RICHARDSON CITY COUNCIL
MONDAY, JUNE 9, 2014
WORK SESSION AT 6:00 PM; COUNCIL MEETING AT 7:30 PM
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX

The Richardson City Council will conduct a Work Session at 6:00 p.m. on Monday, June 9, 2014 in the Richardson Room of the Civic Center, 411, W. Arapaho Road, Richardson, Texas. The Work Session will be followed by a Council Meeting at 7:30 p.m. in the Council Chambers. Council will reconvene the Work Session following the Council Meeting if necessary.

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

WORK SESSION – 6:00 PM, RICHARDSON ROOM

- **CALL TO ORDER**

A. REVIEW AND DISCUSS ITEMS LISTED ON THE CITY COUNCIL MEETING AGENDA
The City Council will have an opportunity to preview items listed on the Council Meeting agenda for action and discuss with City Staff.

B. REVIEW AND DISCUSS THE UPCOMING MISS TEXAS PAGEANT IN RICHARDSON, TX

C. REVIEW AND DISCUSS THE 2014 EDWARD BYRNE JUSTICE ASSISTANCE GRANT (JAG)

D. REVIEW AND DISCUSS THE RECYCLING MARKETING PLAN

E. REVIEW AND DISCUSS THE STORMWATER MANAGEMENT PROGRAM

F. REPORT ON ITEMS OF COMMUNITY INTEREST
The City Council will have an opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after posting the agenda.

COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS

1. INVOCATION – KENDAL HARTLEY

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KENDAL HARTLEY

3. MINUTES OF THE MAY 12, 2014 AND MAY 19, 2014 MEETINGS

4. VISITORS
The City Council invites citizens to address the Council on any topic not already scheduled for Public Hearing. Citizens wishing to speak should complete a "City Council Appearance Card" and present it to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However, your concerns will be addressed by City Staff, may be placed on a future agenda, or by some other course of response.

PUBLIC HEARING ITEMS:

5. PUBLIC HEARING, ZONING FILE 14-13 AND CONSIDER ADOPTION OF ORDINANCE NO. 4051, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FOR A 79.11-ACRE TRACT OF LAND FROM LR-M(2) LOCAL RETAIL, PD PLANNED DEVELOPMENT, AND TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT FOR THE PALISADES PLANNED DEVELOPMENT CODE FOR PROPERTY LOCATED ON THE WEST SIDE OF CENTRAL EXPRESSWAY, GENERALLY BOUNDED BY COLLINS BOULEVARD TO THE WEST, PALISADES BOULEVARD AND GALATYN PARKWAY WEST EXTENSION TO THE SOUTH, AND PALISADES CREEK DRIVE TO THE NORTH.

ACTION ITEMS:

6. VARIANCE 14-04: A REQUEST BY NORMAN HOPPENSTEIN, REPRESENTING HOPPENSTEIN PROPERTIES, INC. FOR A REDUCTION IN THE REQUIRED NUMBER OF PARKING SPACES AT THE CAMELOT SHOPPING CENTER, 508 W. ARAPAHO ROAD. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF W. ARAPAHO ROAD AND HAMPSHIRE LANE AND IS ZONED C-M COMMERCIAL.

7. CONSENT AGENDA:

All items listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be removed from the Consent Agenda and discussed separately.

A. ADOPTION OF THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 4052, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM IP-M(1) INDUSTRIAL PARK AND LR-M(1) LOCAL RETAIL TO PD PLANNED DEVELOPMENT FOR EASTSIDE PHASE TWO PLANNED DEVELOPMENT DISTRICT FOR 13.3 ACRES LOCATED ON THE WEST SIDE OF GREENVILLE AVENUE, SOUTH OF CAMPBELL ROAD.

2. ORDINANCE NO. 4053, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT FOR NORTHSIDE AT UTD PLANNED DEVELOPMENT DISTRICT FOR 13.244 ACRES LOCATED ON THE NORTH SIDE OF SYNERGY PARK BOULEVARD, BETWEEN RUTFORD AVENUE AND FLOYD ROAD.

3. ORDINANCE NO. 4054, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT MAJOR MODIFICATIONS TO THE WEST SPRING VALLEY CORRIDOR PD PLANNED DEVELOPMENT DISTRICT FOR 5.085 ACRES LOCATED AT THE SOUTHEAST CORNER OF FLOYD ROAD AND JAMES DRIVE.

4. ORDINANCE NO. 4055, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM LR-M(2) LOCAL RETAIL AND O-M OFFICE TO PD PLANNED DEVELOPMENT FOR RP-1500-M PATIO HOME DISTRICT FOR 1.763 ACRES LOCATED AT THE NORTHEAST QUADRANT OF OLD CAMPBELL ROAD AND NANTUCKET DRIVE.

5. ORDINANCE NO. 4056, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 12, ARTICLE I, SECTION 12-4, TO ADOPT AN INCREASE IN THE AMOUNT OF THE RESIDENCE HOMESTEAD EXEMPTION FOR INDIVIDUALS SIXTY-FIVE (65) YEARS OF AGE OR OLDER, AND FOR INDIVIDUALS WHO ARE DISABLED, FROM FIFTY-FIVE THOUSAND DOLLARS ($55,000.00) TO SIXTY THOUSAND DOLLARS ($60,000.00).

B. AUTHORIZE THE ADVERTISEMENT OF COMPETITIVE SEALED PROPOSAL NO. #903-14 – APPROVAL OF PLANS AND CONTRACT DOCUMENTS FOR THE RICHARDSON 190 DOG PARK. COMPETITVE SEALED PROPOSALS TO BE RECEIVED BY THURSDAY, JUNE 26, 2014 AT 2:00 P.M.

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #52-14 – WE RECOMMEND THE AWARD TO JOHN BURNS CONSTRUCTION COMPANY OF TEXAS, INC., FOR RATIFICATION OF THE EMERGENCY REPAIR OF A 20" WATER MAIN VALVE AT RENNER ROAD AND PLANO ROAD PURSUANT TO LOCAL GOVERNMENT CODE, CHAPTER 252.022(a)(1)(3) DUE TO A PUBLIC CALAMITY THAT REQUIRES IMMEDIATE ACTION TO PROTECT THE PUBLIC HEALTH AND SAFETY OF OUR CITIZENS AND TO REPAIR THE UNFORESEEN DAMAGE OF PUBLIC PROPERTY FOR A TOTAL AMOUNT OF $89,650.

2. BID #53-14 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO CONSOLIDATED TRAFFIC CONTROLS, INC., FOR THE COOPERATIVE PURCHASE OF A SCHOOL ZONE FLASHING BEACON SYSTEM UPGRADE FOR TRAFFIC OPERATIONS THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS CONTRACT #PE-05-13 IN THE AMOUNT OF $135,675.

3. BID #54-14 – WE RECOMMEND THE AWARD TO PUBLIC RESTROOM COMPANY FOR THE COOPERATIVE PURCHASE OF A PRE-FABRICATED RESTROOM FACILITY FOR THE DOG PARK PURSUANT TO BUYBOARD CONTRACT #423-13 IN THE AMOUNT OF $130,266 AND CANCELLATION OF PURCHASE ORDER #140959 TO RESTROOM FACILITIES, LTD IN THE AMOUNT OF $125,423 AS AWARDED ON BID #46-14.

8. RECEIVE THE JUNE 4, 2014 SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL APPROVAL OF SCB CASE 14-06, TOYOTA OF RICHARDSON.

- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, JUNE 6, 2014, BY 5:00 P.M.

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AIMEE NEMER, CITY SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING SUSAN MATTISON, ADA COORDINATOR, VIA PHONE AT 972 744-0809, VIA EMAIL AT ADACoordinator@cor.gov, OR BY APPOINTMENT AT 1621 E. LOOKOUT DRIVE, RICHARDSON, TX 75082.

City of Richardson
City Council Worksession
Agenda Item Summary

City Council Meeting Date:	Monday, June 9, 2014
Agenda Item:	Upcoming Miss Texas Pageant in Richardson, TX
Staff Resource:	Geoff Wright, Director of the Convention & Visitors Bureau
Summary:	City Staff along with members of the Miss Texas Pageant will highlight upcoming activities and events related to the pageant , which is being held in Richardson in June and July.
Board/Commission Action:	N/A
Action Proposed:	N/A

City of Richardson
City Council Worksession
Agenda Item Summary

Worksession Meeting Date:	Monday, June 9, 2014
Agenda Item:	2014 Edward Byrne Justice Assistance Grant (JAG)
Staff Resource:	Jim Spivey, Chief of Police
Summary:	Byrne Justice Assistance Grant – The 2014 Edward Byrne Memorial Justice Assistance Grant Program (JAG) for local jurisdictions including the City of Richardson. The conditions of JAG require the funding to be utilized for the advancement of law enforcement initiatives. In 2009 the police department was awarded initial funding for our Community Liaison Officer Initiative. This year's funding is a continuation of the 2013 Justice Assistance Grant utilized to supplement the salaries and equipment for the part time Neighborhood Police Officers. This program has proven to be very successful in building relationships with the residential and business communities in the designated areas of the City.
Board/Commission Action:	N/A
Action Proposed:	During Monday's Work Session, Chief Spivey will discuss the continued successes of the NPO program and update the Council on our 2014 application and the 30 day governing body review.

City of Richardson
City Council Worksession
Agenda Item Summary

City Council Meeting Date:	Monday, June 9, 2014
Agenda Item:	Review and Discuss Recycling Marketing Plan
Staff Resource:	Don Magner, Assistant City Manager
Summary:	Staff will present a draft marketing plan designed to increase the amount of recyclables collected via the City's recycling programs. In addition to presenting the results of the recent city-wide recycling survey, staff will present a variety of proposed expanded programs aimed at increasing the number of people that recycle and decreasing the amount of contamination in said recyclables.
Board/Commission Action:	N/A
Action Proposed:	N/A

City of Richardson
City Council Worksession
Agenda Item Summary

City Council Meeting Date:	Monday, June 9, 2014
Agenda Item:	Stormwater Management Program
Staff Resource:	Bill Alsup, Director of Health
Summary:	Briefing on city's stormwater management program and renewal of the permit held with Texas Commission on Environmental Quality
Board/Commission Action:	N/A
Action Proposed:	N/A

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
MAY 12, 2014

WORK SESSION – 6:00 P.M.:

- **Call to Order**
  Mayor Maczka called the meeting to order at 6:00 p.m. with the following Council members present:

Laura Maczka	Mayor
Bob Townsend	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Paul Voelker	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Mick Massey	Director of Parks and Recreation
Dave Carter	Assistant Director of Development Services
Sam Chavez	Assistant Director of Development Services
Brian Davis	Deputy CIO –Tech & Franchising

A. REVIEW AND DISCUSS ITEMS LISTED ON THE CITY COUNCIL MEETING AGENDA
Mr. Sam Chavez, Assistant Director of Development Services, reviewed Zoning File 14-07, Zoning File 14-10, and the Concept Plan for Brick Row. Mr. Dave Carter, Assistant Director of Development Services, also reviewed Zoning File 14-10 with information about traffic and transportation.

B. REVIEW AND DISCUSS THE 2013-2014 SECOND QUARTER FINANCIAL REPORT
Mr. Gary Beane, Budget Officer, gave the financial report for Council.

C. REVIEW AND DISCUSS THE ATMOS ENERGY RATE REVIEW ACTION
Mr. Brian Davis, Deputy CIO – Tech & Franchising, reviewed this item for Council.

D. REVIEW AND DISCUSS AN UPDATE ON APPLICATIONS FOR FUNDING FOR TRAIL PROJECTS
Mr. Mick Massey, Director of Parks and Recreation, reviewed this item for Council.

E. REPORT ON ITEMS OF COMMUNITY INTEREST
Mayor Maczka reminded everyone of the Wildflower! Music and Art Festival this weekend.

COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS

1. INVOCATION – MARK SOLOMON

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARK SOLOMON

3. MINUTES OF THE APRIL 28, 2014 AND MAY 5, 2014 MEETINGS

Council Action
Mayor Pro Tem Townsend moved to approve the Minutes with a correction on the spelling of Kim "Quirk" in the May 5, 2014 Minutes. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

4. VISITORS
Mr. Vincente D' Ingianni addressed Council regarding Zoning File 14-05, which was approved on April 28, 2014. He requested that Council amend the approval of the zoning to require Douglas Properties to include a minimum 20 foot buffer space behind the fences of the current properties.

PUBLIC HEARING ITEMS:

5. PUBLIC HEARING, ZONING FILE 14-07: A REQUEST BY WILLIAM S. DAHLSTROM, REPRESENTING JACKSON WALKER, L.L.P., FOR A CHANGE IN ZONING FROM IP-M(1) INDUSTRIAL PARK AND LR-M(1) LOCAL RETAIL TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A MIXED-USE PROJECT TO INCLUDE MULTI-FAMILY, OFFICE, HOTEL, AND RETAIL USES ON APPROXIMATELY 13.3 ACRES. THE PROPERTY IS LOCATED ON THE WEST SIDE OF GREENVILLE AVENUE, SOUTH OF CAMPBELL ROAD AND IS CURRENTLY ZONED IP-M(1) INDUSTRIAL PARK AND LR-M(1) LOCAL RETAIL.

Public Hearing
The applicant and representatives, Bill Dahlstrom and Jim Dobbie addressed Council and were available for questions. Mayor Maczka opened the Public Hearing. With no comments submitted, Councilmember Mitchell moved to close the Public Hearing, seconded by Councilmember Hartley, and approved unanimously.

Council Action
Councilmember Solomon moved to approve Zoning File 14-07 as presented with the stipulation that cladding is required on the parking garages that face Greenville and Central Expressway. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

6. PUBLIC HEARING, ZONING FILE 14-10: A REQUEST BY BRENT MILLER, REPRESENTING WYNNE JACKSON, INC., FOR A CHANGE IN ZONING FROM TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A UNIVERSITY-ORIENTED MIXED-USE DEVELOPMENT ON APPROXIMATELY 13.3 ACRES. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF SYNERGY PARK BOULEVARD, BETWEEN RUTFORD AVENUE AND FLOYD ROAD AND IS CURRENTLY ZONED TO-M TECHNICAL OFFICE.

Public Hearing
The applicant and representatives addressed Council: Brent Miller, Josh Smith, and Dr. Calvin Jamison, UTD Vice President. Dr. Jamison read a letter of support from Dr. David Daniel who was unable to attend due to another commitment.

Mayor Maczka opened the Public Hearing. The following speakers addressed Council.

In Favor	Opposed
Nancy Wilson	Mike Flynn
Robert Schaefer	Susan Martin
Eric Pate	Ronald Williams
	Richard Holt
	Roger Haynes

Additionally, the following registered their positions but did not speak.

In Favor	Opposed (cont)
Hank Mulvihill	Shadrach
Kurt Beron	Grace Van Orden
Laurie Beron	Thomas Shipman
	Steven Wrage
Opposed	Cathy Wrage
Richard and Sally Chen	Andrea Haynes
Patricia Williams	David Cesak
Richard Allen	Wanda Wilson
Gretel Hilton	
Brandt Brown	Neutral
Kathryn Pool	Michael and Cathy Schwartz

With no further speakers, Councilmember Hartley moved to close the Public Hearing, seconded by Councilmember Voelker and approved unanimously.

Council Action
Councilmember Dunn moved to approve the request with approval of the alcohol variance. Councilmember Voelker seconded the motion. A vote was taken and passed, 7-0.

ACTION ITEMS:

7. A REQUEST BY SCOT WHITWER, REPRESENTING CB JENI HOMES, FOR APPROVAL OF A CONCEPT PLAN WITH EXCEPTIONS FOR NINETEEN (19) ADDITIONAL TOWNHOME LOTS IN BRICK ROW. THE SITE IS LOCATED ON THE WEST SIDE OF ALLEY "B" BETWEEN JACOB DRIVE AND KAREN CROSSING AND IS ZONED PD PLANNED DEVELOPMENT.

Council Action
Mayor Pro Tem Townsend moved to approve the concept plan as presented. Councilmember Solomon seconded the motion. A vote was taken and passed, 7-0.

8. CONSENT AGENDA:

A. ADOPTION OF THE FOLLOWING ORDINANCES:

1. **ORDINANCE NO. 4048, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM I-M(1) INDUSTRIAL AND I-M(2) INDUSTRIAL TO PD PLANNED DEVELOPMENT FOR R-1500-M RESIDENTIAL DISTRICT USES FOR 13.55 ACRES LOCATED ON THE WEST SIDE OF TELECOM PARKWAY AT THE NORTHERN CITY LIMITS.**

2. **ORDINANCE NO. 4049, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM PD PLANNED DEVELOPMENT TO PD PLANNED DEVELOPMENT FOR THE CITY LINE EAST PLANNED DEVELOPMENT DISTRICT FOR 62.5 ACRES LOCATED ON THE EAST SIDE OF PLANO ROAD BETWEEN PRESIDENT GEORGE BUSH TURNPIKE AND CITYLINE DRIVE.**

B. CONSIDER AWARD OF RFP #701-14 – WE RECOMMEND THE AWARD TO LEGACY BANK FOR THE BANK DEPOSITORY AND TO BANK OF AMERICA MERCHANT SERVICES FOR THE MERCHANT CARD SERVICES PURSUANT TO UNIT PRICES.

Council Action

Councilmember Mitchell requested to remove Item 8A1 from the Consent Agenda for individual consideration. Councilmember Mitchell moved to approve the remaining Consent Agenda as presented. Mayor Pro Tem Townsend seconded the motion. A vote was taken and passed, 7-0.

1. **ORDINANCE NO. 4048, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM I-M(1) INDUSTRIAL AND I-M(2) INDUSTRIAL TO PD PLANNED DEVELOPMENT FOR R-1500-M RESIDENTIAL DISTRICT USES FOR 13.55 ACRES LOCATED ON THE WEST SIDE OF TELECOM PARKWAY AT THE NORTHERN CITY LIMITS.**

Council Discussion

Councilmember Mitchell stated he removed this item from the Consent Agenda to be consistent with his opposing vote for the zoning case. Mr. Mitchell asked if Council had the option to include the 20 foot buffer. Mr. Johnson explained that the ordinance was drafted according to the direction of the majority of Council.

Council Action

Councilmember Scott moved to approve the ordinance as presented. Mayor Pro Tem Townsend seconded the motion. A vote was taken and passed, 6-1, with Councilmember Mitchell voting in opposition.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:46 p.m.

_____
MAYOR

ATTEST:

_____
CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
MAY 19, 2014

WORK SESSION – 6:00 P.M.:

- **Call to Order**
  Mayor Maczka called the meeting to order at 6:00 p.m. with the following Council members present:

Laura Maczka	Mayor
Bob Townsend	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Paul Voelker	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Taylor Paton	Management Analyst
Aimee Nemer	City Secretary
Bill Alsup	Director of Health
Sam Chavez	Assistant Director of Development Services
Brent Tignor	Chief Building Official
Robert Shine	Senior Building Inspector

A. PRESENT PROCLAMATION FOR MOTORCYCLE SAFETY AWARENESS MONTH

Mayor Maczka presented a proclamation to Christian Chingón, representing the Christians Motorcycle Club and various other motorcycle club members.

B. REVIEW AND DISCUSS ITEMS LISTED ON THE CITY COUNCIL MEETING AGENDA

Sam Chavez, Assistant Director of Development Services, reviewed Zoning Files 14-03, 14-12, and a request for a variance to Chapter 4 of the Code of Ordinances.

C. REVIEW AND DISCUSS THE STATUS OF WATER RESTRICTIONS

Don Magner, Assistant City Manager, reviewed the condition assessments and expected action from the North Texas Municipal Water District. Mr. Magner explained that the City should prepare for the extension of Modified Stage 3 (watering twice a month) through September. He emphasized the use of moisture meters and requested that residents turn off irrigation systems. He stated that the City would continue to focus on educating residents but would also be proactively enforcing the Modified Stage 3 restrictions.

D. REVIEW AND DISCUSS THE 2014 MOSQUITO CONTROL PROGRAM REVIEW
Bill Alsup, Director of Health, reviewed this item for Council giving an update on response efforts including year-round monitoring, additional spraying capacity for off-road areas, and continued partnership with Dallas County Health and Human Services.

E. REVIEW AND DISCUSS BUILDING SAFETY MONTH
Don Magner, Assistant City Manager, reviewed the activities of Building Safety Month and recognized Brent Tignor, Chief Building Official and Robert Shine, Senior Building Inspector.

F. REPORT ON ITEMS OF COMMUNITY INTEREST
Mayor Maczka commended City Staff, volunteers, and sponsors for another successful Wildflower! Music and Art Festival. Mr. Johnson commented that there were approximately 75,000 in attendance.

COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS

1. INVOCATION – SCOTT DUNN

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – SCOTT DUNN

3. VISITORS
There were no visitors comments submitted.

PUBLIC HEARING ITEMS:

4. PUBLIC HEARING, ZONING FILE 14-03: A REQUEST BY KIRK HERMANSEN, REPRESENTING HERMANSEN LAND DEVELOPMENT, FOR A CHANGE IN ZONING FROM PD PLANNED DEVELOPMENT (WEST SPRING VALLEY CORRIDOR PD) TO PD PLANNED DEVELOPMENT/MAJOR MODIFICATION TO ACCOMMODATE THE DEVELOPMENT OF MULTIPLE RESTAURANT PAD SITES ON APPROXIMATELY 5.1 ACRES. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF US-75 AND JAMES DRIVE AND IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.

Public Hearing
Kirk Hermansen, the applicant, and Richard Ferrara, representing the applicant, addressed Council and reviewed the project. Mayor Maczka opened the Public Hearing. The following public comments were submitted.

In Favor
Hank Mulvihill
Jason Lemons
Andrew Laska
Bill Zeigler
Ed Hassler
Daniel Eng
Lou Lebowitz

Neutral
Norman Eng

Opposed
Marcos Fernandez
Ann Heymann
Mike Foulk
Richard Dotson

With no further comments, Councilmember Mitchell moved to close the Public Hearing, seconded by Councilmember Hartley, and approved unanimously.

Council Action

Mayor Pro Tem Townsend moved to approve the request as presented with the approval of a sign on the Central Expressway frontage not to exceed 40 feet. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

5. PUBLIC HEARING, ZONING FILE 14-12: A REQUEST BY HARRY PURDOM, REPRESENTING H. PURDOM, INC., FOR A CHANGE IN ZONING FROM O-M OFFICE AND LR-M(2) LOCAL RETAIL TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A 13-LOT PATIO HOME DEVELOPMENT ON APPROXIMATELY 1.8 ACRES. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF OLD CAMPBELL ROAD AT THE INTERSECTION OF NANTUCKET DRIVE AND IS CURRENTLY ZONED O-M OFFICE AND LR-M(2) LOCAL RETAIL.

Public Hearing

Cheryl Williams, representing the applicant, addressed Council and reviewed the project. Harry Purdom, the applicant, was also available to answer questions from Council. Mayor Maczka opened the Public Hearing. Ms. Jennifer Vilbig addressed Council and expressed concerns about drainage and street width. With no further comments, Councilmember Hartley moved to close the Public Hearing, seconded by Councilmember Voelker, and approved unanimously.

Council Action

Councilmember Mitchell moved to approve the request as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

6. PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE AMENDING ORDINANCE NO. 3279 UPDATING THE INCENTIVES WHICH MIGHT BE AVAILABLE TO THE TEXAS ENTERPRISE ZONE PROGRAM UNDER EXISTING CITY OF RICHARDSON POLICY, BUT WHICH ARE NOT CURRENTLY OFFERED UNDER ORDINANCE NO. 3729.

Public Hearing

Council conducted a Public Hearing. With no comments submitted, Councilmember Solomon moved to close the Public Hearing, seconded by Mayor Pro Tem Townsend, and approved unanimously.

7. APPROVAL OF ORDINANCE NO. 4050, AMENDING ORDINANCE NO. 3279 UPDATING THE INCENTIVES WHICH MIGHT BE AVAILABLE TO THE TEXAS ENTERPRISE ZONE PROGRAM UNDER EXISTING CITY OF RICHARDSON POLICY, BUT WHICH ARE NOT CURRENTLY OFFERED UNDER ORDINANCE NO. 3729.

Council Action

Councilmember Solomon moved to approve Ordinance 4050 as presented. Mayor Pro Tem Townsend seconded the motion. A vote was taken and passed, 7-0.

ACTION ITEMS:

8. A REQUEST BY ERIKA SANTIVANEZ, REPRESENTING TINEO BAKERY, FOR APPROVAL OF A VARIANCE TO CHAPTER 4 OF THE CODE OF ORDINANCES TO ALLOW THE SALE OF ALCOHOLIC MIXED BEVERAGES IN RESTAURANTS BY A FOOD AND BEVERAGE CERTIFICATE HOLDER WITHIN 300 FEET OF A CHURCH. THE SITE IS LOCATED AT 525 W. ARAPAHO ROAD, ON THE SOUTH SIDE OF ARAPAHO ROAD, WEST OF CUSTER ROAD.

Council Action

Councilmember Dunn moved to approve the request as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

9. CONSENT AGENDA:

A. CONSIDER THE FOLLOWING RESOLUTIONS:

1. **RESOLUTION NO. 14-09, IN SUPPORT OF THE UNIVERSITY TRAIL TRANSPORTATION ALTERNATIVE PROGRAM PROJECT.**

2. **RESOLUTION NO. 14-10, DENYING THE RATE INCREASE REQUESTED BY ATMOS ENERGY CORP., MID-TEX DIVISION UNDER THE COMPANY'S 2014 ANNUAL RATE REVIEW MECHANISM FILING IN ALL CITIES EXERCISING ORIGINAL JURISDICTION; REQUIRING THE COMPANY TO REIMBURSE CITIES' REASONABLE RATEMAKING EXPENSES PERTAINING TO REVIEW OF THE RRM; AUTHORIZING THE CITY'S PARTICIPATION WITH ATMOS CITIES STEERING COMMITTEE IN ANY APPEAL FILED AT THE RAILROAD COMMISSION OF TEXAS BY THE COMPANY; REQUIRING THE COMPANY TO REIMBURSE CITIES' REASONABLE RATEMAKING EXPENSES IN ANY SUCH APPEAL TO THE RAILROAD COMMISSION; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE STEERING COMMITTEE'S LEGAL COUNSEL.**

3. **RESOLUTION NO. 14-11, NOMINATING HEALTH CARE SERVICE CORPORATION, A MUTUAL LEGAL RESERVE COMPANY, D/B/A BLUE CROSS AND BLUE SHIELD OF TEXAS ("HCSC"), AS A TEXAS STATE ENTERPRISE ZONE PROJECT.**

Council Action

Councilmember Hartley moved to approve the Consent Agenda as presented. Councilmember Voelker seconded the motion. A vote was taken and passed, 7-0.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:01 p.m.

_____
MAYOR

ATTEST:

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CITY SECRETARY

MEMO

DATE: **June 5, 2014**

TO: **Honorable Mayor and City Council**

FROM: **Michael Spicer, Director of Development Services** *MS*

SUBJECT: **Zoning File 14-13 – Palisades PD Code**

REQUEST
Larry Good, GFF Planning, representing JP Realty Partners, Ltd. and Via Cyrix, Inc., is requesting to rezone approximately 80 acres from LR-M(2) Local Retail, TO-M Technical Office, and PD Planned Development to PD Planned Development for the development of a pedestrian-oriented, mixed-use development. The subject property is located on the west side of Central Expressway and is generally bounded by Collins Boulevard to the west, Palisades Boulevard and Galatyn Parkway West Extension to the south, and Palisades Creek Drive to the north.

BACKGROUND
In 2006, approximately 39.7 acres of the subject property was zoned PD Planned Development for a mixed-use development to include townhomes, condominiums, retail, restaurant, office, and a full-service hotel. In 2013, the existing 39.7-acre PD was included in a request to rezone a total of 58.5 acres to PD Planned Development under a form-based code which was approved with the following development rights, including the two (2) existing office buildings which are intended to remain:

- General Office – 1,500,000 square feet (in addition to the existing 457,000 square feet)
- Retail and Service – 200,000 square feet
- Hotel – 300 rooms
- Multi-family units – 600 units
- Single-family units – 80 units

The current zoning request also makes use of a form-based code and includes the entirety of the existing 58.5-acre PD plus approximately nineteen (19) additional acres. The overall size of the new PD is just under eighty (80) acres including rights-of-way. The summary section of the staff report (pages 10-11) provides a comparison between the existing entitlements and the proposed entitlements which were originally presented as follows:

- General Office – 2,000,000 square feet (this in in addition to the existing 457,000 square feet)
- Retail and Service – 200,000 square feet
- Hotel – 300 rooms
- Multi-family units – 1,400 units
- Single-family units – 110 units

At the May 20, 2014 CPC meeting, residents spoke in opposition to the proposal, including the Canyon Creek Homeowners Association which expressed opposition to the increased number of multi-family units. Opposition was primarily related to concerns regarding the increase in number of allowed multi-family units, the quality of multi-family construction, school capacity (Prairie Creek Elementary and

Aldridge Elementary specifically), and increased traffic. The Commission also expressed concern regarding the number of multi-family units and the lack of high-rise multi-family buildings. The City Plan Commission continued the public hearing to its June 3, 2014 meeting to allow the applicant time to address the comments made by residents and Commissioners.

At the June 3, 2014 CPC meeting the applicant presented a revised proposal that included:

- a reduction in the number of multi-family units from 1,400 to 1,200;
- the requirement that 140 multi-family units be located in Dallas County (Richardson ISD) and be of Type I/II construction;
- a minimum floor area requirement of 1,200 square feet for 3-bedroom units;
- changes to building frontage requirements along Palisades Creek Drive; and
- modifications to the Phasing Plan.

Several residents again spoke in opposition to the revised proposal citing continuing concerns related to the number and construction quality of multi-family units. The Canyon Creek Homeowners Association again stated opposition to the revised proposal, particularly regarding the number of multi-family units.

The reduced number of multi-family units and the obligation to build 140 units of Type I/II construction were generally viewed favorably by the Commission. However, the Commission expressed concern regarding ground floor units being built at grade with surrounding streets and suggested it would be more appropriate that they be required a finish floor elevation above the surrounding street level. Commissioner Linn stated concern over the prospective use of skyways and their potential to dilute pedestrian activity on the street and suggested that approval of a Special Development Plan should be required for skyways. The applicant agreed with both of the suggested changes to the code.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 5-2 (Commissioners Ferrell and Maxwell opposed), recommended approval of the request as revised with the following two (2) additional conditions to address their remaining concerns:

1. Require a Special Development Plan for the construction of a sky bridge.
2. Require an 18-inch minimum finish floor elevation above grade for ground floor multi-family units facing private streets, Palisades Creek Drive, and civic/open spaces (exclusive of units that would be located in areas identified on the Regulating Plan as Ground Floor Activated Uses).

Should City Council approve the request, Ordinance No. 4051, which includes all revisions and conditions recommended by the City Plan Commission, may also be approved with the same motion.

ATTACHMENTS

CC Public Hearing Notice
City Plan Commission Minutes 5-20-2014 & 6-3-2014
Staff Report
Zoning Map
Aerial Map
Oblique Aerial Looking North
Proposed Code & Regulating Plan
Applicant's Statement
Notice of Public Hearing
Notification List
CCHOA Position Statements
Correspondence in Support
Correspondence in Opposition
Proposed Ordinance No. 4051

Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: May 21, 2014
Submitted by: City Secretary, City of Richardson

Please publish as listed below or in attachment and provide a publication affidavit to:

City Secretary's Office
P.O. Box 830309
Richardson, TX 75083-0309

FOR PUBLICATION ON: May 24, 2014

City of Richardson
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday June 9, 2014, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 14-13

A request by Larry Good, representing GFF Planning, for a change in zoning from LR-M(2) Local Retail, TO-M Technical Office, and PD Planned Development to PD Planned Development for the development of a pedestrian-oriented, mixed-use development on approximately 80 acres located on the west side of Central Expressway, generally bounded by Collins Boulevard to the west, Palisades Boulevard and Galatyn Parkway West Extension to the south, and Palisades Creek Drive to the north. The property is currently zoned LR-M(2) Local Retail, TO-M Technical Office, and PD Planned Development.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

The City of Richardson
/s/ Aimee Nemer, City Secretary

EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES –MAY 20, 2014

PUBLIC HEARING

Zoning File 14-13 – Palisades: Consider and take necessary action on a request for a change in zoning from LR-M(2) Local Retail, TO-M Technical Office, and PD Planned Development to PD Planned Development to develop a pedestrian oriented, mixed-sue development on approximately 80 acres located at the west side of Central Expressway, generally bounded by Collins Boulevard to the west, Palisades Boulevard and Galatyn Parkway West Extension to the south, and Palisades Creek Drive to the north.

Mr. Shacklett advised that the applicant was requesting to rezone the property for a pedestrian oriented, Mixed-Use development encompassing 58.5 acres from a previous zoning request noting the addition of 19 acres, which had not been part of the original request. Mr. Shacklett provided a comparison between the development rights under the existing PD versus the proposed Code (changes noted in bold text):

	EXISTING (58.5 acres)	**PROPOSED (approx. 80 acres)**
Residential Uses	600 multi-family units *(maximum 40% of total (240 units) may be located within Dallas County)* 80 single-family units	**1,400 multi-family units** ***(maximum 20% of total (280 units) may be located within Dallas County)*** **110 single-family units**
Minimum Unit Sizes	Townhomes – min. 1,650 s.f. Single-family detached – min. 2,000 s.f. Lot Area – No minimum requirement Multi-Family Units – Efficiency – min. 525 s.f. 1-bedroom – min. 675 s.f. 2-bedroom – min. 1,000 s.f.	Townhomes – min. 1,650 s.f. **Single-family detached – min. 1,600 s.f.** **Lot Area – min. 2,000 s.f.** Multi-Family Units – Efficiency – min. 525 s.f. 1-bedroom – min. 675 s.f. 2-bedroom – min. 1,000 s.f.
Non-Residential Uses	Retail/Service – max. 200,000 s.f. Office – 1,500,000 s.f. (this is in addition to existing 10-story and 16-story office buildings which are part of the proposed PD) *(The additional acreage being added to the PD includes approximately 19 acres of undeveloped land which is zoned LR-M(2) Local Retail and TO-M Technical Office and could be developed as approximately 200,000 square feet of additional office space).* Total Office Development Rights within 80	Retail/Service – max. 200,000 s.f. **Office – 2,000,000 s.f. (this is in addition to existing 10-story and 16-story office buildings which are part of the proposed PD)** **Total Office Development Rights within**

	acres per current zoning (existing plus entitled): 2,157,000 s.f. Full-service Hotel – maximum 300 rooms	**approx. 80 acres per proposed zoning (existing plus entitled): 2,457,000 s.f.** Full-service hotel – maximum 300 rooms
Max. Building Heights (by Tract/Sub-District)	Inner Ring Mixed Use – 20-story/270 feet Outer Ring Mixed Use – 6-story/75 feet Freeway High-Rise – 20-story/270 feet Urban Neighborhood – 2-story/30 feet	Inner Ring Mixed Use – 20-story/270 feet Outer Ring Mixed Use – 6-story/75 feet Freeway High-Rise – 20-story/270 feet Urban Neighborhood – 2-story/30 feet **Freeway Mixed Use – 20-story/270 feet**
Parking Regulations	Single-family lots – 2 enclosed off-street parking spaces plus 0.5 visitor parking spaces per unit Multi-family units – 1 parking space per bedroom Non-residential uses (including hotel) – 1 parking space per 300 s.f.	Single-family lots – 2 enclosed off-street parking spaces plus 0.5 visitor parking spaces per unit Multi-family units – 1 parking space per bedroom Non-residential uses – 1 parking space per 300 s.f. **Hotel/Lodging – 1 space per room**
Street Designations	Streets within the PD are required to be private streets. There are eight (8) distinct street types within the PD to allow for automotive and pedestrian-oriented streets to fit the needs of specific areas within the PD.	**Streets within the PD are required to be private streets. There are nine (9) distinct street types within the PD to allow for automotive and pedestrian-oriented streets to fit the needs of specific areas within the PD. Additionally, a non-mandatory portion of the Ring Road is proposed.**

Mr. Shacklett stated the proposed Palisades Planned Development Code (Code) was a form based code that has two main components: first, the Development Standards describe how the buildings will be placed on the property, the design of the buildings, and placement and design of individual streets, and the open space areas. The second component of the Code will be the Regulating Plan (Plan) which operates as the zoning map outlining the sub-districts and the specific guidelines within each sub-district (i.e., height of buildings, allowed uses, proximity to street, and pedestrian or vehicular oriented streets, etc.).

Mr. Shacklett explained that the proposed Code would create a fifth sub-district, the Freeway Mixed Use district, which would encompass a portion of the property being added that fronts US 75, and the western portion of the new property that would become part of the Outer Ring Mixed Use sub-district.

Mr. Shacklett noted that nine (9) street types and one (1) alley type was being proposed and dedicated a portion of his presentation explaining the number of travel lanes required, on-site street parking, and the fact that the applicant was requesting a change in the urban neighborhood from front entry garages to rear entry, alley access, garages. He added that the

proposed Regulating Plan notes the location of an additional portion of the Ring Road that runs east to west along the north side of Palisades Park and would be non-mandatory. This portion of the Ring Road will allow flexibility with regard to how this portion of the Inner Ring Mixed Use sub-district may be developed.

In closing his comments on the Plan, Mr. Shacklett pointed out the open space areas, the 40 to 80-foot landscape buffers along Collins Boulevard, and the fact that the 25-foot landscape buffer along Palisades would be extended along the north side of the property to Central Expressway.

Regarding the key sections of the Code, Mr. Shacklett highlighted the four main sections that would control where buildings would be located and how they would be designed around specific streets:

- Building Form & Development Standards (Section 7) – provides building placement, build-to zone/setback, building frontage, building heights (different for each sub-district), ground floor requirements, parking/service access areas, and encroachments.

- Building Design Standards (Section 8) – establishes a coherent urban character by use of building orientation, design of parking structures and single family garages, design of automobile related building site elements, roof form, façade composition, requirements for windows and doors, and Urban Neighborhood to Outer Ring Mixed-Use screening/transition.

- Street and Streetscape Design Standards (Section 9) – illustrates the design, configuration and development contest for all streets including lane widths, number of lanes, on-street parking, sidewalks, and street trees.

- Civic/Open Space Standards (Section 11) – creates standards for open spaces (large park areas and smaller neighborhood scaled plazas connected via a network of trails and paths), the 4-acre Palisades Park with landscaped areas for active and passive recreation, a landscape buffer and 8-foot meandering pedestrian path, canopy and ornamental trees along Collins Boulevard, and a 25-foot wide landscape buffer along Palisades Creek Drive with a 12-foot multi-use trail.

Mr. Shacklett stated that although a Phasing Plan had not been part of the original Code, the City Council had requested that one be included. Under the proposed new Code, the Phasing would consist of two parts with Phase 1 covering the following items:

- Infrastructure
- Collins Boulevard buffer,
- Palisades Park,
- South Entry,
- The portion of Ring Road from South Entry to North Entry,
- The portion of Mews Drive “1”, and

- The portion of the Urban Neighborhood and Outer Ring Mixed use sub-district located in Dallas County.

Phase 2 – building permits can be applied for at any time, but Certificates of Occupancy cannot be issued for any multi-family units until all items in Phase 1 are completed.

In closing his presentation, Mr. Shacklett noted that 149 pieces of correspondence had been received with a position statement from the local homeowners association in opposition and 1 piece of correspondence in favor.

Mr. Carter discussed the revised Traffic Impact Analysis (TIA) and the effect an additional 800 multi-family units and 300,000 square feet of office would have on the traffic. He said that the analysis included the existing traffic conditions with no site development; traffic in the years 2020 and 2035 – both with and without site development; and the developments on both sides of US 75 north of Renner Road and west of Wyndham Lane.

Mr. Carter stated that the proposed changes to the development would result in higher traffic projections than the existing entitlements, but there would be a significant number of access and circulation drives, plus some mitigation would be necessary. He added that the level of service would be diminished, but most of that would be within the site trying to exit onto the US 75 frontage road. However, the arterial and collector roadways as well as the freeway itself would not be impacted by the development.

Mr. Carter reviewed some of the proposed mitigation measures including acceleration and deceleration lanes, turning bays, and median openings.

Chairman Hand asked if the TIA actually states the development would not have an effect on the traffic. He also wanted to know if the analysis took into consideration the possibility that some residents would be walking to work.

Mr. Carter replied the TIA stated there would not be a significant effect on the traffic and the level of service at the intersections evaluated was considered to be at an acceptable level of "D" or better. He added that the intersection showing future failure in the year 2035 was Renner Road and that would be a result of traffic from the State Farm development, but the City already had mitigation measures planned for that intersection.

Regarding residents walking to work, Mr. Carter said the report did include internal trip capture rates, which resulted in some reduction of vehicular trips (residential to business trips as well as to restaurants and retail). He added there was also a small reduction in trips due to the close proximity of the Galatyn shuttle that would take people to and from the DART Light Rail station on the east side of US 75.

Commissioner DePuy asked for the location of the county line and the distribution of single and multi-family homes within each area.

Mr. Shacklett replied that as proposed, 110 single-family units would be allowed in the Urban Neighborhood, which is split half and half between the two counties. However, there is no requirement as to how many single-family homes can be developed on one side versus the other.

Regarding the multi-family units, Mr. Shacklett stated the current zoning allowed 600 multi-family units and up to 40 percent of those units in Dallas County (from zero to 240 units), but with the proposed changes of an additional 800 units the percentage had been reduced to 20 percent in Dallas County (from zero to 280 units). He added that any multi-family units in Dallas County would have to be constructed within the Freeway High Rise zone or the southern portion of the Inner Ring Mixed-Use area.

Chairman Hand asked how much of the development was in Dallas County.

Mr. Shacklett replied that 26-27 percent was in Dallas County.

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

Mr. Larry Good, Chairman of Good Fulton and Farrell Planning (GFF), 2808 Fairmount Street, Dallas, Texas, stated that the benefits of adding the approximately 20 acres to the development was far greater than the footprint the 20 acres held including allowing a common vision over the entire Palisades property, eliminating any inconsistencies in urban form, and increase vehicular and pedestrian movement. He added that in the past several months there has been a realization of how many corporate users are interested in locating in the development and the proposed changes would allow flexibility in the development.

Mr. Good indicated that since the original Code was approved in 2013, the owner has identified some of the development partners they would use with K Hovnanian Homes for the single-family development, Wood Partners for the multi-family units, and TGB Landscape Architects for Palisades Park and the buffer along Collins Boulevard. In addition, the owner has directed GFF to prepare marketing packages for three corporate users.

Mr. Good explained that the addition of the new land would offer the ability to add another ingress/egress from Palisades Creek Drive to US 75 and indicated the platting and permitting for the single-family neighborhood was underway and should be completed by the middle of the summer. He stated that the first design session for Palisades Park, the Collins landscape buffer and the Ring Road would take place in June and should be ready for review with the City in August, after which the design work for the multi-family units would begin.

Mr. Good said their request for three-story multi-family was a result of discussions with the multi-family partners to offer a more diverse product type and cited the CityLine project as a product that was too similar to the proposed development.

Mr. Good offered examples of developments in other cities that would be similar to the proposed development including the relationship of the multi-family units to the street, landscape, private patios, and rear entry garages. In comparing the proposed development,

he stated it was roughly the same size in land area as Addison Circle, half the size of Legacy Town Center and much smaller than Las Colinas. In regard to multi-family, the proposed development was roughly half the size of Addison Circle and Legacy Town Center and two-fifths the size of Las Colinas.

Mr. Good stated that although they were requesting an increase in multi-family, they were not requesting an increase to the hotel or retail space because of discussions with professionals in the commercial real estate industry who pointed out that the development was not an anchor tenant location, but a location that will serve the surrounding community.

Another change to the proposed development would occur in the single-family neighborhood where some of the homes would face Collins Boulevard and have a slip road and some homes would face the interior Ring Road, but all the homes would have rear entry garages.

Mr. Good pointed out that one of the important things about a Regulating Plan was that within the permissions of the Plan an individual zone could have a street, office building or multi-family and two restaurants, or it could have a corporate user with two towers depending on the opportunities that present themselves.

Commissioner DePuy asked where the alleys and street would be located on the illustrative plan.

Mr. Good replied the streets were the ones lined with trees and those without trees would be the alleys.

Commissioner Ferrell asked if there were a maximum number of three-story multi-family buildings under the proposed plan.

Mr. Good said the tract of land along Palisades Creek Drive would be the only area where three-story, multi-family buildings would be allowed and there would be approximately 200 units with at least half having individual garages.

Commissioner Roland said the project seemed to be more “complete” with the additional land and asked the reason for the requested additional multi-family units.

Mr. Good replied that their intention was to create a vibrant village that would attract sophisticated corporate users where the option of living “on campus” was available to their employees. He added that the best economic situation would be to have four multi-family units with 350 units in each and that is where the requested 1,400 total units came from.

Commissioner Roland asked staff how much office square footage and multi-family units there would be between the proposed development and CityLine.

Mr. Shacklett replied that CityLine had 1.5 million square feet of office space, 2,000 multi-family units, and one hotel with 250 beds.

Chairman Hand added that Addison Circle had approximately 75,000 square feet of retail, which was less than the proposed retail space at the Palisades, but there are 2,800 multi-family units in that development.

Vice Chair Bright noted that the City Council had previously approved 600 multi-family units for 57 acres and wanted to know why the applicant was requesting 800 more units with the addition of only 19 acres of land.

Mr. Good replied their original request in 2013 was for 1,000 multi-family units, which was the best case scenario, but they compromised in order to help get the deal done so they were looking at it now as only an increase of 400 units. He added that the impact of the additional land was greater than the percentage of increase to the overall development in terms of the corporate users who could be attracted, the unity, and what could be accomplished.

No other comments were made in favor.

The following individuals made comments in opposition based on concerns the request for an increase in multi-family units was disproportionate to the original request based on the amount of additional land; adverse impacts to the school districts and traffic, specifically traffic in the surrounding neighborhoods; too much multi-family density in the northern portion of the City; misnomer as a traffic oriented development; impact on property values; and the choice of development partners and previous sub-standard apartments that were built.

- Ms. Susan Kassam, 2431 Fairway Drive, Richardson, Texas, speaking on behalf of the Canyon Creek Homeowners Association (CCHOA)
- Mr. John Geesland, 1133 Bull Run, Richardson, Texas
- Mr. Jim Watson, 203 Bridge Canyon Ct., Richardson, Texas
- Mr. Mike Kilgard, 205 Crooked Creek, Richardson, Texas
- Mr. Brian Bolton, 200 High Canyon Ct., Richardson, Texas
- Ms. Patricia Simmons 2 Round Rock Cir., Richardson, Texas
- Mr. Tom Benson, 205 High Canyon Ct., Richardson, Texas
- Ms. Sandhya Seshadri, 2702 W. Prairie Creek Dr., Richardson, Texas
- Ms. Barbara Gilbert, 2309 W. Prairie Creek Dr., Richardson, Texas
- Mr. Don Dickerson, 319 Ridge Crest, Richardson, Texas
- Mr. Emilio Guarnero, 2208 Eastwood Dr., Richardson, Texas

In addition to those who spoke, the Commission received 32 appearance cards in opposition to the proposed increase in multi-family units.

Chairman Hand asked if the applicants had any comments in rebuttal and they declined to make any additional statements. He also asked if there were any comments from the Commission or staff.

Mr. Shacklett stated there had been questions during the public hearing on the proposed phasing plan and noted that prior to occupancy of any multi-family buildings, the

infrastructure (utilities, roads) would need to be completed. He added that multiple phases could be permitted at one time, but Certificates of Occupancy would not be issued.

Chairman Hand asked about the zoning on the additional 20 acres.

Mr. Shacklett replied the current zoning was split between technical office and local retail, which could accommodate approximately 200,000 square feet of office development based on setbacks and height requirements.

Commissioner DePuy asked for the unit sizes for the multi-family development and whether there would be three bedroom units available.

Mr. Shacklett replied the size of the units had not changed from the original request with a minimum dwelling unit of 525 square feet for an efficiency apartment, 675 square feet for a one bedroom, and 1,000 square feet for a two bedroom.

Regarding three bedroom units, Mr. Shacklett said there was no minimum dwelling size listed in the Code.

Mr. Good added there was nothing in the code prohibiting a three bedroom unit, they just did not set a minimum size for a three bedroom but that could be added.

Commissioner DePuy suggested it would not be a good idea to have a three bedroom unit and felt the development should be targeted towards young professionals or empty nesters instead of families.

Commissioner Ferrell asked where the three story, multi-family buildings could be built. He also wanted to know if there was a minimum amount of retail that was mandated in the current zoning.

Mr. Shacklett replied those buildings could be built in the Outer Ring Mixed-Use, north of pedestrian passageway between the Ring Road and Palisades Creek Drive up to the north entry.

Regarding the amount of retail, Mr. Shacklett said that in the current zoning there is a maximum amount allowed but not a minimum, but there are requirements for the areas along the Park as it relates to ground floor activated uses (i.e., commercial type uses).

Commissioner Ferrell asked to confirm if there were any conditions in the current zoning that would allow ground floor residential.

Mr. Shacklett replied that in the ground floor activated use area retail ready standards applied to the ground floors.

Commissioner Roland pointed out that under the current zoning 600 apartments are allowed within the 57 acres, which equals approximately 10 apartments per acre, but with the

proposed additional units the number would rise to 17.5 apartments per acre. He also asked what roads would exit onto Collins Boulevard.

Mr. Carter replied that Palisades Creek Drive and Palisades Boulevard both currently have access to Collins Boulevard, and in the current and proposed Plan, the Urban Neighborhood and Outer Ring Mixed-Use would also exit onto Collins. He added that traffic could flow from the Ring Road north to Palisades Creek Drive then west to Collins, as well as go south to Palisades Boulevard and west to Collins.

Commissioner Roland asked if there will be a parallel road next to the Galatyn Overpass.

Mr. Carter replied there is an existing roadway at that location and portions of Palisades Boulevard would be abandoned under the current proposal, but there would still could driveways through to the frontage road and maybe one into a parking garage.

Commissioner Ferrell said his understanding was that under the current approved Code, the developer would have to construct the roads, the parks, and the single-family homes, but wanted to confirm the phasing under the proposed Plan.

Mr. Shacklett replied that was correct and noted it would be in the portion of the development between Collins Boulevard and Ring Road in Dallas County. However, in the proposed Plan, roadway and utilities throughout Phase 1 were required but not the single-family homes.

Chairman Hand asked if the applicant had discussed the proposed changes with anyone from the surrounding neighborhoods.

Mr. Mark Jordan, 14801 Quorum Drive, Dallas, Texas, stated he had met with 3 or 4 of the board members from the CCHOA as well as many individuals who have called or stopped by the office.

Chairman Hand concurred with Mr. Roland's statement that the development looked more "complete" and said he was excited about the possibilities the development could offer. However, he was also haunted by the diminishing open space in the City and stressed how important it was for the Commission and City to get this project "right".

Mr. Hand said he could agree with the three story product because it would provide diversity in the housing stock, but felt that the proposed Plan was not diverse enough because he felt the location was ripe for a premium product, one that the corporate users would be drawn to. He added that he was disappointed to see so much wood frame housing and felt it was a lost opportunity because the location would be an excellent place for an iconic, luxury, high-rise living product that corporate users would want.

Chairman Hand concluded his comments by stating that the two issues in the project that were the deal killer for him were the lost opportunity for high end housing and finding a way to get back to an equitable distribution of housing.

Commissioner Springs said he thought the problem with the project boiled down to traffic versus density and stated that you cannot have one without the other. He added that if there was less density, which would reduce the traffic, then the project had the possibility of not being successful. If the density was increased, then the traffic will increase so the problem is creating the right balance.

Mr. Springs concurred with Mr. Hand's statement regarding an over-abundance of wood frame, low rise density as opposed to high rise density. He added that high rise density would also allow flexibility in the uses if there is a change in the market.

Mr. Good stated they did not have any intent to prohibit high rise development and the illustrative plan did not feature it because it would be a harder element to deliver. However, the applicant was not opposed to transitioning some of the multi-family to high rise.

Chairman Hand pointed out that in a previous design from an architectural company on another project where there had been a proposal to set a height minimum, which could be used to dictate the construction type into a more permanent type construction. He also felt it was fair to have a discussion about the project being a "place maker" taking into consideration the location across from the Eisemann Center, but was disappointed it was not part of the Code.

Mr. Hand suggested that the addition of a luxury, high-rise element to the development could possibly change the dynamic of the opposition from the neighborhoods.

Commissioner Springs acknowledged that a fear of the unknown, of who would be moving into the area, might be driving the opposition, but quoted from a *Dallas Morning News* article that people are coming from all over to relocate to north Texas. He also suggested that if the product was built at a higher level it would insure the longevity of product and draw in the corporate users wanted in the City.

Commissioner DePuy complimented the developer on a more cohesive plan, but agreed that a high-rise luxury element would work well in the development. She also thought the additional single-family homes was a good idea and pointed out that high-rise luxury developments adjacent to affluent areas worked well as long as the development was a quality product.

Ms. DePuy pointed out that the residents who bought their homes on the edge of the Canyon Creek area knew the Palisades would eventually develop, which would increase the traffic on Collins Boulevard. She also thought the Commission could push a little harder to get a product with a higher quality, multi-family use.

Vice Chair Bright said he thought the requested 800 additional multi-family units was out of proportion and asked how a luxury, high-rise product in-lieu-of the wood frame construction would affect the applicant's request.

Mr. Good replied that in high-rise luxury housing the number of units delivered would only be between 100 to 140 units and they could only commit to converting 10 percent of the multi-family to high rise. He added that they understood the Commission's desire was to have a certain percentage of high-rise units and a maximum number of units to be located in Collin County and offered to re-work the Plan based on those desires.

Chairman Hand pointed out that the Commission had recently toured Uptown (Dallas) and understood that some of the Commission's suggestions might not be viable in the City at the present time, but if they are in the near future and this project was not approved, it could be a lost opportunity for the City.

Mr. Good said he understood the essence of the feedback and will work with staff and leaders of the CCHOA to see if a better product can be presented.

Commissioner Ferrell thought there was too much housing, and of the housing proposed it should be higher and not wider. In addition, he said he would like to see more phasing and save part of the multi-family units until a certain amount of office and/or retail was completed.

Commissioner Roland acknowledged that the Commission heard and understood comments from both sides of the question, but thought the requested 1,400 multi-family, low rise units were excessive. He also said he would like to see some numbers on what percentage of the proposed units would be Type 1 and the absolute maximum number of multi-family units needed to make a viable project.

Mr. Roland pointed out the amount of growth north Texas is experiencing and many of those individuals are coming from the north side of the metroplex and traveling into Dallas and Fort Worth and the proposed development might provide a solution.

Chairman Hand stated the Commission was entrusted with doing what was best for the City as a whole and felt this project was an opportunity to compose a project that will bring value to the City.

Vice Chair Bright asked staff if the Commission wanted to continue the item should it be continued indefinitely or to a specific date.

Mr. Shacklett replied that the applicant was in agreement with continuing the item to the June 3rd meeting.

Motion: Vice Chair Bright made a motion to continue the public hearing to the June 3, 2014 meeting; second by Commissioner Roland. Motion approved 6-0.

DRAFT - EXCERPT
CITY OF RICHARSON
CITY PLAN COMMISSION MINUTES – JUNE 3, 2014

5. **Zoning File 14-13 – Palisades (continued from May 20, 2014 meeting):** Consider and take necessary action on a request for a change in zoning from LR-M(2) Local Retail, TO-M Technical Office, and PD Planned Development to PD Planned Development to develop a pedestrian oriented, mixed-use development on approximately 80 acres located on the west side of Central Expressway, generally bounded by Collins Boulevard to the west, Palisades Boulevard and Galatyn Parkway West Extension to the south, and Palisades Creek Drive to the north.

   Mr. Shacklett briefly reviewed the changes made to the Planned Development Code (Code) noting that no changes had been made to office or retail square footage, nor to the number of single-family, office and retail, but noted that there was a proposed decrease in the number of multi-family units from 1,400 to 1,200. In addition, a change had been made to the type of construction on some of the multi-family units and 140 of the units would be required to be located in Dallas County and to be of Type 1 or Type 2 construction.

   Mr. Shacklett also reviewed the changes requested from the existing Code made at the May 20, 2014 meeting and those made after the meeting (bold).

	Existing Zoning (including additional land being added to PD)	Proposed Zoning	Net Increase / Decrease
Residential Uses			
Single-family	80 units (attached or detached)	110 units (attached or detached)	+30 units
Multi-family units	600	~~1,400~~ / **1,200***	+600 units
Total	680 units	1,510 units	+830 units
Non-residential Uses			
Retail/Restaurant/ Retail/Service	200,000 sq. ft.	200,000 sq. ft.	No Change
Full-Service Hotel	300 rooms	300 rooms	No Change
Office (including existing 457,000 sq. ft.	2,157,000 sq. ft.	2,457,000 sq. ft.	+300,000 sq. ft.

**140 of 1,200 units required in Dallas County and shall be Type 1 /2 constructions*

– Addition of approximately nineteen (19) acres of land to PD

- Increase in allowed multi-family units from 600 to 1,400
    - **Reduced to 1,200 units with 140 required in Dallas County and shall be Type 1/2 construction**
- Addition of minimum unit size for 3-br units of 1,200 s.f.
- Increase in allowed single-family units from 80 to 110
- Increase in allowable office area of 300,000 s.f.
- Addition of new Sub-District (Freeway Mixed-Use) and street sections (Mews Drive "3" and Urban Neighborhood Alley)
- Addition of a non-mandatory portion of the Ring Road
- **Reduction of building frontage requirement along Palisades Creek Drive and North Entry from 50% to 0% for office buildings or hotel**
- Requirement for single-family garages to be located at the rear of the building
- Allowance for three-story, multi-family buildings with surface parking in northern portion of the Outer Ring Mixed-Use
- **Phasing Plan has been revised to remove Inner Ring Promenade from Phase 1; still required to be constructed as shown on Regulating Plan**

Mr. Carter reminded the Commission that the applicant had a Traffic Impact Analysis (TIA) performed and the information that was shared at the previous meeting. He also compared the TIA results from what was currently allowed on the site versus the proposed changes.

Mr. Carter stated that if the property was built out under the existing entitlements, the TIA showed approximately 29,000 vehicle trips per day, whereas under the proposed changes there would be an increase up to 30,000 vehicle trips per day (less than 5%). He added that the TIA also showed that under the existing entitlements, there would be an increase of 186 vehicles per hour split between inbound and outbound traffic and distributed across all the driveways and roadways around the site.

Mr. Carter closed his comments by clarifying a statement he made in the previous meeting that the traffic would not have a significant impact on the roadways by explaining he was speaking in terms of what could be built under the existing Code versus what could be built under the proposed Code. He also reviewed some of the mitigation measures and said the measures were the same as those listed under the existing Code.

Chairman Hand asked if staff knew what the traffic count was as it existed prior to any changes.

Mr. Carter said that currently there is 450,000 square feet of office already on the site and that produces less than 20 % of what would be entitled under the currently approved zoning.

Mr. Shacklett concluded his presentation by noting that prior to the May 20th meeting staff received one letter in support and 166 opposed and after that meeting, but prior to the current meeting, one additional letter in support and 130 opposed had been received.

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Commissioner Linn asked to clarify if any of the proposed 140 units to be built in Dallas County would be constructed as Type 1 and/or Type 2. He also wanted to know of those same units would be condominiums or apartments.

Mr. Shacklett replied that under the proposed Code, the 1,200 multi-family units could be either apartments or condominiums.

Commissioner Maxwell asked where the 140 units were mentioned in the proposed Code.

Mr. Shacklett directed the Commission to page 15 of the proposed Code under the section "Use Criteria (Table 6.2), Multi-family Residential (all dwelling units)" and pointed out that the section listed the minimum dwelling unit sizes, requirements for four-story minimums, structured parking for the four stories, and under the fourth bullet the 140 units.

There were no other questions for staff and Chairman Hand continued the public hearing from the May 20, 2014 meeting by asking the applicant to come forward.

Mr. Larry Good, Chairman of Good Fulton and Farrell Planning (GFF), 2808 Fairmount Street, Dallas, Texas, said he would focus on the changes they had made since the last meeting including the total number of multi-family units, specificity about where the multi-family units would be built – Dallas County versus Collin County, and an assurance that an appropriate number of the multi-family units would be of a construction type that denotes quality and luxury.

Mr. Good summarized that 1,060 multi-family units would be in Collin County and 140 in Dallas County with the 140 units constructed using Type 1 or Type 2 construction (concrete or steel frame). He added that the change to 140 units of Type 1/2 construction would remove one of the wood framed multi-family buildings from the illustrative plan.

Regarding the proposed change to the phasing and the removal of the Inner Ring Promenade from this phase, Mr. Good said the area was a half pedestrian, half vehicular fire lane street and, as such, it would have special paving and they did not want to take the chance of breaking up the paving during construction. He added that the ring road would be built either at the end of or concurrent with the surrounding construction.

Mr. Good noted that in the last meeting a question had been raised regarding three bedroom units and that question had been addressed with the proposal of a minimum square footage for that sized unit. He also pointed out a change in one of the buildings in the illustrative plan from multi-family to a three story office building with an attached parking garage.

Commissioner Roland asked the applicant to point out the multi-family buildings across the development and to describe the associated parking garages.

Mr. Good pointed out the three, 350-unit multi-family buildings (two in the Outer Ring Mixed-Use and one in the Inner Ring Mixed-Use areas) as well as the proposed 140 units built in a Type 1 or 2 building. He added that the two buildings in the Outer Ring would be

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four stories and the one in the Inner Ring would be five-stories, all with concealed parking interior to the structures.

Commissioner Linn asked the applicant to point the commercial retail areas in the development. He also wanted to know if the reduction in the multi-family units would be enough to support the proposed retail.

Mr. Good stated that the Code set aside the frontage along the Inner Ring road, adjacent to the park, had to be retail ready at the ground floor with an additional restaurant located in the front of Palisades II office building.

Regarding the reduction in multi-family and supporting the retail, Mr. Good replied that it was always beneficial to have residential on-site, but it was the office population and surrounding neighborhoods that will help in making the retail successful. He noted that questions had been posed as to why additional retail was not added since the land was available and explained that since the project was a mid-block development without anchor tenants it was best to be conservative with the amount of retail.

Commissioner Linn asked if the Type 1 of Type 2 construction would be condominiums.

Mr. Good replied that it would most likely be condominiums because of the small number of units in the building. He added that the market needs to mature because the rents right now were not at high-rise level, but he felt they would eventually reach that level. In addition, Mr. Good pointed out that the 140 units was the minimum that could be built, not the maximum.

Commissioner DePuy asked how many three bedroom units would be built as well as the location, and if any of the three and four story buildings would be located in the Freeway High Rise sub-district.

Mr. Good replied the three bedroom units would comprise approximately three percent of the total number of units and would be located in the Outer Ring Mixed-Use sub-district. He added that the Freeway High Rise sub-district was located on either side of the main entrance off US 75 and it was previously agreed that wood frame buildings would not be built in that area.

Chairman Hand asked to confirm the applicant was seeking 200,000 square feet of retail while the illustrative seemed to show approximately 70,000 square feet. He also wanted to know if some of the proposed office buildings would have retail.

Mr. Good said they had not actually calculated the amount of retail space on the illustrative plan and confirmed that some of the office buildings could have coffee shops or small retail shops in the lobby area.

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Commissioner Maxwell asked about the deciding factor for putting the Type 1 or Type 2 construction in Dallas County as well as the factors for the split of residential between the two counties.

Mr. Good replied that within Dallas County section of the site there is the existing Palisades I and II buildings and the proposed multi-family high-rise leaving little space for additional multi-family units in the county.

Commissioner Ferrell asked if some of the multi-family units would be at ground level. He also pointed out that in the previous meeting a three-story option was proposed, but in the illustrative plan it appeared to be four stories.

Mr. Good replied that the "red hatched" areas on the illustrative plan were where the ground floors would be retail ready with multi-family units above and on the opposite sides of the building the units were at ground level.

Regarding the three story option mentioned in the previous meeting, Mr. Good said that this was a good example of how an illustrative plan can demonstrate the flexibility of the Code and what was shown last time was an example of what a three story building might look like, how it would address the street, and showed the parking concealed interior to the site.

Commissioner Ferrell asked about the difference between a three story and four story building and how the parking would be handled, and wanted to know the size of the apartment units in each.

Mr. Good replied that in a three story building, the courtyard side for individual garages and would have an average unit size of 1,050 square feet and the four story buildings would have a wrapped parking garage with an average unit size of 850 square feet.

Chairman Hand stated he had some concerns about "ground mounted apartments" and used the Addison Circle project as an example of raised finished floors where the windows were raised above the street level.

Mr. Good said his clients requested that raised finished floors be included in the design so even though there is a corridor entry from inside the building, the street side approach will have the brownstone step look.

Chairman Hand asked if the raised floors were codified in the Code and, if not, would there be a problem with codifying it in the Code.

Mr. Shacklett replied that what was in the Code was the requirement for those areas listed as ground floor activated uses (retail read), but not required above grade.

Mr. Good said he was not opposed to adding that requirement to the Code.

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Commissioner Linn stated that he worked in downtown Dallas and noted that sky bridges and underground tunnel systems adversely affected the street level retail and wanted to know if the applicant felt the same and were there any plans for their use in the proposed project.

Mr. Good replied it was never their intent to make sky bridges a feature of the project. He added if the Commission wanted to add language to the Code to control the use he had no objections; however, if a large corporate user came to the site they would like the flexibility to allow that user to tie their buildings together.

Commissioner Linn suggested that sky bridges could be listed as a major modification and Mr. Good did not object.

Commissioner Linn stated that one of the items he was concerned with was the fact that form based codes did not allow the Commission the chance to review the elevations of the buildings and asked the applicant what he thought.

Mr. Good pointed out that the City's staff would be reviewing the building elevations and those elevations would have to be in compliance with the Code.

Commissioner Maxwell asked how many stories would be needed for the 140 unit multi-family building.

Mr. Good replied that it would be 10 to 11 stories with approximately 13 units per floor.

No other comments were made in favor.

The following is a list of those who spoke in opposition followed by a summary of their concerns:

- Mr. Mike Kilgard, 205 Crooked Creek, Richardson, Texas, 75080
- Mr. Jedd Keith, 317 Fall Creek, Richardson, Texas, 75080
- Mr. Garry Warrenchuk, 234 Meadow Lark, Richardson, Texas, 75080
- Ms. Sandhya Seshadri, 2702 W. Prairie Creek Dr., Richardson, Texas, 75080
- Ms. Barbara Gilbert, 2309 W. Prairie Creek Dr., Richardson, Texas, 75080
- Mr. Jeremy Thomason, 3301 Canyon Creek Dr., Richardson, Texas, 75080
- Mr. Jay Hawkins, 2402 Grandview Dr., Richardson, Texas, 75080
- Ms. Liz D'Amelio, 316 Crestover Dr., Richardson, Texas, 75080
- Ms. Patricia Simmons, 2 Round Rock Cir., Richardson, Texas, 75080
- Mr. Scott Dye, 305 Fall Creek Dr., Richardson, Texas, 75080
- Mr. Randy Montgomery, 203 High Canyon Ct., Richardson, Texas, 75080
- Mr. Don Dickerson, 319 Ridgecrest Dr., Richardson, Texas, 75080
- Mr. Brad Johnson, 3 Round Rock Cir., Richardson, Texas, 75080
- Mr. Kit Miller, 308 Arborcrest Dr., Richardson, Texas, 75080
- Ms. Joan Scott, 5 Rock Rock Cir., Richardson, Texas, 75080

Summary of the comments and concerns:

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- Requested increase in multi-family units was disproportionate to the original request based on the amount of land added;
- Wood frame apartments next to single-family neighborhood;
- Traffic encroaching into the surrounding neighborhoods;
- Change in phasing and multi-family construction;
- Length of construction time;
- Negative impact on the sense of community;
- What type of retail would be allowed;
- Too much multi-family density in northern portion of the City;
- Traffic safety and neighborhood children;
- Decrease in quality residential builders coming into the area because of the impact of so many multi-family units;
- Lack of "boldness" in the overall design and the impact on home values;
- Concerns about support for the proposed retail based on lack of support for retail across the freeway in the Galatyn Park area;
- Build all multi-family units as Type 1 or Type 2 for quality construction;
- Lack of connectivity with east side of US 75.

With no further comments in favor or opposed, Chairman Hand closed the public hearing and asked the applicant if he had any comments in rebuttal. He also reminded the applicant of some of the questions mentioned by the speakers.

Mr. Mark Jordan, 14801 Quorum Drive, Dallas, Texas, stated he would like to respond to the concerns expressed by the speakers:

- Community outreach: beginning two years ago, contact made with community through charrettes and meetings with the Canyon Creek Homeowners Association (CCHOA). In addition, many of the residents of Canyon Creek and Prairie Creek have stopped by the office and spoken in depth about the project.

- Phasing: timing of phases was suggested by City Council as a result of input from the local residents. Single-family units will be built first as well as the buffer along Collins Boulevard.

- Plans: modified after input from the City Council, the City Plan Commission, and the local residents.

- Land developed without any concern for the surrounding neighborhoods: developing a four acre park, extensive buffer zone along Collins Boulevard, addition of greenbelt areas.

- Commitment to the project: Not interested in "flipping" the project, moving office to Palisades office buildings, put together a strong development team including planners, engineers and marketing. Time to complete the project - approximately 10 years.

