

City of Richardson City Plan Commission Agenda Packet August 7, 2012

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AGENDA

**CITY OF RICHARDSON – CITY PLAN COMMISSION
AUGUST 7, 2012
7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD**

BRIEFING SESSION: 6:00 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the East Conference Room, located on the first floor, to receive a briefing on:

A. Discussion of Regular Agenda items

B. Staff Report on pending development, zoning permits, and planning matters

MINUTES

1. **Approval of minutes of the City Plan Commission regular business meeting of July 17, 2012.**

VARIANCE

2. **Variance 12-06:** Consider and take necessary action on a request by John McKee, representing JRK Property Holdings, for approval of a variance to the Subdivision and Development Code, Article III, Subsection 21-58(e), to waive the physical separation requirement between apartment communities of more than 250 units by means of a permanent fence. The subject property is located at the southeast corner of Renner and North Star Roads. Applicant: John McKee. *Staff: Mohamed Bireima.*

PUBLIC HEARING

3. **Zoning File 12-12:** Consider and take necessary action on a request by Sidney B. Thompson for a change in zoning from R-1100-M Residential to O-M Office for 1.06 acres located at the southwest corner of Campbell Road and Custer Road. Applicant: Sidney B. Thompson. *Staff: Chris Shacklett.*

ADJOURN

The City Hall/Civic Center is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 744-4000, or (TDD) 1-800-735-2989.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, August 3, 2012.

Kathy Welp, Executive Secretary

Development Status Report



Development Status Report

City of Richardson, Texas ♦ Development Services Department

Updated: August 2, 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 12-08 Burger King 177 W. Campbell Rd.	A request by John B. Watson, representing Firebrand Properties, LP, to revoke a Special Permit for a restaurant with drive-thru service and approval of a new Special Permit for a restaurant with drive-thru service with modified development standards on a 0.83 acre lot located at 177 W. Campbell Road, south side of Campbell Road, west of Central Expressway. The property is currently zoned LR-M(2) Local Retail. <i>Staff: Chris Shacklett.</i>	City Plan Commission July 3, 2012 <i>Recommended Approval</i> City Council July 23, 2012 <i>Approved</i>
3	ZF 12-10 Gas Station 2750 E. President George Bush Turnpike	A request by Kenneth D. Baca, representing Victron Stores, LP, for a Special Permit for a motor vehicle service station with modified development standards. The 1.25-acre site is located at the northwest corner of President George Bush Turnpike and Renner Road. The property is currently zoned C-M Commercial. <i>Staff: Chris Shacklett.</i>	City Plan Commission July 17, 2012 <i>Recommended Approval</i> City Council August 13, 2012
4	ZF 12-12 O-M Office SW corner Campbell Rd. & Custer Rd.	A request by Sidney B. Thompson for a change in zoning from R-1100-M Residential to O-M Office for 1.06 acres located at the southwest corner of Campbell Road and Custer Road. <i>Staff: Chris Shacklett.</i>	City Plan Commission August 7, 2012
5	ZF 12-11 GreenVUE PD SE corner Greenville Ave. & Collins Blvd.	A request by John S. Kirk, representing Embrey Partners, Ltd., for a change in zoning from I-FP(2) Industrial with special conditions to PD Planned Development for the development of a multi-family community to be located at the southeast corner of Greenville Avenue and Collins Boulevard. The property is currently zoned I-FP(2) Industrial. <i>Staff: Chris Shacklett.</i>	City Plan Commission August 21, 2012 <i>Tentative</i>



Development Status Report

City of Richardson, Texas ♦ Development Services Department

#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS (CONT'D)			
6	ZF 12-13 Shire Phase 2 Senior Living NW of Infocom Dr. & Shire Blvd.	A request by Michael F. Twichell, representing Shire Development, LLC, for an amendment to the PD Planned Development standards to accommodate the development of an independent living facility for property located at the northwest corner of Infocom Drive and Shire Boulevard. The property is currently zoned PD Planned Development. <i>Staff: Chris Shacklett.</i>	City Plan Commission August 21, 2012 <i>Tentative</i>
7	ZF 12-14 7-Eleven 170 E. Spring Valley Rd.	A request by Grey Stogner, representing Crestview Real Estate, LLC, for a Special Permit for a motor vehicle service station with modified development standards at 170 E. Spring Valley Road (between Spring Valley Road and Centennial Boulevard, east of DART Light Rail). The property is currently zoned PD Planned Development. <i>Staff: Chris Shacklett.</i>	City Plan Commission August 21, 2012 <i>Tentative</i>
8	ZF 12-15 Noah's NE of Greenville Ave. & Glenville Dr.	A request by Eldon Haacke, representing Terraform Companies, for a Special Permit for a special events and entertainment facility, for a property located at the northeast corner of Greenville Avenue and Glenville Drive. The property is currently zoned I-M(1) Industrial. <i>Staff: Chris Shacklett.</i>	City Plan Commission August 21, 2012 <i>Tentative</i>
VARIANCES			
9	VAR 12-06 Breckinridge Pointe 4250 E. Renner Rd. & 3500 North Star Rd.	Consider and take necessary action on a request by John McKee, representing JRK Property Holdings, for approval of a variance to the Subdivision and Development Code, Article III, Subsection 21-58(e), to grant a waiver to the requirement for physical separation by a permanent fence between apartment communities of more than 250 units. <i>Staff: Mohamed Bireima.</i>	City Plan Commission August 7, 2012
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
10	Canyon Creek Country Club Addition 3213 Tam O'Shanter Ln.	Replat Canyon Creek Country Club Addition No. 11: A request for approval of a residential replat to combine Lot 22, Block 57 of the Canyon Creek Country Club Addition No. 11 and a 0.43-acre tract of land into a single lot. The site is located at 3213 Tam O'Shanter Lane and zoned R-1800-M Residential. Applicant: Paul Zuch, representing Capital Improvement. <i>Staff: Mohamed Bireima.</i>	City Plan Commission July 17, 2012 <i>Approved</i>



Development Status Report

City of Richardson, Texas ♦ Development Services Department

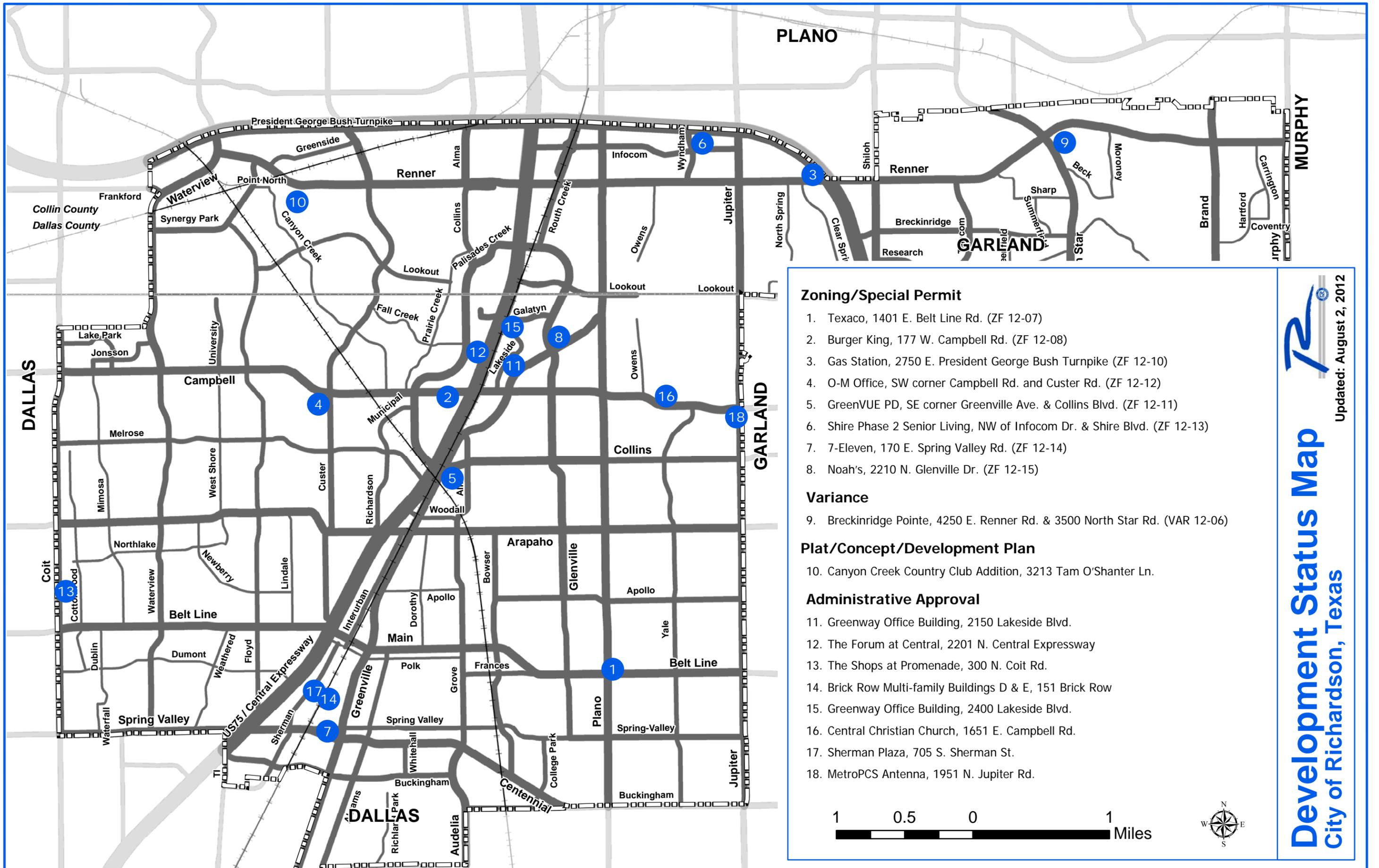
#	Name/Location	Project Information	Status
ADMINISTRATIVE APPROVALS			
11	Greenway Office Building 2150 Lakeside Blvd.	Revised the site plan to reflect the installation of a carport structure, approximately eight feet in height, over ten (10) parking spaces on the north side of the existing two-story office building.	Staff July 10, 2012 <i>Approved</i>
12	The Forum at Central 2201 N. Central Expressway	Revised the landscape plan to reflect the removal of seven (7) Ash trees adjacent to the east building façade and six (6) Ash and two (2) Magnolia trees from the planters next to the east and west entrances due to foundation problems caused by tree overcrowding and overgrowth within close proximity to the building.	Staff July 13, 2012 <i>Approved</i>
13	The Shops at Promenade 300 N. Coit Rd.	Revised the site plan to reflect the location of an outdoor dining area for associated with a restaurant on the second floor of the multi-story building.	Staff July 16, 2012 <i>Approved</i>
14	Brick Row Multi-family Buildings D & E 151 Brick Row	Revised the site plan to reflect the replacement of the west electrical meter screen wall for building "D" with an enclosure that enlarged the screen footprint from 4'-9"x 11'-1" to 8'-11 ½" x 8'-6". Also, the east building entry for building "E" was increased from a 2'-0" bump out to 3'-0". This increase allows for the parapet feature to be constructed per the approved elevations.	Staff July 17, 2012 <i>Approved</i>
15	Greenway Office Building 2400 Lakeside Blvd.	Revised the site plan to reflect the demolition of the existing porte-cochere on the south side of the existing seven-story office building; and the construction of a new porte-cochere in the same area; and to reflect the construction of 10 additional surface parking spaces on the south side of the building. 534 parking spaces are required; 767 spaces will be provided with these changes. Revised the landscape plan to reflect the removal of Ten (10) trees to accommodate the new construction including one Cedar Elem (13" cal.) and nine (9) ornamental trees; and the installation of Three (3) canopy trees and ten (10) Crepe Myrtles to replace the removed trees.	Staff July 24, 2012 <i>Approved</i>
16	Central Christian Church 1651 E. Campbell Rd.	Revised the site plan to reflect the installation of a 10'x8' wood shade structure – pergola next to the community garden on the west side of the parking lot.	Staff July 25, 2012 <i>Approved</i>



