	9:1	18
2 years	11:1	22
3 years	15:1	30
4 years	18:1	35
5 years	22:1	35
6 to 12 years	26:1	35

Shared Dumpster and Parking Agreement

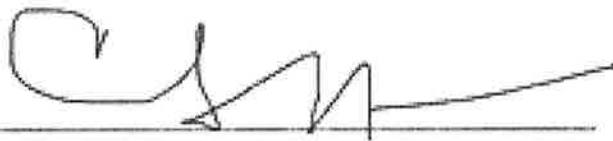
Date: June 6, 2024

This is a written agreement between the Grantor, Dallas Soccer Center, LLC., and the Grantee, Good Shepherd of North Texas, Inc., to allow for a shared parking and dumpster access.

The Grantor and Grantee agree to the following:

- The Grantee will be granted access to and use of ten (10) parking spaces located on the property at 1000 Hampshire Lane, Lot 3-C Block 1 of Hampshire Shopping Center, between the hours of 6:30am and 6:30pm.
- The Grantee will be granted the use of the dumpster located at 1000 Hampshire Lane, Lot 3-C block 1 of Hampshire Shopping Center.
- There will be no money exchanged for these accommodations listed above, effective June 6, 2024, and continuing in perpetuity until terminated by either the Grantor or the Grantee in writing.
- The City of Richardson shall be notified in writing, at least, 30 days in advance before the final date of termination of this agreement.

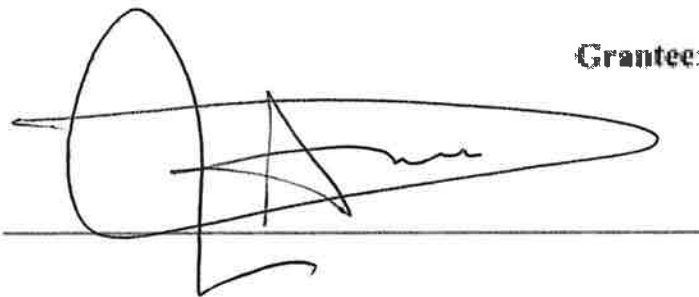
Grantor:



Claudia Gordillo

Manager, Dallas Soccer Center, LLC.

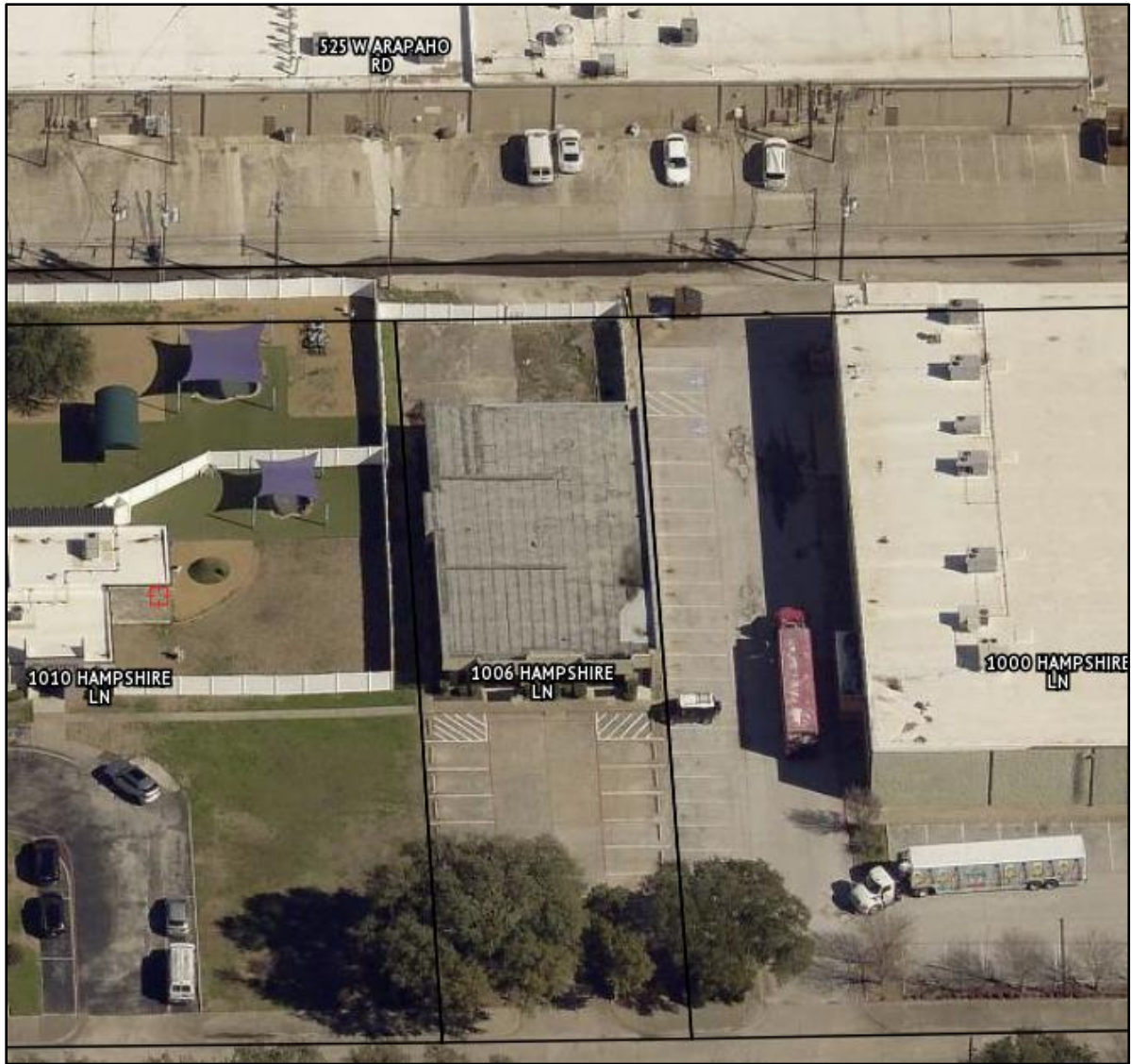
Grantee:



Nii Laryea

Partner, Good shepherd of North Texas, Inc.

ZF 24-15 Site Photo





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 24-15 Good Shepherd
Applicant: Nii Laryea, Good Shepherd of North Texas
Location: (See map on reverse side)
Request: A request for approval of a Special Permit for a childcare center within an existing 4,784 square foot building on a 0.4-acre lot currently zoned C-M Commercial located at 1006 Hampshire Lane, south of Arapaho Road, on the east side of Hampshire Lane. Owner: Darrin May, DCM Properties, LP. Staff: Derica Peters.

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

TUESDAY, JULY 16, 2024
7:00 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

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

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

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

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

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 24-15.

