

# City Plan Commission Regular Meeting

October 3, 2024

Meeting Begins at 7:00 P.M.

# September 17, 2024 CPC Meeting Minutes

# Agenda

## Minutes

1. Minutes of the September 17, 2024, CPC Meeting

## Variance

2. VAR 24-02 Brand Dentistry

## Public Hearing

3. Zoning File 24-21 Lennox R&D Innovation Center
4. Zoning File 24-24 Valencia Villas (*continuance to Nov 19<sup>th</sup> requested by applicant*)

# Public Hearing



# ZONING FILE 24-26

**VALENCIA VILLAS**

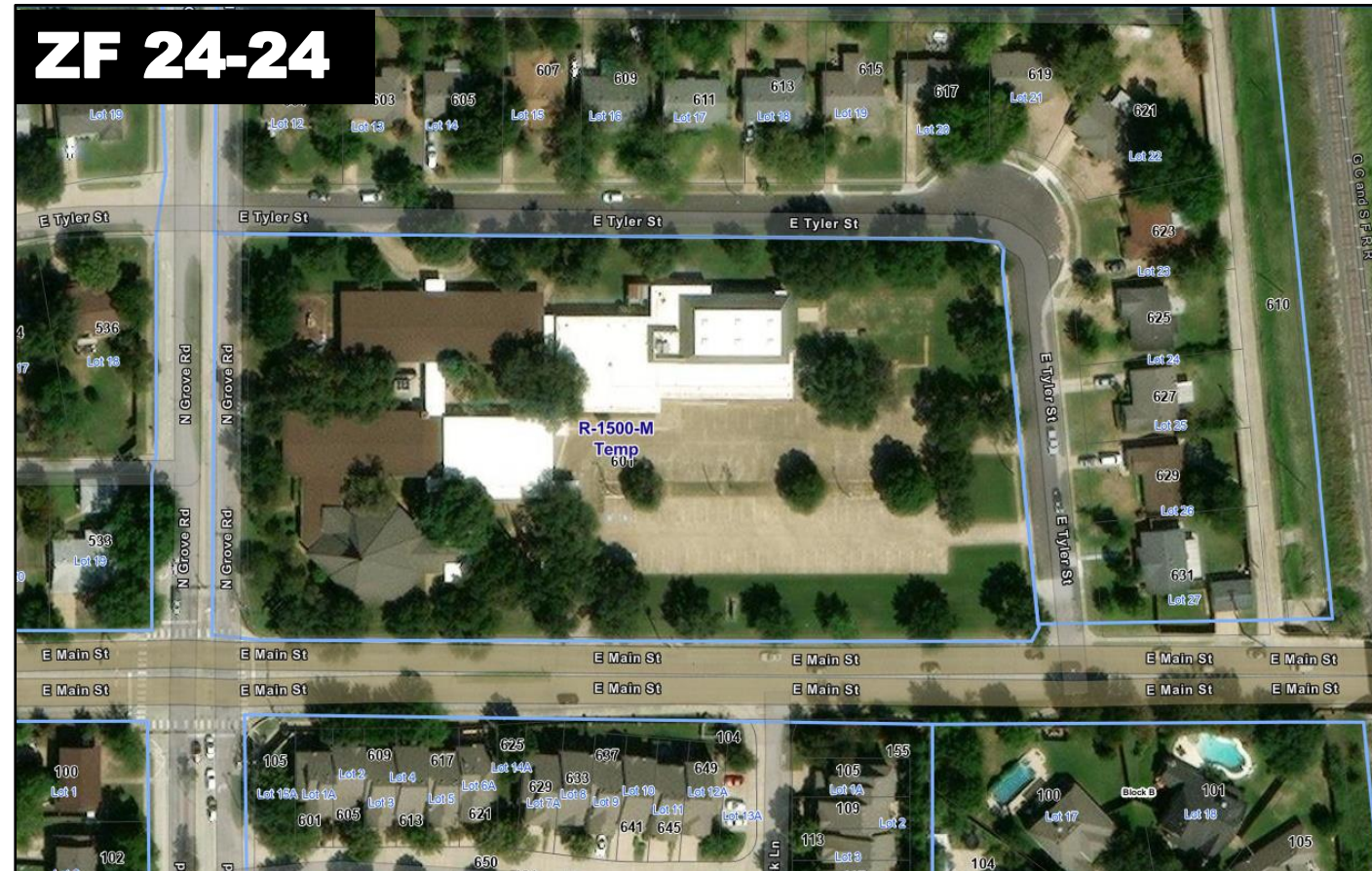
**601 E. MAIN STREET**

October 3, 2024

***The applicant has requested this public hearing be tabled (continued) to the CPC meeting scheduled for November 19<sup>th</sup>***

## **601 E. MAIN ST**

- Location: Northeast corner of Grove Street and E. Main Street
- Current Zoning: R-1500-M Temp Residential
- Request: Rezone to PD Planned Development for a townhome development with 38-units.



