

City of Richardson City Plan Commission Agenda Packet June 19, 2012

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Development Status Report



Development Status Report

City of Richardson, Texas ♦ Development Services Department

Updated: June 14, 2012

#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS			
1	ZF 12-07 Texaco 1401 E. Belt Line Rd.	A request by Fahim U. Khan, representing DIBA Petroleum, Inc., for a Special Permit for a motor vehicle service station with modified development standards to be located at 1401 E. Belt Line Road (Northeast corner of Belt Line Road and Plano Road). The property is currently zoned LR-M(2) Local Retail. <i>Staff: Chris Shacklett.</i>	City Plan Commission June 5, 2012 <i>Continued Indefinitely</i>
2	ZF 11-24 Self-Storage Warehouse 906 N. Bowser Rd.	A request for a Special Permit for a self-service warehouse with modified development standards at 906 N. Bowser Road. The property is currently zoned I-FP(2) Industrial. Applicant: Kenneth R. Smith, representing Heath Asset Management, LP. <i>Staff: Chris Shacklett.</i>	City Plan Commission May 1, 2012 <i>Recommended Approval</i> City Council June 11, 2012 <i>Denied</i>
3	ZF 12-05 Courtesy Nissan Motor Vehicle Repair Shop 1700 Gateway Blvd.	A request by Darryl M. Burman, representing Group 1 Realty, Inc. and Commodore Partners LTD, for a Special Permit for a motor vehicle repair shop—major to be located at 1700 Gateway Boulevard which is to be used in conjunction with the existing Courtesy Nissan dealership located at 1777 N Central Expressway. The properties are currently zoned C-M Commercial. <i>Staff: Chris Shacklett.</i>	City Plan Commission May 1, 2012 <i>Recommended Approval</i> City Council June 11, 2012 <i>Approved</i>
VARIANCES			
		No Variance applications at this time.	
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
4	Richardson Heights Neighborhood Park 410 S. Weatherred Dr.	Replat for the Richardson Heights Addition, Fifth Installment, Lot 13A, Block 35, being a replat of the Richardson Heights Addition, Fifth Installment Lots 13-16, Block 35: A request for approval of a replat of one lot totaling 0.85-acre located at 410 S. Weatherred Drive; the southwest corner of Weatherred Drive and Downing Drive. Applicant: City of Richardson. <i>Staff: Israel Roberts.</i>	City Plan Commission June 5, 2012 <i>Approved</i>



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City of Richardson, Texas ♦ Development Services Department

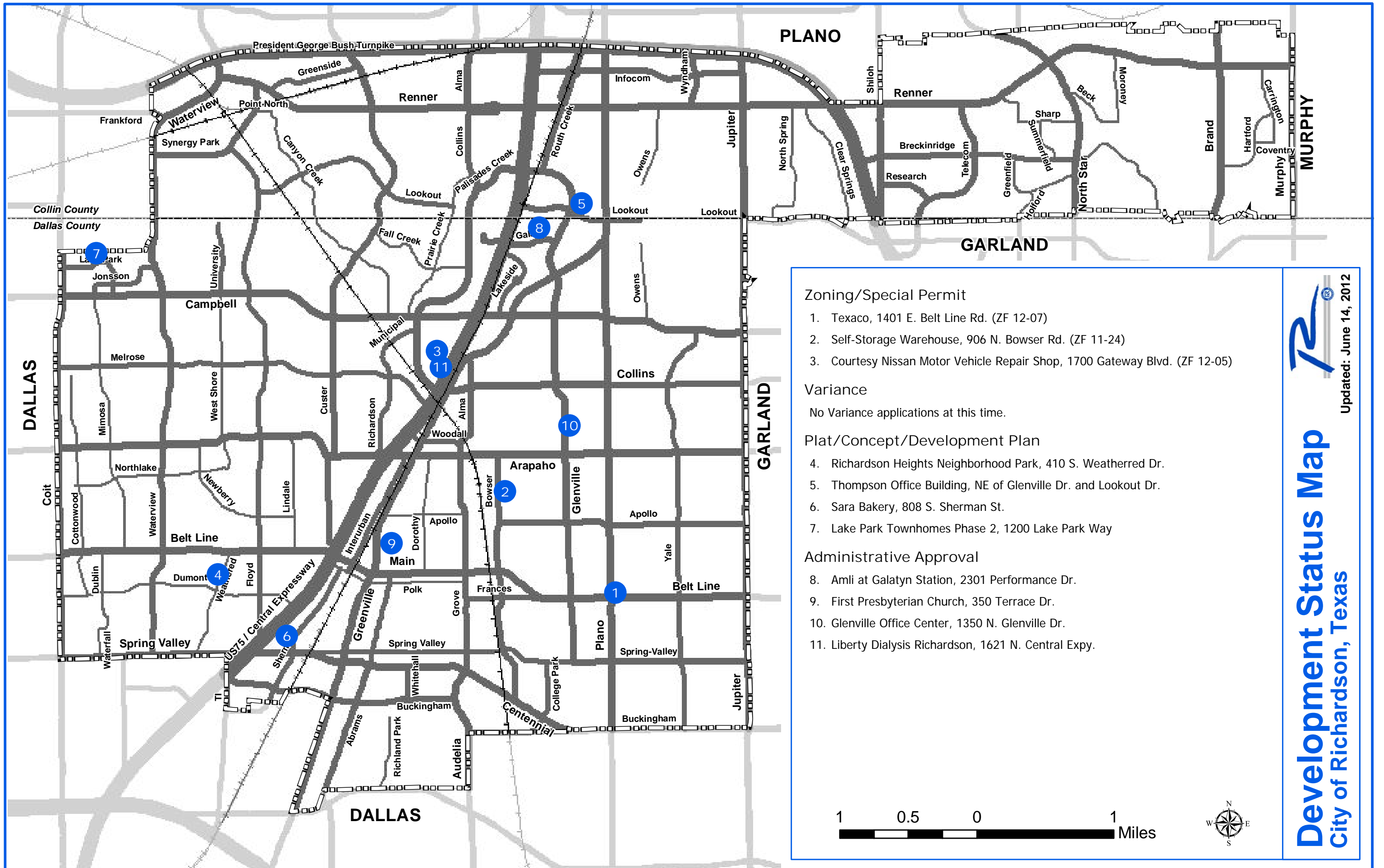
#	Name/Location	Project Information	Status
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS (CONT'D)			
5	Thompson Office Building NE of Glenville Dr. and Lookout Dr.	<p>Replat Lot 1B, 2B, and 3, Block A of the Spring Creek Addition, being a replat of lots 1A, and 2A, Block A, Spring Creek Addition: A request for approval of a replat on three (3) lots totaling 16.35-acres, located at 2500, 2550, and 2600 Glenville Drive; northeast corner of Glenville Drive and Lookout Drive. Applicant: Robert Schraplau, Thompson Realty Corporation, representing Riton Lookout L.P. <i>Staff: Susan M. Smith</i></p> <p>Revised Site and Landscape Plan for Thompson Office Building: A request for approval of revised site and landscape plans for a three-story, 92,967 square foot office building and associated parking located on three lots totaling 16.35-acres at 2500, 2550, and 2600 N. Glenville; northeast corner of Glenville Drive and Lookout Drive. Applicant: Chris Bruck, representing Alliance Architects. <i>Staff: Susan M. Smith.</i></p>	City Plan Commission June 5, 2012
6	Sara Bakery 808 S. Sherman St.	<p>Concept Plan: A request for approval of a Concept Plan for a parking lot with an exception to permit off-site parking for Sara Grocery. The site is located at 808 S. Sherman St. and is zoned PD Planned Development District for the Spring Valley Station District. Applicant: Ernest Warnock, representing EE Warnock and Associates. <i>Staff: Israel Roberts</i></p>	City Plan Commission June 19, 2012
7	Lake Park Townhomes Phase 2 1200 Lake Park Way	<p>Replat of Parkside Towns Addition: Consider and take necessary action on a request for approval of a replat of Parkside Towns Addition, being a replat of Lot 5, Block 4 of the University World Addition; 7.99-acres of unplatted property and 0.46-acres of former Tatum Street right-of-way. The property is located at 1200 Lake Park Way; east of Coit Road and north of Lake Park Way. Applicant: Bo Chapman. <i>Staff: Israel Roberts.</i></p>	City Plan Commission June 19, 2012