Development Status Report

City of Richardson, Texas ♦ Development Services Department

#	Name/Location	Project Information	Status
ADMINISTRATIVE APPROVALS (CONT'D)			
17	Sherman Plaza 705 S. Sherman St.	Revised the site plan to reflect the installation of an additional dish antenna (4' dia.) mounted at a height of 150 feet on the existing 200-foot high tower at this property.	Staff July 26, 2012 <i>Approved</i>
18	MetroPCS Antenna 1951 N. Jupiter Rd.	Revised the site plan to reflect the installation of three (3) dish antennas (23" dia.) mounted at a height of 87 feet on the existing 100-foot high monopole at this location.	Staff July 27, 2012 <i>Approved</i>



Zoning/Special Permit

- 1. Texaco, 1401 E. Belt Line Rd. (ZF 12-07)
- 2. Burger King, 177 W. Campbell Rd. (ZF 12-08)
- 3. Gas Station, 2750 E. President George Bush Turnpike (ZF 12-10)
- 4. O-M Office, SW corner Campbell Rd. and Custer Rd. (ZF 12-12)
- 5. GreenVUE PD, SE corner Greenville Ave. & Collins Blvd. (ZF 12-11)
- 6. Shire Phase 2 Senior Living, NW of Infocom Dr. & Shire Blvd. (ZF 12-13)
- 7. 7-Eleven, 170 E. Spring Valley Rd. (ZF 12-14)
- 8. Noah's, 2210 N. Glenville Dr. (ZF 12-15)

Variance

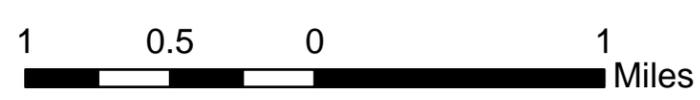
- 9. Breckinridge Pointe, 4250 E. Renner Rd. & 3500 North Star Rd. (VAR 12-06)

Plat/Concept/Development Plan

- 10. Canyon Creek Country Club Addition, 3213 Tam O'Shanter Ln.

Administrative Approval

- 11. Greenway Office Building, 2150 Lakeside Blvd.
- 12. The Forum at Central, 2201 N. Central Expressway
- 13. The Shops at Promenade, 300 N. Coit Rd.
- 14. Brick Row Multi-family Buildings D & E, 151 Brick Row
- 15. Greenway Office Building, 2400 Lakeside Blvd.
- 16. Central Christian Church, 1651 E. Campbell Rd.
- 17. Sherman Plaza, 705 S. Sherman St.
- 18. MetroPCS Antenna, 1951 N. Jupiter Rd.



Development Status Map
City of Richardson, Texas

Updated: August 2, 2012

Agenda

Item 1

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – JULY 17, 2012**

The Richardson City Plan Commission met July 17, 2012, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman
Barry Hand, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Thomas Maxwell, Commissioner
Don Bouvier, Alternate

MEMBERS ABSENT: Eron Linn, Commissioner

CITY STAFF PRESENT: Michael Spicer, Director- Development Services
Sam Chavez, Asst. Director of Dev. Svcs – Planning
Susan Smith, Asst. Director of Dev. Svcs – Dev. & Eng.
Monica Heid, Community Projects Manager
Israel Roberts, Development Review Manager
Chris Shacklett – Planner
Mohamed Bireima – Planning Technician
Kathy Welp, Executive Secretary

BRIEFING SESSION

Prior to the start of the Briefing Session, the City Plan Commission met with staff to receive a briefing on staff reports, agenda items, and the Main Street/Central Expressway Way redevelopment/enhancement study. No action was taken.

MINUTES

1. Approval of the minutes of the regular business meeting of July 3, 2012.

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

PUBLIC HEARINGS

2. Replat Canyon Creek Country Club Addition No. 11: Consider and take necessary action on a request for approval of a residential replat to combine Lot 22, Block 57, of the Canyon Creek Country Club Addition No. 11 and 0.43-acre tract of land into a single lot. The site is located at 3213 Tam O'Shanter Lane and zoned R-1800-M Residential.

Mr. Bireima stated the purpose of the replat was to dedicate a floodway and drainage easement, and to combine Lot 22 and an unplatted 0.43-acre tract into a single lot. He added that the replat complied with the City zoning and subdivision regulations and no correspondence had been received.

With no questions or comments from the Commission, Chairman Gantt opened the public hearing.

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

Motion: Vice Chair Hand made a motion to approve Item 2 as presented; second by Commissioner Bouvier. Motion passed 7-0.

- 3. Zoning File 12-10 Motor Vehicle Service Station:** Consider and take necessary action on a request by Kenneth D. Baca, representing Victron Stores, LP, for a Special Permit for a motor vehicle service station with modified development standards. The 1.25-acre site is located at the northwest corner of President George Bush Turnpike and Renner Road, and is zoned C-M Commercial and supports a vacant motor vehicle service station.

Mr. Shacklett stated the applicant was requesting a Special Permit for a motor vehicle service station and convenience store with five, double-sided gas pumps located at the northwest corner of Renner Road and President George Bush Turnpike (PGBT). The site was developed in 2001, prior to the 2008 amendment of the Comprehensive Zoning Ordinance requiring Special Permits for motor vehicle service stations. The station has been vacant for more than six months; therefore, the applicant is required to obtain a Special Permit as the site no longer has nonconforming rights to a motor vehicle service station.

Mr. Shacklett pointed out the plan indicated a proposed hooded left turn lane that is under review by the City's Traffic Department to allow east bound Renner Road traffic to enter the site, but vehicles exiting the station would not be able to make a left back out across Renner Road.

In addition to the Special Permit request, Mr. Shacklett stated the applicant was requesting two variances to validate some existing nonconforming issues: 1) allow a reduction in the internal stacking at the gas pumps; and 2) allow a building with a maximum height of 31' 7" (to the top of parapet), whereas the City's code allows a maximum height of 29 feet.

Mr. Shacklett concluded his presentation stating the site complied with the PGBT design guidelines, and the applicant was planning to replace any missing or dying landscape material. He added that if the request was recommended for approval, the motion should include the conditions of attaching the zoning exhibit and elevations, as well as the variances previously mentioned.

Commissioner Bright asked if the applicant would be required to do something with the barren landscaping at the corner of west bound Renner Road and southbound PGBT. He also wanted to know where the hooded left turn lane would be located.

Mr. Shacklett replied that even though the hard corner has a very large right-of-way area and is not part of the applicant's property, the applicant would most likely re-sod the area given that it had not been maintained since the site was vacated last year.

Regarding the hooded left turn lane, Mr. Shacklett replied that it would be located on the eastbound side of Renner Road, west of the intersection of Renner Road and PGBT.

Commissioner DePuy asked if the right-of-way in question was irrigated.

Mr. Shacklett replied that he was not sure if it was irrigated or not.

Vice Chair Hand expressed concern about forcing retailers to place trees in front of their stores and referenced photos of the site to demonstrate how, if trimmed improperly, the trees can detract from the site. In addition, Mr. Hand stated he thought the hooded left turn lane was a great idea, but wanted to know why it had not been included in the drawings.

Mr. Shacklett replied the applicant was working with the City's Traffic Department on the design of the turn lane, but that it would align with the existing driveway on Renner Road.

Chairman Gantt asked if the turn lane was within the purview of the Commission.

Mr. Chavez replied that all median openings are under the jurisdiction of the City and reviewed by the Traffic Department.

Vice Chair Hand asked how the current proposal compared to a previous case on Plano and Belt Line Roads regarding the queuing of vehicles at the gas pump.

Mr. Shacklett replied that the ordinance, as written, required 57 feet from the center of the pump to the back of a parking space. The current proposal has 43 feet from the center of the pump to the back of the parking spaces and was similar to the new QT gas station on Belt Line Road.

Mr. Chavez added the Plano Road site was increasing the number of pumps as well as adding a convenience store, which caused customers to drive around the pumps to get to the store. At the current location, the site provides efficient access to the convenience store.

Vice Chair Hand asked if the current site was built as nonconforming, or had the City's policy changed since 2001.

Mr. Shacklett replied that he was not sure if the site was built as nonconforming, but staff is now putting all similar sites through the Special Permit process to validate existing site conditions.

Chairman Gantt asked if staff thought there would be an issue on the current site if 10 cars were fueling at the same time.

Mr. Shacklett replied he did not think there would be a problem and the design was a typical layout for these types of businesses. He added that many applicants who approach the City are surprised at the 57-foot requirement and refer to it as a “sea of concrete”.

Commissioner Bright asked what the stacking distance was to the west at the service station on Plano and Belt Line Roads.

Mr. Shacklett replied that he thought it was either 41 or 43 feet, which was comparable to the proposed site; however, that site had other issues including no landscaping, problems with the placement of the canopy, and the fact that if a right turn lane was installed on Belt Line Road, the turn lane would be within 25 feet of the gas pumps.

Commissioner Maxwell asked if there was a mutual access agreement between the current site and the adjacent site and, if not, should it be removed from the site plan.

Mr. Shacklett replied that in 2001, the Comprehensive Plan showed Clear Springs Drive extending north across Renner Road, behind the service station, and connecting to the PGBT frontage road, but that segment was removed from the Plan. He added that if the Commission recommended approval, the motion could state the removal of the connection at the southwest portion of the property from the site plan.

Commissioner Bouvier asked about a possible contradiction between comments in the packet stating the site conformed to the PGBT guidelines, but in another paragraph it stated “that it will need to be replanted as approved on the landscape plan”. He also wanted to know how the landscaping on the property would be monitored.

Mr. Shacklett replied there was a previously approved landscape plan showing where all the trees and shrubs were located and that is what conformed to the guidelines. As it exists today, the site has dead and missing plant material and the applicant would be required to replant that material to conform to the guidelines.

Regarding the monitoring of the landscaping, Mr. Shacklett stated the City’s Community Services Department would inspect the property prior to the site receiving a Certificate of Occupancy (CO).

Commissioner Bouvier asked if the station would be rebranded as a Shell service station.

Mr. Shacklett replied that the applicant could speak to exactly what they would be doing with the canopy and signage as part of the rebranding.

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

Mr. Ken Baca, representing Victron Energy, 105 YMCA Drive, Waxahachie, Texas, stated his company was a large Shell distributor and the Shell brand would be retained. He added there will not be any changes to the building façade, but they would be cleaning up the site, signage, and landscaping.

Regarding the request for a hooded left turn lane, Mr. Baca stated their in-house architect submitted a design to the City that was well received, and they were waiting on an engineering survey of the median to identify where all of the improvements/modifications would be made. He added that any trees disturbed by the construction would either be replanted on the median while respecting visibility sight lines, or planted on their site with the permission of the City.