# Variance



# **Agenda Item 2**

Variance Brand Dentistry

W. Campbell Road

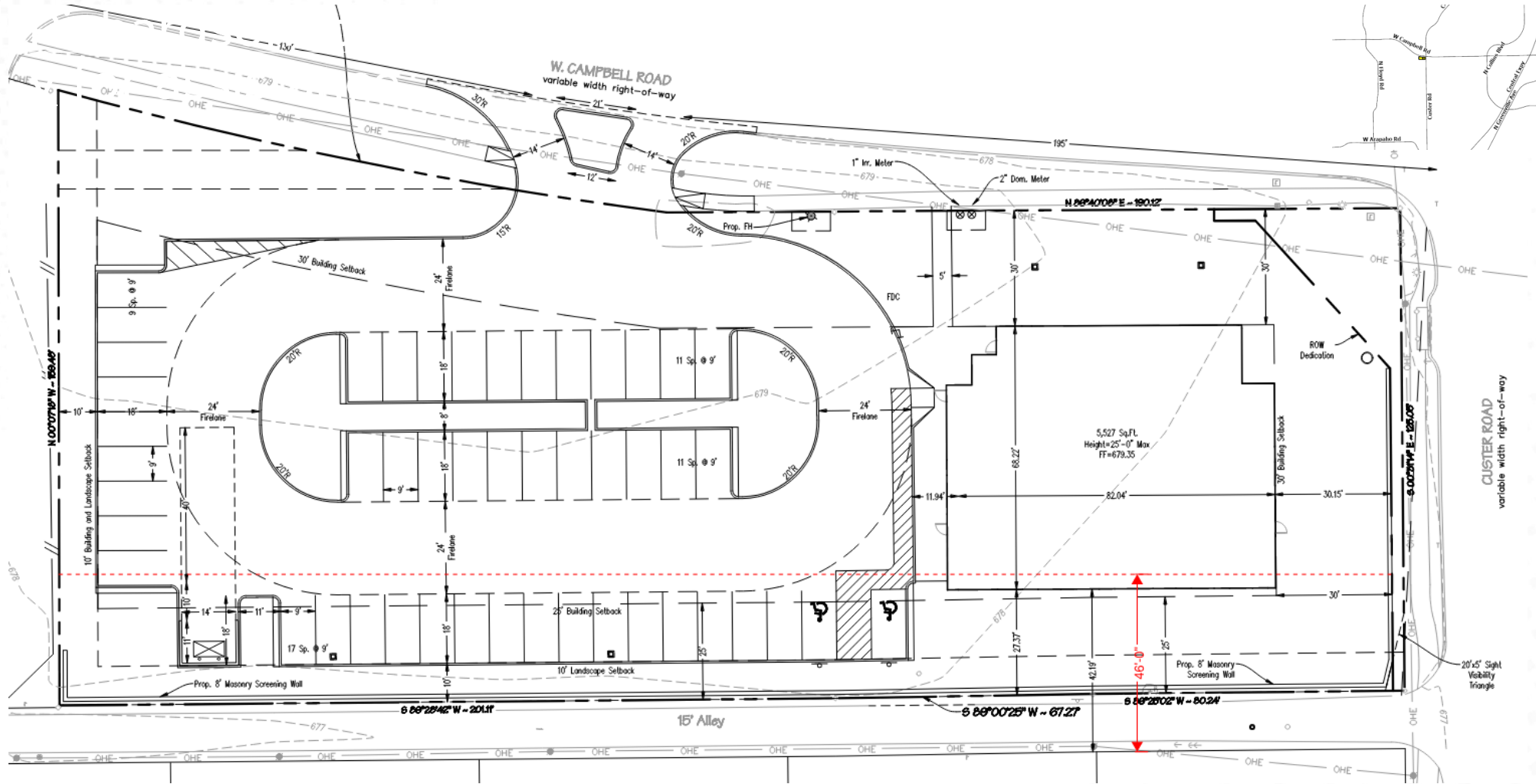


## VAR 24-02: 501 W. Campbell Road

- Current Zoning: Office O-M (Ord. 3876)
- Adjacent Zoning: R-1100-M
- Development Plan: New construction of an office for Brand Dentistry
- Request: A 5' reduction to the 46' setback requirement for the side of a commercial building that abuts a residential district



# VAR 24-02: 501 W. Campbell Road



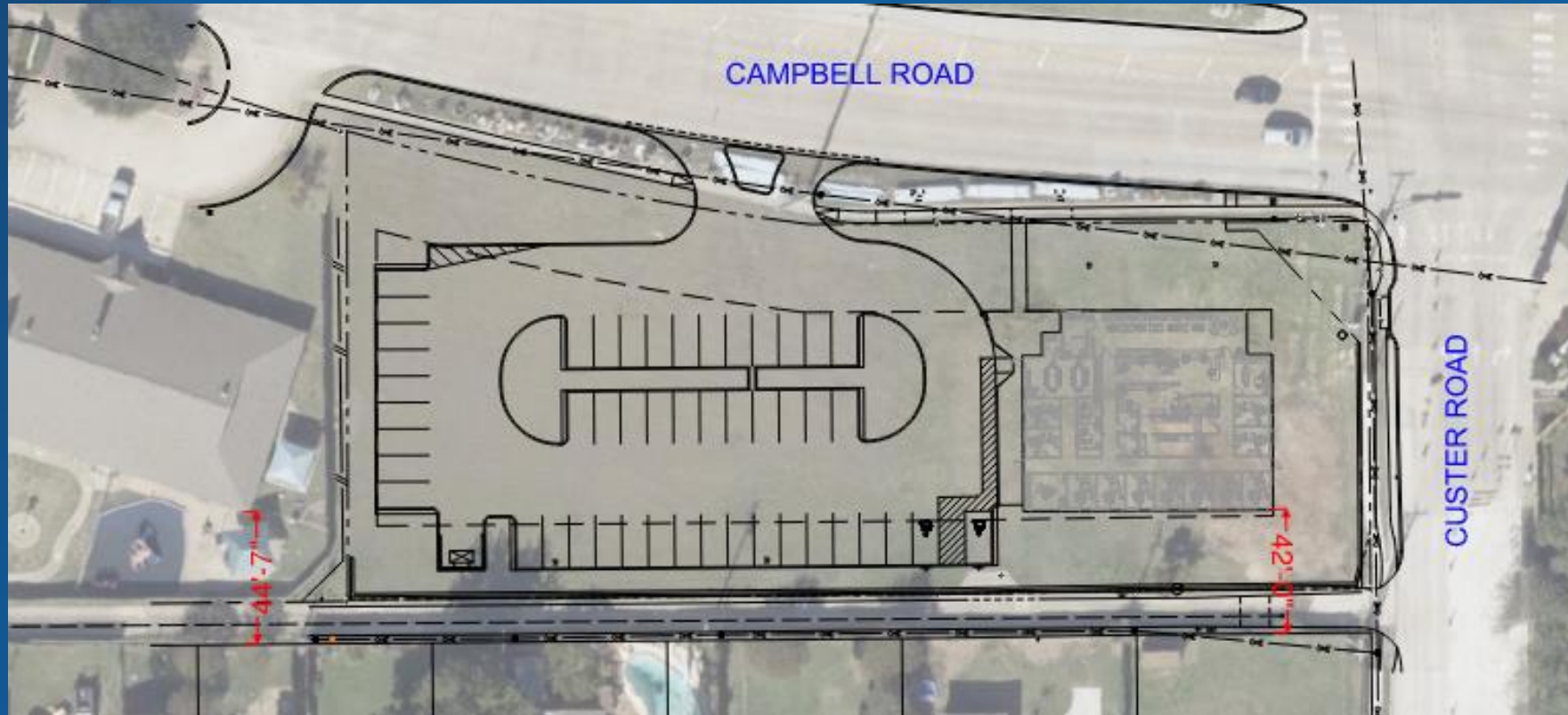
# DENTISTRY BY BRAND SETBACK VARIANCE REQUEST