Development Status Report

City of Richardson, Texas ♦ Development Services Department

#	Name/Location	Project Information	Status
ADMINISTRATIVE APPROVALS			
8	Amli at Galatyn Station 2301 Performance Dr.	Revised the building elevation plans to reflect changes to the building color scheme.	Staff June 1, 2012 <i>Approved</i>
9	First Presbyterian Church 350 Terrace Dr.	Revised the landscape plan to reflect the installation of foundation plantings including ornamental trees and a variety of shrubs and ground covers adjacent to the existing educational building in the northwest corner of the property.	Staff June 1, 2012 <i>Approved</i>
10	Glenville Office Center 1350 N. Glenville Dr.	Revised the site plan to reflect the removal of diagonal striping at two locations on the east side of the building for the addition of eight (8) standard parking spaces. Also, the revised plan reflects the elimination of one parking space adjacent to the employee entry on the east side of the building to create a handicapped space with an accessible route. 103 parking spaces are required by code; 374 spaces are provided on site.	Staff June 5, 2012 <i>Approved</i>
11	Liberty Dialysis Richardson 1621 N. Central Expy.	Revised the site plan to reflect the removal of the existing redwood dumpster enclosure near the northwest corner of the building and the installation of a two-dumpster concrete pad with a six-foot high masonry screening wall on the west side of the building. Also, the revised plan reflects the striping of five (5) accessible parking spaces on the east side of the building.	Staff June 12, 2012 <i>Approved</i>



Zoning/Special Permit

1. Texaco, 1401 E. Belt Line Rd. (ZF 12-07)
2. Self-Storage Warehouse, 906 N. Bowser Rd. (ZF 11-24)
3. Courtesy Nissan Motor Vehicle Repair Shop, 1700 Gateway Blvd. (ZF 12-05)

Variance

No Variance applications at this time.

Plat/Concept/Development Plan

4. Richardson Heights Neighborhood Park, 410 S. Weatherred Dr.
5. Thompson Office Building, NE of Glenville Dr. and Lookout Dr.
6. Sara Bakery, 808 S. Sherman St.
7. Lake Park Townhomes Phase 2, 1200 Lake Park Way

Administrative Approval

8. Amli at Galatyn Station, 2301 Performance Dr.
9. First Presbyterian Church, 350 Terrace Dr.
10. Glenville Office Center, 1350 N. Glenville Dr.
11. Liberty Dialysis Richardson, 1621 N. Central Expy.

Development Status Map
City of Richardson, Texas

Updated: June 14, 2012

Agenda

Item 1

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JUNE 5, 2012**

The Richardson City Plan Commission met June 5, 2012, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman
Bill Hammond, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Barry Hand, Commissioner
Thomas Maxwell, Commissioner
Eron Linn, Alternate

MEMBERS ABSENT: Don Bouvier, Alternate

CITY STAFF PRESENT: Michael Spicer, Director of Development Services
Susan Smith, Asst. Direct of Dev. Svcs – Dev. & Engr.
Sam Chavez, Asst. Director of Dev. Svcs – Planning
Israel Roberts, Development Review Manager
Chris Shacklett, Planner
Kathy Welp, Executive Secretary

BRIEFING SESSION

The City Plan Commission met with staff to receive a briefing on agenda items and staff reports prior to the regular business meeting. No action was taken.

BUSINESS MEETING

Chairman Gantt stated Commissioner Maxwell would be recusing himself from Items 3 and 5 and asked Commissioner Linn to vote in his place. The order of items would be changed with Items 3 and 5 going after Item 2, at which time Commissioner Maxwell would leave the Council Chamber and return to vote on Items 4 and 6. (Items will be shown in their original order in the minutes.)

MINUTES

1. Approval of the minutes of the regular business meeting of May 15, 2012.

Motion: Commissioner Bright made a motion to approve the minutes as presented; second by Commissioner DePuy. Motion passed 7-0.

2. Approval of the minutes of the Council District Boundary Commission meeting of May 15, 2012.

Motion: Vice Chair Hammond made a motion to approve the minutes as presented; second by Commissioner Maxwell. Motion passed 7-0.

Commissioner Maxwell recused himself from Agenda Item 3 and left the Council Chambers.

CONSENT AGENDA

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

- 3. Revised Site and Landscape Plan – Glenville Office Park 1 (companion to Item 5):** A three-story, 92,967 square foot office building and associated parking on three lots totaling 16.35-acres located at 2500, 2550, and 2600 Glenville Drive; northeast corner of Glenville Drive and Lookout Drive.

Motion: Commissioner Frederick made a motion to approve the Consent Agenda as presented; second by Commissioner Hand. Motion passed 7-0.

PUBLIC HEARINGS

- 4. Replat for the Richardson Heights Addition, Fifth Installment, Lot 13A, Block 35, being a replat of the Richardson Heights Addition, Fifth Installment Lots 13-16, Block 35:** Consider and take necessary action on a request for approval of a replat of one lot totaling 0.85-acre located at 410 S. Weatherred Drive; southwest corner of Weatherred Drive and Downing Drive.

Mr. Roberts reported that the City of Richardson was the applicant and was requesting approval to replat the property for the development of a Public Park. He added that the replat met all the City's subdivision regulations.

Commissioner Linn asked what type of park it would be.

Mr. Roberts replied that it would be a small neighborhood park and the conceptual design had two playground areas, a small pavilion, and some open play area. However, he cautioned that the Parks Department was still in the early stages of the design process.

With no further questions for staff, Chairman Gantt opened the public hearing. There were no comments in favor or opposed and Mr. Gantt closed the public hearing.