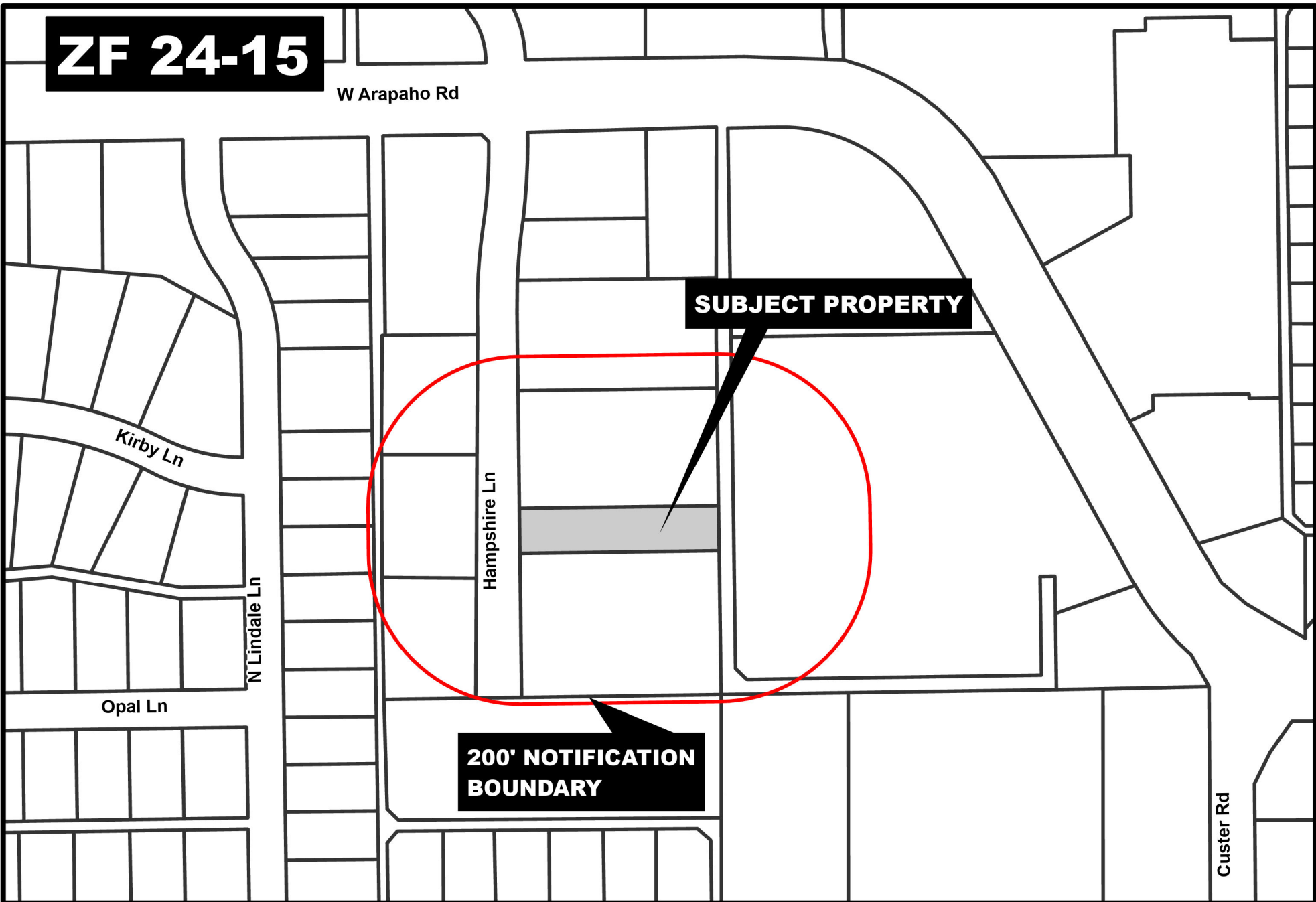
Date Posted and Mailed: July 5, 2024

ZF 24-15

W Arapaho Rd

SUBJECT PROPERTY

**200' NOTIFICATION
BOUNDARY**



**ZF 24-15 Notification Map
Special Permit
Good Shepherd**

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



RICHARDSON MEMORIAL POST
8627 VETERANS OF FOREIGN
1040 HAMPSHIRE LN
RICHARDSON, TX 75080

NORTHRICH PLAZA LTD
7005 CHASE OAKS BLVD STE 20
PLANO, TX 75025

FENNELL DAVID S &
CYNTHIA L
1010 N LINDALE LN
RICHARDSON, TX 75080

PREMIER DIAMONDS INC DBA RA
LBL FAMILY INVESTMENTS INC
1011 HAMPSHIRE LN STE 100
RICHARDSON, TX 75080

COOPER ROBERT E &
MARGARET T
1008 N LINDALE LN
RICHARDSON, TX 75080

HOLLERS BLAKE &
PATRICIA PLATKO
1006 N LINDALE LN
RICHARDSON, TX 75080

DALLAS SOCCER CENTER LLC
7514 OAKHURST DR
GARLAND, TX 75044

GEATER DOROTHY M
1606 BARBARA DR
IRVING, TX 75060

RIGGS IAN M & HEATHER M
1004 N LINDALE LN
RICHARDSON, TX 750805109

POPE CRAIG M
1001 HAMPSHIRE LN
RICHARDSON, TX 75080

ECO SHARE CENTER LLC
PO BOX 833261
RICHARDSON, TX 75083

ATMP HOLDINGS LLC
997 HAMPSHIRE LN
RICHARDSON, TX 75080

SNOUTOPIA HOLDINGS LLC
7360 PALDAO DR
DALLAS, TX 75240

DCM PROPERTIES LP
2024 W 15TH ST STE F
PLANO, TX 75075

PREMIER DIAMONDS INC DBA RA
LBL FAMILY INVESTMENTS INC
1011 HAMPSHIRE LN STE 100
RICHARDSON, TX 75080



Agenda Item 3

Zoning File 24-16:
Special Permit – Clay Cooley VW

ZONING FILE 24-16

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-Planning *DP*
DATE: July 16, 2024
RE: **Zoning File 24-16: Special Permit – Clay Cooley VW**

REQUEST

A request for approval of a Special Permit for a Motor Vehicle Body Shop on a 1.4-acre lot, a Special Permit for a Motor Vehicle Storage Lot on a 0.04-acre lot, and a Special Permit for a Motor Vehicle Repair Shop (Minor) on a 1.2-acre lot, currently zoned Main Street/Central Expressway PD Planned Development (Interurban Sub-District) and located within existing buildings located between Bishop Avenue and N. Interurban Street, and between Jackson Street and Davis Street.

APPLICANT/ PROPERTY OWNER

Ryan Alcala, Quiddity Engineering/ Clay Cooley, 404 Bishop Ave LLC.

EXISTING DEVELOPMENT

Lot 1: 18,000-square foot paved parking lot
Lot 2: 29,868-square-foot facility on 1.4 acres
Lot 3: 19,258-square foot facility on 1.2 acres

ADJACENT ROADWAYS

N. Interurban Street: Two-Lane Minor Collector; no traffic data available

Bishop Avenue: Local street; no traffic data available

Jackson Street: Local street; no traffic data available

Davis Street: Local street; no traffic data available

SURROUNDING LAND USE AND ZONING

North: Institutional; Local Retail LR-M(2)
South: City of Dallas
East: Retail/Commercial/Office; Local Retail LR-M(2)
West: Institutional; PD Planned Development

FUTURE LAND USE PLAN

Main Street/Central Expressway

The subject property is located in the Interurban Sub-District of the recently approved Main Street/Central Expressway Form Based Code. This vision for this sub-district is to create a vibrant, mixed-use district at the heart of the City which focuses on supporting infill development to create an “address” in the region via a pedestrian-oriented, more walkable environment.

Future Land Uses of Surrounding Area:

North: Main Street/Central Expressway

South: Main Street/Central Expressway

East: Main Street/Central Expressway

West: Main Street/Central Expressway

EXISTING ZONING

Main Street/Central Expressway Form Based Code (Ordinance 4191).

TRAFFIC/INFRASTRUCTURE IMPACTS

The proposed request will not have any significant impacts on the existing utilities in the area.