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- Quality of multi-family units: Apartments will cost approximately $1.60 per square foot in rent and be a higher density and top quality as opposed to apartments in southern section of the City.

- Traffic: based on traffic report multi-family will generate only small amount traffic as opposed to the office development.

- Connectivity: working to make connection through adjoining property and under the bridge so the path will be pedestrian friendly.

Mr. Jordan closed his comments by stating that he viewed this development as his legacy and was not going to flip the land and move on to the next project.

Commissioner Linn asked if the applicant would have to come back to the Commission if the market showed a need for Type 1 or Type 2 residential units. He also wanted to know if the applicant had any concerns about making sky bridges a major modification in the Code.

Mr. Good replied that there was no maximum on Type 1 or Type 2 construction, only a minimum.

Regarding the sky bridges, Mr. Jordan said he was not opposed to listing the addition of sky bridges as a major modification.

Vice Chair Bright wanted to know if the applicant had any objections to codifying the raised finished floors in some of the multi-family units.

Mr. Jordan replied that he would rather have the market direct what should be built as opposed to telling the market and when more items are codified it can become an impediment to the development.

Chairman Hand acknowledged that the Commission had to sometimes fly blind on the form based code and wondered how to codify high quality. He also expressed some concerns about ground floor mounted apartments as opposed to raised finished floors.

Commissioner Roland thanked the applicant for his passion and asked the total value of the project.

Mr. Jordan replied it would be a billion dollar project.

Commissioner Maxwell asked if the applicant was willing to tie the construction of multi-family units to office space.

Mr. Jordan said the first multi-family units will not be ready for approximately two years, but once they are they will create the synergy that will allow him to attract corporate users. He

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again said it would come down to letting the market dictate what should be built at a certain time.

Commissioner DePuy asked to clarify if the ideal phasing would be housing then office/corporate buildings.

Mr. Jordan replied that the single-family homes, the buffer along Collins Boulevard, as well as the ring road would be in Phase 1 so those items will create value and attract the office/corporate user, which is where he will make his money.

Chairman Hand noted that comments had been made earlier in the meeting that technical items were not addressed and corrected that misconception by stating the charge from the City Council for the Commission was to use the expertise of the staff and Commissioners to make recommendations to the Council on the best and highest use of land in the City.

Chairman Hand asked to confirm that the TIA results were based on what is entitled under the current zoning (existing office buildings and 600 multi-family units) versus the proposed change to the entitlements.

Mr. Carter replied that was correct and also asked to correct an earlier statement that the existing condition was only 10% of the anticipated total after build out. He added that the maximum total under the existing zoning versus the proposed changes would result in a small increase.

Regarding traffic mitigation measures, Mr. Carter noted there had been questions as to why those measures seemed to be pointed towards the inbound traffic as opposed to the outbound traffic and reminded the audience and Commission that the frontage road was under the control of the Texas Department of Transportation (TxDOT). He added that although the City had very little control over any changes to that road, they were requiring the installation of right turn deceleration lanes, something that TxDOT would also require. In addition, the applicant would need to get approval from TxDOT for any modified or new driveway locations and once TxDOT looks at the plans there is always the possibility they will require auxiliary and acceleration lanes and items that are above and beyond what the City was suggesting.

Commissioner Linn asked if the right turn deceleration lane would be considered a major or minor modification.

Mr. Carter replied that the City was requiring as a minimum, per the zoning, the right turn deceleration lanes and if TxDOT requires more within their right-of-way that would be their purview and not considered a modification of zoning.

Chairman Hand acknowledged that traffic patterns will change once the project is completed, but he did not perceive that much of a change between the existing entitlements versus the proposed.

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Mr. Hand noted that some comments had been made about the multi-family butting up against the adjacent neighborhoods, but reminded the audience of the single-family element of the project that will act as a buffer, which he liked. He also thought that moving the building face to the core road and away from Prairie Creek Drive would enhance the urban vibe of the development.

Chairman Hand acknowledged that it was mathematically true that the number of apartments did not match the increase in land area, but he was concerned that if the number of households was the key to making the project and retail successful why limits would be placed on those. He said he was willing to believe the applicant and his passion to build a quality development, but was glad some additional items such as raised finished floors had been discussed.

In closing his comments, Mr. Hand said he thought it was extremely important for the applicant to continue to work with the neighborhood in order to be successful.

Vice Chair Bright thanked the audience members for coming out and giving their opinions, and thought there had been a lot of compromises made on both sides which had resulted in an improvement over previous proposals. He supported the idea of both pieces of property being developed together and urged the residents of Canyon Creek and Prairie Creek to join in supporting the development as he would be doing.

Commissioner DePuy said she thought that the multi-family would not have a significant impact on the school districts and was concerned that reducing the multi-family too much would have an adverse effect on the retail. She acknowledged the passion on both sides of the question, but pointed out that if the quality described by the applicant was delivered it would only increase the value of the homes in the surrounding neighborhoods, but stressed that both side would have to work together.

Commissioner Linn pointed out that the project had come a long way since it was first proposed and was pleased that the applicant had accepted the challenges put forth by the Commission to deliver the best possible plan for the land.

Commissioner Ferrell acknowledged that he lived in one of the neighborhoods adjacent to the project, but in his own defense he had not attended any of the meetings between the applicant and the homeowners associations because he felt it would be a conflict of interest. That said, he still did not see any compromise with the adjacent neighborhood and thought there needed to be more phasing that would allow the existing 600 units to be built, but would tie further units to a growth in the high-rise office buildings.

Commissioner Maxwell said he shared a lot of the same thoughts as Mr. Ferrell and did not see why the phasing could not be tied to the office building development. He stated that he was in favor the overall plan, but did have concerns about traffic going through the neighborhood and hoped the City was looking at any type of mitigation methods.

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Commissioner Springs stated that taking a leap of faith when it came to what would be developed was frightening, and admitted that even as an architect it was an irritative process, but at the end of the day there should be some degree of confidence in what would be built. He added that in his opinion the proposal was fundamentally a good project and it came down to having faith in what would be developed.

Chairman Hand asked if it would be possible to phase the project around having more office development before additional multi-family.

Mr. Jordan replied that if the phasing was changed it might force him to reconsider the project because of a lack of return on his investment. He added that his intention was to do a quality market driven, urban, mixed-use development.

Chairman Hand reminded the Commission that the many iterations involved in another mixed-use development in the City may have been a product of micromanaging that project.

Commissioner Roland said he understood the passion involved on both side of the issue, and appreciated the concerns of the citizens regarding the investment in their homes, but pointed out that what was before the Commission was a business deal and the applicant had invested a great deal of time, energy and money into the project. He added that the Commission was charged with getting the best deal it could for the City and for the citizens to treat the applicant other than in a welcoming manner was disingenuous and he offered his apology as a citizen of Richardson for the way the applicant had been treated.

Commissioner Linn asked if there was consensus on the raised finished floors because the applicant had indicated that he was not in favor of that suggestion.

Commissioner Springs suggested that instead of codifying the raised finished floors it would be better to phrase it that the floors would be a goal if the topography allowed and reminded the Commission the request was not a design exercise but a zoning request.

Chairman Hand agreed that it was a zoning request, but pointed out that a form based code was being proposed and the Code would dictate the building form.

Commissioner Linn asked if the floor issue could be added as an allowable use.

Mr. Shacklett the use would be in the multi-family residential and was currently allowed. He also stated there was nothing in the Code to prohibit the use.

Mr. Spicer added that it was appropriate to have the discussion on finished floor elevation in the contest of form based code.

Chairman Hand reiterated his concerns and said developments with a walkup or brownstone quality would enhance the perception of a higher quality development as opposed to ground floor mounted units.

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Mr. Spicer said that if the Commission was serious about looking at requiring a finished floor elevation for ground floor residential units, the focus would be along the public right-of-way and streets offering privacy for the tenants and increased security for the street.

Chairman Hand asked the applicant to comment on the discussion.

Mr. Good stated they were not opposed to finding a way to reach an agreement because they felt the raised finished floors denoted quality and asked the Commission to give an instruction that in the time between the current meeting and the City Council meeting to add language to deal with where that treatment would apply.

Commissioner Linn asked if the sky bridge issue would be treated as a major modification.

Mr. Shacklett replied that if the Commission wanted to treat a sky bridge as a major modification it would only have to be listed as one of the conditions in the motion.

Motion: Commissioner DePuy made a motion to recommend approval of Zoning File 14-13 as presented with the additional conditions that sky bridges would be prohibited except by major modification, and requiring a minimum finished floor elevation above the sidewalk for ground floor multi-family units not located in the Ground Floor Activated Uses area as shown on the Regulating Plan; second by Commissioner Linn. Motion approved 5-2 with Commissioners Maxwell and Ferrell in opposition.

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Staff Report

TO: City Council

THROUGH: Michael Spicer, Director of Development Services *MS*

FROM: Sam Chavez, Assistant Director – Development Services *SC*

DATE: June 5, 2014

RE: **Zoning File 14-13**: Palisades PD Code

REQUEST:

Rezone approximately 80 acres from LR-M(2) Local Retail, TO-M Technical Office, and PD Planned Development to PD Planned Development for the development of a pedestrian-oriented, mixed-use development.

CITY PLAN COMMISSION MEETING:

The request was initially presented to the City Plan Commission on May 20, 2014. At that meeting, several concerns were brought up by the both the City Plan Commission and residents speaking in opposition to the request. The case was continued to the June 3, 2014 City Plan Commission meeting to allow the applicant time to address the comments made by residents and Commissioners. The applicant revised the Palisades Planned Development Code and associated regulating plan. The changes presented at the June 3, 2014 CPC meeting included the following:

1. Reduction of maximum allowable multi-family units from 1,400 to 1,200 units.

2. Provision for 140 multi-family units to be constructed in Dallas County and to be Type I or Type II construction.

3. Addition of a minimum dwelling unit size of 1,200 square feet for 3-bedroom multi-family units.

4. Change to Outer Ring Mixed Use building frontage requirement along Palisades Creek Drive and North Entry for office and hotel buildings from 50% to 0%. This change is proposed to allow for flexibility in the location of an office building or hotel. If developed as multi-family, the minimum 50% building frontage requirement still applies.

5. Revision of Phasing Plan to remove Inner Ring Promenade from Phase 1; however, the Inner Ring Promenade will still be required to be constructed as shown on the Regulating Plan.

APPLICANT / PROPERTY OWNER:

Larry Good, GFF Planning/Mark Jordan, JP Realty Partners, Ltd. & Yenlo Chao, Via-Cyrix, Inc.

TRACT SIZE AND LOCATION:

Approximately 80 acres, located on the west side of Central Expressway, generally bounded by Collins Boulevard to the west, Palisades Boulevard and Galatyn Parkway West Extension to the south, and Palisades Creek Drive to the north.

EXISTING DEVELOPMENT:

The majority of the site is undeveloped. In the southern portion of the subject properties, a 10-story office building totaling approximately 188,000 square feet and a 16-story office building totaling 269,000 square feet and associated parking garage were constructed in the 1980's.

ADJACENT ROADWAYS:

Central Expressway: Freeway/Turnpike; 256,000 vehicles per day on all lanes, northbound and southbound, north of Campbell Road (2013).

Collins Boulevard: Four-lane (with 2 dedicated bike lanes), divided arterial; 4,800 vehicles on all lanes, northbound and southbound, south of Renner Road (February 2013).

Palisades Boulevard: Two-lane, local street; no traffic counts available.

Palisades Creek Drive: Two-lane, undivided arterial; no traffic counts available.

SURROUNDING LAND USE AND ZONING:

North:	Office; TO-M Technical Office
South:	Office; TO-M Technical Office
East:	Retail/Commercial, Office, and Parks/Open Space; C-M Commercial and I-M(1) Industrial
West:	Single Family; R-1250-M, R-1500-M, and R-1800-M Residential

FUTURE LAND USE PLAN:

Regional Employment and Neighborhood Mixed-Use

Higher density development is appropriate with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.

Mixed or multiple land uses occurring within a single development and/or single building. These areas are typically built around small, pedestrian-friendly blocks and common open space. Uses include various types of residential (single-family and multi-family), retail, personal service, and neighborhood-scale offices.

Future Land Uses of Surrounding Area:

North: Regional Employment
South: Regional Employment
East: Regional Employment and Transit Village
West: Neighborhood Residential

EXISTING ZONING:

LR-M(2) Local Retail, TO-M Technical Office, and PD Planned Development

TRAFFIC IMPACTS:

An updated Traffic Impact Analysis (TIA) was conducted and submitted by Kimley-Horn and Associates, Inc., a traffic engineering and planning consulting firm, to determine if the proposed Planned Development amendment would have a significant impact on the roadway network.

Traffic counts were conducted at signalized intersections and on surrounding arterial roadways and frontage roads to evaluate the combined impact of the developments on the roadway system.

For purposes of the TIA, typical growth is an annual growth rate of 1%. The study of future traffic conditions also included the addition of traffic attributed to all the planned developments in Richardson on the north side of Renner Road. The following scenarios were analyzed per the City TIA guidelines:

- 2013 Existing Traffic Conditions
- 2020 Background Traffic (existing 2013 plus typical growth)
- 2020 Background Traffic plus Full Site build-out Traffic
- 2035 Background Traffic (existing 2013 plus typical growth)
- 2035 Background Traffic plus Full Site build-out Traffic

To assess traffic impacts associated with the proposed development modification, basic land use assumptions were established by the applicant. The table below depicts land use intensity assumptions utilized in the TIA and new automobile trip generations associated with the proposed development. Due to the nature of the development being mixed-use, internal trips were calculated, which refer to trips where the origin and destination are both within the boundaries of the subject property and do not impact surrounding roadway networks.

Trip Generation Table

Table 1 – Palisades Trip Generation

Land Uses	Amount	Units	ITE Code	Daily Total	AM Peak Hour			PM Peak Hour		
					IN	OUT	TOTAL	IN	OUT	TOTAL
General Office	2,000,000	SF	710	12,793	1,850	252	2,102	394	1,924	2,318
Shopping Center/Retail	200,000	SF	820	10,656	148	90	238	457	496	953
Single Family Detached Housing	110	DU	210	1,047	21	62	83	69	41	110
Condominium	250	DU	230	1,427	18	89	107	85	42	127
Multifamily	1,150	DU	220	7,093	113	454	567	423	227	650
Hotel	300	Rooms	310	2,312	94	65	159	92	88	180
Gross Trip Generation				**35,328**	**2,244**	**1,012**	**3,256**	**1,520**	**2,818**	**4,338**
Internal Trips				**3,134** *8.9%*	**37**	**37**	**74** *2.3%*	**138**	**138**	**276** *6.4%*
External Trips After Internal Capture				**32,194**	**2,207**	**975**	**3,182**	**1,382**	**2,680**	**4,062**
Transit Reduction 2.5%				**805**	**55**	**24**	**79**	**35**	**67**	**102**
External Automobile Trips				**31,389**	**2,152**	**951**	**3,103**	**1,347**	**2,613**	**3,960**

[1] Institute of Transportation Engineers, *Trip Generation: An Informational Report*, Ninth Edition, Washington DC, 2011.

Based on the findings of the TIA, mitigation measures to be implemented by the developer to accommodate future traffic conditions include the following:

- <u>US 75 Southbound Frontage Road:</u>
  1. Southbound Right Turn bay to be added at Palisades Creek Drive
  2. Southbound Right Turn bays at all driveway connections into development (may require right-of-way dedication at time of development)
- <u>Galatyn Parkway Extension connection at Palisades Drive:</u>
  1. The north-south connection between the Galatyn Parkway Extension and Palisades Drive must be widened to 4 lanes to allow 2 lanes in each direction.
- <u>Galatyn Parkway Interchange:</u>
  1. Provide variable lane assignment signs and restripe the interchange to allow the following movements:
     - Westbound at SBFR intersection:
       - AM Peak – Left/Thru, Thru
       - PM Peak – Left, Left/Thru
     - Eastbound at NBFR intersection:
       - AM Peak – Left/Thru, Thru
       - PM Peak – Left, Left/Thru

After a thorough review of the TIA and its recommendations, staff concluded the following:

- The proposed PD Zoning would result in higher traffic projections than the existing zoning entitlements due to the increased intensity of office and Multifamily uses.
- Provision of access and circulation drives as recommended in the TIA will adequately distribute the traffic to the Arterial and Freeway system minimizing the impact to any

specific link on the roadway network; however there is significant delay anticipated for vehicles exiting the site on driveways onto US-75 during the peak periods.

- Even though any development on this site would generate new traffic, very little traffic growth is anticipated on Collins Boulevard through the neighborhood north of the site during peak traffic hours. The orientation and alignment of the Renner Parkway connection at the north end of Collins already constrains the peak hour capacity of the roadway. New vehicular trips to and from the north during the peak periods will use the US-75 Frontage Roads.

STAFF COMMENTS:

Background:
The two (2) existing office buildings located in the southern portion of the subject properties were constructed in the 1980's and are intended to remain. This area is zoned LR-M(2) Local Retail. In 2006, 39.7 acres were rezoned for a PD Planned Development for a mixed-use development to include townhomes, condominiums, retail, restaurants, office, and a full-service hotel. Earlier this year an additional 18.8 acres, including the land south of the Ring Road extending eastward to US-75 and extending northward along US-75 approximately 1,000 feet were rezoned per a form based code. The additional area was zoned LR-M(2) Local Retail and TO-M Technical Office. The applicant's current request incorporates an approximately nineteen (19) additional acres, north of the existing PD, generally located at the southwest corner of US-75 and Palisades Creek Drive.

The proposed code utilizes a form-based approach like the current code does and allows for a predictable vision through its regulatory nature. The visual aspect of the development is regulated through building heights, façade treatment and the relationship of the building to the street. The Code provides the community and developer with the opportunity to respond to market demands in an expedient and predictable manner, both in terms of a streamlined staff level approval and the flexibility to allow a mix of uses in the buildings as markets shift in the future.

Applicant's Request
The applicant's request is to rezone approximately 80 acres of land, including portions of Palisades Boulevard and Galatyn Parkway West Extension right-of-way, to a Planned Development District with modified development standards under a form-based code. The main elements of a Form Based Code are the Regulating Plan and the Development Standards.

The land use assumptions, based on the TIA for the proposed development include:

- General Office (2,000,000 square feet) – *this is in addition to the existing office buildings totaling approximately 457,000 square feet*
- Retail and Service (200,000 square feet)
- Hotel (300 rooms)
- Multi-family units (1,400 units were studied in the TIA however the proposed entitlements have been reduced to 1,200 units)
- Single-family units (110 units)

The TIA land use assumptions remain unchanged although there is a net decrease of 200 multi-family units requested within the proposed PD since the May 20, 2014 CPC meeting.

The existing Palisades Planned Development Code contains four (4) distinct Sub-Districts which provide for different building forms within the subject site. Each Sub-District is identified on the Regulating Plan. The proposed Code creates a fifth Sub-District named Freeway Mixed Use, which encompasses the portion of the property being added that fronts upon US-75. The western portion of the new property will be part of the Outer Ring Mixed Use Sub-District. The following provides a brief description of the major sections of the proposed Palisades Planned Development Code. These sections are very similar to the existing Palisades Planned Development Code. A comparison of the substantive changes is provided later in the staff report.

Regulating Plan (Appendix A) represents the zoning map for the subject site. The following Sub-Districts and a general description of the allowable uses are identified below. For a detailed list of proposed allowed uses in each Sub-District please refer to the Schedule of Uses (Section 6, Table 6.1) in the Code.

- Inner Ring Mixed Use, Outer Ring Mixed Use, Freeway High Rise, and Freeway Mixed Use
  - Retail Sales or Service, Office, Research, Food Service, No Drive-Through
  - Arts, Entertainment, and Recreation, including Parks, Greens and Plazas
  - Education, Public Administration, Health Care, Institutions
  - Home Occupation, Multi-family units and Live-Work Units
  - Full Service Hotel, Structured Parking, Sales from Kiosk, Community Garden, Equipment (utility, wind, solar, rain harvesting)
- Urban Neighborhood
  - Single-family Attached and Detached Dwelling Units
  - Parks, Greens, and Plazas
  - Home Occupation
  - Community Garden, Equipment (utility, wind, solar, rain harvesting)

Administration (Section 3) establishes provisions for review and approval of development applications within the District. The Code allows the City Manager or designee the authority to approve development plans that conform to the PD and Chapter 21 of the City of Richardson Code of Ordinances. The Code further provides authority for the City Manager or designee to approve requests for minor modifications for changes that do not:

- Materially change the circulation or building location
- Increase permitted building area
- Change the relationship between the building and street
- Allow a use not authorized in the Code
- Allow a greater height than authorized in the Code
- Change street cross-sections except as allowed within this section

Any other changes that do not meet the above criteria would be processed as an amendment to the Code and is subject to a public hearing before the City Plan Commission and City Council.

Building Form & Development Standards (Section 7) are established in text and graphic form for each Sub-District, which shall be reviewed for compliance and includes following elements:

- Building Placement
  - Build-To Zone / Setback
  - Building Frontage
- Building Height
  - Inner Ring Mixed Use (maximum 20 stories / 270 feet)
  - Outer Ring Mixed Use (maximum 6 stories / 75 feet)
  - Freeway High Rise (maximum 20 stories / 270 feet)
  - Freeway Mixed Use (maximum 20 stories / 270 feet)
  - Urban Neighborhood (maximum 2 stories / 30 feet)
- Ground Floor Requirements
  - Retail Ready standards for ground floors in certain Sub-Districts
- Parking & Service Access
  - Parking Location, Off-Street Parking Standards
  - Driveways and Services
- Encroachments

Building Design Standards (Section 8) are used to establish a coherent urban character, which will be reviewed for compliance and includes the following elements:

- Building Orientation
- Design of Parking Structures and Single-family Garages
- Design of Automobile Related Building Site Elements
- Roof Form
- Façade Composition
- Windows and Doors
- Urban Neighborhood to Outer Ring Mixed-Use Screening/Transition (a 3-foot masonry wall topped with a 4-foot painted metal fence is required between these two (2) Sub-Districts)

The tables below depict the proposed building materials for the development compared with standard City Code. The existing and proposed Codes are identical except for additional parking garage design requirements specified in the table in bold text.

Inner Ring Mixed Use, Outer Ring Mixed Use, Freeway High Rise, and Freeway Mixed Use

Building Material	Permitted by City Code	Palisades Code (Existing and Proposed)
Building Facade		
Masonry	Min. 85% of entire façade area (min. 80% per elevation)	Min. 85% (also allows stucco utilizing a 3-step process)
Accent materials	Max. 15% of entire façade area (max. 20% per elevation) EIFS not permitted below a height of eight (8) feet	Max. 15% along streets (including wood, metal panel, split-face concrete block, tile, or EIFS) EIFS not permitted below a height of eight (8) feet
Roof material	Class 'C' Fire Classification (asphalt shingles, copper, standing seam metal roof, slate, synthetic slate or similar materials)	Same as City Code when visible from streets and alley (same as City Code but does not allow asphalt shingles)
Parking Structure Requirements	No specific requirements other than minimum masonry percentages	Requires same minimum 85% masonry as buildings within the Sub-Districts. Additional required design elements for street facing structures include: • No ground floor parking for a depth of 30 feet along Type "A" street • 20-30 foot façade rhythms (horizontal and vertical) • Screening of vehicles and ramps from view along Type "A" street • In addition to façade rhythm requirements, screening of vehicles along west perimeter of Outer Ring Mixed Use Sub-District using louvered, solid, or opaque vertical screening elements • Requirement for corner architectural elements when parking structure located at street corner • **Proposed Code adds requirement for use of concrete spandrels along Type "B" streets and surrounding public rights-of-way**

Urban Neighborhood Building Materials (Residential)

Building Material	Permitted by City Code	Palisades Code (Existing and Proposed)
Building Facade		
Masonry	Min. 75% of entire exterior wall area	Min. 85% along street frontage (also allows stucco utilizing a 3-step process).
Accent material (wood, stucco, tile, and EIFS)	Max. 25% of entire exterior wall area	Max. 15% along streets (metal panels, EIFS, rock, glass block, tile, and cementitious fiber clapboard)
Roof material	Class 'C' Fire Classification (asphalt shingles, copper, standing seam metal roof, slate, synthetic slate or similar materials)	Same as City Code when visible from streets and alley (also allows terra cotta but prohibits 3-tab shingles)

- The rear and side facades in the Urban Neighborhood are to be of finished quality and the same color that blend with the street facades of the building.

Street and Streetscape Design Standards (Section 9) illustrates the design, configuration, and development context for all streets. For each street section, text and visual depiction are provided, including lane widths, number of lanes, on-street parking, sidewalks, and street trees. The following proposed street sections will be reviewed for compliance with the Code:

- Ring Road
- North Entry
- South Entry
- West Entry
- US 75 Entry
- Mews Drive "1"
- Mews Drive "2"
- Inner Ring Promenade
- **Mews Drive "3"**
- **Urban Neighborhood Alley**

The revised request includes the addition of a new street cross-section, Mews Drive "3", which is a connection from the West Entry to the Ring Road; however, vehicular connection is not provided, thereby preventing traffic within the development to exit directly onto Collins Boulevard. A cross-section has also been added for the alleys that are now required in the Urban Neighborhood Sub-District. Also, the West Entry cross-section has also been modified to provide a wide median creating a large landscaped area at the development's entrance on Collins Boulevard.

Civic/Open Space Standards (Section 11) creates standards for open spaces (large park areas and smaller neighborhood-scaled plazas that are connected via a network of trails and paths) that provide a range of passive and recreational opportunities. A 4-acre park (Palisades Park) located in the center of the development creates a public space that may contain landscaped areas for active and passive recreation along with civic elements such as café tables, open shelters, water features, or amphitheater space. A 40-80 foot wide landscape buffer with an 8-foot meandering pedestrian path, canopy and ornamental trees will be provided along Collins Boulevard as a

buffer between the proposed development and Collins Boulevard. A 25-foot wide landscape buffer continues along Palisades Creek Drive with a 12-foot wide multi-use trail.

Comparison

The table below provides a comparison between the existing development rights within the area under the existing PD ordinance versus the proposed Code (changes noted in bold text).

	EXISTING (58.5 acres)	**PROPOSED (approx. 80 acres)**
Residential Uses	600 multi-family units *(maximum 40% of total (240 units) may be located within Dallas County)* 80 single-family units	**1,200 multi-family units** ***(140 units to be constructed in Dallas County and shall be Type I/II construction)*** **110 single-family units**
Minimum Unit Sizes	Townhomes – min. 1,650 s.f. Single-family detached – min. 2,000 s.f. Lot Area – No minimum requirement Multi-Family Units – Efficiency – min. 525 s.f. 1-bedroom – min. 675 s.f. 2-bedroom – min. 1,000 s.f.	Townhomes – min. 1,650 s.f. **Single-family detached – min. 1,600 s.f.** **Lot Area – min. 2,000 s.f.** Multi-Family Units – Efficiency – min. 525 s.f. 1-bedroom – min. 675 s.f. 2-bedroom – min. 1,000 s.f. 3-bedroom – min. 1,200 s.f.
Non-Residential Uses	Retail/Service – max. 200,000 s.f. Office – 1,500,000 s.f. (this is in addition to existing 10-story and 16-story office buildings which are part of the proposed PD) *(The additional acreage being added to the PD includes approximately 19 acres of undeveloped land which is zoned LR-M(2) Local Retail and TO-M Technical Office and could be developed as approximately 200,000 square feet of additional office space).* Total Office Development Rights within 80 acres per current zoning (existing plus entitled): 2,157,000 s.f. Full-service Hotel – maximum 300 rooms	Retail/Service – max. 200,000 s.f. **Office – 2,000,000 s.f. (this is in addition to existing 10-story and 16-story office buildings which are part of the proposed PD)** **Total Office Development Rights within approx. 80 acres per proposed zoning (existing plus entitled): 2,457,000 s.f.** Full-service hotel – maximum 300 rooms

Max. Building Heights (by Tract/Sub-District)	Inner Ring Mixed Use – 20-story/270 feet Outer Ring Mixed Use – 6-story/75 feet Freeway High-Rise – 20-story/270 feet Urban Neighborhood – 2-story/30 feet	Inner Ring Mixed Use – 20-story/270 feet Outer Ring Mixed Use – 6-story/75 feet Freeway High-Rise – 20-story/270 feet Urban Neighborhood – 2-story/30 feet **Freeway Mixed Use – 20-story/270 feet**
Parking Regulations	Single-family lots – 2 enclosed off-street parking spaces plus 0.5 visitor parking spaces per unit Multi-family units – 1 parking space per bedroom Non-residential uses (including hotel) – 1 parking space per 300 s.f.	Single-family lots – 2 enclosed off-street parking spaces plus 0.5 visitor parking spaces per unit Multi-family units – 1 parking space per bedroom Non-residential uses – 1 parking space per 300 s.f. **Hotel/Lodging – 1 space per room**
Street Designations	Streets within the PD are required to be private streets. There are eight (8) distinct street types within the PD to allow for automotive and pedestrian-oriented streets to fit the needs of specific areas within the PD.	**Streets within the PD are required to be private streets. There are nine (9) distinct street types within the PD to allow for automotive and pedestrian-oriented streets to fit the needs of specific areas within the PD. Additionally, a non-mandatory portion of the Ring Road is proposed.**

Summary
Based on the entitlements for the existing PD plus the additional acreage being added to the proposed PD, the following list represents the net increase/decrease in total development rights for the proposed 80-acre PD:

- General Office: 300,000-square foot **increase**
- Shopping Center/Retail: No change
- Hotel: No change
- Single-family residences (attached and detached): 30 unit **increase**
- Multi-family units (apartments): **600 unit increase**

Additional Substantial Changes
Additional Acreage and New Sub-District – As part of the applicant's request for revisions to the Palisades Planned Development Code, an additional nineteen (19) acres of land is proposed to be added to the PD. The additional land is located at the southwest corner of US-75 and Palisades Creek Drive. The land is currently zoned LR-M(2) Local Retail and TO-M Technical Office, and approximately 200,000 square feet of office development would currently be allowed on the property.

Eleven (11) acres of the property proposed to be added to the PD would be coded as Freeway Mixed Use, which is a new proposed Sub-District. This area is the eastern portion of the

nineteen (19) acres which is located along US-75. The remainder of the nineteen (19) acres would be added to the Outer Ring Mixed Use Sub-District. The Freeway Mixed Use Sub-District combines aspects of both the Freeway High Rise and Outer Ring Mixed Use Sub-Districts. It would allow non-residential uses, as well as multi-family units, the same as all of the other Sub-Districts allow, excluding the Urban Neighborhood Sub-District. It would allow the same height as the Freeway High Rise, which is up to 20 stories/270 feet. However, wood frame construction would be allowed for multi-family units, which is prohibited in the Freeway High Rise Sub-District.

Outer Ring Mixed Use Multi-Family – The current code requires that any development with multi-family be located in a minimum 4-story building. The applicant is proposing that 3-story multi-family buildings be allowed in the portion of the Outer Ring Mixed Use Sub-District on the north side of the Ring Road and Pedestrian Passageway as shown on the Regulating Plan. This change would also allow for surface parking to be utilized for a multi-family development; however, it would be required to be located behind the building along the surrounding roadways (Ring Road, North Entry, and Palisades Creek Drive). All other multi-family developments will be required to be in a building that is a minimum of four (4) stories with structured parking.

Urban Neighborhood / Outer Ring Mixed Use Transition – During the previous zoning case, staff expressed concern regarding the abrupt juxtaposition of the 2-story single-family homes in the Urban Neighborhood Sub-District in proximity to 6-story mixed-use buildings and parking structures along the western boundary of the Outer Ring Mixed Use Sub-District. The revised request depicts the entire area between Collins Boulevard and the Ring Road (south of West Entry/Mews Drive "3") as Urban Neighborhood. In this area, single-family residential would no longer be directly adjacent to non-residential uses. The revised Code proposes Mews Drive "1" running along the common boundary line between the two Sub-Districts (north of the West Entry/ Mews Drive "3"). With the addition of the Mews Drive "1", the single-family homes would be separated by a street from a mixed-use building. Furthermore a 3-foot masonry wall topped with a 4-foot painted metal fence will still be required along the common boundary between the Urban Neighborhood and Outer Ring Mixed Use Sub-Districts.

Urban Neighborhood Garage Access – The current Code allows for garages to be accessed from the street or from an alley. The proposed Code creates a specific street section for alleys in the Urban Neighborhood. In addition, garages will now be required to be located on alleys at the rear of residential buildings. This will allow for a more continuous pedestrian realm along the street within the Urban Neighborhood and will limit parking on the streets within the Urban Neighborhood to designated parallel parking spaces as shown on the individual street cross-sections.

Street Cross-Sections – An additional street cross-section, Mews Drive "3", has been added to the proposed Code. It replaces the Mews Drive "1" cross-section that is currently located between the West Entry and Ring Road. The new street cross-section creates a more appropriate street cross-section that has a wider pedestrian easement on the north side of the street where it is adjacent to the Outer Ring Mixed Use Sub-District which would likely be occupied with a mixed-use building. The south side of the street, adjacent to the Urban Neighborhood Sub-

District, is designed with a pedestrian zone that is similar to that of the Mews Drive "1" cross-section, which serves the single-family residences in the Urban Neighborhood Sub-District.

A cross-section for alleys within the Urban Neighborhood has also been added. All residences within the Urban Neighborhood Sub-District will be required to have garage access from an alley. The cross-section provides a minimum 22-foot wide alley with an additional 3-foot area on either side that allows for 2-way traffic and adequate maneuverability in and out of the garages. Garages are required to be located within one (1) foot of the property line to prohibit the parking of vehicles in driveways.

The proposed Regulating Plan notes the location of an additional portion of Ring Road that runs east to west along the north side of Palisades Park. The applicant is requesting this portion of the Ring Road be non-mandatory to allow for flexibility with regard to how this portion of the Inner Ring Mixed Use Sub-District may be developed. This is the only street cross-section that is non-mandatory within the PD. The current Regulating Plan does not depict a street in this area.

Parking Garage Design – The current Code addresses the design of parking structures, including the prohibition of parking uses on the ground floor along Type "A" streets, vertical and horizontal façade rhythm, and screening of parking garages adjacent to the Urban Neighborhood Sub-District. The proposed Code incorporates these requirements; additionally, requirements have been added related to the design of garages adjacent to Type "B" streets which require the use of concrete spandrels in lieu of cables along the exterior. This is the same requirement for parking garages design adjacent to Plano Road and PGBT in the Bush Central Station Code; however, the façade rhythm requirement in this Code is more stringent compared to Bush Central Station.

Phasing Plan – The existing Code includes a Phasing Plan denoting areas of the development as Phase 1 or Phase 2. Currently Phase 1 consists of infrastructure, including the Collins landscape buffer, Palisades Park, South Entry, the portion of the Ring Road from the South Entry to North Entry, the portion of Mews Drive "1" in Phase 1, and the portions of the Urban Neighborhood and Outer Ring Mixed Use Sub-Districts located in Dallas County. Phase 1 is considered complete when all of the above listed infrastructure construction is completed along with all horizontal and vertical development of the land in the Dallas County portions of the two (2) Sub-Districts. This means that the buildings within that area are required to be constructed prior to starting on Phase 2.

The proposed Phasing Plan includes the same infrastructure with the addition of the West Entry in Phase 1 as well as all of the property in the Urban Neighborhood Sub-District. However, the proposed language allows for building permits for multiple phases to be issued at any time. Furthermore, it only requires that certificates of occupancy cannot be issued for a multi-family structure until the infrastructure is completed. There is no requirement for any development within the Urban Neighborhood to be completed prior to the occupancy of a multi-family, mixed-use, retail, or office building elsewhere in the development. The applicant has stated the change in necessary to accommodate development elsewhere in the PD that may be ready for construction and occupancy prior to completion of the entire single-family neighborhood located in the Urban Neighborhood Sub-District.

The applicant updated the Phasing Plan that was presented at the May 20, 2014 CPC meeting. To provide flexibility in development of Palisades Park, the Inner Ring Promenade has been removed from Phase 1; however, it will still be required to be constructed as shown on the Regulating Plan.

Conclusion

Based on staff's review of the applicant's request, the proposal of a PD with Form Based elements appears to be appropriate for the site. The PD achieves a largely predictable community vision through its regulatory nature. It achieves a predicable physical result by its concentration on the visual aspect of the development through building heights, façade treatment and the relationship of the building to the street (pedestrian friendly) through compact, walkable urbanism. If applied appropriately, it could provide the community with the opportunity to respond to market demands in an expedient and predictable manner.

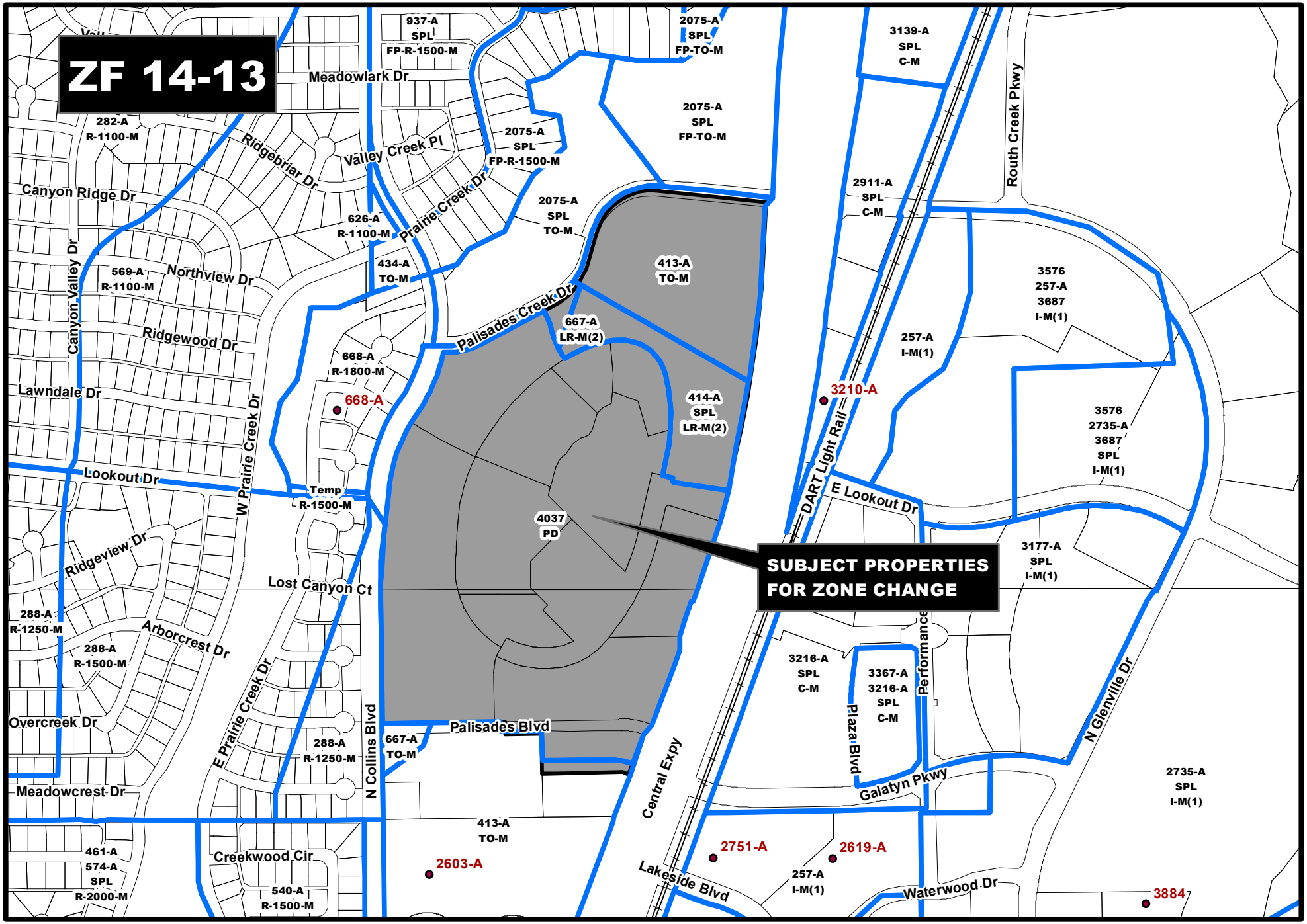
Correspondence: As of this date, 2 letters in support and 317 letters in opposition have been received. Also, two (2) opposition statements from the Canyon Creek Homeowners Association have been received.

Motion: On June 3, 2014 the City Plan Commission recommended approval of the request as revised and described below, plus two additional conditions requiring a Special Development Plan for a sky bridge and requiring an 18-inch minimum finish floor elevation above grade for ground floor multifamily units facing private streets, Palisades Creek Drive, and civic/open spaces (exclusive of units that would be located in areas identified on the Regulating Plan as Ground Floor Activated Uses):

1. The subject site shall be zoned PD Planned Development and shall be in accordance with the Palisades Planned Development Code attached hereto as Exhibit "B".

2. The maximum number of development rights for each use shall be as shown on the Regulating Plan (Appendix A of the Palisades Planned Development Code).

3. A revised Traffic Impact Analysis (TIA) shall be submitted and approved by the Director of Development Services and City Engineer prior to approval of any future amendment to the use and development regulations governing use and development of the property which increases land use intensity or modifies the proposed mix of land uses identified in the TIA dated May 15, 2014, a copy of which is on file in the Office of the City Secretary and incorporated herein by reference.

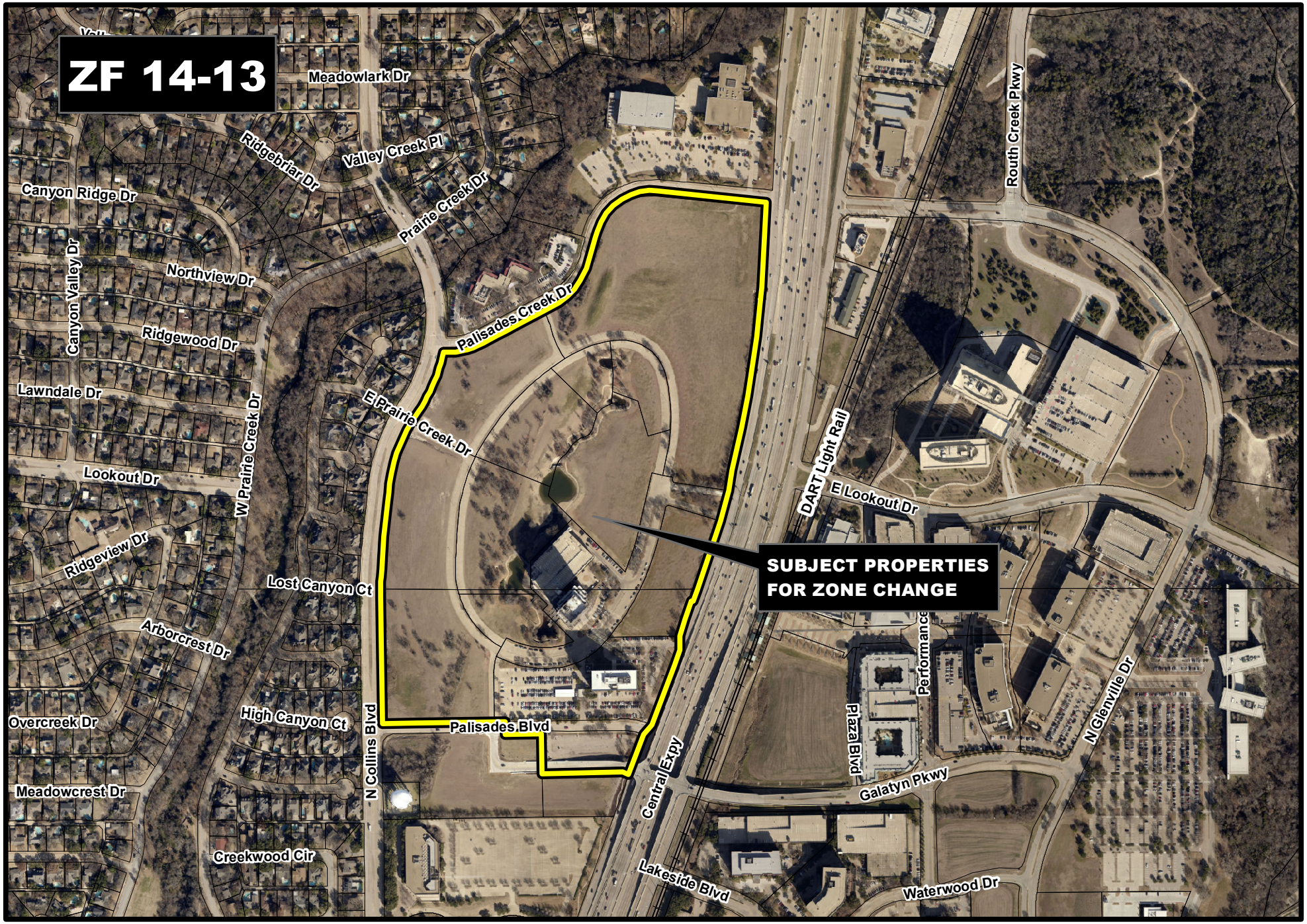


ZF 14-13 Zoning Map

Updated By: shacklettc, Update Date: April 21, 2014
File: DS\Mapping\Cases\Z\2014\ZF1413\ZF1413 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.

N W E S



ZF 14-13 Aerial Map

Updated By: shacklettc, Update Date: April 21, 2014
File: DS\Mapping\Cases\Z\2014\ZF1413\ZF1413 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.

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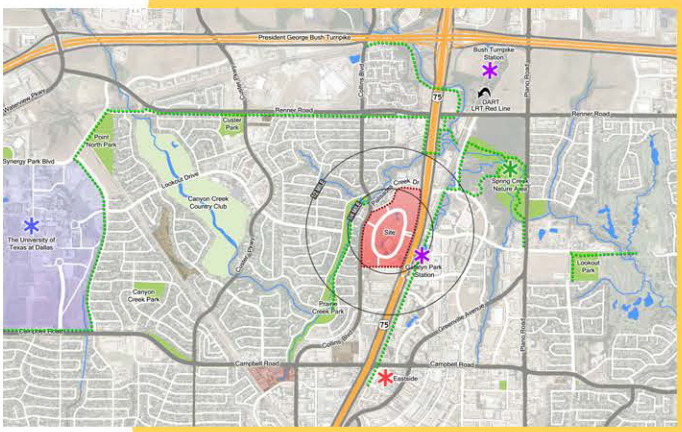
Oblique Aerial
Looking North
Palisades Creek Dr
Proposed Area
to be added to PD
Current PD Area
Collins Blvd
Central Expy
Palisades Blvd
Galatyn Pkwy
Extension
Galatyn Pkwy

PALISADES
PLANNED DEVELOPMENT CODE

06/04/14
Exhibit "B"



GFF Planning

PALISADES
Planned Development Code

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PALISADES
Planned Development Code

Section 1. Purpose and Intent:

The purpose of the Palisades Planned Development Code (Palisades Code) is to create a walkable urban neighborhood where a high density and diverse mix of uses promote less dependence on the automobile. Access to light rail, shopping, employment, housing and both community and regional retail promotes a greater quality of life than traditional suburban-styled developments. The Palisades Code is adopted to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare of the immediate community, as well as to assist in the orderly and controlled growth and development of the land area described within this document, called the Palisades District.

It is the intent of the Palisades Code to establish an efficient, effective and equitable regulatory and procedural code relating to the use of land and development within the land area described within the Palisades District.

1.1 Economic Development – The Palisades District and corresponding standards are created to support economic development, sustainable tax base, and job creation by establishing adjacency predictability of private development that supports and leverages investment in and around the Palisades.

1.2 Implement the Design Goals of the Regulating Plan – The objective of the Palisades District is to foster a major regional employment center with regional retail and residential uses within the confines of a neighborhood and within convenient walking distance via a potential pedestrian bridge to the existing Galatyn Park transit station.

1.3 Establish Specific Development Standards – The Palisades Code implements the vision for Regional Employment and neighborhood mixed use rail corridor as established in the City's Comprehensive Plan and Palisades District Regulating Plan, hereafter known as the Regulating Plan (Appendix A). The Regulating Plan shall provide guidance to property owners, developers, and the City on the form, character, and intensity of future development in the Palisades District. Creation of different Sub-Districts within the Palisades District enables specific site and locational standards to be enumerated and applied. Clear graphic standards are provided for location, height, and building elements. Such standards promote sustainability, public welfare, walkable mixed use development, open space, housing variety, and transportation options.

Section 2. Components of the Code:

2.1 The Palisades Code shall apply to the Palisades District unless otherwise specified in this Code. Development of property within the Palisades District shall comply with the respective development standards set forth in the Palisades Code. The components of this Palisades District consist of:

2.1.1 Palisades District Regulating Plan: The Palisades District Regulating Plan, hereafter known as the "Regulating Plan", is its official zoning map. It identifies the applicable standards within the Palisades District including:

i. Sub-Districts – The Palisades District is divided into different "Sub-Districts". A Sub-District creates a distinct urban form which is different from urban forms in other Sub-Districts. Each Sub-District shall establish use and development standards including height, bulk, building and parking location, and functional design. The Regulating Plan classifies all lots within the Palisades District into one of five (5) Sub-Districts.

ii. Street Types – The Street Types illustrate the design, configurations and development context for all streets within the Palisades District. The Street Classification addresses vehicular lane widths, number of lanes, pedestrian accommodation, street tree requirements, on-street parking, and parkway and median standards (streetscape standards). Street types on the Regulating Plan include Type 'A' and Type 'B' Streets. The Street Network specifies the future streets needed to implement the Palisades Regulating Plan, and shall be required and shall generally meet the locational and connectivity goals of the Regulating Plan. Their design shall be guided by the Street Type Specifications.

iii. Civic/Open Space Designations – The Civic/Open Space areas shown on the Regulating Plan designate the locations of proposed Civic/Open Spaces (including parks, plazas, greens, and squares). All Civic/Open Spaces depicted in the Regulatory Plan are mandatory.

2.1.2 Development Standards: The Palisades Code (the text portion of this Code) enumerates the development standards with text and graphics for Sub-Districts, building form, civic/open space, landscape, architectural, signage, lighting, and all related standards for all streets, public and private development.

2.1.3 Phasing Plan: The property shall be developed as depicted in Appendix D. Building permits for multiple phases may be issued at any time, but certificates of occupancy for any multifamily structures may not be issued until the infrastructure shown in Phase 1, including landscape buffers along Collins Blvd., Palisades Park, South Entry, West Entry, Ring Road (from South Entry to the existing private drive onto Palisades Creek Drive), and Mews Drive (1) is complete.

Section 3. Administration

This section sets forth the provisions for reviewing and approving development applications within the Palisades District. The intent is to ensure that all development is consistent with the provisions of this Code. All existing buildings within the Palisades District as shown on the Regulating Plan are a legally non-conforming structure, but any renovation or addition to an existing building must comply with the Palisades Code. If a non-conforming structure is destroyed by fire, the elements or other cause, it may not be rebuilt except to conform to the provisions of the Palisades Code. In the case of partial destruction of a non-conforming structure not to exceed 50 percent of its reasonable value, reconstruction will be permitted but the size or function of the non-conforming structure cannot be expanded or enlarged. All existing lawful uses within the Palisades District inconsistent with the Palisades Code are deemed legal non-conforming uses. A legal non-conforming use may not be expanded within an existing building nor may the building be expanded or structurally altered to accommodate the non-conforming use. A legal non-conforming use, if changed to a conforming use, may not thereafter be changed back to any non-conforming use. If a non-conforming use is discontinued for a period exceeding six months, such non-conforming use shall be deemed to have been abandoned and any future use thereof shall conform to the terms of this Palisades Code. If a structure occupied by a non-conforming use is destroyed by fire, the elements or other cause, it may not be rebuilt except to conform to the provisions of this Palisades Code. In the case of partial destruction of a non-conforming use not to exceed 50 percent of its reasonable value, reconstruction will be permitted but the size or function of the non-conforming use cannot be expanded or enlarged.

All sections of this Code shall be applied during the review process.

3.1 The development standards under the City of Richardson Comprehensive Zoning Ordinance, as amended, shall not apply to the Palisades District except as specifically referenced herein, or when development standards are not addressed in the Palisades Code in which case the development standards of the City of Richardson Comprehensive Zoning Ordinance shall apply.

3.2 Utilities within this development must comply with Chapter 21 of the City of Richardson Code of Ordinances, as amended. The approval of plats within this development shall comply with Chapter 21 of the City of Richardson Code of Ordinances, as amended. Engineering plans for development within the Palisades District shall comply with City of Richardson Code of Ordinances, as amended.

3.3 Except as specifically listed below, all other signage and sign standards must comply with Chapter 18 of the City of Richardson Code of Ordinances, as amended.

3.4 Using this Code:
The following basic steps should be followed to determine the uses and development standards applicable to all properties within the Palisades District:
3.4.1 Locate the subject property on the Regulating Plan.
3.4.2 Identify:
i. the Sub-District in which the property is located;
ii. the Street Type designation along all its street frontages; and,
iii. any Ground Floor Activated Uses that may be applicable to the subject property.
3.4.3 Review the Schedule of Uses by Sub-District as listed in Table 6.1 to determine allowed uses.
3.4.4 Examine the corresponding zone standards in the Building Form and Development Standards in Section 7 to determine the applicable development standards.
3.4.5 Refer to Section 8 for Building Design Standards.
3.4.6 Refer to Section 9 for Street Type and Streetscape Standards.

The information from the above listed steps explains where the building will sit on the lot, the limits on its three dimensional form, the range of uses, and the palette of materials that will cover it.

3.5 Development within the Palisades District that complies with the provisions of this Code shall follow the City's development process as outlined in Chapter 21, of the City of Richardson Code of Ordinances, as amended and shall be approved by the City Manager or designee (see Appendix C for flow chart of the review process). In addition to complying with applicable City ordinances and regulations that are not in conflict with this Code, the applicant shall provide the information required to adequately show compliance with this Code.

3.6 Standard for approval of development plans: If a development plan conforms to the standards set forth in this Code and applicable City regulations are not in conflict (except as otherwise provided in this Code), the development plan shall be approved.

3.7 The City Manager or designee shall be responsible for the following:
3.7.1 Reviewing development plan applications for compliance with the requirements of Palisades District.
3.7.2 Approving development plan applications that are in compliance with the requirements of the Palisades Code, and all applicable city ordinances.
3.7.3 Making determinations on the applications and interpretations of standards in this Code.
3.7.4 Approving revisions to previously approved development plans that comply with this Code and all applicable city ordinances.
3.7.5 Approving any minor modifications to the approved Regulating Plan per Section 3.9.

3.7.6 Recommendations on any Special Development Plans (SDP) applications to the City Plan Commission (CPC) and City Council (CC).

3.8 Special Development Plans: A request for a modification to any of the standards of this Code other than minor modifications permitted under Sections 3.9 shall be reviewed and processed as Special Development Plans. Modifications to engineering plans and plats shall not be reviewed and processed as Special Development Plans.

3.8.1 Special Development Plans (SDP) are intended to allow applicants development flexibility to address specific market opportunities and/or contexts. An application for a Special Development Plan shall be processed as an amendment to the zoning ordinance under Article XXIX of the City of Richardson Zoning Ordinance and may only be considered by the CC after the CPC has made a recommendation. The City Manager or designee shall review, make recommendations on any SDPs, and shall forward all SDP applications to the CPC. In evaluating an SDP, CC may consider the extent to which the application meets any of the following:

i. provides an alternative "Master Plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area; or
ii. fits the adjoining context by providing appropriate transitions.

3.9 Minor Modifications to the Palisades Code:
The City Manager or designee shall have the authority to approve a request for minor modifications to Palisades Code that:

3.9.1 Does not materially change the circulation and building location on the site;
3.9.2 Does not increase the building area permitted under this Code;
3.9.3 Does not change the relationship between the buildings and the street, or grant a deviation to a plat or modify engineering plans;
3.9.4 Does not allow a use not otherwise authorized in this Code;
3.9.5 Does not allow greater height of any building or reduction of any parking requirement established in this Code
3.9.6 Does not include a sky bridge connecting buildings within the development; or

Table 3.1 Minor Modification Thresholds

Standard	***Minor Modification Threshold***	***Comments***
Area/boundary of Sub-District (including any Mandatory Civic/Open Spaces)	No more than a 15% change (increase or decrease) in the area of the Freeway High-Rise and Urban Neighborhood (aggregate or per block). No more than 25% change (increase or decrease) in the area of the Inner Ring Mixed Use, Freeway Mixed Use and Outer Ring Mixed Use (aggregate or per block).	• Shall not eliminate any Sub- District • 15% or 25% measurement shall be based on the total area of that specific Sub-District within the entire Palisades District
Location of any street depicted on the Regulating Plan	Location shall not move more than 100' in any direction.	• Shall maintain the connectivity intended by the Regulating Plan
Building Form and Development Standards		
• Build to zones/setbacks	No more than a 20% change in the maximum or minimum build to zone or setback.	
• Building Frontage	No more than a 15% reduction in the required building frontage along each block of a Type 'A' Street	• Any reduction in the required building frontage shall be to accommodate Porte-cocheres for drop-off and pick-up.
• Street Cross Sections	Cross sections of new streets may be adjusted with respect to number of lanes, lane widths, on-street parking configuration, pedestrian accommodation, and street tree planting	• Any changes in the street cross sections shall be based on specific development context as approved by the City such as vegetation, natural features, drainage, and fire access and is subject to approval by the City.

Section 4. Definitions

In addition to Definitions in Article I of the City of Richardson Comprehensive Zoning Ordinance, the following terms shall have the corresponding interpretations.

Arcade means a portion of the main façade of the building that is at or near the Build to Line and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses and the arcade may be one or two stories.

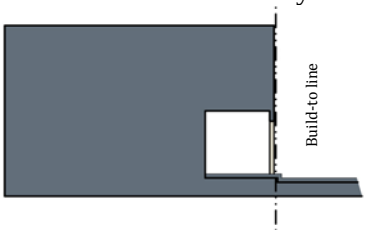


Image of an arcade

Attics means the unfinished space between the ceiling joists of the top story and the roof rafters.

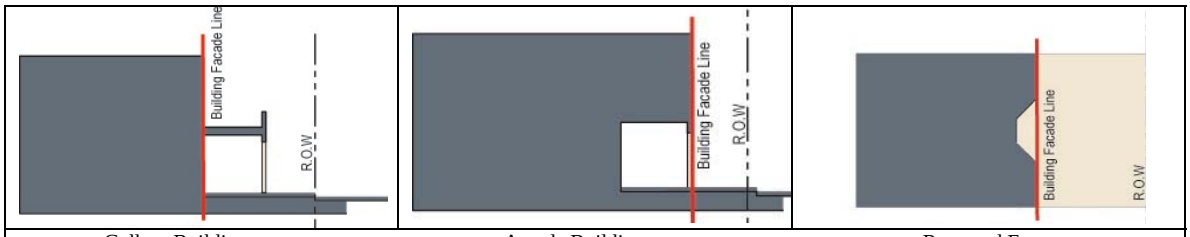
Block means the aggregate of lots, pedestrian passages and rear alleys, circumscribed by streets.

Block Face means the linear dimension of a block along one of its street frontages.

Build-to-Line means the line at which the principal building's front façade shall be built.

Build-to-Zone (BTZ) means the area within which the principal building's front façade is to be built and where it is measured from.

Building Façade Line means the vertical plane along a lot where the building's front façade is actually located.



Gallery Building	Arcade Building	Recessed Entry
Building Façade Line Illustrations		

Building Form Standards means the standards established for each Sub-District that specify the height, bulk, orientation, and elements for all new construction and redevelopment.

Building Frontage means the minimum percentage of the building's front façade on the first floor that is required to be located at the front Build-to-Line or Zone as a proportion of the block frontage along that street. Parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage.

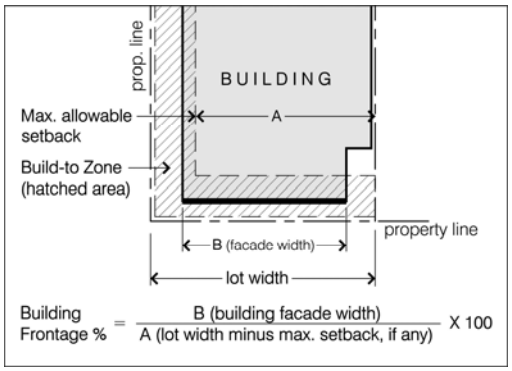


Image showing how a lot's building frontage is calculated

City Manager means the City Manager of the City of Richardson or his/her designee.

Civic/Open Space means publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches, and balconies may also be considered as Civic/Open Space for the purposes of the Palisades Code.

Comprehensive Plan means the City of Richardson Comprehensive Plan that establishes the blueprint for the long-term growth and development of the City as adopted on the effective date of this Code.

Encroachment means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the street easement, or above a height limit.

Gallery means an extension of the main façade of the building that is at or near the front property line and the gallery may overlap the public sidewalk.

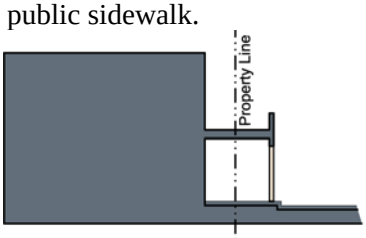


Image of a Gallery

Kiosk means a small, roofed structure, often open on one or more sides, used as a newsstand or booth. This structure may be temporary or permanent.

Live-Work Unit means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by the Palisades Code in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises, and customers may be served on site.

Living Screen means a Street Screen composed of landscaping in the form of vegetation.

Mezzanine means an intermediate level(s) between the floor and ceiling of any story within an aggregate floor area of not more than one-third of the area of the room or space in which the level(s) are located.

Master Sign Plan means a unique sign plan to implement a specific vision for a portion or all of the development that meets Section 10.2 of this Code.

Minor Modification means any changes to the Palisades Code that meets the criteria established in Section 3.9 and Table 3.1.

Motor Court means an uncovered space that is wholly or partly surrounded by buildings or walls intended as a courtyard for vehicles as they approach a building. Surface parking is permitted within this space and shall not include more than 75 spaces. Surface treatments of the vehicular zones are richer in character than traditional concrete surface parked lots, using a variety of textures and colors such as brick, concrete pavers and colored concrete. Individual motor courts shall be separated by intervening buildings.

Park means a civic/open space that is a preserve available for unstructured recreation.

Plaza means a primarily hardscaped civic/open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings.

Playground means a civic/open space designed and equipped for children's recreation. A playground may be fenced and may include an open shelter. Playgrounds may be located within residential areas and may be placed within a block. They may be included in other civic/open spaces.

Pedestrian Easement means the area between the curb face of the street and the back of street easement. This area contains the sidewalk, street trees, lighting and pedestrian furniture.

Regulating Plan means the Zoning Map attached hereto as Appendix A that shows the Sub-Districts, Civic Spaces, location of Streets, maximum height permitted and other Special Requirements applicable to the Palisades District subject to the standards in the Palisades Code. For the purposes of this Code, the Regulating Plan shall also be the Concept Plan for the Palisades District.

Retail-Ready means space constructed at a minimum interior height of 15 feet floor to floor which may be used for non-commercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Retail-Ready space, the space must comply with all building and construction codes for that use. In addition, the space must comply with all requirements for HVAC/Plumbing for both residential and commercial uses. The intent of Retail-Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Retail Sales Retail establishments are the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract walk-in customers. Retail establishments

often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to this category, are durable consumer goods sales and service, consumer goods, other grocery, food, specialty food, beverage, dairy, etc, and health and personal services.

Service Uses means a category for limited personal service establishments which offer a range of personal services that include, but are not limited to, clothing alterations, shoe repair, dry cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc.

Sign, Building Blade means a pedestrian-oriented sign that is affixed perpendicular to the corner of a building or to the front façade of a building above the ground floor to provide identification for the whole building.

Image of a Building Blade Sign

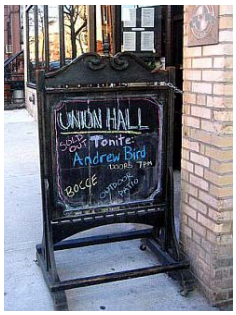
Sign, Marquee means a sign structure placed over the entrance to a theatre or other public gathering venue. It has signage stating either the name of the establishment or the name of the event, artist, and other details of the event appearing at that venue. The marquee is often identifiable by a surrounding cache of light bulbs, usually yellow or white, that flash intermittently or as chasing lights. Marquee signs may often be combined with Building Blade signs.

Image of a Marquee sign with a Building Blade Sign

Sign, Monument means any sign which is connected to the ground and which has no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A monument sign may include a sign face and sign structure, and may also include a sign base and sign cap.

Image of a Monument Sign

Sign, Sandwich Board means a portable sign consisting of two panels of equal size, which are hinged at the top or one panel with a support and placed on the ground or pavement so as to be self-supporting.



Images of Sandwich Board Signs

Sign, Tenant Blade means a smaller pedestrian-oriented sign that is affixed perpendicular to the building façade under a canopy or awning or immediately over a tenant space and provides identification for individual tenants within a building.

Image of a Tenant Blade Signs

Special Development Plan means a development application that meets Section 3.8 of this Code.

Street Screen means a freestanding wall or living screen built along the BTZ or in line with the building façade line along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.

Image of a combination masonry and living street screen

Street Network means the network of streets for new and existing streets within the Palisades District as established in the Regulating Plan.

Street Type means a specific designation for streets that establish a certain character and cross-sections to improve walkability within the Palisades District.

Sub-District means an area within the Palisades District that creates a distinct urban form different from other areas within the Palisades District. Sub-Districts are identified in the Regulating Plan.

Tree Well means an unpaved area around the trunk of a tree within the sidewalk area that is either landscaped with ground cover or covered with a tree grate.

Example of a tree well with a tree gate

Example of a tree well with landscaping

Type 'A' Street means the streets identified as such on the Regulating Plan. Type 'A' Streets are the primary pedestrian streets.

Type 'B' Street means the streets identified as such on the Regulating Plan. Type 'B' Streets are intended to primarily accommodate access to parking, service, and other auto-related functions.

Section 5. The Regulating Plan

5.1 The Regulating Plan (Appendix A) is hereby adopted as the official zoning map for the Palisades District.

5.2 Sub-Districts Established – the following Sub-Districts are established. The boundaries of the specific Sub-Districts shall be established in the Regulating Plan.

5.2.1 Inner Ring Mixed Use: The Inner Ring Mixed Use Sub-District provides the most opportunity for the highest intensity development. It is the area that has significant development impact and the highest pedestrian activity due to its proximity to the Inner Ring Promenade. The Inner Ring Mixed Use Sub-District consists of the highest density, with the greatest variety of uses. Development within the Inner Ring Mixed Use Sub-District shall meet the Building Form and Development Standards in Section 7.1 of this Code.

5.2.2 Outer Ring Mixed Use: The Outer Ring Mixed Use Sub-District is the area adjacent to the Inner Ring Mixed Use Sub-District that is intended for high intensity commercial and residential uses in addition to supporting retail and restaurant uses. Development within the Outer Ring Mixed Use Sub-District shall meet the Building Form and Development Standards in Section 7.2 of this Code.

5.2.3 Freeway High Rise: The Freeway High Rise Sub-District is intended to provide an appropriate transition into the Palisades District from the US-75 access road. This area is also intended for high intensity development. Development within the Freeway High Rise Sub-District shall meet the Building Form and Development Standards in Section 7.3 of this Code.

5.2.4 Urban Neighborhood: The Urban Neighborhood Sub-District consists of a residential fabric. Development within the Urban Neighborhood Sub-District shall meet the Building Form and Development Standards in Section 7.4 of this Code.

5.2.5 Freeway Mixed Use: The Freeway Mixed Use Sub-District integrates attributes of both the Outer Ring Mixed Use and Freeway High Rise Sub-Districts. These are highly desirable tracts with both good visibility and access. Development within this Sub-District must allow for a wide range of uses, urban form setbacks and building heights and shall meet the Building Form and Development Standards in Section 7.5 of this Code.

5.3 Street Designations Street Type Established – The Regulating Plan shall establish the following Street Designations:

5.3.1 Type “A” Streets Established – Type “A” Streets are intended to be the primary pedestrian streets. The Type “A” Streets are Inner Ring Promenade, South Entry, Mews Drive “3” and West Entry.

5.3.2 Type “B” Streets Established – Type “B” Streets are intended to balance pedestrian orientation with automobile orientation (service access, driveways, drive-through lanes, etc.). The Type “B” Streets are U.S. 75 Entry, North Entry, Ring Road, Mews Drive “1” and Mews Drive “2”.

5.4 Civic/Open Space – The Regulating Plan indicates Mandatory Civic/Open Spaces. The specific standards for Civic/Open Space are established in Section 11.

5.5 Building Height – The Regulating Plan also indicates the maximum building height permitted within each Sub-District of the Palisades District.

Section 6. Schedule of Permitted Uses

6.1 Generally: Due to the emphasis on urban form over land uses in the Palisades District, general use categories have been identified by Sub-District. Uses not listed in the following schedule, but are substantially similar, may be permitted upon the approval of the City Manager or designee, subject to appeal directly to the City Council.