Chairman Gantt stated he appreciated the applicant's commitment to replant any trees if the turn lane was approved.

Commissioner Bouvier asked if approval of the hooded left turn lane was a condition of approval from Shell.

Mr. Baca replied Shell was not holding his company captive to the approval of the hooded left turn lane, and they had purchased the store without it, but felt it was an essential part of making the store a success. He added that they would most likely be adding a quick serve restaurant to the convenience store.

With no further comments in favor or opposed, Chairman Gantt closed the public hearing.

Commissioner DePuy commented that she thought the proposal was a good plan for the site and did not have any concerns about a left turn lane.

Chairman Gantt stated that he thought the proposal would be a nice improvement to the site and for the City.

Motion: Commissioner Bright made a motion to recommend approval of Item 3 as presented; second by Commissioner Bouvier.

Vice Chair Hand asked for clarification on the egress and ingress of the hooded left turn lane.

Mr. Shacklett replied it would be a “left in” only turn lane and any vehicle wishing to continue eastbound on Renner Road would have to exit onto the PGBT frontage road and make a left turn at the signal light.

Motion passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:37 p.m.

David Gantt, Chairman
City Plan Commission

Agenda

Item 2

VARIANCE 12-06

Attachments:

1. Staff Report
2. Applicant's Statement
3. Locator
4. Variance Site Plan
5. Notice of Variance Request
6. Notification List
7. Notification Map

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
August 7, 2012**

Variance 12-06

SUMMARY

Owner: Breckinridge Point Apartments

Applicant: John McKee, JRK Residential Group

Project Name: Breckinridge Point Apartments

Location: 4250 E. Renner Road
3500 North Star Road

Request: The applicant is requesting approval of a variance to Chapter 21, Subdivision and Development Code of the City of Richardson *Code of Ordinance, Article III, Section 21-58(e), Additional Special Requirements for Apartments*, to allow the removal of a six-foot high wrought iron fence that bisects the existing apartment complex into two communities.

CPC Action: **Recommendation to the City Council**
The City Plan Commission may recommend approval of the request as presented, recommend approval with conditions, or recommend denial.

City Council Meeting: August 27, 2012 (tentative)

Notification: This request is not a public hearing and specific notification is not required by State law. As a courtesy, adjacent property owners received written notification.

Correspondence: No written correspondence has been received to date.

BACKGROUND INFORMATION

Staff Background:

Constructed in 1998, the Breckinridge Point Apartments contain a total of 440 units, divided into two, gated, apartment communities that are separated by a six-foot high wrought iron fence. The northern tract, addressed 4250 E. Renner Road, contains 226 units. The southern tract, addressed 3500 North Star Road, contains 214 units. Although physically separated, both communities are managed by a single entity located in the office on the northern tract.

VAR 12-06
*Article III, Section 21-58(e),
Additional Special
Requirements for
Apartments*

The Subdivision and Development Code requires apartment communities to be limited to a maximum of 250 units that share common access, circulation, parking areas, recreational areas, and other facilities. Further, the code requires physical separation between apartment communities by means of a permanent fence with no openings for vehicular or pedestrian traffic.

The applicant requests a waiver from the physical separation requirement between apartment communities of more than 250 units by permitting the removal of the existing six-foot high wrought iron fence. In addition, if the variance is approved, the applicant will work with staff on the possible installation of a vehicular connection.

The property owners have expressed their desire to combine the two apartment communities into a single complex to improve leasing opportunities within the southern section, provide convenient internal access and circulation for the residents to the office and amenities, and to improve emergency access throughout the site.

No similar variances have been reviewed previously by CPC.

DEVELOPMENT SUMMARY

Legal Name:

Breckinridge Pointe Addition, Lots 1 & 2, Block A

Land Area:

27.03 acres

Zoning:	PD – Planned Development district for apartments with special conditions (Ord. #2636).
Existing Development:	Two apartment communities comprising 440 units.
Adjacent Land Use, Zoning:	
North (across Renner)	Pharmacy, retail center, daycare; zoned PD for Local Retail. Single-family residences; zoned PD for R-1500-M Single-family residential.
East & South	Single-family residences; zoned PD.
West (across North Star)	Convenience store with gas pumps (7-Eleven, under construction), independent living facility, and apartment complex; zoned PD.
Southwest	Breckinridge Park; Zoned PD

June 27, 2012

To: City of Richardson City Plan Commission Members

Re: Breckinridge Point
4250 East Renner Road
Richardson, TX 75802

Dear Council Members,

JRK Residential Group is requesting approval to remove the wrought iron fence that currently divides our property, Breckinridge Point, across the middle. The Breckinridge property (zoned PD) is comprised of 3 separate lots, the fence is located between lot 1 and lot 2 of Breckinridge Point.

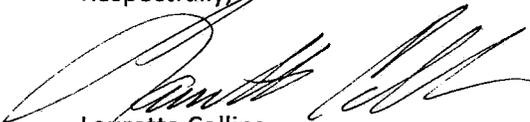
All business and property functions take place in the office and clubhouse area, which are located in the front half of the property. Residents who live in the back half of the property have to drive completely around the property to attend events or speak with the office staff. These residents feel isolated from the rest of the property.

Also because of the fence, the back half of the property has more vacant units than the front and they tend to stay unrented for a longer period. A larger concentration of vacant units in one area often results in higher expenses and can encourage vandalism and/or vagrancy issues.

When responding to calls for the back half of the property, emergency vehicles must drive completely around the property to gain access. We believe the removal of the fence has the potential to save property damage and most importantly lives. We will be adding a driveway to connect the two properties if the request is approved.

We would greatly appreciate your approval to remove this fence, which serves no purpose, and once gone will improve the property and safety for residents, guests and the neighborhood.

Respectfully,

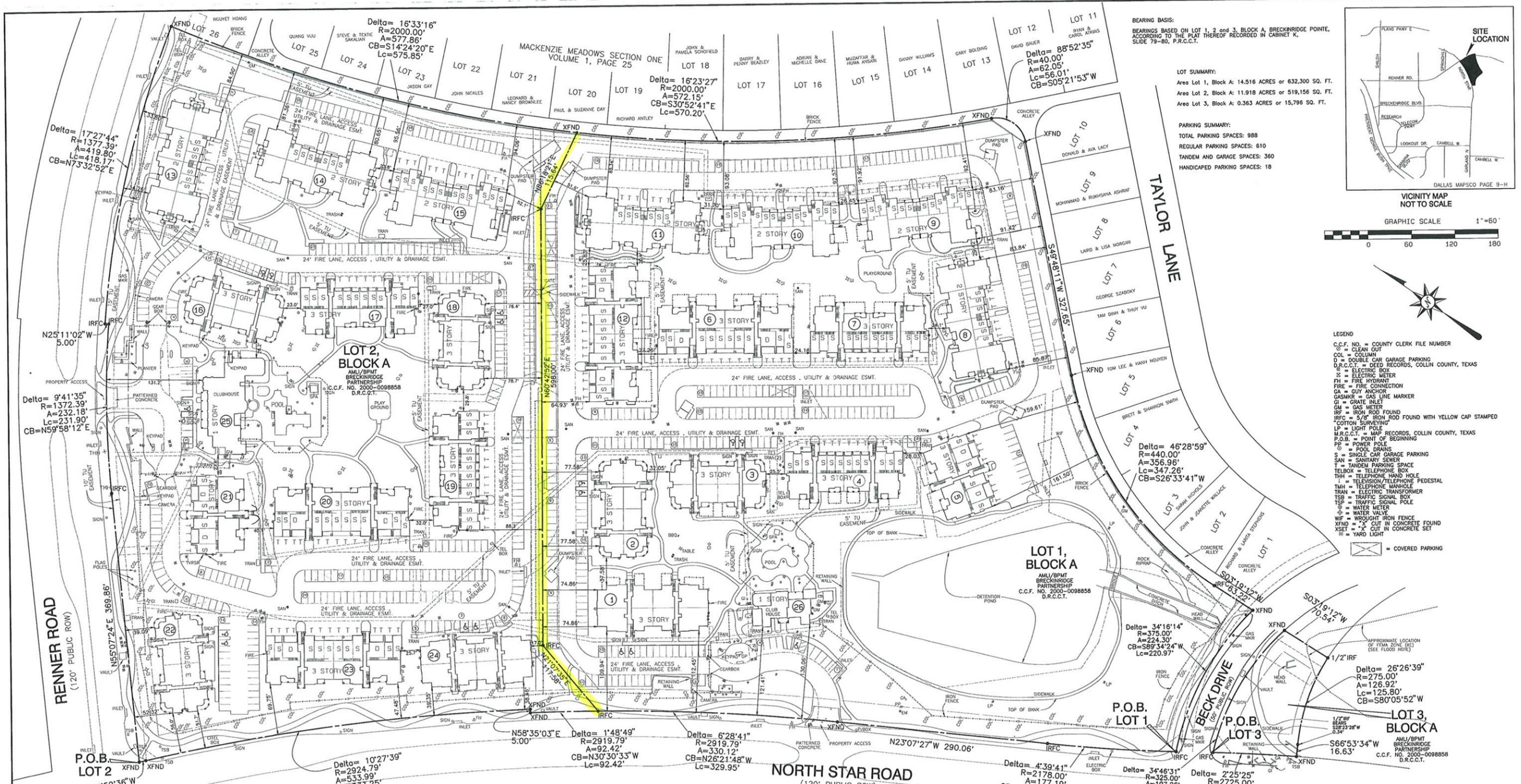


Laretta Collins
JRK Residential



Breckinridge Point Apartments
4250 E. Renner Road & 3500 North Star Road

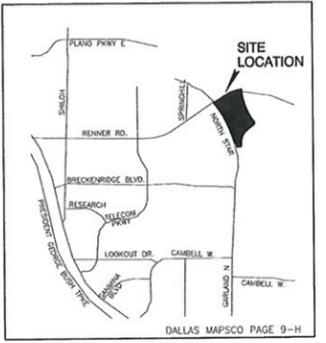




BEARING BASIS:
 BEARINGS BASED ON LOT 1, 2 AND 3, BLOCK A, BRECKINRIDGE POINTE,
 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K,
 SLIDE 79-80, P.R.C.C.T.

LOT SUMMARY:
 Area Lot 1, Block A: 14,516 ACRES or 632,300 SQ. FT.
 Area Lot 2, Block A: 11,918 ACRES or 519,156 SQ. FT.
 Area Lot 3, Block A: 0.363 ACRES or 15,796 SQ. FT.

