

Zoning Board of Adjustment Agenda Packet August 21, 2024

To advance to the background material for each item in the agenda, click on the item title in the agenda or click on Bookmarks in the tool bar on the side of your screen.



AGENDA

**CITY OF RICHARDSON – ZONING BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 21, 2024, AT 6:30 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75082**

BRIEFING SESSION: 6:00 P.M. Prior to the business meeting, the Zoning Board of Adjustment will meet with staff in Multipurpose Room #CH 157 to receive a briefing on:

A. Briefing of Regular Agenda Items

REGULAR BUSINESS MEETING: 6:30 P.M. – MULTIPURPOSE ROOM #CH 157

MINUTES

1. **Approval of minutes of the regular business meeting of July 17, 2024.**

PUBLIC HEARING

2. **V 24-05 (continued from July 17, 2024)**, a request for the following variance from Richardson’s Code of Ordinances: Ordinance No. 2360-A Sec. 2(E)(1) to allow a 4-foot variance to the 20-foot front yard setback along E. Spring Valley Road, to accommodate the construction of a new structure on property located at 701 Rams Court, being the southeast corner of E. Spring Valley Road and Rams Court and zoned R-1100-M Residential.
3. **SE 24-02**, a request for a special exception to Chapter 6, Article IV of the City of Richardson’s Code of Ordinances: Sec. 6-210 (4) to allow an 8-foot-tall tubular metal fence to be located between the front property lines and the front wall of a building along E. Renner Road and Shiloh Road. The property is located at 3000 E. Renner Road, being the southeast corner of E. Renner Road and Shiloh Road and zoned I-FP (1) Industrial.

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, AUGUST 16, 2024.

NORMA MENDOZA, ADMINISTRATIVE SECRETARY
DEVELOPMENT SERVICES

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 17, 2024
Zoning Board of Adjustment Meeting

**CITY OF RICHARDSON
ZONING BOARD OF ADJUSTMENT MINUTES
JULY 17, 2024**

The Zoning Board of Adjustment met on Wednesday, July 17, 2024, at 6:30 p.m. Chairman Lemons convened the Board into Regular Session. A quorum was present.

MEMBERS PRESENT: Jason Lemons, Chairman
Scott Rooker, Vice Chairman
Phil Thames, Member
Lisa Kupfer, Member
Moosa Madha, Alternate
Mohamed Hafeez, Alternate

MEMBERS ABSENT: Brent Sturman, Member

CITY STAFF PRESENT: Sam Chavez, Director of Development Services
Derica Peters, Senior Planner
Norma Mendoza, Administrative Secretary

BRIEFING SESSION

Prior to the start of the regular business meeting, members of the Zoning Board of Adjustment met with staff to receive a briefing on agenda items. No action was taken.

REGULAR BUSINESS MEETING

Opening comments: Chairman Lemons introduced City staff and explained that the staff serves in an advisory capacity and does not influence any decisions the Board might make. Chairman Lemons summarized the function, rules, and appeal procedures of the Zoning Board of Adjustment.

1. APPROVAL OF MINUTES FROM MAY 15, 2024.

Motion: Member Madha made a motion to approve the minutes as presented. Member Kupfer seconded the motion. Motion passed 5-0.

PUBLIC HEARING

- 2. V 24-05** - A request for the following variance from Richardson's Code of Ordinances: Ordinance No. 2360-A Sec. 2(E)(1) to allow a 4-foot variance to the 20-foot front yard setback along E. Spring Valley Road, to accommodate the construction of a new structure on property located at 701 Rams Court, being the southeast corner of E. Spring Valley Road and Rams Court and zoned R-1100-M Residential.

Ms. Derica Peters stated this development was platted and rezoned in 1983 with special conditions that included a provision that allowed for structure to be built on the side property line. However, the applicant has been unable to reach an agreement with the adjacent property owner to have access to the adjacent property to construct the home. The applicant revised his plans to shift the

house four (4) feet to the north and, therefore they would be encroaching on the required twenty (20) foot setback along E. Spring Valley Road. The applicant explained the hardship is due to the inability to access the neighboring property to build on the property line.

In conclusion, Ms. Peters stated that based on the information provided by the applicant, the applicable codes, and ordinances, it is Staff's opinion that a physical property hardship does not exist on the property and the request should be denied. No correspondence has been received for this request and was available for any questions from the Board.

Seeing no questions for staff, Chairman Lemons asked the applicant to come forward and present the request.

Mr. Ahmed Taha, 418 Fieldwood Dr, Richardson, TX, property owner stated that no house could be constructed on the lot due to the inability to get access from the adjacent neighbor and the Building Inspection Department informed him that a brick wall needed to be constructed along the south property line.

Chairman Lemons asked if he could give more detail on the conversations with his neighbor regarding the specific rationale for not allowing access to their property.

Mr. Taha responded that the neighbor initially agreed; however, he withdrew consent.

Member Kupfer asked the applicant if the neighbor gave a reason by declining access.

Mr. Taha responded the neighbor did not want a brick wall constructed that close to his property.

Member Thames asked if it was the brick wall or the wall of the house.

Mr. Taha responded the brick wall.

Member Thames asked if the builder was going to remove the existing fence to rebuild a new one.

Mr. Taha responded they offered to replace the entire fence however the neighbor still declined.

Member Rooker asked if he offered any monetary compensation for damages to the neighbor's property if allowed access to construct the wall.

Mr. Taha responded no because the neighbor's concern is with the brick wall.

Member Rooker asked if the wall would be constructed on his property and if would he need to access it from both sides.

Mr. Taha responded yes.

Mr. Sam Chavez read from the Ordinance which stated a building may be constructed on the property line on one side provided it contains no openings, appendages, or overhangs and there

shall be minimum separation of ten (10) feet between the walls of the building. A masonry wall, at least seven (7) feet in height, shall be constructed from the front building line of each building along the property line to a point of intersection with the six (6) foot driveway easement or to the rear property line.

Chairman Lemons asked if Lot 1 is supposed to have a wall.

Mr. Chavez confirmed a masonry brick wall must be is constructed from the rear wall of the building to the rear property line to complete that section of a brick wall. The Building Inspection Department informed the applicant that he needed to build a freestanding wall if the building is not constructed on the property line.

Member Thames asked if a wall is required if they shift the house off the property line.

Mr. Chavez responded yes. If the structure was on the zero-lot line side, the wall of the building would represent the 7-foot-tall wall.

Member Kupfer asked for clarification if the required wall is a free-standing wall.

Mr. Chavez clarified it's a free-standing, brick fence.

Member Rooker asked if there is a way to get a variance for the wall and not build it.

Mr. Taha stated he has not received clarification on this.

Chairman Lemons suggested staff provide a survey of the other properties in the subdivision just to see what they've done. It sounds like it may have been something that has not been enforced.

Member Madha said without a variance, no home could be built on this lot and be in compliance.

Chairman Lemons asked the applicant if he has had the chance to talk to any of the other neighbors.

Mr. Taha explained he doesn't know if that would help with this problem. This would not be an issue if the City had the authority to grant a temporary construction easement.

Member Hafeez asked why the Building Inspection Department was emphasizing the brick wall requirement if many of the other lots don't have a brick wall.

Mr. Chavez responded it may be because every other home in that subdivision other than the subject lot is constructed on the property line.

Member Rooker indicated he is curious to know if many of these homes do not have a seven-foot brick wall and possibly not enforced in the 1980s.

Mr. Chavez stated we don't know the uniformity of the enforcement for the brick wall and recommended they table the item to allow staff to further survey the subdivision.

Member Rooker suggested they may find the other homes have a wood fence instead. He said it may depend on when it was developed and if the City enforced the requirement for the brick wall.

Mr. Chavez described how they may still construct a brick wall from the interior on Lot 2 without the need to access Lot 1.

Mr. Chavez responded that's correct.

Member Thames asked for clarity on the section requiring 10-feet of building separation.

Mr. Chavez replied there's a minimum of 10 feet of separation between structures to meet other code requirements, and this does not serve as an easement.

Member Kupfer asked if another home in this neighborhood were damaged and would need to be accessed from the adjacent property, could the homeowner run into this same problem.

Member Thames confirmed they could.

Mr. Chavez stated staff will survey other homes to see how the requirement was applied. The Board cannot grant a variance to waive the requirement for the wall, but it doesn't have to be constructed on the property line. Also, the adjacent neighbor's fence line appears to encroach into the subject site, which is shown on the survey and in a note from the surveyor. Portions of that fence may need to come down anyway once this property is developed.