6.2 Schedule of Uses:

Table 6.1 – Schedule of Uses

Sub-District	Outer Ring Mixed Use	Inner Ring Mixed Use	Urban Neighborhood	Freeway High Rise	Freeway Mixed Use
Land Use					
Commercial Uses (Office, Retail, Sales & Service Uses)					
Retail Sales or Service with no drive through facility (includes alcohol sales, which shall meet Chapter 4, Alcohol Beverages of the City of Richardson Code of Ordinances). Excluded from this category are Auto-Retail Sales and Service Uses (see Section 3 of the Code for Definition of Retail, Service uses, and Auto-related Sales and Service)	P	P	NP	P	P
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P	P	NP	P	P
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P	NP	P	P
Research laboratory headquarters, laboratories and associated facilities	P	P	NP	P	P
Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with no drive through facilities Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages which shall meet Chapter 4, Alcoholic Beverages of the City of Richardson Code of Ordinances.	P	P	NP	P	P
Any use with a drive through facility	NP	P/C	NP	P/C	P/C
Arts, Entertainment and Recreation Uses					
Art galleries	P	P	NP	P	P
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	NP	P	P
Theater, cinema, dance, music or other entertainment establishment	P	P	NP	P	P
Museums and other special purpose recreational institutions	P	P	NP	P	P
Fitness, recreational sports, gym, martial arts studio or athletic club	P	P	NP	P	P
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P
Educational, Public Administration, Health Care and Other Institutional Uses					
Business associations and professional membership organizations	P	P	NP	P	P
Child day care and preschools	P	P	NP	P	P
Schools, libraries, and community halls	P	P	NP	P	P
Universities and Colleges	P/C	P/C	NP	P/C	P/C
Hospital	P	P	NP	P	P
Civic uses	P	P	NP	P	P
Social and fraternal organizations	P	P	NP	P	P
Social services and philanthropic organizations	P	P	NP	P	P
Religious Institutions	P	P	NP	P	P
Funeral homes	P	P	NP	P	P
Residential Uses					
Home Occupations	P/A	P/A	P/A	P/A	P/A

Sub-District	Outer Ring Mixed Use	Inner Ring Mixed Use	Urban Neighborhood	Freeway High Rise	Freeway Mixed Use
Multi-family residential					
Ground Floor	P/C	P/C	NP	P/C	P/C
Upper Floors	P/C	P/C	NP	P/C	P/C
Live-Work Unit	P	P	NP	P	P
Single-family residential attached dwelling unit (Townhomes)	NP	NP	P/C	NP	NP
Single-family residential detached dwelling unit	NP	NP	P/C	NP	NP
Other Uses					
Hotels –full service	P	P	NP	P	P
Parking, surface (primary use of property)	NP	NP	NP	NP	NP
Parking, structured	P	P	NP	P	P
Private attached garage	NP	NP	P	NP	NP
Private detached garage	NP	NP	P	NP	NP
Sales from kiosks	P	P	NP	P	P
Community garden	P	P	P	P	P
Incidental Outdoor Display	P/A	P/A	NP	P/A	P/A
Antennas including cell, accessory, and mounted on top of buildings.	NP	P/A/C	NP	P/A/C	P/A/C
Utility infrastructure	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Rain water harvesting equipment	P/A/C	P/A/C	P/A/C	P/A/C	P/A/C
Wind energy equipment	P/A	P/A	P/A	P/A	P/A
Solar energy equipment	P/A	P/A	P/A	P/A	P/A

P= Permitted by right | NP= Not Permitted | P/C= Permitted with design criteria per Table 6.2 | P/A = Permitted Accessory Use | NA= Not applicable

A* = Accessory use to not exceed 25% of the primary use building square footage

** Model homes are limited to a time period until all the homes are sold in the neighborhood.

6.3 Use Criteria: All uses listed as P/C in Table 6.1 shall also meet the following standards in Table 6.2

Table 6.2 – Use Criteria		
Use	***Zone***	***Location & Design Criteria***
Non-Residential Uses		
Any permitted use with a drive through facility	Inner Ring Mixed Use, Freeway High Rise and Freeway Mixed Use	• All drive through access (driveways) shall be from Type 'B' Streets. • Drive through lanes and/or canopies shall not have frontage along on or be located along any Type 'A' Streets. • Drive through areas screened by a 4' high Street Screen.
Universities and Colleges	Outer Ring Mixed Use, Inner Ring Mixed Use, Freeway High Rise and Freeway Mixed Use	• Shall be required to provide structured parking as part of the build-out for the university/college campus
Residential Uses		
Multi-family residential Ground Floor	Outer Ring Mixed Use, Inner Ring Mixed Use	• All Ground Floor Activated Uses as depicted on the Regulating Plan shall be built to Retail Ready standards.
Multi-family residential (all dwelling units)	Outer Ring Mixed Use, Inner Ring Mixed Use, Freeway High Rise and Freeway Mixed Use	• Minimum dwelling unit size: Efficiency = 525 SF 1 Bedroom = 675 SF 2 Bedroom = 1,000 SF 3 Bedroom = 1,200 SF • Any development with multi-family must be 4-story minimum except the 3-story portion as depicted on the Regulating Plan • All multi-family with a 4-story minimum must be structure parked. • Of the 1200 units allowed, 140 units must be constructed using Type I or Type II Construction, and must be located in Dallas County.
Single family residential attached dwelling unit (townhomes)	Urban Neighborhood	• Minimum dwelling unit size: 1,650 SF
Single family residential detached dwelling unit	Urban Neighborhood	• Minimum dwelling unit size: 1,600 SF • Minimum lot size: 2,000 SF
Multi-family residential (all dwelling units)	Freeway High Rise	• No wood frame (Type III and Type V) construction permitted.
Other Uses		
Antennas including cell, accessory and mounted (Excluded from this category are freestanding and commercial antennas and equipment buildings)	Inner Ring Mixed Use, Freeway High Rise and Freeway Mixed Use	• Antennas shall be permitted on rooftops. • Antennas shall be screened entirely with a screen of same color as the principal building. • Antennas shall not be visible from adjacent Type 'A' Street.
Utility equipment (includes electrical transformers, gas meters, etc)	All Zones	• On all frontages utility equipment shall be screened with a Street Screen at least as high as the equipment being screened. On Type "A" street frontages utility equipment shall also be recessed into the building. • Utility equipment shall be permitted on rooftops. • Utility equipment shall be screened entirely with a screen of same color as the principal building.
Rain water harvesting equipment	All Zones	• Rain water harvesting equipment shall be permitted on rooftops. • Rain water harvesting equipment shall be screened entirely with a screen of same color as the principal building.

Section 7. Building Form and Development Standards

The following section establishes the Building Form and Development Standards for all Sub-Districts within the Palisades District. Diagrams and reference letters are used for illustrations purposes only. Reference letters may not be in continuous sequence.

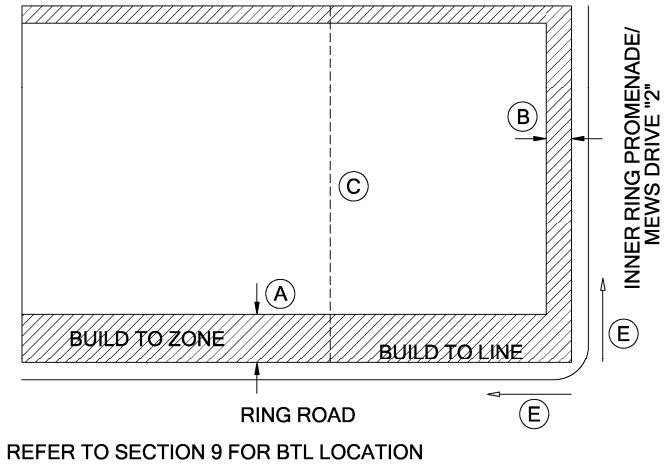
7.1 Inner Ring Mixed Use Sub-District

Inner Ring Mixed Use Sub-District Location Map

Note: This map is for reference only. Refer to the Regulating Plan (Appendix A) for all requirements.

Inner Ring Mixed Use

7.1.1 Building Placement



Build-To Zone (BTZ)		
Front (Ring Road)	0 – 50 feet	A
Front (Inner Ring Promenade)	0-10 feet	B
Front (Mews Drive "2")	0-10 feet	B
Setback		
Side (from property line)	0 feet (see #1)	C
Building Frontage		
Building Frontage required along all street BTZ	90% along Palisades Park 25% along Ring Road	E
Building Frontage required along Mews Drive "2."	50%	E

7.1.2 Building Height

Principal Building Standards	
Building height	Max height 20 stories/270 feet
First floor to floor height	15 feet min. for ground floor activated uses as depicted in the Regulating Plan. 10 feet min. others (see #2)
Ground floor finish level	18 inches min. above finished grade along private streets, Palisades Creek Drive, and civic/open spaces, excluding pedestrian passageways (except for ground floor Retail Ready buildings)
Upper floor(s) height (floor-to-ceiling)	10 feet min. (excluding bathrooms,hallways, closets and areas common to furr downs)

7.1.3 Ground Floor Activated Uses

Ground floors of all buildings fronting on the Inner Ring Promenade shall be built to Retail Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

Notes

#1 – Side setbacks shall be based on minimum fire separation required between buildings, if applicable.

#2 – First floor heights shall not apply to parking structures.

#3 – Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining street easements. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

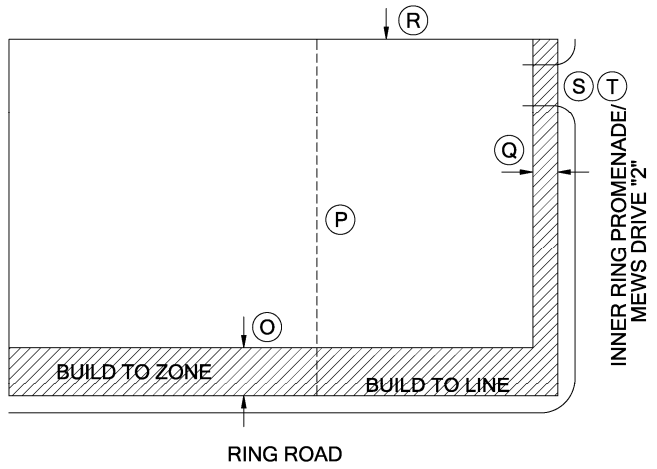
#4 – Setbacks and build-to lines for recessed entry and arcade buildings shall be measured from the building façade line which contains the recessed entry or arcade.

#5 – Required parking for commercial and office may be provided within 500 linear feet of the building frontage. Multi-family must be self-accommodated within its block.

#6 – Article III, Chapter 21, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.

Inner Ring Mixed Use

7.1.4 Parking & Service Access



(i) Parking Location		
Surface/At Grade Parking		
Ring Road, Mews Drive "2"	Shall be located behind the principal building (see #1)	O
Inner Ring Promenade	None allowed.	Q
Side setback (distance from property line)	0 feet min.	P
Rear setback (distance from property line)	0 feet min.	R
Above Grade Parking		
Setback along Ring Road, Mews Drive "2"	0 feet min.	O
Setback along Inner Ring Promenade	Not allowed at grade level.	Q
Side and rear setbacks (distance from property line)	0 feet min.	P Q
Upper Floors	May be built up to the building line	

(ii) Required Off-Street Parking Spaces	
Non-residential uses	1 space/300 sq. feet (gross)
Residential uses	1 space/bedroom
Hotel/Lodging	1 space/hotel room

(iii) Driveways and Service Access		
Parking driveway width	20 feet max. (except when drives may need to be wider to address service access or fire lane standards)	S
•Driveways and off-street loading and unloading docks shall not be located on a Type "A" Streets. •Porte cocheres may be permitted over the street easement., but not within any travel lanes to provide drop-off and valet service. •Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. •If driveway and/or off-street service loading and unloading access is provided from a Type "A" Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are developed.		T

7.1.5 Encroachments

Canopies, signs, awnings and balconies may encroach over the BTZ, setback, and, sidewalk as long as the vertical clearance is a minimum of 8 feet In no case shall an encroachment be located over an on-street parking or travel lane.

7.1.6 Applicability

Building Form and Development Standards in this Section shall apply to all development within this Sub-District.

Notes

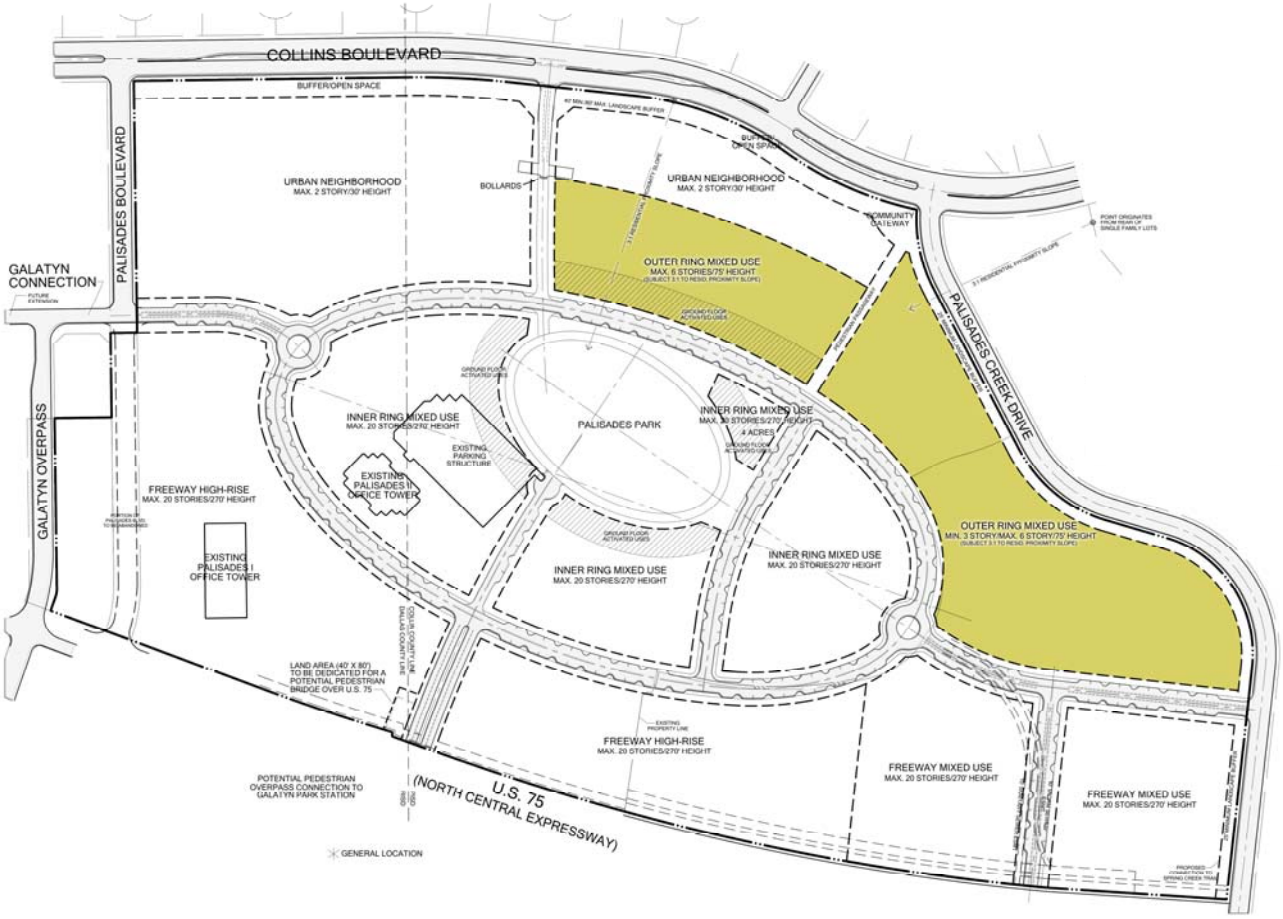
#1 – Surface parking as an ancillary use with an office or condo tower motor court shall be permitted with a 0 – 20 foot setback.

#2 – Setbacks and build-to lines for recessed entry and arcade buildings shall be measured from the building façade line which contains the recessed entry or arcade.

#3 – Required parking may be provided anywhere within the Palisades District.

#4 – Article III, Chapter 21, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.

7.2 Outer Ring Mixed Use Sub-District

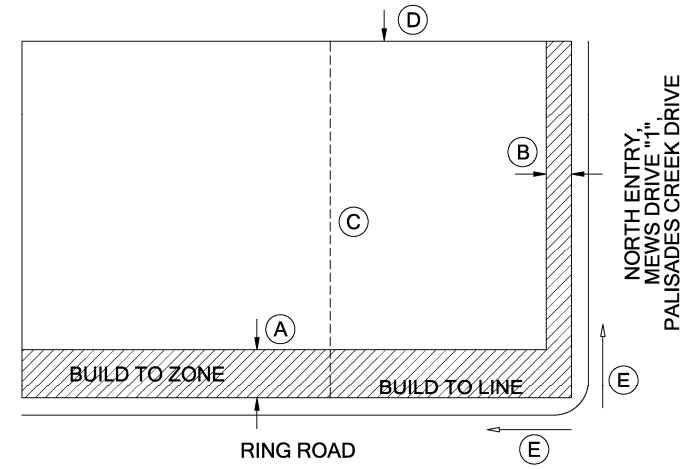


Outer Ring Mixed Use Sub-District Location Map

Note: This map is for reference only. Refer to the Regulating Plan (Appendix A) for all requirements.

Outer Ring Mixed Use

7.2.1 Building Placement



REFER TO SECTION 9 FOR BTL LOCATION

Build-To Zone (BTZ)		
Front (Ring Road)	0 - 10 feet	A
Front (North Entry, Mews Drive "3")	0 - 20 feet	B
Front (Palisades Creek Drive, measured from the rear of the landscape buffer)	0 - 10 feet	B
Setback		
Side (distance from property line)	0 feet (see #1)	C
Rear (distance from property line)	0 feet (see #1)	D
Building Frontage		
Building Frontage required along Ring Road	90% for Ground Floor Activated Uses 75% for all others	E
Building Frontage required along North Entry, Palisades Creek Drive	50% for all uses except office and hotel which shall be 0%	E

7.2.2 Building Height

Principal Building Standards	
Building height	Max height 6 stories/75-feet
First floor to floor height	15 feet min. for Ground Floor Activated Uses as depicted on the Regulating Plan, 10 feet min others (see #2)
Ground floor finish level	18 inches min. above finished grade along private streets, Palisades Creek Drive, and civic/open spaces, excluding pedestrian passageways (except for ground floor Retail Ready buildings)
Upper floor(s) height (floor-to-ceiling)	10 feet min. (excluding bathrooms, hallways, closets, and areas common to furr downs)

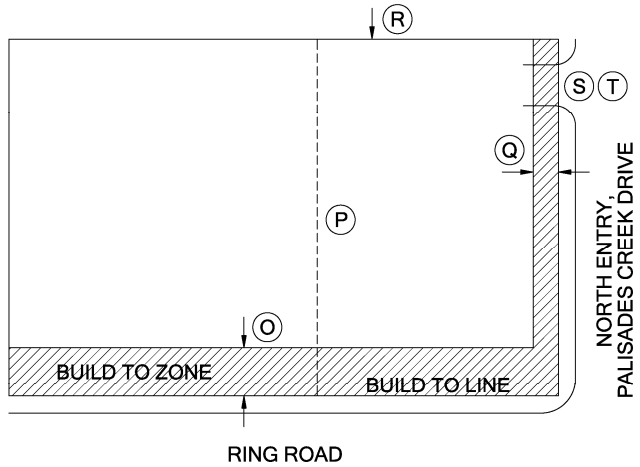
7.2.3 Ground Floor Activated Uses

Ground floors of all buildings fronting on the Ring Road where noted for Ground Floor Activated Uses shall be built to Retail Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

Notes
#1 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
#2 – First floor heights shall not apply to parking structures.
#3 - Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining street easements and public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.
#4 – Setbacks and build-to lines for recessed entry and arcade buildings shall be measured from the building façade line which contains the recessed entry or arcade.
#5 – Required parking for commercial and office may be provided within 500 linear feet of the building frontage. Multi-family must be self-accommodated within its block.
#6 – Article III, Chapter 21, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas

Outer Ring Mixed Use

7.2.4 Parking & Service Access



(i) Parking Location		
Surface/At Grade Parking		
Ring Road	Shall be located behind the principal building/none allowed where Ground Floor Activated Uses are required (see #1)	O
Palisades Creek, North Entry	Shall be located behind the principal building (see #1)	Q
Side setback (distance from property line)	0 feet min.	P
Rear setback (distance from property line)	0 feet min.	R
Above Grade Parking		
Setback along Ring Road	0 feet (not allowed where Ground Floor Activated Uses are required)	O
Setback along North Entry	0 feet	Q
Side and rear setbacks (distance from property line)	0 feet min.	P R
Upper Floors	May be built up to the building line	
(ii) Required Off-Street Parking Spaces		
Non-residential uses	1 space/300 sq. feet (gross)	
Residential uses	1 space/bedroom	
Hotel/Lodging	1 space/hotel room	
(iii) Driveways and Service Access		
Parking driveway width	20 feet max. (except service drives which may be a max. of 30 feet wide)	S

Driveways and off-street loading and unloading docks shall not be located on a Type "A" Streets. T
Porte cocheres may be permitted over the street easement, but not within any travel lanes on Type "A" Streets to provide drop-off and valet service.
Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.
If driveway and/or off-street service loading and unloading access is provided from a Type "A" Street, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are developed.

7.2.5 Encroachments

Canopies, signs, awnings and balconies may encroach over the BTZ, setback, and, sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.

7.2.6 Applicability

Building Form and Development Standards in this Section shall apply to all development within this Sub-District.

Notes

#1 – Surface parking as an ancillary use with an office or condo tower motor court shall be permitted with a 0 – 20 foot setback.

#2 – Setbacks and build-to lines for recessed entry and arcade buildings shall be measured from the building façade line which contains the recessed entry or arcade.

#3 – Required parking may be provided anywhere within the Palisades District.

#4 – Article III, Chapter 21, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.

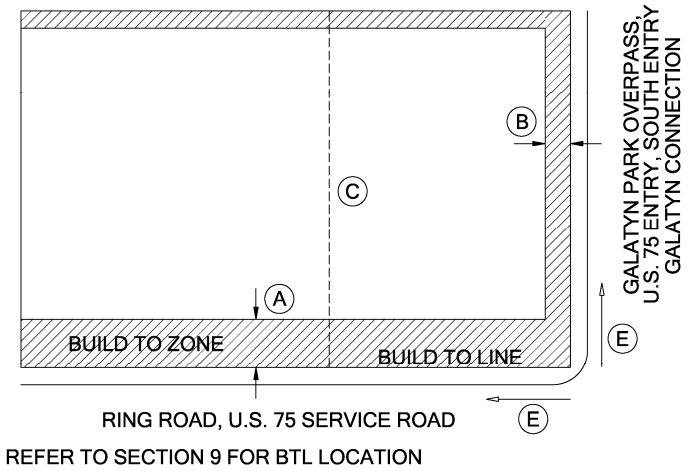
7.3 Freeway High Rise Sub-District

Freeway High Rise Sub-District Location Map

Note: This map is for reference only. Refer to the Regulating Plan (Appendix A) for all requirements.

Freeway High Rise

7.3.1 Building Placement



Build-To Zone (BTZ)		
Front (Ring Road)	0 – 20 feet	A
Front (U.S. 75 Entry)	10 – 40 feet	
Front (South Entry)	0 – 20 feet	
Setback		
Front (U.S. 75 Service Road) from property line	30 feet (min.)	A
Front (Galatyn Park Overpass and Galatyn Connection) from property line	20 feet (min.)	B
Side (distance from property line)	0 feet (see #1)	C
Building Frontage		
Building Frontage required along all street BTZ	50% along U.S. 75 Entry, South Entry (see #7)	E
Building Frontage required along all street BTZ	20% along Ring Road, (see #7)	E
Building Frontage required along U.S. 75 Service Road and Galatyn Park Overpass	0%	E

7.3.2 Building Height

Principal Building Standards

Building height	Max 20 stories/270 feet
First floor to floor height	10 feet min. (excluding bathrooms, hallways, closets, and areas common to furr down)
Ground floor finish level	18 inches min. above finished grade along private streets, Palisades Creek Drive, and civic/open spaces, excluding pedestrian passageways (except for ground floor Retail Ready buildings)
Upper floor(s) height (floor-to-ceiling)	10 feet min. (excluding bathrooms, hallways, closets, and areas common to furr downs)

Notes

#1 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#2 – First floor heights shall not apply to parking structures.

#3 – Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining street easements and public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

#4 – Setbacks and build-to lines for recessed entry and arcade buildings shall be measured from the building façade line which contains the recessed entry or arcade.

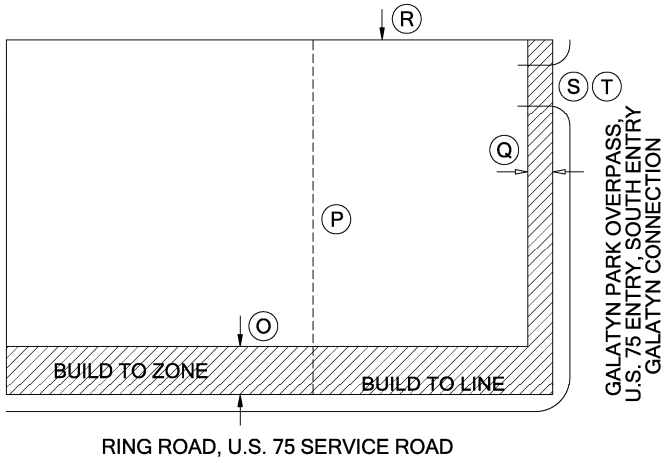
#5 – Required parking for commercial and office may be provided within 500 linear feet of the building frontage. Multi-family must be self-accommodated within its block.

#6 – Article III, Chapter 21, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.

#7 – Includes parking structures as frontage.

Freeway High Rise

7.3.3 Parking & Service Access



(i) Parking Location		
Surface/At Grade Parking		
Ring Road and U.S. 75 setback (see #1)	Shall be located behind the principal building	O
U.S. 75 Entry, Galatyn Park Overpass, South Entry and Galatyn Connection	Shall be located behind the principal building (see #1)	Q
Side setback (distance from property line)	0 feet min.	P
Above Grade Parking		
Setback along U.S. 75 Frontage Road,	30 feet min.	O
Side and rear setbacks (distance from property line)	0 feet min.	P R
Setback along Galatyn Park Overpass and Galatyn Connection	20 feet min.	Q
Setback along Ring Road	0 feet	O
Setback along U.S. 75 Entry	10 feet min.	Q
Setback along South Entry	Not permitted per at grade level	Q
Upper Floors	May be built up to the building line	

(ii) Required Off-Street Parking Spaces	
Non-residential uses	1 space/300 sq. feet (gross)
Residential uses	1 space/bedroom
Hotel/Lodging	1 space/hotel room

(iii) Driveways and Service Access		
Parking driveway width	TXDOT standards on service road and 24 feet max on all Palisades District Streets, except when drives may need to be wider to address service access or fire lane standards	S
•Driveways and off-street loading and unloading shall not be located on the U.S. 75 Frontage Road. •Porte cocheres may be permitted on Type "A" Streets to provide drop-off and valet service. •Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.If driveway and/or off-street service loading and unloading access is provided from the U.S. 75 Frontage Road, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are developed.		T

7.3.4 Encroachments

Canopies, signs, awnings and balconies may encroach over the BTZ, setback, and, sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.

7.3.5 Applicability

Building Form and Development Standards in this Section shall apply to all development within this Sub-District.

Notes

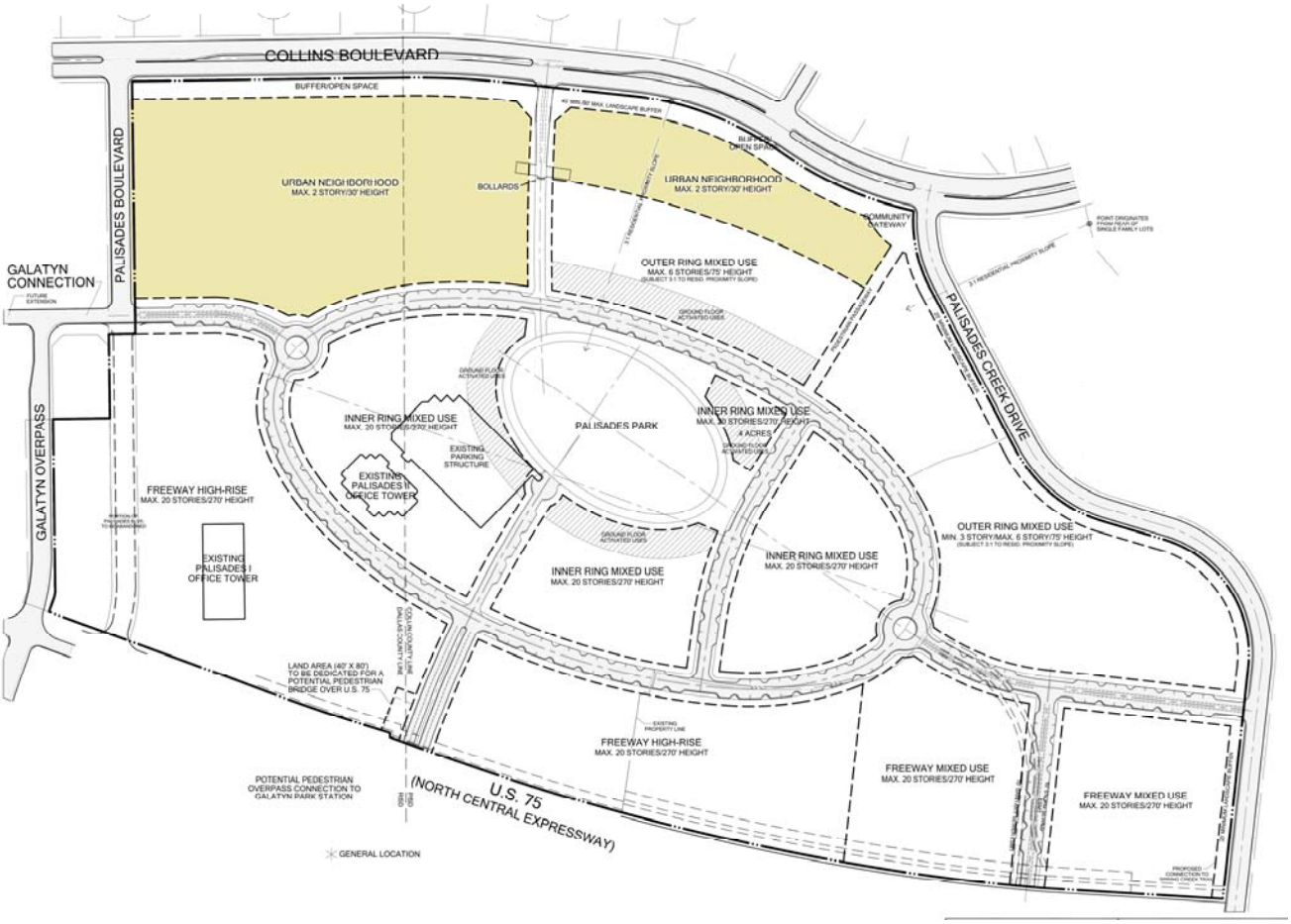
#1 – Surface parking as an ancillary use with an office or condo tower motor court shall be permitted with a 0 – 20 foot setback.

#2 – Setbacks and build-to lines for recessed entry and arcade buildings shall be measured from the building façade line which contains the recessed entry or arcade.

#3 – Required parking may be provided anywhere within the Palisades District.

#4 – Article III, Chapter 21, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.

7.4 Urban Neighborhood Sub-District

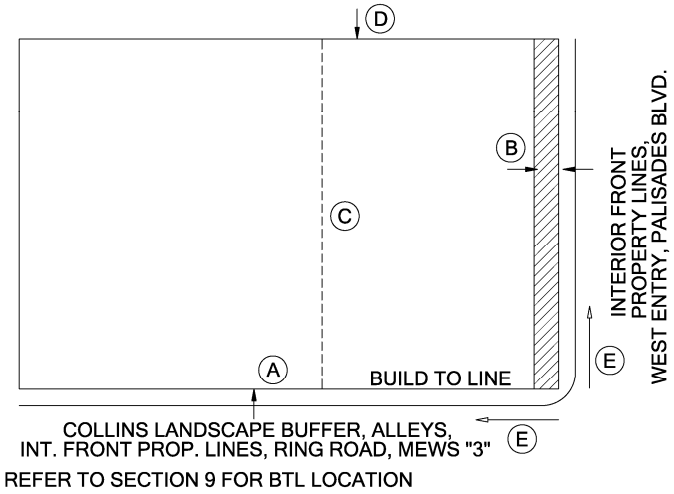


Urban Neighborhood Sub-District Location Map

Note: This map is for reference only. Refer to the Regulating Plan (Appendix A) for all requirements.

Urban Neighborhood

7.4.1 Building Placement



Build to Zone		
Ring Road	0-6 feet (see #2)	A
South Entry	0-6 feet (see #2)	A
Mews Drive “3”	3-15 feet	A
Mews Drive “1”	(Front) 3-6 feet (Side) 3-10 feet	A
Palisades Blvd.	7-10 feet	B
West Entry	3-6 feet	B
Collins rear of landscape buffer (Rear)	0-10 feet	A
Alley (Rear)	0-1 feet	
Shared Common Space	3-6 feet	
Setback		
Interior (Side) (distance from property line)	0 feet (see #1)	C
Collins Rear of Landscape Buffer (Side)	0 feet	D
Alley (Side)	0 feet	D

Building Frontage	
Building frontage along all drives BTZ	70%

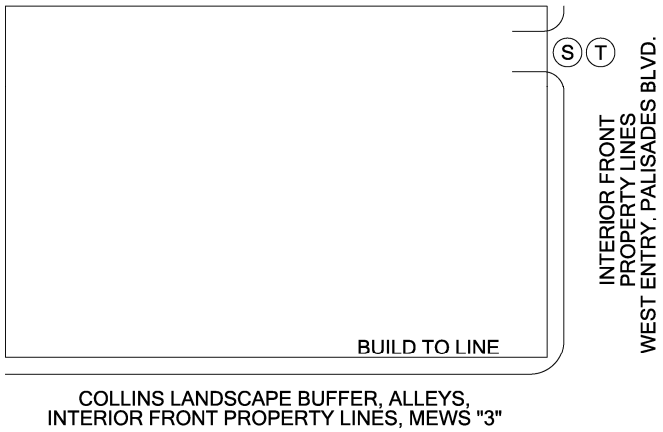
7.4.2 Building Height

Principal Building Standards	
Building height	2 stories/30 feet

Notes
#1 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
#2 – Ground floor entries must be a minimum 18” above finished garage grade.

Urban Neighborhood

7.4.3 Parking & Service Access



(iv) Required Off-Street Parking Spaces		
Residential uses	2 spaces/lot (garage or along street); visitor parking=.5 space/lot (along street or designated parking areas)	
(v) Driveways and Service Access		
Parking driveway width	20 feet max.	S
Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.		T

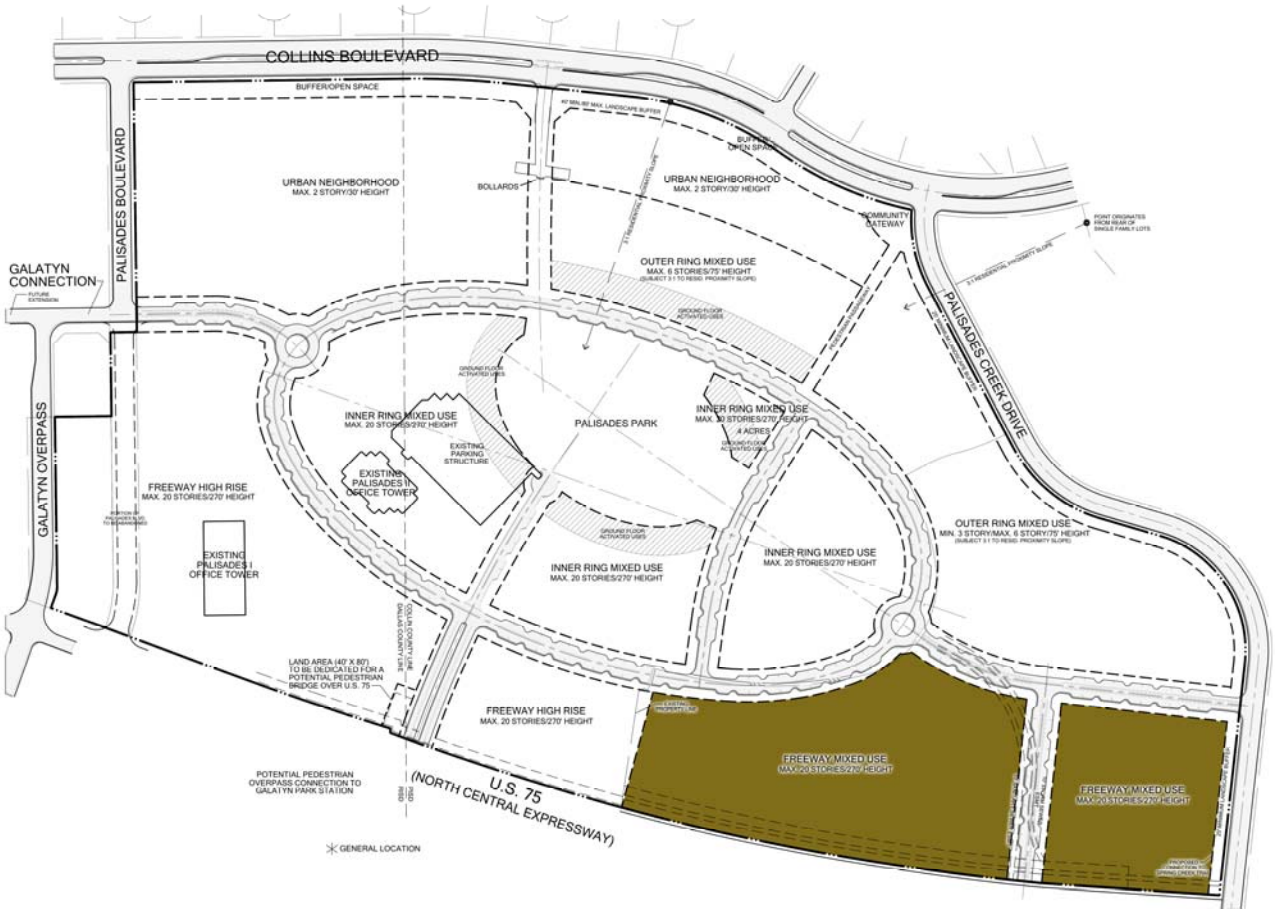
7.4.4 Encroachments

Porches, stoops, awnings, signs, canopies, balconies, bay windows, garden walls up to 2'-0" tall and other architectural features may encroach into required yards, provided they do not encroach over the front property line.

7.4.5 Applicability

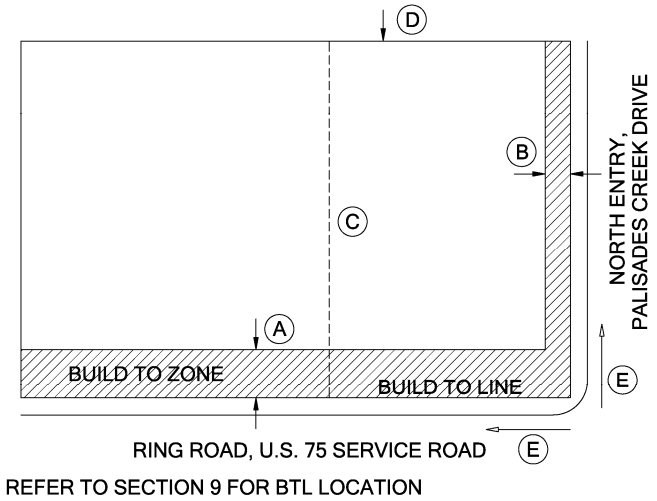
Building Form and Development Standards in this Section shall apply to all development within this Sub-District. The maximum number of lots fronting a dead-end alley shall be six lots.

7.5 Freeway Mixed Use



7.5 Freeway Mixed Use

7.5.1 Building Placement



Build-To Zone (BTZ)		
Front (Ring Road)	0 – 20 feet	A
Front (North Entry)	0 – 20 feet	A
Front (Palisades Creek Drive measured from the rear of landscape buffer)	0 – 10 feet	B
Setback		
Front (U.S. 75 Service Road) from property line	30 feet (min.)	A
Side (distance from property line)	0 feet (see #1)	C
Building Frontage		
Building Frontage required along all street BTZ	50% along North Entry	E
Building Frontage required along all street BTZ	20% along Ring Road and Palisades Creek Drive	E
Building Frontage required along U.S. 75 Service Road	0%	E

7.5.2 Building Height

Principal Building Standards

Building height	Max 20 stories/270 feet
First floor to floor height	10 feet min. (excluding bathrooms, hallways, closets, and areas common to furr down)
Ground floor finish level	18 inches min. above finished grade along private streets, Palisades Creek Drive, and civic/open spaces, excluding pedestrian passageways (except for ground floor Retail Ready buildings)
Upper floor(s) height (floor-to-ceiling)	10 feet min. (excluding bathrooms, hallways, closets, and areas common to furr downs)

Notes

#1 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#2 – First floor heights shall not apply to parking structures.

#3 – Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining street easements and public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

#4 – Setbacks and build-to lines for recessed entry and arcade buildings shall be measured from the building façade line which contains the recessed entry or arcade.

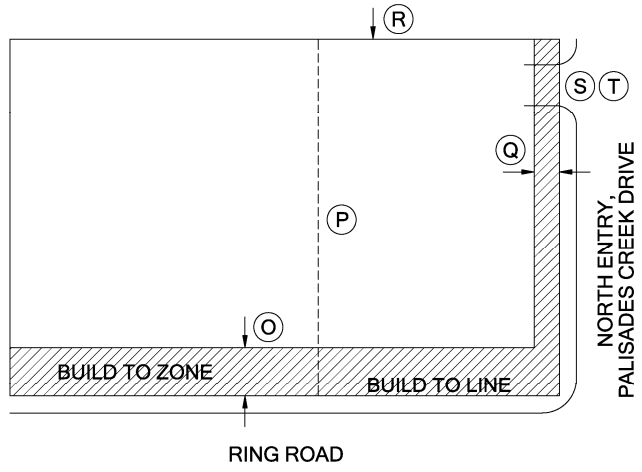
#5 – Required parking for commercial and office may be provided within 500 linear feet of the building frontage. Multi-family must be self-accommodated within its block.

#6 – Article III, Chapter 21, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.

#7 – If developed as Residential Uses, all buildings shall meet the Building Design Standards in Section 8.

Freeway Mixed Use

7.5.3 Parking & Service Access



(iv) Parking Location		
Surface/At Grade Parking		
Ring Road and U.S. 75 setback	Shall be located behind the principal building (See #1)	O
North Entry and Palisades Creek Drive	Shall be located behind the principal building (see #1)	Q
Side setback (distance from property line)	0 feet min.	P
Above Grade Parking		
Setback along U.S. 75 Frontage Road,	30 feet min.	O
Side and rear setbacks (distance from property line)	0 feet min.	P R
Setback along Ring Road	0 feet	O
Setback along North Entry	10 feet min.	Q
Upper Floors	May be built up to the building line	

(v) Required Off-Street Parking Spaces	
Non-residential uses	1 space/300 sq. feet (gross)
Residential uses	1 space/bedroom
Hotel/Lodging	1 space/1 hotel room

(vi) Driveways and Service Access		
Parking driveway width	TXDOT standards on service road and 24 feet max on all Palisades District Streets, except when drives may need to be wider to address service access or fire lane standards.	S

•Driveways and off-street loading and unloading shall not be located on the U.S. 75 Frontage Road. T
•Porte cocheres may be permitted over the street easement to provide drop-off and valet service.
•Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.If driveway and/or off-street service loading and unloading access is provided from the U.S. 75 Frontage Road, such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are developed.

7.5.4 Encroachments

Canopies, signs, awnings and balconies may encroach over the BTZ, setback, and, sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.

7.5.5 Applicability

Building Form and Development Standards in this Section shall apply to all development within this Sub-District.

Notes

#1 – Surface parking as an ancillary use with an office or condo tower motor court shall be permitted with a 0 – 20 foot setback.

#2 – Setbacks and build-to lines for recessed entry and arcade buildings shall be measured from the building façade line which contains the recessed entry or arcade.

#3 – Required parking may be provided anywhere within the Palisades District.

#4 – Article III, Chapter 21, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.

Section 8. Building Design Standards

The Building Design Standards and Guidelines for the Palisades District shall establish a coherent urban character and encourage enduring and attractive development. Development plans shall be reviewed by the City Manager or designee for compliance with the standards below.

The key design principles establish essential goals for development in the Palisades District to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

a. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm.
b. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
c. Building facades shall include appropriate architectural details and ornament to create variety and interest.
d. Open space(s) shall be incorporated to provide usable public areas integral to the urban environment.

8.1 General to all Sub-Districts

8.1.1 Building Orientation

i. Buildings shall be oriented toward streets where the lot has frontage along streets.
ii. Primary entrance to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
iii. All primary entrances shall be oriented to the sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.

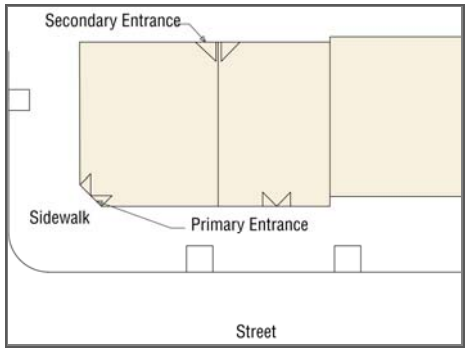


Figure showing required building orientation and location of primary entrances

8.1.2 Design of Parking Structures

i. All frontages of parking structures located on Type “A” Streets shall not have parking uses on the ground floor to a minimum depth of 30 feet.
ii. Parking structure facades on all streets shall be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.

iii. Where above-ground structured parking is located at the perimeter of a building with frontage along any street it shall be screened in such a way that cars on all levels are completely hidden from view along Type "A" streets. Along the west perimeter of Outer Ring Mixed Use Sub-District and east side of South Entry, any above ground parking must have cars completely screened from view. Screening may be achieved through the use of louvered, solid or opaque vertical screening elements, in which case Section 8.1.2ii applies.
iv. For garage facades along Type "B" streets, U.S. 75 frontage road, Palisades Creek Drive, Galatyn Overpass, Galatyn Connection and Palisades Boulevard frontages shall be precast spandrels (no cables).
v. When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage and glazing.
vi. Parking structure ramps shall not be visible from any Type A street.

Images showing appropriate design of Parking Structures

8.1.3 Design of Automobile Related Building Site Elements

i. Drive-through lanes for commercial uses shall not be located along or visible from any street within all Sub-Districts.
ii. All off-street loading, unloading, and trash pick up areas shall be located along alleys or Type 'B' Streets unless permitted in the specific building form and development standards in Section 7. Any off-street loading, unloading, or trash pick up areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment it is screening at the BTZ. The Street Screen shall be made up of (i) the same material as the principal building, (ii) a living screen or (iii) a combination of the two.

8.2 Standards Specific to the Outer Ring Mixed Use, Inner Ring Mixed Use, Freeway Mixed Use and Freeway High Rise Sub-Districts:

8.2.1 Roof Form

i. Buildings shall have simple, flat fronts with minimal articulations with flat or low pitched roofs (2.5:12 or lower) with parapets. Corner hip roof elements and gable accents at the parapet may be permitted. Projecting mansard roofs shall not be permitted.

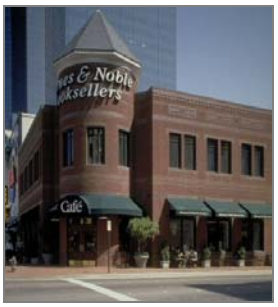
8.2.2 Façade Composition

i. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

ii. Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.

iii. Buildings shall generally maintain the alignment of horizontal elements along the block.

iv. Corner emphasizing architectural features, pedimented parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.



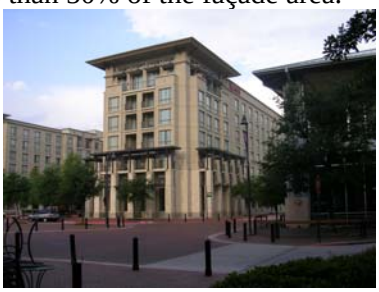
Buildings with architectural features and storefront elements that add interest along the street.

v. Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered as feature buildings. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.

8.2.3 Windows and Doors

i. Windows and doors on street (except alleys) fronting facades shall be designed to be proportional and appropriate to the architectural style of the building. First floor windows shall NOT be opaque, tinted or mirrored glass.

ii. All ground floor front facades of buildings along streets or Civic/Open Space shall have transparent storefront windows covering no less than 50% of the façade area.



Images showing appropriate window designs and proportions.

8.2.4 Building Materials

i. At least 85% of each building's façade (excluding doors and windows) shall be finished in one of the following materials:
   - Masonry (brick, stone, concrete, stucco utilizing a three-step process, cast stone, glass or glass block)

ii. No more than 15% of each façade along any street shall use accent materials such as wood, architectural metal panel, split-face concrete block, tile or Exterior Insulating Finishing System (EIFS). EIFS may only be used 8 feet above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and moulding features. Interior courtyards which shall be a minimum of 25% masonry content.

Images showing appropriate building materials within Inner Ring Mixed Use, Outer Ring Mixed Use, and Freeway High Rise.

iii. Roofing materials visible from any street shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

8.2.5 Ground floor activated uses

i. Portions of the ground floor that are designated for ground floor activated uses on the Regulating Plan shall be constructed as a concrete podium and shall comply with the retail ready standards as defined in Section 4. Portions not designated as ground floor activated uses are not required for this type of construction.

8.3 Standards Specific to the Urban Neighborhood Sub-District:

8.3.1 Building Orientation

i. Garages for Residential Buildings shall be located on alleys at the rear of residential buildings.

ii. Along the east perimeter of Urban Neighborhood Sub-District adjacent to the Outer Ring Mixed Use Sub-District a three foot high masonry screen wall topped with a four-foot high painted metal fence must be constructed, with a two-foot high landscape screen along its base.

iii. Fencing is not required along the Collins landscape buffer. If a fence is constructed on or along a platted lot that abuts this buffer, then it must use a minimum three-foot high masonry screen wall and painted metal fencing above.

8.3.2 Building Massing and Scale

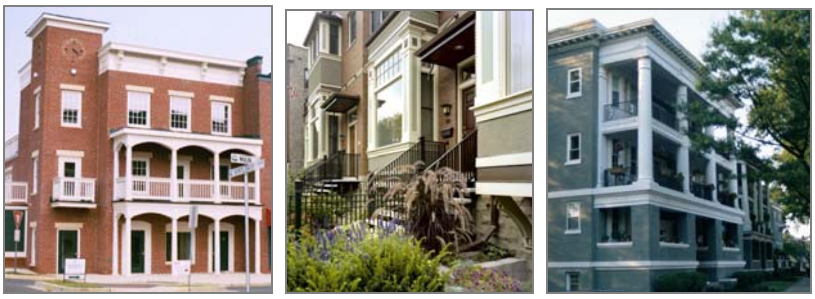
i. Buildings shall have few, if any, articulations and simple roofs (gable, hip, combination) with most building wing articulations set at the rear of the structure. Window projections, bay windows, stoops, porches, balconies, and similar extensions shall be exempt from this standard.

ii. Gable roofs, if provided for buildings, shall have a minimum pitch of 5/12. When hipped roofs are used, the minimum pitch shall be 5/12. Other roof types shall be appropriate to the architectural style of the building. Porch roofs may be a minimum pitch of 3/12.
iii. Projecting mansard roofs shall be prohibited.

Images showing appropriate massing and scale for Residential Buildings

8.3.3 Façade Composition

i. Buildings shall maintain a façade rhythm of 20 feet to 30 feet along all streets. This rhythm may be expressed by changing materials, or color, or by using design elements such as columns and pilasters, or by varying the setback of portions of the building façade.
ii. Buildings shall generally maintain the alignment of horizontal elements along the block.
iii. Porches, stoops, eaves and balconies shall be added along the front residential facades to add pedestrian interest along streets.
iv. Alley facing facades shall be of a finished quality and of the same color to blend with the public facades of the building.



Residential buildings with porches, balconies, and stoops to add interest along the street.

8.3.4 Windows and Doors

i. Windows and doors shall be designed to be proportional and appropriate to the architectural style of the building.
ii. Windows may have jack arch, keystone arch, flat arch, or ornamental arches.

Images showing appropriate window designs and proportions.

iii. All building facades of residential buildings fronting on streets or civic / open spaces, except alleys, shall have transparent windows covering at least 25% of each façade.

8.3.5 Building Materials

i. At least 85% of all street fronting facades (excluding doors and windows) shall be finished in one or more of the following materials. No more than three different materials shall be used on any single residential façade:
   - Masonry (brick; stone; cast in place concrete, cast stone, or stucco utilizing a three-step process).

ii. The following may only be allowed up to 15% as an accent material:
   - Exterior Insulating Finishing System (EIFS), architectural metal panels or similar material over a cementious base, rock, glass block and tile. EIFS may not be used on the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and moulding features.
   - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty.

iii. Rear and side facades shall be of finished quality and of the same color that blend with the street facades of the building.

iv. Roofing materials (visible from any street): copper, factory finished painted metal, slate, synthetic slate, terra cotta, and asphalt shingles. Three-tab shingles are not permitted.

v. An enclosed 2-car garage shall be designed and constructed of the same material as the primary building.

vi. Hand rails and balcony rails shall be of steel, glass or aluminum. Wood is not permitted.

Section 9. Street & Streetscape Design Standards

9.1 Generally: Streets in the Palisades District need to support the overall goal of a mixed use, compact, pedestrian-oriented district. They should balance all forms of mobility while maximizing convenience for residents and visitors.

The Regulating Plan designates the required and recommended street network within the Palisades District. This section specifies the typical configuration of streets within the Palisades District. The specifications address vehicular lane width, parkway widths, street easement widths, number of travel lanes, on-street parking, and pedestrian accommodation. US 75 is under the purview of Texas Department of Transportation (TxDOT) while the remaining streets referenced in this section are private.

9.2 New Streets: This section specifies standards for all new streets in the Palisades District.

9.3 Street Classifications Established: Table 9.1 and associated cross sections shall establish the cross sections for each street type. The cross sections may be adjusted to fit existing contexts with the approval of the City Engineer. In addition, the proposed cross sections may be adjusted to meet the needs of the Uniform Fire Code as adopted by the City.

The Urban Neighborhood cross section is not depicted on a location map. The intent is that it will be part of a development within the Urban Neighborhood Sub-District.

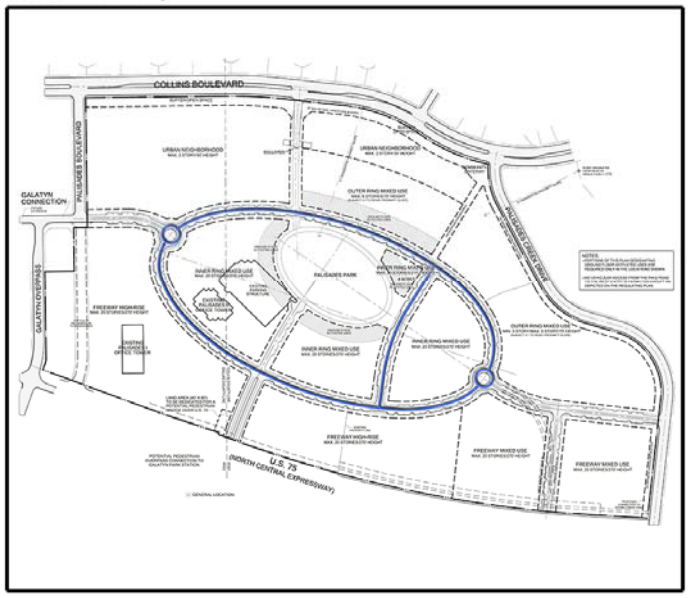
Table 9.1

Elements **Street Classifications**	**Street Easement Width (Recommended Minimum)**		**Number of Vehicular Lanes**	**Lane Widths for Vehicular Lanes**	**On-Street Parking**	**Pedestrian Sidewalk Width (min.)***	**Parkway/ Tree Well**
	Pavement Width	Pedestrian Easement (both sides)					
Ring Road	44 feet	15 feet	2	14 feet	Yes, both sides, parallel	8'-6"	In bulb out
North Entry	49 feet	15 feet	3	11 feet	Yes, both sides, parallel	8'-6"	In bulb out
South Entry	49 feet	15 feet	3	11 feet	Yes, both sides, parallel	8'-6"	In bulb out
West Entry	40 feet	9 feet	4	10 feet	Yes, one side each way, parallel	6 feet	In bulb out
US 75 Entry	51 feet	14 feet	4	10 feet	No	6 feet	Parkway (8 feet)
Mews Drive "1"	24 feet	9 feet	2	12 feet	Yes, both sides, parallel	4 feet	In bulb out
Mews Drive "2"	32 feet	15 feet	2	12 feet	Yes, one side, parallel	8'-6"	Tree well (5 feet x 5 feet), one side in bulb out
Mews Drive "3"	24 feet	19 feet/10 feet	2	12 feet	No	6 feet	Parkway (15 feet) on one side
Inner Ring Promenade	24 feet	15 feet	0 Fire Lane Only	24 feet	No	8'-6"	Tree well (5 feet x 5 feet) on one side
Urban Neighborhood Alley	22 feet	28 feet	NA	11 feet	No	None	None

* A miniumum 6-foot unencumbered sidewalk areas shall be provided, except along Mews Drive "1". The 6-foot area shall be exclusive of tree grates or any other encroachments.

9.4 Ring Road

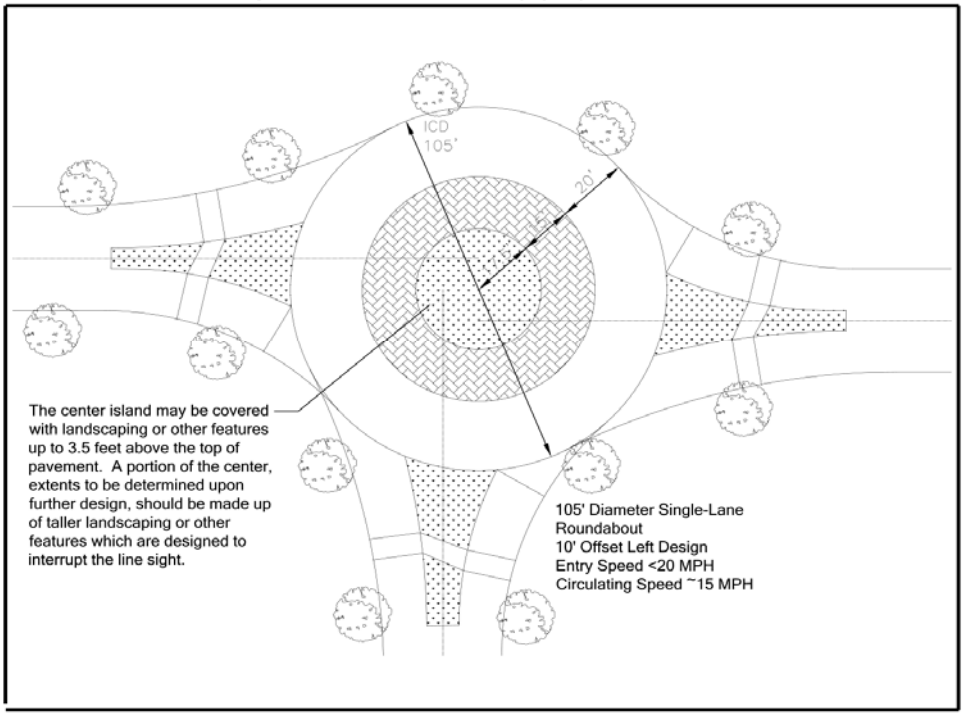
Location Map



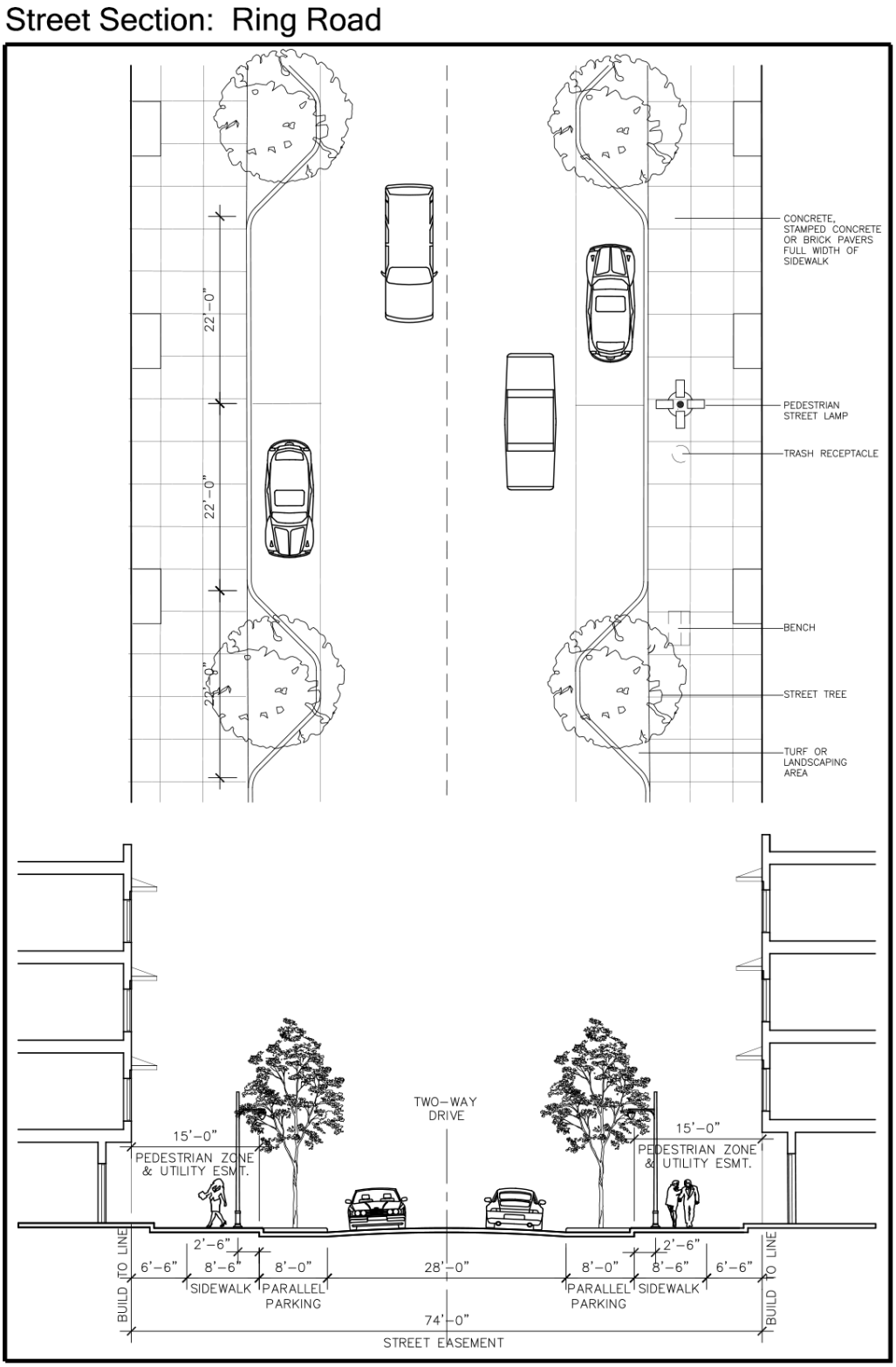
Ring Road

Street Type: B
Design Speed: 30 MPH
Parking: Parallel parking on both sides
Number of Vehicular Lanes: 2
Curb Radius: 20 ft.
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 60 ft. on center typ.

Street Section: Ring Road Roundabout (Typ.)

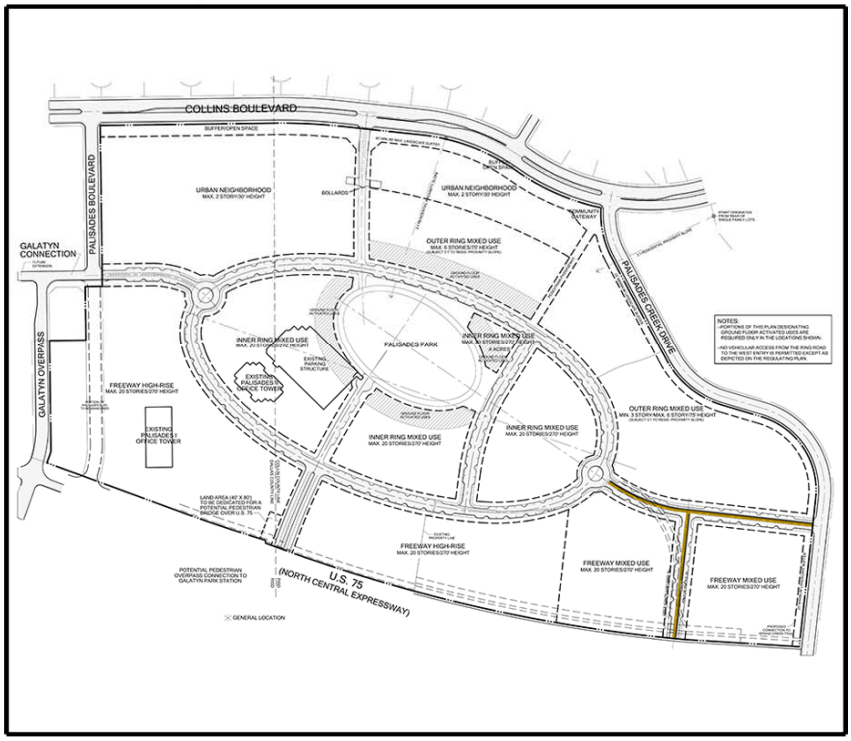


Street Section: Ring Road



9.5 North Entry

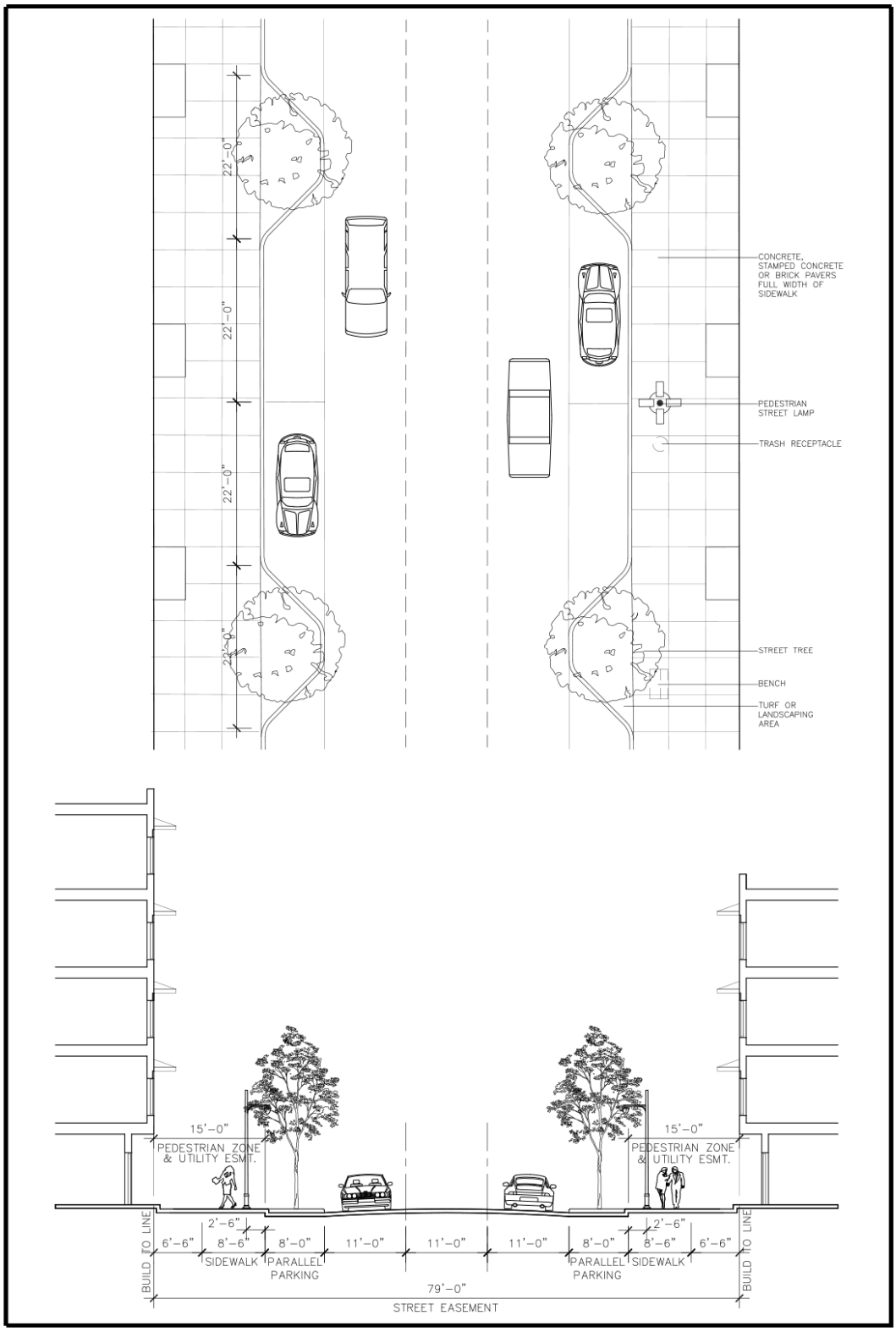
Location Map



North Entry

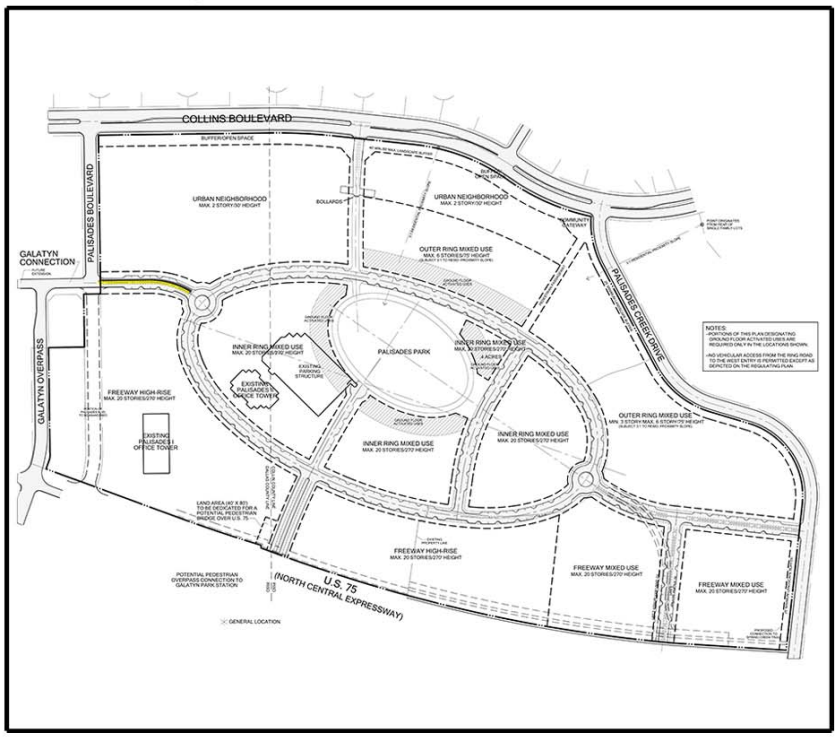
Street Type: B
Design Speed: 30 MPH
Parking: Parallel parking on both sides
Number of Vehicular Lanes: 3
Curb Radius: 20 ft., 30 ft. from public streets
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 60 ft. on center typ.