PARKING SUMMARY:
 TOTAL PARKING SPACES: 988
 REGULAR PARKING SPACES: 610
 TANDEN AND GARAGE SPACES: 360
 HANDICAPPED PARKING SPACES: 18



GRAPHIC SCALE 1"=60'
 0 60 120 180

- LEGEND
- C.C.F. NO. = COUNTY CLERK FILE NUMBER
 - CO = CLEAN OUT
 - COL = COLLUM
 - CO = DOUBLE CAR GARAGE PARKING
 - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - EB = ELECTRIC BOX
 - EM = ELECTRIC METER
 - EH = FIRE HYDRANT
 - FC = FIRE CONNECTION
 - GA = GUY ANCHOR
 - GASMR = GAS LINE MARKER
 - GI = GRATE INLET
 - GM = GAS METER
 - IRF = IRON ROD FOUND
 - IRFC = 5/8" IRON ROD FOUND WITH YELLOW CAP STAMPED "COLLUM SURVEYING"
 - LP = LIGHT POLE
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - P.O.B. = POINT OF BEGINNING
 - PP = POWER POLE
 - PD = POOL DRAIN
 - S = SINGLE CAR GARAGE PARKING
 - SAN = SANITARY SEWER
 - T = TANDEN PARKING SPACE
 - TELBOX = TELEPHONE BOX
 - THH = TELEPHONE HAND HOLE
 - THP = TELEVISION/TELEPHONE PEDESTAL
 - TMH = TELEPHONE MANHOLE
 - TRM = ELECTRIC TRANSFORMER
 - TSS = TRAFFIC SIGNAL BOX
 - TSP = TRAFFIC SIGNAL POLE
 - W = WATER METER
 - WF = WROUGHT IRON FENCE
 - XFND = CUT IN CONCRETE FOUND
 - XSET = CUT IN CONCRETE SET
 - YL = YARD LIGHT
 - CP = COVERED PARKING

- GENERAL NOTES:
1. The surveyor has not abstracted subject property.
 2. This survey is subject to all easements of record.
 3. This survey was prepared for the exclusive use of the person or persons named in the above statements. Said statements do not extend to any unnamed person without an express restating by the surveyor naming said person.
 4. The original copy will have original signatures and stamp seal.
 5. Air conditioning units not shown hereon.
 6. All building setbacks shown hereon per recorded plot of subject property.
 7. Buildings shown hereon do not appear to intrude or protrude any easements shown hereon.
 8. Fences and retaining walls shown hereon do appear to intrude easements shown hereon.
 9. No observable evidence of cemeteries were located during the survey.
 10. Address are as follows:
 Lot 1 = 3500 North Star Road, Richardson, Texas 75083
 Lot 2 = 4250 Renner Road, Richardson, Texas 75083
 Lot 3 = No address assigned.
 11. No observed evidence of current earth moving work, building construction or building additions.
 12. No observed evidence of site use as a solid waste dump, sump or sanitary land fill.
 13. Per USGS quadrangle map, there does not appear to be any wetland area on the subject property.
 14. Subject property is currently Zoned: PD under Ordinance 2636-A
 15. With regard to Table A: Item 10, there are no known party walls.

16. Zoning setbacks are reflected on the face of the survey and on the easement exhibit. Setbacks shown are based on the recorded plot and zoning requirements.

FLOOD NOTE:
 INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

ALL FLOOD PLANE INFORMATION ON THIS SURVEY IS FOR GRAPHICAL DEPICTION ONLY AS SCALED OFF OF FIRM PANEL MAPS #48085C0395J & #48085C0310J FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS.

SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN FEMA ZONE (X) UNSHADED AND FEMA ZONE (AE).
 ZONE (X) UNSHADED DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 ZONE (AE) DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.

ZONE (AE) APPEARS TO AFFECT ONLY LOT 3, BLOCK A OF SUBJECT PROPERTY AS SHOWN HEREON.

- THE FOLLOWING INSTRUMENTS RECORDED IN DEED RECORDS, COLLIN COUNTY, TEXAS, CALLED OUT IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE OF No. 4712000717, ISSUED APRIL 23, 2012:
- 10c) The following items as set out on plot recorded in Volume K, Page 79, Map Records, Collin County, Texas.
- Lot 1:
 1) Thirty foot landscape and pedestrian easement; 2) Thirty foot building setback line along North Star Road; 3) Twenty four foot fire lane, access, utility and drainage easement; 4) Ten foot utility easements; 5) Variable width drainage easement; 6) Five foot Texas Utilities Electric Company easements; 7) Twenty foot building setback lines; 8) Variable width utility and drainage easements; 9) Variable width utility easements; 10) Twenty five foot building setback line; 11) Sixteen foot building setback line along South East property line; 12) Twenty five foot by twenty five foot triangular street easement and 13) Fifteen foot landscape easement. (Affect Lot 1 of subject property as plotted hereon)
- Lot 2:
 1) Thirty foot landscape and pedestrian easement; 2) Thirty foot building setback lines; 3) Sixteen foot building setback lines; 4) Twenty four foot fire lane, access, utility and drainage easement; 5) Ten foot utility easements; 6) Five foot Texas Utilities Electric Company easements; 7) Ten foot drainage easement; 8) Fifteen foot drainage easements; 9) Variable width drainage easements; 10) Ten foot fence easement; 11) Twenty five foot by twenty five foot triangular street easement; 12) Fifteen foot building setback line along South East property line; 13) Twenty five foot by twenty five foot triangular street easement and 14) Variable width utility easements. (Affect Lot 2 of subject property as plotted hereon)
- Lot 3:
 1) Thirty foot building setback line; 2) Twenty foot building setback line; 3) Twenty five foot building setback line; 4) Ten foot building setback line and 5) Twenty five foot by twenty five foot triangular street easement. (Affect Lot 3 of subject property as plotted hereon)

- 10d) Granted to: North Texas Municipal Water District
 Purpose: Right-of-Way
 Recording Date: March 1, 1993
 Recording No: Under Clerk's File No. 93-0014357, D.R.C.C.T.
 AFFECT: Affects Lot 1, Block A as shown hereon.
- 10e) Granted to: City of Richardson
 Purpose: Right-of-Way
 Recording Date: September 24, 1993
 Recording No: Under Clerk's File No. 93-0081386, D.R.C.C.T.
 AFFECT: Affects Lot 1, Block A as shown hereon.
- 10f) Granted to: City of Richardson
 Purpose: Right-of-Way
 Recording Date: September 24, 1993
 Recording No: Under Clerk's File No. 93-0081387, D.R.C.C.T.
 AFFECT: Affects Lot 3, Block A as shown hereon.
- 10g) Granted to: City of Richardson
 Purpose: Right-of-Way
 Recording Date: September 24, 1993
 Recording No: Under Clerk's File No. 93-0081389, D.R.C.C.T.
 AFFECT: Affects Lot 1, Block A as shown hereon.
- 10h) Granted to: Southwestern Bell Telephone Company
 Purpose: Right-of-Way
 Recording Date: June 22, 1994
 Recording No: Under Clerk's File No. 94-0059273, D.R.C.C.T.
 AFFECT: Affects Lot 2, Block A as shown hereon.

- 10i) Entitled: Memorandum of Contract and Easement
 Dated: April 2, 1999
 Executed by: and between Breckinridge Pointe Limited Partnership and Southwestern Bell Telephone Company
 Recording Date: May 3, 1999
 Recording No: Volume 4407, Page 2228, D.R.C.C.T.
 Which provided for, among other things: Terms, provisions, easements and conditions.
 AFFECT: Affects Lots 1, 2, & 3, Block A, but not plottable, blanket in nature.
- 10j) Granted to: City of Richardson
 Purpose: Right-of-Way
 Recording Date: January 5, 2000
 Recording No: Volume 4576, Page 1689, D.R.C.C.T.
 AFFECT: Affects Lot 1, Block A as shown hereon.
- 10k) Entitled: Cable Television Easement and Service Agreement
 Dated: March 30, 1998
 Executed by: and between AMLJ/BPMT Breckinridge Partnership, Inc and Breckinridge Pointe, Ltd.
 Recording Date: June 17, 1998
 Recording No: Volume 4189, Page 2160, D.R.C.C.T.
 Which provided for, among other things: Terms, provisions, easements and conditions.
 AFFECT: Affects Lots 1, 2, & 3, Block A, but not plottable, blanket in nature.
- 10l) Entitled: Memorandum of Agreement
 Dated: September 1, 2006
 Executed by: and between AMLJ/BPMT Breckinridge Partnership, and Time Warner Cable LLC
 Recording Date: August 2, 2007
 Recording No: Under Clerk's File No. 20070802001073550, D.R.C.C.T.
 Which provided for, among other things: Terms and conditions.
 AFFECT: Affects Lots 1, 2, & 3, Block A, but not plottable, blanket in nature.

ALTA/ACSM LAND TITLE SURVEY
BRECKINRIDGE POINTE APARTMENTS
 BRECKINRIDGE POINTE
 LOT 1,2,3, BLOCK A
 BEING 26.796 ACRES
 IN THE G.H. PEGUES SURVEY, ABSTRACT No. 700
 AND THE M.R. FOSTER SURVEY, ABSTRACT No. 332
 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS
 MAY 2012

SURVEYOR
 COMPASS POINTS PROFESSIONAL SERVICES
 3908 Wyeth Drive
 Plano, Texas 75023
 Phone: (972) 333-1064

OWNER
 AMLJ/BPMT Breckinridge Partnership,
 a Delaware partnership
 125 S. Wacker Dr., Suite 3100
 Chicago, IL 60606

JOB No. D234-001-01 DWG. No. 1098-2 egs/dfm SHEET 1 OF 2



Notice of Variance Request

City Plan Commission • Richardson, Texas

An application has been received by the City of Richardson for variances to Chapter 21, Subdivision and Development Ordinance.

File No./Name: VAR 12-06
Property Owners: Breckinridge Pointe Apartments
Applicant: John S. McKee, JRK Residential
Location: 4250 E. Renner Road & 3500 North Star Road
Request: Request approval of a variance from the Subdivision and Development Code:
1. Article III, Section 21-58(e) [*Additional Special Requirements for Apartments*]: permission to remove a six-foot high iron fence that bisects the apartment complex into two communities.

The City Plan Commission will consider this request on:

TUESDAY, AUGUST 7, 2012
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

As courtesy, adjacent property owners who may be affected by this request are receiving written notification of this meeting; as such ownership appears on the last approved city tax roll.

PROCESS FOR PUBLIC INPUT: This item is not a public hearing and specific notification is not required by State law.

While all interested persons are invited to attend the meeting, those wanting 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: Development Services Department, P.O. Box 830309, Richardson, TX 75083.

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

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

For additional information, please contact the Department of Development Services at 972-744-4240 and reference this variance number.