STAFF COMMENTS

Background

The subject sites are comprised of the following Development Sites:

Development 1: The site is comprised of Lots 9 and 10, Block 5 of the North Richardson Addition and is developed as an 18,000 square-foot parking lot with a perimeter security fence located on the southeast corner of Bishop Avenue and Davis Street and was previously used as a private surface parking lot.

Development 2: The site is comprised of Lots 11A, 15, 16 and 17, Block 5 of the North Richardson Addition and is developed with an existing 29,868 square foot vehicle reconditioning facility located on the southwest corner of Davis and Interurban Street. The building is made up of four (4) separate, adjoining buildings that share interior demising walls. The buildings were previously used for warehousing, office/showroom and a 2,868 square-foot motor vehicle body shop.

Development 3: The site is comprised of Lots 1-6, Block 5 of the North Richardson Addition and is developed with two (2) vehicle service shop buildings with a total of 19,258 square feet located at the northeast corner of Bishop and Jackson Street. The northern building is a 13,550 square foot building and the southern building is 5,709 square feet. Both buildings were previously used as a vehicle service shops.

In November of 2016, the subject properties were rezoned as part of the Main Street/Central Expressway PD Planned Development District and are located in the Interurban Sub-district. Since all operations, including automotive related services and repairs in these buildings have been discontinued for a period exceeding 180 days, the uses are deemed to have been abandoned. Therefore, approval of a Special Permit is required to reestablish the three (3) requested uses.

Request

The applicant's intent is to reestablish the auto-related uses that were previously permitted to operate out of the facilities. The Special Permit shall be limited to the functions of each use as defined in the Comprehensive Zoning Ordinance. The intended uses will support the needs of the Clay Cooley VW Dealership and its service department which is located directly across the street from the proposed Development Sites on the south side of Jackson Street.

There will be no customers arriving at the subject sites for service as customers will be directed to check-in their vehicle at the main Clay Cooley VW dealership service center at 300 N. Central Expressway. The vehicle will then be relocated to the appropriate service center by dealership staff.

Development 1

The proposal includes a request for a Special Permit for a **Motor Vehicle Storage Lot**. The existing parking lot will be cleaned up to accommodate overflow inventory storage for Clay Cooley VW. The site is secured with an existing 8-foot chain-link and barbed-wire on top and is accessed from the alley on the east side of the site. The applicant will clean up the vegetation, repair the existing chain link fence as needed, resurface pavement and striping as necessary, and add overhead lights for security. Access will remain from the existing alley. The Comprehensive Zoning Ordinance (CZO) defines a motor vehicle storage lot as:

Motor vehicle storage lot means an approved parking surface used solely for the storage of motor vehicles in transit to a motor vehicle sales and service center or motor vehicle repair shop.

Development 2

The applicant is requesting a special permit for **Motor Vehicle Body Shop** on Development 2. This facility will maintain the existing 2,868 square feet body shop bays (2 booths), with the remaining portion (27,000 square feet) of the building as a customer file storage facility. The plan is to clean up the vegetation, repair or replace existing chain link fence as needed, minor interior building remodeling, and building exterior painting. The CZO defines a motor vehicle body shop as:

Motor vehicle body shop means a business engaged in the repair or straightening of a motor vehicle body or frame, the painting of motor vehicles or the upholstery of motor vehicle interiors.

Development 3

The applicant is requesting a Special Permit for a **Motor Vehicle Repair Shop (Minor)** within the two (2) existing vehicle service shop buildings. The northern building will house approximately

9,800 square feet for the storage of large vehicle body parts with the remaining 3,750 square feet for the accounting department office use. The smaller, southern, 5,709-square-foot building will be used for vehicle detailing (wash, vacuum, wax, etc.) and window tinting. The plan is to clean up the vegetation, repair or replace the existing chain link fence as needed, minor interior building remodeling, building exterior painting, and addition of dumpster enclosure. Employee parking will be located behind the building. The CZO defines a motor vehicle repair shop, minor as:

Motor vehicle repair shop, minor means a business in which minor repair and service functions are performed on motor vehicles as defined herein, to include tire and battery sales and installation; oil, filter, and lubricant changes; engine tune-ups; motor vehicle parts and accessory sales as defined herein; window tinting and pin-striping; installation of stereo systems or alarm systems; and the performing of state inspections.

The applicant intends to maintain the existing site elements and there will be minimal site modifications to the exterior and interior associated with the proposed re-establishment of the previous uses within the existing buildings, and other necessary upgrades that may be required to meet Building and Fire Code. The modification of site elements may be subject to review through a Special Development Plan; however, the applicant does not plan to make any modifications to the site.

Correspondence: To date, staff has received no correspondence regarding this request.

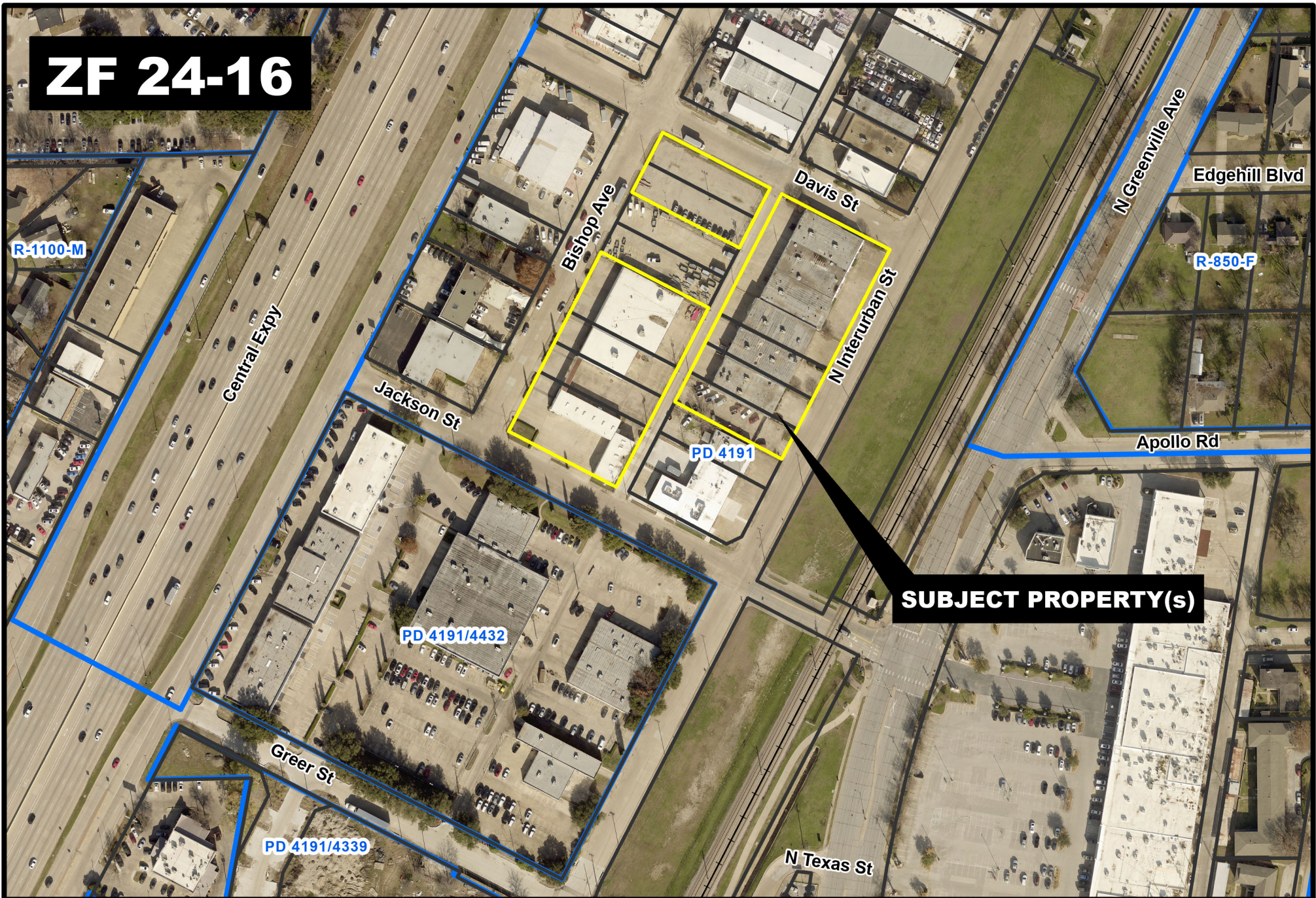
Motion: The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add, or amend conditions, or recommend denial of the request.