Street Section: North Entry



9.6 South Entry

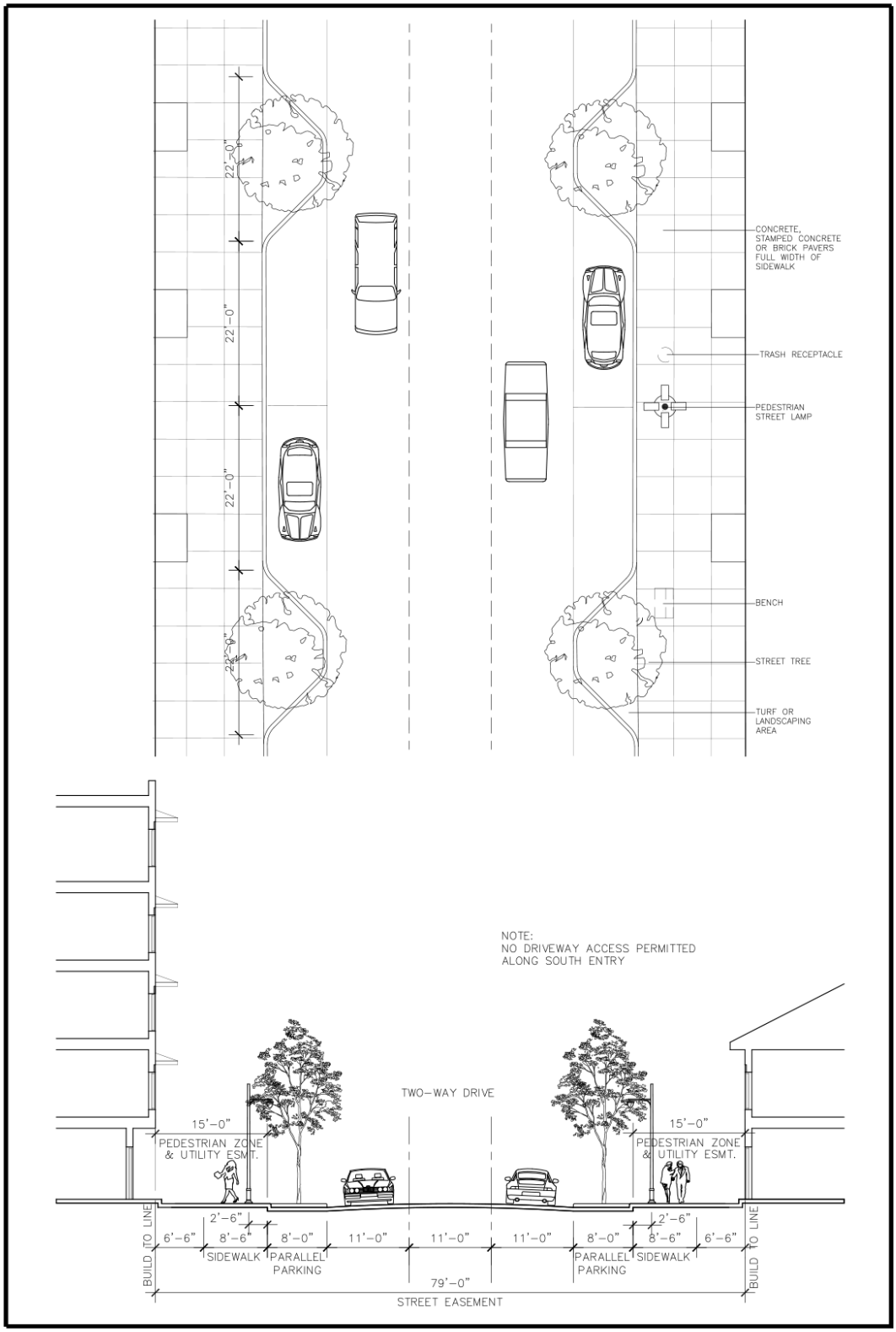
Location Map



South Entry

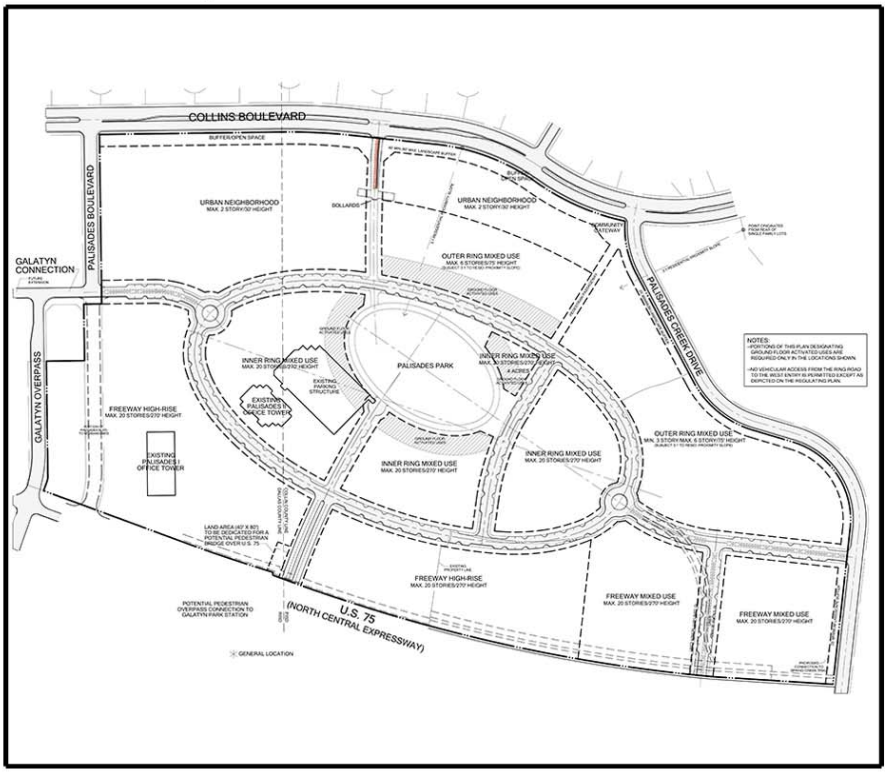
Street Type: A
Design Speed: 30 MPH
Parking: Parallel parking on both sides
Number of Vehicular Lanes: 3
Curb Radius: 20 ft., 30 ft. from public streets
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 60 ft. on center typ.

Street Section: South Entry



9.7 West Entry

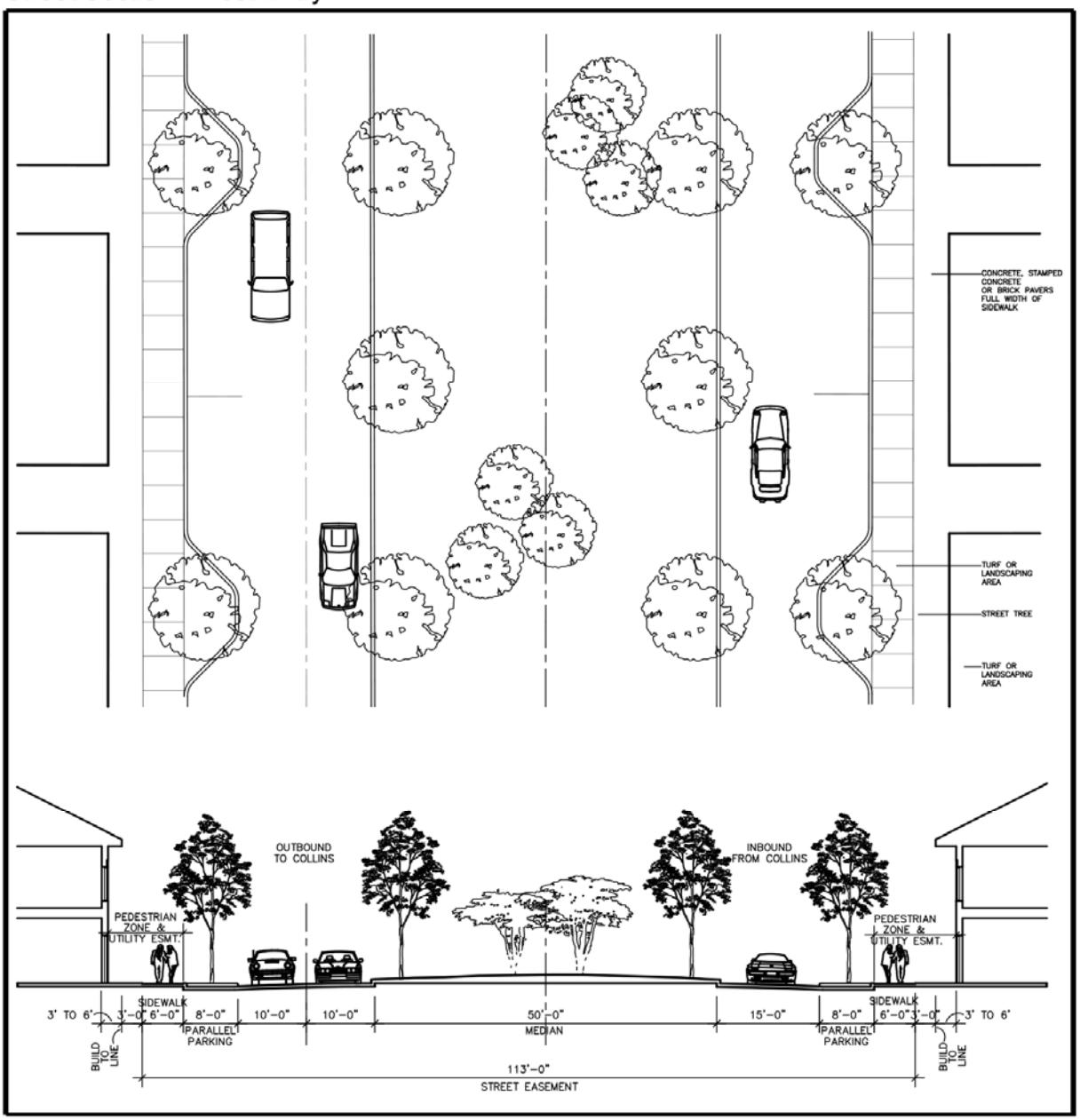
Location Map



West Entry

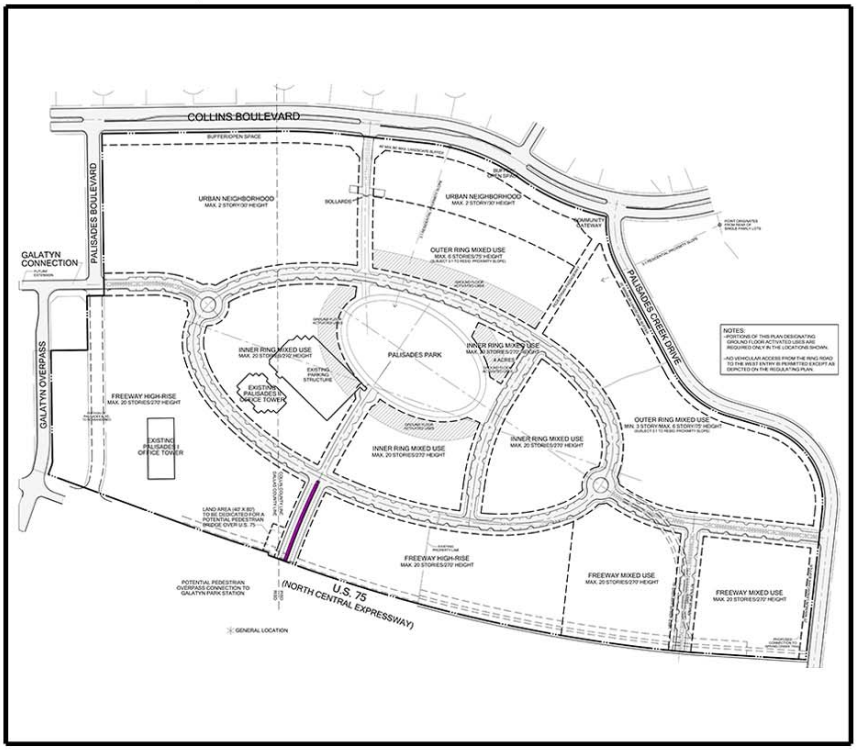
Street Type: A
Design Speed: 30 MPH
Parking: Yes, each way one side only, parallel
Number of Vehicular Lanes: 4
Curb Radius: 20 ft., 30 ft. from public streets
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 60 ft. on center typ.

Street Section: West Entry



9.8 U.S. 75 Entry

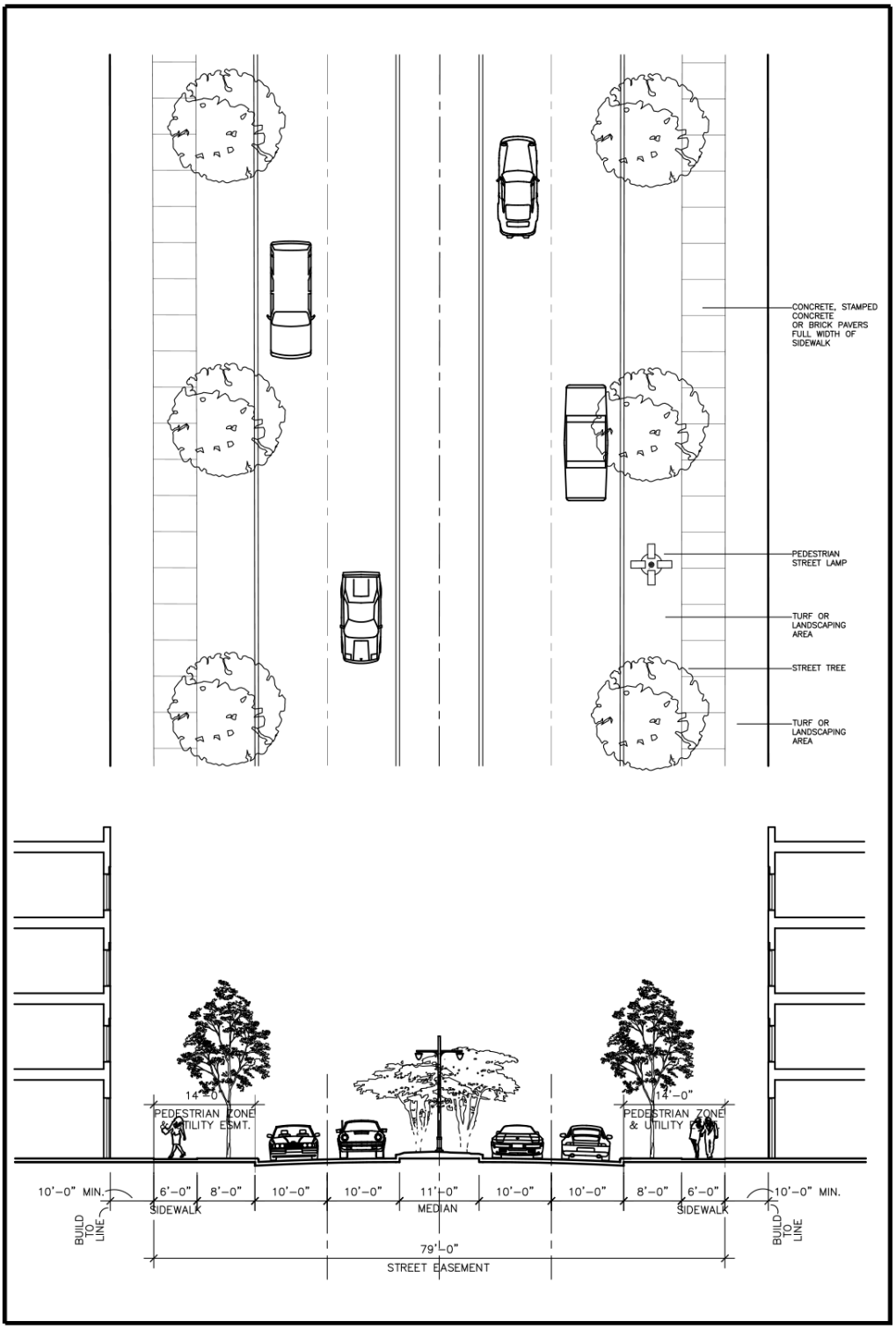
Location Map



U.S. 75 Entry

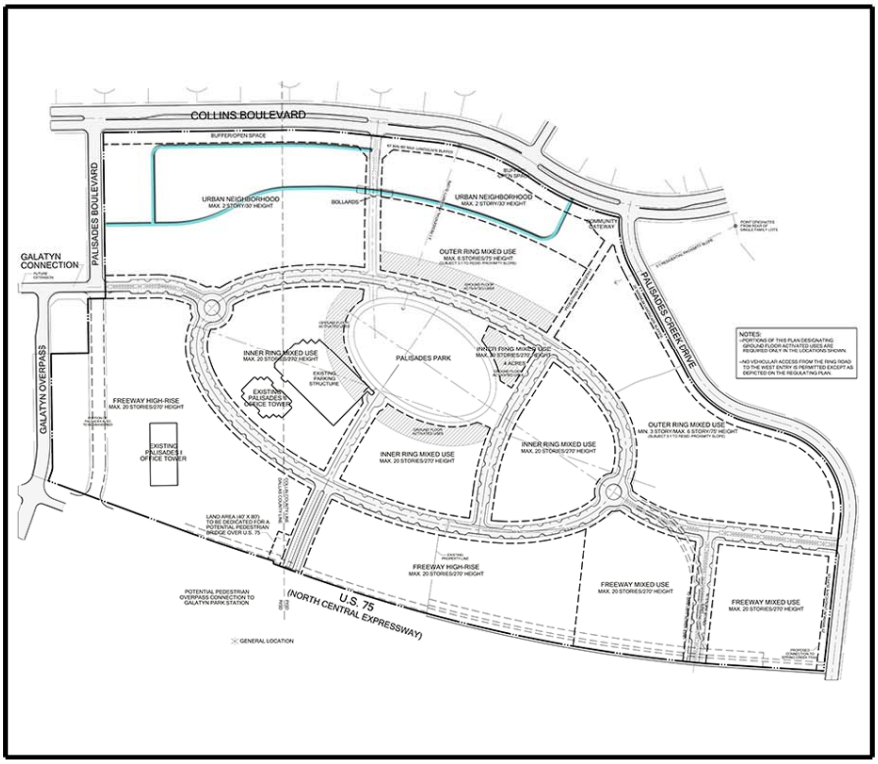
Street Type: B
Design Speed: 30 MPH
Parking: No
Number of Vehicular Lanes: 4
Curb Radius: 20 ft., 30 ft. from public streets
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 50 ft. on center typ.

Street Section: U.S. 75 Entry



9.9 Mews Drive “1”

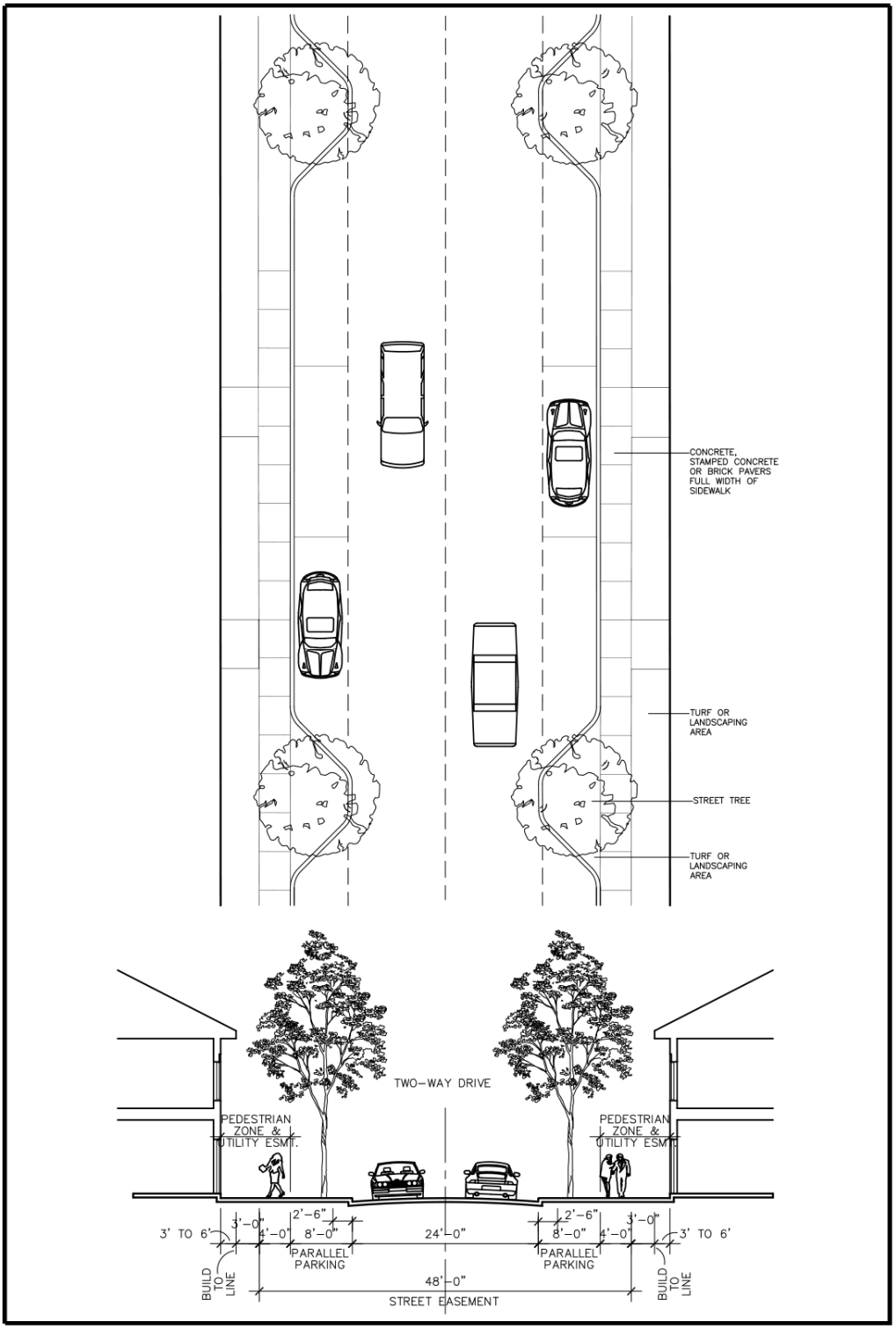
Location Map



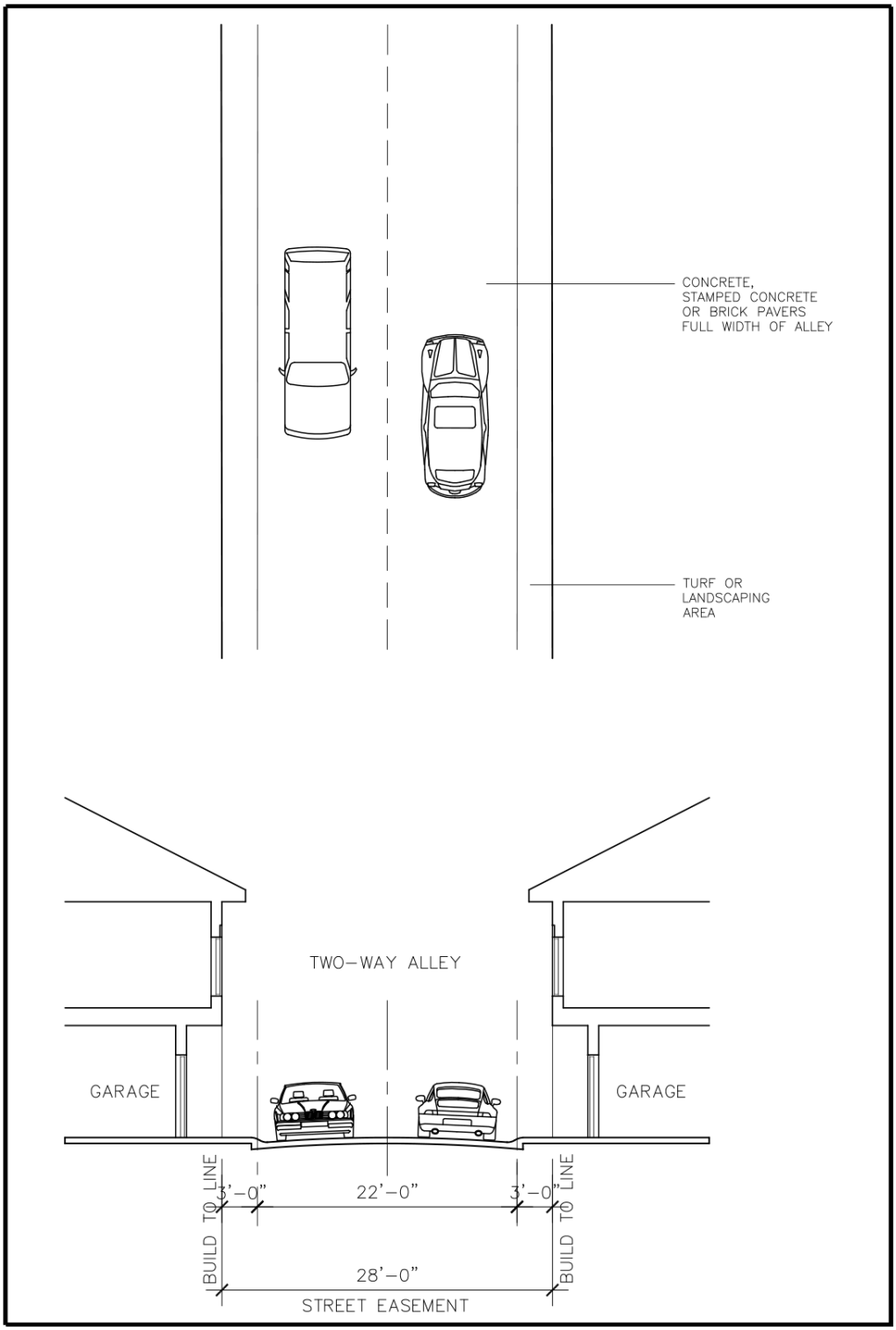
Mews Drive “1”

Street Type: B
Design Speed: 30 MPH
Parking: Parallel parking on both sides
Number of Vehicular Lanes: 2
Curb Radius: 20 ft.
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 90 ft. on center typ.

Street Section: Mews Drive "1"

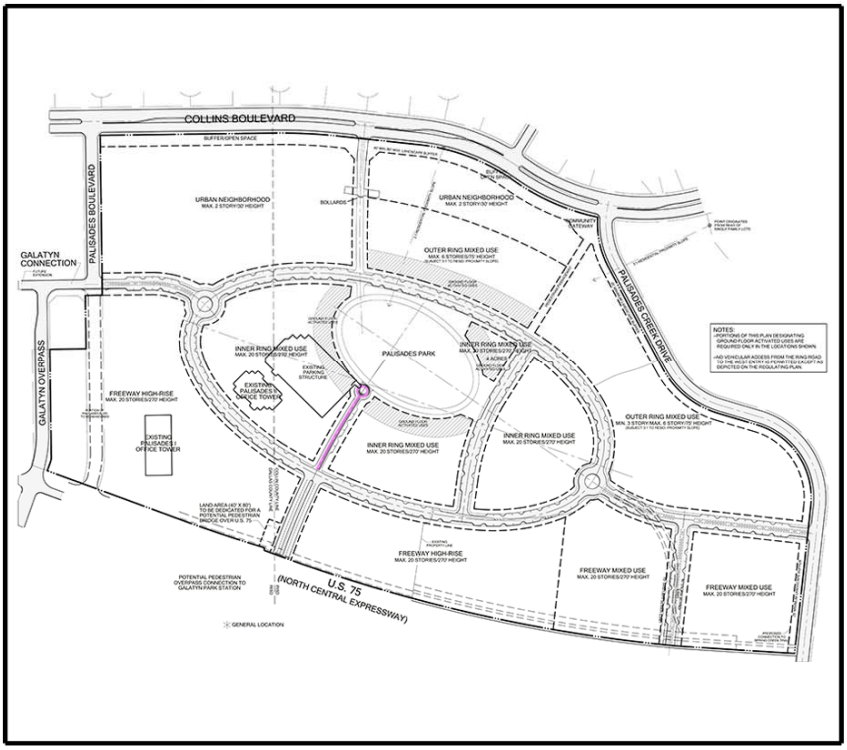


Street Section: Urban Neighborhood Alley



9.10 Mews Drive “2”

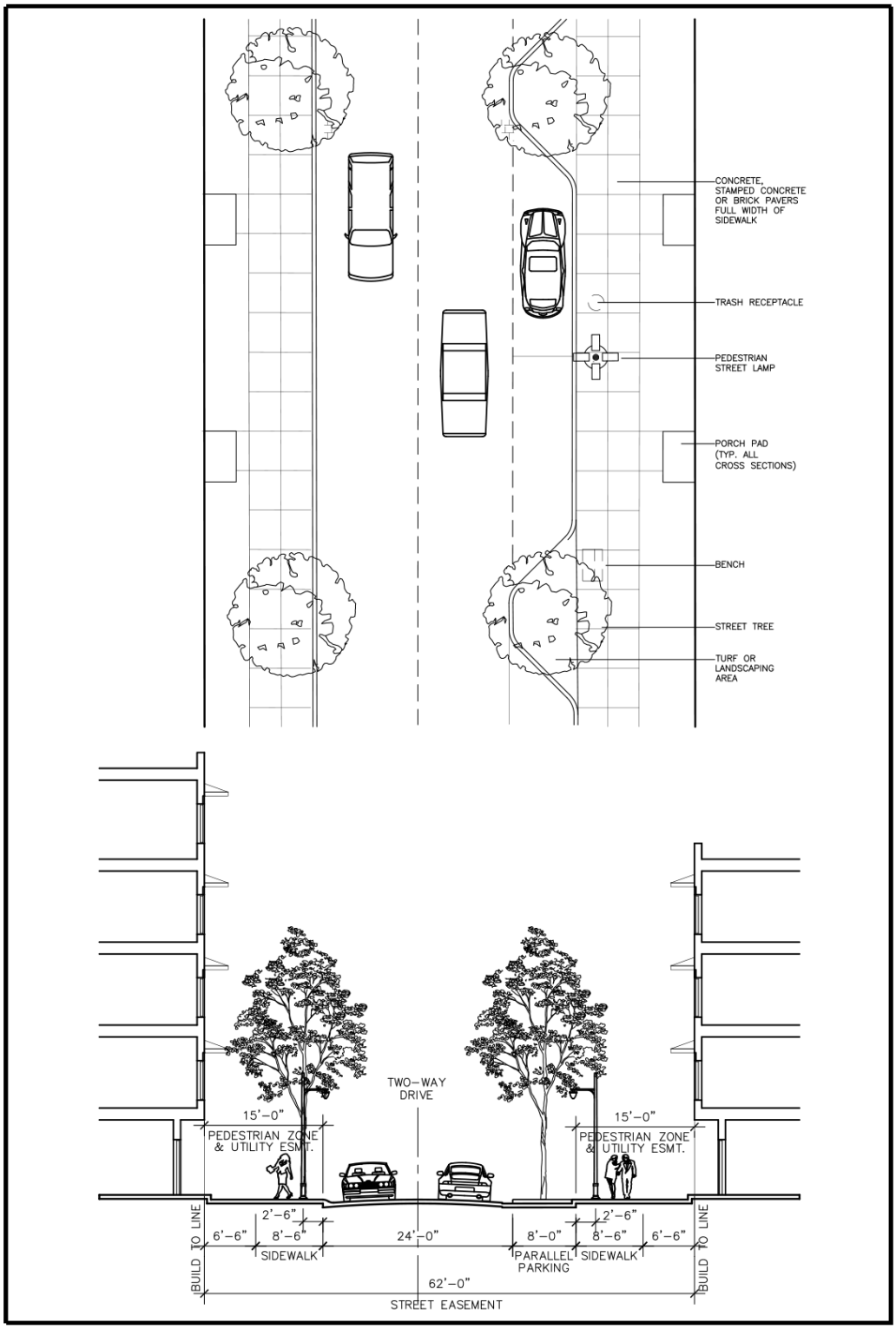
Location Map



Mews Drive “2”

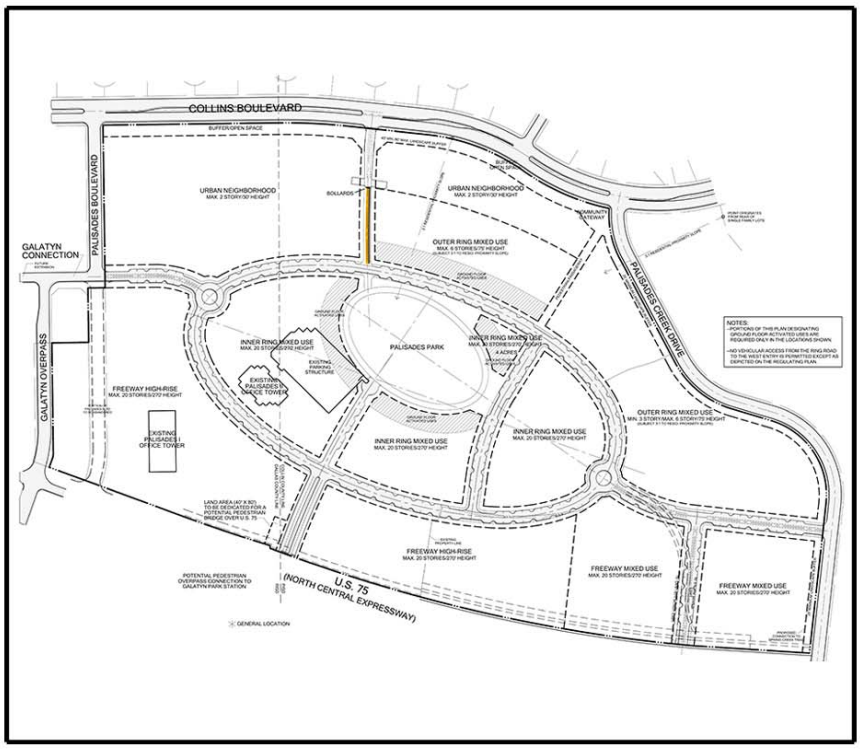
Street Type: B
Design Speed: 30 MPH
Parking: Parallel parking on one side only
Number of Vehicular Lanes: 2
Curb Radius: 20 ft.
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 60 ft. on center typ.

Street Section: Mews Drive "2"



9.11 Mews Drive “3”

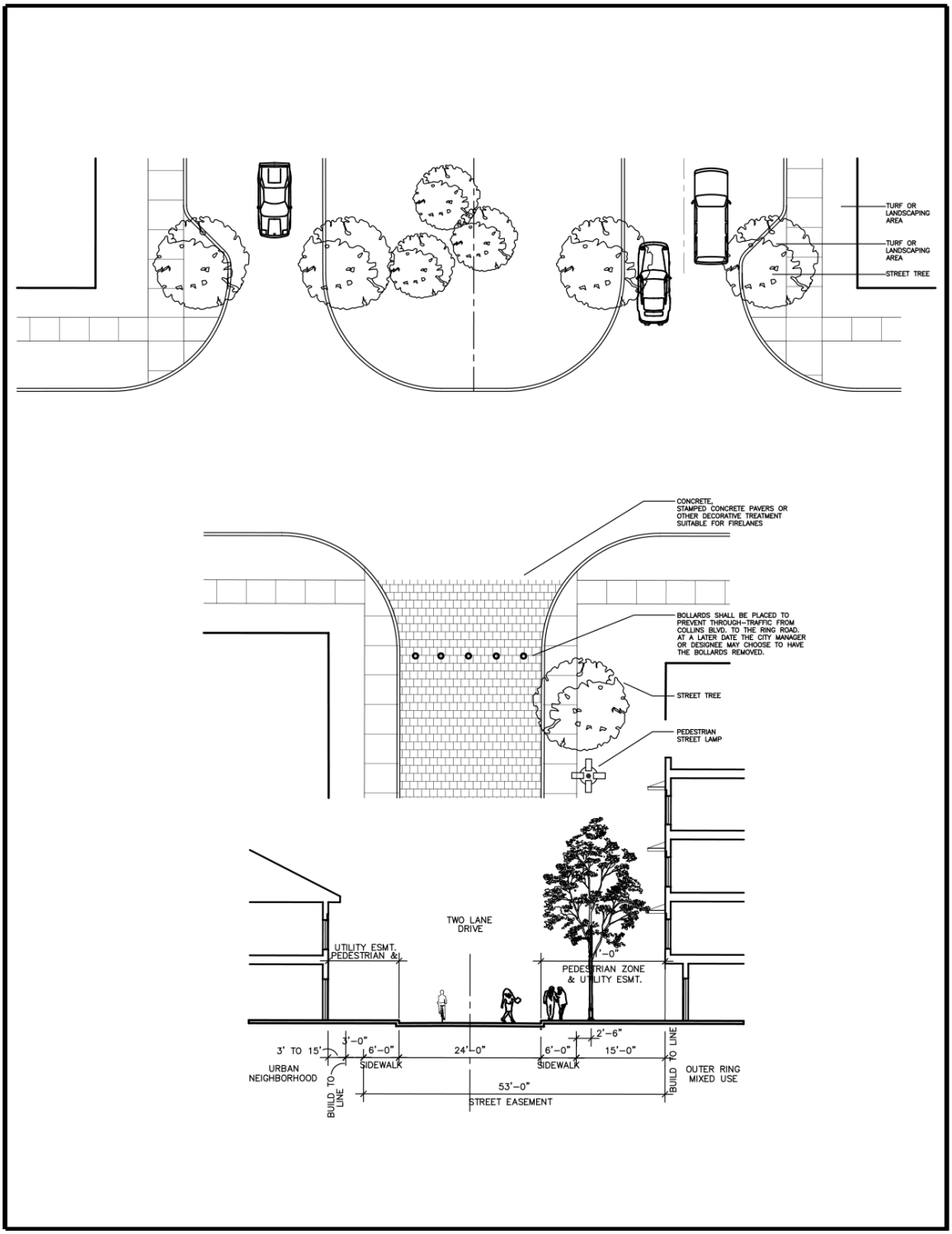
Location Map



Mews Drive “3”

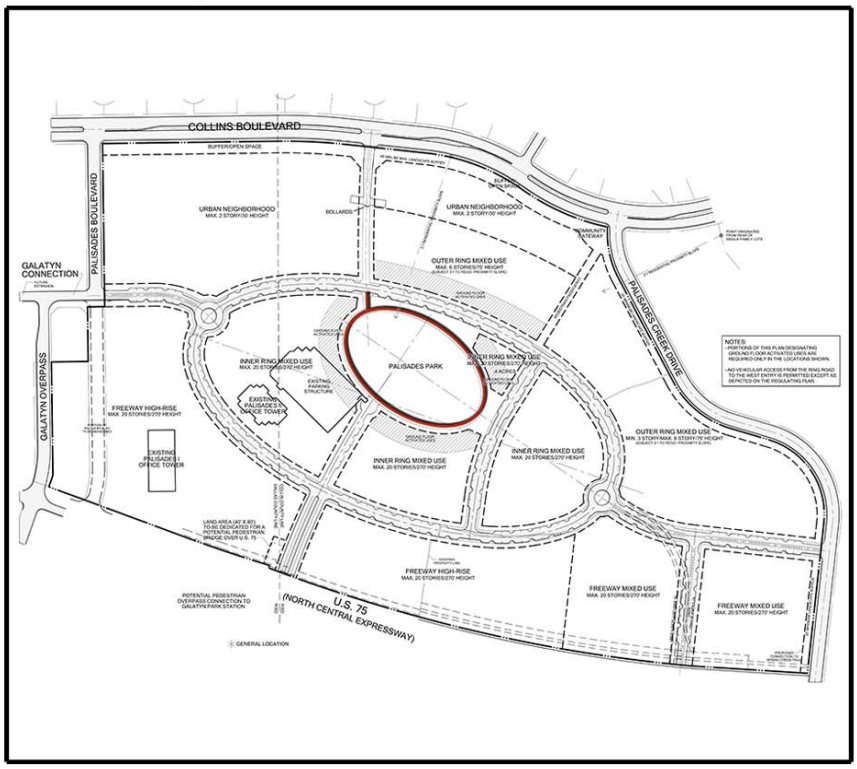
Street Type: A
Design Speed: 30 MPH
Parking: No
Number of Vehicular Lanes: 2
Curb Radius: 20 ft.
Walkway Type: Pedestrian Esmt.
Landscape Type: Street Trees 60 ft. on center typ.

Street Section: Mews Drive "3"



9.12 Inner Ring Promenade

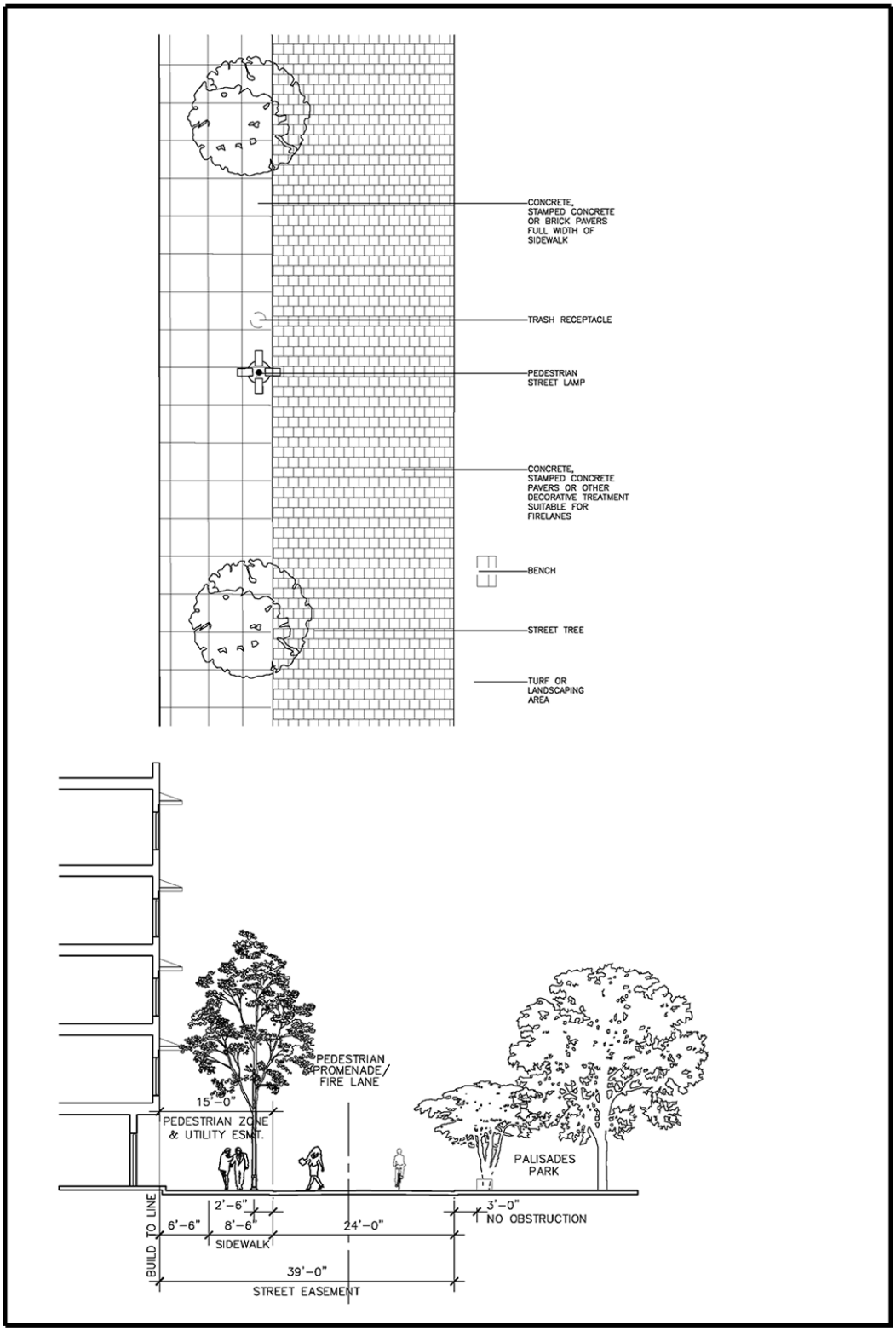
Location Map



Inner Ring Promenade

Street Type: A
Design Speed: 30 MPH
Parking: N.A.
Number of Vehicular Lanes: N.A.
Curb Radius: 20 ft.
Walkway Type: Pedestrian/Fire Lane Esmt.
Landscape Type: Street Trees 50 ft. on center typ.

Street Section: Inner Ring Promenade



9.13 Streetscape & Landscape Standards: Streetscape standards shall apply to all streets within the Palisades District. Streetscape standards shall address all elements between the building face and edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities, and materials. Maintenance of all landscape within the street easements shall be by the property owners association established for the Palisades District.

9.14 Street Trees and Landscaping (within the pedestrian easement):

9.14.1 Street trees shall be required on all Palisades District streets (except on alleys).

9.14.2 Street trees shall be planted approximately 3 feet behind the curb line when located in a bulb-out. The tree shall be centered within the bulb-out.

9.14.3 Spacing shall be an average of 60 feet on center (measured per block face) along all streets unless otherwise specified in the cross sections.

9.14.4 The minimum caliper size for each tree shall be 3 in. and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 36 sq. feet; however, the tree well area may be no smaller than 5 feet by 5 feet.

9.14.5 Turf and groundcover: When clearly visible from the street and alleys, all unpaved ground areas shall be planted with low growing shrubs or ground cover, ornamental grasses, or a combination thereof. Turf grass must be installed as solid sod and not seeded on.

9.14.6 Species shall be selected from the Palisades District Planting List in Appendix B of this ordinance.

9.14.7 Maintenance of all landscape materials shall meet the requirements of the City of Richardson Landscape Ordinance Requirements.

9.14.8 Along arterials and the highway access road, street trees shall be planted within the required landscape buffer as per the City of Richardson Landscape Ordinance/Policies.

9.15 Street Furniture, Lighting, and Materials:

9.15.1 Pedestrian scale lighting shall be required along all Palisades District streets. They shall be no taller than 20 feet.

9.15.2 Exterior lighting shall minimize the lighting of architectural and landscape features. Where lighting is required for safety, security, egress or identifications, utilize down-lighting technologies rather than up-lighting.

9.15.3 Pedestrian-scale regular street lights shall be placed at uniform locations based on the placement of street trees and other street furniture to provide safety for both pedestrians and automobiles while limiting spill-over and light pollution effects of such street lights. The placement and illumination intensity shall be subject to City approval at the time of the Development Plan.

9.15.4 The light standard selected shall be compatible with the design of the street and buildings.

9.15.5 Trash receptacles and bike racks shall be required along all Type ‘B’ Streets. A minimum of one each per block face shall be required. Each bike rack must accommodate at least six (6) bikes.

9.15.6 Street furniture and pedestrian amenities such as benches are required along all Type “A” and “B” Streets.

9.15.7 All street furniture shall be located in such a manner as to allow a clear sidewalk passageway of a minimum of 6 feet.

9.15.8 Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance.

Section 10. Signage

Except as specifically listed below, all other signage and sign standards must comply with Chapter 18 of the City of Richardson Code of Ordinances, as amended.

10.1 For new signs, the standards in Table 10.1 shall apply and sign permits shall be approved administratively by the City of Richardson Building Official unless specifically noted in this section.

Table 10.1

Sub-District / Sign Type	Inner Ring Mixed Use	Outer Ring Mixed Use	Freeway High Rise	Urban Neighborhood	Freeway Mixed Use	Standard
Address signs	P	P	P	P	P	Same as City of Richardson Sign Regulations
Banners	P	P	P	NP	P	Same as City of Richardson Sign Regulations
Building Blade Signs	P	P	P	NP	P	• One per building face (commercial and mixed use buildings only) • Area = 30 sq. feet maximum per sign face. • May encroach a maximum of 6 feet over a sidewalk, but shall not encroach over any parking or travel lane. • Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade. • Min. height clearance = 8 feet.
Directory signs	P	P	P	NP	P	• Shall be allowed for all multi-tenant commercial and mixed use buildings only • One directory sign per multi-tenant building limited to 12 sq. feet in area • Design of the sign shall be integral to the façade on which the sign is to be affixed.
For sale/for lease signs	P	P	P	P	P	• Size is limited to 32 sq. feet per sign face • All other standards are the same as City or Richardson Sign Regulations.
LED signs	P	P	P	NP	P	• Shall be covered by a lens or diffuser. • Shall only be permitted as part of a Master Sign Plan. • Shall be subject to the conditions of Ch. 18 of the ordinances except as otherwise noted.
Light Pole Banners	P	P	P	NP	P	• Permitted only with approval of the Building Official. • Max. 10 sq. feet per sign face. • Limited to one per light pole • All light pole banners shall be approved by the appropriate utility company prior to consideration by the Building Official. • Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Marquee Signs	P	P	P	NP	P	• Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more • Marquee signs shall be attached to the building or located above or below a canopy only

Sub-District	Inner Ring	Outer Ring	Freeway High Rise	Urban Neighborhood	Freeway Mixed	Standard
						• Area = 100 sq.feet maximum • Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing. • Marquee signs shall not be permitted along Palisades Blvd., Collins Blvd., Palisades Creek Drive and U.S. 75 access road.
Monument Signs	P	NP	P	NP	P	• One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 50 sq. feet per sign face and 6 feet in height. • Permitted only along U.S 75 access road, Ring Road and streets along Freeway High Rise. • If Freeway Mixed Use develops as Residential Uses, then Monument Signs are not permitted.
Off-premises signs	NP	NP	NP	NP	NP	
Pole signs	NP	NP	NP	NP	NP	
Sandwich board signs	P	P	P	NP	P	• Permitted only for retail, service, or restaurant uses • Limited to 12 sq. feet per sign face per storefront; • Sign may not exceed 4 feet in height. • A minimum of 6 feet of sidewalk shall remain clear. • Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited. • Sign shall be removed every day after the business is closed.
Sub-division Entry Sign	NP	NP	NP	P	NP	• Permitted at Collins Entry • Max. heights 4 feet
Temporary construction signs	P	P	P	P	P	One (1) free standing sign per lot during construction only; limited to 32 sq. feet
Tenant Blade Signs	P	P	P	NP	P	• One per commercial tenant space (retail, office, or restaurant use) • Area = 16 sq.feet maximum per sign face • May encroach a maximum of 4 feet over a sidewalk, but shall not encroach over any parking or travel lane. • Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 feet from the finished sidewalk. • Min. height clearance = 8 feet.
Wall (Building) Signs	P	P	P	NP	P	• For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of street frontage for the tenant space with a maximum of 100 sq. ft per tenant. • Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per street frontage; area to be calculated at 1.5 sq. feet per linear foot of second or upper floor frontage along that street with a maximum of 125 sq.feet

Sub-District	Inner Ring	Outer Ring	Freeway High Rise	Urban Neighborhood	Freeway Mixed	Standard
						• Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of street frontage with a maximum of 100 sq. feet • Live-Work: One sign limited to an area of 20 sq. feet max. • Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 feet from the finished sidewalk. • Building signs may be internally or externally lit. • Marquee signs as only permitted as specified above.
Window Signs	P	P	P	NP	P	• Limited to 10% of the window area. The following shall be exempt from this limitation: • Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. • Mannequins and storefront displays of merchandise sold. • Interior directory signage identifying shopping aisles and merchandise display areas.

10.2 An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as "Master Sign Plans" by the City of Richardson City Manager or Designee and are subject to approval of the City Plan Commission. In evaluating a Master Sign Plan, the City Plan Commission shall consider the extent to which the application meets the proposed Sign Plan with the following goals:

10.2.1 Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;

10.2.2 Enhances the compatibility of signs with the architectural and site design features within a development;

10.2.3 Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and

10.2.4 Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

Section 11. Civic/Open Space Standards

11.1 The design of Civic/Open Space shall be regulated by the Civic/Open Space standards herein which shall create a network of open spaces that recognizes the natural qualities of the area while providing a range of both passive and active recreational opportunities. These opportunities may be accommodated in a variety of spaces ranging from large regional parks to neighborhood-scaled plazas. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike.

11.2 **Open Space Standards – Palisades Park**

The required open space, Palisades Park, as designated on the Regulating Plan, will create an important public space that connects the community within the Palisades District and allows for active and passive recreation. Palisades Park shall primarily be naturally landscaped with many places to sit on benches or low walls. Appropriate civic elements, café tables, water features, arbors, amphitheater space or open shelters may be included.

Typical Characteristics
General Character
Large, open space
Spatially defined by landscaping and building frontages
Paths, trails, open shelters, lawns, trees and shrubs naturally disposed
Location and Size
Location and size shall be as shown on the Regulating Plan (Appendix A).
Typical Uses
Passive, and unstructured active recreation
Casual seating/picnicking

11.3 **Plaza Standards**

Plazas add to the vibrancy of streets within the more urban zones and create formal open spaces available for civic purposes and commercial activity. Building frontages shall define these spaces. The landscape should consist primarily of hardscape. If trees are included, they should be formally arranged and of appropriate scale. Casual seating, along with tables and chairs, should be provided. Plazas typically should be located at the intersection of important streets.

Typical Characteristics
General Character
Formal open space
Primarily hardscape surfaces
Trees and shrubs optional
Spatially defined by building frontages

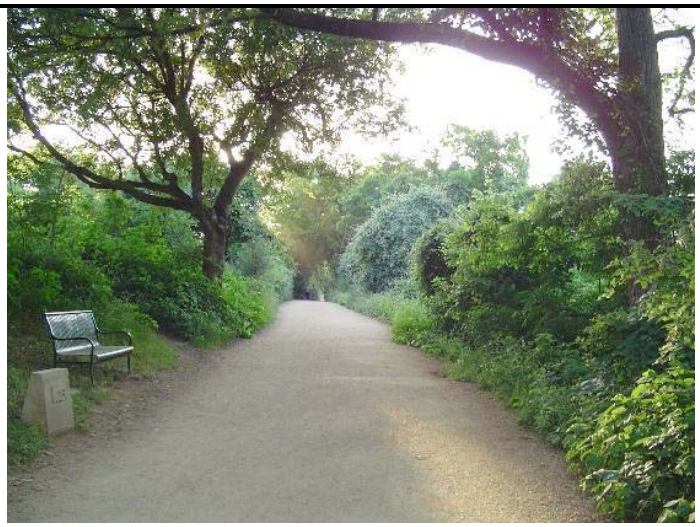
Typical Uses
Commercial and civic uses
Casual seating
Tables and chairs for outdoor dining

11.4 **Pedestrian Passage Standards**

Pedestrian passages create intimate passageways through buildings at designated locations. These paths provide direct pedestrian access to residential addresses and create unique spaces for frontages to engage and enter off of. Pedestrian passages allow for social and commercial activity to spill into the public realm. Pedestrian passages should consist of a hardscape pathway activated by frequent entries and exterior stairways. The edges may simply be landscaped with minimal planting and potted plants.

Typical Characteristics
General Character
Hardscape pathway
Frequent entries and frontages
Exterior stairways
Defined by building frontages
Minimal planting and potted plants
Maintain the character of surrounding buildings
Standards
Min. Pavement Width 12 feet
Typical Uses
Pedestrian connection and access
Casual seating

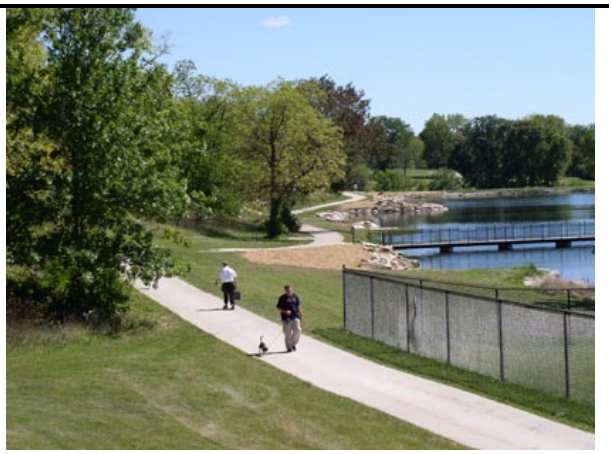
11.5 **Multi-Use Trail Standards**



The multi-use trail provides an important place for active recreation and creates a connection to regional paths and biking trails. The multi-use trail will help activate connections between uses throughout the Palisades District with other trails that branch off to adjacent neighborhoods. The multi-use trail may have different character as it passes along the outer streets and connects internally with streets.

Typical Characteristics
General Character
Public Multi-Use Trail:
Hardscape Path
Formally disposed pedestrian furniture, landscaping and lighting
Trees lining trail for shade
Appropriately lit for safety
Standards
Min. Pavement Width 12 feet
Location shown on the Regulating Plan (Appendix A).
Typical Uses
Active and passive recreation
Casual seating

11.6 Project Path Standards



The Project Path provides an important place for active recreation and creates a connection to regional paths and biking trails. It will help activate connections between the open spaces and the uses throughout the Palisades District. It may have different character as it passes along the outer streets and connects internally with streets.

The Project Path is intended as a system of pedestrian access along the perimeters and through the heart of the Palisades District. It will connect various segments of the Palisades District with both the District's perimeters as well as the centrally located Palisades Park. It will also tie with the more regionally focused multi-use trail.

For the buffer zone along Collins Boulevard the Project Path will be generally aligned with the road, providing a five foot minimum park strip between the path and the road. No path amenities will be provided along this stretch. Landscape shall be in conformance with the City of Richardson Comprehensive Zoning Ordinance and Landscape Ordinance.

Typical Characteristics	
General Character	
Hardscape Path	
Landscaping and lighting	
Trees lining trail for shade	
Appropriately lit for safety	
Standards	
Min. Pavement Width	8 feet
Location shown on the Regulating Plan (Appendix A).	

Typical Uses
Active and passive recreation
Casual seating

11.7 **Playgrounds**

Playgrounds shall be permitted in parks to provide open space designed and equipped for the recreation of children. These playgrounds should serve as quiet, safe places – protected from the street and typically located where children are not required to cross major roads to access. Playgrounds may be fenced. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Shaded areas and seating shall be provided.

A large playground may be incorporated into the park.

Playground equipment shall serve all ages, based on City of Richardson Parks and Recreation Standards, as amended. Playground equipment and design shall be reviewed and approved by the City of Richardson, including the Parks and Recreation Department.

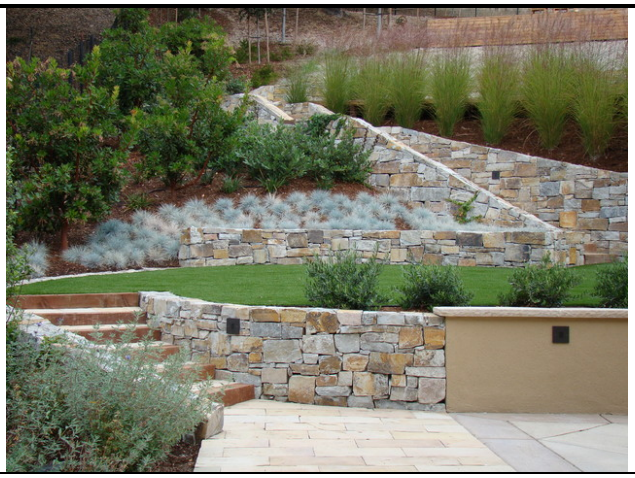
Typical Characteristics	
General Character	
Focused toward children	
Fenced with minimal exits (non-mandatory)	
Open shelter	
Shade and seating provided	
Play structure, interactive art or fountains	
Standards	
Min. Size	N/A
Max. Size	N/A
As described by civic space type in which playground is located	
Protected from traffic	
No service or mechanical equipment	
Typical Uses	
Active and passive recreation	
Unstructured recreation	
Casual seating	

11.8 Ancillary Structures

Ancillary structures should be formal in character and generally are related to but clearly subordinate to surrounding buildings. Each individual structure should keep in character with the style of nearby buildings. Typically, these structures are located at prominent locations within an appropriate civic space. Ancillary structures located in more urban zones may have minor commercial uses, such as small food or news vendors, but may also serve as civic elements for general public use with more passive activities. Other ancillary structures located within the Urban Neighborhood Sub-District should be more modest in use and character, ranging from a simple neighborhood kiosk or mail pavilion, excluding any commercial use. When located within civic open spaces such as Palisades Park, the maximum percentage of space they occupy shall be no greater than 5% of the open space coverage. With the exception of covered stage pavilions, no single structure shall be greater than 1,500 SF in size.

Typical Characteristics	
General Character	
Formal character	
Relating to style of surrounding buildings	
One or more open sides	
Covered or providing shade	
Small, stand alone structure	
Located within Park, Green, Square or Plaza	
Standards	
Min. Size	N/A
Max. Size	N/A
Typical Uses	
Civic purposes	
Minor commercial uses	
Casual seating/picnicking	

11.9 **Landscape Buffer – Collins Boulevard Buffer**



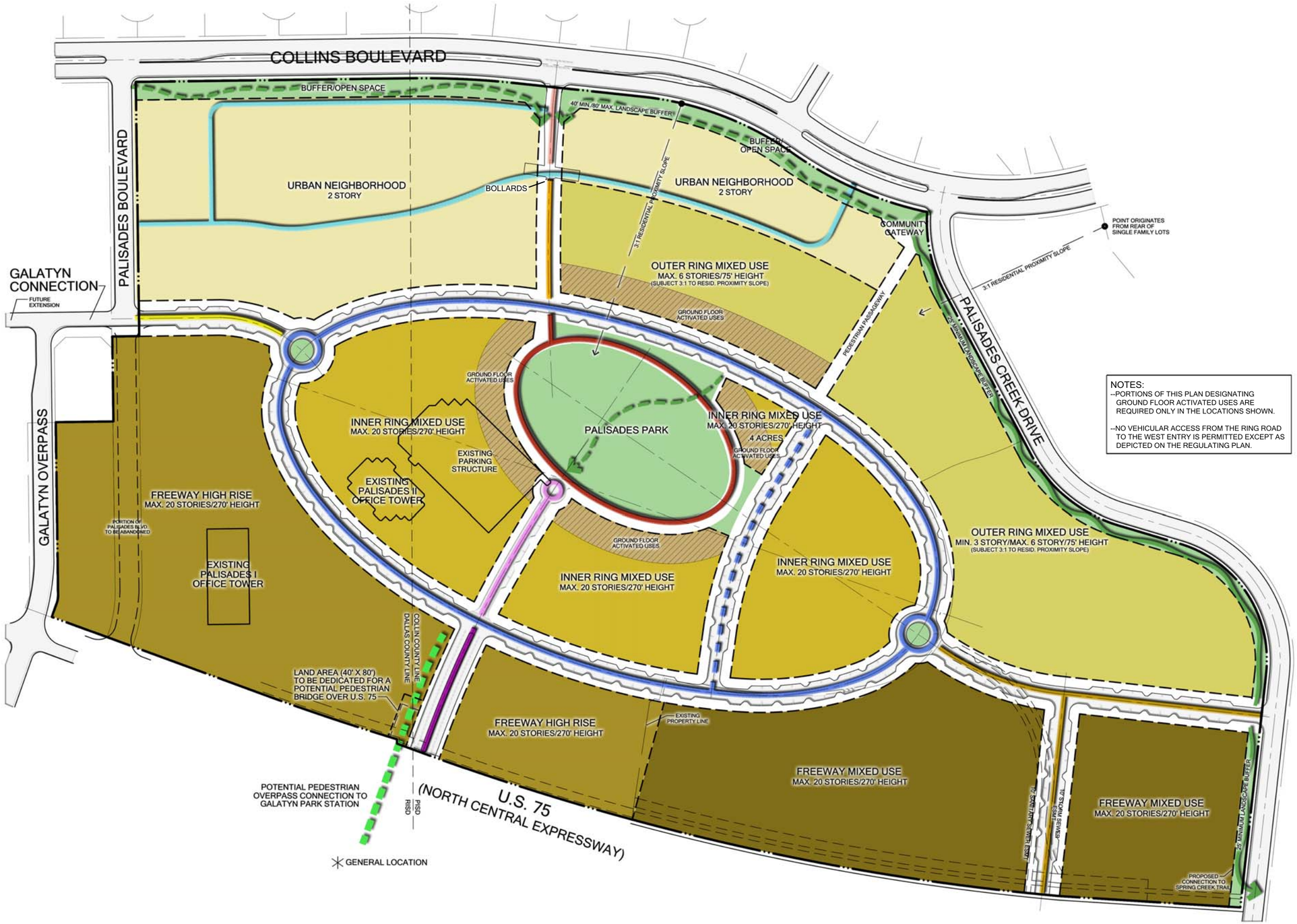
The Collins Boulevard landscape buffer is intended as a green buffer strip that separates the single family neighborhood to the west from the development to the east. The buffer strip will accommodate the natural topography of the land, which steeply slopes in some places. The 8 foot meandering Project Path runs through the length of the buffer and should align as much as possible with the flattest portions of the buffer's width to prevent the Path from requiring retaining walls.

Using the landscape requirements per the City of Richardson Landscape Ordinance for Non-Residential Properties along US 75 and PGBH Design Guidelines as a guide, two canopy trees and one ornamental tree must be provided along the buffer for each 50 lineal feet of street frontage. These trees may be selected from the Palisades Code Planting List (Appendix B). Trees are not required to be placed on 50 foot centers; this is merely a quantity guideline. Trees may be planted in "natural" groupings to provide informal clusters of shade. All canopy trees must be planted within 10 feet of the meandering Project Path.

Typical Characteristics	
General Character	
Landscape Buffer	
Project Path included	
Located along Collins Blvd.	
Standards	
Buffer Width	40' – 80'
Typical Uses	
Active Recreation	

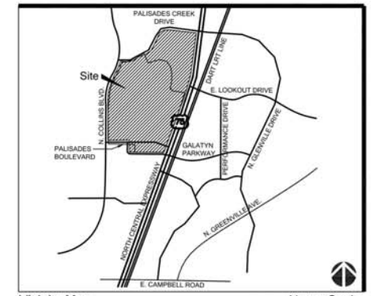
Please see following page attached.

APPENDIX A



NOTES:
--PORTIONS OF THIS PLAN DESIGNATING GROUND FLOOR ACTIVATED USES ARE REQUIRED ONLY IN THE LOCATIONS SHOWN.

--NO VEHICULAR ACCESS FROM THE RING ROAD TO THE WEST ENTRY IS PERMITTED EXCEPT AS DEPICTED ON THE REGULATING PLAN.