Date Posted and Mailed: July 27, 2012

GARRETT PERRY &
GARRETT JAN
4408 SANDEROSA LN
RICHARDSON, TX 75082-2683

INIM ENOCH L
4404 SANDEROSA LN
RICHARDSON, TX 75082-2683

SOLLEDER JOHN F
4400 SANDEROSA LN
RICHARDSON, TX 75082-2683

KD CONCEPTS LLC
5053 BRANDYWINE LN
FRISCO, TX 75034-2241

SOUTHWEST CLEARWATER CREEK PAR
2100 LAKESIDE BLVD STE 425
RICHARDSON, TX 75082-4350

PAPACHRISTOS FAMILY TRUST
PAPACHRISTOS ELIAS & VASSO-TR
4316 MARINA CITY DR UNIT 1019
MARINA DEL REY, CA 90292-5820

EF-BRECKINRIDGE PROPERTIES LP
2626 COLE AVE STE 650
DALLAS, TX 75204-1087

GARCIA CRISTINO JR
4416 SANDEROSA LN
RICHARDSON, TX 75082-2683

KHANNA KAPIL
120 E FM 544 STE 72 PMB 161
MURPHY, TX 75094-4035

SINGH JARNAIL &
KAUR BALDEV & SINGH HARPREET
3701 MCKENZIE DR
RICHARDSON, TX 75082-2763

DANE ADRIAN M & MICHELLE L
3611 MACKENZIE LN
RICHARDSON, TX 75082-2621

ANSARI MUZAFFAR A & HUMA
3609 MACKENZIE LN
RICHARDSON, TX 75082-2621

WILLIAMS DANNY
3607 MACKENZIE LN
RICHARDSON, TX 75082-2621

BOLDING GARY
3605 MACKENZIE LN
RICHARDSON, TX 75082-2621

BAUER R DAVID
3603 MACKENZIE LN
RICHARDSON, TX 75082-2621

LACY DONALD D & AVA P
4419 TAYLOR LN
RICHARDSON, TX 75082-2613

ASHRAF MOHAMMAD & RUKHSANA
4417 TAYLOR LN
RICHARDSON, TX 75082-2613

MORGAN G LAIRD ETUX LISA
4415 TAYLOR LN
RICHARDSON, TX 75082-2613

HOANG NGUYET
4137 ELK SPRINGS TRL
RICHARDSON, TX 75082-3749

VUU QUANG M
3629 MACKENZIE LN
RICHARDSON, TX 75082-2621

SAKALIAN STEVE Y ETUX TEXIE
3627 MACKENZIE LN
RICHARDSON, TX 75082-2621

GAY JASON BARCLAY
EICHENBERGER KRISTIN
3625 MACKENZIE LN
RICHARDSON, TX 75082-2621

NICKLES JOHN
3623 MACKENZIE LN
RICHARDSON, TX 75082-2621

BROWNLEE LEONARD JR & NANCY
3621 MACKENZIE LN
RICHARDSON, TX 75082-2621

DAY D PAUL ETUX SUZANNE M
3619 MACKENZIE LN
RICHARDSON, TX 75082-2621

ANTLEY RICHARD
3617 MACKENZIE LN
RICHARDSON, TX 75082-2621

SCHOFIELD JOHN M & PAMELA A
3615 MACKENZIE LN
RICHARDSON, TX 75082-2621

BEAZLEY BARRY ETUX PENNY
3613 MACKENZIE LN
RICHARDSON, TX 75082-2621

SZABOKY GEORGE E ETUX
4413 TAYLOR LN
RICHARDSON, TX 75082-2613

DINH TAM THIEN &
VU OANH THUY
4411 TAYLOR LN
RICHARDSON, TX 75082-2613

LY TOM & NGUYEN HANH
4409 TAYLOR LN
RICHARDSON, TX 75082-2613

SMITH BRET M & SHANNON L
4407 TAYLOR LN
RICHARDSON, TX 75082-2613

DINH PHUONG THUY
4405 TAYLOR LN
RICHARDSON, TX 75082-2613

WALLACE JOHN ETUX JEANETTE
4403 TAYLOR LN
RICHARDSON, TX 75082-2613

STEPHENS RICHARD W & LARITA E
4401 TAYLOR LN
RICHARDSON, TX 75082-2613

BRECKINRIDGE POINT APARTMENTS
C/O JRK INVESTORS INC
11766 WILSHIRE BLVD #1500
LOS ANGELES, CA 90025-6552

JPMORGAN CHASE BANK
C/O SAXON MORTGAGE SVCS INC
4708 MERCANTILE DR
FORT WORTH, TX 76137-3605

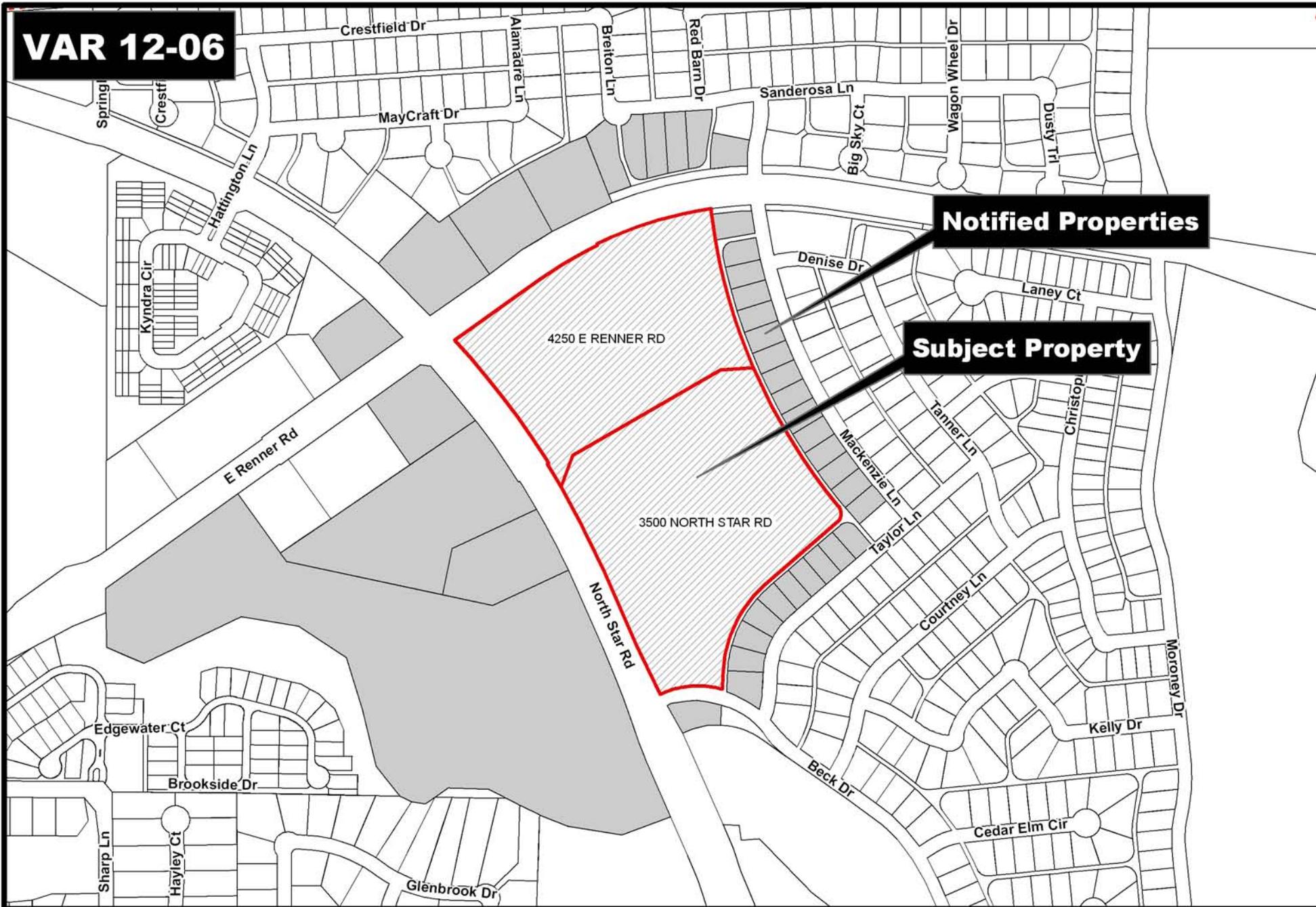
EVERGREEN RICHARDSON SENIOR CO
400 S ZANG BLVD STE 610 LB 21
DALLAS, TX 75208-6600

SSAA VENTURES CORPORATION
PO BOX 940044
PLANO, TX 75094-0044

MORONEY RENNER 37 LP
3102 OAK LAWN AVE STE 202
DALLAS, TX 75219-6400

VAR 12-06
Notification List

VAR 12-06



VAR 12-06 Notification Map
Breckinridge Point Apartments
4250 E. Renner Rd & 3500 North Star Rd



Agenda

Item 3

ZONING FILE 12-12

Attachments:

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Oblique Aerial Looking South
5. Concept Plan (Exhibit “B-1” & “B-2” - Not part of Ordinance)
6. Site Photos (Exhibits “C-1” through “C-2”)
7. Applicant’s Statement
8. Notice of Public Hearing
9. Notification List



Staff Report

TO: City Plan Commission
FROM: Chris Shacklett, Planner **CS**
DATE: August 3, 2012
RE: **Zoning File 12-12:** Zoning Change – R-1100-M Residential to O-M Office

REQUEST:

Rezone approximately 1.06 acres located at the southwest corner of Campbell Road and Custer Road from R-1100-M Residential to O-M Office.

APPLICANT / PROPERTY OWNERS:

Sidney B. Thompson / Sidney B. Thompson, Anthony A. Leto, and Carl M. Peters

EXISTING DEVELOPMENT:

The three (3) western lots are undeveloped. The two (2) eastern lots are developed with a single-family detached dwelling unit on each lot.

ADJACENT ROADWAYS:

Campbell Road: Six-lane, divided arterial; 36,900 vehicles per day on all lanes, eastbound and westbound, west of Custer Road (May 2011).

Custer Road: Four-lane, undivided major collector; 7,100 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (May 2011).

SURROUNDING LAND USE AND ZONING:

North: Parks/Open Space & Single Family; R-1100-M Residential
South: Single Family; R-1100-M Residential
East: Single Family; R-1100-M Residential
West: Retail/Commercial; R-1100-M Residential

FUTURE LAND USE PLAN:

Neighborhood Service

Service-related uses such as retail sales; personal services; entertainment; recreation; and office uses oriented to the immediate area.

Future Land Uses of Surrounding Area:

North: Parks & Open Space and Neighborhood Residential

South: Neighborhood Residential

East: Neighborhood Residential

West: Neighborhood Service

EXISTING ZONING:

R-1100-M Residential (Ordinance Number 78-A).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested changes will not significantly impact the surrounding infrastructure or transportation system.

APPLICANT’S STATEMENT

(Please refer to the complete Applicant’s Statement.)

STAFF COMMENTS:

Background:

In 1960 the area between Custer Road and Old Campbell Road was platted into nine (9) single-family residential lots. In 1968, the western four (4) lots were granted a Special Permit for a private day school (childcare center) and were platted into a single lot. Although the childcare center site is developed as a non-residential use, the property retained its R-1100-M Residential zoning designation.

The subject site includes the five (5) remaining single-family residential lots that were platted in 1960. The three (3) western lots are owned by the applicant and his family, and are undeveloped. The two (2) eastern lots are both developed with single-family homes and are owned by Mr. Peters and Mr. Leto.

Although the subject lots are zoned for single-family residential uses, their location and adjacency to an arterial thoroughfare (Campbell Road) make them conducive for non-residential uses. As such, the 2009 Comprehensive Plan re-designated the site from Low Density Residential to Neighborhood Service, which provides for service-related uses, including retail and office uses to serve the immediate area.

Applicant’s Request:

The applicant’s request is to rezone the subject lots from R-1100-M Residential to O-M Office for the future development of multiple 1-story medical or general office buildings. The applicant does not intend to develop the property, but desires to acquire the appropriate zoning so the property may be developed for office uses in the future.