Member Rooker asked how much access the builder would need during construction.

Mr. Taha answered with thirty (30) inches.

With no further questions for staff or applicant or public comments, Chairman Lemons closed the public hearing and asked the Board for further dialogue or a motion.

BOARD ACTION

Motion: Member Thames made a motion to continue the case to the August 21, 2024, meeting. Member Hafeez seconded the motion. Motion passed 5-0.

With no further business, the meeting was adjourned at 7:04 p.m.

Jason Lemons, Chairman
Zoning Board of Adjustment

Agenda Item 2

Variance 24-05:
701 Rams Court

ZBA File V 24-05

Attachments:

1. Staff Report
2. Aerial Map
3. Original Variance Exhibit
4. Exhibit A (Alternate screening wall location)
5. Exhibit B (Alternate screening wall location)
6. Site Photos
7. Application
8. DMN Public Hearing Notice
9. Notice of Public Hearing and Map
10. Notification List



TO: Zoning Board of Adjustment
FROM: Derica Peters, AICP, Senior Planner *DP*
DATE: August 21, 2024
RE: **V 24-05: 701 Rams Court**

REQUESTED VARIANCES

A request for the following variance from Richardson’s Code of Ordinances: Ordinance No. 2360-A Sec. 2(E)(1) to allow a 4-foot variance to the 20-foot front yard setback along E. Spring Valley Road, to accommodate the construction of a new structure on property located at 701 Rams Court, being the southeast corner of E. Spring Valley Road and Rams Court and zoned R-1100-M Residential.

APPLICANT/PROPERTY OWNERS

Ahmed Taha

EXISTING ZONING

R-1100-M Residential

SURROUNDING LAND USE

North: Institutional/Church
East/South/West: Residential

STAFF COMMENTS

UPDATE

This item was continued from the July 17, 2024, ZBA meeting for further review of the status of the masonry wall requirement. Staff found that building records may not accurately reflect the status of walls and fences if a permit was not filed so the history of enforcement is uncertain. Staff determined a masonry wall at least seven (7) feet tall shall be constructed from the rear wall of the building to the rear property line. The wall can deviate from the rear building wall to the south property line and the easterly along the property line as shown on Exhibit “A”, or in line with the new building as shown on Exhibit “B” which would create a 30”-36” strip of landscape area between the building/screening wall and the neighbor’s fence.

In 1983, the subject property was platted in the Greenmeadow Addition and rezoned as R-1100-M Residential District with Special Conditions per Ordinance 2360-A. Since that time the neighborhood has developed with single-family homes in a “zero-lot-line” development style and the subject property is the sole remaining undeveloped lot in the subdivision.

The ordinance allows for a building to be built on the property line on one side, or as the ordinance states, “zero side yard”, provided this side of the structure contains no openings, appendages, or overhangs with a minimum separation of ten (10) feet between the walls of all buildings.

The variance request is to allow a 4-foot encroachment into the 20-foot setback along E. Spring Valley Road for a proposed 2-story home. The applicant purchased this property with the understanding that they would be able to build a zero-lot line home. The neighboring structure’s north building wall is setback ten (10) feet from the subject property.

In order to build on the property line, the builder needs access from the adjacent lot to construct the home, however, the applicant is not being provided access by the property owner. Since they do not have the option of building the home on the lot line as intended, they are proposing to shift the house approximately four (4) feet north of the south property line, thus creating an encroachment along E. Spring Valley Road. The applicant intends to meet all other required setbacks in the Ordinance, including a 20-foot rear setback and 10-foot minimum building separation.

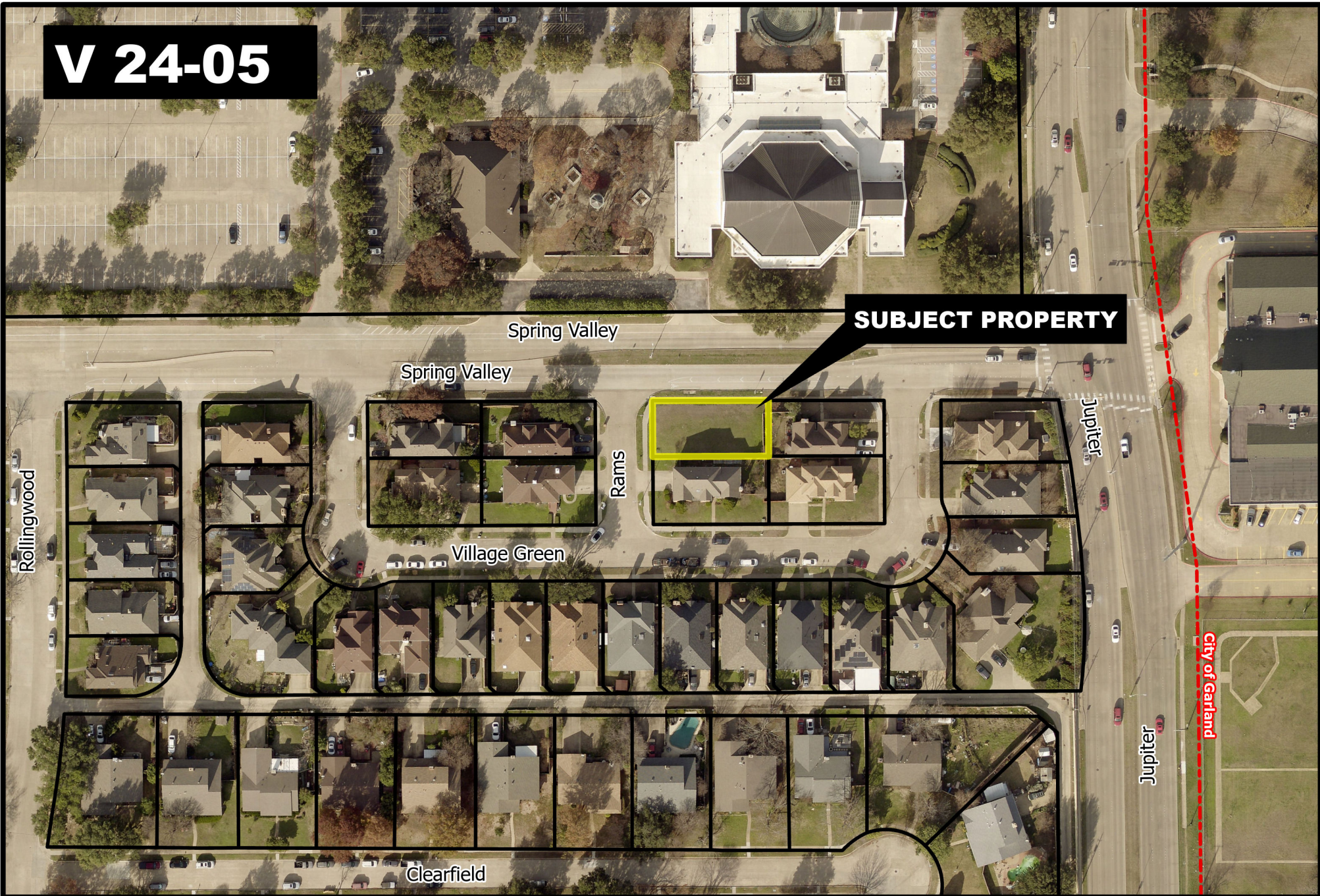
Although the zoning appears to have been created with the intent of producing a “zero-lot-line” development, certain provisions were not included that and can therefore not be enforced, such as construction easements between lot lines, or a provision that states the structures “shall” be built on the property line.

The applicant has identified the property hardship is related to the inability to access the neighboring property to build on the property line. The applicant has reported they have tried to resolve this with their neighbor but cannot reached an agreement.

TECHNICAL RECOMMENDATION

Variance Request: Based on the information provided by the applicant, applicable codes, and ordinances, it is staff’s opinion that a physical property hardship does not exist, and the request should therefore be denied.