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

- 1) Development 1 - A Special Permit shall be granted for a Motor Vehicle Storage Lot which shall be limited to the area shown on the Concept Plan, marked as Exhibit "B" and made a part thereof, subject to the following conditions:
 - a. No other person, company, business, or legal entity may operate a motor vehicle storage lot on the property other than Clay Cooley VW. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
 - b. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.
 - c. Access to the Property shall be limited to and from the alley located on the east side of the site.

- 2) Development 2 - A Special Permit shall be granted for a Motor Vehicle Body Shop which shall be limited to the area shown on the Concept Plan, marked as Exhibit “B” and made a part thereof, subject to the following conditions:
 - a. No other person, company, business, or legal entity may operate a motor vehicle body shop on the property other than Clay Cooley VW. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
 - b. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.
- 3) Development 3 - A Special Permit shall be granted for a Motor Vehicle Repair Shop (Minor) which shall be limited to the area shown on the Concept Plan, marked as Exhibit “B” and made a part thereof, subject to the following conditions:
 - a. No other person, company, business, or legal entity may operate a motor vehicle repair shop (minor) on the property other than Clay Cooley VW. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
 - b. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.

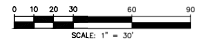
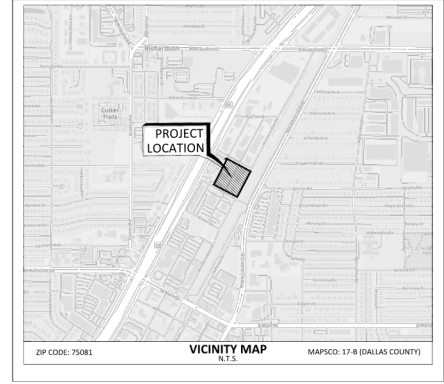
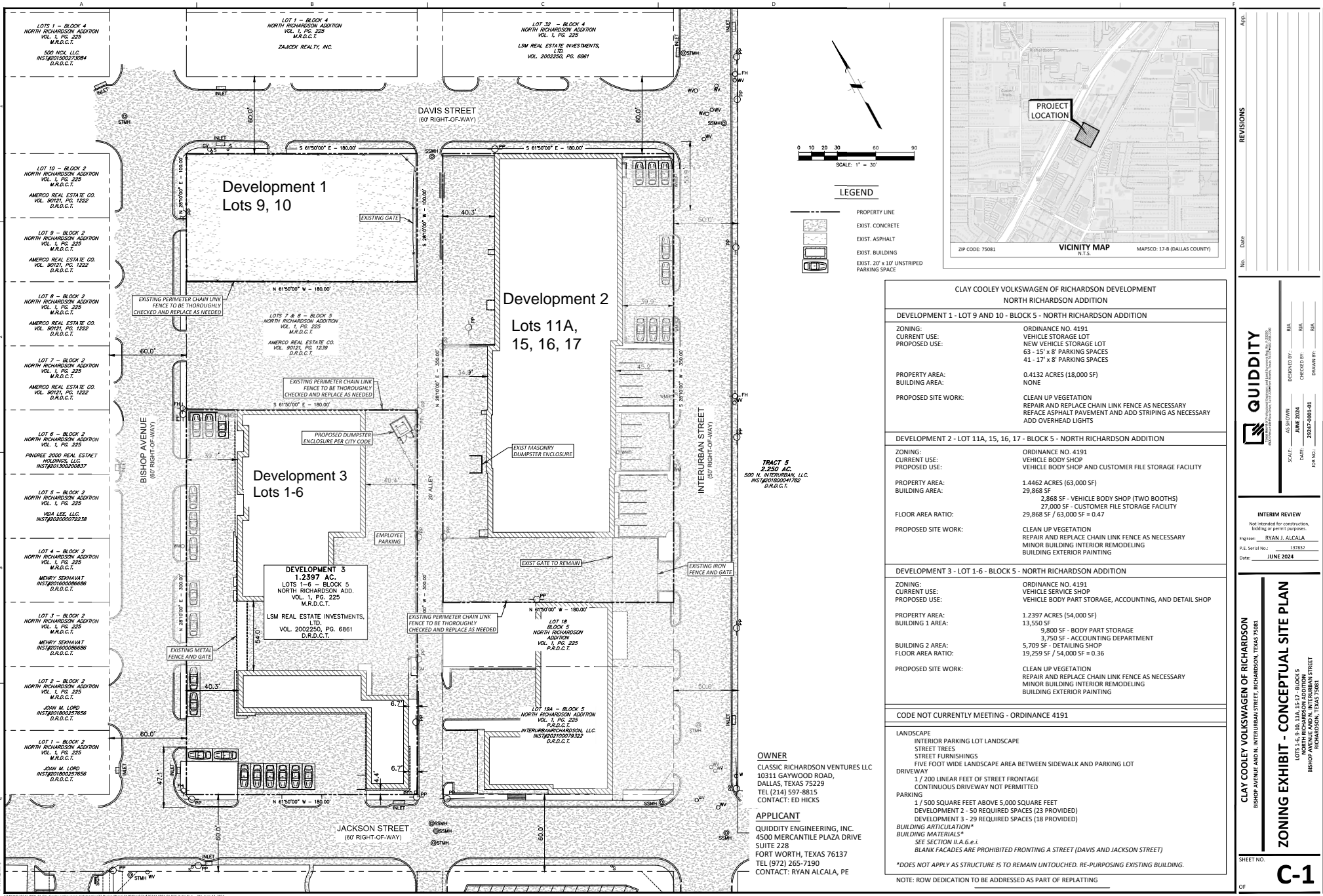
ZF 24-16



ZF 24-16 Notification Map Special Permit Clay Cooley VW

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.