The applicant provided two (2) possible concept plans to depict how the site could be developed (Exhibits “B-1” and “B-2”). Both concepts propose four (4) individual 2,000-square foot buildings as well as a driveway near the northwest portion of the property along Campbell Road and a driveway at the southeast corner of the property on Custer Road. Information regarding each of the proposed concepts is listed below with differences between the two concepts noted in bold text:

Proposed Concept Plans (Exhibits “B-1” and “B-2”)

- Lot Area: 1.06 acres / 46,624 square feet
- Building Area: Four (4) individual buildings totaling 8,000 square feet (2,000 square feet each)
- Building Orientation:
 - **Exhibit B-1 depicts four (4) buildings, with entrances located on the south side of the building. The rear of the buildings face Campbell Road and would be required to be designed to reflect a front elevation appearance or else a masonry screening wall or living screen in conjunction with a wrought iron fence would be required unless a variance was granted to relieve the developer from the screening requirement as mandated by Chapter 21 of the Code of Ordinances – Subdivision and Development Code.**
 - **Exhibit B-2 depicts four (4) buildings, with the three (3) eastern buildings having entrances on the south side of the building. The westernmost building is perpendicular to the others and is separated by the driving aisle. The three (3) buildings that back up to Campbell Road would require the same treatment as listed for Exhibit B-1.**
- Setbacks:
 - Front: 30 feet along Campbell Road and Custer Road with parking prohibited within the front setback.
 - Side: 46 feet where the side of a building abuts upon a residential district (Chapter 21 of the Code of Ordinances – Subdivision and Development Code).
 - Rear: 60 feet (to include alley right-of-way) where the rear of a building abuts upon a residential district. Both concepts respect this requirement (Chapter 21 of the Code of Ordinances – Subdivision and Development Code).
 - **Exhibit “B-2” depicts a building that is located ten (10) feet from the west property line. As proposed, a variance to Chapter 21 would be required to allow the building to be located within sixty (60) feet of the residentially zoned property. Although the property is zoned R-1100-M Residential, it is developed as a childcare center which is a non-residential use.**
- Number of Parking Spaces: 32 required / **42 provided on Exhibit “B-1” and 38 provided on Exhibit “B-2”.**
- Building Height: One (1) story / twenty-five (25) feet maximum.
- Building Materials: The buildings would be required to meet the minimum 85% masonry requirements of the O-M Office District.
- Landscaping: 7% required / **39.6% provided on Exhibit “B-1” and 40.8% provided on Exhibit “B-2”.**

Staff Comments:

At staff's request, the applicant provided two (2) concept site plans to demonstrate that an office development could be accommodated with regard to building placement, driveway location, parking and landscaping. Although Exhibit "B-2" would require a variance for the western building that backs upon a residential zoning district, the driveway location along Campbell Road is more desirable with regard to its distance from the driveway to the west as compared to Exhibit "B-1", but will also require a variance in the future. It appears a variance to the 60-foot setback for the building backing to a residential district could be justified since adjacent property is developed as a non-residential use.

If the applicant's request is approved, the concepts plans will not be attached as exhibits to the ordinance; rather, the concepts were only designed to display that a reasonable amount of office space could be developed on the subject properties if platted together and developed as one (1) lot.

At a future date, the developer will be required to provide full development plans (a site plan, landscape plan, and civil engineering drawings) for CPC approval prior to construction. In addition, any variances to the Comprehensive Zoning Ordinance or Chapter 21 would have to be secured prior to the time of development.

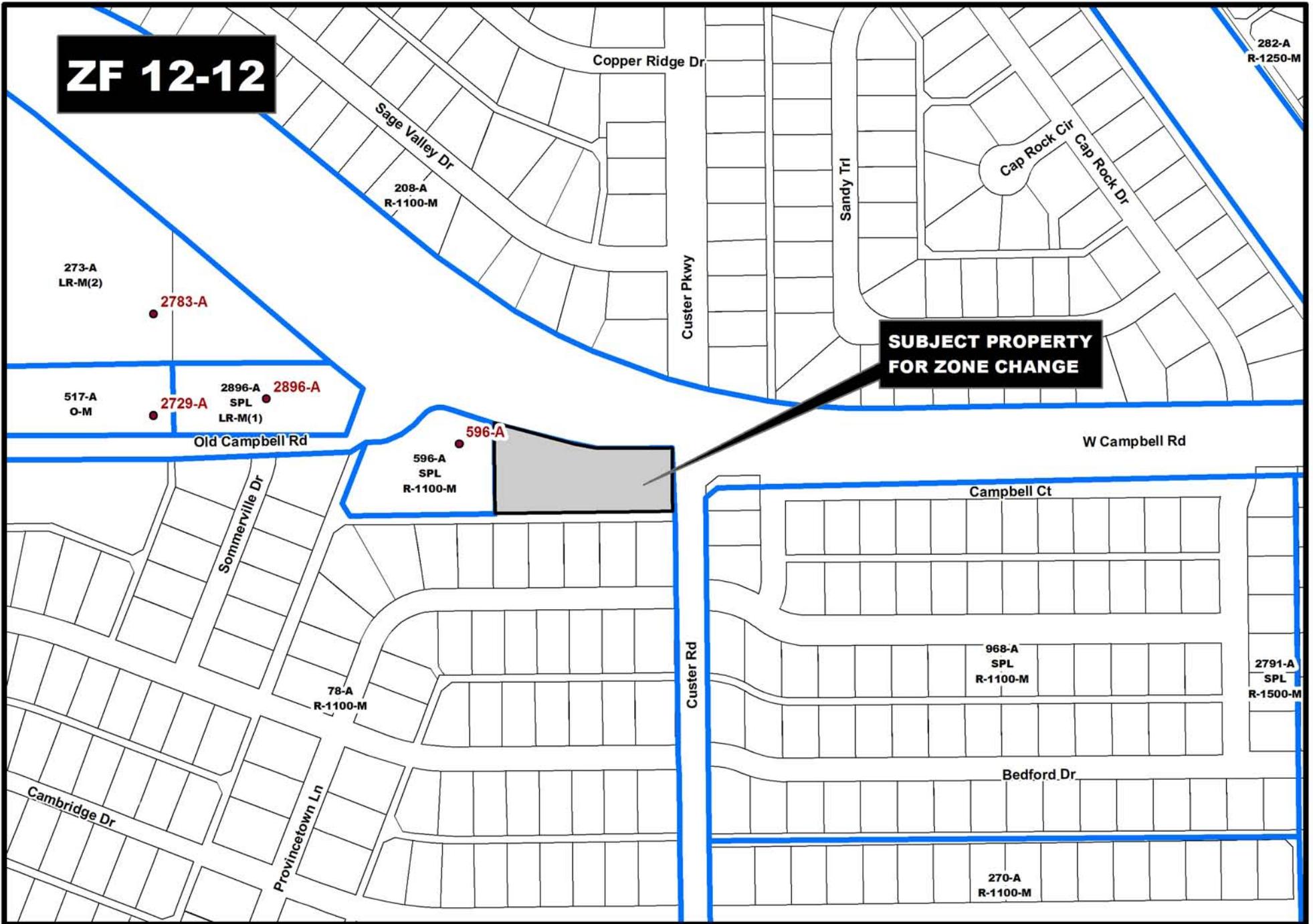
Correspondence: As of this date, no correspondence has been received.

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

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

1. The subject 1.06 acre site shall be zoned for the O-M Office District and shall be developed in accordance with the zoning regulations of the O-M Office District.

Council Hearing Date: The earliest possible City Council hearing date is August 27, 2012



ZF 12-12 Zoning Map

Updated By: shacklett, Update Date: July 13, 2012
 File: DSI\Mapping\Cases\Z\2012\ZF1212\ZF1212 zoning.mxd

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.



ZF 12-12



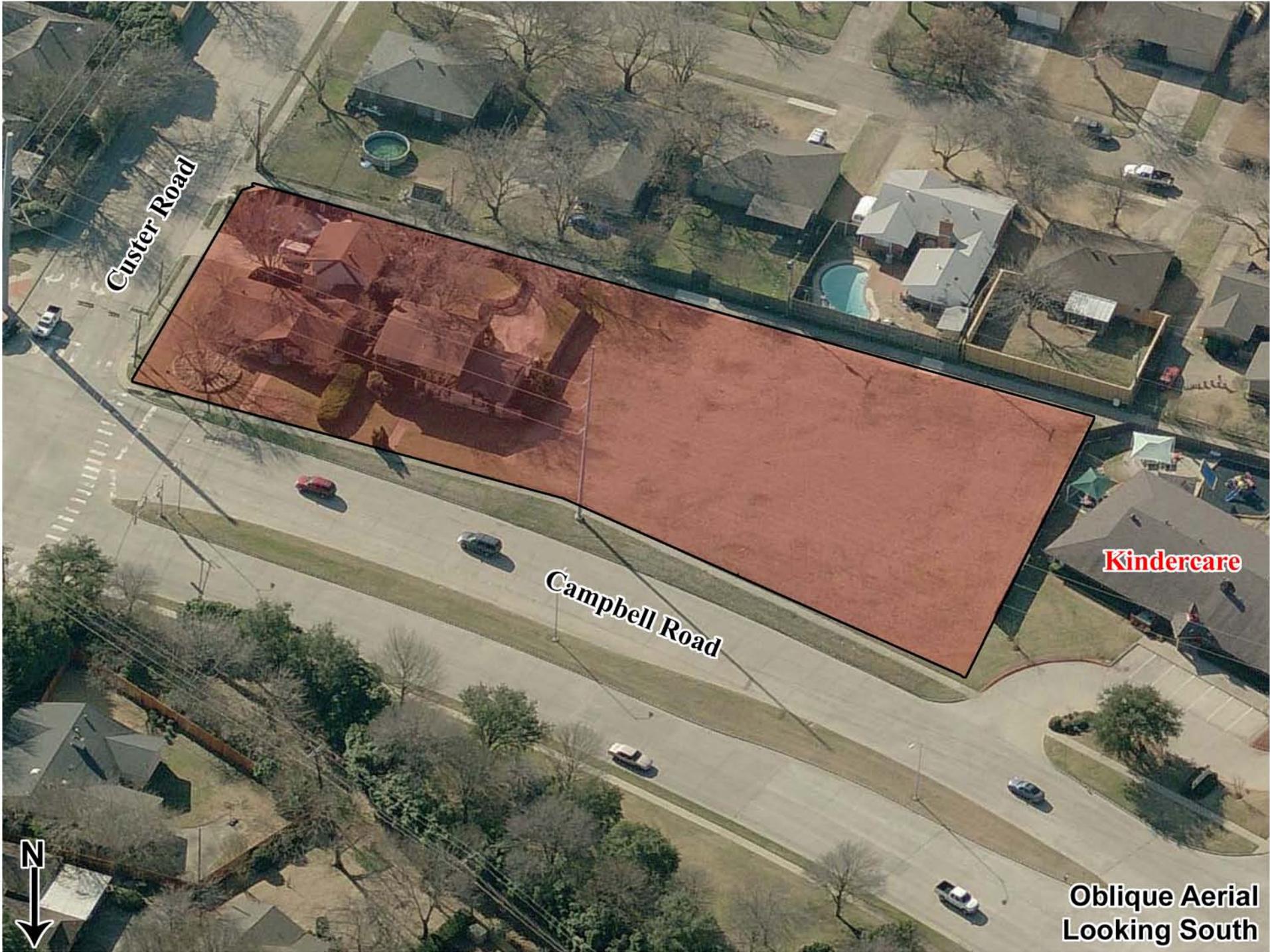
**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 12-12 Aerial Map

Updated By: shacklett, Update Date: July 13, 2012
File: DSI\Mapping\Cases\Z\2012\ZF1212\ZF1212 ortho.mxd

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.