V 24-05



SUBJECT PROPERTY

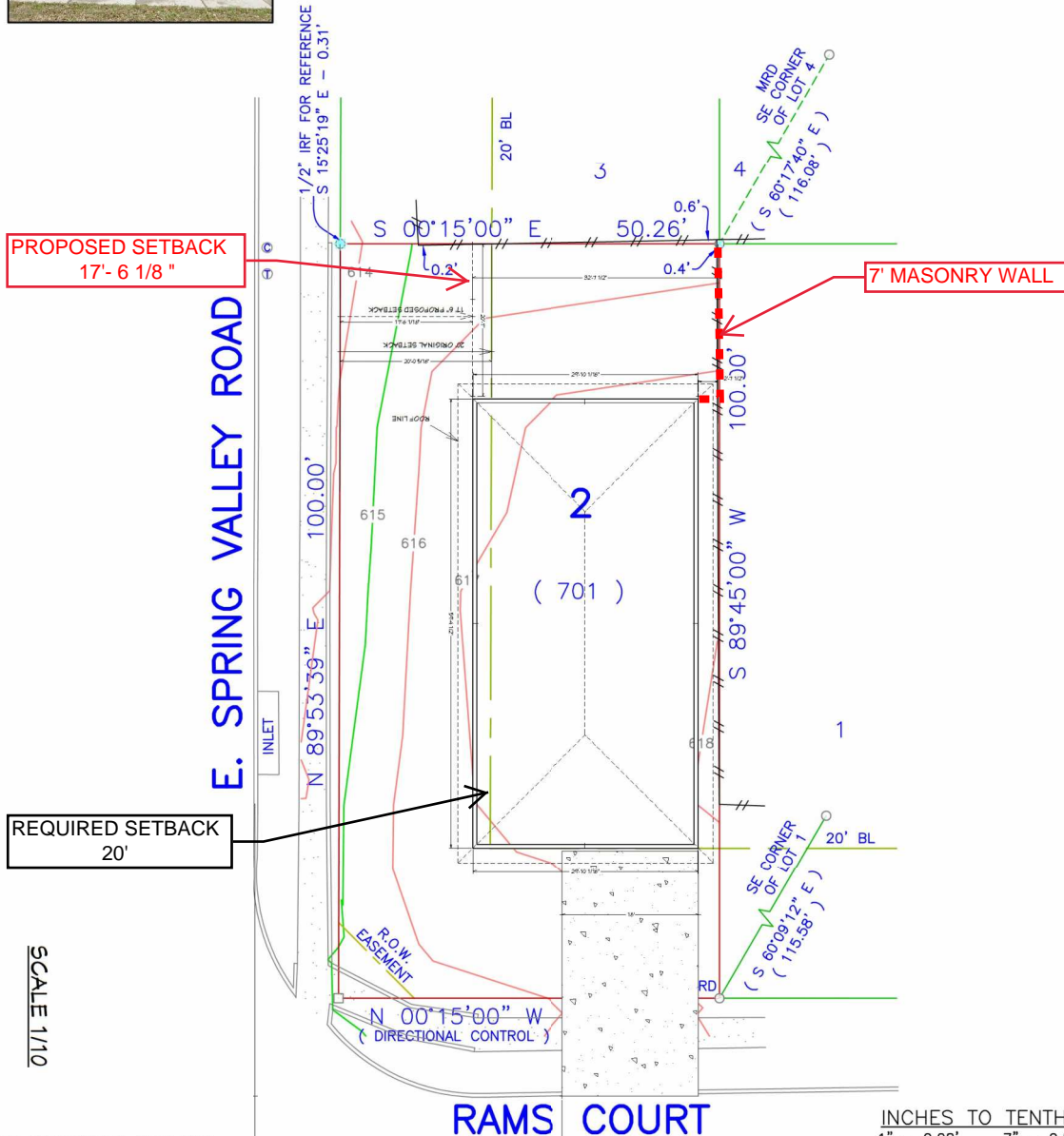
**V 24-05 Aerial Map
Variance
701 Rams Ct.**

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.





BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 701 RAMS COURT, in the city of RICHARDSON Texas.
Lot No. 2, Block No. 3
of GREENMEADOW PARK, an addition in the city of RICHARDSON, DALLAS COUNTY Texas according to the PLAT THEREOF RECORDED in VOLUME 84082 at PAGE 1505 of the MAP records of DALLAS COUNTY, TEXAS.



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

1529 E. I-30, STE. 106 - GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY AZHAR MOHAMMED
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20' USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
Date: 03/11/2022 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR AZHAR MOHAMMED
G. F. No.: -
Job no.: 110551
Drawn by: TG

INCHES TO TENTHS

1" = 0.08'	7" = 0.58'
2" = 0.17'	8" = 0.67'
3" = 0.25'	9" = 0.75'
4" = 0.33'	10" = 0.83'
5" = 0.42'	11" = 0.92'
6" = 0.50'	12" = 1.00'

LEGEND

- WOOD FENCE - TEXT
- CHAIN LINK - IMPROVEMENTS
- IRON FENCE - BOUNDARY LINE
- WIRE FENCE - EASEMENT SETBACK
- RESIDENCE/BUILDING - RESIDENCE/BUILDING
- MRD - MONUMENTS OF RECORD DIGNITY
- 1/2" IRON ROD FOUND
- 1/2" YELLOW-CAPPED IRON ROD SET
- SET 'x'
- FOUND 'x'
- 5/8" IRON ROD FOUND
- POINT FOR CORNER
- C - CABLE
- CL - CLEAN OUT
- G - GAS METER
- F - FIRE HYDRANT
- L - LIGHT POLE
- M - MANHOLE
- EW - ELECTRIC
- EP - POWER POLE
- TE - TELEPHONE
- WM - WATER METER
- WV - WATER VALVE
- GUY-WIRE

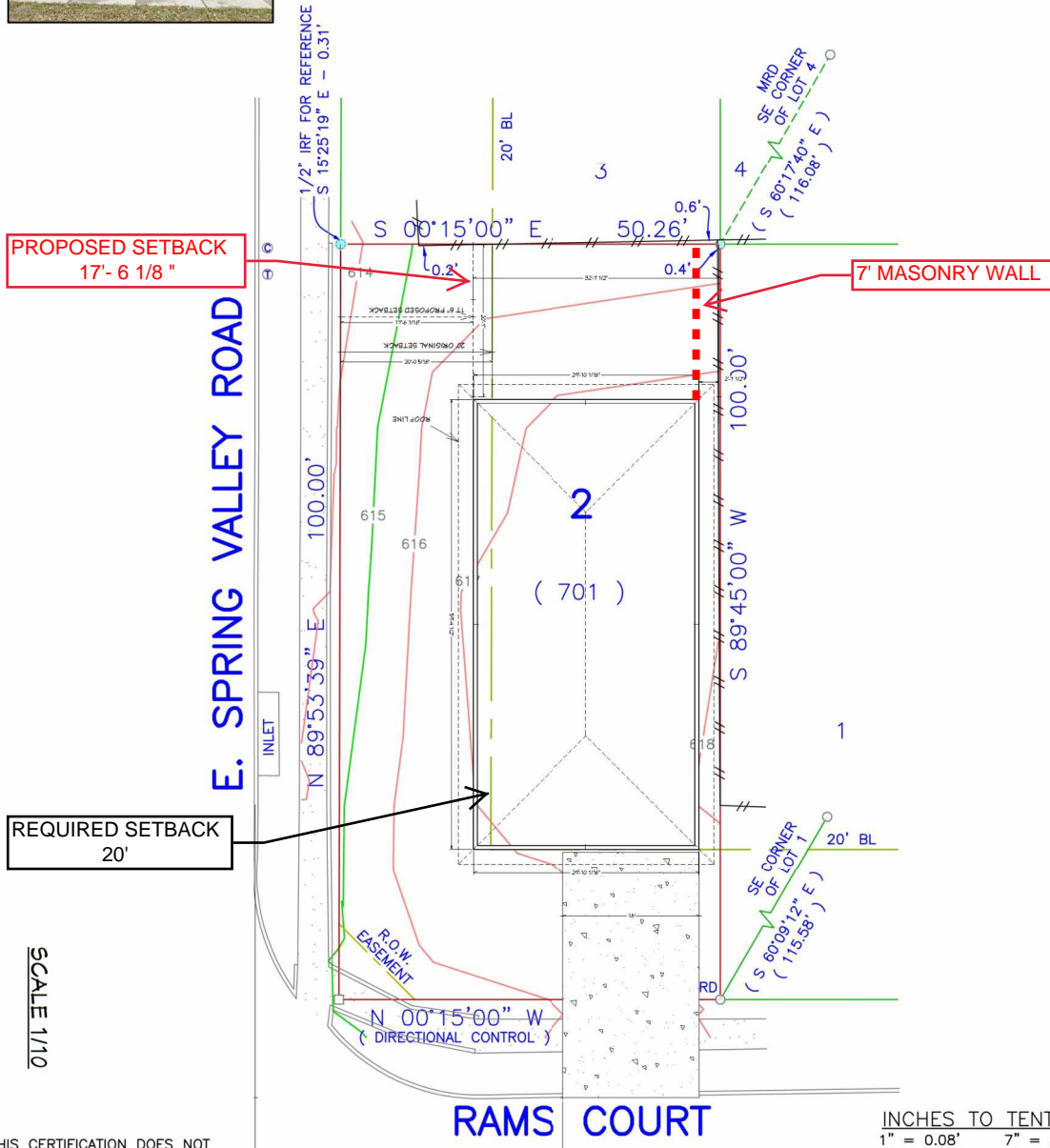
(UNLESS OTHERWISE NOTED)