CITY OF RICHARDSON  
CITY PLAN COMMISSION  
10/3/2024





# The Property





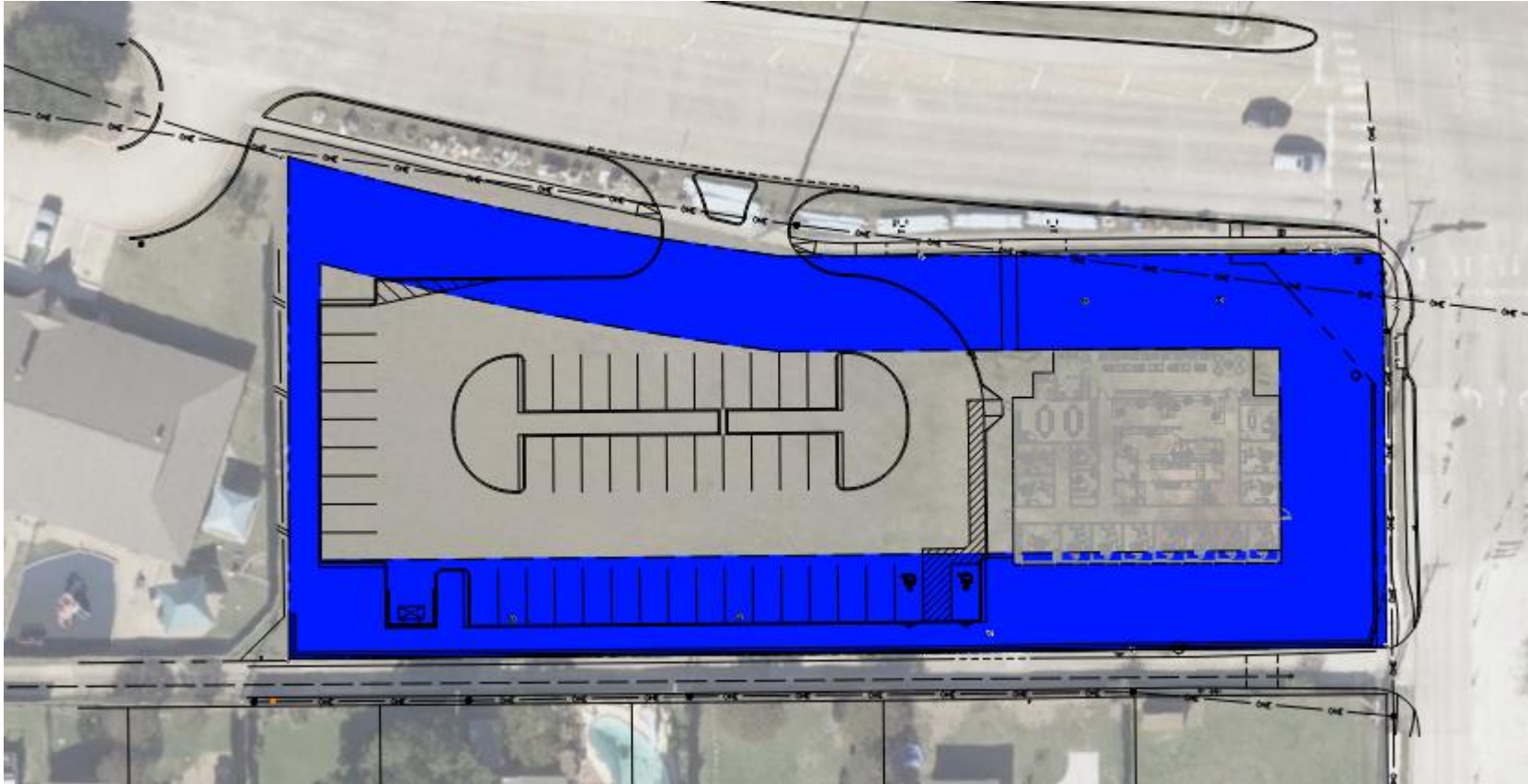
# Non-compliant Lot Criteria

This proposal seeks relief from :

- 46 foot building setback from adjacent residential property



# Challenge for Development

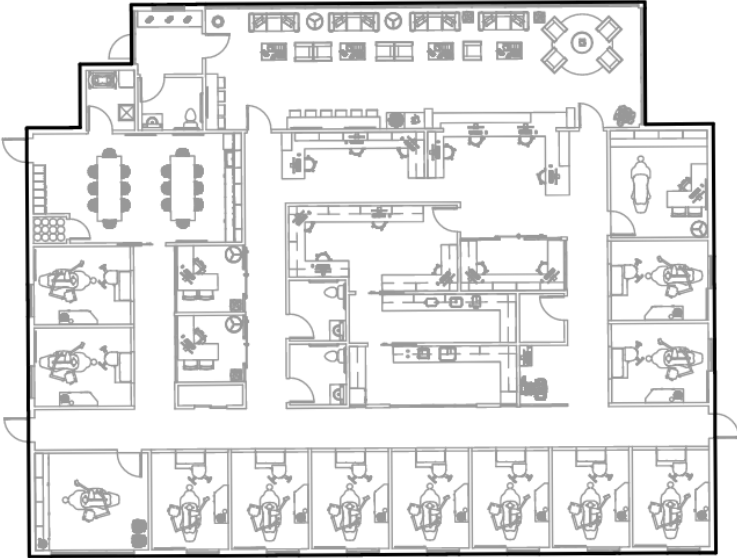


# Development Proposal

- Setback in line with adjacent Daycare Structure
- Reduction of setback from 46' to 41' from Residential Property Line
- 18' Tall Building with 24' Entry Feature along Campbell Frontage
- 8' Masonry Screening wall along alley with Landscaping along Project side