Motion: Commissioner Bright made a motion to approve Item 4 as presented; second by Commissioner DePuy. Motion passed 7-0.

Commissioner Maxwell recused himself from Agenda Item 5 and left the council chambers.

- 5. Replat Collins Technology Park:** Consider and take necessary action on a request for approval of a replat of Lot 10, and 4A, Block 1 located at the southwest corner of E. Collins Boulevard and International Parkway.

Ms. Smith reported that the purpose of the replat was to subdivide a 16.35-acre tract into three (3) lots to accommodate the development of a three (3) story, 92,967 square foot office building with associated parking.

There were no questions for staff and Chairman Gantt opened the public hearing.

No comments in favor or opposed were received and Chairman Gantt closed the public meeting.

Commissioner Hand stated that he thought the plan was a good project for the area.

Motion: Commissioner Hand made a motion to approve Item 5 as presented; second by Commissioner Bright. Motion passed 7-0.

6. **Zoning File 12-07:** Consider and take necessary action on a request by Fahim Khan, representing DIBA Petroleum, Inc., for a Special Permit for a motor vehicle service station with modified development standards. The 0.58-acre site is located at the northeast corner of Belt Line Road and Plano Road and is zoned LR-M(2).

Mr. Shacklett reported that the applicant was requesting a Special Permit for a motor vehicle service station located at the northeast corner of Belt Line and Plano Roads. He added that the property owner wanted to redevelop the existing Texaco gas station by demolishing the existing kiosk convenience store, adding a double-sided gas pump, and building a larger convenience store at the northeast corner of the property.

Mr. Shacklett noted that as part of the request, the applicant was proposing to remove a gas dispenser from the north side of the northern gas pump, and the south side of the southern gas pump, which would still leave a total of six (6) gas dispensers for the site. In addition, the applicant was proposing to build a new 2,975-square foot convenience store on the northeast portion of the property. The store would have typical retail sales with a portion dedicated to a restaurant with no seating that would provide sandwiches and fast food.

Mr. Shacklett reported that over the past several months, the staff had discussed concerns with the applicant and owner and suggested alternatives, but they had decided not to include the suggested changes in the proposed design. He added that staff's concerns regarding the proposed design included:

- Canopy Configuration and Gas Pump Location
- Driveway Spacing
- Drive Aisle Closure
- Internal Stacking at Gas Pumps
- Building Height
- Post Right Lane Construction

Commissioner Frederick asked if the north and south pumps had double-sided dispensers and is there was an opportunity to have the north pump remain double-sided and totally remove the southern pump.

Mr. Shacklett replied that the gas pumps are all double-sided. Staff recommended the removal of the dispensers on the two pumps to improve traffic flow and, with the addition of the new double-sided gas pump after the demolition of the kiosk, there would still be six gas dispensers.

Regarding removing the southern pump, Mr. Shacklett stated that was a possibility and similar to what the staff had suggested.

Commissioner Bright asked if there would be a vehicle stacking problem under the designs proposed by both the applicant and staff until the right turn lane is constructed.

Mr. Shacklett replied that under both designs there should not be a vehicle stacking problem.

Commissioner Hand asked if the existing structure conformed to the City's regulations, specifically the layout of the pavement for traffic flow.

Mr. Shacklett replied that from a setback stand point the structure may conform, but there was still a problem with stacking because the site is smaller in size and there is not a full 24 feet available along the west and south side of the stacking areas.

Commissioner Hand asked if there was cornice fold on the north side elevation shown on the rendering, or was it a graphic error because the building plan seems to show the building was on the property line.

Mr. Chavez replied that it may be a question for the applicant and/or engineer to answer.

Vice Chair Hammond asked if an easement and drive could be located over the underground storage tanks as opposed to where the parking spaces are located so those spaces would not be eliminated.

Mr. Shacklett replied that the City's requires a 10-foot landscape island at the end of a row of parking, and even if the island was not added, the limited area would not allow a vehicle to safely enter from Belt Line Road and make the turn. The original design showed a driveway in that area, but a driveway at that location would cause the loss of three parking spaces.

Chairman Gantt asked if there would be enough space for a sidewalk at the southern edge of property after the right turn lane was constructed.

Mr. Chavez replied the new sidewalk would be placed at the back of the new curb and then there would be an 18 inch wide landscape buffer.

Commissioner DePuy acknowledged that there was no mutual access agreement between the subject property and the property to the east, but wanted to know if the business to the east had been notified that the pass through between the two sites was going to be eliminated.

Mr. Shacklett replied that the notice sent out did not specifically state the driving aisle would be closed, so unless the two property owners had spoken they may not be aware.

Commissioner Linn asked if there were any other buildings in the shopping center that had Spanish tile roofs similar to what was being proposed by the applicant.

Mr. Shacklett replied that he was not aware of any stores in the shopping center that had similar roofs. He added that the proposed design was not consistent with the new buildings in the shopping center (i.e., LA Fitness and other renovated buildings).

With no further questions for staff, Chairman Gantt opened the public hearing.

Mr. Fahim Khan, 811 S. Central Expressway, Suite 417, Richardson, Texas, and Mr. S.I. Abed, 503 Wade Court, Euless, Texas, explained that Exhibit "B", the proposed site plan, was the result of eight submittal meetings with City staff. Mr. Abed stated the difference between their proposal and staff's suggestions had to do with removing and reconstructing the canopy, which was not a viable idea because of all the electrical and other lines in place.

Mr. Abed noted they were able to meet the City's request for ease of traffic flow by removing the north side of the northern pump and the south side of the southern pump, and by trimming back the canopy to make sure there is enough distance from the road. In addition, they will be adding more landscaping area on the east side of the property to enhance the appearance.

In response to the question about a cornice fold, Mr. Khan said the elevations for the building contained a graphical error and the building would be inside the property line. He also stated that the reason for the clay tile on the roof of the tower was to make the property stand out from the other buildings in the area.

Commissioner Hand commented that what bothered him about some of the small parcels in the City was the variety of different designs as opposed to having a consistent look in a particular area. He suggested it might have been better for the applicant to maintain a harmonious design with the adjacent shopping center.

Chairman Gantt asked if the location of the vending machine shown in one of the pictures was going to be the location of the new gas pump. He also wanted to know if the new pump would be supporting the canopy and were the mechanical lines already in place.

Mr. Abed replied the new pump would not be part of the support system for the existing canopy, and the mechanical lines will be added during construction.

Commissioner Maxwell asked if the business would stay open during construction, and would the owner be willing to redesign the proposed building so it was more in conformance with the adjacent shopping center.

Mr. Khan replied that it would be up to the owner if they wanted to remain open, and Mr. Abed added that the proposed new building would be constructed on existing open space so it would not interfere with the operation of the business.

Regarding the elevations, Mr. Abed stated there were no distinctive characteristics in the adjacent shopping center, but they were willing to try and match the most prominent building - the LA Fitness center. He added that once the engineering and architectural approvals were made they would provide more details.