LEGEND

- PROPERTY LINE
- EXIST. CONCRETE
- EXIST. ASPHALT
- EXIST. BUILDING
- EXIST. 20' x 10' UNSTRIPPED PARKING SPACE

CLAY COOLEY VOLKSWAGEN OF RICHARDSON DEVELOPMENT NORTH RICHARDSON ADDITION	
DEVELOPMENT 1 - LOT 9 AND 10 - BLOCK 5 - NORTH RICHARDSON ADDITION	
ZONING:	ORDINANCE NO. 4191
CURRENT USE:	VEHICLE STORAGE LOT
PROPOSED USE:	NEW VEHICLE STORAGE LOT 63 - 15' x 8' PARKING SPACES 41 - 17' x 8' PARKING SPACES
PROPERTY AREA:	0.4132 ACRES (18,000 SF)
BUILDING AREA:	NONE
PROPOSED SITE WORK:	CLEAN UP VEGETATION REPAIR AND REPLACE CHAIN LINK FENCE AS NECESSARY REFACE ASPHALT PAVEMENT AND ADD STRIPING AS NECESSARY ADD OVERHEAD LIGHTS
DEVELOPMENT 2 - LOT 11A, 15, 16, 17 - BLOCK 5 - NORTH RICHARDSON ADDITION	
ZONING:	ORDINANCE NO. 4191
CURRENT USE:	VEHICLE BODY SHOP
PROPOSED USE:	VEHICLE BODY SHOP AND CUSTOMER FILE STORAGE FACILITY
PROPERTY AREA:	1.4462 ACRES (63,000 SF)
BUILDING AREA:	29,868 SF
FLOOR AREA RATIO:	2,868 SF - VEHICLE BODY SHOP (TWO BOOTHS) 27,000 SF - CUSTOMER FILE STORAGE FACILITY
PROPOSED SITE WORK:	29,868 SF / 63,000 SF = 0.47 CLEAN UP VEGETATION REPAIR AND REPLACE CHAIN LINK FENCE AS NECESSARY MINOR BUILDING INTERIOR REMODELING BUILDING EXTERIOR PAINTING
DEVELOPMENT 3 - LOT 1-6 - BLOCK 5 - NORTH RICHARDSON ADDITION	
ZONING:	ORDINANCE NO. 4191
CURRENT USE:	VEHICLE SERVICE SHOP
PROPOSED USE:	VEHICLE BODY PART STORAGE, ACCOUNTING, AND DETAIL SHOP
PROPERTY AREA:	1.2397 ACRES (54,000 SF)
BUILDING 1 AREA:	13,550 SF
BUILDING 2 AREA:	9,900 SF - BODY PART STORAGE 3,750 SF - ACCOUNTING DEPARTMENT
FLOOR AREA RATIO:	5,709 SF - DETAILING SHOP 19,259 SF / 54,000 SF = 0.36
PROPOSED SITE WORK:	CLEAN UP VEGETATION REPAIR AND REPLACE CHAIN LINK FENCE AS NECESSARY MINOR BUILDING INTERIOR REMODELING BUILDING EXTERIOR PAINTING
CODE NOT CURRENTLY MEETING - ORDINANCE 4191	
LANDSCAPE	
INTERIOR PARKING LOT LANDSCAPE	
STREET TREES	
STREET FURNISHINGS	
FIVE FOOT WIDE LANDSCAPE AREA BETWEEN SIDEWALK AND PARKING LOT DRIVEWAY	
1 / 200 LINEAR FEET OF STREET FRONTAGE	
CONTINUOUS DRIVEWAY NOT PERMITTED	
PARKING	
1 / 500 SQUARE FEET ABOVE 5,000 SQUARE FEET	
DEVELOPMENT 2 - 50 REQUIRED SPACES (23 PROVIDED)	
DEVELOPMENT 3 - 29 REQUIRED SPACES (18 PROVIDED)	
BUILDING ARTICULATION*	
BUILDING MATERIALS*	
SEE SECTION II.A.6.e.1	
BLANK FACADES ARE PROHIBITED FRONTING A STREET (DAVIS AND JACKSON STREET)	
*DOES NOT APPLY AS STRUCTURE IS TO REMAIN UNTOUCHED. RE-PURPOSING EXISTING BUILDING.	
OWNER	
CLASSIC RICHARDSON VENTURES LLC 10311 GAYWOOD ROAD, DALLAS, TEXAS 75229 TEL (214) 597-8815 CONTACT: ED HICKS	
APPLICANT	
QUIDDITY ENGINEERING, INC. 4500 MERCANTILE PLAZA DRIVE SUITE 228 FORT WORTH, TEXAS 76137 TEL (972) 265-7190 CONTACT: RYAN ALCALA, PE	
NOTE: ROW DEDICATION TO BE ADDRESSED AS PART OF REPLATTING	