# Development Proposal





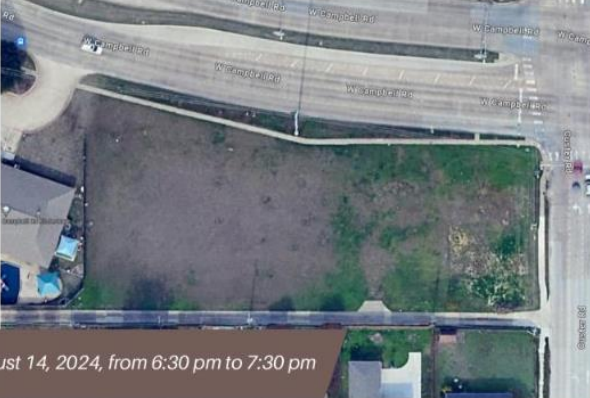
# Development Proposal



# Community Outreach

**COMMUNITY  
INFORMATION  
MEETING**

*Proposed Dental Office at Custer & Campbell*



August 14, 2024, from 6:30 pm to 7:30 pm

Communion Coffee - 514 Lockwood Drive

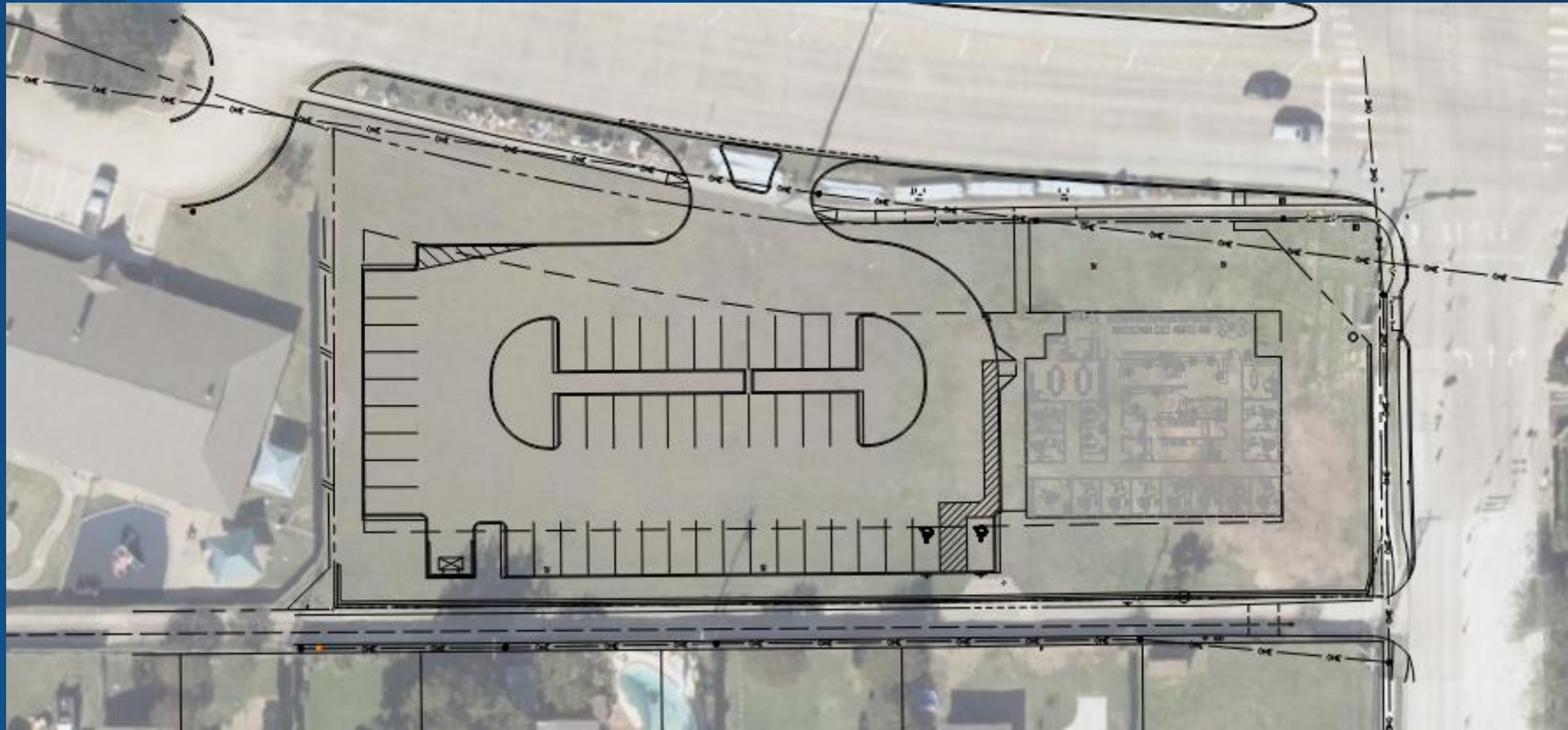
Please join us for an informational meeting to discuss a proposed  
Dental Office at the southwest corner of Custer and Campbell



# Variance Consideration

- Public welfare is served by providing a needed service in the community and adding to the city's tax base
- Proposed use is allowed under existing zoning
- Development is in line with adjacent properties and reasonable
- No other subdivision or zoning variances or requests will be needed to develop the property as proposed







# Public Hearing

# ZONING FILE 24-21

PLANNED DEVELOPMENT

LENNOX R&D INNOVATION CENTER

2140 LAKE PARK BLVD

October 3, 2024



# 2140 LAKE PARK BLVD

- Location: Northeast corner of Tatum St and Lake Park Blvd
- Current Zoning: O-M Office with Special Conditions
- Request: Rezone to PD Planned Development for O-M Office District to **allow for the development of an office and research laboratory/facility that is 1-story not to exceed 36-feet in height.**