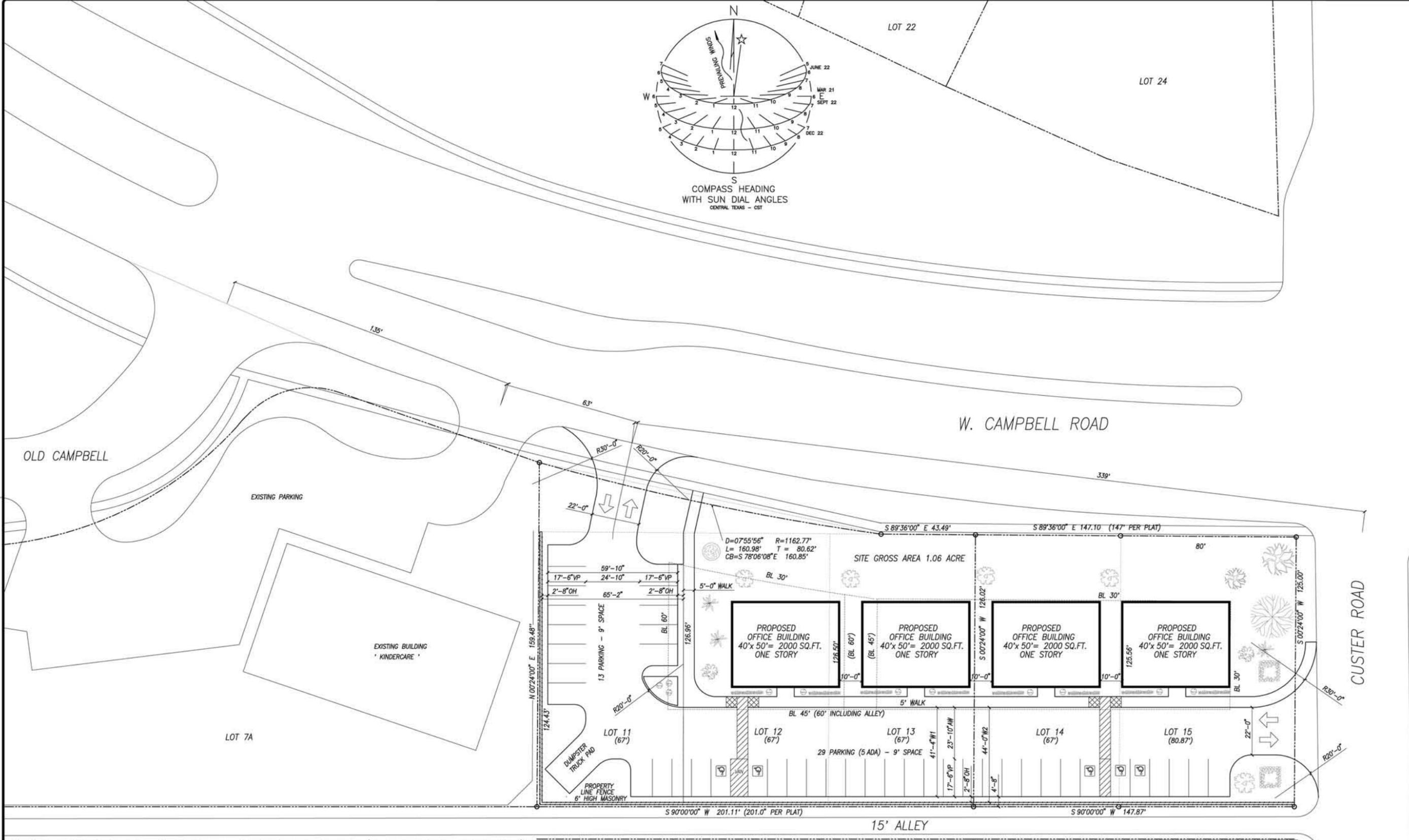
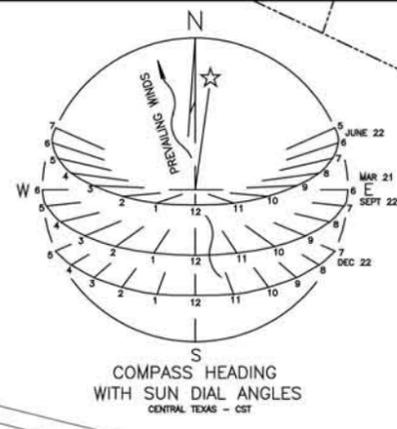
Custer Road

Campbell Road

Kindercare



Oblique Aerial
Looking South



SITE GROSS AREA: 46,264 SQ.FT. = 1.06 ACRE
 BUILDINGS: 8,000 SQ.FT. FLOOR AREA RATIO: 17.29% LANDSCAPING: 18,308 SQ.FT.
 PARKING LOT: 17,672 SQ.FT. PARKING SPACES REQUIRED 32 SIDEWALKS: 5' WIDE 2,284 SQ.FT.
 PARKING SPACES PROVIDED: 37+ 5 ADA = 42 TOTAL RATIO 1 CAR PER 190.5 SQ.FT. OF BUILDING SPACE
 NORTHRICH WEST 4 - BLK 12 LOTS 11,12,13,14,&15

SITE PLAN LAYOUT

SCALE 1" = 20'-0"

WINDHAM DESIGN AND DRAFTING
 SAN MARCOS, TEXAS
 C.P.B.D. CERT.No.TX-157

N.C.B.D.C.
 NATIONAL COUNCIL OF BUILDING DESIGNERS

DESIGN CONSULTANT
BILLY L. WINDHAM
 BUILDING DESIGNER
 T.I.B.D./A.I.B.D.

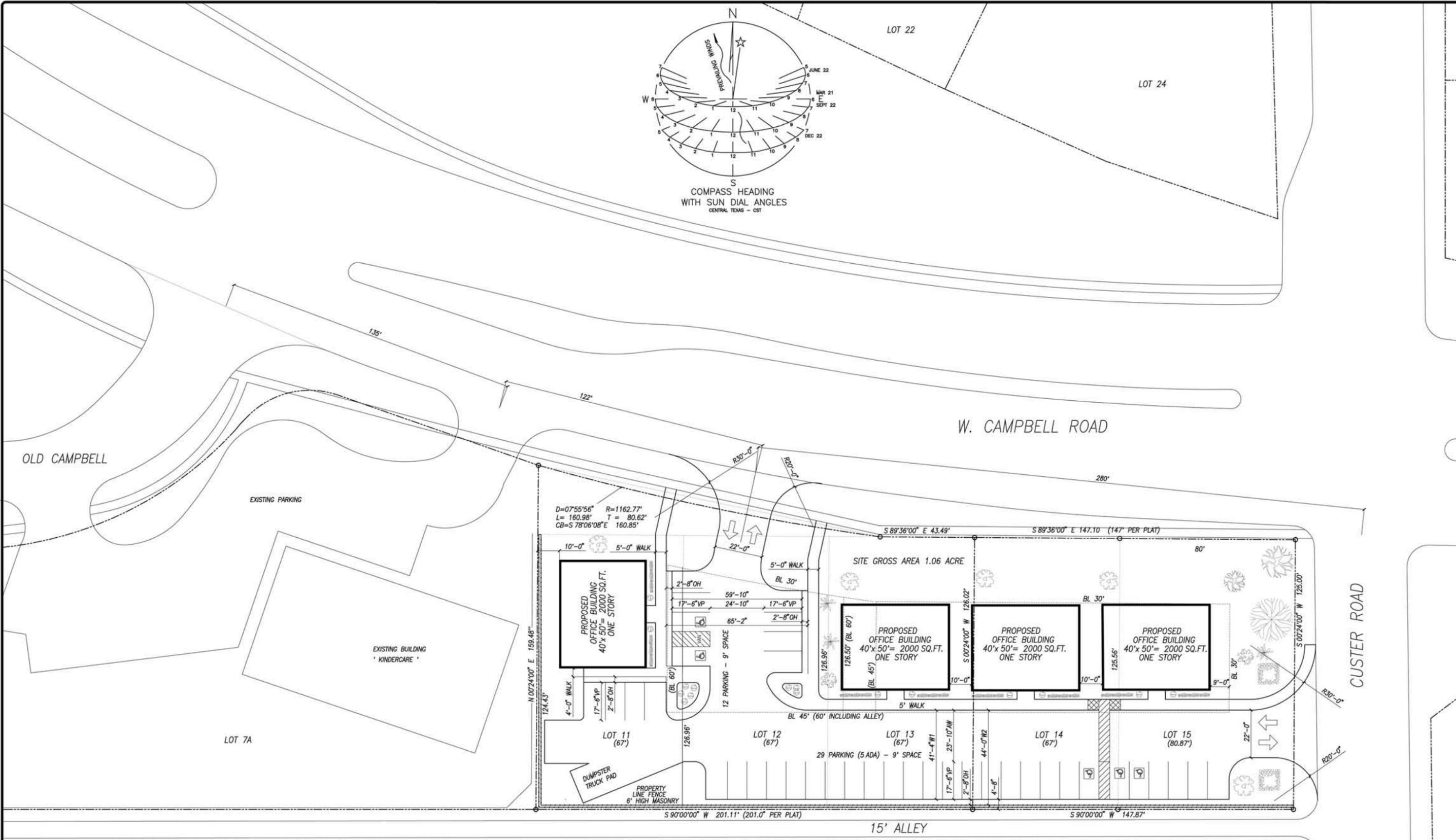
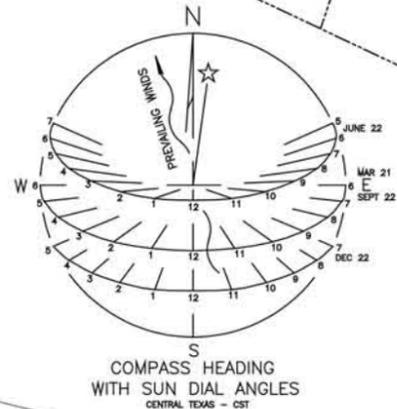
ZONING EXHIBIT FOR PROPOSED OFFICE BUILDINGS AT W. CAMPBELL & CUSTER IN RICHARDSON, TEXAS

APPLICANTS:
 SIDNEY B. THOMPSON PO BOX 823 WIMBERLEY, TEXAS 78676-0823 PH: 512-847-5479
 ANTHONY LETO 501 W. CAMPBELL RD., RICHARDSON, TEXAS 75080 PH: 972-690-4837
 CARL PETERS 2800 LA QUINTA DR. PLANO, TEXAS PH: 214-674-1441

SCALE: 1" = 20'-0"
 PROJECT NO. BW 6120-1A
 DRAWN BY: BLW
 CHECKED BY:

DATE: 7-03-2012
 SHEET NO. 1 OF 1

DATE: 07/21/12 TIME: 5:30 PM
 SIDNEY B THOMPSON



SITE GROSS AREA: 46,264 SQ.FT. = 1.06 ACRE
 BUILDINGS: 8,000 SQ.FT. FLOOR AREA RATIO: 17.29% LANDSCAPING: 18,874 SQ.FT.
 PARKING LOT: 17,115 SQ.FT. PARKING SPACES REQUIRED 32 SIDEWALKS: 5' WIDE 2,275 SQ.FT.
 PARKING SPACES PROVIDED: 33 + 5 ADA = 38 TOTAL RATIO 1 CAR PER 210.5 SQ.FT. OF BUILDING SPACE
 NORTHRICH WEST 4 - BLK 12 LOTS 11,12,13,14.&15

SITE PLAN LAYOUT

SCALE 1" = 20'-0"

WINDHAM DESIGN AND DRAFTING
 SAN MARCOS, TEXAS
 C.P.B.D. CERT.No.TX-157

DESIGN CONSULTANT
 BILLY L. WINDHAM
 BUILDING DESIGNER
 T.L.B.D./A.L.B.D.