APP. _____

NO. _____ DATE _____

REVISIONS _____

QUIDDITY
ENGINEERING, INC.
1200 WEST WILSON STREET, SUITE 200, FORT WORTH, TEXAS 76102

SCALE: AS SHOWN
DATE: JUNE 2024
JOB NO.: 23027-0061-01

DESIGNED BY: BJA
CHECKED BY: BJA
DRAWN BY: BJA

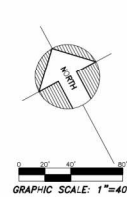
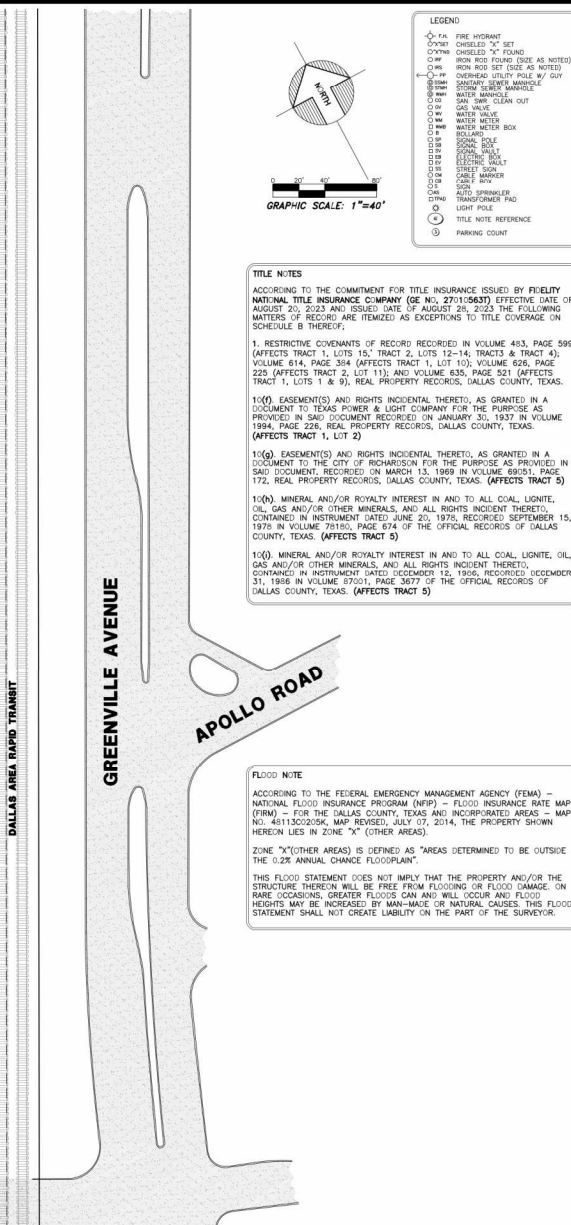
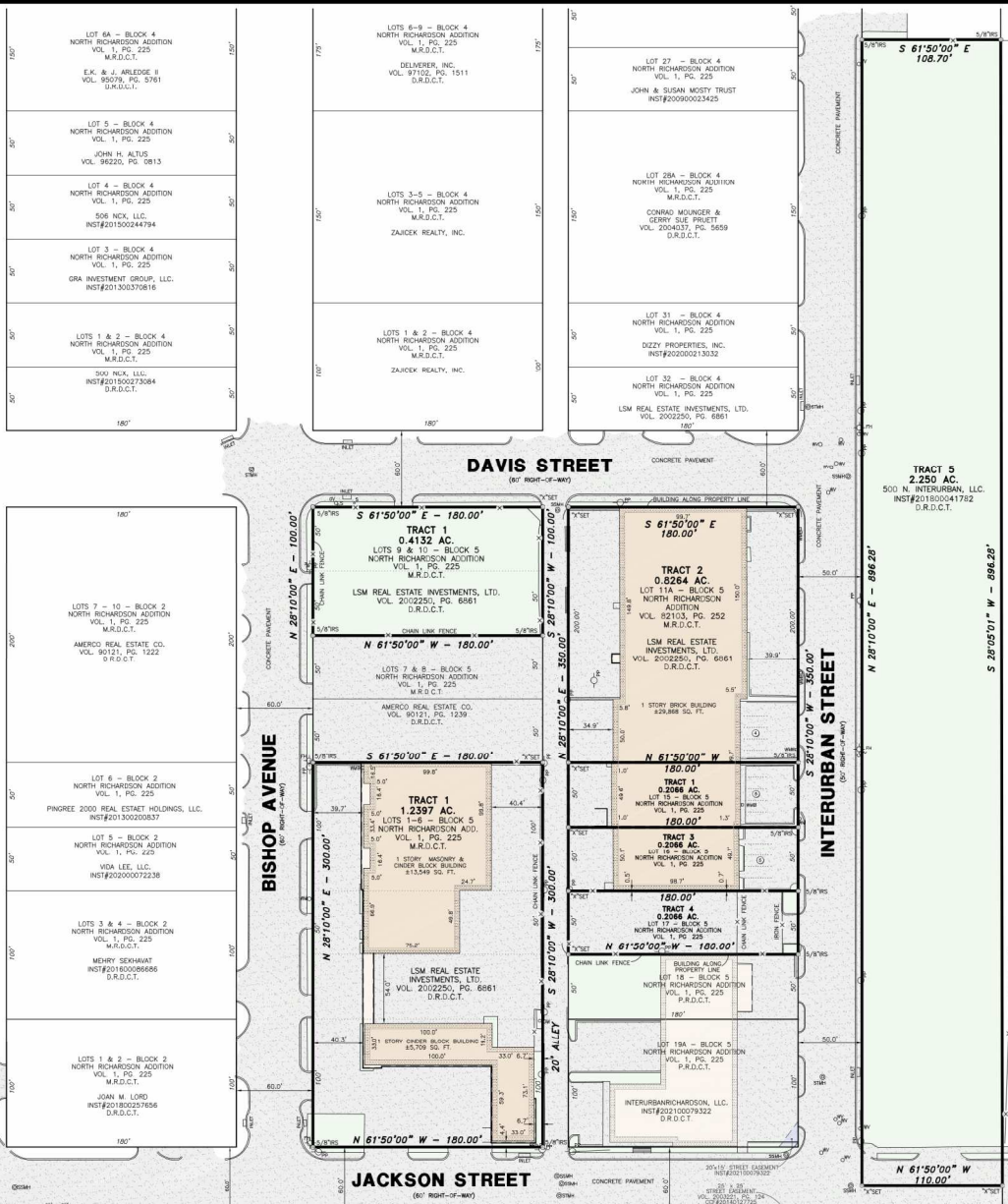
INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: RYAN J. ALCALA
P.E. Serial No.: 53782
Date: JUNE 2024

ZONING EXHIBIT - CONCEPTUAL SITE PLAN
LOTS 1-6, 9, 10, 11A, 15, 16, 17 - BLOCK 5
NORTH RICHARDSON ADDITION
BISHOP AVENUE AND N. INTERURBAN STREET, RICHARDSON, TEXAS 75081

SHEET NO. _____

C-1

U.S. HIGHWAY 75
NORTH CENTRAL EXPRESSWAY
NORTHBOUND SERVICE ROAD



- LEGEND**
- F.A. FIRE HYDRANT
 - CHISELED "X" SET
 - CHISELED "Y" FOUND
 - IRON ROD FOUND (SEE AS NOTED)
 - OVERSEAS UTILITY POLE BY CITY
 - SANITARY SEWER MANHOLE
 - SEWER SEWER MANHOLE
 - SAN SHIP CLEAN OUT
 - GAS VALVE
 - WATER VALVE
 - WATER METER
 - BOLLARD
 - CONCRETE
 - ASPHALT
 - ELECTRIC POLE
 - ELECTRIC OUTLET
 - STREET LIGHT
 - CABLE
 - CABLE HOOKUP
 - AUTO TRANSFORMER
 - AUTO TRANSFORMER PAD
 - LIGHT POLE
 - TITLE NOTE REFERENCE
 - PARKING SPACE



TITLE NOTES

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (OF NO. 27110583) EFFECTIVE DATE OF AUGUST 20, 2023 AND ISSUED DATE OF AUGUST 28, 2023 THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO TITLE COVERAGE ON SCHEDULE B THEREOF:

1. RESTRICTIVE COVENANTS OF RECORD RECORDED IN VOLUME 483, PAGE 599 (AFFECTS TRACT 1, LOTS 15; TRACT 2, LOTS 12-14; TRACTS 3 & 4); VOLUME 614, PAGE 304 (AFFECTS TRACT 1, LOT 10); VOLUME 608, PAGE 223 (AFFECTS TRACT 2, LOT 11); AND VOLUME 635, PAGE 921 (AFFECTS TRACT 1, LOTS 1 & 2), REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

10(a). EASEMENTS) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO TEXAS POWER & LIGHT COMPANY FOR THE PURPOSE AS PROVIDED IN SAID DOCUMENT RECORDED ON JANUARY 30, 1937 IN VOLUME 1994, PAGE 228, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (AFFECTS TRACT 1, LOT 2)

10(b). EASEMENTS) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE CITY OF RICHARDSON FOR THE PURPOSE AS PROVIDED IN SAID DOCUMENT, RECORDED ON MARCH 13, 1969 IN VOLUME 69031, PAGE 172, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (AFFECTS TRACT 5)

10(c). MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND/OR OTHER MINERALS AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED JUNE 20, 1978, RECORDED SEPTEMBER 15, 1978 IN VOLUME 79165, PAGE 674 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS. (AFFECTS TRACT 5)

10(d). MINERAL AND/OR ROYALTY INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND/OR OTHER MINERALS AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED DECEMBER 12, 1956, RECORDED DECEMBER 31, 1956 IN VOLUME 8701, PAGE 3677 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS. (AFFECTS TRACT 5)

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREA - MAP NO. 481130205K, MAP REVISED, JULY 07, 2014, THE PROPERTY SHOWN HEREIN LIES IN ZONE "X" (OTHER AREAS).

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY PLAT
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED.

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF FOLLOWING DESCRIBED PROPERTY.

TRACT 1
LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10 AND 15, BLOCK 5 OF NORTH RICHARDSON ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 225, MAP RECORDS, DALLAS COUNTY, TEXAS.

TRACT 2
LOT 11-A, BLOCK 5, BEING A REPLAT OF LOTS 11, 12, 13 & 14, BLOCK 5 OF NORTH RICHARDSON ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 82103, PAGE 1322, MAP RECORDS, DALLAS COUNTY, TEXAS.