Vicinity Map — Not to Scale

- Freeway Mixed Use -- 11.0 Acres
- Freeway High Rise -- 13.1 Acres
- Inner Ring Mixed Use -- 12.0 Acres
- Outer Ring Mixed Use -- 11.7 Acres
- Urban Neighborhood -- 11.9 Acres

Sub-Districts

- West Entry -- Street Type "A"
- South Entry -- Street Type "A"
- Inner Ring Promenade -- Street Type "A"
- Mews Drive "3" -- Street Type "A"
- North Entry -- Street Type "B"
- U.S. 75 Entry -- Street Type "B"
- Ring Road -- Street Type "B"
- Mews Drive "1" -- Street Type "B"
- Mews Drive "2" -- Street Type "B"
- Non-Mandatory Streets

Street Types

- Project Path
- Multi-Use Trail
- Civic/Open Space

Other

Project Data:
Multi-Family: 1,200 units max. Retail: 200,000 sf max.
Single Family: 110 units max. Hotel: 300 Room max.
Office: 2 million sf max. + existing

NOTE:
FOR THE OUTER RING MIXED USE, INNER RING MIXED USE, FREEWAY HIGH RISE FREEWAY MIXED USE SUB-DISTRICTS THE ROOFLINES MUST RESIDE BELOW THE 3:1 PROXIMITY SLOPE AS DEPICTED

ALL STREET TYPES DEPICTED ARE PRIVATE STREETS

0 100 200 400 Feet
1" = 100 Feet

GFF Planning
2808 Fairmount Street
Suite 300
Dallas, Texas 75201
214.303.1500/Tel
214.303.1512/Fax
www.gff.com

Owner:
JP Realty Partners, Ltd.
Contact: Mark Jordan
14801 Quorum Drive, Suite 200
Dallas, Texas 75254
972.458.7600
mjordan@jppartners.net

Job #: 11233.00
File Name: Site-Regulating Plan-10.dwg
Date: 05/27/14
Drawn by: R. Lawrence Good / Brian E. Moore

REGULATING PLAN
PALISADES PLANNED DEVELOPMENT

Address
Richardson, Texas
79.24 Acres

Exhibit A

Appendix B

Planting List

The following lists contain all species approved for use in the Palisades District. It contains native and acceptable adapted species. Other species that are drought tolerant and adaptive may be used for planting within the Palisades District. The use of alternative species may be permitted with the approval of the City Manager or designee.

CANOPY/STREET TREE LIST

Common Name	Botanical Name
Live Oak	*Quercus virginiana*
Red Oak	*Quercus shumardi*
Bald Cypress	*Taxodium distichum*
Cedar Elm	*Ulmus crassifolia*
Lacebark Elm	*Ulmus parvifolia*
Bigtooth Maple	*Acer grandidentatum*
Caddo Maple	*Acer saccharum 'Caddo'*
Texas Ash	*Fraxinus texensis*
Bur Oak	*Quercus macrocarpa*
Chinquapin Oak	*Quercus muhlenbergii*
Escarpment Live Oak	*Quercus fusiformis*
Ginkgo	*Ginkgo biloba*
Chinese Pistache	*Pistacia chinensis*

ORNAMENTAL TREE LIST

Common Name	Botanical Name
Yaupon Holly	*Ilex vomatoria*
Crape Myrtle	*Lagerstromia indica*
Deciduous Yaupon	*Ilex decidua*
Mexican Plum	*Prunus Mexicana*
Wax Myrtle	*Myrica carifera*
Chitalpa	*Chitalpa tashkentensis*
Desert Willow	*Chilopsis linearis*
Eve's Necklace	*Sophora affinis*
Vitex	*Vitex angus-castus*
Redbud	*Cercis canadensis*
Saucer Magnolia	*Magnolia soulangiana*

SHRUBS LIST

Common Name	Botanical Name
Dwarf Nandina	*Nandina domestica 'nana'*
Dwarf Burford Holly	*Ilex cornuta 'burfordi nana'*
Abelia Grandiflora	*Abelia grandiflora*
Barberry	*Barberry spp.*
Yucca (Red, Yellow or Soft Tip)	*Hesperaloe parviflora*
Texas Sage	*Leucophyllum frutescans*

Indian Hawthorn	*Raphiolepsis indica*
Dwarf Crape Myrtle	*Lagerstromia indica 'nana'*
Dwarf Yaupon Holly	*Ilex vomitoria 'nana'*
Black-Eyed Susan	*Rudbeckia hirta*
Dwarf Wax Myrtle	*Myrica pusilla*
Needlepoint Holly	*Ilex cornuta 'Needle Point'*
Knockout Rose	*Rosa 'Knock Out'*
Rosemary	*Rosmarinus officinalis*

GROUND COVER/VINES LIST

Common Name	**Botanical Name**
Asian Jasmine	*Trachelosperum Asiaticum*
Liriope "Big Blue"	*Lirope "big blue"*
Mondograss	*Ophiopogon japonicus*
Purple Wintercreeper	*Euonymum coloratus*
Santolina	*Santolina virens*
Trumpet Vine	*Campsis radicans*
Virginia Creeper	*Parthenocissus quinquifolia*
Lady Banks Rose	*Rosa banksiaw lutea*
Confederate Jasmine	*Trachelospermum jasminoides*
Crossvine	*Bignonia capreolata*
Evergreen Wisteria	*Millettia reticulata*
Lantana 'New Gold'	*Lantana camara 'New Gold'*
Liriope 'Silver Dragon'	*Liriope muscari 'Silver Dragon'*
Prostrate Rosemary	*Rosmarinus officinalis prostrata*
Sweet Autumn Clematis	*Clematis terniflora*

ORNAMENTAL GRASSES LIST

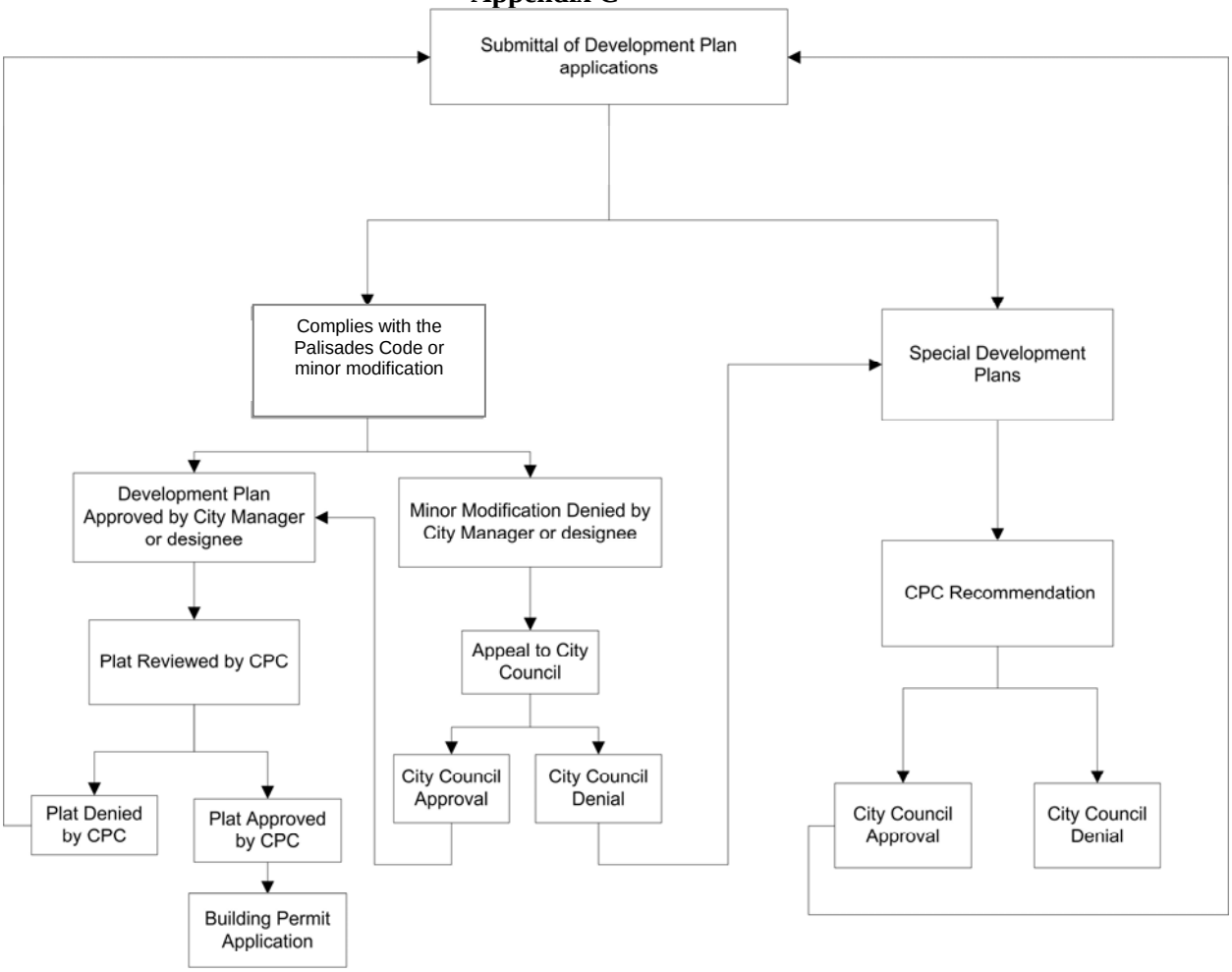
Common Name	**Botanical Name**
Dwarf Fountain Grass 'Little Bunny'	*Pennisetum alopecuroides 'Little Bunny'*
Dwarf Maiden Grass	*Miscanthus sinensis 'Adagio'*
Fountain Grass	*Pennisetum alopecuroides*
Inland Seaoats	*Chasmanthium latifolium*
Maiden Grass	*Miscanthus sinensis 'Gracillimus'*
Mexican Feather Grass	*Stipa tenuissima*
Muhly Grass	*Muhlenbergia capillaris*
Weeping Lovegrass	*Eragrostis curvula*

TURF

Common Name	**Botanical Name**
Bermuda	*Cynodon dactylon*
St. Augustine	*Stenotaphrum secondatum*
Zoysia	*Zoysia tenuifolia*

These plantings may be placed in Civic/Open Spaces or used to meet the private landscaping requirements of the Code. The applicant shall select drought tolerant, low maintenance, and adaptable shrubs and ground cover based on the placement on the site subject to approval by the City.

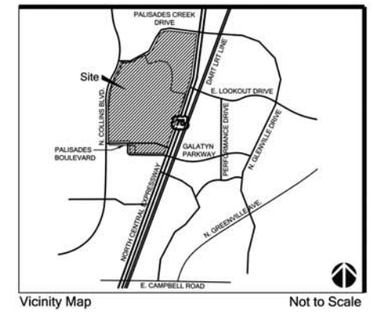
Appendix C



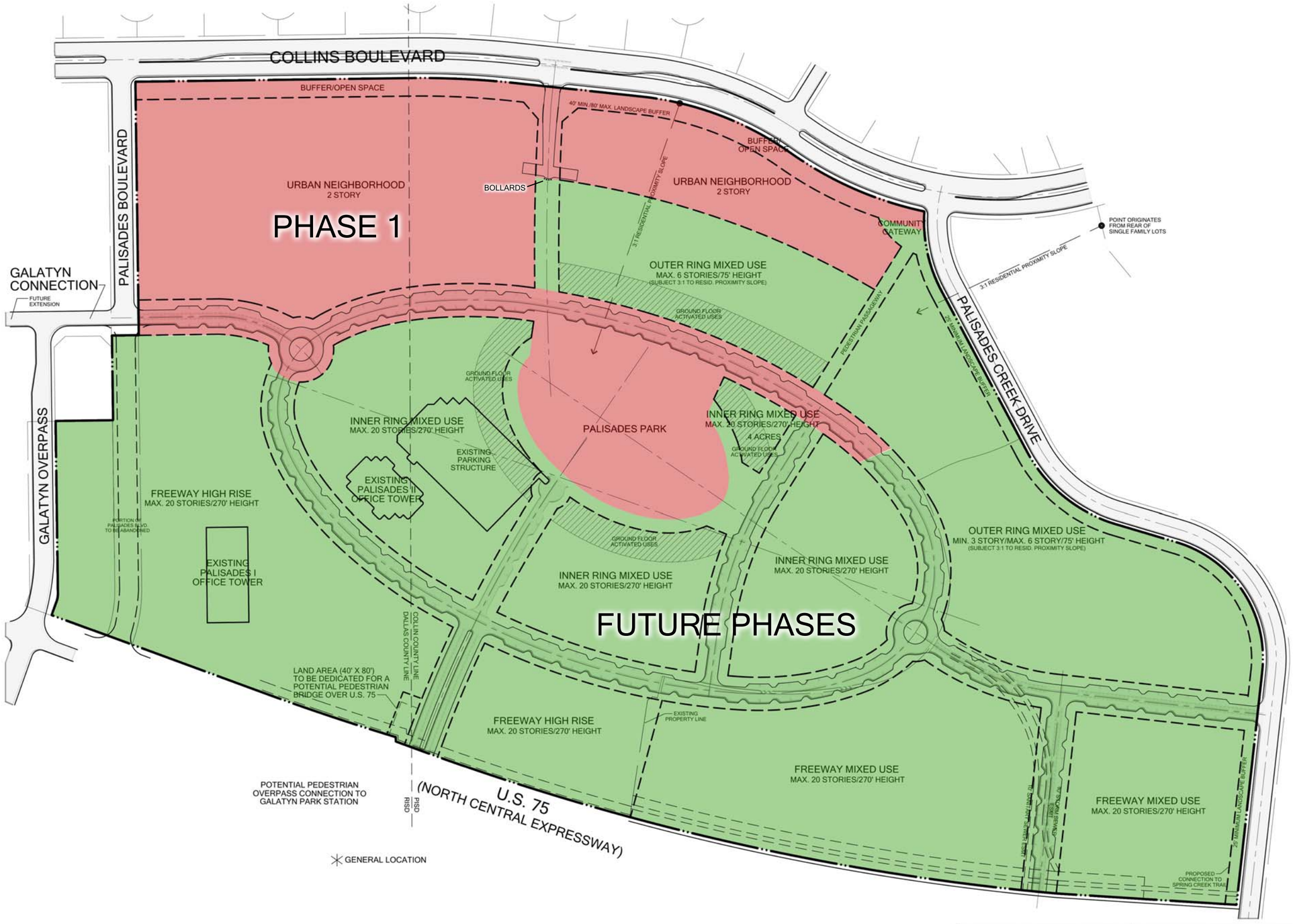
CPC: City Plan Commission
CC: City Council
SDP: Special Development Plan

Note: Development Plans include site plans, building elevations, landscape plans, civil engineering plans, and all plats

APPENDIX D



Vicinity Map — Not to Scale



NOTE:
THE ENTIRETY OF THE PORTION OF A STREET SECTION (ENTIRE WIDTH OF THE STREET EASEMENT) BEING CONSTRUCTED IS TO BE CONSTRUCTED AT THE SAME TIME (EVEN IF ONLY ONE SIDE OF THE ROAD IS BEING DEVELOPED).

0 100 200 400 Feet
1" = 100 Feet

GFF Planning
2808 Fairmount Street
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Dallas, Texas 75201
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Owner:
JP Realty Partners, Ltd.
Contact: Mark Jordan
14801 Quorum Drive, Suite 200
Dallas, Texas 75254
972.458.7600
mjordan@jppartners.net

Job #: 11233.00
File Name: Site-Phasing Diagram-11.psd
Date: 05/30/14
Drawn by: R. Lawrence Good / Brian E. Moore

PHASING PLAN
PALISADES PLANNED DEVELOPMENT

Address
Richardson, Texas
79.24 Acres

Exhibit A

April 07, 2014

Mr. Michael Spicer
City of Richardson
Development Services Department
P.O. Box 830309
Richardson, Texas 75083-0309

RE: Palisades Planned Development

Palisades sits on a tract of land in the heart of the Richardson Telecom Corridor across U.S. 75 from Galatyn Park Station. Two office towers currently occupy the southerly portion of the tract, with a parking garage serving one of them. The current entitlements on the tract were approved in 2013. An additional 19 acres immediately adjacent to and north of the Palisades tract is currently under contract and is zoned for office uses. The goal of this submission is to absorb the 19 acres into the Palisades tract as one Palisades Code.

The purpose of the Palisades Planned Development as described in the attached submission is to support the development of a pedestrian oriented, mixed-use urban environment that takes advantage of superior site visibility and vehicular access to U.S. 75 and adjacent employment centers. The proximity of the nearby Galatyn Park Station encourages an efficient, compact land use pattern; encourages pedestrian activity; reduces the reliance of private automobiles; and provides a more functional and attractive community through the use of recognized principles of urban design.

The objective of this submission is to foster a major regional employment center with neighborhood retail and residential uses. Our team is excited to be presenting this submission to you for your consideration, and look forward to proceeding through the administrative process for this important site along the Telecom Corridor.

Regards,
GOOD FULTON & FARRELL PLANNING

Brian E. Moore, AICP

Cc: Mark Jordan
R. Lawrence Good, FAIA, AICP

P:\2011\11233 - Palisades Greenway\b-project information\Misc Data\2014 Submittal\Letr_StatementofIntent1.doc

Notice of Public Hearing

City Plan Commission ▪ Richardson, Texas

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

PLANNED DEVELOPMENT

File No./Name:	**ZF 14-13 / Palisades Planned Development Code**
Property Owners:	Yenlo Chao / Via-Cyrix, Inc. Mark Jordan / JP Realty Partners, LTD.
Applicant:	Larry Good / GFF Planning
Location:	West side of Central Expressway, generally bounded by Collins Boulevard to the west, Palisades Boulevard and Galatyn Parkway West Extension to the south, and Palisades Creek Drive to the north. (See map on reverse side)
Current Zoning:	LR-M(2) Local Retail, TO-M Technical Office & PD Planned Development
Request:	A request to rezone approximately 80 acres from LR-M(2) Local Retail, TO-M Technical Office, and PD Planned Development to PD Planned Development for development of a pedestrian oriented, mixed-use development.

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

TUESDAY, MAY 20, 2014
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.

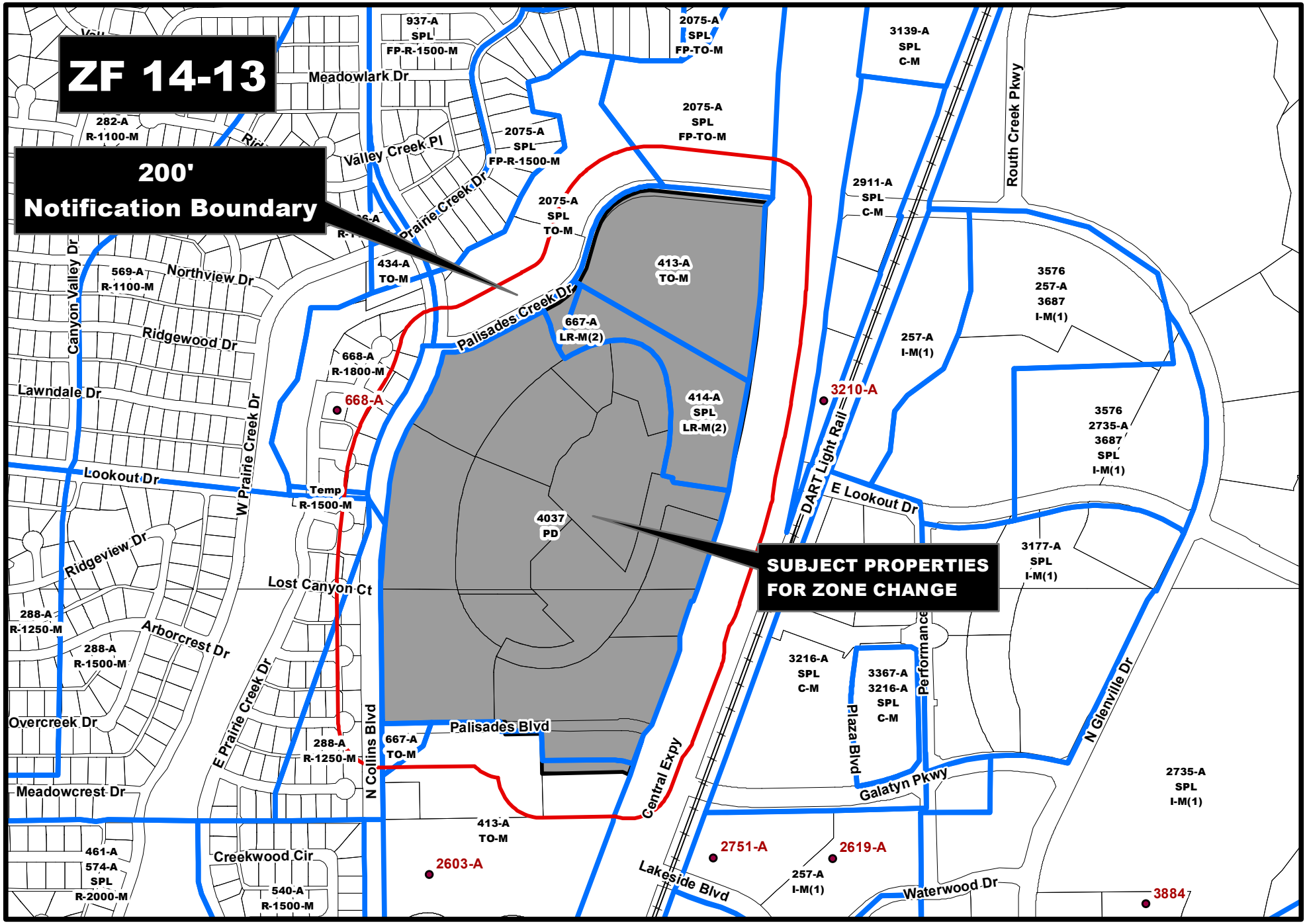
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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/index.aspx?page=1331.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 14-13.

Date Posted and Mailed: 05/09/2014



ZF 14-13 Notification Map

Updated By: shacklettc, Update Date: April 21, 2014
File: DS\Mapping\Cases\Z\2014\ZF1413\ZF1413 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.

N W E S

SB RICHARDSON FUNDING CO LP
PO BOX 638
ADDISON, TX 75001-0638

SOCIETY OF PETROLEUM ENGINEERS
222 PALISADES CREEK DR
RICHARDSON, TX 75080-2040

VOET RICHARD L ETUX
2627 BOX CANYON CT
RICHARDSON, TX 75080-1969

HOUCHIN WILLIAM E & FRANCES
2626 BOX CANYON CT
RICHARDSON, TX 75080-1970

AWAD REBHI A & MAHA
2624 BOX CANYON CT
RICHARDSON, TX 75080-1970

KIVLEHAN JOHN A
2619 E PRAIRIE CREEK DR
RICHARDSON, TX 75080-2675

BUTZ STEVEN F & MESSNER MELANIE J
2621 E PRAIRIE CREEK DR
RICHARDSON, TX 75080-2675

BURNS ROGER W & CLAIRE L
2618 E PRAIRIE CREEK DR
RICHARDSON, TX 75080-2676

OLIVER BETTY
2620 E PRAIRIE CREEK DR
RICHARDSON, TX 75080-2676

LENOX ANDY & CARLENE
200 WOODED CANYON CT
RICHARDSON, TX 75080-1972

FREDERICK CHARLES M-LE &
FREDERICK MARILYN J-LE
201 WOODED CANYON CT
RICHARDSON, TX 75080-1971

COOK DANIEL W & JUDY B
200 STONE CANYON CT
RICHARDSON, TX 75080-1968

DOBBS LIVING TRUST
JOE D & LANDRA K DOBBS TRUSTEE
201 STONE CANYON CT
RICHARDSON, TX 75080-1967

ODEN DAVID H & BONNIE
200 LOST CANYON CT
RICHARDSON, TX 75080-1900

HART MICHAEL C & SUE A
202 LOST CANYON CT
RICHARDSON, TX 75080-1900

JP-PALISADES III LLC
14801 QUORUM DR STE 200
DALLAS, TX 75254-1448

JP-PALISADES II LLC
14801 QUORUM DR STE 200
DALLAS, TX 75254-1448

BATES DOUGLAS A & JANIS E
201 LOST CANYON CT
RICHARDSON, TX 75080-2667

DAVIS DOUGLAS BRYAN &
KIMBERLY ANNE
203 LOST CANYON CT
RICHARDSON, TX 75080-2667

GLANTON RONNY J &
MELISSA M
200 BRIDGE CANYON CT
RICHARDSON, TX 75080-2600

MOXHAM ROBERT G & BARBARA J
202 BRIDGE CANYON CT
RICHARDSON, TX 75080-2600

CALLEY WILLIAM A & DEBORAH C
201 BRIDGE CANYON CT
RICHARDSON, TX 75080-2674

WATSON JAMES M & KIMBERLY H
203 BRIDGE CANYON CT
RICHARDSON, TX 75080-2674

BOLTON BRIAN A & KRISTINA V
200 HIGH CANYON CT
RICHARDSON, TX 75080-2670

SOMERS ROBERT B & CHRISTINE V
202 HIGH CANYON CT
RICHARDSON, TX 75080-2670

BROBERG MARK & LANA K
3811 FISHERMANS CV
LITTLE ELM, TX 75068-3116

MONTGOMERY D RANDALL &
VICKIE M
203 HIGH CANYON CT
RICHARDSON, TX 75080-2671

KAMAL SYED & ASMA HAYDAR
200 LONG CANYON CT
RICHARDSON, TX 75080-2668

JP-PALISADES I LLC
14801 QUORUM DR STE 200
DALLAS, TX 75254-1448

KDC 2323 INVESTMENTS I LP
8115 PRESTON RD STE 700
DALLAS, TX 75225-6344

VIA-CYRIX INC
ATTN JONATHON CHANG, CFO
940 MISSION CT STE 220
FREMONT, CA 94539-8202

YENLO CHAO
VIA-CYRIX, INC.
940 MISSION COURT
FREEMONT, CA 94539-8202

FACILITY PLANNING & CONSTRUCTION
ATTN: TONY PEARSON; PLANO ISD
6600 ALMA DR STE E
PLANO , TX 75023

LARRY GOOD
GFF PLANNING
2808 FAIRMOUNT ST., STE 300
DALLAS, TX 75201

SUPERINTENDENT OF SCHOOLS
RICHARDSON ISD
400 S. GREENVILLE AVE
RICHARDSON, TX 75081

SUPERINTENDENT OF SCHOOLS
PLANO ISD
2700 W 15TH ST
PLANO , TX 75075-7524

MARK JORDAN
JP REALTY PARNTERS, LTD
14801 QUORUM DRIVE, STE 200
DALLAS, TX 75254

MAINTENANCE & OPERATIONS
ATTN: MICHAEL LONGANECKER
RICHARDSON ISD
400 S. GREENVILLE AVE
RICHARDSON, TX 75081

ZF 14-13
Notification List

Statement to City Planning Commission on May 20, 2014 by Susan Kassen, President-Elect of Canyon Creek Homeowners Association

My name is Susan Kassen, and I am President Elect of the Canyon Creek Homeowners Association, a 2800-home strong neighborhood whose property values, safety and traffic will be directly impacted by the decision you will make tonight. I am speaking to you tonight **to oppose** the Applicant's request to rezone the additional 20 acres to enable an incremental 800 apartments to be built on the larger, combined 80 acre property. Simply put, the numbers don't add up.

The Palisades has been a hot topic in our neighborhood since last summer. Many people were generally supportive of a mixed use development project that involved office, retail and housing (single- and multi-family) *in the proper proportion* so the entire development would succeed. The main issue was the location and number of multi-family units, but that was decided by the City Council on December 10, 2013. In that same meeting, the applicant suggested that 600 was the minimum number of apartments to support the recruitment of an "anchor tenant" and keep the retail thriving, etc. Now, a mere six months later, he has come into control of the remaining 20 acres of land on which he plans to put an additional 300,000 square feet of office, but NO additional retail. With ground barely broken and no anchor tenant in place (that is public knowledge), how can there be a need for so many more apartments? The numbers don't add up.

The 20 additional acres now under the applicant's control is a 30% increase in land. The additional 300,000 square feet of new office space is 20% increase over the 1.5 million feet approved by Council. There is 0% change in retail shops to support. Yet, the need for additional apartments is up *by a whopping 133%*? This doesn't seem to be about the viability of the overall project; instead it's more like maximizing the profitability of the land he's acquired. In short, the numbers just don't add up.

It is abundantly clear from personal conversations between various Board members and our many homeowners, and the social media chatter on our HOA Facebook page and other neighborhood pages, that Canyon Creek is strongly opposed to any new multi-family/apartment beyond the entitlement of 600 approved by Council last December. Our neighbors have legitimate and serious concerns about additional traffic, general neighborhood safety and the long term aesthetics of the proposed apartments, knowing that "premium" building materials can't be used due to projected rent thresholds. There are literally *thousands and thousands* of apartments recently built, currently under construction, or entitled by existing zoning, surrounding Canyon Creek—especially the portion of our neighborhood within Collin County.

Again, the Board understands the need for a variety of housing choices to have the overall development succeed; however, at this point there is simply no justification for a 133% increase in apartments, especially on a piece of land that today is not zoned for it today. **The Board of Directors opposes the Applicant's request to add any new apartments** on the basis the numbers just don't add up. Thank you

in advance for your careful consideration as your decisions will impact the property value, safety and traffic in Canyon Creek for decades to come.

End of Statement

To Canyon Creek residents, if you share the Board's point of view and wish to voice your opinion PRIOR to the City Planning Commission meeting, then you can **send a personal email to chris.shacklett@cor.gov.** Feel free to reference this HOA statement. The correspondence would need to be received by 5pm on Tuesday, May 19th prior to the CPC meeting where Palisades will be discussed.

Canyon Creek Homeowners Association BOD Position Statement
Palisades Rezoning Case before City Plan Commission
June 3, 2014

My name is Jeremy Thomason, and I am President of the Canyon Creek Homeowners Association, a 2800+ home strong neighborhood with approximately 10,000 residents whose property values, safety and traffic will be directly impacted by the decision you will make tonight. I am speaking to you tonight **to oppose** the applicant's modified request to rezone the additional 20 acres to enable an incremental 600 multi-family units to be built on the larger, combined 80 acre property. Simply put, the numbers STILL don't add up.

Two weeks ago, Susan Kassen, President-elect of the Canyon Creek Homeowners Association, explained to this Commission how the multi-family request within this application was out of proportion to the increased land. With the revised application, we were pleased to see the applicant reduce the number of multi-family units; however the reduction is not enough. There are about 50 acres of undeveloped land on the original 60 acres of the Palisades. The new land adds about 20 acres or 40% more of undeveloped land. So why does it seem reasonable to add 100% (from 600 to 1200) more units to the overall development when the land is only increasing by 40%? The numbers STILL do not add up.

We were also pleased to see the applicant change the composition of 140 units to Type 1 or 2 construction. In our view, this is a step in the right direction toward the quality that we believe should be required in this prized location that is a few steps from our neighborhood. We have strong concerns that the other 1060 units will not be required to meet this high quality standard.

Today, there are approximately 8,419 multi-family units that are being built, or can be built within a couple of miles of this development. That would make 10,558 units including the existing units today. We as citizens and you as a Commission can do nothing to stop or minimize these other multi-family developments as the zoning is already in place. This is a critical point in this request. In this case, we DO have some control over the amount of multi-family requested. We CAN have a successful mixed-use development without adding yet another 3 or 4 story apartment complex. This has to be true, else the applicant would not be on the verge of submitting his plats for phase 1 under the current zoning. We do believe that the additional 20 acres should be included in this zoning, but we do not believe that additional multi-family above the 600 is necessary. 600 high-quality units within walking distance of the offices is more than enough to accommodate prospective anchor tenants, especially with thousands of other units within a couple of miles. Anything more than 600 is an attempt to maximize profit in a hot housing market, but is not the best land-use for one of the last prime undeveloped areas in Richardson that is in the heart of the Telecom Corridor. As land-use commissioners, I hope you appreciate this point.

We know that the land will be developed. We obviously all need this to be a successful development, but the measure of success should include some element of neighborly cohesiveness. We have concerns about traffic, general neighborhood safety, and required quality. But most of all, we are opposed to the increased number of multi-family units. The numbers STILL don't add up.

The CCHA Board of Directors unanimously supports this statement and opposes the Applicants request to add any new multi-family units.

End of Statement

To Canyon Creek residents, if you share the Board's point of view and wish to voice your opinion PRIOR to the City Planning Commission meeting, then you can **send a personal email to chris.shacklett@cor.gov.** Feel free to reference this HOA statement. The correspondence would need to be received by 5pm on Tuesday, June 3rd prior to the CPC meeting where Palisades will be discussed.

Correspondence

in

Support

2 letters

(as of 6-5-14 at 4pm)

To: <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: I support the new Palisades development
From: "Dan Corum" <dancorum@att.net> - Tuesday 05/20/2014 02:52 PM

From: Dan Corum [mailto:dancorum@att.net]
Sent: Tuesday, May 20, 2014 2:20 PM
To: 'Chris.shacklett@cor.gov'
Subject: I support the new Palisades development

Hi Chris,

I live in Canyon Creek (on Canyon Creek side, not Prairie Creek). I live off Custer which has nearly twice the traffic as Collins. I'm very anxious to see this development bring new retail to the area and believe a healthy commercial area will help make it successful. Though I'm not fond of huge number of apartments, I understand they are needed for a healthy "mixed use". This hissy fit you are getting from CCHA home owners is driven primarily by folks living in Prairie Creek. I understand the meeting last night to draft a letter from CCHA to the city had only 20 attendees. There seems to be a small group of Prairie Creek home owners controlling CCHA, just like they did in the mid-90's when they convinced the city to closed down Collins at Renner. Please don't be fooled, they will tell you they have unanimous support of all CCHA but I don't believe that is the case. I suspect it is mostly a thinly veiled attempt to protect the tiny all White Prairie Creek Elementary School from the type of people that live in apartments.

Best Regards,
Dan Corum

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Rezone
From: <jimdehne@tx.rr.com> - Saturday 05/31/2014 02:53 AM

Hello Chris.

I am in favor of 12-1400 more apartments.
  What a pleasant turn of events. The upper-crust residents of north Richardson are now getting a taste of south Richardson - Spring Valley life. Y'all come down and drive through Brick Row town homes. A 2ist century urban ghetto with a historic spring creek now looking like an open sewer. A promised quality retail & restaurant - Reality.... a massage parlor & a 7-11. The brand new apartment buildings look nice on the outside, but an adult can go into the middle of a room - jump up and down, and hanging pictures will bounce off the walls.
Good Luck.
Jim Dehne
804 Cresside Ln
Richardson 75081

Correspondence

in

Opposition

317 letters

(as of 6-5-14 at 4pm)

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades zoning change
From: "Desiree Johnson" <Desiree@tx.rr.com> - Wednesday 05/14/2014 07:41 AM

Follow Up: Normal Priority.

To the Mayor & City council members that support the Palisades development:

We are a concerned family that is both disappointed and troubled with your actions as it relates to the approval of the expansion of the Palisades development to include additional apartments and townhomes. It's apparent that the detrimental impact and the devaluation of the homes, overcrowding of the roadways and schools doesn't matter to you all.

Additionally, nobody has addressed the environmental impact of Richardson's crown jewel; Prairie Creek Park, the creek and wildlife. What will the runoff and pollution of the creek be with the increased ground cover? What will the impact to the trees and park be with the doubling or tripling of the foot traffic? You haven't disclosed any studies that show what will happen when you cover up the current high grounds and their runoff into the creek. How can you turn a blind eye to one of the last natural settings that is now threatened by your actions.

I along with many others will not forget your actions, and as one of your constituents, we will do my part to ensure this is your last term.

Brad & Desiree Johnson

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Development Project…
From: bbrianegan <bbrianegan@sbcglobal.net> - Wednesday 05/14/2014 06:38 PM

Palisades Development Project…

May 14, 2014

Attn: Chris Shacklett
Richardsom Zoning Board,,,
Richardson, Tx.

Brian M. Egan
304 Stonebridge Dr.
Richardson, TX 75080-2634
Phone: 972/235-3076

Dear Mr. Shacklett,

I am writing to express my disappointment in learning of zoning changes that will permit a total 1.400 apartments to be built as part of the Palisades Project. I have been a resident of Richardson for nearly fifty years. This is a wonderful bedroom community where I have happily lived, raised my family and earned a living. I sincerely hope that those who follow me will be as fortunate.

Until now, the city's leadership has been excellent. Above all, they have always protected the quality of life here. This recent decision to add many hundreds of apartment units will cause thousand of new transient citizens to enter the ebb and flow of crowded city life. A better use of zoning authority would have been to increase single home development and greatly limit the building of apartments units.

Please express my appreciation to Councilmen Steve Mitchell and Kendall Hartley for their caring judgment on behalf of the residents of Richardson — and my disfavor with the other members of the Council.

Sincerely Yours,

Brian M. Egan

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposing latest zone change for more apartments
From: Carol Dietrichson <cdmaddog@sbcglobal.net> - Wednesday 05/14/2014 06:36 PM

Please add my husband, self and family to the many existing Prairie Creek community home owners who did not agree with the original rezoning for this area, and surely are opposed to the addition of yet more apartment development. From the traffic considerations alone, we cannot be more opposed. This winter and spring, after so much publicity about our area, we have already seen so much influx of people using our creek and parking in front of our house, that our Saturday mail delivery can frequently not be made. I am already hoping to initiate a change in parking along our street for homeowners only at resident side. It goes without saying that the initial development with increased rental housing and streets use will devalue our lifestyles and properties in the Prairie Creek area, but the mere thought of another 1400 units only steps away, is pure insanity. How can anyone who loves and cares about this area be considering such numbers of rental properties being developed here? Is Richardson really so hard up for yet more tax revenue that we are now willing to sell out our own "crown jewel" to developers? Business and retail is one thing, and the loss of Owens Farm was another, but now rental apartments? Yes, there needs to indeed be far more activism from home and land owners to ensure our voices are being heard. If that means threatening to recall city officials who clearly proposed to keep our neighborhoods thriving only to now make unpopular back room rezoning deals selling off green space for rental apartment construction, so be it. Because verily, and by virtue of definition, no rental property will ever be maintained to the standards of invested home owners. And, once Paradise has been paved over for the fast buck, without pride of ownership, blight and squalor are but a few years in the making. We, the homeowners of this area, have no desire to see this area turn into a high density apartment rental area.
Thanks to Patricia for alerting us of this latest unpopular zoning move, in addition to the previous ones.
You folks who support the apartment developments in our back yard are going to have one hellova fight on your hands, making opposition to a neighborhood Walmart look like a cakewalk.
Most adamantly yours,
Carol and Richard Dietrichson
2505 W. Prairie Creek Dr.
Richardson, TX 75080

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: "Celeste Hamaker" <hchamaker@sbcglobal.net> - Wednesday 05/14/2014 12:34 PM

Please, Sir, having this many apartments plus traffic on all outlying roads in the Palisades Development will squelch anyone trying to navigate the subsequent roads around that area. It is already difficult to access the I-75 service roads NOW without the addition of more traffic. Patio homes would probably not be a problem, but 1400 apts. would. You are sacrificing this community if you agree to allow an outsider, with only dollars as the motive, to proceed with this project.

Which is more important? An outsider who could care less about what he/she does to a community as long as he/she gets his/her money, or a lifetime citizen of a community who breathes life into an area, culturally & spiritually, and is after the common good of his/her city. Why do people clamor to live in the Park Cities area? Quality of life. Think, think, think, think—always--what brings quality of life when making such decisions. In twenty or thirty years, apartments can be a blight rather than an advantage due to out-of-area ownership.

Do you live in this area? Try getting out on Central Expressway from the west service road in the morning hours, and you'll see what I mean?

Thank you for reading my views & thank you for what all you do for our community.

Sincerely,
Celeste Hamaker
406 W. Lookout Drive
Richardson 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: The Palisades project
From: Jim Hummel <jchummel@gmail.com> - Wednesday 05/14/2014 05:28 PM

Hi Chris.

I'm sure you're receiving numerous emails, so I won't write anything too lengthy.

I've lived in Prairie Creek since 1983... had a son who was Senior Class President at Pearce many years ago and know many, many people in Richardson. I've been involved more in ministry and business than politics, but this recent zoning activity with the Palisades property smells so badly, I feel a need to get involved.

It does appear that the Mayor and the Council (with two exceptions) are not voting nor communicating with the public interest in mind. Of course, we can act with our votes, but for now I just want to communicate to you directly my discouragement with the proposed influx of apartments... that appear to be "sneaking into" this project.

Politicians and real estate developers who speak out of both sides of their mouths are offensive to most citizens. I trust we will receive ethical and clear communication from our city employees... to perhaps make up for those whose trust we now question.

Sincerely,

Jim Hummel
331 Robin Way
972-467-3425

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: "John G. Jackson Jr" <jjackson@blalack.com> - Wednesday 05/14/2014 09:50 AM

Follow Up: Normal Priority.

Mr. Shacklett,

It was very upsetting to see the sleight-of-hand zoning request asking for hundreds of additional multi-family units at the Palisades development.

Would you please provide the particulars of the new zoning request?

If the city is going to let them go from a few hundred apartments to 1,400 apartments as I've heard, why stop there? Hell, give them zoning for 15,000 apartments. If you're going to ruin something ruin it all the way.

I'm sure the city will be very happy with it's new transient population. The other apartments in Richardson look so nice after about ten or fifteen years.

Thanks,

John G. Jackson, Jr.
Attorney at Law
Blalack & Williams, PC
5550 LBJ Fwy, Ste. 400
Dallas, TX 75240
214-630-1916
214-630-1112 (fax)
jjackson@blalack.com

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To: laura.maczka@cor.gov, bob.townsend@cor.gov, mark.solomon@cor.gov, scott.dunn@cor.gov, paul.voelker@cor.gov, chris.shacklett@cor.gov, michael.spicer@cor.gov, sam.chavez@cor.gov, tina.firgens@cor.gov, keith.krum@cor.gov,
Cc: steve.mitchell@cor.gov, kendal.hartley@cor.gov,
Bcc:
Subject: Palisades re-zoning
From: <kim.mercer@tx.rr.com> - Wednesday 05/14/2014 06:13 PM

Every one of you, except Steve Mitchell and Kendal Hartley, should be so ashamed and apologetic over the Palisades re-zoning fiasco! We know for a fact you received phone calls, e-mails, and signed petitions against this, all of which were totally ignored. And now the developer has purchased additional acreage and wants to build even more apartments! Who would have not seen that coming? I'm not sure what is going on with the city council and planning staff lately, but having lived in Richardson for 35+ years, this is definitely NOT the Richardson I know and love. Some of your recent decisions are more than questionable - they are downright bizarre. And certainly out of character for the City of Richardson. There is definitely a theme developing...and not a good one. The people/residents seem to be taking a back seat to whatever will provide more income/bigger tax base. When did Richardson get so greedy? I realize it takes a lot of money to run a city, especially an older, "inner circle" suburb like Richardson. But this was an area in which Richardson always excelled - the city has done an outstanding job of attracting businesses (Galatyn Park area/State Farm, Alamo Draft House, etc.), keeping the infrastructure updated, and making necessary improvements. Most of all, the city has always kept new development in line with the residents' wants and needs. The Brick Row development is a perfect example - what a wonderful improvement for that area.

Why has the city council, the planning commission, and city planning staff suddenly become obsessed with filling every square inch of Richardson with some type of building or cement, or even, in the case of the wonderful, unique natural path along Prairie Creek which I used to enjoy exploring/walking, "pea gravel." And it's not just Palisades...I, along with a lot of others, were very upset over the recent decision to develop the prairie land adjacent to the Woods of Spring Creek neighborhood. "Open space" has always been considered a top priority in Richardson until this last council election, and suddenly "development" has shot to the top of the list. Maybe the residents don't want/need any more development! Our city is surrounded by other cities on all sides with nowhere to expand, so open land/natural prairie is a great asset and a huge draw for home buyers.

You had better tread lightly with this new direction you seem to be going...people will definitely begin to leave, since it's reputation for being "resident-friendly" is one of the main reasons people choose to live in Richardson in the first place. And property values will undoubtedly decline. I know all of Canyon Creek's property values just went down with this latest Palisades vote, and will decline even more with this new deveopment. What I can't figure out is why that doesn't bother Laura, since hers is included (although I can make a good guess).

It might behoove you to keep in mind that you are elected officials (except the city planning staff, which we really can't do much about, unfortunately) and therefore can become past elected officials. I hear recall rumors, which I know I, and all my neighbors, heartily support. May not be easy, but it is doable. Something to think about. When the city government no longer listens to it's constituents, it's a viable alternative.

I strongly urge you to vote NO to this Palisades re-zoning. The Prairie

Creek/Canyon Creek neighborhood, which is the only one this will affect, does NOT need this type of "improvement." We are very happy with the Eastside and the Galatyn mixed-use developments, but enough is enough. You don't want to reach the saturation point.

I apologize for the length of this e-mail, but thanks for "listening." I have talked to many neighbors who express this same sentiment, whether they take the time to let you know or not. And thank you Kendal Hartley and Steve Mitchell for your support.

Kim Mercer

Palisades Development
Marsha Emmett
to:
chris.shacklett@cor.gov
05/14/2014 09:40 AM
Hide Details
From: Marsha Emmett <m.emmett@att.net>
To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,

Please respond to Marsha Emmett <m.emmett@att.net>

I am totally opposed to a rezoning request to go from 600 apartments to 1400 units in this development on Collins and 75.

Does the city not listen to the homeowners in the area who have invested their time and money into this community.

An additional 800 units will increase the traffic flow 100% and it will end up going through the Prairie Creek neighborhood. Not to mention the increase in crime.

Marsha Emmett
320 Crestover Drive
Richardson, Texas 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Opposition
From: Patsimmonsco <patsimmonsco@aol.com> - Wednesday 05/14/2014 10:02 AM

Follow Up: Normal Priority.

History: This message has been replied to.

From: Patsimmonsco <patsimmonsco@aol.com>
Date: May 14, 2014 at 9:30:58 AM CDT
Ms. Maczka,
I so appreciate you writing me back. I was given a contact phone number by a person in the zoning department when I asked to speak with you. The number I was given was 972-744-4203 and your voice was on the message asking me to leave my name and number saying I would receive a return phone call. This email is the first correspondence I have received but should suffice since we are now in contact.

I attended the zoning meeting for Palisades last fall and spoke at that meeting which I am sure is in the public record. I also was in attendance the night of the council vote but due to the number of speakers was not given the opportunity to speak. This is a very volatile subject and I believe I can speak for many of my neighbors in saying we were extremely disappointed in your vote and the votes of the other council members with the exception of Steve Mitchell and Kendall Hartley. The thought of 600 multi family units was troubling to say the least but the current proposal of 1,400 units is unacceptable. We will not stand for this and will not be silent regarding this proposal. I personally voted for you twice...in the general election and the run off. I was so excited to have a neighbor and especially a female mayor who would direct the needs of the city as citizen and also as a mom. You campaigned on the promise to not vote for any multi family that adjoins single family residential. I heard you say at the meeting that Palisades is a transit oriented development which as a real estate appraiser I highly disagree with. We are across the freeway from DART and the impact of this many units to our roads, schools and creeks will be devastating to say the least. I have said that at least with Omar, we knew what we would be getting because he openly supported this type of development but your support was a major surprise to say the least.

Per MPF Research data we currently have 11,322 multi family units in the Richardson sub market with 878 units currently under construction in our back yard. The State Farm development is at the Bush/Central exchange and is on the Dart Rail...that is a transit oriented development. A development that fronts Central Expressway where all traffic coming north will need to exit Renner Road and come back to the property with the majority of traffic using Collins Road will make our neighborhood a traffic nightmare. I beg you to reconsider your vote and your stance on this development for the good of the neighborhood and the overall good of the city of Richardson. The negative impact of Spring Valley was not seen for years as I'm sure the city planners thought this was a great idea to bring in multi family units for all the new employees of TI and Collins Radio 30-40 years ago. We all know what that area is like now and the money that has been

spent to clean it up. Canyon Creek/Prairie Creek is the crown jewel of the city of Richardson. Madame Mayor, we both know it or we would not have chosen to live here as we do. I've heard the so called envy voiced from other council and board members as they say CC/PC doesn't "run" the city. This is not a north/south or east/west thing. It's a Richardson thing and as this area goes, so does the rest of the city. I don't envy you as you must serve the entire city but please do what's best for all and don't allow a developer who doesn't even live within our city to make this kind of negative impact. The last large undeveloped parcel in Richardson deserves better than this. We need parks, schools and green areas more than we need pristine homes surrounded by massive multi family developments. Please reconsider your support for this developer and his "dog and pony show". He will sell this property as soon as he can make a profit and we all will be left to pick up the pieces when he's long gone. We all need to think long term instead of acting quickly on slick presentations. The last large undeveloped parcel in the city of Richardson deserves more than this.... So do the residents of Prairie Creek/Canyon Creek. Please feel free to call me at any time. I will also meet with you and be glad to provide you with data and input from my professional real estate background.
Respectfully,
Patricia Simmons
State of Texas General Certified Residential Appraiser
214-801-5523 (cell)
2 Roundrock Circle
Richardson, TX 75080
Sent from my I Pad

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc: Dan Johnson <dan.johnson@cor.gov>,
Bcc:
Subject: New Palisades Rezoning Proposal
From: Len Stadler <l.stadler@sbcglobal.net> - Wednesday 05/14/2014 08:46 PM

Chris,

We've heard today - from several of our neighbors - that the developer who's redeveloping the Palisades area has now bought an adjoining plot of about 19 acres and proposes to add another 1400 apartments plus more patio homes. My husband and I strongly oppose adding that many apartments, given that it will undoubtedly add significantly more traffic to Campbell Road and Prairie Creek area streets. The City will be adding a great number of apartments just across I-75 in the new State Farm development, more at the new Eastside addition, and another big group at the new UTD proposed addition. Enough is enough - this is a residential neighborhood, not an apartment haven.

Please tell everyone at the City that the addition of even more apartments is widely opposed in our neighborhood. We've lived here for 39 years, and have almost always been able to support the City and its development plans - but not this one. This goes too far!

Phyllis & Leonard Stadler
332 Robin Way
Richardson, TX 75080
972-690-0855

To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: Re: Say no to
From: Amy Villarreal <amy.d.villarreal@gmail.com> - Tuesday 05/20/2014 06:20 PM

We are against the zoning change at the Palisades Project on Collins Street.

Thanks for counting our votes.
Amy and Jesse Villarreal
310 Woodcrest Dr.

On Tue, May 20, 2014 at 10:20 AM, <Chris.Shacklett@cor.gov> wrote:

Amy,

Could you please resend the email stating which zoning case you are opposed to.

Thanks.

Chris Shacklett, AICP
Senior Planner
Department of Development Services
City of Richardson
972.744.4249
chris.shacklett@cor.gov

Amy Villarreal ---05/19/2014 09:48:51 PM---We are against the zoning change to allow 800 additional apartments near the neighborhood.

From: Amy Villarreal <amy.d.villarreal@gmail.com>
To: chris.shacklett@cor.gov,
Date: 05/19/2014 09:48 PM
Subject: Say no to

We are against the zoning change to allow 800 additional apartments near the neighborhood.

Thanks for counting our votes.
Amy and Jesse Villarreal
310 Woodcrest Dr.

To: chris.shacklett@cor.gov, laura.maczka@cor.gov, bob.townsend@cor.gov, mark.solomon@cor.gov, scott.dunn@cor.gov, kendal.hartley@cor.gov, paul.voelker@cor.gov, steve.mitchell@cor.gov,
Cc:
Bcc:
Subject: In Opposition of the Richardson Palisades Development
From: Andrew Strong <strong.ak@gmail.com> - Sunday 05/18/2014 10:16 PM

Is nothing sacred?

I oppose any and all apartment-driven development of the Palisades.

I urge each of you to vote "no" to the re-zoning request.

--

Andrew K. Strong
Attorney at Law
300 Lawndale
Richardson, Texas 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: CPC Meeting of 5/20/2014 - Opposition to Proposed Rezoning of Palisades Development
From: Beth Cobb <beth@moerae.com> - Monday 05/19/2014 11:58 PM

Mr. Shacklett,

I wanted to drop you a quick note to let you know that my husband and I oppose the requested zoning change to the Palisades development that is on the 5/20/2014 CPC Agenda. We agree wholeheartedly with the CCHOA's position statement and believe that approval of the additional 800 multi-family units will ultimately decrease property values in the neighborhood which will ultimately result in a loss in tax revenues for the City of Richardson and both school districts. We also believe that these additional units will unduly burden City infrastructure, require additional city services, and otherwise decrease the quality of life for residents of both the immediate neighborhoods and the City on the whole.

We ask that you summarily reject the Developer's request at tomorrow night's meeting. In the alternative and as a minimum, we ask that you specifically disallow the developer's request to add another 800 multi-family units to the existing entitlement on the acreage that was approved this fall.

Sincerely,

Beth and Benjamin Cobb
243 High Brook Drive
Richardson, Texas 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposition to Palisades Zoning
From: Mike Kilgard <mikekilgard@gmail.com> - Monday 05/19/2014 10:12 PM

Dear Mr. Shacklett,

I am writing to express my opposition to the zoning application for the Palisades Creek property. I stand with the Canyon Creek Home Owners Association and completely agree that there should be zero new apartments added to the development plan for the region. The additional 19 acres are not zoned for apartments and the addition of the parcel should not expand the development plan to include additional multi-family.

Thank you for your service to our community.

Best wishes,

Dr. Michael Kilgard
205 Crooked Creek

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Deny the Palisades Additional Rezoning Request
From: "Glenn Jenkins" <gjenkins323@sbcglobal.net> - Monday 05/19/2014 11:42 PM

1 attachment

Palisades-Rezoning-CCHA-Statement-May-20-FINAL.pdf

Chris,

I'm appalled to just hear the additional rezoning request to build 800 additional apartments on the Palisades land. This unbelievable request is coming conveniently before prior committed development starts and within a very short period of time since the zoning commission gave the developer everything he wanted six months ago. Now he wants to make more money at the demise of our neighborhood caused by additional traffic and overcrowding of schools. As a Canyon Creek resident for over 17 years and my wife's home since the early 70's, we beg that this request be denied as no benefit in the way of additional single family housing or additional retail is being received in return…only excessive multi-family housing far exceeding the prior request. Just because the developer has gained control (most likely just a pending contract) does not mean we have to give in. Hold them to their prior commitments.

Please do not grant this request and give in to the developer without further consideration of the negative impact to this well established neighborhood and it's schools. The city should not ignore the interest and desire of the Canyon Creek Homeowners (see our HOA Statement attached) and value this historic neighborhood provides to the city.

Sincerely,

Glenn Jenkins
415 Brook Glen Dr.
Richardson, Texas 75080
972-671-1433

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Against Palisades Rezoning
From: Jeanne Kilgard <kilgardpa@hotmail.com> - Monday 05/19/2014 10:18 PM

Dear Mr. Shacklett,

I am opposed to the zoning application for the Palisades Creek property. I agree with the Canyon Creek HOA. I don't think it is in the city's interests to add any new apartments to the development plan for this project. The additional 19 acres are not zoned for apartments and the addition of the parcel should not expand the development plan to include additional multi-family.

Thank you for your service to our community.

Have a nice day,

Jeanne Kilgard
205 Crooked Creek

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: New proposed zoning for additional Palisades acquired acreage-VOTE NO TO REZONING
From: "Julie Andrews" <juliepandrews@sbcglobal.net> - Monday 05/19/2014 11:23 PM

To Whom It May Concern:

Please make note that I oppose rezoning of the newly acquired 19-20 acres for the ability to build more multifamily housing. The HOA and others will provide the detail as to why-I am much more concerned with the concept that elected officials reflect the desires of the constituency. It is all too concerning that a deaf ear was turned in the first Palisades rezoning fiasco-people were upended and not only surprised, but completely dismayed that their voices so clearly were not heard-and these weren't hysteria based voices-they were ones of great thought and research. That being the case, the council needs to take a good hard look at why you are there-you all serve at the pleasure of the ones who voted you in-and now that the trust is no longer in place to know that the council will reflect those views, I can only hope this second go will be more of display of what the whole process is supposed to look like. Vote the way your constituents ask you to vote. The majority may not get it right every time-that is not the issue.

Appreciate your service.

Sincerely,

Julie Phillips Andrews
307 Overcreek Dr
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades project
From: Kim Sierra <km_sierra@yahoo.com> - Monday 05/19/2014 10:54 PM

I'm a Canyon Creek resident. I am very much **opposed** to the addition of more multi-family housing in the Palisades development.

Kim Sierra
972-333-4352
Sent from my iPhone

To: "Chris.Shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: RE: Opposed
From: Lucy Hahn <lucy.hahn@hotmail.com> - Tuesday 05/20/2014 11:24 AM

I am opposed to the Palisades rezoning.

Lucy Hahn
817-823-1381

Subject: Re: Opposed
To: lucy.hahn@hotmail.com
From: Chris.Shacklett@cor.gov
Date: Tue, 20 May 2014 10:22:21 -0500

Lucy,

Could you please resend the email stating which zoning case you are opposed to.

Thanks.

Chris Shacklett, AICP
Senior Planner
Department of Development Services
City of Richardson
972.744.4249
chris.shacklett@cor.gov

Lucy Hahn ---05/19/2014 11:18:18 PM---I want to oppose the request to made to rezone the additional 20 acres to enable an incremental 800

From: Lucy Hahn <lucy.hahn@hotmail.com>
To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Date: 05/19/2014 11:18 PM
Subject: Opposed

I want to oppose the request to made to rezone the additional 20 acres to enable an incremental 800 apartments to be built on the larger, combined 80 acre property.

Sorry for the bazillion e-mails you're getting today!

Lucy Hahn
817-823-1381

To: chris.shacklett@cor.gov, laura.maczka@cor.gov, bob.townsend@cor.gov, mark.solomon@cor.gov, scott.dunn@cor.gov, kendal.hartley@cor.gov, paul.voelker@cor.gov, steve.mitchell@cor.gov,
Cc:
Bcc:
Subject: Palisades Zoning
From: Maria Strong <mariaestrong@gmail.com> - Sunday 05/18/2014 09:59 PM

At the time of writing this email, I am not a Canyon Creek resident. But on Tuesday, May 20th, my husband and I will sign the papers for our first home- located at the corner of Lawndale Drive and W. Prairie Creek.

It is with great worry and disappointment that I learned of plans to add additional multi-family units to the Palisades development, for a total of 1,400 apartments. This is absolutely unacceptable.

My husband grew up in Richardson. We chose to live in Canyon Creek because of the beautiful neighborhood, the sense of community, and the excellent schools. This new request, which was surreptitiously added at the last minute, would threaten all of that.

With most of the apartments being built in Collin County, how will this impact Aldridge Elementary? How will the additional traffic affect the peaceful streets of Canyon Creek? How will this impact the nature and wildlife in Prairie Creek Park, one of the jewels of Richardson? What will happen to these apartments in 10 years when the developers have moved on to something newer and shinier? These are all questions that have been unanswered, and I have a sense that nothing positive will come of this new re-zoning request.

We had hoped that we would be able to live in Canyon Creek for many years to come- we wanted to raise a family here. But if you allow this request to go through, I worry for the future of this beautiful community. By allowing these apartments to be built, you will turn away young families like mine who want a safe, quiet, uncrowded neighborhood. We are ready to invest money into updating and beautifying our home. Many other families are moving to Canyon Creek and are ready to make that same investment. Please don't work against us, because we can easily move to another city. Please don't let the appeal of quick money threaten the long term health of Richardson and Canyon Creek.

I urge you to vote "NO" to this latest re-zoning request, or I guarantee you that most residents of Canyon Creek will vote "NO" to any council member that supports this.

Sincerely,

Maria Strong
214-843-6684
Future Resident
300 Lawndale Drive
Richardson, TX 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: I OPPOSE the re-zoning to allow 800 more apartments on the land by Palisades
From: meredith watkins <merehud@gmail.com> - Monday 05/19/2014 10:50 PM

Thank you!

- Meredith Watkins
237 High Brook Drive, Richardson, TX 75080

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Request for Zoning change for Palisades project
From: Samantha McKenzie <sammyleenoble@yahoo.com> - Monday 05/19/2014 09:48 PM

Chris,

I wanted to email you to voice my displeasure with the zoning change request for more apartments concerning the new land the developers acquired recently for the Palisades project. I was against the apartments in the first phase, and I am strongly against more apartments. We do not need more apartments bordering our beautiful neighborhood. There are already concerns on using Collins and the traffic. Even riding bikes in the bike lane is dangerous, especially with kids. There will be an increase in trash blowing around, noise, traffic, pollution and an influx of kids to an already near-full school at Aldridge. My children attend Aldridge and I can't see where they would put an influx of new students. This would decrease our property values, as well, to have apartments surrounding the neighborhood.

We already have enough apartments in Canyon Creek. I am sure the City and the HOA were promised the Pepper Place and the Royal Arms apartments would be kept up and not devalue our neighborhood. Have you seen what these two places look like recently? I am sure you see the degrading structure when you go to the Canyon Creek Country Club. It is not pretty to look at. Neither is Pepper Place across from Aldridge. I understand the new apartments are supposed to be more high-end, higher monthly rents, etc. But let's face it, people who rent are not in it for the long term. The apartments are not always well cared for by the landlords, either, as they get older and need more up keep.

Unfortunately, we can't change the zoning on what was already approved for the first phase, but we can make a stand and not allow the developers to add even more apartments.

I strongly urge you to vote AGAINST this proposal.

Thank you for your consideration,
Samantha McKenzie
2434 Canyon Creek Drive
972-907-2229

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc: Mom <susanlair@sbcglobal.net>, kdlair@sbcglobal.net,
Bcc:
Subject: Palisades development
From: Susan Lair <susanlair@sbcglobal.net> - Monday 05/19/2014 11:42 PM

Chris,
My family and I live in the Canyon creek neighborhood and have for the last twenty years. We are strongly OPPOSED to the applicants request to add any new apartments in the Palisades development. This is not what was approved several months ago! Please know that our Homeowners Association is opposed to it as well. It is my hope that this will NOT be passed!
Susan Lair

Sent from my iPhone

To: <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades rezoning
From: "Alex Pogostin" <alex.pogostin@silicondrivers.com> - Tuesday 05/20/2014 01:26 PM

We are opposed to the Palisades rezoning.

Thank you,

Alex and Beth Pogostin

To: Chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Development Opposition
From: Alisha Geeslin <alishageeslin@gmail.com> - Tuesday 05/20/2014 11:39 AM

I am in opposition to the Palisades proposition - adding more apartments to the palisades project. Please include me in the list of opposition.

Thanks,
Alisha Geeslin
1133 Bull Run

To: "Chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: FW: changes in zoning for the Palisades development
From: Amanda Vesel <amanda.vesel@hotmail.com> - Tuesday 05/20/2014 11:59 AM

I am in opposition to the Palisades proposition - adding MORE apartments to the Palisades project. Please include me in the list of opposition.

Amanda Vesel
236 High Brook Drive
75080
Mahalo

==========

From: amanda.vesel@hotmail.com
To: chris.shacklett@cor.gov
Subject: changes in zoning for the Palisades development
Date: Tue, 20 May 2014 10:02:34 -0500

Dear Chris,

I'm not going to go on and on because I'm guessing you've got tons of messages from my neighbors. Here in Canyon Creek, we really do strive to look at the big picture, beyond our neighborhood. We've accepted the rezoning thus far.

Officials will say allowing MORE apartments are doing what's best for the city (who cares about one neighborhood, right?). Let's be real, this is not best for the longevity of the city (schools, traffic, commerce, tax payer base).

Some of the changes to the proposed form based code look like they aren't terrible, but they seemed to be minor points relative to the increase in the number of apartments.

I have no doubt that in just a matter of years, most of the caring, tax paying citizens of Canyon Creek will no longer be tax paying, Richardson residents if this additional request for so many more apartments passes. I don't know. Maybe that's what you want.

Disappointed,

Amanda Vesel

==========

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: "HORSMAN, AMY S" <AP7437@att.com> - Tuesday 05/20/2014 02:18 PM

Chris,

I would like to go on record that I oppose the new rezoning request for additional housing in the Palisades development.

Thanks,
Amy Horsman (Pak)
412 Ridge Crest Dr
Richardson, TX 75080

To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: Oppose Palisades Development
From: Annie Dutton <annie@dutton.net> - Tuesday 05/20/2014 03:06 PM

Chris, heard you are taking a tally for the Palisades development project. Please record another voice of dissent :)

Best,
Annie

To: Chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: opposition to palisades
From: "Ashley N. Dye" <ashley@cowboy1.net> - Tuesday 05/20/2014 11:01 AM

I am in opposition to the Palisades proposition - adding more apartments to the palisades project. Please include me in the list of opposition.

Ashley Dye
305 Fall Creek Dr

To: <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: <Ben.Coogan@hcahealthcare.com> - Tuesday 05/20/2014 04:41 PM

Mr. Shacklett, I am writing to you today to oppose the addition of more apartments in the Palisades development in Richardson.

Ben Coogan
Assistant Vice President
Medical City and Medical City Children's Hospital
(o) 972-566-7056
(c) 469-509-1314

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: CCHA Recommendation on Palisades Proposed Rezoning
From: B ill Houchin <wehouchin@live.com> - Tuesday 05/20/2014 08:12 AM

Chris,

I am writing to say my wife and I support the CCHA opposition to the rezoning of the 20 acres in the Palisades development. I was active in the opposition to the rezoning last December. We got almost 1000 signatures against it and still the City Council approved it. They better not do it this go around.

Bill and Frankie Houchin

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: HOA Statement on Rezoning Application
From: "Bill Conde" <bconde@ajbart.com> - Tuesday 05/20/2014 11:42 AM

History: This message has been replied to.

I have long been opposed to this project. The primary reason is its effect on traffic on N. Collins Blvd between Prairie Creek Drive West and Renner Parkway, and its attendant effect on property values as well as quality of life for those of us who live in houses in Prairie Creek Meadows and Canyon Creek subdivisions that border N. Collins Blvd. This newest proposal comes with an additional impact on Aldridge Elementary/Wilson Middle Schools since all of the land in the proposed rezoning area is in Collin County (PISD).

One only needs to spend a few minutes observing the traffic during rush hours along the stretch mentioned above to realize that the vast majority of vehicles at this time are using it as a cut though to avoid congestion along N. Central Expressway. Most are exceeding the posted 30 MPH speed limit by 10 MPH or more on this neighborhood street. It is not hard to imagine that the resultant additional apartment dwellers will be using this stretch for commuting to businesses such as TI, the new Methodist Hospital, the State Farm complex (upon completion) as well as connecting to President Bush Turnpike via Alma Rd. With large corporations relocating to areas to the north, such as the recently announced Toyota and FedEx Office moves to Central Plano, traffic heading to and from the Bush Turnpike will continue to increase, as the area in the proposal would become a centralized location for working parents that must commute in opposite directions.

As an aside, I have talked to a policeman at our Neighborhood Night Out regarding the lack of patrolling during rush hours of the 30-MPH stretch mentioned above. I was told that it had to be limited due to the increased demand for patrolmen at school zones during this time. With summer vacation at the schools starting soon, most of those school zones will no longer be active. Also, it seems that the afternoon commute starts after the time has ended for most school zones with which I am familiar. I hope to see an increase in patrolling of this neighborhood street very soon.

Bill Conde
239 High Brook Dr

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Zoning
From: William Wilkinson <whw-jaw@swbell.net> - Tuesday 05/20/2014 04:43 PM

I have lived at 300 Shady Hill Drive in Richardson since July of 1972 (approaching 42 years). During that time we have seen a lot of development, and we have been generally supportive. However my sense is that the city is at or beyond a tipping point in terms of the number of multifamily units. We are getting over saturated!

I am unalterably opposed to allowing any multifamily units to be added to the 600 currently zoned for Palisades. It is time to "just say no" to more multifamily units.

Regards,
Bill Wilkinson

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palasades
From: "Bob Reid" <bob.reid@reidproperties.com> - Tuesday 05/20/2014 12:58 PM

Chris,
I strongly oppose adding 800 apartments to the Palisades tract.
Thanks,
Bob Reid

To: "'chris.shacklett@cor.gov'" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to Palisades Rezoning
From: Brad Westveld <brad@onpartners.com> - Tuesday 05/20/2014 02:31 PM

Chris,

Hope this email finds you well. I wanted to contact you directly with my 'opposition' to the rezoning at Palisades. Please use my name as such for purposes on this topic. I live at 423 Fall Creek Drive, Richardson, TX 75080. Thank you.

Brad Westveld | Partner

C: 214.287.5920 | O: 214.989.6140

Skype: 650.843.9095 / onpartnersbrad

brad@onpartners.com | onpartners.com

ON SEARCH PARTNERS

SILICON VALLEY|DALLAS| MINNEAPOLIS| CLEVELAND|BALTIMORE/DC

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades oppose
From: "cheryl@bradleylive.net" <cheryl@bradleylive.net> - Tuesday 05/20/2014 03:35 PM

Chris,
Want to go on the record we oppose, STRONGLY oppose more added apartments and what the long term impact will be for this community! I have lived here my whole life and grown up here and have family here. This will be an act of horrible leadership if this passes!
The Bradley Family
2104 flat creek
Richardson 75080

Sent from my iPad

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to palisades development
From: "Briana L. Cioni" <cioni@sbep-law.com> - Tuesday 05/20/2014 11:57 AM

Chris,

Please register my opposition to any additional apartments to the Palisades development or any change in the current zoning. I am a homeowner- 318 Cresover Drive.

Thanks,

Briana Cioni

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to Palisades Rezoning
From: "Cathleen Dolt" <tadpole110@sbcglobal.net> - Tuesday 05/20/2014 01:02 PM

Chris,

Please include me in your tally tonight of Richardson residents that oppose the Palisades rezoning.