EXHIBIT A



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G. F. No.:
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THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR AZHAR MOHAMMED

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LEGEND

- WOOD FENCE - TEXT
- CHAIN LINK - IMPROVEMENTS
- IRON FENCE - BOUNDARY LINE
- WIRE FENCE - EASEMENT SETBACK
- RESIDENCE/BUILDING - FOUND 'X'
- MRD - MONUMENTS OF RECORD DIGNITY
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- ⊕ - GUY-WIRE
- ⊕ - ELECTRIC
- ⊕ - POWER POLE
- ⊕ - TELEPHONE
- ⊕ - WATER METER
- ⊕ - WATER VALVE

(UNLESS OTHERWISE NOTED)



EXHIBIT B

V 24-05 Site Aerial Image



For Department Use Only

Date Received: _____ Fee Paid: _____ Accepted by: _____



**Board of Adjustment
Variance or Appeal
Application**
City of Richardson, Texas

Development Services Department
411 W. Arapaho Road, Suite 204
Richardson, Texas 75080
Phone: 972-744-4240
Fax: 972-744-5804

Note: Pre-submittal meeting required with staff before application can be submitted.

Please answer the following pre-qualifying questions:

1. Have you filed an appeal or variance on this property within the last six (6) months?
(If yes, six (6) month waiting period required on same variance for the property.)
2. Have you applied for a building permit (applicable to residential property only)?
(If no, please speak with the Building Inspection Department prior to submitting the variance request.)

Applicant		Property Owner	
Signature			
Printed Name	Ahmed Taha		
Company Name	Marawarti LLC		
Mailing Address	418 Fieldwood Dr.		
City, State, ZIP	Richardson, TX 75081		
Telephone Number	214 437 3012		
Email Address	ahmedtaha07@gmail.com		

Property Information	
Address of Subject Property	701 Rams Ct. Richardson, TX 75081
Legal Description	GREENMEADOW PARK REP, BLK 3 LOT 2
Existing Zoning and Ordinance	https://www.cor.net/Home/ShowDocument?id=894
Requested Variance	request the city's permission to construct the house with a 3-foot setback <input type="checkbox"/>

- | Submittal Requirements | |
|--|--|
| <ul style="list-style-type: none">• Completed Application Form• Completed Board of Adjustment Variance Checklist• Building Permit Denial Letter• Applicant's Statement (Completely describe the variance you are requesting and give the reason for the hardship and justification for the variance.)• Twelve (12) copies of reproducible plans to support the application (fold if 24" x 36").• Filing fee: Residential = \$250.00, Non-residential = \$325.00 | |

Board of Adjustment Variance Checklist

Does a hardship exist? If so, explain below.	Yes	No
Will literal enforcement of the ordinance result in an unnecessary hardship? If so, explain below.	Yes	No
plans in terms of size, which is compliant with zoning requirements, it would lead to unnecessary hardship. Is the condition unique to the property requesting the variance and not common to other properties in the area? If so, explain below.	Yes	No
Is the need for the variance created by the applicant? If so, explain below.	Yes	No
Is the hardship only financial? If so, explain below.	Yes	No
the current plans. Will granting of the variance be contrary to the public's interests and will it impact the public health, safety , and welfare? If so, explain below.	Yes	No

Applicant Narrative:

Does a hardship exist? If so, explain below.

Brief Background:

Several weeks ago, after the issuance of the building permit, we embarked on a construction project at the 701 Rams Court lot. Despite our diligent efforts to comply with the city's zoning regulations and our substantial investment of time and financial resources, we have encountered an unforeseen and considerable hardship.

In 2021, engineering plans for a house on this lot were submitted to the City of Richardson. After more than 24 months of meticulous revisions, a building permit was finally issued in January 2024. Throughout this period, we invested over \$20,000 to ensure our architectural drawings met all specified requirements, undergoing multiple review cycles to refine our building plans in strict adherence to the code.

The lot is zoned for zero-lot-line construction, and our plans were developed in compliance with this regulation. However, during the long review process, we were not informed that zero-lot-line zoning is conditional and subject to the approval of adjacent property owners.

After officially starting the construction phase and completing the laying of the foundation piers, we were preparing to pour the foundation slab when we encountered an unexpected challenge. We notified our neighbor of the impending construction. Initially, they consented to the proximity of the new structure. Regrettably, they later rescinded their permission, expressing concerns about the wall's closeness to their property. We endeavored to explain the neighborhood's zoning and construction norms, citing similar structures nearby, but our efforts did not persuade them. If we had been advised early on by the city inspection department that erecting the wall so close to the property line was conditional and dependent on the approval of the adjacent neighbor's consent, we would have taken precautions at the beginning of the project to protect ourselves and avoid such a situation. Please also keep in mind that the concept of zero lot is applied throughout the entire neighborhood, and this type of construction is common in the area.

Subsequently, we approached the city's building department to request permission to shift our construction by three feet from the neighbor's wall. We were informed that such a change would require us to seek a variance through the city council or we need to restart the entire planning process for a smaller home.

This unexpected stipulation poses a significant burden on our project, threatening substantial losses in both time and cost. At this advanced stage, the prospect of revising the already approved plans is not only daunting but will also undoubtedly incur significant additional costs and delays. Such changes would be very challenging to accommodate and would certainly result in the project failing to meet its expected objectives.

In conclusion, given our strict adherence to zoning regulations and the substantial efforts made to comply with city codes, we believe this situation constitutes a hardship.

Order Confirmation / Invoice

Customer: CITY OF RICHARDSON	Customer Account: 100010162
Ad Order #: 0001873475	PO Number: CPN 9404
Sales Rep: David Ferster	Order Taker: David Ferster

Net Amount: \$537.42	Tax Amount: \$0.00	Total Amount: \$537.42
Payment Method: Check/Money Order	Payment Amount: \$0.00	Amount Due: \$537.42

Ad Order #: 0001873475

Ad Number: 0001873475-01

Color: **Ad Size:** 3 X 53.00 Li

Ad Content

**City of Richardson
Public Hearing Notice**

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

File No. V 24-05
Property Owner/Applicant: Ahmed Taha
Location: (See map on reverse side)
Request: V 24-05, a request for the following variance from Richardson's Code of Ordinances: Ordinance No. 2360-A Sec. 2(E)(1) to allow a 4-foot variance to the 20-foot front yard setback along E. Spring Valley Road, to accommodate the construction of a new structure on property located at 701 Rams Court, being the southeast corner of E. Spring Valley Road and Rams Court and zoned R-1100-M Residential.

The Zoning Board of Adjustment will consider this request at a public hearing on:

WEDNESDAY, JULY 17, 2024
6:30 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 within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting will be allocated a maximum of 3 minutes each to address the Board to express whether they are in favor or opposed to the request.

Persons who are unable to attend, but 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.

Agenda: The Zoning Board of Adjustment 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=1332>

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance Number V 24-05.

Date Posted and Mailed: July 5, 2024

Run Dates	Product	Placement/Classification - Position
Publish Date: 07/09/2024 Stop Date: 07/09/2024	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 07/09/2024 Stop Date: 07/15/2024	DallasNews.com	Legals Bids Notices - LN Legal Notices



Notice of Public Hearing

Zoning Board of Adjustment – Richardson, TX

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Richardson, TX 75082

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Process for Public Input: Individuals attending the meeting will be allocated a maximum of 3 minutes each to address the Board to express whether they are in favor or opposed to the request.

Persons who are unable to attend, but 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.