TRACT 3
BEING LOT 16 IN BLOCK 5 OF NORTH RICHARDSON ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 225, MAP RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 4
BEING LOT 17 IN BLOCK 5 OF NORTH RICHARDSON ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 225, MAP RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 5
BEING ALL THAT CERTAIN TRACT, LOT OR PARCEL OF LAND SITUATED IN THE W. 1/4, R. 10E, SURVEY, ABSTRACT NO. 1255, AND B. 100N, SURVEY, ABSTRACT NO. 153, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, BEING THOSE PORTIONS OF LAND DESCRIBED IN THE FOLLOWING FOUR (4) INSTRUMENTS: 1) DEED DATED APRIL 26, 1973, FROM B. REILLY TO HOUSTON & TEXAS CENTRAL RAILWAY COMPANY (NOW SOUTHERN PACIFIC TRANSPORTATION COMPANY) (IN VOLUME 79022, PAGE 492); 2) DEED DATED JANUARY 14, 1906, FROM H. W. GREER, ET AL. TO HOUSTON & TEXAS CENTRAL RAILWAY COMPANY (NOW SOUTHERN PACIFIC TRANSPORTATION COMPANY), RECORDED IN VOLUME 416, PAGE 635; 3) DEED DATED JULY 2, 1975, FROM WILLIAM H. GREER, ET AL. TO HOUSTON & TEXAS CENTRAL RAILWAY COMPANY, RECORDED IN BOOK "98", PAGE 429; AND 4) DEED DATED DECEMBER 31, 1974, FROM ANTHONY F. LISCI, ET AL. TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, RECORDED IN VOLUME 79022, PAGE 492. ALL DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID A PORTIONS OF LAND BEING CONVEYED TO 500 N. INTERURBAN, L.L.C. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20150041762 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT AT THE POINT OF INTERSECTION OF THE CENTER LINE OF JACKSON STREET (60' FEET WIDE) WITH THE NORTHWESTERLY LINE OF SAID 500 N. INTERURBAN, L.L.C. TRACT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID 500 N. INTERURBAN, L.L.C. TRACT;

THENCE NORTH 28° 10' 00" EAST ALONG SAID NORTHWESTERLY LINE OF SAID 500 N. INTERURBAN, L.L.C. TRACT TO THE SOUTHWESTERLY LINE OF INTERURBAN STREET (50' RIGHT-OF-WAY), FOR A DISTANCE OF 898.28 FEET TO A 5/8" IRON ROD SET AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID 500 N. INTERURBAN, L.L.C. TRACT;

THENCE NORTH 61° 50' 00" EAST DEPARTING THE SOUTHWESTERLY LINE OF SAID INTERURBAN STREET, FOR A DISTANCE OF 106.70 FEET TO A 5/8" IRON ROD SET FOR CORNER;

IN A LINE THAT IS PARALLEL WITH AND DISTANT 25 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE ORIGINAL LOCATED CENTER LINE OF SOUTHERN PACIFIC TRANSPORTATION COMPANY'S MAIN TRACK (HEARNE - LENSING);

THENCE SOUTH 25° 05' 01" WEST ALONG SAID PARALLEL LINE AND THE SOUTHWESTERLY LINE OF SAID 500 N. INTERURBAN, L.L.C. TRACT, FOR A DISTANCE OF 898.28 FEET TO A POINT ON THE AFORESAID CENTER LINE OF SAID JACKSON STREET, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID 500 N. INTERURBAN, L.L.C. TRACT;

THENCE NORTH 61° 50' 00" WEST ALONG AFORESAID CENTER LINE JACKSON STREET, FOR A DISTANCE OF 1150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 85,008 SQUARE FEET OR 2,250 ACRES OF LAND, MORE OR LESS.

CERTIFICATION

TO: 484 BISHOP AVE, L.L.C. A TEXAS LIMITED LIABILITY COMPANY; 61000 RICHARDSON VENTURES, L.L.C. A TEXAS LIMITED LIABILITY COMPANY; 500 N. INTERURBAN, L.L.C. AN ASSOCIATED LIMITED LIABILITY COMPANY; TITLE PARTNERS, L.L.C. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY (OF NO. 27110583).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JUSTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF.

PRELIMINARY / FOR REVIEW

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 18590

ALTA/NSPS LAND TITLE SURVEY
5 TRACTS
NORTH RICHARDSON ADDITION
WILLIAM D. REED SURVEY - ABSTRACT NO. 1255 AND
R. BODINE SURVEY - ABSTRACT NO. 153
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

BLUE SKY SURVEYS
& MAPPING CORPORATION
1705 BROWNWOOD
DALLAS, TEXAS 75209
PHONE: (214) 354-6000
FAX: (214) 354-6000

DATE: SEPTEMBER 26, 2023
TITLE NUMBER: 20230926000
DWPEETREE@BLUESKYSURVEYS.COM
TBLISREGISTRATION NO. 101010700

June 17, 2024
Development Services Department
City of Richardson
2360 Campbell Creek Boulevard
Richardson, TX 75082

**Clay Cooley Volkswagen of Richardson Expansion
Applicant's Statement**

Development Services Department,

Clay Cooley of Volkswagen in Richardson recently acquired additional properties within the City of Richardson. They are located between Davis Street, Bishop Avenue, Jackson Street, and Interurban Street. Lots 1-6, 9-10, 11A, and 15-17, Block A of North Richardson Addition.

The owner acquired these properties adjacent to their current business with a plan to expand their operations. They are looking to re-purpose the existing facilities for the same or similar uses as the previous owner.

Since the operations of these buildings have been discontinued for over 6 months, Planned Development Ordinance 4191 requires a Special Permit in order to receive a certificate of occupancy. We are requesting three separate Special Permits for Development 1, Development 2, and Development 3.

Development 1 (Lots 9 and 10) is an existing parking lot with a perimeter fence located on the southeast corner of Bishop Avenue and Davis Street. This property will be used as a new vehicle storage lot. Our plan is to clean up the vegetation, repair the existing chain link fence as needed, resurface pavement and striping as necessary, and add overhead lights for security. Access will remain off the existing alley.

Development 2 (Lots 11A and 15-17) is an existing 29,868 square foot vehicle reconditioning facility located on the southwest corner of Davis and Interurban Street. This property will have approximately 2,868 square foot body shop bays with the remaining portion of the building to serve as a customer file storage facility. The plan is to clean up the vegetation, repair or replace existing chain link fence as needed, minor interior building remodeling, and building exterior painting.

Development 3 (Lots 1-6) is two existing vehicle service shop buildings totaling 19,258 square foot located on the northeast corner of Bishop and Jackson Street. The main northern building will house approximately 9,800 square feet of large vehicle body parts storage with the remaining 3,750 square feet for the accounting department office use. The smaller southern building will be for vehicle detailing (wash, vacuum, wax, etc.). The plan is to clean up the vegetation, repair or replace the existing chain link fence as needed, minor interior building remodeling, building exterior painting, and addition of dumpster enclosure. Employee parking will be located behind the building. There should be no customers or sales occurring at this facility.



Clay Cooley Volkswagen of Richardson Expansion
Page 2
06/17/2024

Due to our site constraints and re-purposing of the existing buildings, there are a number of items within the current code (PD 4191) these properties are not meeting. Those items are listed below. We are requesting a variance as part of our Special Permit for those items.

- Landscape
 - Five foot wide landscape between sidewalk and parking lot
 - Interior Parking Lot Landscape
 - Street Trees
 - Street Furnishings
- Driveway
 - 1 / 200 linear feet of street frontage
- Parking
 - 1 / 500 square feet above 5,000 square feet
- Bicycle Parking
- Building Articulation
- Building Materials

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call, 682-269-2211, or email, ralcala@quiddity.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Alcala".