Thanks,
Cathleen Dolt
8 Forest Park Dr.
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: John Cagle <jtexan97@sbcglobal.net> - Tuesday 05/20/2014 11:13 AM

Dear Mr. Shacklett,

I am a Richardson resident and a homeowner. I oppose the requested changes to the Palisades development plan previously approved. My concerns are similar to those voiced by the Canyon Creek Homeowners Association, of which I am a member. Quality of construction (long-term), numbers of units, traffic impact, water usage, effects on schools and city services, just to name a few.

Thank you for your time and service to our city,
Celia Cagle

Sent from my iPhone

To: "'Chris.Shacklett@cor.gov'" <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades rezoning
From: Charles Bissell <cbissell@irr.com> - Tuesday 05/20/2014 04:08 PM

I would like to voice my opposition to the proposed rezoning of the north Palisades land that is to be heard by the CPC tonight. The potential drain on school and city resources is troubling. Furthermore, while I know that some apartments are needed for a vibrant city, I fear that far too many units have been permitted in Richardson of late. A corporate office building, which is what I understand the land is zoned for, is a much better long term use. An office building will add substantial dollars to the tax base and increase employment in the area and will not create as much stress on the infrastructure. The site is well situated to be an office campus, and the current zoning should remain in place.

Thank you for your consideration.

Charles Bissell, MAI, ASA, CRE
Integra Realty Resources DFW
700 E. Campbell Road, Suite 265
Richardson, TX 75081
Direct: (972) 960-1222 x102
Mobile: (972) 567-5380
Fax: (972) 960-2922
Email: cbissell@irr.com
Website: www.irr.com

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Rezoning
From: C Fell <cwfell@hotmail.com> - Tuesday 05/20/2014 11:30 AM

Dear Chris,

This email is to serve as my opposition of the Palisades Rezoning.

Best regards,
Charles Fell
Richardson Resident

Sent from my iPhone

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Project
From: Chris & Coley Chambless <chrisandcoley@sbcglobal.net> - Tuesday 05/20/2014 03:06 PM

Dear Chris-

It has been brought to our attention that we should contact you regarding our opposition to the proposed rezoning of the newly acquired land by the Pallisades project owners. As residents of the Prairie Creek/Canyon Creek neighborhood, we are firmly against adding more apartments to our area. Thus, we stand opposed to the rezoning of this property.

Sincerely,
-Chris and Coley Chambless
217 Canyon Valley
Richardson, TX

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades..
From: Christine Miller <clmiller69@yahoo.com> - Tuesday 05/20/2014 04:59 PM

I strongly oppose the 800 apts in the palisades proposition. I live in II Creeks in richardson Tx.

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Variance Request
From: Christopher Miller <kit.miller@rockwellcollins.com> - Tuesday 05/20/2014 03:12 PM

As a 31 year resident of Prairie Creek and a 36 year employee and a site leader of a Richardson based business, I am opposed to granting any deviation to the current zoning. Even entertaining another request for increased density and addt'l multi-family housing is unwarranted for our quality of life.

Deny this request.

Christopher B Miller

To: Chris.Shacklett@cor.gov, barry_hand@gensler.com,
Cc:
Bcc:
Subject: FW: PALISADES DEVELOPMENT ZF 14-13
From: Marilyn Frederick <mfrederick@ebby.com> - Tuesday 05/20/2014 10:53 AM

Commissioner Hand, City Planning Commissioners

I would like for you to have our personal comments on this case.

- **We are APPOSED to adding any more apartments to this development. We firmly believe that the number already set by the previous decision is more than adequate for this area and frankly, as much as the surrounding neighborhood can accept.**

We have concerns with the after hours negotiations we have heard that were accomplished with Mr. Jordan and neighbors as to the relocation of residential units. I strongly suggest that we revisit the distribution of all of the residential and decide a more even distribution between Collin and Dallas County.

There is NO WAY that one county or school district should carry the burden of the density trying to be dumped into this development.

I hope our views are clear! NO WAY, JOSE!

Sincerely,

Chuck Frederick
201 Wooded Canyon Ct.
Richardson, TX 75080

972-978-9393

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Against
From: Cindy Laird <cindylaird@sbcglobal.net> - Tuesday 05/20/2014 10:59 AM

Chris,

> I'm against the rezoning for Palisades. I live at Woodcrest and Collins and Collins is already far too dangerous. Also, we don't need the additional children of 1400 apartment dwellers clogging our schools without paying school taxes as we homeowners (even us empty nesters □) do.

Thanks
Cindy Laird

Sent from iPad

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Proposed Palisades Rezoning
From: Coleen Roudebush <coleencr@bellsouth.net> - Tuesday 05/20/2014 06:59 AM

As a homeowner in the Canyon Creek neighborhood, I wanted to let you and the City Planning Commission know that I fully support the position of the Canyon Creek Homeowners Association that is in opposition to the proposed rezoning at Palisades.

Sincerely,
Coleen Roudebush
302 Canyon Valley Dr.

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to Palisades rezoning
From: Cory Jones <coryjones840@yahoo.com> - Tuesday 05/20/2014 06:21 AM

I live at 2538 Big Horn and am totally opposed to allowing more apartments at Palisades over the 600 approved by Council. I support our HOA Board's statement. Full disclosure: I'm on the Board.

This is a pure bait and switch. He's asking for 1400 apts as a negotiation to get 800-1000 he always wanted.

http://canyoncreekhomeowners.com/wp-content/uploads/2014/05/Palisades-Rezoning-CCHA-Statement-May-20-FINAL.pdf

Sent from my iPad

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Re: Against!!
From: Courtney Vorel <mightypetunias@gmail.com> - Tuesday 05/20/2014 10:37 AM

I am against the Palisades re zoning. I do not think they should be able to build another 800 apartments. I think they should not expand at all past the 600 they were originally approved for.
Thanks,
Courtney

Sent from my iPhone

On May 20, 2014, at 10:12 AM, Chris.Shacklett@cor.gov wrote:
Courtney,

Could you please resend the email stating which zoning case you are opposed to.

Thanks.

Chris Shacklett, AICP
Senior Planner
Department of Development Services
City of Richardson
972.744.4249
chris.shacklett@cor.gov

<graycol.gif>Courtney Vorel ---05/19/2014 09:43:05 PM---I am completely against the re zoning. Thank you,

From: Courtney Vorel <mightypetunias@gmail.com>
To: chris.shacklett@cor.gov,
Date: 05/19/2014 09:43 PM
Subject: Against!!

I am completely against the re zoning.

Thank you,
Courtney Vorel

Sent from my iPhone

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: Craig Vaughn <cvaughn@fuscharchitects.com> - Tuesday 05/20/2014 10:20 AM

Mr. Shacklett:

I'm a Richardson resident living at 304 Meadowcrest Drive. I will be unavailable to attend tonight's board meeting, but please register my opinion that the City of Richardson does not need additional apartments added to the existing approved zoning for the Palasades development. I was against the apartments that were added by zoning variance last year, and I am disheartened to hear that the applicant is now requesting more than was contentiously approved at that time.

It is my humble opinion that our city is being flooded with apartments and Richardson's infrastructure is not ready for the added traffic on our streets and impact on our public parks. I believe these additional apartments will change the traffic patterns on Prairie Creek West and Fall Creek, which were originally planned as residential streets but will now become throughways.

I don't mind seeing new apartments in Richardson, I just do not believe our city needs as many apartment complexes as has been requested over these last two years. I don't know the actual numbers, but I hear that over 10,000 units have been planned right around the Canyon Creek/Prairie Creek neighborhood of 2800 houses, or so.

Craig P. Vaughn
Fusch Architects, Inc.
214-696-0152
File upload via Sharefile

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Development
From: Cynthia Zock <cynthiazock@gmail.com> - Tuesday 05/20/2014 04:29 AM

Dear Chris,

As a long time resident of Canyon Creek, I am highly concerned about potential changes in zoning for the Palisades development.

It feels as though our HOA has been very cooperative and acted in good faith. Now, as I watch hundreds of apartments already being built RAPIDLY in our neighborhood, I cannot understand how the City of Richardson could possibly support what the Palisades developer is requesting. It's a lose/lose for Canyon Creek.

From an infrastructure, safety, home value integrity and "quality of life" perspective, a COR decision to support re-zoning Palisades and add 133% more (lower quality?!) apartments is just wrong. It also feels as though this has been a bait and switch for the residents and HOA of Canyon Creek. We were originally proposed one thing, and now face such unjustified changes in favor of the developer, not the tax paying citizens of Richardson and residents of Canyon Creek. I am highly opposed to the Palisades re-zoning and hope we have the support of the COR.

Sincerely,

Cynthia Zock
4 Ridgeview Circle
Richardson, TX 75080

To: <chris.shacklett@cor.gov>,
Cc: <jcclay70@sbcglobal.net>,
Bcc:
Subject: Rezoning of Palisades
From: david <david@davidclayrealestate.com> - Tuesday 05/20/2014 08:55 AM

Chris,

I am writing to you to inform you of my opposition of adding more apartments to the proposed project at the Palisades Development. My family has lived in Canyon Creek for 10 years and we love our neighborhood. We live near the intersection of Collins and Prairie Creek, and we feel that adding any apartments to the area much less adding more than originally proposed would have a negative impact on our neighborhood and our family. We fear that the added traffic the apartments would bring would be bad for the neighborhood and would also possibly lower our property values.

Please take the considerations of those in Canyon Creek before passing this proposed rezoning.

Thanks,

David Clay
214-282-6150

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: OPPOSED: Palisades Rezoning Change for More Apts
From: "Dirk Bouma" <DirkBouma@SBCGlobal.net> - Tuesday 05/20/2014 12:08 PM

Hi Chris,

I live in the neighboring Canyon Creek neighborhood (Collin County) and I am OPPOSED to the rezoning change for additional apartments in the Palisades area.

Thank you,
Dirk Bouma
213 Crooked Creek Drive
Richardson, TX 75080
(972) 322-3818

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Project
From: Dominique Cass <dominique.n.cass@gmail.com> - Tuesday 05/20/2014 01:30 PM

Dear Mr. Shacklett,

My husband and I are in opposition to the proposed change to the Palisades project, specifically the addition of apartments to the plan. Please include our family in the list of those that oppose the zoning request.

Regards,

Dominique and Matthew Cass
400 Arborcrest Drive

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposed to Rezoning of Palisades
From: Donna Edwards <donnaedwards409@gmail.com> - Tuesday 05/20/2014 10:28 AM

Our household is OPPOSED to the rezoning (adding 1,400 apartments) at Palisades.
Thank you!
Donna and Conrad Edwards
212 Crooked Creek Dr
Richardson, TX 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: pallisades
From: Doug Schmidt <dougschmidt972@gmail.com> - Tuesday 05/20/2014 01:50 PM

Mr. Shacklett - I am a Canyon Creek homeowner, and I oppose the request for rezoning of Pallisades development if it allows any additional apartments. 600 is too many, so anything more than that would be more than too many.

thanks
Doug Schmidt
319 Ridgeview Drive

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition from Melanie and Dustin Shaffer
From: melanie johnson <mkjcpa@yahoo.com> - Tuesday 05/20/2014 01:28 PM

Hi Chris !!!!

Its Melanie Shaffer at 311 Arborcrest. Both Dustin and I oppose the new palisades development.

Thanks so much,
Melanie and Dustin Shaffer
311 Arborcrest Drive
Richardson, TX 75080

On Tuesday, May 20, 2014 10:47 AM, Whitney Smith Parrish <notification+zhovfhlf@facebookmail.com> wrote:

Whitney Smith Parrish posted in Residents of Canyon Creek

Whitney Smith Parrish 10:47am May 20

It has been brought to my attention that Chris Shacklett is in charge of keeping a tally for the new Palisades development. Please send him a quick email at Chris.shacklett@cor.gov with a simple sentence of oppose the new palisades development. Takes less than 1min.

View Post on Facebook · Edit Email Settings · Reply to this email to add a comment.

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: OPPOSED to Palisades
From: Dusty Wallace <dustydwallace@icloud.com> - Tuesday 05/20/2014 11:02 AM

Just sending a note to say I am opposed to the Palisades addition of more apartments. Thanks!

Dusty Wallace
2218 Eastwood

Sent from my iPhone
Please forgive typos and autocorrect!

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: Palisades Zoning Request (Oppose!)
From: <eofria@tx.rr.com> - Tuesday 05/20/2014 08:57 AM

----- Message from <eofria@tx.rr.com> on Tue, 20 May 2014 9:29:24 -0400 -----

To: chris.shackett@cor.gov

Subject: Palisades Zoning Request (Oppose!)

Chris,
I have been a Prairie Creek resident for over 20 years. I strongly oppose the rezoning request for the Palisades project and agree with the HOA statement. We have already agreed to the 600 units. We DO NOT need an additional 800 apartments!! Enough is enough! The new owner can turn the 20 acres into a park or leave it vacant for now.
Thanks!
Ed Ofria
(214) 502-2115

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: Gail Bayne <gailbayne@yahoo.com> - Tuesday 05/20/2014 11:00 AM

Chris,

I am a resident of the Canyon Creek neighborhood. As a resident, taxpayer, and parent of two children in RISD schools, I am strongly opposed to the rezoning/additional multi-family housing that is being proposed by the Palisades developer.

Thank you for your consideration.

Best regards,

Gail Bayne
403 Ridgehaven Place
(214) 235-6561

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: Pam Hamby <pamandjonhamby@sbcglobal.net> - Tuesday 05/20/2014 12:27 PM

Dear Chris,
My extended family has been in the west Richardson area for over 40 years....we were fortunate enough to be able to join them a short 12 years ago. There have been many changes in those years....mostly for the better, BUT as Richardson/Plano grow...the impact affects us all. Unfortunately, not always for the better. The Palisades development would be an overwhelming addition to this quiet, safe community. And it is deeply concerning that a COR decision to support re-zoning Palisades and add 133% more (lower quality?!) apartments is in the works. It is not what is best for our City....are they looking at the BIG picture? What will it do to the value of our city? Create more traffic, more crime, more litter. We are strongly opposed to this plan and would like our voices be heard! We cannot let GREED get in the way of our quality of life...making changes in *favor* of the developer is a disservice to our tax paying citizens.

Thank you for listening and voicing our concerns.

Sincerely,
The Hamby family

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: heather henderson <heather_henderson77@hotmail.com> - Tuesday 05/20/2014 11:28 AM

As a resident of Canyon Creek, I oppose the new palisades development!

-Heather

To: Chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades - oppose
From: Jaime Boyles <jaimeboyles@gmail.com> - Tuesday 05/20/2014 12:29 PM

Hi Chris,

I wanted to voice my concern and oppose the zoning request change for the Palisades development.

Thank you for coordinating all of this. Please let me know if you need any additional info from me.

Thank you,
Jaime Boyles
11 Creekwood Circle

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc: Liz DAmelio <jimandlizdamelio@att.net>, "Jim DAmelio \(work\)" <JDDAmelio@drs-rsta.com>,
Bcc:
Subject: Subj: Pallisades Re-Zoning
From: James DAmelio <jimdamelio@att.net> - Tuesday 05/20/2014 08:51 AM

Mr. Shacklett,

I will be unable to attend the CPC meeting this evening where the subject matter will be discussed.

Therefore, I am notifying you of my opposition to the re-zoning request. Given the fact this developer was provided almost all of the apartments requested in the last re-zoning, which was deemed necessary to make the development successful, ANY increase in the number of apartments for this development seems out of line with the plan as presented to the CPC and City Council last year.

In addition, considering the number of apartments coming on-line within a few mile radius, this request appears to be excessive, will have an even more negative impact to the traffic situation to the surrounding area, and not benefit us as CURRENT RESIDENTS, or the city, in any manner.

Respectfully,

James D'Amelio
316 Crestover Dr
Richardson, TX 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: Palisades Project Rezone
From: theark1964@aol.com - Tuesday 05/20/2014 02:13 PM

-----Original Message-----
From: theark1964 <theark1964@aol.com>
To: chris.shacklette <chris.shacklette@cor.gov>
Sent: Tue, May 20, 2014 2:10 pm
Subject: Palisades Project Rezone

Chris,
I am a resident of Richardson and have lived in the Canyon Creek development for 31 years. I am also an Architect with licenses in two states.

I generally in support of the Palisades as it currently is zoned...b**ut I am completely opposed to the proposed rezoning** which is being presented to the CPC this evening. I am very concerned about the huge increase in multifamily dwellings being asked for. I am very concerned about the huge increase in multifamily dwellings without any associated commercial. I am very concerned about the impact on the existing street infrastructure of both the existing Palisades project and the proposed rezoning...Campbell Road and US 75 as well as Renner Road and US 75 are already at an overload situation at certain periods of the day. North Collins Road will undoubtedly get severely impacted as Palisades residents and workers try to escape the bottlenecks at Campbell and Renner. I am concerned about the impact this rezoning will have on the City's diminishing water resources. I am concerned that the massing diagrams portrayed on the rezoning request may, in fact produce a very dismal living and working environment for the users of the Palisades development, while at the same time diminishing the quiet tranquility that we currently enjoy in Canyon Creek.

James Mawson

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to Palisades proposition
From: Jamie Campbell <jamiecampbell31@yahoo.com> - Tuesday 05/20/2014 12:37 PM

I am in complete opposition of the Palisades proposition- adding more apartments to the Palisades project. Please include me in the list of opposition.
Thank you,
Jamie Campbell
1115 Wilderness Trl
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades.
From: Jana Dodson <dodson6fam@gmail.com> - Tuesday 05/20/2014 04:18 PM

I oppose re-zoning to accommodate additional multi-family housing.

Sent from my iPhone

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: Jana Lightfoot <lightfoot.jana@gmail.com> - Tuesday 05/20/2014 12:27 PM

Oppose additional increase of apartments.

Jana Lightfoot
M: 214.906.8982

To: "'chris.shacklett@cor.gov'" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: If you are keeping a Tally--Palisades
From: Jay Hawkins <jay.hawkins@thomasrepro.com> - Tuesday 05/20/2014 10:50 AM

I oppose ☺---unless we get a commitment that PCE will expand to accommodate-

Fun Times for you I am sure-

See you tonight—

Thanks,

Jay

Jay Hawkins
Strategic Account Executive
jay.hawkins@thomasrepro.com

Thomas Reprographics, Inc.
2811 Maple Av, Dallas, TX 75201
office: 469-341-1683 / fax: 214-880-0006 / cell: 214-927-7987

Jedd Keith called, (214) 693-5714

Jenny Sanchez to: laura4richardsonmayor, Scott.Dunn, Kendal, steve.mitchell80, marksr, BLTRICH, paul.voelker 05/20/2014 01:00 PM

Cc: Sam Chavez, Chris Shacklett

He resides in Canyon Creek and is attending the CPC meeting tonight and wanted to pass on that he is against the Palisades development.

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades re zoning
From: Jeff <jeff75080@gmail.com> - Tuesday 05/20/2014 11:47 AM

As a 40+ year resident of Richardson and a homeowner in Canyon Creek AND a former support of the proposed Palisades development, we strongly oppose additional re zoning. The developer has now exhibited dishonest intentions and has lost all community support.

- Jeff & Nancy Butler
418 High Brook Dr
Richardson, TX.

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>, "laura.maczka@cor.gov" <laura.maczka@cor.gov>, "bob.townsend@cor.gov" <bob.townsend@cor.gov>, "Mark.Solomon@cor.gov" <Mark.Solomon@cor.gov>, "scott.dunn@cor.gov"

Cc: CCHA Online <info_reply@canyoncreekhomeowners.com>, "jwsharrock@att.net" <jwsharrock@att.net>,

Bcc:

Subject: Palisades Opposition

From: Jeff Sharrock <jeff@g2usainc.com> - Tuesday 05/20/2014 10:24 AM

To the members of the Richardson City Council:

As a Richardson native of almost 50 years, and as a Canyon Creek resident since 1977 and a Canyon Creek homeowner since 1999, I have seen lots of change in the city of Richardson, most of it good, and some of it decidedly bad, such as the recent developments at Palisades.

I am in concurrence with the CCHA and every single resident that I have spoken with that what is going on at Palisades is not in the best interest of our community. The developer is trying maximize his profits at the expense of a wonderful neighborhood. We do not need nor can we support that many more residents in our area. There are not enough parks, trails, and infrastructure to support that number of people. The schools do not have the room to absorb that many more children, esp. with all of the apartments going up in the Collin County portion of the area that feeds into Aldridge.

The additional land what was acquired is zoned commercial. Adding 20 acres does not equate to adding 800 new apartments. The numbers do not work and they go against what we were told originally. I hope that the council acts in the best interest of the city and the citizens that you swore to serve when we elected you and not in the best interests of the bank accounts of a land developer who appears to care about very little else than the bottom line.

I would suggest that the city encourage the developer to set land aside for the use of the city to build a park and green space for all the new residents of the Palisades and to not allow this drastic increase in apartments, but instead allow him to build more single family homes that will add value to our community long term.

Respectfully Yours,

Jeff Sharrock
Director of Operations
G2 International, Inc.
2400 Three Galleria Tower
13155 Noel Road
Dallas, TX 75240
Phone: 972-726-9203
Fax: 972-726-7749
jeff@g2usainc.com
www.g2usainc.com

To: Chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades development
From: jen westover <jd_westover@yahoo.com> - Tuesday 05/20/2014 12:40 PM

I strongly oppose the new Palisades development.

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Vote no to rezone - Palisades City Planning Commission Meeting
From: Jennifer Hageman <jenniferhageman@ymail.com> - Tuesday 05/20/2014 09:04 AM

From: Hageman, Jennifer
Sent: Monday, May 19, 2014 12:55 PM
To: 'laura.maczka@cor.gov'; 'bob.townsend@cor.gov'; Mark.Solomon@cor.gov; 'scott.dunn@cor.gov'; kendal.hartley@cor.gov; 'paul.voelker@cor.gov'; 'steve.mitchell@cor.gov'
Subject: Palisades

No more apartments!! Resident of Cottonwood Estates, teacher for 10 years in RISD, President of the Northrich Neighborhood for two years, active resident of Richardson, parent of four children. Begging for no more apartments. Council, have tried to be understanding about the decisions that are affecting our neighborhoods but this is getting out of control.

I know the Palisades developer submitting a zoning change request without informing our homeowner's association. As you know, the developer has acquired another 20 acres of land and a request to add another 800 apartments bringing his development up to 1400 apartments. At this point I start worrying if this is really going to be a great place to live in 10 years and honestly start thinking about where are other great cities to live that don't have these apartments everywhere you turn.

The property is currently zoned for commercial and zero apartments. I ask that you keep the zoning as such. I am looking at every vote on this regardless of whatever reason you vote because as a whole our neighborhoods(Cottonwood, Canyon Creek, Aldridge and PC) are tired of the apartment rezonings. There are also several thousand apartments being constructed just south of Bush.

Protect our neighborhoods. There is a reason property values are high and people want to live in these neighborhoods. I really feel this is detrimental to the future of these neighborhoods and I will not be voting for city council members that choose to rezone this area in any upcoming elections.

Again thank you to each of you for your continued service to our city.

Jonathan & Jennifer Hageman
Haven, Connor, Ava Claire, & Holland
http://www.backyardimagination.com/

cell: 469.682.8761

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades rezoning
From: Jill Doran <jilldoran@yahoo.com> - Tuesday 05/20/2014 04:53 PM

I am a 26 year resident and tax payer living in the Prairie Creek neighborhood. I strongly oppose any zoning change to allow an additional 800 apartments in the Palisades project.

Regards,

Jill Doran

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: OUR SUPPORT OF OUR CANYON CREEK HOA BOARD OF DIRECTORS POSITION ON THE CURRENT PALISADES REZONING REQUEST
From: "JIM BIGGS" <jim-biggs@att.net> - Tuesday 05/20/2014 09:20 AM

Good Morning Chris,

My Name is Jim Biggs. My wife Carol and I reside at 303 Shady Hill Drive , Richardson. We have been at this address for the past 38 Years and members of the Canyon Creek HOA during this time period. We have received a copy of the Draft from our HOA Board of Directors stating our Homeowners Position on this Palisades Rezoning Request. We also attended the HOA Meeting last night to get a full update on this situation.

We are in Full Support of our Board's Position in this matter. We are very concerned about the impact that this Zoning Request will dramatically impact our Future Property Values in Canyon Creek, our Safety and a major increase in Traffic Congestion in our neighborhood.

On behalf of my wife and myself, Thank You for your review of this most important matter that is of major concern to the 2800 Residents of this wonderful community called Canyon Creek, one of the major neighborhoods in the City of Richardson.

Regards,

Jim & Carol Biggs

jim-biggs@att.net
214-457-0308

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Zoning Request Change for Palisades
From: Jim Sampson <jimsampson1@sbcglobal.net> - Tuesday 05/20/2014 07:38 AM

To the Richardson Planning Commission:

This is to voice my agreement with the CCHA's position, as expressed in President Elect Susan Kassen's letter to the Richardson Planning Commission, not to rezone the additional 20 acres in the Palisades area to allow for an additional 800 apartments to be built at that location.

ENOUGH IS ENOUGH!!!!

Jim Sampson
310 Lawndale Drive
Richardson, TX 75080
214-728-6348

To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: Re: (no subject)
From: JDWPAW@aol.com - Tuesday 05/20/2014 11:09 AM

The Palisades Project regarding the new property and the request to build more apartments.

Jim Wallace

In a message dated 5/20/2014 10:25:12 A.M. Central Daylight Time, Chris.Shacklett@cor.gov writes:

Jim,

Could you please resend the email stating which zoning case you are opposed to.

Thanks.

Chris Shacklett, AICP
Senior Planner
Department of Development Services
City of Richardson
972.744.4249
chris.shacklett@cor.gov

JDWPAW---05/20/2014 08:17:47 AM---I am in favor of the Home Owners position on rezoning.

From: JDWPAW@aol.com
To: chris.shacklett@cor.gov,
Date: 05/20/2014 08:17 AM
Subject: (no subject)

I am in favor of the Home Owners position on rezoning.

Jim Wallace
328 Ridgebriar

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposing Palisades Rezoning
From: "Joanie Robertson" <joanie@executivesinaction.org> - Tuesday 05/20/2014 09:42 AM

Dear Mr. Shacklett,

I reside at 323 Overcreek Drive and wanted to voice my opposition to the Applicant's request to rezone the additional 20 acres to enable an incremental 800 apartments to be built on the larger, combined 80 acre property.

I am in full support of the statement that will be delivered by the CCHA President-Elect at tonight's CPC meeting.

Joanie Robertson

This email is free from viruses and malware because avast! Antivirus protection is active.

Zoning Change

John Martin to: chris.shacklett 05/20/2014 12:00 PM

Chris

I wanted to let you know that we oppose the rezoning of the Palisades project. Our homeowners association worked in good faith to come to agreement on the scope and the developers did not comply with our suggestions. Thanks

John and Kelli Martin
203 Crooked Creek
75080
972-690-0520

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades opposition to the additional apartments
From: John Geeslin <John.Geeslin@stewartorg.com> - Tuesday 05/20/2014 12:59 PM

1 attachment

Apartments near Canyon Creek.pdf

Hi Chris,
I know you've probably received a lot of opposition on the Palisades project, but I think the issue truly is with the sheer number of surrounding apartments that are popping up everywhere. It's getting pretty crazy how many actually surround the neighborhood so special to those in the Canyon Creek area. These decisions impact water, traffic, our schools, resale value, and overall standard of living. We simply to scale back Palisades – perhaps with just more single family homes….
Please note the current apartment figures. Here is what is fairly new and/or being built around us. And all these properties feed into Aldridge and Prairie Creek schools.
CURRENT

- The Pradera (360 Units)
- Marquis at Waterview (528 units)
- Alta Creekside (162 units)
- Homes of Prairie Springs (408 units)
- Block A of Turnpike Commons West (under construction now - 360 units)
- 1st Phase of Post Eastside Campbell/75 (435 Units)

    - That's 2,253 currently

APPROVED

- UTD Phase 1 project has been approved at Synergy/Floyd for UTD grad students, but open for anyone (approx 400 Units)
- Phase 2 of Post Eastside has also been approved (approx 558 units)

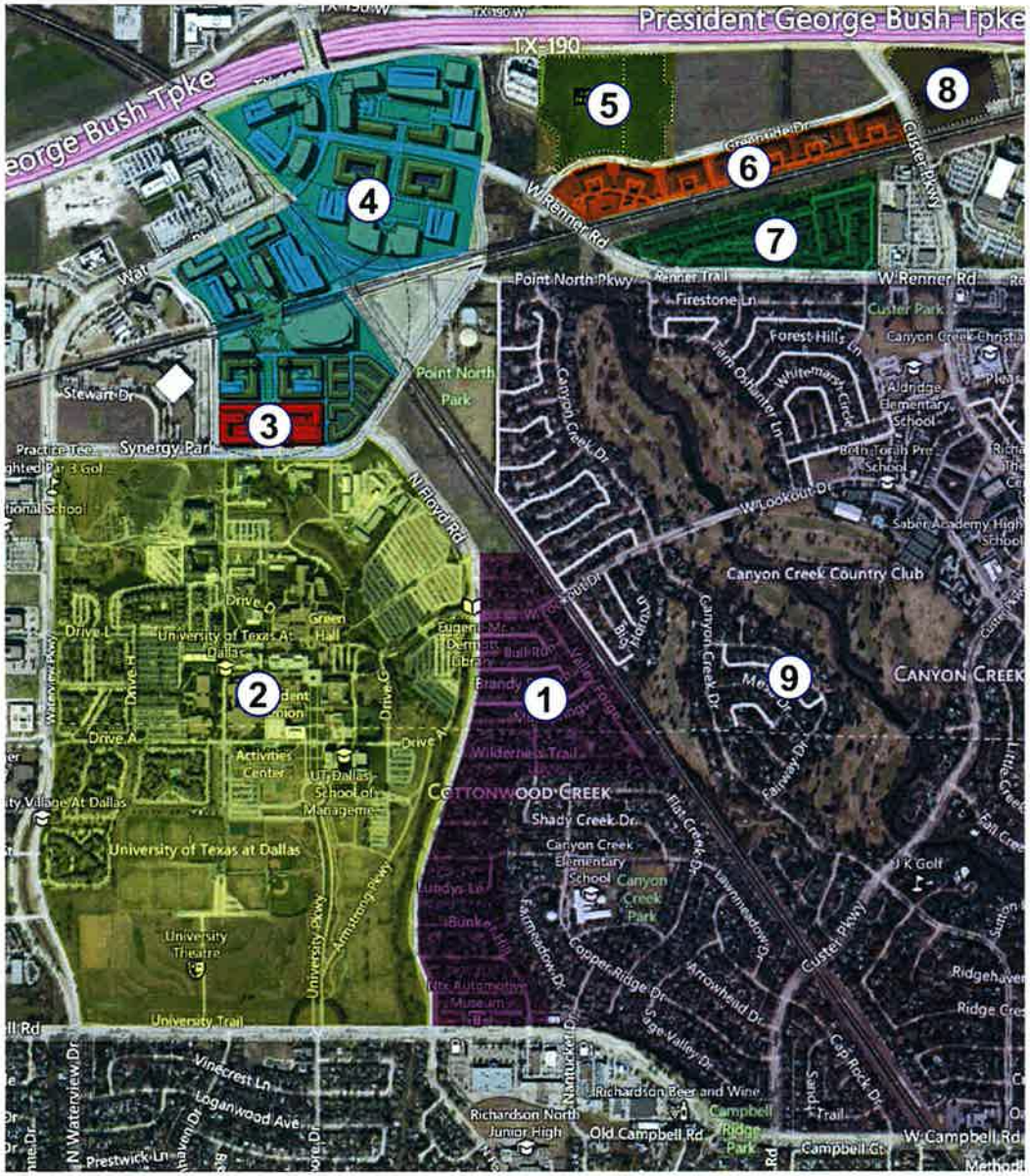
    - So there is another 958 APPROVED and in the pipeline – now we are at 3,211 units

Chris, this is BEFORE considering the (1400 unit) Palisades project and future (and very inevitable) UTD expansion at Renner/Synergy Park. See the attached map to help visually.

Thanks so much for your time and consideration.

-John Geeslin
1133 Bull Run
Richardson 75080

John Geeslin, CDIA+
Senior Account Manager, Dallas/Ft Worth
Direct | 972.652.3264
www.stewartorg.com



1. COTTONWOOD CREEK ESTATES
   302 Single Family Homes
2. UTD
3. PHASE 1 of TOD MASTER PLAN
   400 Units
4. FOLLOWING PHASES of TOD MASTER PLAN
   Number of Units TBD
   Hotel
   Event Center
   Retail
   Office
   Multi-Use
5. BLOCK A of TURNPIKE COMMONS WEST ADDITION
   360 Units
6. THE PRADERA
   360 Units
7. MARQUIS AT WATERVIEW
   528 Units
8. ALTA CREEKSIDE
   162 Units
9. CANYON CREEK
   Single Family Homes

AREA MAP SHOWING SURROUNDING EXISTING AND PROPOSED DEVELOPMENTS

**Not listed - Homes of Prairie Springs (408), Phase 1 Post Eastside (435 units), and recently approved Phase 2 Post Eastside (558 units)

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposed to new Palisades zoning
From: "Koepke, John" <jkoepke@jw.com> - Tuesday 05/20/2014 09:53 AM

Please note our objection.
202 Crooked Creek Dr

Sent from my iPhone
Pardon misspellings and other errors

To: "chris.shacklett@cor.gov." <chris.shacklett@cor.gov.>,
Cc:
Bcc:
Subject: Palisades
From: Joyce Rutherford <nova5962@aol.com> - Tuesday 05/20/2014 04:54 PM

I am opposed to any additional apartments being added to the Palisades development.
Joyce Rutherford

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Re: CANYON CREEK PROPERTY
From: Judy Martin <martinmj@flash.net> - Tuesday 05/20/2014 11:13 AM

Mr. Shacklett,
Sorry I did not mention the name of rezoning we are opposing. It is the rezoning of the Palisades project. Another reason we are opposing is we are already on stage 3 water restrictions and adding more multi family units (approx 800)
Is not going to ease or help us solve our water issues.
Thank you,
Judy and Max Martin
2560 Prairie Creek east
Richardson, TX
Sent from my iPhone
On May 20, 2014, at 10:50 AM, Chris.Shacklett@cor.gov wrote:

Judy,
Could you please resend the email stating which zoning case you are opposed to.
Thanks.
Chris Shacklett, AICP
Senior Planner
Department of Development Services
City of Richardson
972.744.4249
chris.shacklett@cor.gov

<graycol.gif>judith martin ---05/20/2014 09:20:16 AM---Mr. Shacklett, My husband and I have been a homeowner in Canyon Creek for almost 20 years now. And

From: judith martin <martinmj@flash.net>
To: chris.shacklett@cor.gov,
Date: 05/20/2014 09:20 AM
Subject: CANYON CREEK PROPERTY

Mr. Shacklett,
My husband and I have been a homeowner in Canyon Creek for almost 20 years now. And,
prior to that time was a homeowner for another 20 years in Richardson.
My husband and I both support the statement being presented by the CCHA President Elect, Susan Kassen
at the City Planning Commission meeting tonight.
I attended various meetings last year to hear and educate myself on this project.
The zoning permission given last December is more than ample. And as it has now been approved, will
impact our neighborhood greatly.

We hope we can count on you to support the approximate 2800 homeowners in this area.
Thank you,
Judy and Max Martin
2560 Prairie Creek East
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades development
From: Judy Winkler <ljwink@tx.rr.com> - Tuesday 05/20/2014 07:47 AM

After reading the statement presented by Susan Kassan and other information, I also am deeply concerned about the way this project keeps growing and growing. I think that the homeowners assoc. and the city have been more than fair on this issue and that the developer is now taking advantage of this situation. I strongly oppose any increase in building other than what was already approved. Thank you, Judy Winkler, Canyon Creek resident.
Sent from my iPad

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Proposed Palisades Zoning Change
From: Julie Furr <juliesfurr@gmail.com> - Tuesday 05/20/2014 04:37 PM

Mr. Shacklett,

We are against the proposed zoning change for the Palisades development.

Sincerely,

Julie and Scott Furr
325 Woodcrest Drive
Richardson, TX

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades zoning request - AGAINST
From: Julie Toler <jetoler@gmail.com> - Tuesday 05/20/2014 02:58 PM

Hello Mr. Shacklett,

Thank you for listening to the residents who will feel the impact of the Palisades development on our traffic and schools. My husband Bryan and I are against the zoning changes being proposed by the Palisades developer.

Thank you,
Julie Toler
2209 Flat Creek Drive

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Response for Palasides Planning meeting tonight
From: Karen Vaughn <karen@vaughnhome.net> - Tuesday 05/20/2014 10:03 AM

Chris,

I will be getting to the meeting late tonight because of my child's performance. I want to the planning board know that I am against rezoning for any additional apartments to Palasides. There is enough building/planning for apartments west and east on George Bush Freeway, 75, UTD, Plano Road and Renner Road.

Thank you,
Karen Vaughn

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposition to the Palisades Proposed Rezoning
From: Katherine Fell <katfell@me.com> - Tuesday 05/20/2014 12:07 PM

Chris,
I am writing to voice my opposition to the proposed rezoning at the Palisades development. I find it extremely worrisome that their previous traffic studies concluded there would be no effect on traffic, when the problem already stands that it is impossible to get onto the feeder road from Fall Creek during heavier traffic times and taking your life into your own hands on Campbell Road during lunch hour and when up against the speeding UTD traffic.

Can you imagine how awful this will be when there are 1400 housing units and 100's of thousands of square feet of office space and their employees not including the State Farm complex?

My additional concern is the water issues - we already have incrementally decreasing water pressure due to the new developments within the neighborhood and this does not include any mass developments such as Palisades. We already know Texas is running out of water and we have begun pumping water from Lake Texoma, there will be an even bigger impact on the area water supply as well as city water reserves for the entire city.

Traffic and water are the biggest concerns, not including other environmental factors/pollution as well as overcrowding of schools and current businesses.

Thank you,

Katherine Fell
katfell@me.com
214-289-5625
Owner, **Naptime Design, LLC** http://www.naptimedesign.com

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Zoning change
From: Keith McKenzie <kjmckenzie@sbcglobal.net> - Tuesday 05/20/2014 08:43 AM

Mr. Shacklett

I am strongly opposed to the addition of any new apartments regardless of quantity and would like to present the following letter written by Susan Kassen, President-Elect of Canyon Creek Homeowners Association.

Statement to City Planning Commission on May 20, 2014 by Susan Kassen, President-Elect of Canyon Creek Homeowners Association

My name is Susan Kassen, and I am President Elect of the Canyon Creek Homeowners Association, a 2800-home strong neighborhood whose property values, safety and traffic will be directly impacted by the decision you will make tonight. I am speaking to you tonight to oppose the Applicant's request to rezone the additional 20 acres to enable an incremental 800 apartments to be built on the larger, combined 80 acre property. Simply put, the numbers don't add up.

The Palisades has been a hot topic in our neighborhood since last summer. Many people were generally supportive of a mixed use development project that involved office, retail and housing (single- and multi-family) in the proper proportion so the entire development would succeed. The main issue was the location and number of multi-family units, but that was decided by the City Council on December 10, 2013. In that same meeting, the applicant suggested that 600 was the minimum number of apartments to support the recruitment of an "anchor tenant" and keep the retail thriving, etc. Now, a mere six months later, he has come into control of the remaining 20 acres of land on which he plans to put an additional 300,000 square feet of office, but NO additional retail. With ground barely broken and no anchor tenant in place (that is public knowledge), how can there be a need for so many more apartments? The numbers don't add up.

The 20 additional acres now under the applicant's control is a 30% increase in land. The additional 300,000 square feet of new office space is 20% increase over the 1.5 million feet approved by Council. There is 0% change in retail shops to support. Yet, the need for additional apartments is up by a whopping 133%? This doesn't seem to be about the viability of the overall project; instead it's more like maximizing the profitability of the land he's acquired. In short, the numbers just don't add up.

It is abundantly clear from personal conversations between various Board members and our many homeowners, and the social media chatter on our HOA Facebook page and other neighborhood pages, that Canyon Creek is strongly opposed to any new multi-family/apartment beyond the entitlement of 600 approved by Council last December. Our neighbors have legitimate and serious concerns about additional traffic, general neighborhood safety and the long term aesthetics of the proposed apartments, knowing that "premium" building materials can't be used due to projected rent thresholds.
There are literally thousands and thousands of apartments recently built, currently under construction, or entitled by existing zoning, surrounding Canyon Creek—especially the portion of our neighborhood within Collin County.

Again, the Board understands the need for a variety of housing choices to have the overall development succeed; however, at this point there is simply no justification for a 133% increase in apartments, especially on a piece of land that today is not zoned for it today. The Board of Directors opposes the Applicant's request to add any new apartments on the basis the numbers just don't add up. Thank you in advance for your careful consideration as your decisions will impact the property value, safety and traffic in Canyon Creek for decades to come.
End of Statement

Keith McKenzie
972-880-3637

To: "Chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Rezoning
From: Kelly Fassett <puckbunny78@hotmail.com> - Tuesday 05/20/2014 03:10 PM

To the attention of the members of the Richardson City Council, c/o Mr. Chris Shacklett:

We oppose the Palisades rezoning proposition that is currently under review, including any increase in the number of multi-family units the area is currently zoned for. Please include me in the list of opposition.

Sincerely,
Kelly & Brit Fassett
307 Ridgewood Dr.
469-231-8627

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppose Applicants request to rezone
From: Kelly Hibbs <kellyshibbs@yahoo.com> - Tuesday 05/20/2014 05:24 PM

Hi Chris
I am writing to you to share my opposition to the applicants request to rezone. As a resident and a homeowner in Canyon Creek, I fully support, Susan Kassen's statement (President-Elect of Canyon Creek Homeowners Association) to the City Planning commission tonight on May 20, 2014. Statement is referenced below.

Statement to City Planning Commission on May 20, 2014 by Susan Kassen, President-Elect of Canyon
Creek Homeowners Association
My name is Susan Kassen, and I am President Elect of the Canyon Creek Homeowners Association, a
2800-home strong neighborhood whose property values, safety and traffic will be directly impacted by
the decision you will make tonight. I am speaking to you tonight
to oppose the Applicant's request to
rezone the additional 20 acres to enable an incremental 800 apartments to be built on the larger, combined 80 acre property. Simply put, the numbers don't add up.
The Palisades has been a hot topic in our neighborhood since last summer. Many people were generally
supportive of a mixed use development project that involved office, retail and housing (single- and
multi-family)
in the proper proportion so the entire development would succeed. The main issue was
the location and number of multi-family units, but that was decided by the City Council on December 10,
2013. In that same meeting, the applicant suggested that 600 was the minimum number of apartments
to support the recruitment of an "anchor tenant" and keep the retail thriving, etc. Now, a mere six months later, he has come into control of the remaining 20 acres of land on which he plans to put an
additional 300,000 square feet of office, but NO additional retail. With ground barely broken and no
anchor tenant in place (that is public knowledge), how can there be a need for so many more apartments? The numbers don't add up.
The 20 additional acres now under the applicant's control is a 30% increase in land. The additional
300,000 square feet of new office space is 20% increase over the 1.5 million feet approved by Council.
There is 0% change in retail shops to support. Yet, the need for additional apartments is up
by a

whopping 133%
? This doesn't seem to be about the viability of the overall project; instead it's more
like maximizing the profitability of the land he's acquired. In short, the numbers just don't add up.
It is abundantly clear from personal conversations between various Board members and our many
homeowners, and the social media chatter on our HOA Facebook page and other neighborhood pages,
that Canyon Creek is strongly opposed to any new multi-family/apartment beyond the entitlement of
600 approved by Council last December. Our neighbors have legitimate and serious concerns about
additional traffic, general neighborhood safety and the long term aesthetics of the proposed
apartments, knowing that "premium" building materials can't be used due to projected rent thresholds.
There are literally
thousands and thousands of apartments recently built, currently under construction,
or entitled by existing zoning, surrounding Canyon Creek—especially the portion of our neighborhood
within Collin County.
Again, the Board understands the need for a variety of housing choices to have the overall development
succeed; however, at this point there is simply no justification for a 133% increase in apartments,
especially on a piece of land that today is not zoned for it today.
The Board of Directors opposes the
Applicant's request to add any new apartments
on the basis the numbers just don't add up. Thank you
in advance for your careful consideration as your decisions will impact the property value, safety and
traffic in Canyon Creek for decades to come.

Thank you for your consideration.

Kelly Hibbs REALTOR®
Coldwell Banker
Real Estate Solutions
Cell: (469)877-9910
kellyshibbs@yahoo.com

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Proposed Rezoning Palisades 20 acres
From: Thomas Cass <lancecass@sbcglobal.net> - Tuesday 05/20/2014 02:24 PM

Dear Mr. Shacklett,

I am in support of the Canyon Creek Homeowners Association to opposed the rezoning of the Palisades 20 acre addition into further apartment development. As a 38 year residence of the Canyon Creek and Prairie Creek Neighborhood and a Professional Commercial Real Estate Appraiser, I can not believe what the City of Richardson Planning Staff and City Council Members would be in favor of impacting one of Richardson better neighborhoods and its schools. High density apartments at UTD, at George Bush & Custer, State Farm, Collins & Central along with existing units at Campbell & Central and Renner Rd. will negatively impact the Canyon Creek Neighborhood and Schools with more traffic than the streets system can accommodate. Developers don't live here (most live in the Park Cities) and the developments are typically sold to out of state owners, who could less about the neighborhood or schools, thus, leaving local residences and officials to deal with run down units and vacant buildings after all the profit and depreciation is taken by the original developers.

Regards,

Lance Cass
2402 Fairway Dr.
Richardson, Texas 75080
lancecass@sbcglobal.net

To: Chris Shacklett <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Rezoning
From: Lara <elle11127@yahoo.com> - Tuesday 05/20/2014 04:57 PM

Attention City of Richardson City Council:

I am opposed to the rezoning being requested for the Palisades development.

Thank you,

Lara Koen
412 Canyon Ridge
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: CCHA Statement to City Planning Commission Opposing Palisades Rezoning
From: "Chasteen, Larry" <chasteen@utdallas.edu> - Tuesday 05/20/2014 10:09 AM

Chris,

I agree with the CCHA opposition statement shown below. The increase in apartments seem out of portion with the rest of the plans.

Larry Chasteen
2516 Canyon Creek
Professor at UT Dallas
Former Member of the Richardson Planning Commission

From: CCHA Online [info_reply=canyoncreekhomeowners.com@mail50.atl71.mcdlv.net] on behalf of CCHA Online
Sent: Monday, May 19, 2014 10:44 PM
To: l.chasteen@ieee.org
Subject: CCHA Statement to City Planning Commission Opposing Palisades Rezoning

Please visit the following link to read the full text of CCHA's statement opposing the proposed rezoning at Palisades. It will be delivered by CCHA President Elect, Susan Kassen, at the City Planning Commission meeting at 7pm in Council Chambers at City Hall on Tuesday, May 20.

http://canyoncreekhomeowners.com/wp-content/uploads/2014/05/Palisades-Rezoning-CCHA-Statement-May-20-FINAL.pdf

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades development
From: Laura Robertson <laurarobertson4@att.net> - Tuesday 05/20/2014 12:16 PM

Chris,

Wanted to let you know I am opposed to the additional multi family housing being proposed tonight. I am concerned about the traffic & safety of the entire area at Campbell & 75. Between UTD, State Farm & the current palisades development we are building a tremendous number of apartments. I don't want our area to turn into another Spring Valley & 75.

Laura Robertson
214.796.4029
Sent from my iPhone

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: RE: Palisades
From: "Schaefers, Leigh" <Leigh.Schaefers@us.gt.com> - Tuesday 05/20/2014 12:33 PM

Chris,

You probably need my address for my email to count! Its 28 Creekwood Circle, Richardson 75080.

Thanks!

Leigh
Leigh Schaefers | **Audit - Manager**
Grant Thornton LLP
T +1 214 561 2255
E leigh.schaefers@us.gt.com | **W** www.GrantThornton.com
LinkedIn: www.linkd.in/GrantThorntonUS | **Twitter:** www.twitter.com/GrantThorntonUS

From: Schaefers, Leigh
Sent: Tuesday, May 20, 2014 12:31 PM
To: 'Chris.shacklett@cor.gov'
Subject: Palisades
I have heard you are charged with keeping tally of the feedback on the Palisades rezoning. I am opposed to the change in zoning for the Palisades development.

Thank you,

Leigh

Leigh Schaefers | **Audit - Manager**
Grant Thornton LLP
T +1 214 561 2255
E leigh.schaefers@us.gt.com | **W** www.GrantThornton.com
LinkedIn: www.linkd.in/GrantThorntonUS | **Twitter:** www.twitter.com/GrantThorntonUS

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To: "'chris.shacklett@cor.gov'" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades rezone
From: "Ming, Lily" <LilyMing@mhd.com> - Tuesday 05/20/2014 04:07 AM

My family live in Canyon Creek subdivision & we are strongly opposing the applicant's request to rezone the additional 20 acres at Palisades for purpose of additional apartments.
Thanks
The Ming Family
318 Shady Hill Drive
Richardson, TX 75080

****
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To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades rezoning in May 2014
From: Liz D'Amelio <jimandlizdamelio@att.net> - Tuesday 05/20/2014 09:02 AM

Mr. Shacklett,

I am strongly opposing the rezoning for the Palisades (Zone file 14-13 Palisades).
The reasons I am opposing it I don't believe the Developer needs additional 800 apartments and multi-housing.

We are at Stage 3 in City of Richardson at this time. Approving the apartments/multi-housing will cause a danger to our water usage. As well as for the traffic to our Canyon and Prairie Creek area. Putting our children at risk of danger of getting hit by a vehicle.

Please leave the current zoning for the Palisades as it is now for commercial and office usage.

We have an estimated total of 10,000 apartments surrounding the Canyon and Prairie Creek areas that have been approved in the area, this is an excessive amount. It does not benefit the current Residents or the City in any manner what the Developer Mark Jordan is requesting for the Palisades zone file 14-13.

Respectfully,

Elizabeth "Liz" D'Amelio
316 Crestover Drive
Richardson, Texas 75080

Sent from my iPad

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppose the New Palisades Addition
From: Liz Gipson <lizpratt@yahoo.com> - Tuesday 05/20/2014 12:30 PM

Hi Chris,
I understand that you are keeping a tally of all those opposed to the expansion of the new Palisades development. I absolutely am.
Thanks,
Liz Gipson
408 Crestover Circle
Richardson, 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Rezoning
From: "ll20@netzero.net" <ll20@netzero.net> - Tuesday 05/20/2014 03:54 PM

Please do not approve the rezoning of Palisades Rezoning request. We are in agreement of Canyon Creek HOA to not let this happen. we have entirely too many new apartments going up in this area. It will do nothing but down grade the area and bring more traffic. This is a nice living area please do not allow any more apartments in our area. Thank You, Lucia family

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Zone change request for Palisades Development
From: Lyz Worlein <worlein0209@yahoo.com> - Tuesday 05/20/2014 02:32 PM

Greetings, Mr. Shacklett-

I'm writing to tell you that I recently heard about the zone change request for the 800 additional apartments at the Palisades Development. I live in the Canyon Creek neighborhood and am a member of the Canyon Creek homeowners association. ***I strongly urge you to deny this rezoning request.*** 800 additional family units in our neighborhood would cause undue stress on schools, roads, etc. I specifically purchased my house in this neighborhood because most of the surrounding residences were single-family units.

Thank you so much for your time,

Lyz Worlein
(972) 795-3497

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: M David Schaefers <mdschaefers@gmail.com> - Tuesday 05/20/2014 12:52 PM

Dear Chris,

I am opposed to the change in zoning for the Palisades development. I was oppose to the previous change. I don't like the idea of apartments being built there at all. Please express my opposition to the rezoning to the mayor and city council.

Thank you.

David

M. David Schaefers
28 Creekwood Cir.
Richardson, TX 75080

Sent from my iPhone
(214) 864-2286

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades additional development
From: Marita Walsh <walshmarita@att.net> - Tuesday 05/20/2014 12:34 PM

My husband, Bob Walsh, and I oppose the new request for further development of the Palisades Project.
Sincerely,
Marita Walsh
329 Woodcrest Drive
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades - CC HOA Statement to City Planning Commission- 5-20-2014
From: Trish Clark <mtc687@yahoo.com> - Tuesday 05/20/2014 09:58 AM

Good Morning,

We are 30 year resident's of Canyon Creek- We strongly OPPOSE the additional number of multi/family units in the proposed Palisades development.

Plainly speaking....we really do not need anymore apartments surrounding Canyon Creek.

We hope you will make the right decision on this matter & refer back to the December Council approval of 600 units.

Thank you.

MARK AND TRISH CLARK - 323 Canyon Valley - Richardson, Tx. 75080

IN A PERFECT WORLD EVERY PET WOULD HAVE A HOME
AND EVERY HOME WOULD HAVE A PET.....

ADOPT A PET SAVE A LIFE

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Re:
From: mark michael <msquared419@sbcglobal.net> - Tuesday 05/20/2014 11:28 AM

Sorry Chris. I support CCHA's statement opposing the proposed rezoning at Palisades.

Mark Michael
On Tuesday, May 20, 2014 10:25 AM, "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov> wrote:

Mark,

Could you please resend the email stating which zoning case you are opposed to.

Thanks.

Chris Shacklett, AICP
Senior Planner
Department of Development Services
City of Richardson
972.744.4249
chris.shacklett@cor.gov

mark michael ---05/20/2014 08:27:17 AM--- Opposed to applicants request to rezone additional 20 acres. Mark Michael

From: mark michael <msquared419@sbcglobal.net>
To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Date: 05/20/2014 08:27 AM
Subject: Re:

Opposed to applicants request to rezone additional 20 acres.

Mark Michael
419 Pleasant Valley Ln.
Richardson, Texas 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposing Palisades Rezoning
From: "Curry, Marty" <Marty.Curry@nttdata.com> - Tuesday 05/20/2014 09:32 AM

Dear Mr. Shacklett,

I reside at 419 Fall Creek Drive and wanted to voice my opposition to the Applicant's request to rezone the additional 20 acres to enable an incremental 800 apartments to be built on the larger, combined 80 acre property.

I am in full support of the statement that will be delivered by the CCHA President-Elect at tonight's CPC meeting.

Marty Curry

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To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades development
From: mary buck <mary_buck@yahoo.com> - Tuesday 05/20/2014 10:55 AM

To whom it concerns,

We are new homeowners in Canyon Creek. Please note that we oppose the new zoning for more apartment units to be built at the Palisades. We believe there will be plenty of multi-family units already and adding more will only congest the already congested area.
Thank you for your time.

A concerned Richardson resident,
Mary Buck & Michael Mazurek
419 Crestover Cir

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to Palisades
From: Matt Johnson <Matt.Johnson@carecyclemanagement.net> - Tuesday 05/20/2014 07:27 AM

Chris,

This email is a letter of support for the Canyon Creek HOA's opposition to the additional apartments proposed for the Palisades project. Enough is enough.

Thank you,
Matt

--
Matt Johnson
CEO
CareCycle Management
(214) 957-8994
CareCycleManagement.net

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Proposed Rezoning at Palisades
From: Mike & Kathy Dugan <mkcs@swbell.net> - Tuesday 05/20/2014 11:06 AM

Please do not allow the zoning of the Palisades area to be changed to allow a larger number of multifamily units. A 133% increase is out of line. We oppose this request!!!

As residents we made the decision to invest in our property base on the community in which it is located. The current zoning reflects the community we invested in.

Thank you for your consideration,
Kathy Dugan
6 Creekwood Cir.
Richardson, TX 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: CCHOA opposition to Palisades project rezoning request
From: Mike Dugan <mdugan@conveycomputer.com> - Tuesday 05/20/2014 12:12 PM

Members of the City Planning Commission,

I would like to voice my opposition to the proposed rezoning request for the Palisades project. As mentioned in the statement sent to the Planning Commission by the Canyon Creek Homeowners Association (CCHOA), this request if granted would greatly increase the multi-family housing component of the project. I agree with the CCHOA assertion that this increase would have a negative impact on traffic, safety and thereby the property values of my neighborhood.

I understand the desire to develop the property such that it will be profitable to all, but I feel that the developer should be held to the retail and single/multi-family housing ratios that they agreed to when the original zoning requests were passed last year.

Please do not let the desire for a short term injection of tax income, force us to settle for a deal that will be a long term detriment to the community.

Thank you for your careful consideration of this matter.

Mike Dugan
Canyon Creek resident and member of CCHOA

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Rezoning
From: MKoen Other <koen14410@gmail.com> - Tuesday 05/20/2014 04:49 PM

Attention City of Richardson City Council:

I am opposed to the rezoning being requested for the Palisades development.

Mike Koen
412 Canyon Ridge
Richardson, TX

To: Chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades
From: Mollie Romness <mollieromness@gmail.com> - Tuesday 05/20/2014 11:25 AM

I oppose the new Palisades development.
Mollie Romness

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades development
From: N Jo <jones.clan@gmail.com> - Tuesday 05/20/2014 04:15 PM

I oppose the new Palisades development.
Nathan Jones

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades
From: Neil And Shelley Fyfe <fyfesnak@gmail.com> - Tuesday 05/20/2014 03:35 PM

Dear Mr. Shacklett,

I am writing as a resident of Cottonwood Creek Estates in Richardson to express my opposition to the revisions to the Palisades project to be discussed tonight at the City Planning Commission meeting, specifically as it relates to the increases in multi-family housing.

Best regards,
Neil Fyfe
1130 Mill Springs
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades rezoning
From: Niki Hawkins <webhawks2001@yahoo.com> - Tuesday 05/20/2014 11:30 AM

Please add us to the Canyon Creek residents that are against further rezoning to incorporate more apartments into the Palisades Development.

Thank you,
Niki & Andrew Hawkins
214-923-0455
519 Sage Valley Drive

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades rezoning
From: Nikki Bausbacher <nikkib@protolink.com> - Tuesday 05/20/2014 11:34 AM

Hi Chris -

As a homeowner in Canyon Creek for over 19 years, I am opposed to the rezoning request for more mulit-family housing due to the 20 acres the developer recently acquired. We are being bombarded by apartments to the north, west and east of Canyon Creek. What this city needs is more single story, single family housing. NOT APARTMENTS.

I truly hope the CPC does the right thing tonight and denies the request for rezoning.

Respectfully,
Nikki Bausbacher
2432 Canyon Creek Drive

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Additional apts. for Palisades project
From: Olena Reid <BobReid46@att.net> - Tuesday 05/20/2014 04:00 PM

I would like to express my strong opposition to the additional 800 apts now being requested for the Palisades project. Thank you,

Olena Reid
2605 Stoneleigh Circle
Richardson, Texas. 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: AGAINST Palisades Rezoning
From: Patty Bouma <griffinpatty@yahoo.com> - Tuesday 05/20/2014 11:12 AM

I am a Canyon Creek resident and I am AGAINST any further rezoning of Palisades to accommodate more apartments. I know you will probably get a lot of correspondence on this topic, so if you don't read this email in its entirety I hope you will at least read my first paragraph.

I am a Raytheon employee and I am ecstatic that my campus is moving to the new Cityline development which is only two miles from my house. I am glad our city is drawing businesses and new development but there seems to be an inordinate amount of apartment buildings going up. Raytheon's announcement of our move stated the average commute for employees will remain the same so it is my opinion that the move to Richardson will not necessarily mean Raytheon employees will be looking for apartments. While I realize there may be a need for additional housing and apartments as new businesses emerge, I have to wonder has enough analysis been done to determine what kind of housing will be sought? I have known several coworkers over the last few years looking for homes in or near Richardson, but no one ever talks about looking for an apartment…they're usually looking to get out of the one they already have. One coworker told me just three months ago that the search had been difficult since, according to his realtor, State Farm was buying up a lot of homes in the Richardson/Garland area in preparation for its move here. Knowing all this, I look around now at all the cheap apartment buildings going up and I am dismayed at the lost opportunities for additional housing developments.
Canyon Creek is not just valuable to its home owners; its uniqueness is important to Richardson as a community. I am concerned our city is going to destroy the aesthetic value of one of its best neighborhoods and lose some of its own appeal by concentrating too many apartment buildings in the area. Although I am a Texas native, I spent 15 years in Colorado and can tell you that we Texans do a poor job of city planning in comparison. After leaving a city with 850 miles of recreational trails, we chose Canyon Creek because it was the closest neighborhood that resembled what we had left. It has all the advantages of living in the city but it is tucked in an area with lots of wildlife and nature and is one of Richardson's few escapes from the concrete jungle that is the Dallas metroplex. Please protect it! The real estate surrounding the University of Denver was known for its parks, homes and gentrification of older homes, not for its apartments. The market drew people in. I would love to see the same kind of environment grow up around UTD!
The property on Palisades is desirable not only because of its location but also because it is one of the few remaining parcels of available land. Why does the city seem to be accommodating a builder who has no interest, other than financial, in our community? I've heard rumors there may be some concern the developer will walk away if he is not allowed to rezone the land to his specifications. If there is any truth to that, why can't the city let him? Surely there is another developer or even another corporation interested in building a more suitable complex there. Surely there is enough time to make a decision that is truly in the city's best interest.
Thank you for your time and consideration. Please vote AGAINST another zoning change.
Patty Bouma
213 Crooked Creek Dr.
Richardson, TX 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades
From: Peter Archbold <rparchbold@gmail.com> - Tuesday 05/20/2014 09:54 AM

We have lived in Canyon Creek for almost 20 years.
It is a nice place to live and raise a family.

I could reiterate much of what our homeowners association has already said about the Palisades request for more apartment units.
However, they said it well.

Quite simply, you should stick with your original approval of number of units, and not bow to any pressures brought by developers.

Stand strong, don’t be bought off by the big money…
We wouldn’t like it.

peter and Judy Archbold
2516 Big horn lane

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: FW: Email to Chris
From: "Susan Kassen" <susan.kassen@gmail.com> - Tuesday 05/20/2014 04:32 PM

Please see email below from Canyon Creek resident.

From: Phyllis Holton [mailto:pbh418@gmail.com]
Sent: Tuesday, May 20, 2014 10:00 AM
To: Susan Kassen
Subject: Email to Chris

I tired to e mail a note to Chris, but it didn't go through.

This is my e mail, and maybe you can send it.

I have been a Canyon Creek homeowner for 40 years, and our neighborhood has developed into one of the most desirable neighborhoods in Richardson. It is very important to protect this area, and I agree with the Board of Canyon Creek Homeowners, that the rezoning for additional apartments in the Palisades project is not in the best interest for the Canyon Creek/Prairie Creek area, and will affect our property values greatly. Like the board has researched, the numbers do not add up, and additional apartments in such close proximity will affect the adjacent neighborhoods.

I sincerely ask for reconsideration of the rezoning for additional apartments.

Phyllis

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades development
From: Preethi <preethi.clan@gmail.com> - Tuesday 05/20/2014 04:13 PM

I oppose the Palisades development.

Preethi Jones

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades development
From: Rachel Castro <thelolacapola@sbcglobal.net> - Tuesday 05/20/2014 11:41 AM

I strongly OPPOSE the request for rezoning of the additional 20 acres recently acquired for the new Palisades development.

Sincerely,
Rachel Castro
7 Pebblebrook Cir
Richardson, TX 75080

Sent from my iPad

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades zoning request
From: "Ray & Rosemary McMahon" <rayandrosemary@gmail.com> - Tuesday 05/20/2014 09:03 AM

This is to inform the city of Richardson of my strong opposition to the construction of additional multi family housing units in the Palisades area of north Richardson. North Richardson was recently cited by the DMN as being the third most desirable community in the entire DFW area. Don't screw it up

To: Chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposition to Palisades rezoning
From: Rebecca Ballard <rebecca.m.ballard@gmail.com> - Tuesday 05/20/2014 11:51 AM

Hi Mr. Shacklett,

As a resident of Canyon Creek, I am highly concerned about potential changes in zoning for the Palisades development. There are already a large number of apartments being built in the Aldridge Elementary attendance area and a massive increase to the numbers of apartments in the area is not appropriate for that and other infrastructure reasons.

I am highly opposed to the Palisades re-zoning and hope to have the support of the COR.

Thanks.
Rebecca Ballard
4 Doral Place
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: No to Palisades rezoning!
From: Rebecca Sheddrick <twigshed@yahoo.com> - Tuesday 05/20/2014 12:52 AM

The original 600 apartments that were approved will already add too much traffic to Collins and students to Aldridge. 1400 is far too many to add to an area already filling up with apartments! And does the developer plan to offer up some land and funds for another school to support that many additional children?

Rebecca

"The only kind of love that ever fills you is the love you give. -David Wilcox"

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Oppose
From: Stephanie Butler <savagebutler@gmail.com> - Tuesday 05/20/2014 10:54 AM

My husband and I oppose the Palisades development. Thank you, Robert and Stephanie Butler

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppostion to Proposed Palisades Rezoning
From: ROBERT D BARNES <rbarnes950@sbcglobal.net> - Tuesday 05/20/2014 08:12 AM

My name is Robert Barnes. I live at 305 Meadowlark Drive, Richardson, TX. As a resident of Canyon Creek since 1985, I have seen many changes to the neighborhood over the years. There has been much real estate development - not all which has been to the liking of Canyon Creek residents. But at least it has been somewhat reasonable. The proposed zoning changes to the Palisades development are simply not reasonable.

I fully support the stand of the board of the CCHA in this matter and expect the city council and city staff to consider it carefully. The long lasting effects of this kind of development will be felt by Canyon Creek homeowners long after the developer has moved on.

Thank you for your consideration,

Best Regards,

Robert Barnes

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to Palisades project
From: Shelley Fyfe <papeshfyfe@yahoo.com> - Tuesday 05/20/2014 11:02 AM

Dear Mr. Shacklett,

I am writing as a resident of Cottonwood Creek Estates in Richardson to express my opposition to the revisions to the Palisades project to be discussed tonight at the City Planning Commission meeting, specifically as it relates to the increases in multi-family housing.

Best regards,
Rochelle Fyfe
1130 Mill Springs
Richardson, Texas 75080

To: Chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Zoning File 14-13 - Palisades
From: Ronald van Vliet <ronald.a.vanvliet@gmail.com> - Tuesday 05/20/2014 11:30 AM

Chris,

I am a resident in the Canyon Creek neighborhood. I strongly oppose any rezoning that increases MF housing for the Palisades project.

-Ron
214-417-3103

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to Palisades
From: Sandhya Seshadri <ss1q03@yahoo.com> - Tuesday 05/20/2014 01:09 PM

Hi Mr. Shacklett,
I reside at 2702 W Prairie Creek Dr, and I am opposed to the zoning change for Palisades requesting 800 more multi-family units. We have way too many apartments in the area.

There is a shortage of homes in the area, which is why home sales are falling... there are not enough homes available to sell. What we need is more single family housing for businesses like State farm, and not more multi-family.

# of apartments near Palisades.... as you can see below we have plenty!!!!!!!!! TEN THOUSAND + is a BIG NUMBER. We need to think about the impact to traffic, and water supply!!!

Apartment Name	Total # of units	Totals by area
Currently occupied		
Alta Creekside	162	
Pradera	360	
Marquis at waterview	528	2334
Prairie creek villas	464	
Royal Arms and Pepper Place guestimate	300	
Villas or prairie springs	520	
Along 75 on the East side		
Post Eastside (75@Campbell)	435	756
AMLI Galatyn Station	321	
In Construction		
Bush 190 between Custer & Waterview/Independence	522	930
Collins and Alma Road - GreenVue	408	
Approved for builds		
Eastside Phase II (Campbell/Greenville)	558	1158
Palisades	600	
3 areas of the BUSH/Dart rail station (5175 Multi-family units) :		
North of Renner between 75/DART	1250	5575
North of Renner between DART and Plano road	2000	
North of Renner between Plano Rd & Wyndham lane	1925	
UTD Northside for student housing	400	
	10753	

Best Regards,
Sandhya Seshadri (972) 978-6919

To: <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppose Palisades Development
From: "Sarah Jager" <Sarah.Jager@businesswire.com> - Tuesday 05/20/2014 11:56 AM

I vehemently oppose the Palisades development.

Sarah Jager
1130 Brandy Station
Richardson, TX 75080
sarah.jager@gmail.com

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To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Pallisades Development
From: Scott Silverthorn <SSilverthorn@veritexbank.com> - Tuesday 05/20/2014 08:40 AM

Chris, good morning. My wife and I (Scott and Lisa Silverthorn) live at 322 Oakcrest Dr. in the Prairie Creek neighborhood. We opposed the first re-zoning in December and most definitely oppose this catastrophe. This was my fear the first time around, as the project is slowly changing from a multi-use development into a large multi-family development. For those that say this won't change the schools is absolutely crazy.

Thanks,

Scott Silverthorn

To: Chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: I oppose Palisades
From: marketing@usahostnet.net - Tuesday 05/20/2014 12:12 PM

Hi Chris,

I spoke to you last fall with round 1 of the Palisades issues. Thanks again for your help then.

I oppose the expansion of the Palisades development.

I specifically oppose
a) the drastic increase in the number of multi-family units, and
b) the lack of any controls or mechanisms to ensure the developer actually builds the office buildings and not just the housing.

Why not require the building of at least three of the new office buildings before allowing any housing?

From observing the development of the impressive StateFarm complex, and the near-simultaneous development of the high-rises there along with the multi-family units, it seems like it would be reasonable to require the big investment at the front end of the development, and not as a "maybe yes, maybe no" future phase that may come after building hundreds of housing units.