ZONING EXHIBIT FOR PROPOSED OFFICE BUILDINGS AT W. CAMPBELL & CUSTER IN RICHARDSON, TEXAS
 APPLICANTS:
 SIDNEY B. THOMPSON PO BOX 823 WIMBERLEY, TEXAS 78676-0823 PH: 512-847-5479
 ANTHONY LETO 501 W. CAMPBELL RD, RICHARDSON, TEXAS 75080 PH: 972-690-4837
 CARL PETERS 2800 LA QUINTA DR. PLANO, TEXAS PH: 214-674-1441

SCALE: 1" = 20'-0"
 PROJECT NO. BW 6120-1A
 DRAWN BY: BLW
 CHECKED BY:

DATE: 7-03-2012
 SHEET NO. 1 OF 1

DATE: 07/21/12 TIME: 5:30 PM SIDNEY B THOMPSON



(1)

**Looking Southwest
at Subject Property**

SWC Campbell & Custer - July 2012



(2)

**Looking Southeast
at Subject Property**



(3)

Looking East along
Southern Property Line

SWC Campbell & Custer - July 2012



(4)

Looking South along
Western Property Line

City of Richardson, Tx. Planning Commission
City of Richardson, Tx. City Council
411 W. Arapaho Road
Richardson, Texas 75080

To Whom It May Concern,

7/9/2012

I, Sidney Thompson, own the (3) vacant lots located at 505 W. Campbell Road. Mr. Carl Peters owns 503 W. Campbell Road and Mr. Anthony Leto owns 501 W. Campbell Road. Our properties are currently zoned as single family lots R-1100. We are requesting our lots of Northrich West Subdivision No. Four, Block 12, Lots 11, 12, 13, 14, and 15 be rezoned O-M for office use.

The City of Richardson, Texas in their 2009 Comprehensive Plan designates these properties for Neighborhood Services – Office or Retail use.

The property has a deed restriction dated April 5th, 1950 restricting these lots to residential use. We have secured notarized signatures from more than 50% of the current property owners to amend the Restrictive Covenants for Northrich West, No. Four, allowing lots 7, 8, 9, 10, 11, 12, 13, 14, and 15, Block 12 to be rezoned to permit office, retail or O-M Development for these lots only. The Notarized Documents have been recorded with the Records Building of Dallas County, Texas on May 21, 2012.

The development would be developed to have a residential appearance and the structures would be limited to a maximum height of 25' 0".

Thank you for your time and consideration of our zoning request.

Anthony Leto

Carl Peters

Sidney Thompson

RECEIVED
JUL 09 2012
DEVELOPMENT SERVICES



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

ZONING CHANGE

File No./Name: ZF 12-12 / O-M Office
Property Owners: Sidney B. Thompson, Anthony A. Leto, Carl M. Peters
Applicant: Sidney B. Thompson
Location: 501-505 W. Campbell Road – SW Corner of Campbell Road and Custer Road (See map on reverse side)
Current Zoning: R-1100-M Residential
Request: A request by Sidney B. Thompson for a change in zoning from R-1100-M Residential to O-M Office.

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

TUESDAY, AUGUST 7, 2012
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

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 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

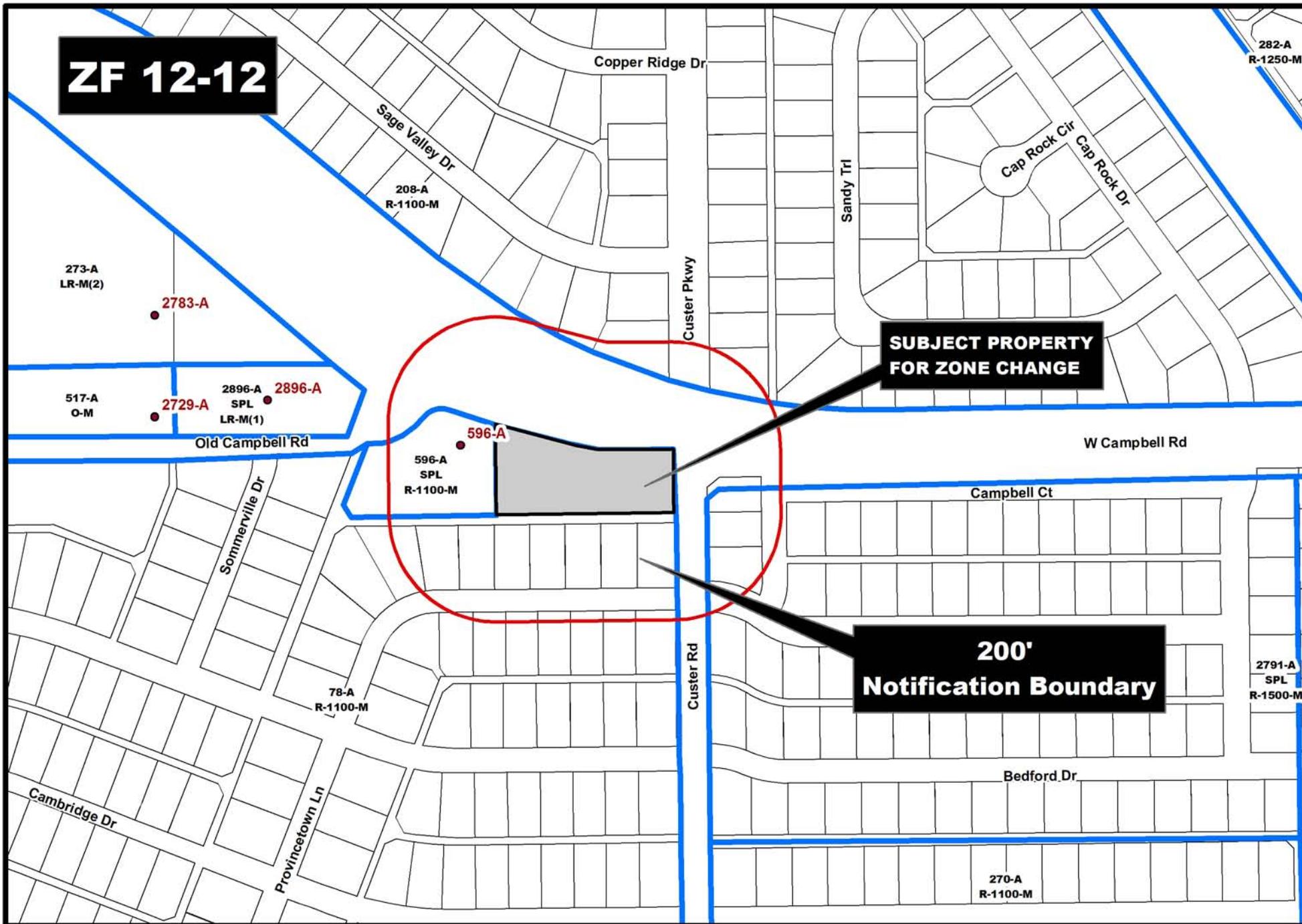
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/DevelopmentServices.aspx?id=13682>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 12-12.

Date Posted and Mailed: 07/27/12



ZF 12-12 Notification Map

Updated By: shacklett, Update Date: July 13, 2012
 File: DSI\Mapping\Cases\Z\2012\ZF1212\ZF1212 notification.mxd

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.



CRUMP STEVEN M & JULIA S
505 SAGE VALLEY DR
RICHARDSON, TX 75080-2324

PFAFF ROBERT H
503 SAGE VALLEY DR
RICHARDSON, TX 75080-2324

BECKMANN DESIREE J
2002 CUSTER PKWY
RICHARDSON, TX 75080-3403

ALEXANDER GARREN & PATRICIA
2003 CUSTER PKWY
RICHARDSON, TX 75080-3404

BENSON BRENDA SUE
2000 CUSTER PKWY
RICHARDSON, TX 75080-3403

PETERS CARL M &
GREGORY SCOTT PETERS
503 W CAMPBELL RD
RICHARDSON, TX 75080-3326

THOMPSON SIDNEY B ET AL
PO BOX 823
WIMBERLEY, TX 78676-0823

YU SHENG MING TR &
MEILIN CHI YU TR
150 W LAS FLORES AVE
ARCADIA, CA 91007-8223

LETO ANTHONY A
501 W CAMPBELL RD
RICHARDSON, TX 75080-3326

JONES THERESA H
1913 CAMPBELL CT
RICHARDSON, TX 75080-3413

FORBES ROSEMARY
1911 CAMPBELL CT
RICHARDSON, TX 75080-3413

HART GARY A
3806 WALNUT HILL LN
DALLAS, TX 75229-6140

JOBE RICHARD J
1919 PROVINCETOWN LN
RICHARDSON, TX 75080-3312

ORDONEZ OLGA
1917 PROVINCETOWN LN
RICHARDSON, TX 75080-3312

PERRY JOSHUA & AMBER
1915 PROVINCETOWN LN
RICHARDSON, TX 75080-3312

HAM JOHN STEPHEN
1913 PROVINCETOWN LN
RICHARDSON, TX 75080-3312

WINGET WAYNE A & LILAH B
LIFE ESTATE
1911 PROVINCETOWN LN
RICHARDSON, TX 75080-3312

HISE JUSTIN D
1909 PROVINCETOWN LN
RICHARDSON, TX 75080-3312

DEASO SCOTT J & LYDIA A DEASO
1909 CAMPBELL CT
RICHARDSON, TX 75080-3413

ROSENHOLM SHEREE LYNN EST
%TEXIE SAKALIAN
3627 MACKENZIE LN
RICHARDSON, TX 75082-2621

SHIFFER JONATHAN
1207 ARBOR PARK DR
ALLEN, TX 75013-5619

GREELEY SHARON
3 JIMSON WEED CT
SANTA FE, NM 87508-2169

HARDING DON WAYNE
1918 PROVINCETOWN LN
RICHARDSON, TX 75080-3311

WHITE KRISTER & TOBIN
1916 PROVINCETOWN LN
RICHARDSON, TX 75080-3311

HUIE BILLY W
1914 PROVINCETOWN LN
RICHARDSON, TX 75080-3311

SALDANA DANIELA
1912 PROVINCETOWN LN
RICHARDSON, TX 75080-3311

WEAVER SARA A
1924 PROVINCETOWN LN
RICHARDSON, TX 75080-3311

SHASHOUA YEHESEKIL
431 PROVINCETOWN LN
RICHARDSON, TX 75080-3422

**THOMPSON SIDNEY
P. O. BOX 823
WIMBERLEY, TX 78676**

**ZF 12-12
Notification List**

**ANTHONY A. LETO
501 W. CAMPBELL ROAD
RICHARDSON, TX 75080**

**CARL M. PETERS
2800 LAQUINTA
PLANO, TX 75023**