Ryan Alcala, PE

K:\29247\29247-0001-01 Clay Cooley Volkswagen of Richardson\Project Management\Deliverables\2024 0617 Special Permit Submittal

ZF 24-16 Site Photo





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 24-16 Clay Cooley VW
Applicant: Ryan Alcala, Quiddity Engineering
Location: (See map on reverse side)
Request: A request for approval of a Special Permit for a Motor Vehicle Body Shop on a 1.4-acre lot, a Special Permit for a Motor Vehicle Storage Lot on a 0.04-acre lot, and a Special Permit for a Motor Vehicle Repair Shop (Minor) on a 1.2-acre lot, currently zoned Main Street/Central Expressway PD Planned Development (Interurban Sub-District) and located within existing buildings located between Bishop Avenue and N. Interurban Street, and between Jackson Street and Davis Street. Owner: Clay Cooley, 404 Bishop Ave LLC. Staff: Derica Peters.

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

TUESDAY, JULY 16, 2024
7:00 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

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

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

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

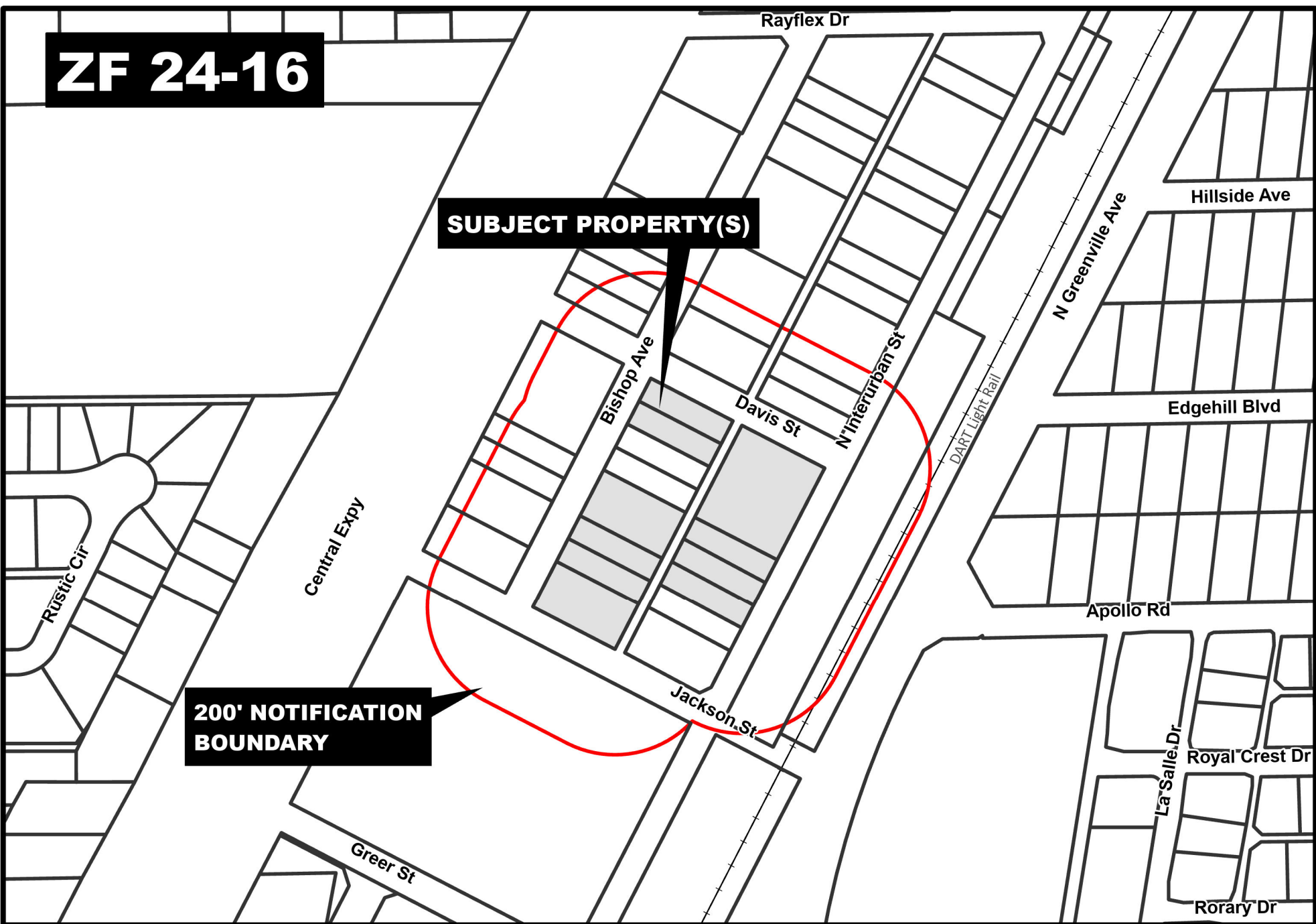
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 24-16.

Date Posted and Mailed: July 5, 2024

ZF 24-16



ZF 24-16 Notification Map Clay Cooley VW

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.



DART
MB 7230
P O BOX 660163
DALLAS, TX 75266

ZAJICEK REALTY INC
211 CANYON VALLEY DR
RICHARDSON, TX 75080

404 BISHOP AVE LLC
1251 E AIRPORT FWY
IRVING, TX 75062

MOUNGER CONRAD &
PRUETT GERRY SUE
PO BOX 765
FARMERSVILLE, TX 75442

ZAJICEK REALTY INC
211 CANYON VALLEY DR
RICHARDSON, TX 75080

AMERCO REAL ESTATE CO
PO BOX 29046
PHOENIX, AZ 85038

DIZZY PROPERTIES INC
503 N INTERURBAN ST
RICHARDSON, TX 75081

CLASSIC RICHARDSON
VENTURES LLC
10311 GAYWOOD RD
DALLAS, TX 752296608

CLASSIC RICHARDSON
VENTURES LLC
10311 GAYWOOD RD
DALLAS, TX 752296608

CLASSIC RICHARDSON
VENTURES LLC
10311 GAYWOOD RD
DALLAS, TX 752296608

CLASSIC RICHARDSON
VENTURES LLC
10311 GAYWOOD RD
DALLAS, TX 752296608

AMERCO REAL ESTATE CO
AREL 741055
PO BOX 29046
PHOENIX, AZ 85038

VIDA LEE LLC
4308 BARNSLEY DR
PLANO, TX 75093

CLASSIC RICHARDSON
VENTURES LLC
10311 GAYWOOD RD
DALLAS, TX 752296608

AMERCO REAL ESTATE CO
#741055
PO BOX 29046
PHOENIX, AZ 85038

SEKHAVAT MEHRY
9879 RED CEDAR DR
FRISCO, TX 75035

CLASSIC RICHARDSON
VENTURES LLC
10311 GAYWOOD RD
DALLAS, TX 752296608

LORD JOAN M
6530 CHURCHILL WAY
DALLAS, TX 75230

CLASSIC RICHARDSON
VENTURES LLC
10311 GAYWOOD RD
DALLAS, TX 752296608

CLASSIC RICHARDSON
VENTURES LLC
10311 GAYWOOD RD
DALLAS, TX 752296608

CLASSIC RICHARDSON
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INTERURBANRICHARDSON LLC
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DALLAS, TX 75214

4747 LBJ FREEWAY LLC
COOLEY CLAY
1251 E AIRPORT FWY
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GRA INVESTMENT GROUP LLC
3113 CEDAR RIDGE DR
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