Commissioner Maxwell stated that the elevation presented was the one the Commission would be voting on and, if approved, the applicant would be required to build it as presented. He added that was a concern for him.

Commissioner Bright asked if removing the gas pump at the south end of the canopy would cause any problems. He also wanted to confirm that any changes to the canopy would be considered new development and there would be a problem with obtaining financing.

Mr. Khan replied there was no point removing the pump because the columns around the pump supported the canopy.

Regarding changes to the canopy and financing, Mr. Abed stated they had discussed that option with their bank and the bank was not willing to finance that change.

Commissioner Maxwell noted that the site plan did not indicate any type of air, water, or vacuum machine and asked if one would be installed.

Mr. Abed replied that there were no plans for that type of service.

Commissioner Linn stated he had concerns that the elevations did not fit with the adjacent shopping center and would like to see the design revised.

Chairman Gantt asked where on the proposed site plan would the gas delivery trucks park to fill the underground storage tanks.

Mr. Abed replied there were a couple of possible options for parking the tanker trucks that included the trucks pulling in from Belt Line Road facing north and parking in front of the store; pulling in from Belt Line Road facing north and parking next to the gas pumps; and pulling in from Belt Line Road and backing up over the landscaped area, which would put the tanker directly over the storage tanks. He added that they could place grasscrete pavers in the area to support the weight of the tanker.

Chairman Gantt pointed out that most gasoline tanker trucks have large hoses to pump the gas into the storage tanks so those hoses would be laid across and blocking the driving aisles. In addition, the location of the tanker would also block parking spaces and be parked in the fire lane.

Mr. Abed replied that they had discussed that with owner and the tanker usually makes the deliveries around midnight so there would not be that much activity on the site. He again suggested that parking the vehicle in the landscaped area would resolve any issues with blocking parking spaces or the fire lane.

Commissioner DePuy indicated that although the elevations presented were an improvement over what is currently on the site, she could not approve the plans as presented and felt they should more closely match the adjacent shopping center. In addition, she said she would like to see a restriction placed on any outside storage of merchandise or displays, and could live with the design of the gas pumps if the banks were not offering financing.

Mr. Abed replied that they were not proposing any outside storage at this time, and reiterated that the banks they had contacted were not offering financing on motels or gas stations because of the economy.

Mr. Khan added that the banks were only offering financing for the building and would not offer financing for any changes in the canopy.

Commissioner DePuy replied that even with the financing and site constraints, changes to the site could be made more palatable to the surrounding neighborhood. She urged the applicant to continue to work with staff and listen closely to their suggestions.

Commissioner Linn asked to confirm that the applicant had financing for a new building but could not get financing for a new canopy.

Mr. Khan replied that the bank will finance a certain amount of money; enough for the new convenience store, but not enough for the canopy.

Commissioner Frederick asked that if the applicant was going to bring back different elevations, they should also address the concerns of Commission over the parking for the tanker and the landscaping/stone work in that area. She added that having an area for the tanker to park where it would be out of the fire lane and not blocking parking or traffic was important.

Vice Chair Hammond concurred with comments from Commissioners DePuy, Frederick and Linn, and was apprehensive over the number of exceptions requested by the applicant. He stated the positioning of pumps, the right turn lane on Belt Line Road and how it affected the landscaping, and the elevations not matching any of the buildings in the adjacent shopping center caused concern for him.

Mr. Hammond stated that the property was in a prime location with high traffic volumes and if the project was done correctly it would be very good for the applicant's business.

Commissioner Bright concurred with Mr. Hammond's comments regarding the elevations and the amount of exceptions being requested. He asked that the applicant come back before the Commission with new elevations and more information on the tanker's location.

Commissioner DePuy asked if the sale of goods in the convenience store brought in more income than sales from gasoline, and, if so, could the number of gas pumps be reduced to four pumps.

Mr. Khan replied the number of pumps was not the issue because the columns supporting the canopy would have to remain whether a gas pump was between the columns or not.

Mr. Abed added that with the addition of the double-sided gas pump in place of the kiosk, and with the removal of the north and south dispensers, the number of dispensers would remain the same.

Commissioner Hand stated the Commission appreciated the effort to try and improve the site, and acknowledged that site was small, but the redesign needed to be better managed. He also thought the traffic flow between the subject site and the property to the east should be protected, but generally did not think the proposal was the best solution.

In closing his comments, Commissioner Hand pointed out that in the recent past there had been problems getting certain types of financing for projects because of the economy, but that has changed and suggested the applicant be patient and go back and look for other solutions including adding more property if possible.

No other comments were made in favor or opposed and Chairman Gantt closed the public hearing.

Motion: Vice Chair Hammond made a motion to recommend denial of Item 6 without prejudice; second by Commissioner Hand.

Commissioner Maxwell asked if a continuation of the item might be a better option.

Mr. Shacklett advised that if there was a recommendation to continue, the applicant could work through issues and present new plans at a later date. He added that if a denial was recommended, the applicant had the right to appeal to the City Council who could over turn the Commission's recommendation with a 6-1 vote. However, if the applicant did not appeal, or the City Council denied the zoning request, the applicant could come back with a new application and go through the process again.

Vice Chair Hammond asked to amend his motion and ask for a continuance; however, Chairman Gantt called for a vote on the existing motion before another could be considered.

Motion failed 0-7.

Motion: Vice Chair Hammond made a motion to continue Item 6; second by Commissioner Hand.

Chairman Gantt asked if the length of time for the applicant to come back before the Commission could be open-ended.

Mr. Chavez replied that it could be and Mr. Hammond stated that was his intent.

Motion passed 7-0.

Prior to adjourning the meeting, Chairman Gantt noted that Vice Chair Hammond would be leaving the Commission and wanted to thank him for his many years of service to the City.

Mr. Hammond thanked the Commissioners and staff for their support and well wishes.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 8:27 p.m.

David Gantt, Chairman
City Plan Commission

Agenda

Item 2

**Concept Plan
Off-site Parking Lot
Sara Grocery and Bakery**

Attachments:

1. Concept Plan Staff Report
2. Locator
3. Concept Plan

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
June 19, 2012**

Concept Plan

PROJECT SUMMARY

Project:	Sara Grocery and Bakery: Off-site parking lot
Location:	808 S. Sherman Street
Request:	A request by Ernest Warnock, representing EE Warnock and Associated for Sara Grocery and Bakery, for approval of a Concept Plan for a parking lot located at 808 S. Sherman Street. As permitted by the Spring Valley Station District regulations, the Concept Plan requests an exception from the base regulations of the district. In this case, the applicant is requesting an exception to allow the requested parking lot to serve as the required parking for the adjacent Sara Grocery.
CPC Action:	Recommendation to the City Council. The City Plan Commission may recommend approval of the request as presented, recommend approval with requested exceptions, or deny.
Earliest CC Agenda:	July 9, 2012

BACKGROUND

Zoning:	PD Planned Development District
Ordinance:	3831-A
Tract Size:	
Parking Lot	0.59-acres (25,907 square feet)
Development Plan Review:	Property within the Spring Valley Station District requires a two-step approval process. A Concept Plan, including scaled plans, architectural images, and description of building materials must be approved by the City Council, after recommendation from the City Plan Commission. After approval of the Concept Plan, Development Plans must be approved by the Commission; however, both the Commission and the City Council must approve the building elevations and exceptions.