The GFF speaker made the point several times last fall that we should all be impressed with the deep pockets of the developer. Then why is the housing the phase 1 of this project and not the office buildings? I am not impressed. The ability to produce dozens of cut-and-paste spec sheets does not mean anything. We need firm written actionable requirements and controls in place to ensure the buildout of the non-housing portions of the development.

Respectfully,

Scott Dye
305 Fall Creek Drive
Richardson, Texas 75080

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: "Scott McPherson" <scott235@att.net> - Tuesday 05/20/2014 08:28 AM

Dear Chris;

I wish to express my staunch opposition to the expanded scope of the Palisades development in Richardson. Opting for apartments instead of single family may draw young people to the area and serve their housing needs for now but once they start families and school, where will they go? They will go North to McKinney and Frisco for modern single family homes with new schools. Our schools in RISD and PISD will be taxed to handle the additional students. Rent levels will be pressured leading to decay of existing apartments.

I am completely in favor of developing the Palisades area but I can look at the East Side development and see the future if the expanded plans are approved. East Side was touted as a Watters Creek type development when proposed but morphed into an apartment complex with a Breast-raunt and a parking problem. Too many apartments, not enough families to support the businesses and a stark, concrete island that is dead after 6:30 pm.

Please don't put another East Side in Richardson!! Look at II Creeks for a model of neighborhood mixed use. Keep Canyon Creek family oriented and balanced. There are thousands of apartments slotted for the new State Farm development. Is there really a market for the additional 133% increase in apartments? Will there really be retail and restaurants to keep people in Richardson? Do not approve the expansion without specific language regarding retail and restaurant details.

I support the position of the Canyon Creek Homeowners Association to **oppose** the Applicant's request to rezone the additional 20 acres to enable an incremental 800 apartments to be built on the larger, combined 80 acre property.

I expect my representatives, including Mayor Maczka, to heed the wishes of their constituents.

Best Regards,

Scott R. McPherson
235 High Brook Dr.
Richardson, TX 75080
972-768-6966

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Opposition!
From: Amy Vicknair <amyvicknair@sassafrasdesign.com> - Tuesday 05/20/2014 12:10 PM

Chris,

Quick note to let you know that my husband and I are very much in opposition to the new Palisades development!

If you need anything further from us please let us know.

Seane and Amy Vicknair

Sent from Amy Vicknair at Sassafras Furniture and Design

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposition to the palisades development
From: Shelly Levy <shelster44@gmail.com> - Tuesday 05/20/2014 11:27 AM

I oppose the new palisades development.

Shelly Levy

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc: Jack Hardeman <wph1836@yahoo.com>,
Bcc:
Subject: Palisades Development
From: Sherri Hardeman <sherri.hardeman@mcggroup.com> - Tuesday 05/20/2014 11:16 AM

Dear Chris,

I am highly opposed to the Palisades re-zoning from traffic, safety, and home value integrity perspectives, not to mention the potential over-crowding of our neighborhood schools.

Thank you,

Sherri Hardeman

MONTGOMERY COSCIA GREILICH LLP
Certified Public Accountants
2500 Dallas Parkway, Suite 300
Plano, TX 75093
972-748-0316 direct
972-748-0700 fax
972-800-1922 cell

The Dallas Morning News TOP 100 PLACES TO WORK 2012

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To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: Sherri Hawkins <sherrih@donherring.com> - Tuesday 05/20/2014 12:03 PM

Hey Chris,

Just wanted to let you know I am opposed to the additional request from the Palisades development for more multi family zoning.

Thanks!
Sherri

Sent from my iPhone

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: OPPOSED
From: Stephanie Davenport <snhroza@hotmail.com> - Tuesday 05/20/2014 08:01 AM

I am writing to express my OPPOSITION to the Palisades request for rezoning to add 800 additional apartments to our beloved area.

Absolutely UNNECESSARY!

Thank you,
Stephanie Davenport

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppose additonal Palisades apartments
From: Stephanie Ortega <stephanie.ortega@sbcglobal.net> - Tuesday 05/20/2014 03:06 PM

Hello Chris,

I would like to express my concern over the additional apartments for the Palisades development. I share my Canyon Creek Homeowners Association view of opposition to the additonal apartments.

Thank you,
Stephanie Ortega

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppose Zoning Change
From: Stephanie <stephanie@onebigdoor.com> - Tuesday 05/20/2014 04:14 PM

Chris-I am unable to attend tonight's zoning meeting. I wanted to let you know that I OPPOSE the proposed zoning change for the Palisades project.

Stephanie Stibor
321 Ridge Crest Dr.
75080

Sent from my iPhone

To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: Re: Opposed
From: Joanie Scott <scottje4@yahoo.com> - Tuesday 05/20/2014 12:16 PM

Palisades Zoning Change - Opposed
Steve & Joanie Scott
5 Round Rock Circle
On May 20, 2014, at 11:57 AM, Chris.Shacklett@cor.gov wrote:

Could you please resend the email and state what case you are opposed to.

Thanks.

Chris Shacklett, AICP
Senior Planner
Department of Development Services
City of Richardson
972.744.4249
chris.shacklett@cor.gov

<graycol.gif>Joanie Scott ---05/20/2014 11:57:05 AM---Steve and Joanie Scott Round Rock Circle

From: Joanie Scott <scottje4@yahoo.com>
To: Chris.shacklett@cor.gov,
Date: 05/20/2014 11:57 AM
Subject: Opposed

Steve and Joanie Scott
Round Rock Circle

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: ZF 14-13 Palisades SW of Central Expy. & Palisades Creek Blvd. - OPPOSED
From: <stevef89@tx.rr.com> - Tuesday 05/20/2014 05:05 PM

Chris,

We are opposed to the proposed increase of multi-family housing at the Palisades development.

Sincerely,
Steven & Amy Free
324 Robin Way

To: <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: RE: Opposed!
From: "Tiger Advertising | Susan" <susan@tigeradvertising.com> - Tuesday 05/20/2014 11:47 AM

Most definitely opposed to the new palisades development.
Thank you, Susan Fellers

From: Chris.Shacklett@cor.gov [mailto:Chris.Shacklett@cor.gov]
Sent: Tuesday, May 20, 2014 11:45 AM
To: Tiger Advertising | Susan
Subject: Re: Opposed!

Susan,

Could you please stated which case you are opposed to?

Thanks.

Chris Shacklett, AICP
Senior Planner
Department of Development Services
City of Richardson
972.744.4249
chris.shacklett@cor.gov

"Tiger Advertising | Susan" ---05/20/2014 11:14:27 AM---Thank you, Susan Fellers,Concerned Canyon Creeker

From: "Tiger Advertising | Susan" <susan@tigeradvertising.com>
To: <Chris.shacklett@cor.gov>,
Date: 05/20/2014 11:14 AM
Subject: Opposed!

Thank you,
Susan Fellers,Concerned Canyon Creeker

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Rezoning on Agenda Tonight
From: tjtoynbee <tjtoynbee@sbcglobal.net> - Tuesday 05/20/2014 08:46 AM

Hi Chris,

I am writing to you too voice my opposition to the rezoning of the Palisades property that is on the agenda tonight. I was opposed to the initial rezoning, but this just angers me. The developer was trying to sneak this by the community. He wants to get those apartments one way or another.

There are so many reasons that this is bad for Richardson not just the Canyon Creek neighborhood. However, between the mixed use approved at UTD, the second phase of East Side, State Farm complex, and apartments near George Bush, Canyon Creek will be surrounded. Traffic on Central, Renner, Bush and Campbell just to name a few will come to a standstill. Our infrastructure cannot handle so many cars/people in such a small area. Not to mention city services like water which will be a major concern. With all the new "mixed use" (read apartments) development, Richardson is becoming a transient city and not a place where people want to put down roots. We are losing our neighborhoods. The developer does not care about this. He will be long gone by the time the mixed use concept has met its lifespan which is short. Now, Richardson is a place that people want to come back to raise their families and we win awards for the quality of our neighborhoods and city. That quality of life is leaving with every gigantic mixed use development. Short term, it may be beneficial from a tax dollar stand point, but long term it is ruining our city.

Frankly, I don't buy the argument that people are moving to Texas by the millions and I don't care. They will find a place to live whether in Richardson or not. Who wants to live with thousands of people on top of you? This overcrowding will drive people away. Also, who wants to live in a concrete jungle? We used to have Plano for that.

I am not opposed to change, but this is the beginnig of a bad downward spiral for the entire city. You are taking away the best qualities of Richardson and nobody will want to live here and will then leave by the millions.

Sincerely,
Tammie Toynbee

Sent from my Verizon Wireless 4G LTE smartphone

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades request for additional apartments
From: Teri Riha <terianneriha@gmail.com> - Tuesday 05/20/2014 05:52 AM

I am absolutely opposed to additional apartments being approved.

Sent by Teri Riha

Be soft, don't let the world make you hard.

To: <chris.shacklett@cor.gov>,
Cc: <tbfancher@gmail.com>,
Bcc:
Subject: Palisades zoning change opposition
From: <Amanda.Fancher@hcahealthcare.com> - Tuesday 05/20/2014 03:27 PM

Dear Sir,
Please include mine and my husband's name in your tally of Canyon Creek residents who oppose the zoning change for The Palisades development.
Regards,
Thomas and Amanda Fancher
240 Shady Hill

Amanda Fancher
Physician Outreach
214-598-6384

Medical City
Specialists. In life.

Medical City Children's Hospital
Specialists. In children.

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Zoning File 14-13 (Palisades) Opposition
From: "Tom Benson" <benson@zodiacspirits.com> - Tuesday 05/20/2014 02:48 PM

Chris –
I reside at 205 High Canyon Court in Richardson where my family has lived for the past 22 years. I am writing to voice my **strong opposition** to the outrageous request by GFF Planning and JP Realty partners for a new request for rezoning the Palisades Development which includes the construction of *an additional* 800 apartment units (Zoning file 14-13) bringing the total in the development to 1,400 units.
My concerns - which I believe are shared with the overwhelming majority of residents in the Prairie Creek and Canyon Creek neighborhoods) which are immediately adjacent to this proposed development, (and also shared by Canyon Creek Homeowners Association) include the following:

1. **Existing and planned multi-family density in the immediate area** – While I think most people acknowledge the tremendous growth and development that is underway in this part of Richardson, it seems the number of multi-family developments within a two mile radius of Palisades in place or planned has gotten out of control. While I don't have access to the existing number of units this represents, I do know that this includes: Eastside, CityLine, AMLI Galatyn, Pradera, Homes of Prairie Springs and others - plus the 600 units already approved for Palisades. Do we really need more?

2. **Traffic** – While I see the developer has commissioned another traffic study which indicates there will be minimal adverse impact on increase traffic, especially during peak traffic periods – I find this hard to believe. Already today the intersections of Campbell and 75 and Renner and 75 are overloaded. What will happen once the enormous State Farm complex is completed? (And Raytheon on top of that!)

3. **Transit Oriented Development???** – In granting the developer's request for the initial round of apartments six months ago, Mayor Maczka rationalized her departure of her campaign promise from "no new apartments in our neighborhoods" to making an exception for "'transit oriented developments". Yes, *as the crow flies* there is a DART station approximately ¾ of a mile from the proposed apartments. The reality is that there is no pedestrian access from the development to the station (short of a 1 mile walk and risking your life on the Galatyn Overpass which has no sidewalks) and on top of that there is no parking at this particular station.

4. **Impact on adjacent neighborhoods and schools.** There is no question that 1,400 apartments located within a few hundred feet of an established neighborhood will have an adverse impact on traffic (there will be significant 'cut-through' traffic), noise, crime, schools, etc. Mr. Good of GFF Planning in one of his presentations for the original zoning request change said he envisioned a "24/7 entertainment environment". This is 250 feet from my house. Not exactly what I had envisioned for my neighborhood.

I, like most residents in my neighborhood, understand that development for Palisades has been inevitable. But **any** additional apartments over the zoning exception that has already been granted is unacceptable. The developer's interest does not lie with the community that we have all been a part of – it lies with return on investment. I hope that you and the Planning Commission will consider the detrimental impact this can have on our community as opposed to the short sighted perspective of increased tax revenue from yet more apartments – whether it be the 600 additional requested or any compromise that varies from the recently amended zoning.

Tom Benson
205 High Canyon Court
Richardson, TX 75080

To: "'chris.shacklett@cor.gov'" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Application to rezone additional 20 ac for 800+ multi-family
From: Trey Andrews <tandrews@VALHI.NET> - Tuesday 05/20/2014 07:54 AM

I am opposed to the Applicant's request to rezone the additional 20 acres to enable an incremental 800 apartments to be built on the larger,
combined 80 acre property and ask the Planning Commission to deny the request.

Trey Andrews
307 Overcreek Dr.
Richardson, TX 75080
972-671-4144

To: "'chris.shacklett@cor.gov'" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: Trey Bayne <TBayne@TheMBGroupLLC.com> - Tuesday 05/20/2014 11:47 AM

Chris,

I am a resident of the Canyon Creek neighborhood. As a resident, taxpayer, and parent of two children in RISD schools, I am strongly opposed to the rezoning/additional multi-family housing that is being proposed by the Palisades developer. I find it shocking and underhanded that the city approved the first Palisades plans with some 600 apartments, while being strongly contested by the bordering neighborhood of Canyon Creek, only to come back a few months later in a second, less publicized CPC meeting to get REZONING for an additional 800 apartments. We all know that our RISD schools CAN NOT handle the influx of new families, but it appears the city's governmental officials are willing to override the well being of our family and children for a mere business "win".

Thank you for your consideration.

Best regards,

Trey Bayne
403 Ridgehaven Place
(972) 365-1487

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Project
From: Tricia Lewandowski <tab395@sbcglobal.net> - Tuesday 05/20/2014 04:35 PM

I don't believe 800 additional apartments are a quality amendment to the Palisades Project as that density is not conducive to the infrastructure in place.
The charm of the Canyon Creek neighborhood will definitely be diminished.

Tricia Lewandowski
Canyon Creek resident

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposing Palisades Rezoning
From: vic@veracityinc.com - Tuesday 05/20/2014 08:37 AM

I am an owner in Canyon Creek HOA, and I don't think the 600 apartment rezoning request for Palisades is a good use of the area. Please ask the city council to oppose this request, but I am all for the original mixed use proposal as previously requested and approved by the City.

Thank you.

Victor Bosnich
435 Ridge Crest
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: whitney parrish <whitparrish@hotmail.com> - Tuesday 05/20/2014 10:36 AM

I am opposed to the addition of 800 multi-family units regarding Palisades development.

Whitney Parrish

Sent from my iPhone

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Opposition
From: Cyndy Silverthorn <CSilverthorn@crowholdings.com> - Tuesday 05/20/2014 10:11 AM

Hi Chris,
I wanted to reach out and notify you that we are in opposition of the additional 800 multi-family unit addition in Palisades. We were in opposition of the original 600 multi-family units originally, so obviously we believe the 1400 is unacceptable. We believe the impact of this many multi-family units to our roads, schools and creeks will be devastating to the community. It is my understanding that we currently have 11,322 multi-family units in the Richardson sub market with 878 units currently under construction. The State Farm development is at the Bush/Central exchange and is on the Dart Rail which is a transit oriented development. A development that fronts Central Expressway where all traffic coming north will need to exit Renner Road and come back to the property with the majority of traffic using Collins Road will make our neighborhood traffic outlandish. The last large undeveloped parcel in Richardson deserves better than this. We need parks, schools and green areas more than we need pristine homes surrounded by massive multi-family developments. . The last large undeveloped parcel in the city of Richardson deserves more than this and so do the residents of Prairie Creek/Canyon Creek.

Thank you,
Will & Cyndy Silverthorn
2214 Ridge Crest Dr
Richardson, TX 75080

Cyndy Silverthorn | Crow Holdings Capital Partners | 3819 Maple Avenue | Dallas, Texas 75219
Direct Phone 214.661.8298 | Cell Phone 214.498.5574 | Fax 214.445.0890 | csilverthorn@crowholdings.com | www.crowholdingscapital.com

Confidentiality Notice: The information contained in this communication (including any attached file(s)) is confidential, proprietary, and/or legally privileged and is intended only for the use of the addressee(s). Refer to the attached web link for important legal and regulatory information: http://www.crowholdingscapital.com/email-disclaimer.

To: Sherri Hardeman <sherri.hardeman@mcggroup.com>,
Cc: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Bcc:
Subject: Re: Palisades Development
From: Jack Hardeman <wph1836@yahoo.com> - Tuesday 05/20/2014 11:43 AM

Hello Chris,
I too am opposed to further Palisades rezoning requests.
Thanks,
William Hardeman

On May 20, 2014, at 11:16 AM, Sherri Hardeman <sherri.hardeman@mcggroup.com> wrote:

> Dear Chris,
>
> I am highly opposed to the Palisades re-zoning from traffic, safety, and home value integrity perspectives, not to mention the potential over-crowding of our neighborhood schools.
>
> Thank you,
>
> *Sherri Hardeman*
>
> <image001.jpg>
> 2500 Dallas Parkway, Suite 300
> Plano, TX 75093
> 972-748-0316 direct
> 972-748-0700 fax
> 972-800-1922 cell
>
> <image002.png>
> <image003.png>
> Treasury Circular 230 Disclosure - To comply with requirements imposed by the Internal Revenue Service, we inform you that any tax advice contained in this written communication (including any attachment) is not intended or written to be used, and cannot be used, by any person for the purpose of avoiding tax penalties that may be imposed on the person. If this written communication contains any tax advice that is used or referred to in connection with the promoting, marketing or recommending of any transaction(s) or matter(s), this written communication should not be construed as written to support the promoting, marketing or recommending of the transaction(s) or matter(s) addressed by this written communication, and the taxpayer should seek advice based on the taxpayer's particular circumstances from an independent tax advisor. No limitation has been imposed by Montgomery, Coscia, Greilich, LLP on disclosure of the tax treatment or tax structure of the transaction(s) or matter(s).
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To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: oppose zoning request by Palisades ZF 14-13
From: "Allen, Wilson" <WILSON.ALLEN@allstate.com> - Tuesday 05/20/2014 10:52 AM

We have already let way too many apartments/condos to be built around this neighborhood. The neighborhood is thriving now but I'm sure it will take a hit in 15 years when the apartments around it are run down. Dallas morning news just named our area as a top 10 neighborhood in Dallas. If we intend to keep it that way we cannot allow any more low income apartments.

It is sad knowing that this gem will be going to hell in 15 years due to greed.

Wilson Allen
High Brook Drive

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: Betty Pratt <Bettypratt@yahoo.com> - Wednesday 05/21/2014 11:15 AM

I live on West Prairie Creek and oppose the development project which will add too many apartments to our neighborhood. We already have too many apartments under construction in the area. Where is the water coming from? We have invested a lot of money in our landscaping and can only water twice a month. We don't need more apartments.

Betty Pratt
Sent from my iPhone

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: re zone at Palisades
From: James <dlveteto@att.net> - Wednesday 05/21/2014 08:40 AM

Please no more apartment for the Palisades.

Thank you,
Dick Veteto
209 Crooked Creek
75080

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: "Gary Henderson" <gwhenderson@att.net> - Wednesday 05/21/2014 05:11 PM

Chris,
Please put me on the list that is in complete support of the ***Canyon Creek Homeowners Associations*** position re: the Palisades Development.

Statement to City Planning Commission on May 20, 2014 by Susan Kassen, President-Elect of Canyon
Creek Homeowners Association
My name is Susan Kassen, and I am President Elect of the Canyon Creek Homeowners Association, a
2800-home strong neighborhood whose property values, safety and traffic will be directly impacted by
the decision you will make tonight. I am speaking to you tonight to oppose the Applicant's request to
rezone the additional 20 acres to enable an incremental 800 apartments to be built on the larger, combined 80 acre property. Simply put, the numbers don't add up.
The Palisades has been a hot topic in our neighborhood since last summer. Many people were generally
supportive of a mixed use development project that involved office, retail and housing (single- and
multi-family) in the proper proportion so the entire development would succeed. The main issue was
the location and number of multi-family units, but that was decided by the City Council on December 10,
2013. In that same meeting, the applicant suggested that 600 was the minimum number of apartments
to support the recruitment of an "anchor tenant" and keep the retail thriving, etc. Now, a mere six
months later, he has come into control of the remaining 20 acres of land on which he plans to put an
additional 300,000 square feet of office, but NO additional retail. With ground barely broken and no
anchor tenant in place (that is public knowledge), how can there be a need for so many more apartments? The numbers don't add up.
The 20 additional acres now under the applicant's control is a 30% increase in land. The additional
300,000 square feet of new office space is 20% increase over the 1.5 million feet approved by Council.
There is 0% change in retail shops to support. Yet, the need for additional apartments is up by a whopping 133%? This doesn't seem to be about the viability of the overall project; instead it's

more
like maximizing the profitability of the land he's acquired. In short, the numbers just don't add up.
It is abundantly clear from personal conversations between various Board members and our many
homeowners, and the social media chatter on our HOA Facebook page and other neighborhood pages,
that Canyon Creek is strongly opposed to any new multi-family/apartment beyond the entitlement of
600 approved by Council last December. Our neighbors have legitimate and serious concerns about
additional traffic, general neighborhood safety and the long term aesthetics of the proposed
apartments, knowing that "premium" building materials can't be used due to projected rent thresholds.
There are literally thousands and thousands of apartments recently built, currently under construction,
or entitled by existing zoning, surrounding Canyon Creek—especially the portion of our neighborhood
within Collin County.
Again, the Board understands the need for a variety of housing choices to have the overall development
succeed; however, at this point there is simply no justification for a 133% increase in apartments,
especially on a piece of land that today is not zoned for it today. The Board of Directors opposes the
Applicant's request to add any new apartments on the basis the numbers just don't add up. Thank you
in advance for your careful consideration as your decisions will impact the property value, safety and
traffic in Canyon Creek for decades to come.

Kind regards,

Gary Henderson
Realtor®
Keller Williams Realty
Dallas-Preston Road
214.282.2222 Cell
972.468.7566 eFax

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:

Subject: [SPAM] As a longtime resident of Canyon Creek, I wish to add my opposition to the proposal of development of the Palisades land. It is alreaady becoming more difficult just to get out of my alley due to all the traffic. More accidents are occuring. In addition many of the residents of Canyon Creek are senior citizens. The concern and reasons for opposing the totally changed proposal (from the December proposal) is safety and conerned for decreasing home values that could ultimately seriously impact our lives.Janell Hobbs, 325 Forest Grove Dr.

From: Janell Hobbs <janellhobbs@sbcglobal.net> - Wednesday 05/21/2014 12:01 AM

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: [SPAM] Fwd: CCHA Update: IMPORTANT: CCHA Statement to City Planning Commission Opposing Palisades Rezoning
From: Liz and Jeremy <liz.and.jeremy@gmail.com> - Wednesday 05/21/2014 12:01 AM
Sent by: jeremy.reitman@gmail.com

Hello Chris:
My wife and I live in the Canyon Creek neighborhood, near where the Palisades project will happen. We supported the original plan, but now with the additional apartments with no additional retail. We are particularly concerned about the additional traffic volume on Collins Road, which has way too many speeders on it already.

Please take into consideration the concerns of the people in the Canyon Creek neighborhood when making your decision about the Palisades project.

Thank you for taking the time to read my email:

Jeremy and Liz Reitman
301 Meadowlark Dr.
(214)675-5586

---------- Forwarded message ----------
From: **CCHA Online** <info_reply@canyoncreekhomeowners.com>
Date: Mon, May 19, 2014 at 10:44 PM
Subject: CCHA Update: IMPORTANT: CCHA Statement to City Planning Commission Opposing Palisades Rezoning
To: liz.and.jeremy@gmail.com

Please visit the following link to read the full text of CCHA's statement opposing the proposed rezoning at Palisades. It will be delivered by CCHA President Elect, Susan Kassen, at the City Planning Commission meeting at 7pm in Council Chambers at City Hall on Tuesday, May 20.

http://canyoncreekhomeowners.com/wp-content/uploads/2014/05/Palisades-Rezoning-CCHA-Statement-May-20-FINAL.pdf

Thank you to the roughly 20 residents who attended tonight's Board meeting where Palisdes was a major topic of conversation. This statement was read aloud and deliberated by the group, with a lot of positive feedback.

CCHA will be back in touch after tomorrow night's meeting to communicate on CPC outcomes, next steps, and how CCHA members can continue to exert influence outcomes in our great neighborhood.

==========

CCHA member or website opt-in

To unsubscribe liz.and.jeremy@gmail.com from this list:
http://canyoncreekhomeowners.us1.list-manage.com/unsubscribe?u=8058ae184a69df6f9ccd8662d&id=b0116b5a7c&e=620e9dd4cd&c=4e404cefe9

Our mailing address is:
Canyon Creek Homeowners Association
508 West Lookout Drive
Suite 14 #102
Richardson, Texas 75080-1602
USA

Our telephone:

Forward this email to a friend:
http://us1.forward-to-friend.com/forward?u=8058ae184a69df6f9ccd8662d&id=4e404cefe9&e=620e9dd4cd

Update your profile:
http://canyoncreekhomeowners.us1.list-manage.com/profile?u=8058ae184a69df6f9ccd8662d&id=b0116b5a7c&e=620e9dd4cd

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposed to Palasades Creek Residental Development
From: Miriam Sibley <sibleymark@att.net> - Wednesday 05/21/2014 06:16 AM

My name is Mark Sibley. I am opposed to the developement of the Palasades Creek area for residential purposes at this time.

There is an explosion of residential growth occurring in the area served by Plano ISD in Northern Richardson. The existing infrastructures will need time to respond and accomodate the growth already happening. Further growth needs to wait a few years.

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc: Betty Pratt <bettypratt@yahoo.com>,
Bcc:
Subject: Additional Palisades development
From: Norris Pratt <norrispratt@icloud.com> - Wednesday 05/21/2014 05:35 PM

We are already incurring too much planned population density with what has already been approved. What about quality of life and open spaces? What about increased demand for our scarce water? Will permission to water decrease from the current allowance of twice per month to once per month...or less? This will only serve to line the pockets of a few while reducing the quality of our precious environment.
Sent from my iPhone

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades ReZoning
From: Ben Farmer <farmer.bmii@gmail.com> - Saturday 05/24/2014 08:53 AM

Good Morning Chris,

I have lived in Canyon Creek since 1991, am a member of the Chamber of Commerce and enjoy the benefits of living in one of the most dynamic cities in the country.

I am concerned about the balance our neighborhood will have after such an increase on city services that the adjustments in the Palisades ReZoning could make. I simply have to look at any apartment development after 5, 10, 15, 20+ years to say that uniformly the deterioration of the property itself and the area around it is never the same.

I use the apartments on Lookout west of Custer in our neighborhood as a prime example. With all the revitalization of II Creeks both in retail and business leasing, the revitalization of Canyon Creek CC and the properties in the neighborhood beginning to be upgraded, the apartments are problems for both esthetically as well as for crime and a more transient population.

The older apartments turned into condos in the late 80's on the corner of Lookout and Custer suffer from the same problems. The last thing that this neighborhood and the city needs is a duplication of this on a much more massive scale.

We are already in the process of developing this on the north side of Renner with the addition of massive numbers of apartments.

I know the developer revenue is wanted and the short term benefits are plentiful. Citizens of Richardson elect and hope the city is hiring people who look out for the longer term investment and vision of the city.

We can either have the higher quality of life that makes our city such a desired place to live or new version of the Village that is dominated by voters that come from much higher percentage of transient lifestyles not as interested in the city as they are a bargain.

Thanks for the time,
Ben Farmer
320 Shady Hill Drive

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: opposition to rezoning
From: "Ashley N. Dye" <ashley@cowboy1.net> - Monday 06/02/2014 11:24 PM

To whom this may concern:

I am a Prairie Creek resident and strongly oppose the applicant's new proposition/request for rezoning to include an additional 600 multi-family residences. I have many concerns regarding this issue, and agree with the CCHOA Board members statement, also in opposition to this new plan in the rezoning.This statement will be read by Jeremy Thomason, president of our HOA tomorrow night.

Your decision will affect our family neighborhood for decades to come, please choose wisely.

Ashley Dye
305 Fall Creek Dr
Richardson 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: OPPOSE the Palisades Request for Rezoning on 6/4/14
From: Beth Cobb <beth@moerae.com> - Monday 06/02/2014 11:04 PM

Chris,

I just wanted to drop you a quick note to let you know that I still OPPOSE the developer's revised request for rezoning of the Palisades that will be presented at tomorrow night's City Planning Commission meeting. I agree wholeheartedly with the CCHOA's position on the issue.

The bottom line is that the developer is an outsider attempting to make the maximum profit off of an investment he made outside of his own community. He will not have to live with any of the potentially negative consequences of the development that he plops down in our neighborhood. He will not be impacted by the additional traffic. He will not be living in a home (like mine) that borders on what will be an even busier North Collins that makes him worry that his 2 or 4 year old child will be hit by someone speeding to cut through the neighborhood to get to or from their new housing.

This developer purchased the property believing that he could make a reasonable return on investment based on the original entitlement. He is now merely working to try to get to the 1,000 units that he originally requested by baiting and switching with this still significant increase. This is NOT the best use of this land that the City of Richardson views as its crowning glory.

I love my neighbors and would hate to move, so we have all decided that we want to pool our resources to purchase a piece of property next door to his house or that of Mr. Goode. We will all move in together and see how much he like multi-family when it invades his home turf.

The numbers still don't add up. I urge the CPC to send the developer packing back to Dallas.

Sincerely,

Beth Cobb

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades development
From: Carolyn Spencer <carolynspencer1@att.net> - Monday 06/02/2014 10:27 PM

We unanimously oppose the rezoning request for the Palisades development.
This is in reference to the HOA of Canyon Creek

Carolyn Spencer
Fred Spencer
5 Forest Park Dr.
Richardson Tx. 75080

Sent from my iPad. Thanks

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Rezoning Request
From: C Fell <cwfell@hotmail.com> - Monday 06/02/2014 10:33 PM

This email is to serve in opposition to the Palisades Rezoning request.

Charles Fell
Richardson resident

Sent from my iPhone

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: OPPOSED -- Palisades rezoning
From: Cindy Laird <cindylaird@sbcglobal.net> - Monday 06/02/2014 10:13 PM

I am OPPOSED to the Palisades rezoning request.

Cindy Laird
300 Woodcrest Drive
Richardson, tx 75080

Sent from iPad

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppostion to Pallisades re-zoning request
From: "Kinnaird, Clark" <c-kinnaird@ti.com> - Monday 06/02/2014 10:01 PM

Chris Shacklett,

Please record and recognize my opposition to the zoning change request presently before the zoning commission. I agree with the Canyon Creek Homeowners Association position statement. Further, I would ask the commission to regard the quality of homes in Richardson more than the quantity. Successfully managing growth in this case requires more management, and less growth.

Thanks, and best regards.

Clark Kinnaird
Citizen, Tax-payer, and Voter
Richardson, Texas

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades blvd
From: Dale D Moore <srtdale@gmail.com> - Monday 06/02/2014 11:19 PM

City if Richardson,

I oppose the changes you are considering for development because
1) the amount of housing you are looking at will flood the areas with traffic out of proportion with the other growth.

2) you are shutting off a main artery to central expressway.
Palisades blvd is best option for accessing the frontage road.
Palisades Creek is entering an area in which vehicles have just reached speeds to climb a hill and dangerous to enter here and Fall Creek is too close to highway ramp to enter the highway.
Palisades Blvd is the safest option coming from this neighborhood to access Central Expressway.
Please do not close this access.

This creates a huge anxiety to many.
Please look at the out of proportion housing and the blocking if a safe entrance to leaving the neighborhood.
Thank you,
Dale D. Moore
SRT Designs,Inc.

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Rezoning Case before City Plan Commission
From: "Dana Shepperd" <dshepperd@danashepperd.com> - Monday 06/02/2014 10:10 PM

Dear Mr. Shacklett,

I'm writing to express our opposition to the Palisades rezoning to add an additional 600 units. I agree with Canyon Creek HOA Statement, and believe the current zoning should stay in place with no additional apartments.

Regards,

Dana Shepperd

2402 Custer Pkwy

Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc: Laura Maczka <lauramaczka@sbcglobal.net>, Kendal <kendal@hartleyandassoc.com>,
Bcc:
Subject: [SPAM] Re: CCHA Update: IMPORTANT: CCHA Statement to City Planning Commission Opposing Palisades Rezoning/Continuation Hearing
From: Doug Schmidt <dougschmidt972@gmail.com> - Monday 06/02/2014 10:44 PM

Mr Shacklett - Please note that I do not support any zoning that increases the number of multi-family units at Palisades. By "do not support" I mean that I am very strongly against it. The other new Richardson multi-family developments are largely segregated from existing neighborhoods - this one is smack against one of the best neighborhoods in the city…

- Doug Schmidt
319 Ridgeview Drive
Richardson, TX 75080
On Jun 2, 2014, at 9:47 PM, CCHA Online <info_reply@canyoncreekhomeowners.com> wrote:

> Please visit the following link for CCHA Board's official and unanimous position to OPPOSE the Palisades Development rezoning request at tomorrow night's City Planning Commission's continuation hearing. The meeting is 7pm at City Hall for those who wish to attend and speak for or against the applicant's proposal.
>
> http://canyoncreekhomeowners.com/wp-content/uploads/2014/06/CCHA-BOD-Palisades-Postion-Statement-June-3-2014.pdf
>
> If you share the Board's point of view and wish to voice your opinion PRIOR to the City Planning Commission meeting, then you can send a personal email to chris.shacklett@cor.gov. Feel free to reference this HOA statement. The correspondence would need to be received by 5pm on Tuesday, June 3rd prior to the CPC meeting where Palisades will be discussed.
>
> ==========
> CCHA member or website opt-in
>
> To unsubscribe dougschmidt972@gmail.com from this list:
> http://canyoncreekhomeowners.us1.list-manage.com/unsubscribe?u=8058ae184a69df6f9ccd8662d&id=b0116b5a7c&e=d2a5d43103&c=28baf51421
>
> Our mailing address is:
> Canyon Creek Homeowners Association
> 508 West Lookout Drive
> Suite 14 #102
> Richardson, Texas 75080-1602
> USA
> Our telephone:
> Forward this email to a friend:
> http://us1.forward-to-friend.com/forward?u=8058ae184a69df6f9ccd8662d&id=28baf51421&e=d2a5d43103
>
> Update your profile:
> http://canyoncreekhomeowners.us1.list-manage.com/profile?u=8058ae184a69df6f9ccd8662d&id=b0116b5a7c&e=d2a5d43103

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Council on CCHOA
From: Ellie Berglund <dazzling_rings@yahoo.com> - Monday 06/02/2014 10:33 PM

Hello Chris
I am a lifelong resident born and raised in the Prairie Creek/Canyon Creek area. I have chosen to return and raise my own family here. It's been a great neighborhood.
I writing to say I also oppose any additional apartments (even the ones that already passed for the mixed use development but I have no control over that.) I hope the council will press for another idea from the developer, rather than more apartments. I feel sad that the integrity of this area will decline with the 600 apts already being built. Not because of the people themselves per say, but the increase of traffic and noise. Also, apts bring many more kids. That's not a bad thing but they do not pay property tax and no school money will go to our wonderful schools to expand or hire more teachers. How about asking for the additional acres to have SF nice homes or at least patio homes where the owners care about their houses, yards, and children's education and pay taxes accordingly.
Thank you for your time.
Ellie Berglund
8 Pebblebrook cir (75080)

Sent from Ellie's iPhone

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades re-zoning request
From: Frank & Serena Forest <frankly25@sbcglobal.net> - Monday 06/02/2014 10:09 PM

Mr. Shacklett,
I am a highly concerned homeowner in Canyon Creek. I am sending you a personal e-mail to reinforce the stance of our Canyon Creek Homeowners Association Board of Directors position on the Palisades Rezoning request in the position statement supplied to you and the City Planning Commission. With the total number of multi-family units already in process there is NO need or requirement for any additional multi-family units. Please take this to heart and seriously as this rezoning, if approved, will negatively impact our neighborhood. Thank you.
Frank Forrest

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: Gary Henderson <gwhenderson@att.net> - Monday 06/02/2014 10:26 PM

Chris,
As a resident of Richardson, and specifically Canyon Creek, I would like to voice my total support for the CCHA Board of Directors position in OPPOSING the Palisades developers re-zoning request being heard by the CPC tomorrow (6/3/2014).
Kind regards,

Gary Henderson
Agent
Keller Williams
214.282.2222 Cell
972.468.7566 eFax

Henderson & Henderson, LLC
Managing Partner/Investor
214.282.2222
www.garywhenderson.com
Login/Password truth/556677

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Bait and Switch Zoning Request - Honor prior commitments
From: "Glenn Jenkins" <gjenkins323@sbcglobal.net> - Monday 06/02/2014 11:08 PM

1 attachment

CCHA-BOD-Palisades-Postion-Statement-June-3-2014.pdf

Chris,

I'm appalled to just hear the additional rezoning request to build 600 additional low quality apartments to the already committed 600+ on the Palisades land. Along with all the Collin County multi-family going up along 190 from Independence to Plano Road, this unbelievable request is coming conveniently before the prior committed development starts and within a very short period of time since the zoning commission gave the developer **everything** he wanted six months ago. This developer now desires to make even more at the expense and demise of our Canyon Creek neighborhood and city caused by additional traffic and overcrowding of schools and strain on basic services. Where is the city getting commitments for the additional water needed for all this development? Stage 3 Water restrictions now…. all our yards and landscaping will die this summer. Give us a break from this needless overcrowding that we cannot afford!!! The additional tax $$ are not worth it.

As a Canyon Creek resident for over 17 years and my wife's home since the early 70's, we beg that this request be denied as no benefit in the way of additional single family housing or additional retail is being received in return…only excessive low quality multi-family housing far exceeding the prior request which was excessive to begin with. Just because the developer has gained control (most likely just a pending contract) does not mean we have to give in. Hold them to their prior commitments…we need additional commercial development, not residential. Why is only the Dallas county property getting commitments for single family housing???? Why would Dallas County property not receive same % of multi-family???

Please do not grant this request and give in to the developer without further consideration of the negative impact to this well established neighborhood and it's schools. The city should not ignore the interest and desire of **the Canyon Creek Homeowners (see our HOA Statement attached)** and value this historic neighborhood provides to the city.

Sincerely,

Glenn Jenkins
415 Brook Glen Dr.
Richardson, Texas 75080
972-671-1433

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Rezoning Palisades Case
From: "James" <ormanjamesf@aol.com> - Monday 06/02/2014 11:59 PM

I agree fully with the Canyon Creek Homeowners Association BOD Position Statement on the Palisades Rezoning Case before City Plan Commission June 3, 2014.

James F. Orman
2200 E. Prairie Creek Dr.
Richardson, TX

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisade
From: dlveteto@att.net - Monday 06/02/2014 10:17 PM

You are heading to apt. Getto when our next down turn happens. Enough apt.
James Veteto
75080

Sent from my iPhone

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Development Rezoning Request
From: Julie Furr <juliesfurr@gmail.com> - Monday 06/02/2014 10:04 PM

My husband and I OPPOSE the applicant's modified request to rezone the additional 20 acres to enable an additional 600 multi-family units to be built on
the larger, combined 80 acre property. We agree with the Canyon Creek Homeowners position statement dated June 3, 2014 supporting a successful development but opposing any apartments in addition to the 600 that have already been approved.

Sincerely,

Julie and Scott Furr
325 Woodcrest Drive
Richardson, TX 75080

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: "LarkinFamily" <kenlarkin@sbcglobal.net> - Monday 06/02/2014 10:22 PM

Hi Chris,

As a longtime resident of Canyon Creek, I am always concerned about how development will change our neighborhood. As the HOA statement said, there are already lots of multi-family units being built along George Bush, and nearby. I look forward to the development of the area, but I'm opposed to an additional 600 multi-family units in the Palisades Development.

Thanks for your careful consideration in this matter.

Ken Larkin
2415 Mesa Dr
Richardson, TX

To: chris.shacklett@cor.gov,
Cc: Amy Dawson <amydawsonpmp@gmail.com>,
Bcc:
Subject: We oppose the Palisades request for rezoning 20 additional acres
From: Patrick Dawson <pdawson01@gmail.com> - Monday 06/02/2014 10:02 PM
Sent by: ecmtechlead@gmail.com

My wife, Amy Dawson, and I support the Canyon Creek Homeowners Association BOD Position Statement on the Palisades Rezoning Case. As DFW IT professionals, Prairie Creek residents for nearly a decade, and parents of two RISD students, we strongly oppose the applicant's request to rezone the additional 20 acres for an additional 600 multi-family units. We feel deeply that such a land use decision will ultimately degrade the long-term value and quality of life of the Prairie Creek community.

Regards,
Patrick and Amy Dawson
205 Fall Creek Dr.
Richardson, TX 75080

mobile: 214.417.5817
home: 214.253.9767
SWA: 214.792.3968

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Rezoning
From: Bo Koralage <koralage@gmail.com> - Monday 06/02/2014 09:53 PM

Hi Chris,

I wanted to let you know that my family who live on 2631 W Prarie Creek Dr agree with the concerns put forward by the Canyon Creek HOA. Please do all you can to oppose this rezoning request.

Sincerely
Prabodha Koralage

--

Are not two sparrows sold for a penny? Yet not one of them will fall to the ground outside your Father's care. And even the very hairs of your head are all numbered. So don't be afraid; you are worth more than many sparrows.

Matthew 10:29-31

To: Chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Zoning File 14-13 - Palisades
From: Ronald van Vliet <ronald.a.vanvliet@gmail.com> - Monday 06/02/2014 10:05 PM

Chris,

I am a resident in the Canyon Creek neighborhood. I strongly oppose any rezoning that increases MF housing for the Palisades project.

Ron van Vliet
214-417-3103

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: [SPAM] Fwd: CCHA Update: IMPORTANT: CCHA Statement to City Planning Commission Opposing Palisades Rezoning/Continuation Hearing
From: Sarah Dudley <ralphwaldoe@gmail.com> - Monday 06/02/2014 10:15 PM

Hi Chris!

I support our CCHA's position on the Palisades rezoning proposition.

Thanks!
Sarah Dudley
Begin forwarded message:

From: CCHA Online <info_reply@canyoncreekhomeowners.com>
Date: June 2, 2014 9:47:54 PM CDT
To: <ralphwaldoe@gmail.com>
Subject: CCHA Update: IMPORTANT: CCHA Statement to City Planning Commission Opposing Palisades Rezoning/Continuation Hearing
Reply-To: CCHA Online <info_reply@canyoncreekhomeowners.com>

Please visit the following link for CCHA Board's official and unanimous position to OPPOSE the Palisades Development rezoning request at tomorrow night's City Planning Commission's continuation hearing. The meeting is 7pm at City Hall for those who wish to attend and speak for or against the applicant's proposal.
http://canyoncreekhomeowners.com/wp-content/uploads/2014/06/CCHA-BOD-Palisades-Postion-Statement-June-3-2014.pdf
If you share the Board's point of view and wish to voice your opinion PRIOR to the City Planning Commission meeting, then you can send a personal email to chris.shacklett@cor.gov. Feel free to reference this HOA statement. The correspondence would need to be received by 5pm on Tuesday, June 3rd prior to the CPC meeting where Palisades will be discussed.
==========
CCHA member or website opt-in
To unsubscribe ralphwaldoe@gmail.com from this list:
http://canyoncreekhomeowners.us1.list-manage.com/unsubscribe?u=8058ae184a69df6f9ccd8662d&id=b0116b5a7c&e=b342f1c865&c=28baf51421

Our mailing address is:
Canyon Creek Homeowners Association
508 West Lookout Drive
Suite 14 #102
Richardson, Texas 75080-1602
USA
Our telephone:
Forward this email to a friend:
http://us1.forward-to-friend.com/forward?u=8058ae184a69df6f9ccd8662d&id=28baf51421&e=b342f1c865
Update your profile:
http://canyoncreekhomeowners.us1.list-manage.com/profile?u=8058ae184a69df6f9ccd8662d&id=b0116b5a7c&e=b342f1c865

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Rezoning Case before City Plan Commission
From: mikesgp@sbcglobal.net - Monday 06/02/2014 10:23 PM

Dear Mr. Shacklett,

My name is Warren Vandiver and I and my wife Margaret Vandiver live and own the property at 2202 White Cliff Lane, Richardson, TX. We are both strongly opposed to the Palisades Rezoning Case which is proposed to include at least 600 multi-family units. We fully support the Canyon Creek Homeowners Association BOD Position opposing same. There are already too many multi-family units within the neighborhood.

Please see that our names are added to the roll opposing the Palisades Rezoning Case.

Thank you,

Warren Vandiver

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Zoning Request to be discussed June 3, 2014
From: Willis Fritz <fritzfarm@sbcglobal.net> - Monday 06/02/2014 11:57 PM

My name is Willis Fritz and I write on behalf of my wife Delores and myself who have lived at 2505 Custer Pky for the last 38 years. We wholeheartedly agree with our Homeowner's position on this issue and

urge the committee to decline the request for additional units. The Canyon Creek Community has experienced substantial erosion in quality of life during the past 38 years due to the tremendous increase

in apartments that have been built in the immediate area. The population density has changed the freedom with which we live. Traffic on Custer, Canyon Creek & Collins have become common cut throughs .

The quality of the air has deteriorated. I could go on,but you know the story. PLEASE DECLIE THIS ZONING REQUEST. IT IS NOT IN THE BEST INTEREST OF RICHARDSON EITHER IN THE SHORT OR

LONG TERM.

Respectfully submitted,

Willis Fritz

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: I OPPOSE re-zoning at Palisades.
From: Amanda Vesel <amanda.vesel@hotmail.com> - Tuesday 06/03/2014 12:28 PM

Hi Chris,

Although my family supports economic growth and development in Richardson, we strongly oppose the re-zoning request to allow for additional apartments (any size, height, or quality) at Palisades. There's no doubt that additional apartment units will put a strain on the surrounding schools, traffic, and safety of the area.

Thank you.
Amanda Vesel and Family
236 High Brook Drive
Richardson, TX 75080

==========

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: rezoning request
From: Amy Villarreal <amy.d.villarreal@gmail.com> - Tuesday 06/03/2014 04:51 PM

Dear Mr.Shackett,

I agree with the Canyon Creek HOA's position on the rezoning of the Palisades Development. **I do not want to see this happen!** I believe that the addition of these apartments would negativity impact the value of the neighborhood and the safety/well-being of many in the area. Please let the city planning commission know of my opposition to this rezoning request.

Thank you.
Amy and Jesse Villarreal
310 Woodcrest Dr.

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Re: Oppose Palisades Rezoning
From: Amy Whitley <awhitley1997@yahoo.com> - Tuesday 06/03/2014 04:33 PM

Chris,

Please add my name to those opposed to the rezoning of Palisades. Our city will weaken over time with the continued over-building of non-high end multi-family dwellings. Let us zone for more single family homes where people tend to stay longer. Multi-family tend to have more transient residents which will not bode well long term for our city.

I agree with the Canyon Creek HOA to oppose this rezoning.

Amy Taylor

On Tuesday, June 3, 2014 4:27 PM, Katherine Fell <katfell@me.com> wrote:

They still want to add 600 more apartments and only make 140 type 1 or 2 (high end) meaning the other 1100 will be wood frame junk in my personal opinion. If you support the HOAs statement of opposition and still oppose the rezoning you need to send an email to Chris Shacklett before 5pm.
chris.shacklett@cor.gov
Sent from my iPhone

On Jun 3, 2014, at 4:22 PM, Amy Whitley via Canyon Creek Moms Club <CanyonCreekMomsClub@groupspaces.com> wrote:

> I heard that the Palisades issue is on the agenda again tonight for the City Planning Commission meeting. Is anyone going? Has there been any change?
>
> Thanks for any update you have. You all keep me well informed on this important (and many others as well) issue.
>
> Amy

You are subscribed as katfell@me.com
Manage your subscriptions | Unsubscribe
Mailing list powered by GroupSpaces - Manage your group online

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Canyon Creek Homeowners Association BOD Position Statement
From: Anne Braden <abraden1955@gmail.com> - Tuesday 06/03/2014 05:31 AM

As a homeowner in Canyon Creek I share the Board's point of view and wish to voice MY opinion PRIOR to the City Planning Commission meeting to be held on Tuesday, June 3rd where Palisades will be discussed. One only has to look as far as what the massive apartment development situation now is in the area bordered by Central Expressway and Coit at Spring Valley to the south to recognize what the current situation in our neighborhood could become. At the time those apartments were built all was well. They are now an albatross and a situation difficult for the city of Richardson to remedy due to size and multiple ownerships.

Canyon Creek is currently what I consider one of if not the prime areas of Richardson in which to reside due to the dynamic synergy within the neighborhood. I have only resided here for four years; my neighbors consist of older folks and young couples that were raised here and that have moved back here to raise their own families. The elementary schools have a stellar reputation. Twin Creeks Shopping Center has upgraded and turned itself around from where it was a mere 5 years ago and is continuing to evolve with unique shops and restaurants as a result of tenants that truly care about their neighborhood. The owners of some of those businesses are people that live here and are raising their families here too. They care as much as I do about their community. In short I consider Canyon Creek much like the bucolic "Mayberry" of old. To walk, ride a bike, watch children play along the creek parks is truly a pleasure, why I moved here, and what a neighborhood is all about.

It doesn't always have to be about money. What about paying if forward? What about an acre of green space, an "urban" community garden with restaurant adjoining offering fresh grown veggies and fruits that were grown there and harvested just that morning? Sound crazy? Maybe not..... why not think outside the box and help create something sustainable for other cities to look to as an example?

The further development of multi-family housing and sub-par retail will change the dynamics of our neighborhood drastically. Do not have history repeat itself by even coming close to what the situation is further south in the Central Expressway/Spring Valley/Coit area. What we have here is precious and has to be preserved for the good of our neighborhood and the City of Richardson.

Anne Braden
419 Ridgewood Drive
Richardson, Tx. 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Rezoning Request
From: Ralph & Anne Healy <rghealy@sbcglobal.net> - Tuesday 06/03/2014 08:42 AM

Mr. Shacklett,
This message is to affirm my opposition to the Palisades Rezoning Request to add new multi-family units to the already approved proposal. Jeremy Thomason, President of Canyon Creek Homeowners Association, of which I am a member, has expressed my concerns completely and I trust you will consider them in good faith. Thank you.

Anne R. Healy

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition
From: Tara Loiben <TLoiben@HighlandCapital.com> - Tuesday 06/03/2014 07:09 PM

As new Canyon Creek residents, my husband and I strongly oppose the Palisades development. We bought a house on Forest Grove almost a year ago with no knowledge of this buildout and I can certainly say we would not have purchased our home. We were looking forward to our daughter attending Aldridge, but now we are searching for a private school out of the area which may force us to move again. We hope this doesn't go forward!

Thanks,
Ari & Tara Loiben

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To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: I oppose rezoning at the Palisades
From: Arthur Westover <westover@gmail.com> - Tuesday 06/03/2014 10:53 AM

I am a Canyon Creek homeowner. I am emailing to register my opposition to the rezoning proposal.

Arthur Westover
416 Brook Glen Dr.
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: Barbara Sampson <barsamp@sbcglobal.net> - Tuesday 06/03/2014 05:38 AM

As a Canyon Creek homeowner, I oppose the Applicants request to add any new multi-family units to the Palisades development.
Barbara Sampson

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: "Barrett Willingham" <jbwillingham@gmail.com> - Tuesday 06/03/2014 05:23 PM

For the record, I adamantly oppose the rezoning request for the Palisades development.

J. Barrett Willingham
2502 Grandview Drive
Richardson, Texas 75080
Cell: (214) 929-9610

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: <william4878@sbcglobal.net> - Tuesday 06/03/2014 11:40 AM

In reference to the HOA statement my wife and I both think that this will add a large amount of traffic to Collins street which is already heavily traveled for a residential area. Plus the additional burden that will be added to the School District.

Please address our concern that we OPPOSE the palisades Development Rezoning.

Thank you

Bill & Donna Young
228 Woodcrest Drive
Richardson, Texas 75080
214-534-9771

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Zoning - Opposition to Multi Family Increase
From: William Wilkinson <whw-jaw@swbell.net> - Tuesday 06/03/2014 12:36 PM

My name is Bill Wilkinson. I have lived at 300 Shady Hill Drive for 41+ years.

I am sure that the apartments down along Spring Valley all seemed like a very good idea at the time. Some of the buildings were very nice when they were new, but the overall density left us with the issues we have today.

If I start on Renner and drive east from Synergy, it does not take any imagination to see Spring Valley as it was when we first moved to Richardson. The 8,419 units cited in the Homeowners BOD letter ought to be sufficient to give pause to anyone who is concerned about the future of this area. The developer bought the 20 acres knowing how it was zoned. Let's keep it that way.

If the developer is willing to put up a luxury high rise condo, that might work. However, I am totally opposed to more multi family (similar to the 8419 already in work or approved for this area) on the Palisades site.

Bill Wilkinson

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Rezoning Case
From: Blair Miller <gregandblair@att.net> - Tuesday 06/03/2014 12:11 PM

Dear Mr. Shacklett:

I am writing you to echo my sentiments of the Canyon Creek HOA statement to the City Planning Commission regarding the Palisades Rezoning Proposal.

We support our HOA's position as previously communicated to the Commission. We strongly oppose the Palisades rezoning proposal and urge the commission to not approve the proposal.

Thank you,

Blair & Greg Miller
2209 Sutton Place
Richardson, TX 75080
972-741-9706

Sent from my iPhone

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppose re-zoning request of Palisades development
From: Linda Slocum <linda7slocum@sbcglobal.net> - Tuesday 06/03/2014 01:32 PM

Bob and Linda Slocum at 307 Arborcrest are in OPPOSITION to the request for re-zoning.

Sent from my iPad

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades rezoning
From: Marita Walsh <walshmarita@att.net> - Tuesday 06/03/2014 09:13 AM

My husband and I strongly oppose the request for an additional 600 multi-unit housing in the Palisades development. We stand with the CCHA and their statement.

Bob and Marita Walsh
329 Woodcrest Drive
Richardson, TX

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: palisades
From: "Bob Reid" <bob.reid@reidproperties.com> - Tuesday 06/03/2014 12:17 PM

Chris,
I strongly oppose the addition of any apartments in the Palisades development.
Thanks,
Bob Reid

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to Palisades apartments
From: "Brian Showalter" <brians@reidproperties.com> - Tuesday 06/03/2014 12:22 PM

Please record my opposition to tonight's meeting for the apartments in the Palisades. Thank you.

Brian Showalter
Reid Properties
401 W Pres George Bush Hwy
Suite 128
Richardson, TX 75080
(972)571-0227
brians@reidproperties.com

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades rezoning
From: Brit Fassett <britainf@hotmail.com> - Tuesday 06/03/2014 06:21 AM

I support the CCHA board's position on the Palisades rezoning. The statement is well organized and represents exactly how I feel on the matter.

In short, let's not see how many people we can shoehorn into Richardson.

Thx,
Brit

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades development
From: Brooke Green <behouston@hotmail.com> - Tuesday 06/03/2014 05:50 PM

To members of the Richardson City Planning Commission,
I am writing to oppose the addition of any new apartments to the zoning of the Palisades property. The applicant made it clear to the commission that 600 apartments was sufficient to make the mixed use work and has proceeded with forming plats based on that plan. Ten thousand new apartments within two miles of Palisades makes it clear that corporate anchors will not need more. They don't want to overlook a sea of apartments any more than Richardson citizens do.
Apartments were never the best use for the highway frontage and the addition of 20 acres to the plan should not change the number of apartments allowed. The original zoning was correct and the developer knew what he was allowed to build there.

Please don't turn this area into another Lake Highlands with too many out dated apartment waiting to be revitalized!

I hope you will vote to oppose the rezoning plan.

Brooke Green
408 Ridgehaven Place

Sent from my iPad

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: RE: rezoning mtg for Palisades apartment increase/ CCHA opposition
From: Carol Dietrichson <cdmaddog@sbcglobal.net> - Tuesday 06/03/2014 01:46 PM

Dear Chris Shacklett,

As per my previous e-mails, for numerous reasons, I am opposed to the rezoning of this land to allow for yet another large influx of rental apartments to be developed in our community at large, and directly adjacent to our neighborhood, in specific.

This neighborhood has often been termed the "jewel in the crown" of Richardson. Vested homeowners, in conjunction with city officials, have long sacrificed and toiled to maintain a healthy balance of quality residences, business, schools, services, roads, and green space.

It goes without saying that the addition of 1400 rental apartments adjacent to our neighborhood will have more than a small affect on this cherished balance. Previous rationale for rezoning to support retail development at Palisades cannot be applied to this proposed addition, as our CCHA opposition report adequately substantiates.

Additionally, our currently strained natural resources (hello stage 4 water restrictions!), roadways (just *try* exiting Fall Creek to I75 access road at rush hour even *now!*), and lifestyles (parking limitations and excessively long waits at the post office and other local services) are merely a few predictably undesirable consequences from an influx of 1400 rentals (and possibly 2800 to 6600 new residents) living right across the road from our "jewel" of a neighborhood.

This city government has already ignored the will of its tax-paying citizens in the previous rezoning change. Now, a mere few months later, that dubious decision has already come back to haunt, with yet another request by the same developer to afford him quick returns at the increased expense and detriments to your neighbors and constituents.

PLEASE vote NOT TO REZONE MORE LAND FOR RENTAL APARTMENTS in Richardson, and especially not at Palisades.

Thank you, in advance, for your kind considerations to these concerns.

Sincerely,
Carol Dietrichson
2505 W. Prairie Creek Dr.
Richardson, TX 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades
From: dorothy holliday <dottieholliday@gmail.com> - Tuesday 06/03/2014 09:34 AM

We oppose the amended proposal for the added acreage and apartments.

Charles B.(Sid) and Dottie Holliday
2421 Little Creek

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Pallisades
From: Charles Bissell <cbissell@irr.com> - Tuesday 06/03/2014 05:26 AM

I support and concur with the position of the Canyon Creek HOA in relation to the requested phase 2 palisades rezoning. I am not in favor of the revised proposal. Thank you.

Charles Bissell
972 567 5380

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development Rezoning Citizen
From: "Sanabria, Chris" <chris.sanabria@tqs.com> - Tuesday 06/03/2014 11:30 AM

Mr. Shacklett,

As I will not be able to attend, I would like to voice my opinion AGAINST the Palisades Development rezoning request that will be discussed at this evening's City Plan Commission meeting. As a home owner in Canyon Creek, I see no reason other than greed to increase the applicant's request from 600 to 1200 multi-family units for this modest area of land. There is no shortage of new apartments in Richardson (Examples: Renner Road West AND East of 75, Custer and George Bush Turnpike, all along 75 between Renner & Campbell). Richardson would be better served by upscale shops (such as the Shops at Legacy) additional homes, and parks.

Also, I agree with the Statement set forth by the Canyon Creek Homeowners Association Board of Directors at
http://canyoncreekhomeowners.com/wp-content/uploads/2014/06/CCHA-BOD-Palisades-Postion-Statement-June-3-2014.pdf

Sincerely,

Chris Sanabria, Ph.D. | **Sr. Design Engineer** | **TriQuint**
500 W Renner RD, Richardson, TX 75080 | ☎ 972.994.5662 | ✉: csanabria@triquint.com

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To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Proposed Palisades Rezoning
From: Coleen Roudebush <coleencr@bellsouth.net> - Tuesday 06/03/2014 08:01 AM

As a homeowner in the Canyon Creek neighborhood, I wanted to let you and the City Planning Commission know that I fully support the position of the Canyon Creek Homeowners Association that is in opposition to the proposed rezoning at Palisades.

Sincerely,
Coleen Roudebush
302 Canyon Valley Dr.

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Rezoning Case Before City Plan Commission
From: Conrad Myrick <1bn39inf@sbcglobal.net> - Tuesday 06/03/2014 01:07 PM

Dear Mr. Shacklett,

My name is Conrad Myrick and I and my wife Dona Myrick live and own the property at 2204 White Cliff Lane, Richardson, TX. We are both strongly opposed to the *Palisades Rezoning Case* which is proposed to include at least 600 multi-family units.

We fully support the Canyon Creek Homeowners Association BOD Position opposing same. There are already too many multi-family units within the neighborhood.

Please see that our names are added to the roll opposing the Palisades Rezoning Case.

Thank you,

Conrad Myrick

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposing Palisades rezoning
From: Cory Jones <coryjones840@yahoo.com> - Tuesday 06/03/2014 11:11 AM

Chris, I am a 10 year canyon creek resident and am firmly opposed to adding any new apartments above the 600 approved by city council last December. We are surrounded by apartments and the development will not live or die based on 600 new MF. The developer wouldn't have agreed to break ground on the existing zoning if it wasn't financially viable. We run the risk of turning canyon creek--a major tax base for the city--into the next Spring Valley. Please do not support this. Thank you.

Sent from my iPhone

To: "'chris.shacklett@cor.gov'" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Rezoning - Opposition Letter
From: Craig Henderson <Chenderson@wolf-law.com> - Tuesday 06/03/2014 03:23 PM

Chris,

We reside on E. Prairie Creek Drive (1 block southwest of Palisades). We have been Richardson residents for 22 years.

We are strongly ***opposed*** to any increase in the number of apartment units for the Palisades development.

1. Prior to December 2013, the families that bought into this neighborhood relied upon the then existing zoning which did not permit high densities. While they understood development was always a possibility, they did not expect their new neighbor to be a mini-downtown Dallas.

2. The property values in Prairie Creek/Canyon Creek are the highest in the Dallas County/RISD segment of the City. Why dilute those values with additional multifamily housing?

3. Higher density means higher traffic along Collins and in the neighborhood. It is unrealistic to expect all traffic to be diverted to the US 75 service road.

4. Recent accolades for our neighborhood (Prairie Creek/Canyon Creek/North Richardson):
   a. 10 Best Neighborhoods – *Dallas Morning News* - May 2014.
   b. 10 Safest Neighborhoods – *Dallas Morning News* - May 2014.
   c. 5 Dallas Hidden Neighborhoods – *D Magazine* – July 2013.
   d. 5 Great Neighborhoods in Dallas – *HGTV Front Door* – (per HGTV/Front Door website)

None of these awards were earned as a result of being adjacent to an urban development with 1,400 new multifamily units on tap.

5. Why mess with a good thing? There are many "jewels" in Richardson, and our neighborhood certainly qualifies as one of them, due to a combination of natural beauty, strong schools, and open green space. Please do not put a square peg in a round hole.

6. Why is there a need for more office or apartment development when the highest demand is for single family housing? When is the last time the City approved rezoning for a new residential development in the area? II Creeks many years ago?

7. A greater buffer exists between State Farm and its closest neighborhood. And unlike State Farm, where's the new "anchor" tenant? Aren't we putting the cart before the horse?

8. It appears the developer has no interest in receiving any neighborhood input. Prior to the December 2013 rezoning, the developer at least made an effort to involve the HOA and the residents. However, in regard to the proposed rezoning, the developer was obviously not satisfied with his own December plan and wants a second opportunity to jam 1,400 units into

the development.

9. What is going to happen to the Cyrix/Via land on the north side of Palisades Drive? Is that under contract too? More apartments?

10. This isn't about urban "walkability" - it's more about the developer's bottom line. With all due respect to other urban communities, I believe most families in our neighborhood prefer walking with their children or strollers in residential areas, near parks, playgrounds, and walking trails (and not in front of a plethora of yogurt shops or pizzerias on the ground floor of apartment buildings).

11. Being across the Eisemann Center, can't we do better? Higher end, luxury? More green space (think Clyde Warren Park)? If the developer acquires more land, we should *reduce* the density and spread the units farther apart. How about a dedication of more land for more park area/green space? What about corporate campus (e.g., IBM/Solana in Westlake)?

Thank you for your consideration of our opposition.

Craig P. Henderson
WOLF & HENDERSON, P.C.
4309 Irving Avenue, Suite 200
Dallas, Texas 75219
(214) 750-1395
(214) 368-1395 (fax)
chenderson@wolf-law.com

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: CCHA Statement to City Planning Commission
From: "Judy Cook" <jcook1766@gmail.com> - Tuesday 06/03/2014 11:52 AM

Chris

I oppose the applicant's request to rezone the additional 20 Acres within the Palisades Development to enable an incremental 600 multi-family units.

I support the statement dated June 3, 2014 presented by Jeremy Thomason and the Canyon Creek Homeowners Association.

I have two primary concerns for this development:

The Plano ISD is this part of Richardson does not have the capacity to support the more than 8,000 multi-family units that are already being developed in close proximity to this property. While it is trendy at the moment to claim that all these apartments will be filled with young single professionals, that dream will not hold true over time, and the children from these apartments will begin to flow into our schools. Our schools are not designed to support the population density that comes with this many family units.

The developers of these properties do not maintain a long term stake in our community and will sell this investment to an institutional owner as soon as it is stabilized. The project simply becomes a financial engine and the needs of the greater community will fall by the wayside over time.

The bloom will fall of this rose and we will be left with a thorn bush. Evidence of this can be found in Addison, where the Addison Circle development enjoyed it's fifteen minutes of fame, and now the retail is suffering in that development. We need only to look at the trendy apartment developments of the 70's found all over North Dallas along Spring Valley Road, Greenville Avenue & Meadow Road, Forest & Audelia to see our future.

I would much rather see mid-rise office, retail or data center development on the 20 Acres to support jobs and tax base in our community than 600 more apartments.

Thank you

Dan W. Cook, SIOR

Resident of Canyon Creek
200 Stone Canyon Ct.
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: Daphne <daphnedreid@yahoo.com> - Tuesday 06/03/2014 05:10 PM

We strongly oppose the increase in apartments in the proposed Palisades development.

Daphne and Will Reid

Sent from my iPad

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: PALASADES DEVELOPMENT
From: "Dave Corder" <dredroc@gmail.com> - Tuesday 06/03/2014 06:42 AM

WE AGREE WITH THE HOME OWNERS BOARD POSITION.
DAVE & JUDIE CORDER
2416 FAIRWAY DRIVE

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: City Planning Commission Opposing Palisades Rezoning/Continuation Hearing
From: "Terri Pellerin" <terripellerin@comcast.net> - Tuesday 06/03/2014 04:58 PM

My husband & I oppose this rezoning.

Dave & Terri Pellerin
2210 Eastwood Dr.
Richardson, 75080
972.234.8973

Thank you

Terri Pellerin
ITM
Wilson Company
1.800.580.1394 x1070
tpellerin@wilson-company.com
www.wilson-company.com
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To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Rezoning
From: Dawn Parten <dawnparten@sbcglobal.net> - Tuesday 06/03/2014 08:38 AM

Dawn & Scott Parten at 204 Fall Creek Dr. also OPPOSE the request to rezone to include more multi-family units.

Canyon Creek Homeowners Association BOD Position Statement
Palisades Rezoning Case before City Plan Commission
June 3, 2014

My name is Jeremy Thomason, and I am President of the Canyon Creek Homeowners Association, a 2800+ home strong neighborhood with approximately 10,000 residents whose property values, safety and traffic will be directly impacted by the decision you will make tonight. I am speaking to you tonight to oppose the applicant's modified request to rezone the additional 20 acres to enable an incremental 600 multi-family units to be built on the larger, combined 80 acre property. Simply put, the numbers STILL don't add up.

Two weeks ago, Susan Kassen, President-elect of the Canyon Creek Homeowners Association, explained to this Commission how the multi-family request within this application was out of proportion to the increased land. With the revised application, we were pleased to see the applicant reduce the number of multi-family units; however the reduction is not enough. There are about 50 acres of undeveloped land on the original 60 acres of the Palisades. The new land adds about 20 acres or 40% more of undeveloped land. So why does it seem reasonable to add 100% (from 600 to 1200) more units to the overall development when the land is only increasing by 40%? The numbers STILL do not add up.

We were also pleased to see the applicant change the composition of 140 units to Type 1 or 2 construction. In our view, this is a step in the right direction toward the quality that we believe should be required in this prized location that is a few steps from our neighborhood. We have strong concerns that the other 1060 units will not be required to meet this high quality standard.

Today, there are approximately 8,419 multi-family units that are being built, or can be built within a couple of miles of this development. That would make 10,558 units including the existing units today. We as citizens and you as a Commission can do nothing to stop or minimize these other multi-family developments as the zoning is already in place. This is a critical point in this request. In this case, we DO have some control over the amount of multi-family requested. We CAN have a successful mixed-use development without adding yet another 3 or 4 story apartment complex. This has to be true, else the applicant would not be on the verge of submitting his plats for phase 1 under the current zoning. We do believe that the additional 20 acres should be included in this zoning, but we do not believe that additional multi-family above the 600 is necessary. 600 high-quality units within walking distance of the offices is more than enough to accommodate prospective anchor tenants, especially with thousands of other units within a couple of miles. Anything more than 600 is an attempt to maximize profit in a

hot housing market, but is not the best land-use for one of the last prime undeveloped areas in Richardson that is in the heart of the Telecom Corridor. As land-use commissioners, I hope you appreciate this point.

We know that the land will be developed. We obviously all need this to be a successful development, but the measure of success should include some element of neighborly cohesiveness. We have concerns about traffic, general neighborhood safety, and required quality. But most of all, we are opposed to the increased number of multi-family units. The numbers STILL don’t add up.

The CCHA Board of Directors unanimously supports this statement and opposes the Applicants request to add any new multi-family units.