Agenda: The Zoning Board of Adjustment 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=1332>

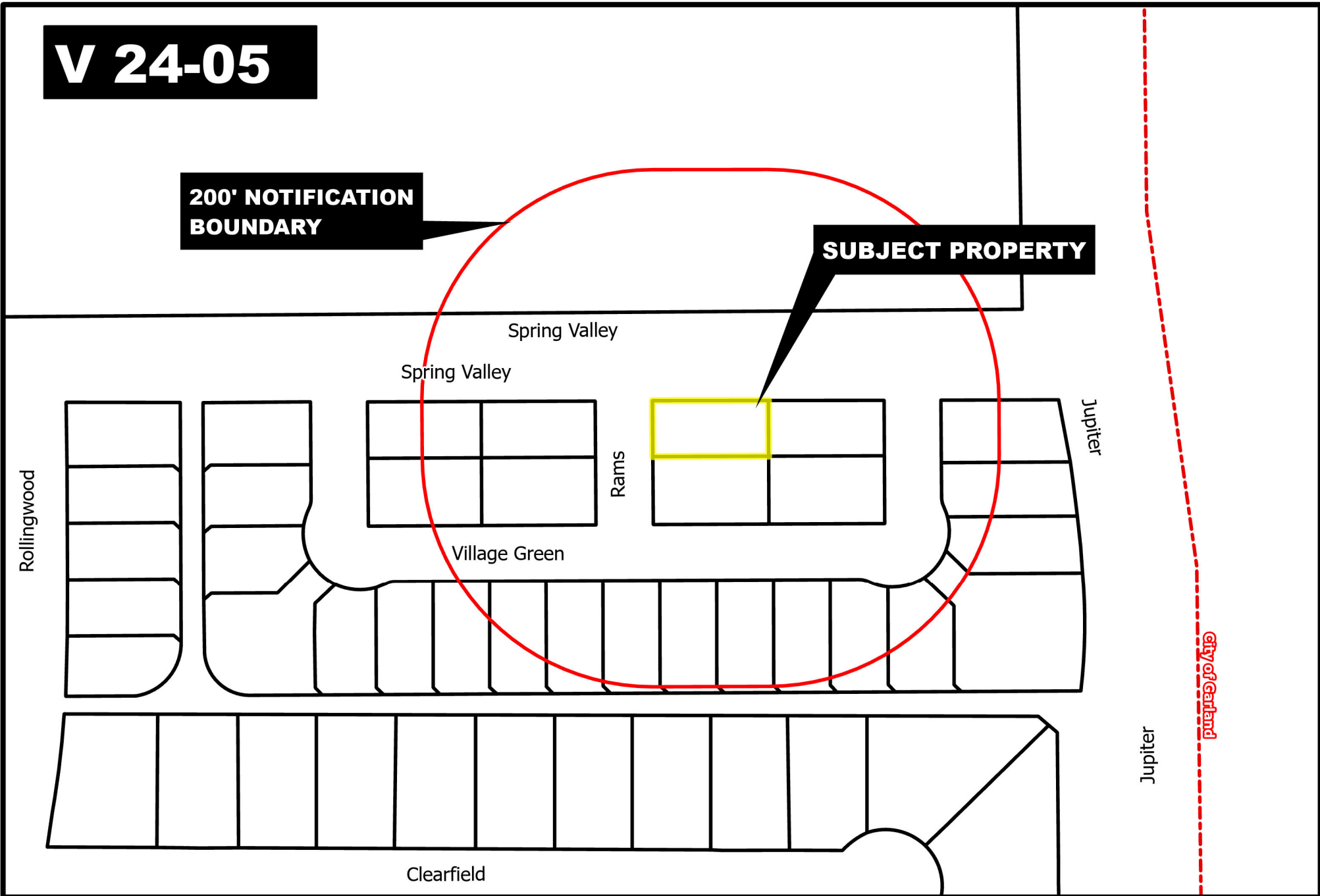
For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance Number V 24-05.

Date Posted and Mailed: July 5, 2024

V 24-05

**200' NOTIFICATION
BOUNDARY**

SUBJECT PROPERTY



V 24-05 Notification Map
Variance
701 Rams Ct.

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.



SJCPR RC
600 S JUPITER RD
RICHARDSON, TX 75081

KOHLER ROBERT P III & LYDIA
2039 VILLAGE GRN
RICHARDSON, TX 75081

NGUYEN TRONG
2037 VILLAGE GREEN
RICHARDSON, TX 75081

MARAWARTI LLC
418 FIELDWOOD DR
RICHARDSON, TX 750815532

HAQUE MD Z &
CHOWDHURY SHAHANAJ
703 RAMS CT
RICHARDSON, TX 75081

GULILAT MERON G
702 RAMS CT
RICHARDSON, TX 75081

ROLLERSON CARLA M
2017 VILLAGE GRN
RICHARDSON, TX 75081

NGUYEN PHUC & THUY THANH LE
2001 VILLAGE GRN
RICHARDSON, TX 75081

AYALEW YOHANNES
2003 VILLAGE GRN
RICHARDSON, TX 75081

GIBSON ELIZABETH A
1809 EDGEWATER DR
PLANO, TX 75075

PIERCE ALBERT & COLLETA
2038 VILLAGE GRN
RICHARDSON, TX 75081

DO TINA HONG
4801 E PARKER RD
ALLEN, TX 75002

BELLONE LAURA E
2032 VILLAGE GRN
RICHARDSON, TX 750815478

CHIU WEN I & MEI YU
2026 VILLAGE GRN
RICHARDSON, TX 75081

MUNDO DE MILAGRO Y FE
11660 PLANO RD
DALLAS, TX 752435216

JOINER JEAN C
2022 VILLAGE GREEN
RICHARDSON, TX 75081

PHAM ROBERT & LINDA
2020 VILLAGE GRN
RICHARDSON, TX 75081

GORMAN RICHARD J
2018 VILLAGE GREEN
RICHARDSON, TX 75081

LE TUYET
2016 VILLAGE GRN
RICHARDSON, TX 75081

ADEGBUYI BIOLA A
PO BOX 850142
RICHARDSON, TX 750850142

ALI MUHSEN T & ABBOOD ZAYNA
2028 VILLAGE GRN
RICHARDSON, TX 75081

MEZA TERESA ESPINOSA
2030 VILLAGE GRN
RICHARDSON, TX 750815478

Ahmed Taha
418 Fieldwood Dr
Richardson, TX 75081

V 24-05

Agenda Item 3

Special Exception 24-02:
3000 E. Renner Road

ZBA File SE 24-02

Attachments:

1. Staff Report
2. Aerial Map
3. Variance Exhibit "A"
4. Application
5. Applicant's Statement
6. Site Photos
7. DMN Public Hearing Notice
8. Notice of Public Hearing and Map
9. Notification List



TO: Zoning Board of Adjustment
FROM: Derica Peters, Senior Planner *DP*
DATE: August 21, 2024
RE: **SE 24-02: 3000 E. Renner Road**

REQUESTED VARIANCE

A request for a special exception to Chapter 6, Article IV of the City of Richardson’s Code of Ordinances: Sec. 6-210 (4) to allow an 8-foot-tall tubular metal fence to be located between the front property lines and the front wall of a building along E. Renner Road and Shiloh Road. The property is located at 3000 E. Renner Road, being the southeast corner of E. Renner Road and Shiloh Road and zoned I-FP (1) Industrial.

APPLICANT/PROPERTY OWNERS

Jake McAfee, MJMC Architects / Rockwell Collins Inc.

EXISTING ZONING

I-FP (1) Industrial District with Special Conditions Ord. 2038

SURROUNDING LAND USE

North: Office
East: Office
South: Undeveloped (Industrial)
West: Institutional (Hospital)

STAFF COMMENTS

The applicant, MJMC Architects, is seeking a special exception to install a security fence around the Collins Aerospace campus at 3000 E. Renner Road. Collins as shown on Exhibit “A”.

The Zoning Board of Adjustment is responsible for hearing appeals for variances and special exceptions. A special exception may be requested to appeal a decision related to fence regulations found in the City of Richardson’s Code of Ordinances and is not based on a physical property hardship. A variance may be requested to appeal a decision about a regulation found in the Comprehensive Zoning Ordinance, and is based on a physical property hardship.