Exceptions:

Per the Spring Valley Station District guidelines, an applicant may request exceptions to certain development regulations to allow for flexibility in design for proposed developments. The City Council, after the recommendation by the City Plan Commission, may authorize exceptions in the following areas:

1. Definitions
2. Building Materials
3. Area Regulations
4. Additional requirements for multi-family
5. Open Space
6. Access and parking
7. Signs

Staff Comments:

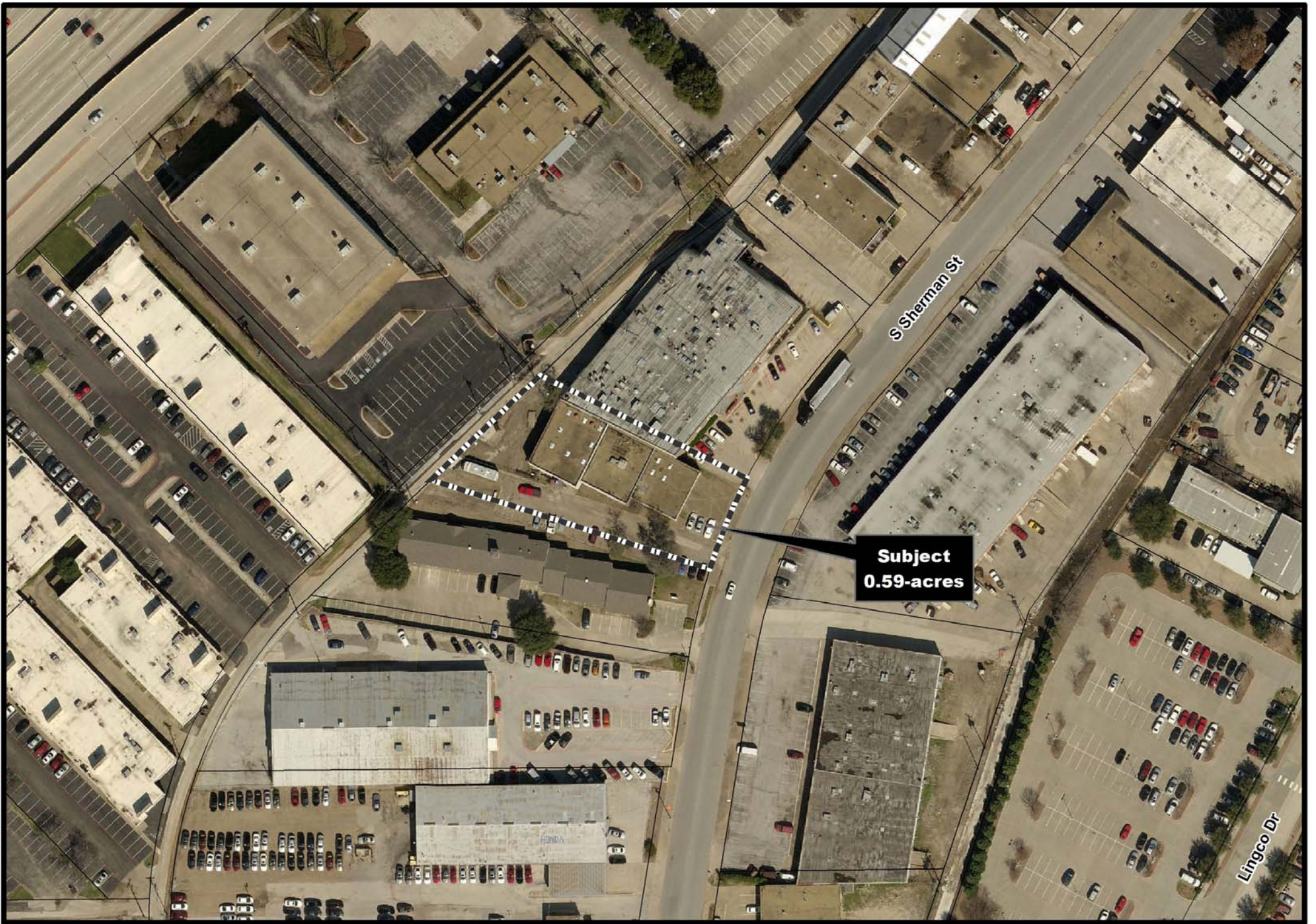
The proposed concept plan reflects the development of a parking lot with 66 spaces. The intent of the parking lot is to satisfy the parking requirements for the adjacent Sara Grocery and Bakery located at 750 S. Sherman St. As presented, 93 spaces are required for Sara Grocery and Bakery; however currently, there are only 27 on-site spaces. With the development of the 66 spaces within the proposed parking, the total number of spaces available to Sara Grocery and Bakery will be 93, meeting ordinance requirements.

To accommodate that proposed parking lot, the existing 7,632 square foot office/warehouse building located at 808 S. Sherman St. will be demolished.

The Spring Valley Station District requires parking for *existing* developments to be located on the same platted lot as the structure; however, per district guidelines, exceptions to the base regulations may be requested. The table below highlights the requested exception.