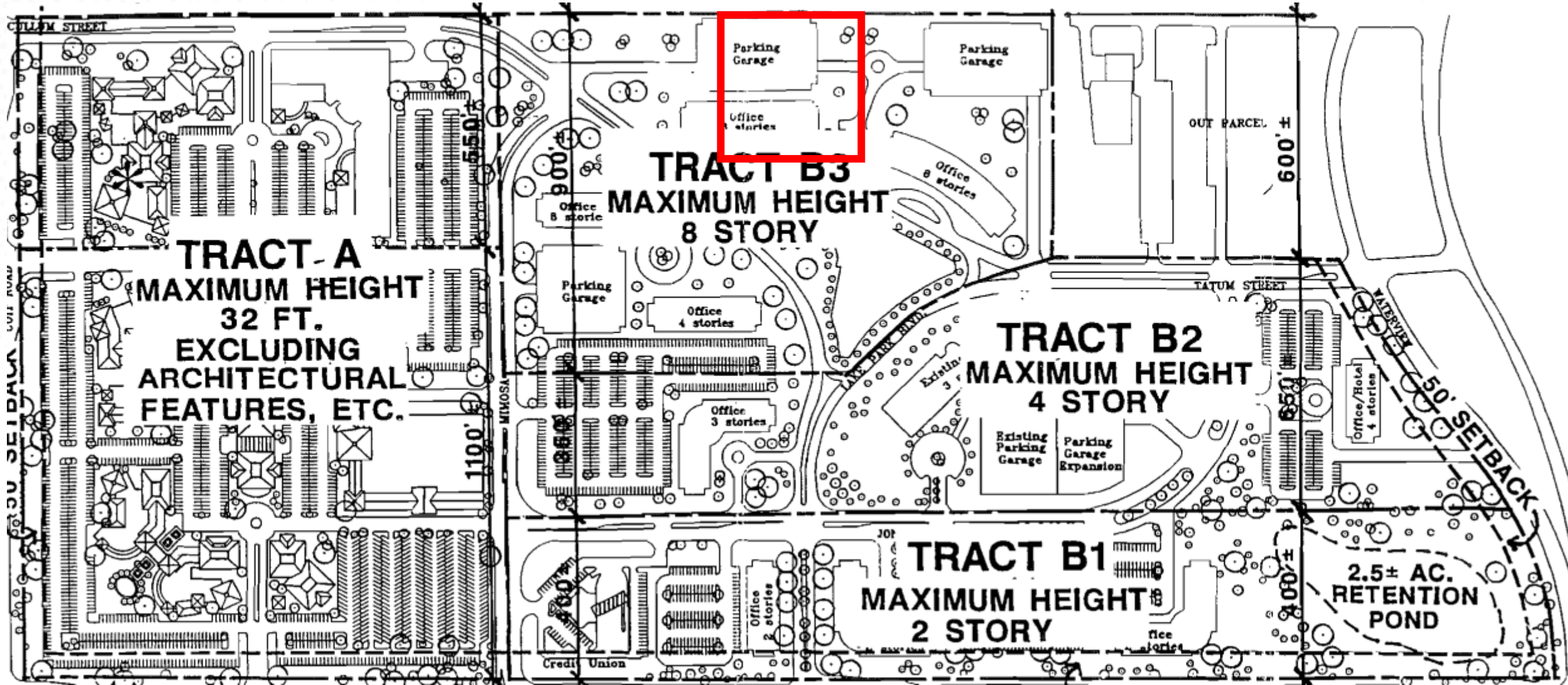


# SITE PHOTOS



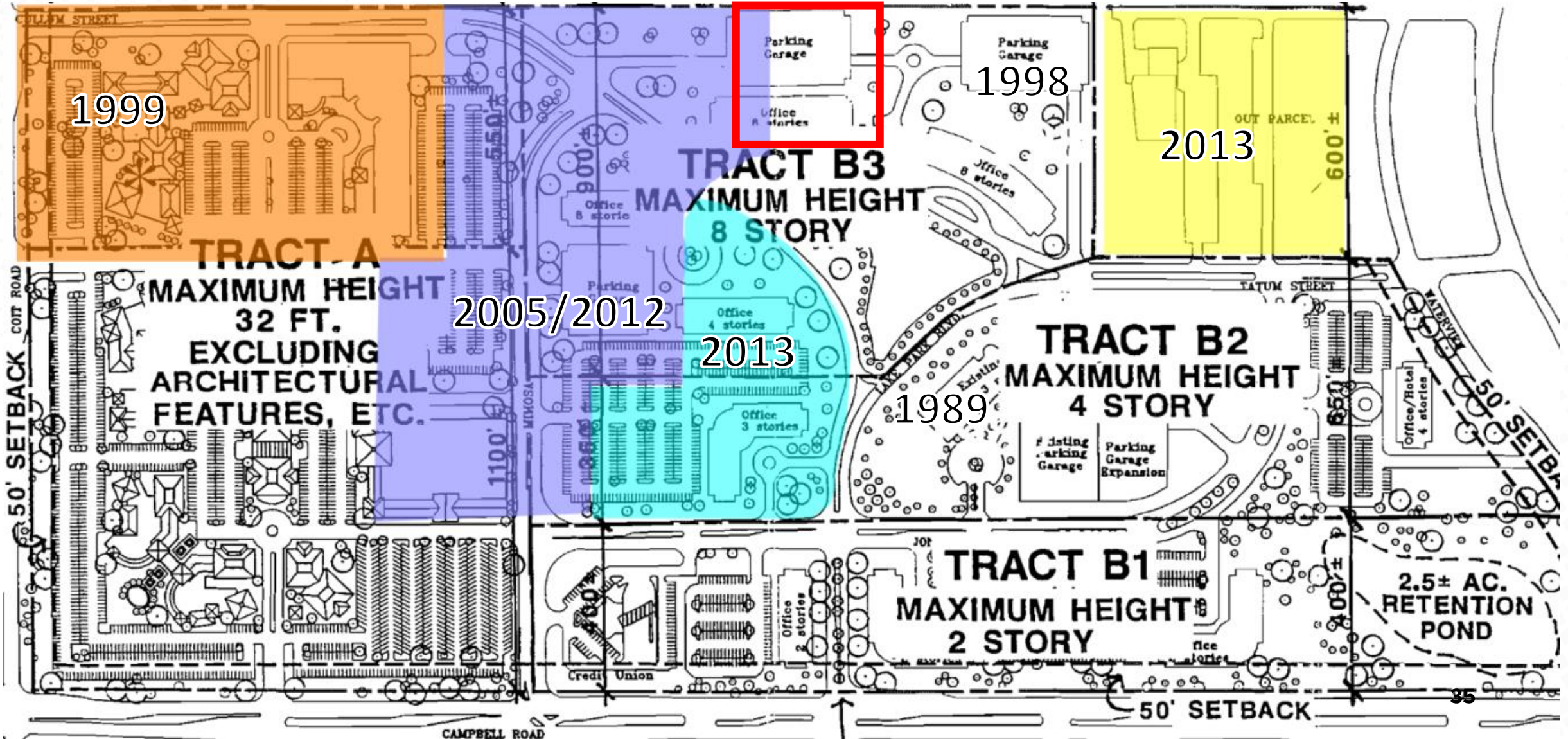


# ORIGINAL CONCEPT PLAN



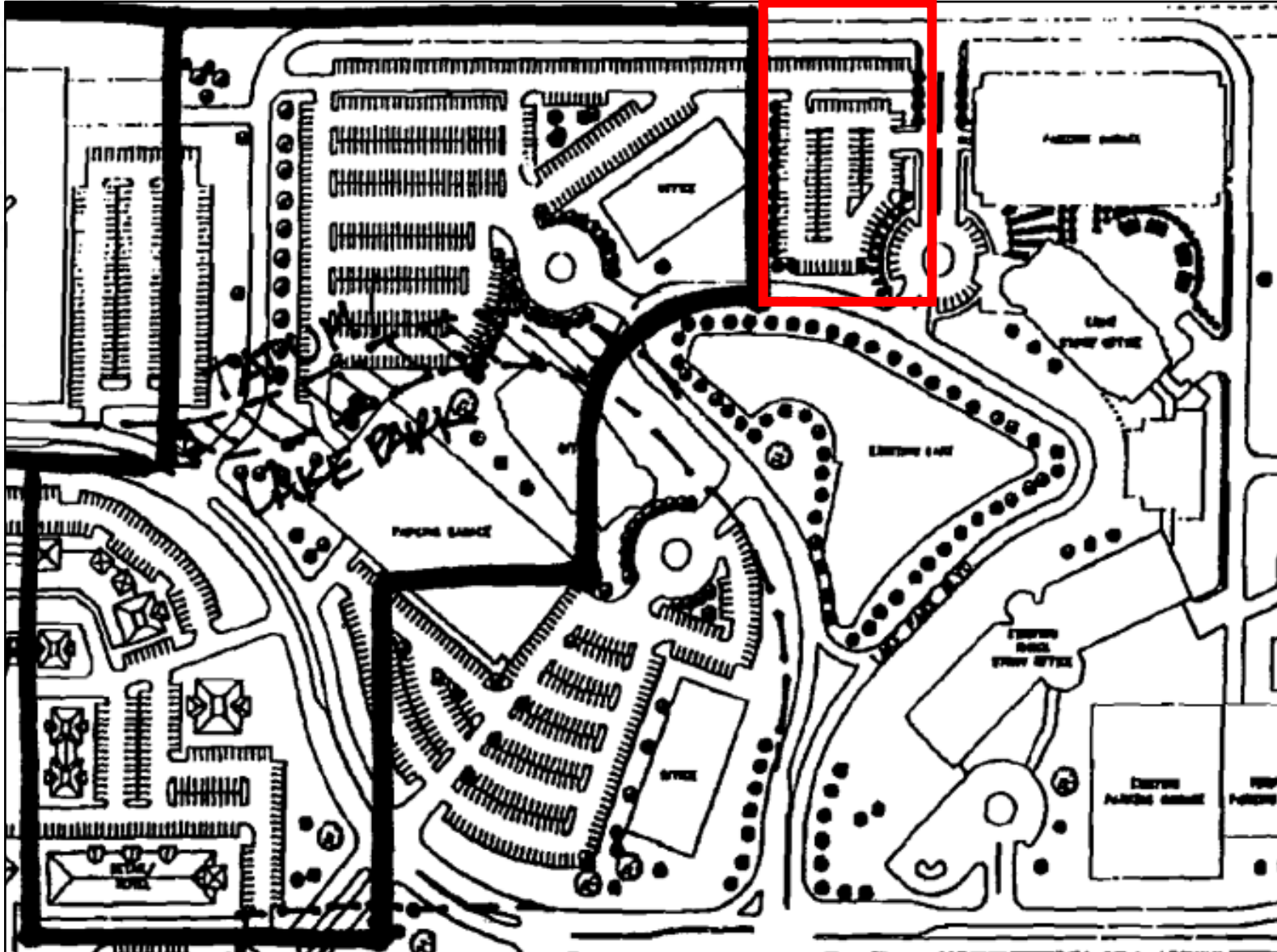


# ORIGINAL CONCEPT PLAN





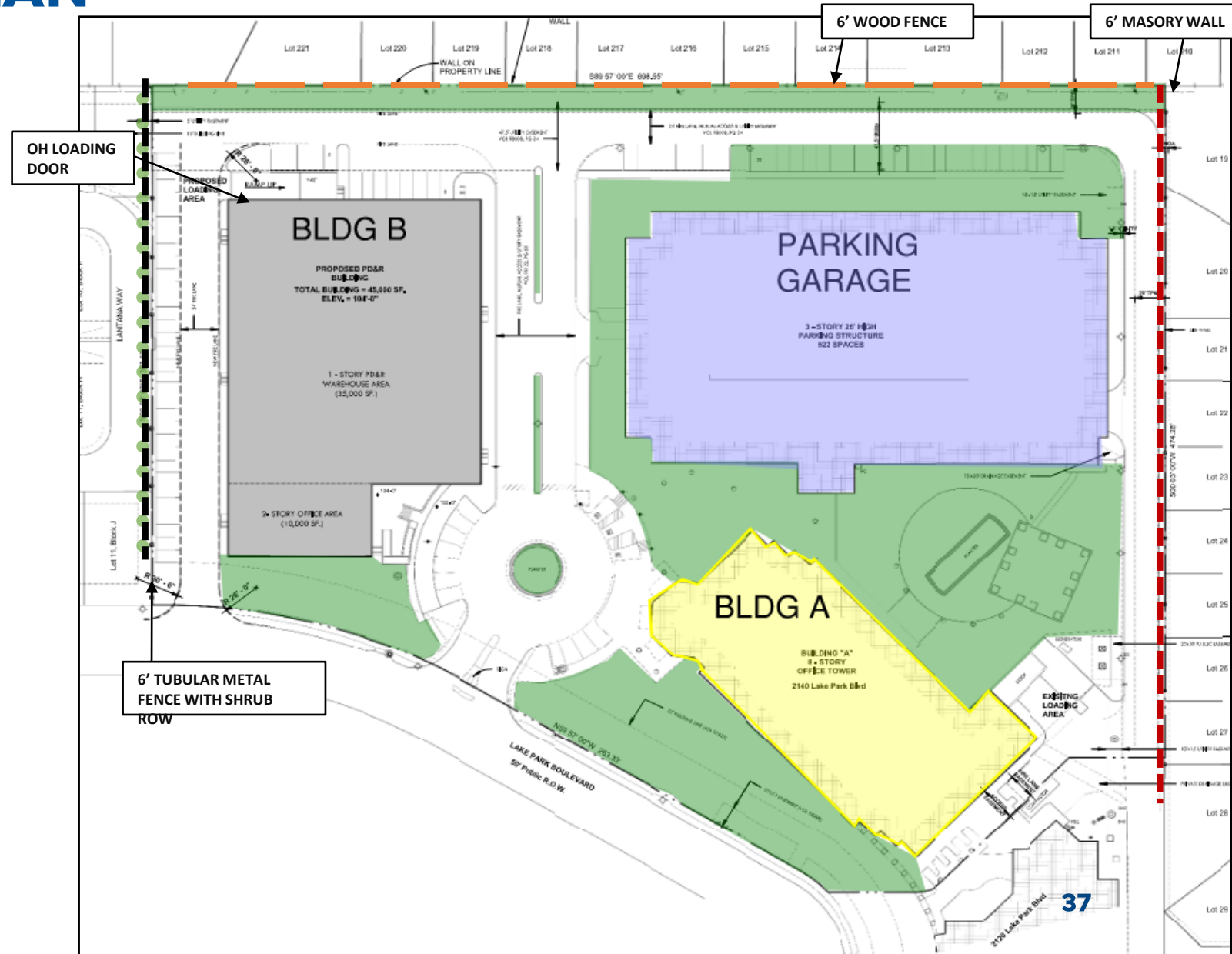
# CURRENT CONCEPT PLAN



# PROPOSED CONCEPT PLAN

## SITE DATA

Site Area	7.52 acres
Total Building Area	255,600
Bldg-A Area	210,600 S.F.
Bldg-B Area	45,000 S.F.
Bldg-B Office	10,000 S.F.
Bldg-B Warehouse	35,000 S.F.
Bldg-B Height	1-story / 36'
Required Parking	830 spaces
Provided Parking	613 spaces
Required/ Provided Landscaping Area	25% of site