In 1978 the property was rezoned to I-FP (1) Industrial District with Special Conditions. A special condition related to setbacks was included that enacted a minimum setback of forty (40) feet along Shiloh and Renner Roads, and allowed fencing, parking, security buildings and antennas to be permitted within this setback . The condition did not specify an allowed height for the permitted a fence in the setback.

Chapter 6, Article IV of the City of Richardson’s Code of Ordinances: Sec. 6-210 states no fence shall be constructed in the required front yard, with the exception that when parking is permitted in the front yard area, then a fence not exceeding four (4) feet in height with 50 percent minimum through vision is permissible as a security-type fence.

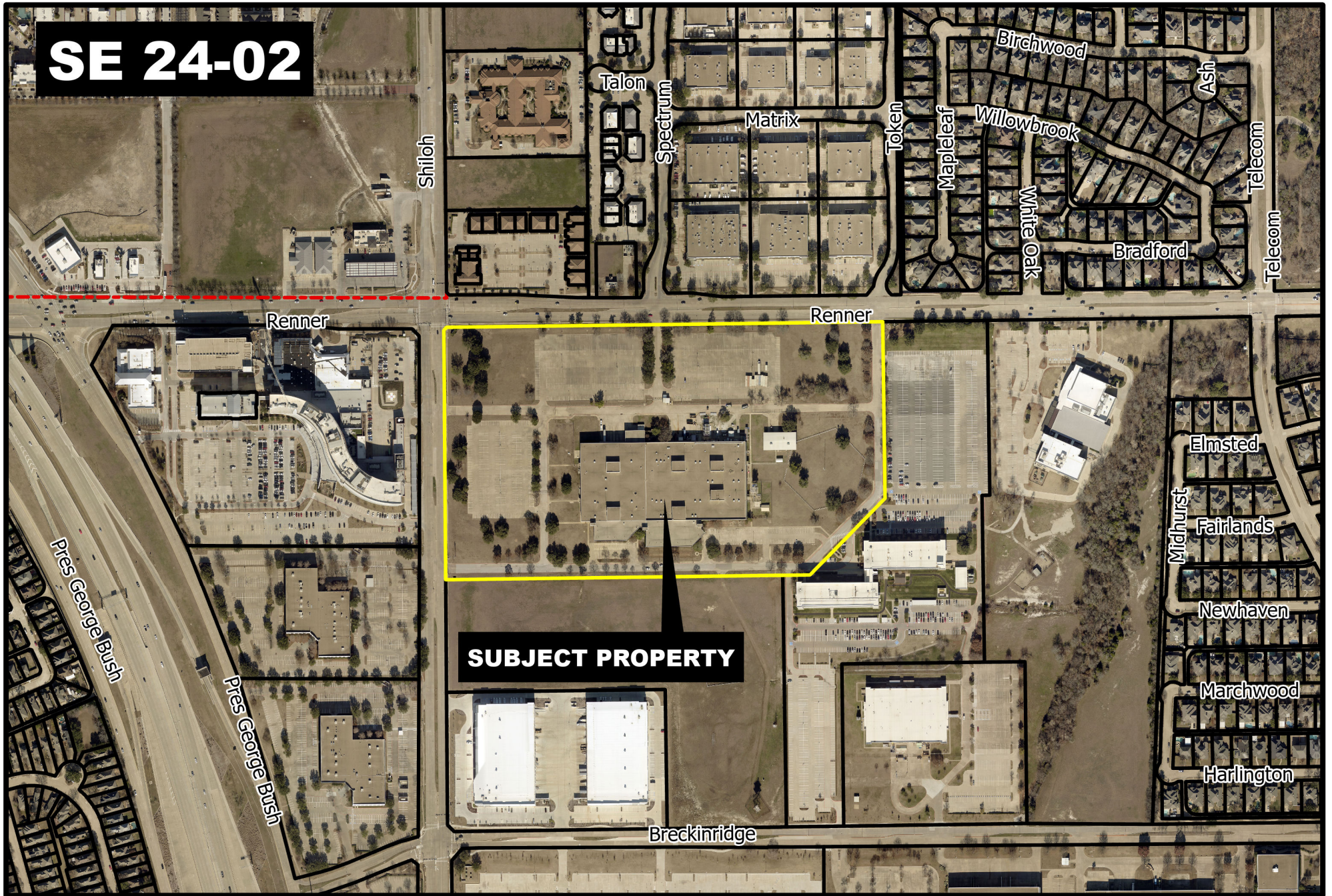
The applicant is requesting a modification to this exception to allow an eight (8) foot tall fence in lieu of a four (4) foot tall fence. The fence will be made of decorative tubular metal and will be between the parking lot and the property line around the perimeter of the property with controlled vehicular gates at driveway entrances.

The applicant, Collins Aerospace has indicated that as a U.S. defense contractor an eight (8) foot high fence is a security requirement for work within the facility. Additionally, they are required to provide a system of “security in depth” through multiple layers of security checkpoints. The building is currently secured by an eight (8) foot high chain link fence located between the building and the parking lot. They are seeking this special exception to accommodate a fence that will enclose the entirety of the property to comply with these mandatory security measures.

TECHNICAL RECOMMENDATION

Special Exception Request: Based on the information provided by the applicant, and applicable codes and ordinances, it is staff’s opinion that the applicant’s request is not contrary to public safety.

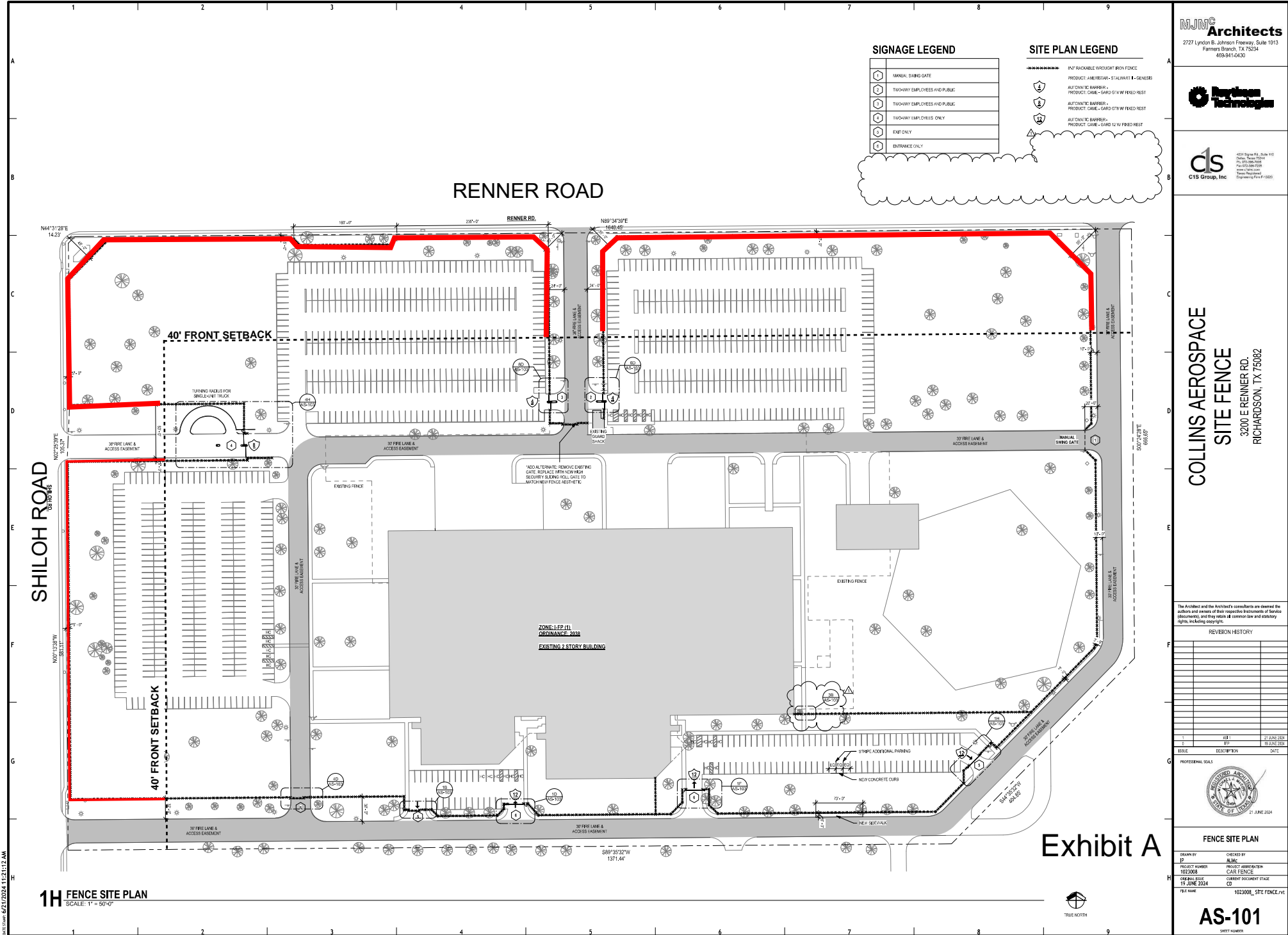
SE 24-02



**SE 24-02 Aerial Map
Special Exception
3000 E. Renner Road**

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





SIGNAGE LEGEND

(M)	MANUAL SWING GATE
(T)	TWO-WAY EMPLOYEES AND PUBLIC
(T)	TWO-WAY EMPLOYEES AND PUBLIC
(T)	TWO-WAY EMPLOYEES ONLY
(E)	EXIT ONLY
(E)	ENTRANCE ONLY