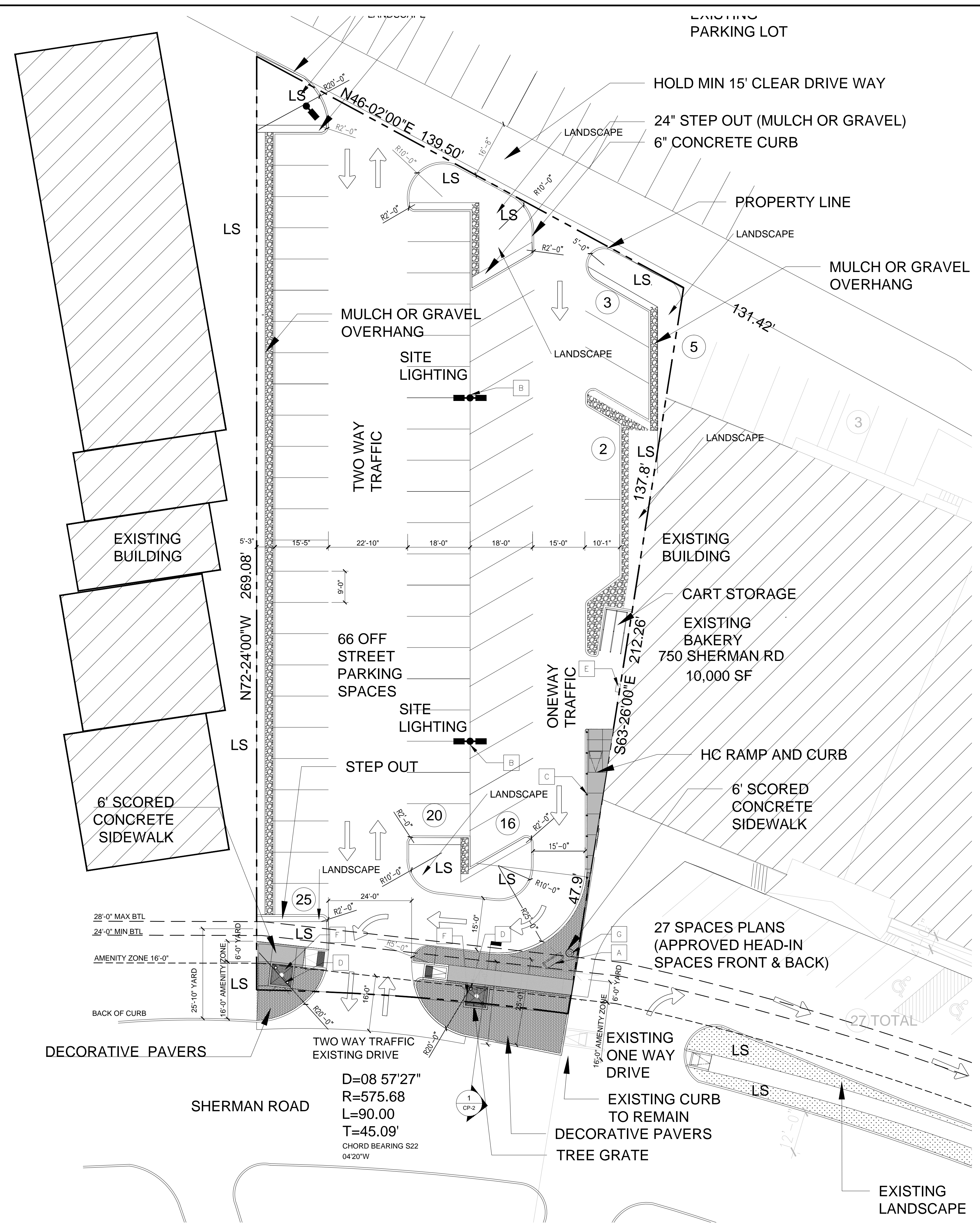
Requested Exception

	Requirement	Proposed	Comments
Parking for existing developments	Parking for existing developments must be provided on the same platted lot as the structure.	Permit 66 off-site parking spaces to count towards the parking requirement for Sara Grocery.	The proposed parking lot is directly adjacent to Sara Grocery. The design provides a 16' amenity zone, street trees and sidewalk as required by the Spring Valley Station District Guidelines.



**Off-Site Park Lot for Sara Grocery and Bakery
808 S. Sherman Street**





Site Summary

Site				0.59-acres: 25,907 square feet
Zoning				(PD) Planned Development under Ordinance 3831
Parking	Retail	1/333 for first 10,000; 1/200 thereafter	18,200 s.f.	71
	Bakery	1/400 s.f.	8,800 s.f.	22
	Total Req:			93
	Provided:			
		On-site (750 S. Sherman)		27
		Off-Site (808 S. Sherman)		66
		Total Provided		93

Area Regulations

	Amenity Zone	Yard	Minimum BTL	Maximum BTL
Sherman Street Without on-street parking	16'	8'-12'	24'	28'

Amenity Zone
An Amenity Zone must be provided along all street frontages for placement of required street trees and optional street furnishings. Except for the street tree wells, the amenity zone must be paved with specialty paving as approved by the City.
Street trees must be planted at 40 feet on center, except that the spacing may be adjusted as necessary to accommodate access, lights, property lines, or other conditions which make is impractical to maintain the required spacing.
Underground bubbler irrigation is required and shall be installed on a zone separate from other landscaping areas. Irrigation must be designed to deliver the appropriate amount of water to each tree with minimum waste.
Up-lighting and electrical outlets shall be incorporated within the tree wells.

Sidewalk
A minimum 6' wide unobstructed continuous scored concrete sidewalk must be provided within the yard.

Requested Exception
To permit required parking on a lot separate from the main use.

PROPOSED OFF STREET PARKING LOT (DEMO EXISTING BUILDING AT 808 SHERMAN STREET TO PROVIDE OFF STREET PARKING REQUIREMENTS.

808 SHERMAN STREET - OFF SITE PARKING FOR BAKERY AND GROCERY LOCATED AT 750 & 705 SHERMAN STREET

SITE 25,907 sf

PROPERTY LOCATED IN THE SPRING VALLEY STATION DISTRIC DEVELOPMENT REGULATIONS AND SUBJECT TO CITY OF RICHARDSON ORDINANCE NO. 3831.

PROPERTY LOCATED AT 808 SHERMAN RD. WILL BE UTILIZED AS OFF SITE PARKING FOR PROPERTIES LOCATED AT 752 & 750 SHERMAN RD. BAKERY AND GROCERY RESPECTIVELY.

LAVINIA McCOMMAS SURVEY ABSTRACT NO. 927, LOT 3, BLOCK A OF THE LING EXPRESSWAY CENTER ADDITION VOL. 41, PAGE 139, DALLAS COUNTY

B CONCEPT SITE PLAN - (OFF SITE PARKING)
SCALE: 1/16"=1'-0"

ARCHITECTS FORUM
• Designers • Builders • Planners • Construction Managers •
2804 Sunny Hill Lane Dallas, Texas 75234
Ph. 972-757-7551 Fax 972-241-0367

REGISTERED ARCHITECT
STATE OF TEXAS
04-08-2012

DATE	REV. No.	DESCRIPTION
03/01/2012	IFPCR	ISSUED FOR PRELIMINARY CITY REVIEW
05/07/2012	IFPDR	ISSUED FOR DEVELOPMENT REVIEW