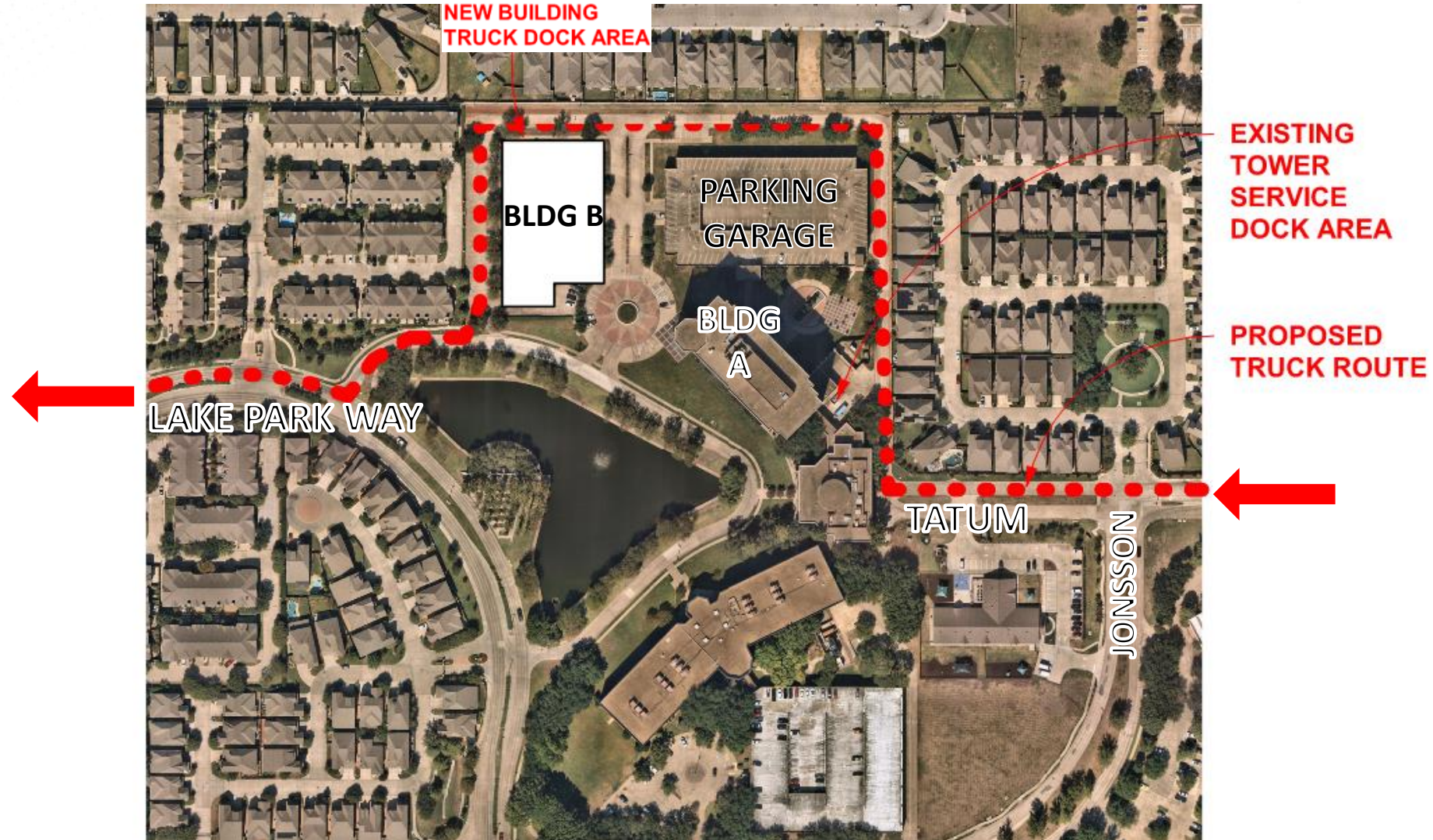
SOUTHEAST ELEVATION





# DELIVERY ROUTE

- Equipment delivered for testing 1-2x/week.



## ZF 24-21 REQUEST SUMMARY

1. The property shall be zoned PD Planned Development for the O-M Office District and shall be developed in substantial conformance with the zoning regulations for O-M Office District, the Concept Plan, attached as Exhibit “B” and the PD Planned Development Standards, attached as Exhibit “C”, with the specific modifications provided below:
  - a) All regulations stated in Ordinance 3079 and 3153 shall remain in effect.
  - b) The addition of “**Research laboratories and facilities**” as an allowed use.
  - c) The single-story building may exceed the height of a standard story and building height shall be limited to one story, not to exceed **36 feet** in height for a building located within 150 feet of a residential, duplex, or apartment zoning district.
  - d) An existing 6-foot tall tubular metal fence that is located along the western property line and an existing 6-foot tall wooden fence with a shrub row that is located along the northern property line shall be provided **in lieu of masonry screening wall**.
  - e) Parking Requirements: The site shall provide **613 parking spaces**.





**Richardson, TX**

2140 Lake Park Boulevard

Richardson, TX

Richardson Innovation Center –  
Product Development and Research  
Center



# CITY OF DALLAS

COIT RD

CAMPBELL RD.