SITE PLAN LEGEND

-----	42" RACKABLE WINDOAT PROOF FENCE PRODUCT: AME-BETAR-5 STALWART 4 - GENERS
(A)	AUTOMATIC BARRIER - PRODUCT: CAE - GARD G14 W FIBER REST
(A)	AUTOMATIC BARRIER - PRODUCT: CAE - GARD G14 W FIBER REST
(A)	AUTOMATIC BARRIER - PRODUCT: CAE - GARD G14 W FIBER REST

MJM Architects
2727 Lyndon B. Johnson Freeway, Suite 1013
Farmers Branch, TX 75234
469-941-0430

Raytheon Technologies

ds
CIS Group, Inc.

**COLLINS AEROSPACE
SITE FENCE**
3200 E RENNER RD.
RICHARDSON, TX 75002

The Architect and the Architect's consultants are deemed the authors and owners of their respective instruments of service (documents), and they retain all common law and statutory rights, including copyright.

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	21 JUNE 2024	ISSUE FOR PERMIT
2	19 JUNE 2024	ISSUE FOR PERMIT

PROFESSIONAL SEAL

WALTER ARNOLD
STATE OF TEXAS
21 JUNE 2024

FENCE SITE PLAN

DRAWN BY: **LM** CHECKED BY: **MJC**
PROJECT NUMBER: **1023008** PROJECT ABBREVIATION: **CAR FENCE**
ISSUE DATE: **19 JUNE 2024** CURRENT DOCUMENT STAGE: **CD**
FILE NAME: **1023008_SITE FENCE.rvt**

AS-101
SHEET NUMBER

Exhibit A

1H FENCE SITE PLAN
SCALE: 1" = 50'-0"



File Name: D:\buss\myinfo\documents\1023008_CAR FENCE_lakemadef.rvt
 Plot Date: 6/21/2024 11:21:12 AM

For Department Use Only

Date Received: _____ Fee Paid: _____ Accepted by: _____



**Board of Adjustment
Variance or Appeal
Application**


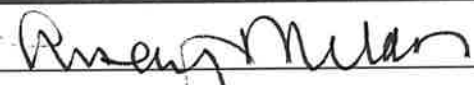
City of Richardson, Texas

Development Services Department
411 W. Arapaho Road, Suite 204
Richardson, Texas 75080
Phone: 972-744-4240
Fax: 972-744-5804

Note: Pre-submittal meeting required with staff before application can be submitted.

Please answer the following pre-qualifying questions:

1. Have you filed an appeal or variance on this property within the last six (6) months?
(If yes, six (6) month waiting period required on same variance for the property.)
2. Have you applied for a building permit (applicable to residential property only)?
(If no, please speak with the Building Inspection Department prior to submitting the variance request.)

Applicant		Property Owner
	Signature	
JAKE MCAFEE	Printed Name	LESLEY MULLAN
MJMC ARCHITECTS	Company Name	COLLINS AEROSPACE
2727 LBJ FREEWAY SUITE 1013	Mailing Address	3000 E. RENNER RD
FARMERS BRANCH, TX 75234	City, State, ZIP	RICHARDSON, TX 75082
469-941-0430	Telephone Number	319-521-2506
JMCAFEE@MJMCAI.COM	Email Address	LESLEY.MULLAN@COLLINS.COM

Property Information	
Address of Subject Property	3000 E. RENNER RD RICHARDSON, TX 75082
Legal Description	ROCKWELL-SHILOH SUBDIVISION (CRC), LOT 1
Existing Zoning and Ordinance	I-FP(1)
Requested Variance	FRONT YARD FENCE HEIGHT

- Submittal Requirements**
- Completed Application Form
 - Completed Board of Adjustment Variance Checklist
 - Building Permit Denial Letter
 - Applicant's Statement (Completely describe the variance you are requesting and give the reason for the hardship and justification for the variance.)
 - Twelve (12) copies of reproducible plans to support the application (fold if 24" x 36").
 - Filing fee: Residential = \$250.00, Non-residential = \$325.00

Board of Adjustment Variance Checklist

Does a hardship exist? If so, explain below.

Yes No

The 8' high fence is a security requirement for contracted Government work at Collins Aerospace.

Will literal enforcement of the ordinance result in an unnecessary hardship?

If so, explain below.

Yes No

A 4 foot high fence along the front yards of Renner Rd. and Shilo Rd. will not achieve the minimum security requirements.

Is the condition unique to the property requesting the variance and not common to other properties in the area? If so, explain below.

Yes No

This is unique to the type of Government contracts that Collins holds.

Is the need for the variance created by the applicant? If so, explain below.

Yes No

Being a US Defense Contractor, the variance is needed based on the work done at this facility.

Is the hardship only financial? If so, explain below.

Yes No

Will granting of the variance be contrary to the public's interests and will it impact the public health, safety, and welfare? If so, explain below.

Yes No

City of Richardson
Development Services Department / Board of Adjustment
411 W. Arapaho Rd, Suite 204
Richardson, TX 75080

22 July 2024

Re: Collins Aerospace Perimeter Fence – Applicant’s Statement

Dear Board of Adjustment Members,

Collins Aerospace, an RTX company, is needing to add security fencing around the perimeter of their site located at 3200 E. Renner Rd. Collins respectfully requests a special exception for the front yard fence height from Richardson's Comprehensive Zoning Ordinance. Currently, the ordinance allows for a height of only four feet in the front yard of the property. This will affect Renner Rd. to the north and Shilo Rd. to the West since both are considered front yards. Collins is requesting the adjusted height of eight feet around the perimeter of their property.

As a US Defense Contractor, Collins Aerospace holds Government contracts that require the eight feet security fencing around their site. This is to achieve "Security in Depth" that provides layers of security checks from the property line to Government programs located within the building. The goal of this project is to achieve the same level of security and fence aesthetics as their sister campus in Richardson at 1717 E CityLine Dr.

As always Collins Aerospace appreciates the City of Richardson Board of Adjustment for consideration of this submission. Please do not hesitate to contact us if we can assist with clarification for any inquiries you may have.

Regards,



Michael J. McCoy, AIA
Owner, MJMc Architects, LLC

Cc: file

SE 24-02 Site Photos

1. Looking South at Subject Property.



2. Looking East at Subject Property.



Order Confirmation / Invoice

Customer:	CITY OF RICHARDSON	Customer Account:	100010162
Ad Order #:	0001874909	PO Number:	CPN 9413
Sales Rep:	David Ferster	Order Taker:	David Ferster

Net Amount:	\$193.52	Tax Amount:	\$0.00	Total Amount:	\$193.52
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	\$193.52

Ad Order #: 0001874909

Ad Number: 0001874909-01

Color: **Ad Size:** 2 X 24.00 Li

Ad Content

NOTICE OF PUBLIC HEARING

The Richardson Zoning Board of Adjustment will hold a public hearing on Wednesday, August 21, 2024, at 6:30 p.m. This Zoning Board of Adjustment Meeting will be held in City Council Chambers, Richardson City Hall, 2360 Campbell Creek Boulevard, Suite 525, Richardson TX to consider:

SE 24-02, a request for a special exception to Chapter 6, Article IV of the City of Richardson's Code of Ordinances: Sec. 6-210 (3) to allow an 8-foot-tall tubular metal fence to be located between the front property lines and the front wall of a building along E. Renner Road and Shiloh Road. The property is located at 3000 E. Renner Road, being the southeast corner of E. Renner Road and Shiloh Road and zoned I-FP (1) Industrial.