SARA'S GROCERY
Off Site Parking for
750 & 752 Sherman Road
Richardson, TX 75081

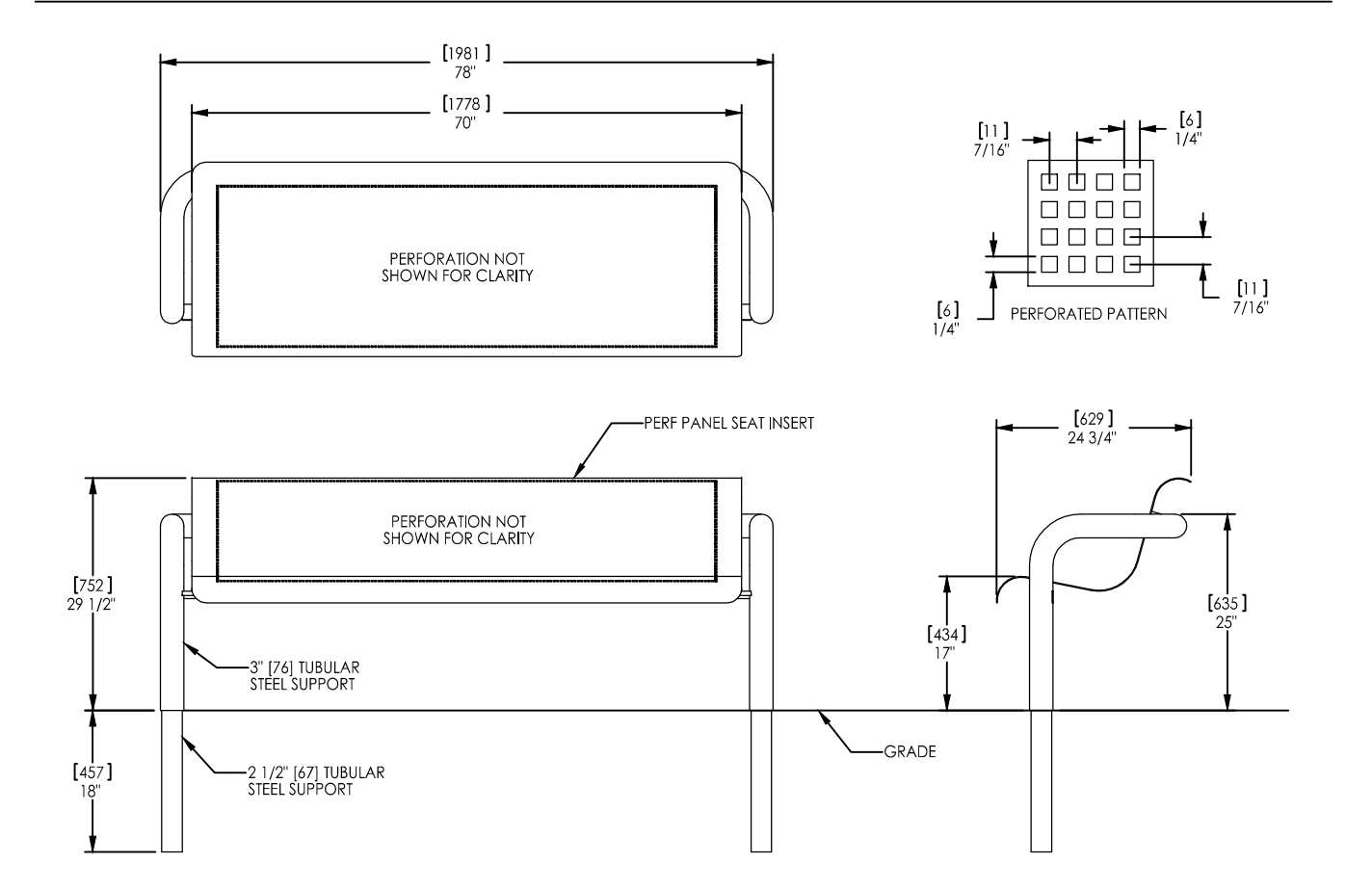
PROJECT No. 01252012.01
DATE: 03/01/2012
DRAWN BY:
APPROVED BY:

DRAWING TITLE
CONCEPT SITE PLAN OFF SITE PARKING
SHEET NO.
CP-1

1 of 7

PN: 07001

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REGISTERED ARCHITECT
 ERNEST E. WARD
 STATE OF TEXAS
 04-08-2012

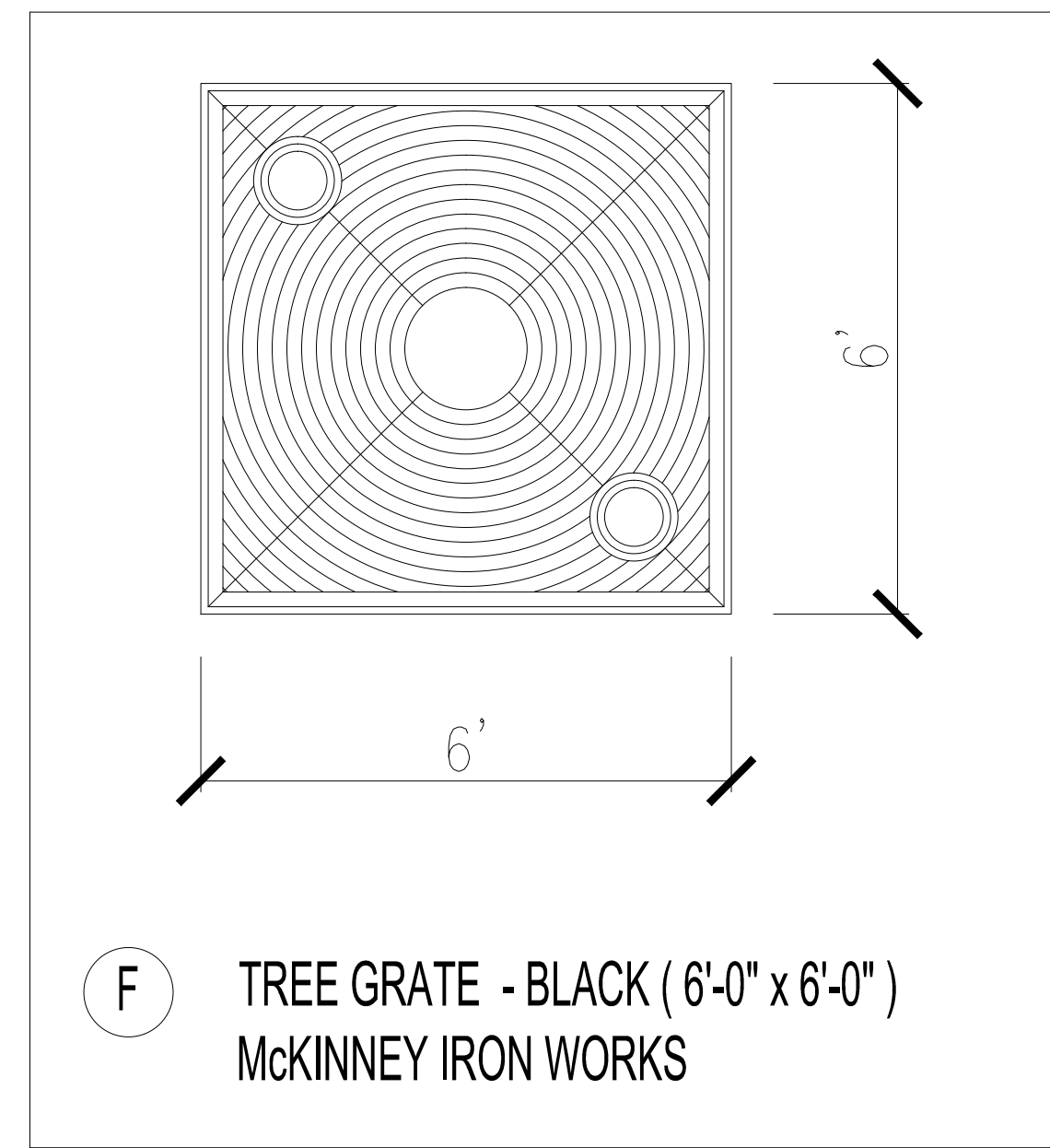
A BENCH SEAT EMBED - BLACK STEEL LANDSCAPE FORMS