MULTI-FAMILY

**LENNOX**  
Headquarters  
Richardson Campus

SINGLE-FAMILY

UTD  
CAMPUS

MULTI-FAMILY

SINGLE-FAMILY

# CITY OF RICHARDSON



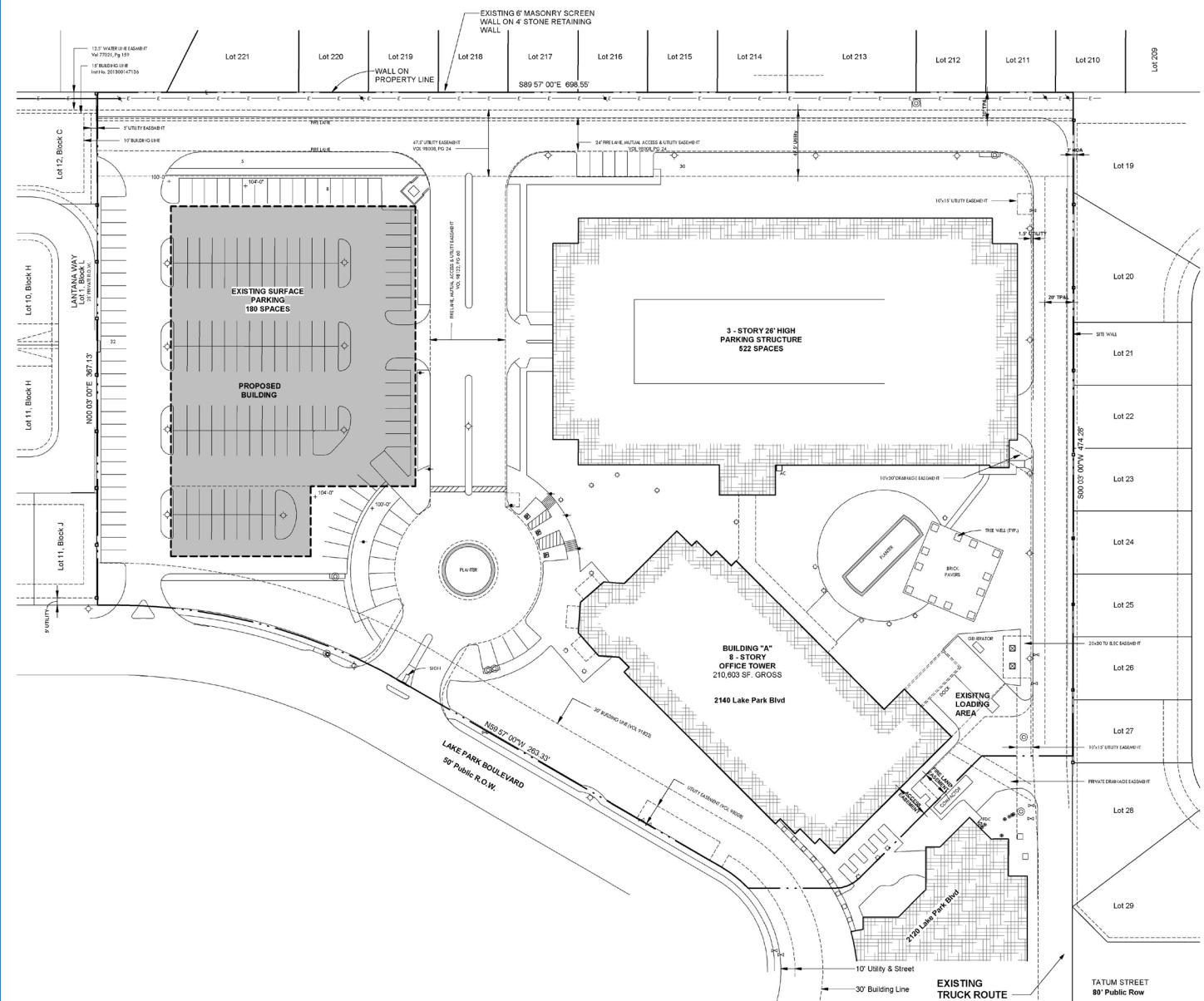
**PARKING SNAP SHOT - 5 WORKING DAYS**

Existing available parking spaces: Parking Garage 522, Surface Parking Lot 180 (Total of 702 spaces available)

LOCATION	Number of cars parked at 1:30 pm work each day				
	Day 1	Day 2	Day 3	Day 4	* Day 5
Parking Garage	368	388	385	361	71
Surface Parking Lot	84	88	78	90	20
Total Cars Parked	452	476	463	451	91
Available Space (Existing)	250	226	239	251	611
Utilized Percentage	64%	68%	66%	64%	13%

Average Parking Currently Used (Based on average of the 4 heavier parking load days)	461
Anticipated Parking Needs for New Building	64
Total Expected Parking Need	525
Total Parking Available with construction of new building.	613
Remaining Available Parking Spaces	88
Used Parking Percentage	86%

\* Note: Day 5 was conducted on a Friday. On Fridays, most of the staff work remotely, so very few cars are parked on site.



**EXISTING SITE**



# INNOVATION CENTER

- Approximately a 45,000-square-foot facility
- 35,000 Square foot area for equipment testing.
- Approximately 8,000 square feet of office area for technicians and engineers.
- Approximately 2,000 square feet for conference rooms, meeting rooms, and display gallery area.
- Enhanced Landscape area at the front of the building to soften the building edge.





# INNOVATION CENTER

- Max. 62-65 staff in the facility at one time.
- Engineers, technicians, and supervisors will work in the facility.
- The facility will be a secure facility with limited access.
- Limited vehicular access to bring equipment to be tested.
- Equipment will be tested in environmental testing chambers within the building.





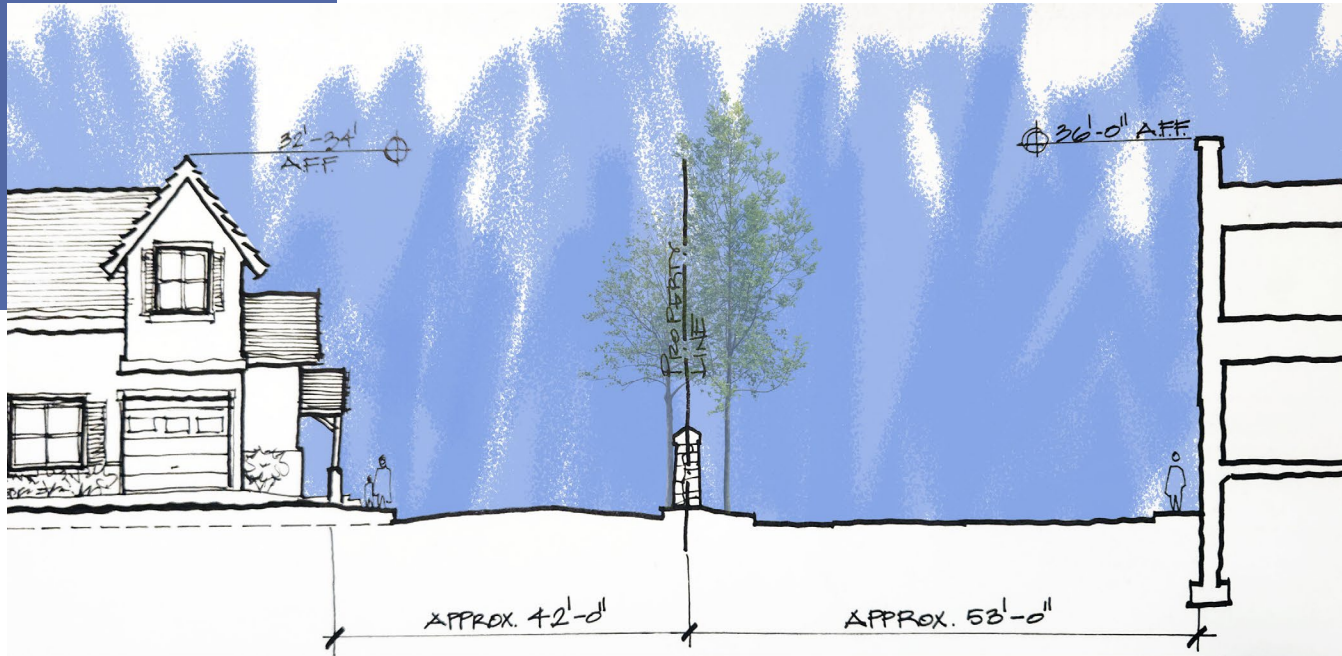


## EXTERIOR FINISHES

- Tilt wall with thin-set brick and concrete accents around building exterior lab area.
- Front façade – Brick veneer with accent metal panel and Storefront glazing.
- Raised entry plaza with stamped concrete, stained finish.
- Landscaping at south side of building.







**ADJACENT NEIGHBORHOOD RELATIONSHIP**



## FACILITY ENTRY CONCEPT





# ADJACENT PROPERTIES

NORTH PROPERTY LINE



- Stone retaining wall varies between 2'-6" on the low side to 7'-0" on the high side.
- A 6'-6" tall concrete screen wall with a form liner finish sits on top of the retaining wall.
- Total height at tallest point, approximately 15'-6" with the wall heights and additional grade change of +2'-0"
- The proposed building is approx. 105'-0" from the adjoining property line on the north side.



NORTHWEST PROPERTY CORNER



SOUTHWEST PROPERTY CORNER







 **LENNOX**

# QUESTIONS?