For more information, call 972-744-4240.

Run Dates

Publish Date: 08/09/2024 Stop Date: 08/09/2024

Publish Date: 08/09/2024 Stop Date: 08/15/2024

Product

Dallas Morning News

DallasNews.com

Placement/Classification - Position

Legals Bids Notices - LN Legal Notices

Legals Bids Notices - LN Legal Notices



Notice of Public Hearing

Zoning Board of Adjustment – Richardson, TX

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

SPECIAL EXCEPTION

File No. SE 24-02 Collins Aerospace
Property Owner/Applicant: Rockwell Collins Inc. / Jake McAfee, MJMC Architects
Location: (See map on reverse side)
Request: A request for a special exception to Chapter 6, Article IV of the City of Richardson’s Code of Ordinances: Sec. 6-210 (3) to allow an 8-foot-tall tubular metal fence to be located between the front property lines and the front wall of a building along E. Renner Road and Shiloh Road. The property is located at 3000 E. Renner Road, being the southeast corner of E. Renner Road and Shiloh Road and zoned I-FP (1) Industrial.

The Zoning Board of Adjustment will consider this request at a public hearing on:

WEDNESDAY, AUGUST 21, 2024
6:30 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 within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 5 minutes will be allocated to each person in favor of the request for purposes of addressing the Zoning Board of Adjustment. A maximum of 5 minutes will also be allocated to each person in opposition to the request. Time required to respond to questions by the Zoning Board of Adjustment is excluded from each 5-minute period.

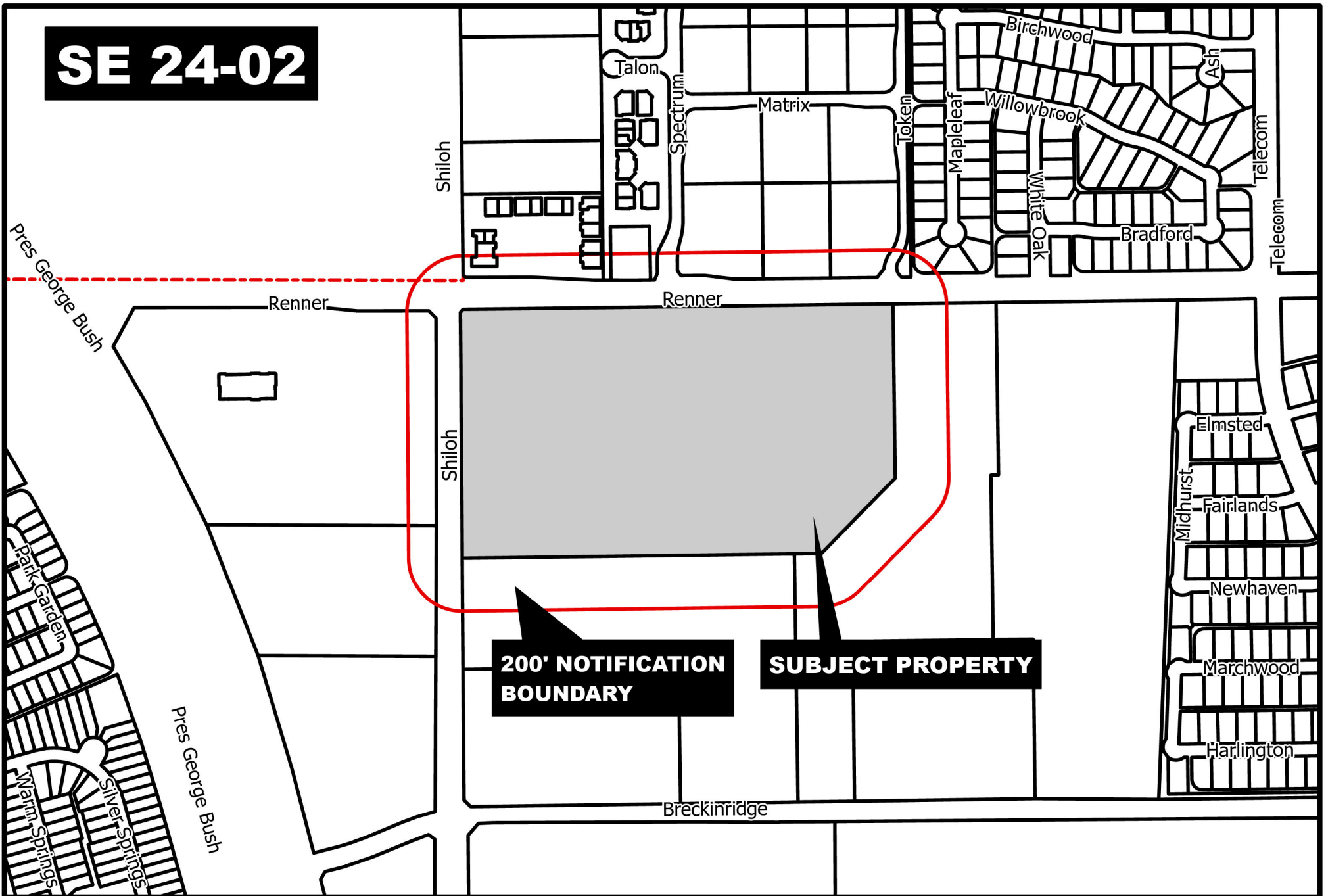
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Agenda: The Zoning Board of Adjustment agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1332>

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Special Exception Number SE 24-02

Date Posted and Mailed: August 9, 2024

SE 24-02



SE 24-02 Mailed Notification Map
Special Exception
3000 E. Renner Road

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



PREPI GAVI RICHARDSON OFFICE I
PAVILION PROPERTIES
1441 N BECKLEY AVE
DALLAS, TX 752031201

SOUTHWESTERN BELL TELEPHONE CO
GLOBAL TOWER PARTNERS
C/O PROPERTY TAX DEPT
ATLANTA, GA 31139

HPA TEXAS SUB 2019-2 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

YOUNG SEAN B &
KATHERINE B YOUNG
3401 MAPLELEAF LN
RICHARDSON, TX 750822413

POOL 2 INDUSTRIAL TX LLC
C/O EQT EXETER
101 W ELM ST STE 600
CONSHOHOCKEN, PA 19428

POOL 2 INDUSTRIAL TX LLC
C/O EQT EXETER
101 W ELM ST STE 600
CONSHOHOCKEN, PA 19428

POOL 2 INDUSTRIAL TX LLC
C/O EQT EXETER
101 W ELM ST STE 600
CONSHOHOCKEN, PA 19428

TECHNOLOGY BUSINESS CAMPUS OWN
PO BOX 802326
DALLAS, TX 753802326

DCNA CORPORATION
3316 HAYLEY CT
RICHARDSON, TX 750822669

PHUONG THIEN NGUYEN HOLDINGS L
3025 E RENNER RD STE 100
RICHARDSON, TX 750823581

RENNER MEDICAL PLAZA CONDOMINI
C/O HNT VENTURES LP
3316 HAYLEY CT
RICHARDSON, TX 750822669

RENNER PROFESSIONAL PLAZA COND
C/O VANTAGE DEVELOPMENT #34 IN
2999 TURTLE CREEK BLVD
DALLAS, TX 752196247

Muzna Real Estate Inc
3405 SPECTRUM BLVD
RICHARDSON, TX 750822669

METHODIST HOSPITALS OF DALLAS
% DIRECTOR OF CORPORATE TAX
1441 N BECKLEY AVE
DALLAS, TX 752031201

ROCKWELL COLLINS INC
MAIL STOP 124-318
400 COLLINS RD NE
CEDAR RAPIDS, IA 524980505

ROCKWELL COLLINS INC
MAIL STOP 124-318
400 COLLINS RD NE
CEDAR RAPIDS, IA 524980505

3300 RENNER PROPERTY COMANY LL
C/O APEX CAPITAL INVESTMENT CO
ATTN: JOHN GAGHAN
PHILADELPHIA, PA 19102

Collins Aerospace
C/O: Lesley Mullan
3000 E. Renner Rd.
Richardson, TX 75082

MCMC Architects
C/O: Jake mcafee
2727 LBJ Freeway Suite 1013
Farmers Branch, TX 75234

SE 24-02 Collins Aerospace