B SITE POLE LIGHTING BLACK KIM LIGHTING

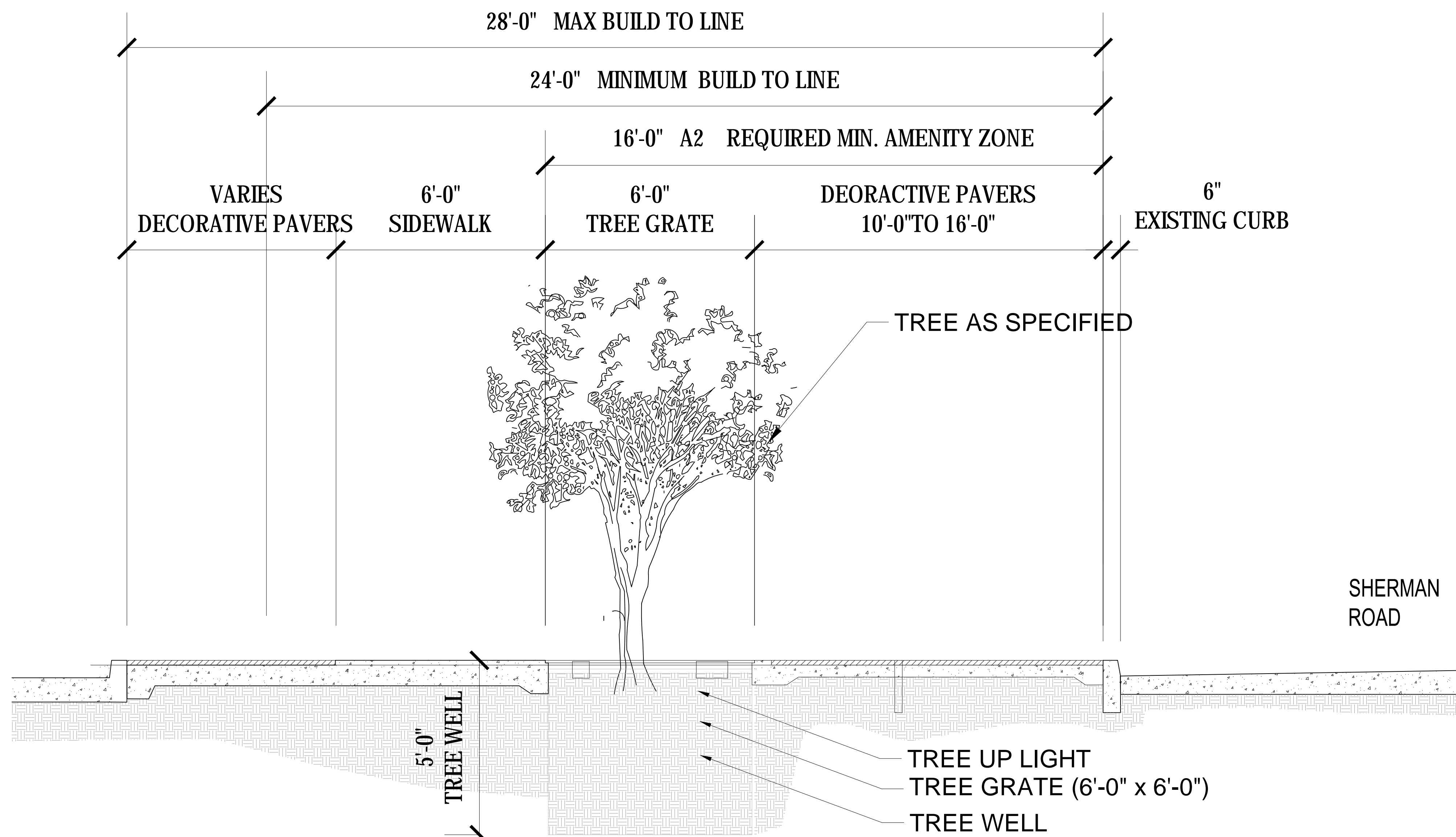
C SIDE WALK BOLLARD LIGHTING BLACK KIM LIGHTING

D TREE WELL UP-LIGHT BLACK KIM LIGHTING

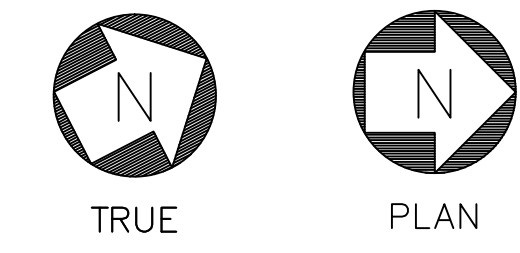
E WALL PACK LIGHTING BLACK KIM LIGHTING



G TRACH RECEPTICAL BLACK STEEL LANDSCAPE FORMS POE SERIES



1 SECTION AT AMENITY ZONE
 SCALE: 1/2" = 1'-0"



REV. NO.	DESCRIPTION
03/01/2012	ISSUED FOR PRELIMINARY CITY REVIEW
05/07/2012	ISSUED FOR DEVELOPMENT REVIEW
6/10/2012	2ND RD REVIEW

SARA'S GROCERY
 Off Site Parking for
 750 & 752 Sherman Road
 Richardson, TX 75081

PROJECT No. 01252012.01
 DATE: 03/01/2012
 DRAWN BY:

APPROVED BY:
 DRAWING TITLE
AMENITY SECTION & MATERIALS

SHEET NO.
CP-2
 2 of 3

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Agenda

Item 3

Parkside Towns Addition

Attachments:

1. Replat Staff Report
2. Letter from applicant

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
June 19, 2012**

Public Hearing on a Replat

PROJECT SUMMARY

Subdivision: Parkside Towns Addition, being a replat of Lot 5, Block 4 of the University World Addition, 7.99-acres of unplatted property and 0.46-acres of former Tatum Street right-of-way.

Staff Comments: To permit the applicant additional time to address revisions to the site, landscape and civil plans related to this replat, the applicant has requested that this item be **continued** until the July 3, 2012 CPC agenda.

Since this item is a replat of residentially zoned property, Texas Local Government Code requires notification of the public hearing 15 days in advance of the City Plan Commission meeting. Notification of the public hearing for this item was posted on June 2. To date, no correspondence has been received.

June 14, 2012

Israel B. Roberts, AICP
Development Review Manager
City of Richardson Development Services
411 West Arapaho Road
Richardson, Texas 75080-4551

Re: Parkside Towns Addition (formerly Lake Park Phase II)
July 3, 2012 City Plan Commission Agenda
HPCE #2011-349.CE

Mr. Roberts,

In order to permit additional time to address revisions to the development plans, we are requesting the replat for the Parkside Towns Addition be continued until the July 3, 2012 CPC agenda.

Please feel free to contact me if you have questions.

Thank you,



Bo N. Chapman, CFM
Project Manager
HPcivil Engineering