End of Statement

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Canyon Creek Homeowners Association Opposition Statement re: Palisades
From: Dennis Olson <denniso@dallas-law.com> - Tuesday 06/03/2014 10:11 AM

As a 29 year resident of Canyon Creek and a long time member of the CCHA, I support their opposition to the additional 600 units. I have been practicing law for almost 40 years, and I did study land use planning in law school. Let's go for quality instead of quantity in the few areas remaining to be developed in our City of Richardson. If you have questions concerning my position, please email me or call me at 214.979.7302. Thanks—Dennis Olson, 313 Forest Grove Drive

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development Rezoning Request
From: Don & Mara Balusek <1mara@sbcglobal.net> - Tuesday 06/03/2014 02:38 PM

Dear Chris,
We are in total support of the comments and thoughts of Jeremy Thomason and Susan Kassen of the Canyon Creek Homeowners Association.
Sincerely,
Don and Mara Balusek
2509 Custer Parkway

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Rezoning
From: Earl Eason <earleason@sbcglobal.net> - Tuesday 06/03/2014 08:10 AM

Want to express total support of the CCHA position re Palisades Rezoning. Have a real problem with rezoning on top of an established neighborhood. This neighborhood was established based on the current zoning and the owners of Palisades were also aware of this zoning. Hopefully you will make the right decision and not make our neighborhood less desirable.
.

Sincerely,

Earl Eason
2811 W Prairie Creek Dr.
Richardson, TX

PH: 972-365-6199

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades re-zoning proposal
From: Edna Mitchell <edna1980@hotmail.com> - Tuesday 06/03/2014 07:12 PM

Chris, I hope it is not too late, but I wanted to write to you and implore that the developer not be allowed to put in additional multi-family units at the Palisades project. Prairie Creek/Canyon Creek is a wonderful neighborhood with many new families moving in with young children. I live off of Collins and the increase in traffic is a major concern as is the overcrowding of our schools and the type of occupants that may potentially move in to these multi units. We'd love to see family friendly businesses put into the Palisades project, playgrounds, etc that promotes the wholesome spirit of the neighborhood.

Thanks for your time,
Edna and Heath Mitchell
243 Woodcrest Dr.

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: [SPAM] CCHA Update: IMPORTANT: CCHA Statement to City Planning Commission Opposing Palisades Rezoning/Continuation Hearing
From: Elysse Denton <elysse.denton@yahoo.com> - Tuesday 06/03/2014 04:58 PM

Hi Chris,
I am unable to attend the meeting tonight but wanted to express my opposition to the rezoning the city of Richardson is discussing tonight. Please reference the link below for the Canyon Creek Homeowner's Association position on the matter.

Thank you!
Elysse & Keith Denton
9 Harpers Ferry Dr
Richardson TX 75080

From: CCHA Online <info_reply@canyoncreekhomeowners.com>
Date: June 2, 2014 at 9:47:54 PM CDT
To: <ckfell@sbcglobal.net>
Subject: CCHA Update: IMPORTANT: CCHA Statement to City Planning Commission Opposing Palisades Rezoning/Continuation Hearing
Reply-To: CCHA Online <info_reply@canyoncreekhomeowners.com>

Please visit the following link for CCHA Board's official and unanimous position to OPPOSE the Palisades Development rezoning request at tomorrow night's City Planning Commission's continuation hearing. The meeting is 7pm at City Hall for those who wish to attend and speak for or against the applicant's proposal.

http://canyoncreekhomeowners.com/wp-content/uploads/2014/06/CCHA-BOD-Palisades-Postion-Statement-June-3-2014.pdf

If you share the Board's point of view and wish to voice your opinion PRIOR to the City Planning Commission meeting, then you can send a personal email to chris.shacklett@cor.gov. Feel free to reference this HOA statement. The correspondence would need to be received by 5pm on Tuesday, June 3rd prior to the CPC meeting where Palisades will be discussed.

==========
CCHA member or website opt-in

To unsubscribe ckfell@sbcglobal.net from this list:
http://canyoncreekhomeowners.us1.list-manage.com/unsubscribe?u=8058ae184a69df6f9ccd8662d&id=b0116b5a7c&e=12c094365f&c=28baf51421

Our mailing address is:
Canyon Creek Homeowners Association

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades rezoning
From: Erin Jeffries <marisa_ep@yahoo.com> - Tuesday 06/03/2014 04:47 PM

I oppose to the Palisades rezoning.
Thank you,
Erin Jeffries
Sent from my iPhone

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Rezoning Case
From: Frank Banul <frank.banul@gmail.com> - Tuesday 06/03/2014 01:41 PM

Mr Shacklett,

Please consider carefully the proposed Palisades rezoning. As a resident of Canyon Creek for the past 15 years, my family and I have really come to enjoy the wonderful neighborhood and environment.

It seems that the proposal being put forth is adding a disproportionate amount of multi family units that simply are not needed by the current market and would have a detrimental impact on the image and balance of our neighborhood.

Thank you for your consideration,
Frank Banul

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: palisades rezoning case
From: Brown Plummer <brownplummer@gmail.com> - Tuesday 06/03/2014 10:00 AM

! am strongly opposed to the addition 600 more multi-family units that are in the modified request.

I fully support the canyon creek HOA BOD position statement.

Thank you for your consideration,

Glen B. Plummer, 2201 sutton place, richardson TX 75080

To: Chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: I share the Board's view and oppose the rezoning request for the Palisades development.
From: Gloria Murphy <globillmurphy@yahoo.com> - Tuesday 06/03/2014 01:07 PM

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Fw: Feedback for City of Richardson, TX
From: Michael Spicer/CH/Cor - Tuesday 06/03/2014 10:12 AM

From: "Gregory Smith" <gsmith@rockwoodcapital.net>
To: <webmaster@cor.gov>
Date: 05/20/2014 08:03 AM
Subject: Feedback for City of Richardson, TX

You have received this feedback from Gregory Smith <gsmith@rockwoodcapital.net> for the following page

http://www.cor.net/index.aspx?page=1246

Dear Planning Commissioner,

I believe the current zoning change request submitted by Palisades is a bad idea. The planning commission and city council approved a fair plan for the development during the last zoning request. The addition of 800 MF units should be turned down for many reasons. First, the developer has not even started its mixed use development under the first plan and they are already pushing the city for more MF units. Second, a few well planned MF projects under the 600 unit zoning will have a chance to compete, maintain good rental rates and attract strong residents. The addition of more MF units will increase competition between 4-5 project owners which could easily depress rental rates, lower leasing criteria by the property managers and diminish the quality of residents in the area. Additionally, now is the time to look at the development over the long run and too many MF units can be a problem. I have owned and operated over 20,000 MF units in Texas and I can tell you that it is tough to maintain high quality residents over the long term. MF property owner's pressure property managers for higher occupancy and in many instances they managers will lease to undesirable residents. Even worse, one adult resident will qualify for the lease and allow adult children, significant others and their spouse to live at the property without the property having run background checks. Typically their is a reason they cannot qualify for the lease due to criminal backgrounds etc. If these 1,400 units are approved and subsequently built, the City will be dealing with these long term issues in the future. It is so difficult for a City to control a development once it starts down the wrong path and the addition of 800 units will create a sea of apartments. Now is the time to manage our community for the long run. I strongly urge the Planning Commission to turn down the Palisades zoning request. If the Mixed Use development is built out and the existing 600 MF Units have been developed and managed for 3-4 years successfully, additional units could be considered in the future. Best Regards,

Gregory S. Smith
301 Meadowcrest Drive,
Richardson, Texas 75080
(972) 907 1980
(972) 739 7560

Gregory Smith

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development Rezoning
From: "Hank Krauss" <hkrauss@ecatexas.net> - Tuesday 06/03/2014 08:34 AM

Hello Chris -
We're sending this email to express our opposition to the proposed Palisades Development rezoning request.
Thank you,
Henry Krauss
Sally Krauss
25 Shady Cove
Richardson 75080
972-839-3413 (Henry)
972-839-3418 (Sally)

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Rezoning Case
From: Jack & Cindy Pitney <jcpitney@tx.rr.com> - Tuesday 06/03/2014 12:13 AM

Dear City Planning Commission,

We have been Richardson residents for 30 years; the last 14 in our wonderful Canyon Creek neighborhood.

We agree with the position that the Canyon Creek Homeowner's Association is taking to OPPOSE the Palisades Development rezoning request. We agree with every point made in the HOA statement.

We, too, want this to be a successful development, but have concerns about traffic, general neighborhood safety, and required quality. But most of all, we are opposed to the increased number of multi-family units.

Thank you for your consideration and desire to make Richardson an even better community for all.

Jack and Cindy Pitney
2229 Flat Creek Drive
Richardson, TX 75080

To: chris.shacklett@cor.gov, Sharon75080@aol.com,
Cc:
Bcc:
Subject: Palisades Development
From: JacOdell@aol.com - Tuesday 06/03/2014 03:40 PM

Dear Chris,

As a long time resident of Canyon Creek, I am highly concerned about potential changes in zoning for the Palisades development.

It feels as though our HOA has been very cooperative and acted in good faith. Now, as I watch hundreds of apartments already being built RAPIDLY in our neighborhood, I cannot understand how the City of Richardson could possibly support what the Palisades developer is requesting. It's a lose/lose for Canyon Creek.

From an infrastructure, safety, home value integrity and "quality of life" perspective, a COR decision to support re-zoning Palisades and add 133% more (lower quality?!) apartments is just wrong. It also feels as though this has been a bait and switch for the residents and HOA of Canyon Creek. We were originally proposed one thing, and now face such unjustified changes in favor of the developer, not the tax paying citizens of Richardson and residents of Canyon Creek. I am highly opposed to the Palisades re-zoning and hope we have the support of the COR. Thanks, Jack Odell 972-690-1930

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: [SPAM] FW: {CCMC}: Fwd: CCHA Update: IMPORTANT: CCHA Statement to City Planning Commission Opposing Palisades Rezoning/Continuation Hearing
From: "Jaime Boyles" <Jboyles@LEEFIN.COM> - Tuesday 06/03/2014 04:54 PM

Hi Chris,

This is notice that I OPPOSE the rezoning request.

Thank you,

Jaime Boyles, CFP®
Senior Financial Planner
Lee Financial
Celebrating over 35 years of Security, Success, and Fulfillment

8350 N. Central Expressway, Ste. 1800 | Dallas, TX 75206
(972) 960-1001 x1254 | (972) 677-0479 (fax) | leefin.com

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To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: FW: Please, NO MORE APARTMENTS!
From: "janice" <hudsonethery@sbcglobal.net> - Tuesday 06/03/2014 03:58 PM

From: janice [mailto:hudsonethery@sbcglobal.net]
Sent: Tuesday, June 03, 2014 3:51 PM
To: 'chris.shacklett@cor.gov.'
Subject: Please, NO MORE APARTMENTS!

In reference to the June 3, 2014, Homeowners Association Statement from Jeremy Thomason, President of the Canyon Creek Homeowners Association, I would like to add the following:

I am an 18 year resident of Canyon Creek, living at 314 Lawndale. I am troubled by the number of apartment houses that have been built so close to our home. We know that you are going to develop the Palisades land, but could you please not ruin our neighborhood in the process. There are so many apartments surrounding us now, that the future is looking doubtful for sustaining the quality of life that we are trying to preserve.

My husband and I are opposed to the applicants modified request to rezone the additional 20 acres to allow the building of more multi-family units.

Sincerely,

Janice and Bill Nethery
314 Lawndale Drive
Richardson, Texas 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc: Renae A Martin <renaemartin05@yahoo.com>,
Bcc:
Subject: CCHA BOD Position Statement re: Palisades Rezoning Case.
From: Jeff <vballfa@hotmail.com> - Tuesday 06/03/2014 12:03 PM

Chris,
I am writing to express my support of the HOA on the position to limit multi family units at the Palisades development. I am not able to attend the meeting this evening, but hope that the City Planning Commission will choose in favor of the residents of the community in lieu of the interests of the Developer.
Thanks,
Jeff Martin
2918 Forest Hills
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to Palisades Rezoning
From: Jeff Sharrock <jeff@g2usainc.com> - Tuesday 06/03/2014 08:27 AM

Mr. Shacklett:

As a lifelong resident of Richardson I am contacting you to voice my opposition to the Palisades rezoning.

As the CCHA has very well stated, the developers numbers do not add up. It seems obvious to me that the developer is trying maximize profit at the expense of our neighborhood.

Please limit the number of multifamily units to a ratio no greater than what was originally granted. Please insure that ALL units be built to the highest standard available and please take steps to limit or control traffic flow through our neighborhood.

Richardson has been and will continue to be a great place to live if we all work towards a common goal of a great city, not a great return on investment.

Jeff Sharrock
Director of Operations
G2 International, Inc.
2400 Three Galleria Tower
13155 Noel Road
Dallas, TX 75240
Phone: 972-726-9203
Fax: 972-726-7749
jeff@g2usainc.com
www.g2usainc.com

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: OPPOSE re-zoning Palisades proposal
From: jen westover <jd_westover@yahoo.com> - Tuesday 06/03/2014 05:06 PM

Hello, I am writing to support the CCHA's statement to oppose the re-zoning Palisades development proposal.

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposed
From: Jennifer Hageman <jenniferhageman@ymail.com> - Tuesday 06/03/2014 04:57 PM

Still strongly opposed to additional 600 apartments in Palisades. Bob Townsend I'm counting on you tonight. Laura you're a neighbor. Please take a stand to protect our neighborhoods.

Jennifer Hageman

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: Jerry Whitten <whiteng@swbell.net> - Tuesday 06/03/2014 09:50 AM

I have been a resident of Richardson for over 40 years, and agree with the strong opposition to the current proposal for our neighborhood by the Canyon Creek Homeowners Association, and strongly encourage you to do so at tonight's meeting.

The numbers just don't add up.

Thank you
Jerry Whitten
411 Crestover Circle
RIchardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development rezoning request
From: Jill Doran <jilldoran@yahoo.com> - Tuesday 06/03/2014 02:36 PM

As a twenty-six year resident of Prairie Creek I strongly oppose the rezoning request for additional multi-family units. This will have a negative impact on the Canyon Creek neighborhood. More traffic, more pollution, and also crowding in our elementary schools.

Single family luxury patio homes or townhomes would add value to the area and would appeal to the many retirees and young families that would like to live in the neighborhood. There would be pride in ownership.

As the mother of two professionals, a twenty something and thirty something there is no interest in living in a luxury high-rise apartment here. These are the people that live in Uptown and other more hip areas of Dallas, not Richardson.

Please be considerate of the people that have helped make Richardson the community it is. Paying our taxes and raising our children here. Please don't sell us out.

Regards,

Jill Doran

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: CITY PLANNING COMMISSION MEETING ON TUESDAY, JUNE 3, 2014
From: "JIM BIGGS" <jim-biggs@att.net> - Tuesday 06/03/2014 09:30 AM

Good Morning Chris,

I am sending this Email to you on behalf of my wife and myself. We reside at 303 Shady Hill Drive in the Canyon Creek Subdivision. I am in receipt of the Canyon Creek Homeowners Assocation Position Statement on the "revised" Proposal that the Developer has presented for the Palisades Rezoning Case.

We fully support our HOA Position!! As the HOA Position explains, we have very real concerns about traffic, general neighborhood safety and required quality. But, most of all, as the Statement reads, WE ARE OPPOSED TO THE INCREASED NUMBER OF MULTI-FAMILY UNITS IN THIS DEVELOPMENT. The Numbers still do not add up!!!

Thank You for your review of this most important matter to the 2800 Homeowners in Canyon Creek with approximately 10,000 Residents who will be directly impacted by the decision that the City Planning Commission will make tonite.

Regards,

Jim & Carol Biggs
303 Shady Hill Drive

jim-biggs@att.net
214-457-0308

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Oppose reasoning of Palisades
From: jimpo1@aol.com - Tuesday 06/03/2014 07:17 AM

Dear Chris,

As a 20 year resident of Richardson and having been an owner of 2 homes in Canyon Creek, I'm writing to share my strong personal opposition to the proposed rezoning of the Palisades development. With the new State Farm towers being built in our backyard, we'll be seeing massive traffic issues in and around the Renner/75 area. If allowed to further expand, the Palisades development will simply add significantly more congestion to an area that will be unmanageable in the near future. Additional multi family units will compound what is going to be a nightmare situation.

Please oppose this rezoning request and keep this a city of quiet neighborhoods. Don't turn us into Frisco.

Jim Ewing
2410 Fairway Drive

http://canyoncreekhomeowners.com/wp-content/uploads/2014/06/CCHA-BOD-Palisades-Postion-Statement-June-3-2014.pdf

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Re: Strongly oppose
From: jimro77@yahoo.com - Wednesday 06/04/2014 09:19 AM

Sry for not including in 1st email. James Romanowicz

Jim
Sent from my iPhone

Subject: Strongly oppose

I own a home in canyon creek(canyon valley dr) and oppose the addition of any more apartments to Palisades Development rezoning request.

Jim

Sent from my iPhone

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: opposed to current plan for Palisades rezoning
From: Michael Shasteen <jmshasteen@gmail.com> - Tuesday 06/03/2014 07:27 AM

Mr. Shacklett,

I would like to urge the commission to reject the Palisades rezoning request in its current form. I typically favor the rights of property owners to maximize ROI vs NIMBY folks concerned primarily about property values. This is one case where the owner / developer seems to be pushing for a development that is completely out of balance with the surrounding neighborhoods. Families living even closer than I to this site have every reason to be extremely upset about this substantial change to their neighborhoods. We have to realistically embrace the development of this area, but I believe the developer should be encouraged to come back with plans that are more in balance with the surrounding neighborhoods, especially in terms of the number of multi-family units. This letter from the Canyon Creek HOA best summarizes my position:

http://canyoncreekhomeowners.com/wp-content/uploads/2014/06/CCHA-BOD-Palisades-Postion-Statement-June-3-2014.pdf

Thank you for your consideration,

J. M. Shasteen
2114 Flat Creek Dr.
Richardson, TX 75080
817-213-6004
http://www.linkedin.com/in/jmshasteen/

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Rezoning
From: Joe Johnson <joejohnson27@att.net> - Tuesday 06/03/2014 03:05 PM

Our names are Joe and Luella Johnson and we agree with the CCHA Board of Directors in opposing the Palisades Rezoning Case for any additional new multi-family units.

Thank you for any thing you can do to benefit our neighborhood.

Joe and Luella Johnson
301 High Brook Drive
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Zoning
From: Joe Hanold <joe_hanold@yahoo.com> - Tuesday 06/03/2014 10:05 AM

My name is Joe Hanold and my family lives in Canyon Creek at 317 Robin Lane. We opposed the original zoning and ask that the commission reject the request for additional apartments/multi-family. There are approximately 8,419 multi-family units that are being built, or can be built within a couple of miles of this development. That would make 10,558 units including the existing units today. This request is not the best land-use for one of the last prime undeveloped areas in Richardson that is in the heart of the Telecom Corridor.

Thank You,
Joe Hanold

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Rezoning - OPPOSE
From: John Geeslin <John.Geeslin@stewartorg.com> - Tuesday 06/03/2014 04:59 PM

Chris,

Just a quick email to state I am still opposed to TWICE the apartments that were initially approved for Palisades. My thoughts and comments from the May 20th meeting are still very applicable to the new proposal for 1200 (not 1400) apartments.

Thanks so much.

-John Geeslin
1133 Bull Run

To: "Chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades - OPPOSE
From: Julie Toler <jetoler@gmail.com> - Tuesday 06/03/2014 04:50 PM

Hello Mr. Shacklett,

We are residents of Canyon Creek neighborhood, and wish to voice our opposition to the changes proposed to add any further apartment units to the the Palisades development plan.

Thank you,
Julie and Bryan Toler
2209 Flat Creek Drive

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Proposed Rezoning for Palisades
From: Jules Sears <jcsears@gmail.com> - Tuesday 06/03/2014 09:25 AM

Dear Chris Shacklett,
I am writing this letter to express my opposition to the proposed rezoning for the development of the Palisades area.
I live in the Canyon Creek neighborhood; I chose to live here because of the green areas and the ability of wildlife to flourish.
I am very concerned about the effects this development. Already we are facing water restrictions. How can we build new homes and bring in more people when we already have a water shortage? What will happen to the wildlife whose land we have already encroached upon?

I think the City should focus on refurbishing and repairing existing developments rather than creating new ones.
Thank you for considering my thoughts on this matter.
Sincerely,
Julie Sears

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject:
From: Julie Wilkinson <juwi2@swbell.net> - Tuesday 06/03/2014 12:46 PM

I would like to add my name to the list of those who support the Canyon Creek Homeowners Board of Directors' opposition to the addition of any multi-family units to the current Palisades zoning. Thank you for considering this position.

Julie Wilkinson
300 Shady Hill Drive
Richardson

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: Palisades
From: Katherine Fell <katfell@me.com> - Tuesday 06/03/2014 05:02 PM

Begin forwarded message:

From: June Parks <junedparks@yahoo.com>
Date: June 3, 2014 at 4:52:42 PM CDT
To: "ckfell@sbcglobal.net" <ckfell@sbcglobal.net>
Subject: Palisades

I oppose the Palisades request for re zoning and I support canyon creeks Hoa position .
June and Jerry parks
2517 Custer pkwy
Richardson, tx 75080

June Parks
Coldwell Banker
Real Estate Solutions
Junedparks@yahoo.com
214-704-2465

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: palisades opposal
From: "Steve and Kacy Holmes" <stevenkacy@tx.rr.com> - Tuesday 06/03/2014 05:21 PM

Hello Mr. Shacklett,

My name is Kacy Holmes. I live at 6 Pebblebrook Circle. I oppose the proposed rezoning that is up for discussion at tonight's City Planning Commission meeting.

Thank you,
Kacy Holmes

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: In agreement
From: Karrie McCampbell <Karrie.McCampbell@transwestern.com> - Tuesday 06/03/2014 02:56 PM

I live in Canyon Creek and have been a member of CCHA for 20+ years.

I wanted you to know I'm in agreement with Jeremy Thomason's opposition for the application to modify the requested rezoning of the additional 20 acres to enable an incremental 600 multi-family units.

Thank you.

Karrie S. McCampbell, BOMA Fellow, CPM®
Senior Vice President | Management Services
TRANSWESTERN
5001 Spring Valley Rd., Suite 400W
Dallas, TX 75244
Phone 972.774.2538 | Cell 972.839.6599
transwestern.net
karrie.mccampbell@transwestern.net

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To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to the Palisades Rezoning
From: Katherine Fell <katfell@me.com> - Tuesday 06/03/2014 04:00 PM

I am in support of the Canyon Creek Homeowners Association statement opposing the Palisades Rezoning. I already feel that 600 multi family is unnecessary and adding 600 more is absolutely ridiculous or further non-essential. I nearly had two collisions per day this week alone driving down Campbell due to the overwhelmed streets. I do not think adding more housing units has any benefit to our well established city especially considering the nearly 10,000 apartments that planned in 4 or mile radius. Please take into consideration the residents of our well-established close-knit neighborhood wishes. Traffic is already becoming an issue and I cannot see it lessening.

Crime will also become an issue. This planned development has been compared to Addison Circle which I know has a very high crime rate. I would prefer to continue to be a low crime area in our city and adding in 10k apartments is only going to increase the possible crime rate. Higher density = higher crime.

Thank you,
Katherine Fell
423 Ridge Crest
Richardson, Tx 7508"

Sent from my iPhone

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades request for additional apartments
From: "Kathryn Crowley" <kathryncrowley123@att.net> - Tuesday 06/03/2014 11:15 AM

Mr. Shaddett,

I am adamantly opposed to the Palisade developer's request for the construction of additional apartments on the property. It will have a negative impact on one of the most stable and desirable neighborhoods in Richardson. The thought that the majority of traffic will use the existing service road is unrealistic. At certain times of the day it is now extremely difficult to enter the service road because of the heavy traffic flow. There is no doubt in my mind that there will be considerable cut through traffic particularly during peak times and when traffic is back up due to accidents on 75. Additionally, I am concerned about the impact on our schools. There is a real possibility the two elementary schools serving that area will be seriously overcrowded.

Please do not approve a request to add more multi-family units to the Palisades property.

Kathryn Crowley
315 West Lookout Drive
Kathryncrowley123@att.net

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposition to Palisades Proposal
From: Kathryn Helm <katclaw@gmail.com> - Tuesday 06/03/2014 08:31 AM

Dear Mr. Shacklett:

As a homeowner in Canyon Creek, I am opposed to the extremely large apartment development proposed at Palisades. First, it really bothers me that the initial proposal changed to include more dwelling units. Isn't this the same thing that happened at Brick Row, and the City said "Never again"?

I am concerned about the lack of green space in the proposal. Our small neighborhood park will be overrun and will no longer be the respite it is for residents.

I am also concerned about the heavy traffic that will result from the large number of proposed dwelling units.

The design needs to go back to the drawing board to reduce the number of dwelling units and increase green space for residents.

Thank you for representing Canyon Creek and listening to the residents.

Kathryn Helm

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: OPPOSE the Palisades Development Rezoning Request
From: Mike & Kathy Dugan <mkcs@swbell.net> - Tuesday 06/03/2014 10:14 AM

I am writing to express my opposition to the increased number of multifamily units proposed in the Palisades Development. This is too big of an increase for the increase in land. I realize this land will be developed, but please be smart about it! Do not allow Richardson to be an apartment community. There are already a VERY large number of apartments under construction near by. When we invested in our property, we invested in the area which was NOT an apartment community!

Please listen to the residents and the nearby home owners association!

Kathy Dugan

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: [SPAM] Oppose Palisades rezoning
From: Kelly Hibbs <kellyshibbs@yahoo.com> - Tuesday 06/03/2014 04:51 PM

I oppose the palisade request for rezoning. I support the canyon creek HOA position.
Thanks
Kelly and Jason Hibbs
300 W Lookout
Richardson, TX
75080

Sent from my iPhone

Begin forwarded message:

> **From:** "Katherine Fell" <katfell@me.com>
> **Date:** June 3, 2014 at 4:29:33 PM CDT
> **To:** CCMC <canyoncreekmomsclub@groupspaces.com>
> **Subject: {CCMC}: Fwd: CCHA Update: IMPORTANT: CCHA Statement to City Planning Commission Opposing Palisades Rezoning/Continuation Hearing**
> **Reply-To:** katfell@me.com
>
> If you oppose this rezoning where they plan to add 600 additional apartments to Palisades bringing the total to 1200 email Chris Shacklett stating so before 5pm or attend tonight's CPC meeting or both.
>
> See the below info from our HOA.
> Katherine
>
>> **From:** CCHA Online <info_reply@canyoncreekhomeowners.com>
>> **Date:** June 2, 2014 at 9:47:54 PM CDT
>> **To:** <ckfell@sbcglobal.net>
>> **Subject: CCHA Update: IMPORTANT: CCHA Statement to City Planning Commission Opposing Palisades Rezoning/Continuation Hearing**
>> **Reply-To:** CCHA Online <info_reply@canyoncreekhomeowners.com>
>>
>> Please visit the following link for CCHA Board's official and unanimous position to OPPOSE the Palisades Development rezoning request at tomorrow night's City Planning Commission's continuation hearing. The meeting is 7pm at City Hall for those who wish to attend and speak for or against the applicant's proposal.
>>
>> http://canyoncreekhomeowners.com/wp-content/uploads/2014/06/CCHA-BOD-Palisades-Postion-Statement-June-3-2014.pdf
>>
>> If you share the Board's point of view and wish to voice your opinion PRIOR to the City Planning Commission meeting, then you can send a personal email to chris.shacklett@cor.gov. Feel free to reference this HOA statement. The correspondence would need to be received by 5pm on Tuesday, June 3rd prior to the CPC meeting where Palisades will be discussed.
>> ==========
>> CCHA member or website opt-in
>> To unsubscribe ckfell@sbcglobal.net from this list:
>> http://canyoncreekhomeowners.us1.list-manage.com/unsubscribe?u=8058ae184a69df6f9ccd8662d&id=b0116b5a7c&e=12c094365f&c=28baf51421
>>
>> Our mailing address is:
>> Canyon Creek Homeowners Association
>> 508 West Lookout Drive
>> Suite 14 #102
>> Richardson, Texas 75080-1602
>>
>> USA
>>
>> Our telephone:

Forward this email to a friend:
http://us1.forward-to-friend.com/forward?u=8058ae184a69df6f9ccd8662d&id=28baf51421&e=12c094365f

Update your profile:
http://canyoncreekhomeowners.us1.list-manage.com/profile?u=8058ae184a69df6f9ccd8662d&id=b0116b5a7c&e=12c094365f

You are subscribed as kellyshibbs@yahoo.com
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To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc: "Novak, Kent" <kent.novak@ti.com>,
Bcc:
Subject: Palisades
From: "Novak, Heather M (Heather)" <heather.novak@alcatel-lucent.com> - Tuesday 06/03/2014 04:24 PM

We agree with the HOA statement opposing the multifamily unit increase above the already high 600 units. We oppose this increase.

Kent & Heather Novak
431 Fall Creek Drive
Richardson, Texas 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppose palisades development
From: Kristi Rick <krick71@yahoo.com> - Tuesday 06/03/2014 05:46 PM

Chris-
Just note to say we completely oppose the rezoning for the palisades development to include more apartments! The city of Richardson is completely trying to box Canyon Creek in by surrounding it by apartments. Enough is enough.

Thank you

Kristi and Chris Rick
2408 Little Creek Dr
Richardson 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposition of the Palisades Rezoning Request
From: Kristy Bolton <kristyvbolton@gmail.com> - Tuesday 06/03/2014 09:23 AM

Chris,
I would like to express my **strong** opposition toward the applicant's modified request to rezone the additional 20 acres known as the Palisades Development. Simply put--we do not need any more apartments in Richardson. There are literally thousands of apartments being built within a small radius of Palisades. Adding more apartments will only decrease the home values in Richardson and create unsafe traffic in our area.

Chris--you have been elected by the people of Richardson to speak on our behalf. Please uphold your duties as an elected official and do just that. Listen to what the people have asked for--and it is almost unanimously that we do NOT want any more apartments, and vote NO.

Thank you,
Kristy Bolton
200 High Canyon Ct.
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Rezoning Request
From: Thomas Cass <lancecass@sbcglobal.net> - Tuesday 06/03/2014 03:42 PM

Chis Shacklett,

I am in agreement with the Canyon Creek Homeowners Association in opposing the Palisades rezoning request. The Planning Commission should deny this request as presented, so the elected council members do not half to battle with an organized HOA.

Lance Cass
2402 Fairway Dr.
Richardson, TX 75080
972 238-1511

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Pallisades
From: Leigh Schaefers <leighschaefers@yahoo.com> - Tuesday 06/03/2014 06:27 PM

Once again, I want to voice my strong opposition to the rezoning.

Leigh Schaefers
28 creekwood circle

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: CanyoN Creek Homeowners Association Opposition to Palisades Rezoning
From: "Olson, Leonee" <lolson@uspi.com> - Tuesday 06/03/2014 11:25 AM

Our family has lived in Canyon Creek for 29 years. We have been members of CCHA for a long time and are deeply concerned that the additional 600 units in question will negatively impact our neighborhood. We really need small condos/townhomes that the folks in our neighborhood could buy as they downsize their homes as they begin to age and don't want a large yard. There would be "buy in" in this new section instead of more multi family units. All you have to do is drive from Central Expressway west on Renner to see all of the already existing units that are there. I don't believe we would be well served by more of the same in this location.

Thank you for your time,
Leonee Olson
lolson@uspi.com

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To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: [SPAM] Fwd: CCHA Update: IMPORTANT: CCHA Statement to City Planning Commission Opposing Palisades Rezoning
From: Liz and Jeremy <liz.and.jeremy@gmail.com> - Tuesday 06/03/2014 09:52 AM
Sent by: jeremy.reitman@gmail.com

Hello Chris:
My wife and I live in the Canyon Creek neighborhood, near where the Palisades project will happen. We supported the original plan, but now with the additional apartments with no additional retail. We are particularly concerned about the additional traffic volume on Collins Road, which has way too many speeders on it already.
Please take into consideration the concerns of the residents in the Canyon Creek neighborhood when making your decision about the Palisades project.

Thank you for taking the time to read my email:

Jeremy and Liz Reitman
301 Meadowlark Dr.
(214)675-5586
---------- Forwarded message ----------
From: **CCHA Online** <info_reply@canyoncreekhomeowners.com>
Date: Mon, May 19, 2014 at 10:44 PM
Subject: CCHA Update: IMPORTANT: CCHA Statement to City Planning Commission Opposing Palisades Rezoning
To: liz.and.jeremy@gmail.com

Please visit the following link to read the full text of CCHA's statement opposing the proposed rezoning at Palisades. It will be delivered by CCHA President Elect, Susan Kassen, at the City Planning Commission meeting at 7pm in Council Chambers at City Hall on Tuesday, May 20.

http://canyoncreekhomeowners.com/wp-content/uploads/2014/05/Palisades-Rezoning-CCHA-Statement-May-20-FINAL.pdf

Thank you to the roughly 20 residents who attended tonight's Board meeting where Palisdes was a major topic of conversation. This statement was read aloud and deliberated by the group, with a lot of positive feedback.

CCHA will be back in touch after tomorrow night's meeting to communicate on CPC outcomes, next steps, and how CCHA members can continue to exert influence outcomes in our great neighborhood.
==========
CCHA member or website opt-in
To unsubscribe liz.and.jeremy@gmail.com from this list:
http://canyoncreekhomeowners.us1.list-manage.com/unsubscribe?u=8058ae184a69df6f9ccd8662d&id=b0116b5a7c&e=620e9dd4cd&c=4e404cefe9
Our mailing address is:
Canyon Creek Homeowners Association
508 West Lookout Drive
Suite 14 #102
Richardson, Texas 75080-1602
USA
Our telephone:
Forward this email to a friend:
http://us1.forward-to-friend.com/forward?u=8058ae184a69df6f9ccd8662d&id=4e404cefe9&e=620e9dd4cd

Update your profile:
http://canyoncreekhomeowners.us1.list-manage.com/profile?u=8058ae184a69df6f9ccd8662d&id=b0116b5a7c&e=620e9dd4cd

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Oppose Palisades Rezoning
From: lori jones <llewis93@gmail.com> - Tuesday 06/03/2014 05:09 PM

I agree with the HOA statement and oppose the Palisades Rezoning. My husband and I have owned our home at 2922 Whitemarsh Circle in Canyon Creek since 2008.
Thanks for your hard work...

--
Lori Jones
Fashion Stylist
www.iaagency.com

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Zoning for Palisades
From: Lyn Adams <lynjadams@gmail.com> - Tuesday 06/03/2014 06:48 PM

Chris,
This will probably reach you too late this evening. I just got home and noticed your email.

I am opposed to the request to create more apartments that originally suggested that the homeowners association was working with and had supposedly approved. I believe the last item I read was the developer wants to add an additional 800 apartments on top of the first footprint.

Frankly, I've been opposed to the entire development due to the amount of exposure it will create for our quiet, quaint western portion of Canyon Creek. But the last request for zoning change to add even more density is overkill.

Please help the residents of our community defeat this proposal.

If the whole project could be scaled back, it would very much appreciated. Too many bodies, office and shops in one spot, reminiscent of City Line.

Very truly yours,

Lyn J. adams

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposed to Palisades Re-zoning
From: Maria Strong <mariaestrong@gmail.com> - Tuesday 06/03/2014 10:42 AM

Hi Chris,

Based on the developer's recently submitted plans, I am sad to say that I must continue to oppose the re-zoning of the additional 20 acres of the Palisades development. Thousands of apartments are already being built in the area. There's certainly no shortage of units to move in to. Hundreds of additional multi-family apartments will strain our schools, and cause a significant increase in traffic in a quiet neighborhood. Additionally, the developer also will not commit to Type 1 or 2 construction for all apartments, so I have serious concerns about their quality in the years ahead. Let's make sure we aren't selling out too quickly and giving up on our vision for Richardson's future.

Thank you,

Maria Strong
300 Lawndale Drive
Richardson TX, 75080

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Rezoneing Request
From: "Martha Aldridge" <marthaaldridge@sbcglobal.net> - Tuesday 06/03/2014 11:48 AM

I emphatically endorse CCHA's position against the proposed rezoning request.

Sincerely,
Martha Aldridge
7 Forest Park Dr.

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: "Johnny Davis" <k5jd@att.net> - Tuesday 06/03/2014 09:12 AM

As a resident of the Prairie Creek/Canyon Creek neighborhood, I oppose the developer request to add 600 additional apartment units to his development. While apartments bring in more residents, they also bring in more problems. Richardson is going from a cohesive neighborhood city to one with apartment occupants that do not put down roots or have community loyalty, but move as rents renew, etc. The city has added many new apartment developments in the past few years. This one is not necessary. While it might cost more, the neighborhood and city would better be served by the property being used for additional office space or retail establishments. Offices bring in retail sales as well as apartment dwellers so retail would still have a support base.

Mary Ann Davis
236 Woodcrest Drive

This email is free from viruses and malware because avast! Antivirus protection is active.

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to Palisades Rezoning Case before City Plan Commission
From: "Edwards, Matt" <Matt.Edwards@imaginecommunications.com> - Tuesday 06/03/2014 04:50 PM

Chris,

I would like to adamantly opposed to the expansion of these apartments.

Thanks,

Matthew A. Edwards
Director of Accounting & Assistant Corporate Controller

IMAGINE COMMUNICATIONS
2600 Network Blvd, Suite 400
Frisco, TX 75034
direct: 469.803.4867
cell: 972-571-2514
matt.edwards@imaginecommunications.com

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit http://www.symanteccloud.com

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: Melissa <mptucker007@gmail.com> - Tuesday 06/03/2014 10:49 AM

As Prairie Creek residents for over 20 years we are vehemently opposed to the addition of still more multi family units at Palisades. We were opposed to the original request as well but our wishes as citizens were not heeded. Please listen to the wishes of you constituents.
Melissa and Rick Tucker
9 Pebblebrook

Sent from my iPhone

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: Mercedi Hale <mercedihale@gmail.com> - Tuesday 06/03/2014 01:47 PM

I live in canyon creek. I oppose the palisades development and the rezoning.

Mercedi Hale

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: I OPPOSE re-zoning at Palisades
From: meredith watkins <merehud@gmail.com> - Tuesday 06/03/2014 09:02 AM

Good morning Chris,

Though my family supports economic growth and development in Richardson, I OPPOSE the re-zoning request to allow for hundreds of additional apartments (of any size, height or quality) at Palisades. I believe it will put too much strain on our schools, traffic and safety.

Thank you,
Meredith Watkins
237 High Brook Drive
Richardson, TX 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Re-zoning
From: <kim.mercer@tx.rr.com> - Tuesday 06/03/2014 10:25 AM

Chris,

We have read the most recent statement from the CCHA Board of Directors dated 6/3/14 and want to express to you that we are in complete agreement with their position on this matter. We look forward to a high-quality, mixed-use development in this Palisades area. However, like all Canyon Creek homeowners, safety and traffic are primary concerns. Because of this, we are strongly opposed to the number of multi-family units the developer wants to add. We, like the CCHA, feel that 600 high-quality units is more than sufficient to support the planned retail and office space, and is not the best use for land in this location. Especially with so many other apartment complexes so nearby.

Thank you,
Michael and Kim Mercer
35-year Canyon Creek residents

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to palisades rezoning request
From: Mike Glumb <mjglumb@att.net> - Tuesday 06/03/2014 12:15 PM

Hello Chris,
As a resident at 303 Woodcrest dr in the Canyon Creek neighborhood, I would like to express my agreement with the Canyon Creek Homeowners Association in opposition to the Palisades rezoning request and ask for rezoning to not be allowed.
Sincerely,
Michael j Glumb

Canyon Creek Homeowners Association BOD Position Statement

Palisades Rezoning Case before City Plan Commission
June 3, 2014

My name is Jeremy Thomason, and I am President of the Canyon Creek Homeowners Association, a 2800+ home strong neighborhood with approximately 10,000 residents whose property values, safety and traffic will be directly impacted by the decision you will make tonight. I am speaking to you tonight to oppose the applicant's modified request to rezone the additional 20 acres to enable an incremental 600 multi-family units to be built on the larger, combined 80 acre property. Simply put, the numbers STILL don't add up.

Two weeks ago, Susan Kassen, President-elect of the Canyon Creek Homeowners Association, explained to this Commission how the multi-family request within this application was out of proportion to the increased land. With the revised application, we were pleased to see the applicant reduce the number of multi-family units; however the reduction is not enough. There are about 50 acres of undeveloped land on the original 60 acres of the Palisades. The new land adds about 20 acres or 40% more of undeveloped land. So why does it seem reasonable to add 100% (from 600 to 1200) more units to the overall development when the land is only increasing by 40%? The numbers STILL do not add up.

We were also pleased to see the applicant change the composition of 140 units to Type 1 or 2 construction. In our view, this is a step in the right direction toward the quality that we believe should be required in this prized location that is a few steps from our neighborhood. We have strong concerns that the other 1060 units will not be required to meet this high quality standard.

Today, there are approximately 8,419 multi-family units that are being built, or can be built within a couple of miles of this development. That would make 10,558 units including the existing units today. We as citizens and you as a Commission can do nothing to stop or minimize these other multi-family developments as the zoning is already in place. This is a critical point in this request. In this case, we DO have some control over the amount of multi-family requested. We CAN have a successful mixed-use development without adding yet another 3 or 4 story apartment complex. This has to be true, else the applicant would not be on the verge of submitting his plats for phase 1 under the current zoning. We do believe that the additional 20 acres should be included in this zoning, but we do not believe that additional multi-family above the 600 is necessary. 600 high-quality units within walking distance of the offices is more than enough to accommodate prospective anchor tenants, especially with thousands of other units within a couple of miles. Anything more than 600 is an attempt to maximize profit in a hot housing market, but is not the best land-use for one of the last prime undeveloped areas in Richardson that is in the heart of the Telecom Corridor. As land-use commissioners, I hope you appreciate this point.

We know that the land will be developed. We obviously all need this to be a successful development, but the measure of success should include some element of neighborly cohesiveness. We have concerns about traffic, general neighborhood safety, and required quality. But most of all, we are opposed to the increased number of multi-family units. The numbers STILL don't add up.

The CCHA Board of Directors unanimously supports this statement and opposes the Applicants request to add any new multi-family units.

End of Statement

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to Palisades Development rezoning
From: "Kilgard, Michael" <kilgard@utdallas.edu> - Tuesday 06/03/2014 04:05 PM

History: This message has been replied to.

To members of the Richardson City Planning Commission,

I am writing to oppose the addition of any new apartments to the zoning of the Palisades property. The applicant made it clear to the commission that 600 apartments was sufficient to make the mixed use work and has proceeded with forming plats based on that plan. Ten thousand new apartments within two miles of Palisades makes it clear that corporate anchors will not need more. They don't want to overlook a sea of apartments any more than Richardson citizens do.

Apartments were never the best use for the highway frontage and the addition of 20 acres to the plan should not change the number of apartments allowed. The original zoning was correct and the developer knew what he was allowed to build there.

I am concerned that the developer is backsliding on the original phasing plan, which required that single family be completed prior to multi-family occupation. The new language indicates that none of the single family housing needs to ever be built. We could end up with only wood frame apartments.

Anything more than 600 total apartments is an attempt to maximize profit in a hot housing market, but is not the best land-use for one of the last prime undeveloped areas in Richardson that is in the heart of the Telecom Corridor.

I hope you will vote to oppose the rezoning plan.

Thank you for your service to our city,

Mike Kilgard
205 Crooked Creek Drive

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Rezoning request
From: Miriam Antich <mantichino@gmail.com> - Tuesday 06/03/2014 11:02 AM

We live at 512 Brookshire Drive in the Canyon Creek neighborhood. We oppose the applicant's rezoning request and support the statement of the Canyon Creek Homeowners Association position statement. They should not be allowed to add 600 more multi-family housing units.

Sincerely,
Miriam and Pietro Antich

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppose latest Palisades changes
From: Molly Krauss Smith <mollyksmith7@gmail.com> - Tuesday 06/03/2014 04:15 PM

I oppose the latest request to add more housing units to the Palisades project.

Molly Smith

Sent from my iPhone

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: "Natalie Shriner" <natalie@shriner.com> - Tuesday 06/03/2014 04:42 PM

Chris,
I have lived in Canyon Creek since 1975, 39 years and like the majority of Canyon Creek residents, I am extremely opposed to the increase of multi-family units above that of the 600 agreed upon. The additional units will raise to 10, 558 the number of multi-family units within miles of our Canyon Creek neighborhood. This increase will substantially increase our area's traffic issues as well as jeopardize our neighborhood's safety and quality of life. Thank you for your consideration in this matter.
Natalie

First Officer Natalie Shriner
MD80 DFW
Home: 972-480-8397
Cell: 214-957-3119
Email: natalie@shriner.com

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Request for revised re zoning
From: Olena Reid <BobReid46@att.net> - Tuesday 06/03/2014 09:03 AM

I would like to express my strong opposition to the developer's new rezoning request for 800 more apts. in the Palisades project. I hope that the Planning Commission will consider more than just tax dollars as they consider the impact on our schools, water consumption, traffic, real needs, etc. Thank you.

Olena Reid
2605 Stoneleigh Circle
Sent from my iPhone

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development Rezoning
From: Paige Harris <paigeharris@ecatexas.net> - Tuesday 06/03/2014 01:35 PM

Hello Chris -

We're sending this email to express our opposition to the proposed Palisades Development rezoning request.

Thank you,

Paige and Scott Harris
2035 Sage Valley Dr
Richardson, TX 75080

972-839-3418 (Paige)
972-762-5579 (Scott)

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposition to rezoning Palisades
From: Rebecca Day <rebecca@daviddaydesigns.com> - Tuesday 06/03/2014 10:53 AM

Hello Chris,

I am writing to express my extreme opposition to any change in zoning (regarding multi-family units) of the additional 80-acre Palisades Development between Renner and Campbell.

When we purchased our property we were aware development would occur. We were concerned enough to investigate and learned that it was zoned for townhomes and condominiums, but **Zero Apartments.** It was our understanding that this zoning was put in place to protect the property values of the adjacent single family neighborhood (Canyon Creek) because it is well known that multi-family zoning, and in particular rental units, in close proximity to single family homes will negatively impact property values. Obviously, the apartment count has since been changed to 600 apartments. Any further increase in numbers of multi-family units will continue to negatively impact our values.

We are greatly concerned about the impact this will have on our traffic on Collins and throughout the neighborhood. We have walking and biking paths/lanes that will be impacted. Many of our homes have backyards that have open fences to these trails. Safety is definitely of great concern to us. Not that we are unwilling to share our assets with other people, they are public spaces, it's the numbers that concern us.

We knew our neighborhood would evolve and change as Richardson grows. But frankly, this is not evolving so much as feeling the rug ripped out from under us.

Thank you for your time.

Sincerely,
Rebecca Day
20 Creekwood Circle
214-770-2913

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: renaemartin05@yahoo.com - Tuesday 06/03/2014 07:28 PM

Please say no to this rezoning for 1200 apt. The whole George Bush corridor is zoned for apartments. This is ruining our otherwise awesome community. This will over populate our school and bring down the community value especially for people who live in Aldridge elementary.

Renae Martin
2918 Forest Hills Ln

Sent from my iPhone

To: <chris.shacklett@cor.gov>,
Cc: <renee.getz@gmail.com>,
Bcc:
Subject: Palisades Rezoning Case before City Plan Commission
From: <Renee.Getz@wellsfargo.com> - Tuesday 06/03/2014 02:53 PM

Chris,

I am writing as a concerned citizen of Richardson and Homeowner in Canyon Creek. I grew up in Dallas but bought my home in Canyon Creek about six years ago to be close to my parents home and my brother's home also in Richardson. I now call Richardson my home. I love the city and I love the neighborhood, but I am very concerned about the amount of multi family developments that have been built around our community over the last few years. I am also concerned about the abundance of multi family units under construction along George Bush both on the west side of Central Expressway surrounding our neighborhood, but also on the east side of Hwy 75 with the many units slated to go in the State Farm mixed use development. And frankly, I am also concerned about the effects of the many older multi family units that have surrounded our neighborhood for years.

But now to learn of the additional units planned for the Palisades Development, well this is just to much!

I firmly believe that with this additional development we are overbuilding multi family (both condo associations and multi family rental units) in Richardson and this will ultimately affect the flow of traffic, safety to our neighborhood, crowding of ours schools, and property values negatively.

I stand firmly with the Canyon Creek Homeowners Association Board of Director's Statement in strongly opposing the Applicant's request to add any more multi family units.

Please consider the long-term ramifications of adding more units. Let's keep the City of Richardson and Canyon Creek, Crowley Park, Sherrill Park a wonderful and safe family community and place to live.

If you have any questions I can be reached on my cell phone at 214-240-4442.

Thank you for your careful consideration of this matter.
Sincerely,
Renee Getz

Renee Getz
Vice President, Business Development
Wells Fargo Bank, NA
Business Banking Group
4975 Preston Park Blvd, Suite 300
Plano, TX 75093-5164

972-599-4436 office/direct
866-967-2487 fax

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To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: OPPOSE the Palisades Development rezoning request at tonight's meeting
From: RDFrizell@aol.com - Tuesday 06/03/2014 05:26 AM

I believe the statement provided by the HOA clearly states why the rezoning request is not desirable for the home owners and in the long term the City of Richardson. I believe the actions already taken are a mistake and will make the area a less desirable place to live. I have lived here for over forty years and for the first time have discussed with my wife the prospect of moving as the area is becoming less desirable.

Richard Frizell
30 Creekwood

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Rezoning
From: Richard Ray <richardray1939@gmail.com> - Tuesday 06/03/2014 11:56 AM

I attended the last rezoning meeting, and am more than ever convinced that the rezoning should not take place. The addition of so many apartments will be detrimental to our neighborhood in the Canyon Creek area, and seem totally unnecessary considering all the apartments already under construction. I did receive an update from the Canyon Creek Homeowners Association and agree with their stand against the rezoning

Richard Ray
400 Meadowcrest
Richardson, TX
75080
972-231-7906

To: chris.shacklett@cor.gov, Laura Maczka <laura.maczka@cor.gov>, kendal.hartley@cor.gov,
Cc:
Bcc:
Subject: Zoning File 14-13
From: Chris Somers <chrisvsomers@gmail.com> - Tuesday 06/03/2014 11:17 AM

NO MORE APARTMENTS, PLEASE !!!

Robert & Christine Somers
202 High Canyon Court
Richardson, TX 75080

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Zoning Change Request
From: rob@thebutlerfamily.org - Tuesday 06/03/2014 08:42 AM

Mr. Shacklett, I am a homeowner in the Canyon Creek neighborhood. I moved here 2.5 years ago and chose the area specifically because of the 'feel' of the surrounding area.

While there is no desire to cease all change, the number of additional multi-family units being requested along Collins drive is excessive. There are already far too many multi-family developments being built in the area, especially with several hundred still under construction along 190 in addition to the large complex just completed at 190 & Custer. Developers are choosing to place their properties around Canyon Creek specifically because of the high-quality neighborhood we have -- qualities at risk due to the continuing, ongoing encroachment.

Please tightly restrict the number of additional multi-family units approved for this expansion. I, personally, would rather have no development along Collins than to have the wrong development.

Regards,
Robert Butler
215 High Brook Dr.

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: CCHA Statement to City Planning Commission Opposing Palisades Rezoning/Continuation Hearing
From: "Bob Schwartz" <rwpschwartz@yahoo.com> - Tuesday 06/03/2014 09:22 AM

I am in complete agreement with the CCHA BOD position statement regarding the Palisades Rezoning Case before City Plan Commission. Please listen to the Canyon Creek resisdents (a prime Richardson community).

Robert Schwartz
31 Creekwood Cir.
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development
From: Ruth Dunbar <ruthd231@hotmail.com> - Tuesday 06/03/2014 03:21 PM

As a 33 year resident of Prairie Creek Meadows, I want you to know that I support the position of Canyon Creek
Homeowners Association on the development of the Palisades area. We do not need an additional 600 housing
units in our area.
We are on strict water restrictions now. We don't need any more people drawing on it. This would also bring a
strain on our school populations and the traffic in our area.
Like the Homeowners statement said, there will be plenty of housing within a 2 mile radius. This area does not
need it.

Concerned Resident
Ruth Dunbar

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Development Rezoning
From: Sam Smith <samsmith1@gmail.com> - Tuesday 06/03/2014 04:51 PM

Hello Chris -
We're sending this email to express our opposition to the proposed Palisades Development rezoning request.

Thank you,

Sam Smith 214-449-9020
Molly Smith 214-449-9021
321 Oakcrest Drive
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposing the Palisades Rezoning Case before City Plan Commission
From: Samantha McKenzie <sammyleenoble@yahoo.com> - Tuesday 06/03/2014 04:35 PM

Mr. Shacklett,

As a resident of Canyon Creek, I stand with my homeowner's association and OPPOSE the Palisades Rezoning Case before City Plan Commission this evening. Please reference the statement by Jeremy Thomason, President of CCHA.

Please do not pass this rezoning request.

Thank you,
Samantha McKenzie
2434 Canyon Creek Drive

To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to the Palisades development ZONING change to increase Multi-family units.
From: Sandhya Seshadri <ss1q03@yahoo.com> - Tuesday 06/03/2014 05:00 PM

Hi Mr. Shacklett,

I reside at 2702 W Prairie Creek Dr, and I am opposed to the zoning change for Palisades requesting more multi-family units. We have way too many apartments in the area. # of apartments near Palisades.... as you can see below we have plenty!!!!!!!!! TEN THOUSAND + is a BIG NUMBER. We need to think about the impact to traffic !!!

Why don't we wait to see the areas occupied, State Farm fully move in, and assess the needs for multi family again? After all, if State farm is a "transit oriented development", the bulk of the "call-center" type jobs averaging $40K/ yr in salaries will ride the Dart rail and live in less expensive areas of the metropolis.

Why can't we build more quality single family homes to match the rest of Canyon creek? I have no doubt that the executives, managers and engineers from companies like Raytheon, Samsung, State farm etc will want single family homes for their families. Homes are selling super-fast in our neighborhood due to the great location and school systems.

Apartment Name	**Total # of units**	**Totals by area**
Currently occupied		
Alta Creekside	162	
Pradera	360	
Marquis at waterview	528	**2139**
Prairie creek villas	464	
Royal arms	129	
Homes of prairie springs	408	
Pepper place	88	
Along 75 on the East side		
Post Eastside (75@Campbell)	435	756
AMLI Galatyn Station	321	
In Construction		
Bush 190 between Custer & Waterview/Independence	522	930
Collins and Alma Road - GreenVue	408	
Approved for builds		
Eastside Phase II (Campbell/Greenville)	558	1158
Palisades	600	
UTD Northside	400	
3 areas of the City Line -- BUSH/Dart rail station (5175 Multi-family units) :		

North of Renner between 75/DART	1250	5175
North of Renner between DART and Plano road	2000	
North of Renner between Plano Rd & Wyndham lane	1925	
	10558	

Best Regards,

Sandhya Seshadri (972) 978-6919

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: OPPOSITION TO PALLISADES
From: Sandy Romanow <sandyromanow@levineonline.com> - Tuesday 06/03/2014 08:10 PM

Dear Chris Shacklett,

As a resident of Canyon Creek I want to express my strong support of the Canyon Creek Homeowners statement opposing the amendments to the zoning and building proposals. Please do NOT allow the building of the additional 600 units. This is NOT what the residents of Canyon Creek and Richardson need nor want. Please maintain the integrity of our community.

Thank you.
--Sandy Romanow
518 Brookshire Lane

Sandy Romanow
(Our Fair City) Richardson, TX
Phone: (214) 868-3204
SandyRomanow@LevineOnLine.com
Sent from my Windows Phone

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: CCHOA Palisades
From: "Sandy Wolfe" <Sandy@dallasduo.com> - Tuesday 06/03/2014 03:30 PM

Hi Chris, just want to "voice" my opinion on the CCHOA BOD statement and that is I am definitely in support of their statement to oppose the applicant's request to rezone. I have sold real estate in this neighborhood for 32 years and feel this would greatly impact the neighborhood's dynamics negatively.

Thank you for your service.

Sandy Wolfe, **REALTOR®, CRS, ABR, SRES**
THE WOLFE TEAM
Keller Williams Central Realty
972-740-5079 cell / text
sandy@dallasduo.com
thewolfeteam@dallasduo.com
www.dallasduo.com

The biggest compliment you can give us is your personal referral.
Texas law requires all real estate agents to give the following information regarding brokerage services.

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Development rezoning request
From: Sarah Sanabria <sarahhsanabria@gmail.com> - Tuesday 06/03/2014 08:15 AM

Hello Mr. Shacklett,

I am writing as a resident of Canyon Creek to oppose the Palisades Development rezoning request that will be discussed at this evening's City Plan Commission meeting. I have read the Canyon Creek HOA's statement, followed the plans as they have developed, and am in agreement with the statement issued by the CCHA Board of Directors. Unfortunately I will be unable to attend the meeting this evening due to childcare obligations, so that is why I am sending this statement to you.

Thank you for your time and attention.

Sincerely,
Sarah Haight Sanabria
403 Pleasant Valley Ln.
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: Sarah <sarah.jager@gmail.com> - Tuesday 06/03/2014 05:46 PM

Hello,
I oppose any Rezoning at Palisades.

Watters Creek is very successful with 233 apartments. There is no need for more than 600. We need single family homes.

Sarah Jager
1130 Brandy Station
Richardson, TX 75080

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: REF: PALISADES Development Rezoning
From: "Sharon Rossi" <SRossi@sykessler.com> - Tuesday 06/03/2014 10:12 AM

Good morning, Chris,

REF: CCHA STATEMENT

http://canyoncreekhomeowners.com/wp-content/uploads/2014/06/CCHA-BOD-Palisades-Postion-Statement-June-3-2014.pdf

I also oppose Palisades Development rezoning request.

Thank you

Kind regards,
Sharon Ensminger
2408 Mesa Drive
Richardson, TX 750802115

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Palisades Development
From: Sharon75080@aol.com - Tuesday 06/03/2014 04:37 PM

Chris,

Like the majority of Canyon Creek residents, I am extremely opposed to the increase of multi-family units above that of the 600 agreed upon. The additional units will raise to 10, 558 the number of multi-family units within miles of our Canyon Creek neighborhood. This increase will substantially increase our area's traffic issues as well as jeopardize our neighborhood's safety and quality of life.

Sharon Odell
972-690-1930

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc: Jack Hardeman <wph1836@yahoo.com>,
Bcc:
Subject: Opposition to Palisades Development rezoning request
From: Sherri Hardeman <sherri.hardeman@mcggroup.com> - Tuesday 06/03/2014 12:16 PM

Dear Chris,

I OPPOSE the Palisades Development rezoning request.

Thank you,

Sherri Hardeman

MONTGOMERY COSCIA GREILICH LLP
Certified Public Accountants
2500 Dallas Parkway, Suite 300
Plano, TX 75093
972-748-0316 direct
972-748-0700 fax
972-800-1922 cell

The Dallas Morning News TOP 100 PLACES TO WORK 2012

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To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Just in case
From: Sherri Herring <sherrih@donherring.com> - Tuesday 06/03/2014 10:25 AM

Hi Chris,

I know I have already sent you one email in opposition of Palisades rezoning request, but here it is again ;)

Sherri Herring Hawkins
VP Marketing
Don Herring Mitsubishi
Dallas.Irving.Plano
sherrih@donherring.com

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades opposition
From: Stephanie Paresky <saparesky@gmail.com> - Tuesday 06/03/2014 07:03 PM

As a homeowner in Canyon Creek I oppose the addition of more apartments in the Palisades development. This is NOT what our neighborhood wants. Please listen to our opinion. Thank you.

Stephanie Paresky
479-263-8343
Sent from my iPhone

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: The Palisade's Development Request
From: "Stewart Wysong" <skwysong@tx.rr.com> - Tuesday 06/03/2014 03:24 PM

Mr. Shacklett:
My name is Stewart Wysong . I am 72 years old and have lived at 327 Sutton Place in the Canyon Creek area for over 30 years. I would like to voice my concerns, and questions in opposition to the proposed requested expansion of that project's apartment segment.

- Does it make long-range strategic sense to over burden the existing infra-structure by allowing/encouraging multi-family developments? I refer to our increasingly scarce water supply, roadways, traffic management, Prairie Creek Elementary School and Public Safety.
- Will the developers, owners, and/or tenant's tax contributions off-set the increased cost of necessary improvements/additions/enhancements of the above existing items? We have all read about incentivized, ill-conceived developments throughout the metroplex not meeting the intended/promised/anticipated expectations of the developer and the municipality. When a development stalls or stagnates, it becomes a burden/embarrassment/and blight on the entire community, and those officials who approved them to be built.
- We pay approximately $3700.00 annually in combined taxes to RISD and the City of Richardson, not a huge amount and certainly on the low end of Canyon Creek households, but IF the 2800+ homes in Canyon Creek each paid only $3700.00 x 2800 = $10,360,000.00 in combined annual tax income to Richardson and RISD. Will even a fully leased Palisades ever pay anywhere close to that amount in annual combined taxes?

Thank you for your time and for your service to all existing and future residents of this fine city.
Stewart K. Wysong
972-644-3597

_____ Information from ESET NOD32 Antivirus, version of virus signature database 9888 (20140603) _____

The message was checked by ESET NOD32 Antivirus.

http://www.eset.com

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades proposal
From: Susan Bybee <susanbybee@hotmail.com> - Tuesday 06/03/2014 10:49 AM

I want to express my opposition to the proposed expansion of the Palisades development project as described in the CCHA statement. The number of multi-family housing units is far too high and will negatively impact the surrounding neighborhoods. Please do what is right for Canyon Creek and oppose the proposed expansion.

Sent from my iPhone

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: The Palisades Rezoning Request
From: <sue.zan@sbcglobal.net> - Tuesday 06/03/2014 09:17 AM

I am a resident in the Canyon Creek area and I totally agree with our Homeowners Association Board of Directors' position as to the Palisades Rezoning Case. The one thing this area does NOT need is more apartments. I implore you to vote against the Palisades Rezoning Case.

Susan Herbert
2711 West Prairie Creek Drive
Richardson, TX 75080
Sent from Windows Mail

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades
From: Teri Riha <terianneriha@gmail.com> - Tuesday 06/03/2014 06:56 AM

I absolutely oppose Palisades request for rezoning.

Sent by Teri Riha

Be soft, don't let the world make you hard.

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Re: Palisades Rezoning
From: <williamdriscoll@att.net> - Tuesday 06/03/2014 12:56 PM

Chris,

We have been Richardson residents since 1978 and support the CCHA board's position regarding the Palisades rezoning.

Thank you,
William and Meredith Driscoll

To: Sherri Hardeman <sherri.hardeman@mcggroup.com>,
Cc: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Bcc:
Subject: Re: Opposition to Palisades Development rezoning request
From: Jack Hardeman <wph1836@yahoo.com> - Tuesday 06/03/2014 06:53 PM

Hello Chris,
I also oppose the proposed Palisades development.
William Hardeman

On Jun 3, 2014, at 12:16 PM, Sherri Hardeman <sherri.hardeman@mcggroup.com> wrote:

Dear Chris,

I OPPOSE the Palisades Development rezoning request.

Thank you,

Sherri Hardeman

<image001.jpg>
2500 Dallas Parkway, Suite 300
Plano, TX 75093
972-748-0316 direct
972-748-0700 fax
972-800-1922 cell

<image002.png>
<image003.png>
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To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: OPPOSE the Palisades Development rezoning request
From: "Carrie Shih" <carrieshih@tx.rr.com> - Tuesday 06/03/2014 08:03 AM

Chris:

We agree with the board strongly oppose the increase of multiple family units.

YT Shih & Carrie Lin
2805 Forest Grove Dr.
Richardson, TX 75080
972-907-2407

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades - Oppose
From: Cynthia Zock <cynthiazock@gmail.com> - Tuesday 06/03/2014 04:58 PM

Chris,

Once again, I need to let you know how strongly I oppose changes to zoning. Fully back the Canyon Creek HOA

Best,

Cynthia

Sent from my iPhone

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: Palisades development
From: Frank Riha <rihaczech@gmail.com> - Tuesday 06/03/2014 09:10 AM

From: Frank Riha <rihaczech@gmail.com>
Date: June 3, 2014 at 9:02:07 AM CDT
To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>
Subject: Palisades development

I agree with Jeremy Thomason's position on the Palisades Rezoning Case before the City Plan Commission.

As a resident of Canyon Creek since 1984, I have seen significant changes to our beautiful community. Most of these benefits have had a positive impact on the lifestyle of the community. In the past five years though, significant changes have been made in our demographics with the thousands of apartments having been added or planned.

This will have a negative effect on our future both in the increase of students, in particular, at Aldridge Elementary and in the quality in our neighborhood. Those beautiful apartments today can become substandard housing tomorrow as can be witnessed thru-out the metroplex.

Please vote no on adding any additional apartments to our neighborhood.

Thank you,

Frank and Teri Riha

Sent from my iPad

To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: palisades rezoning
From: Laura Spradley <danielandlaura@gmail.com> - Wednesday 06/04/2014 12:27 PM

We oppose the Palisades rezoning. Why would we, as a city, take one of Richardson's most beautiful areas and add a bunch of multi-family units?

The Spradleys
403 Canyon Creek Drive

To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: Re: LALISADES
From: "ll20@netzero.com" <ll20@netzero.com> - Wednesday 06/04/2014 02:09 PM

PER YOUR REQUEST LL20@NRTZERO.NET LOUIS LUCIA

----- Message from Chris.Shacklett@cor.gov on Tue, 3 Jun 2014 14:18:15 -0500 -----

To: "ll20@netzero.net" <ll20@netzero.net>

Subject: Re: LALISADES

Could you please respond with your name on the email?

Thanks.

Chris Shacklett, AICP
Senior Planner
Department of Development Services
City of Richardson
972.744.4249
chris.shacklett@cor.gov

"ll20@netzero.net" ---06/03/2014 01:30:28 PM---I AGREE WITH THE CC HOA .STOP PALISADES

From: "ll20@netzero.net" <ll20@netzero.net>
To: chris.shacklett@cor.gov,
Date: 06/03/2014 01:30 PM
Subject: LALISADES

I AGREE WITH THE CC HOA .STOP PALISADES

To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades rezoning
From: "Sandee Lowe" <lowe.j@tx.rr.com> - Wednesday 06/04/2014 06:34 PM

I am sorry that I could not attend last night and that no one has spoken out about 'Natural Resources" as in water and electrical.
We are in a drought situation. I am not "thrilled" that anyone thinks they can create water for hotels, multi-family units, etc.
No one has addressed these issues. We had "brown outs" last year for electrical. We are on every other week water for our homes with the threat that it might be once a month or less, like no watering. So why would anyone consider building new communities and new hotels when I may have to lose my yard, my trees, my foundation and my electricity?
"Growth" gives us nothing if it destroys the current communities.
I lived through Artesian Well water in the White Rock Lake area and I will guarantee you, you don't want that!

To: <vDevelopmentServices@cor.gov>, <chris.shacklett@cor.gov>,
Cc: <paige_burnside@yahoo.com>,
Bcc:
Subject: Zoning File 14-13 - Palisades
From: "Todd Franks" <tjfapts@gmail.com> - Thursday 06/05/2014 11:07 AM

Department of Development Services, City of Richardson
C/O Chris Shacklett, AICPPO
Richardson, TX 75083
chris.shacklett@cor.gov

RE: Zoning File 14-13 - Palisades

Dear Mr. Shackett,

I am writing in firm opposition to ZF 14-13 and any subsequent requests for zoning changes to this property. I am very concerned to hear about the request for a change in zoning from LR-M, TO-M and PD on this approximate 80 acres of land to allow for 1,400 multi-family units. While the developer is utilizing a Traffic Impact Analysis prepared for their company, wouldn't it be prudent for the City of Richardson to conduct their own impartial, comprehensive traffic study to prior to approving this rezoning? We live within 300 feet of Collins Boulevard and are extremely concerned about the traffic volume along this roadway. Additionally, has a study been prepared to analyze water supply to this area considering the Stage 3 restrictions in-place? I think it would be irresponsible to approve this zoning request.

I request the City Planning Commission recommend denial of ZF 14-13.

Sincerely,

Paige Franks, MAI
207 High Canyon Court
Richardson, TX 75080

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Palisades Zoning Change
From: "Koepke, Anna" <akoepke@jw.com> - Thursday 06/05/2014 03:26 PM

Dear Mr. Shacklett,

I hope it isn't too late to voice my opinion over the prospect of 1,200 apartments as neighbors. I am totally against this proposed zoning request by the developer of going from 600 to 1,200 apartments at the new Multi-use Palisades development. If we had our way, a lovely park and couple of restaurants could be added to the land that circles the building at Palisades. I can't even fathom the amount of traffic, congestion to our schools and a down-grade to our quiet, peaceful neighborhood 1,200 apartments would cause!!! This is uncalled for!!! Go pick on the 190 toll way corridor. Every corner you turn in the southeast part of Plano and northeast part of Richardson you see new apartments being built. If you forecast that many people coming to live in Richardson, then build single family homes on the land....NOT APARTMENTS!!!

Thank you for your time.

Anna M Koepke
Crooked Creek Drive Resident

ORDINANCE NO. 4051

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FOR A 79.11-ACRE TRACT OF LAND FROM LR-M(2) LOCAL RETAIL, PD PLANNED DEVELOPMENT, AND TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT FOR THE PALISADES PLANNED DEVELOPMENT CODE FOR PROPERTY LOCATED ON THE WEST SIDE OF CENTRAL EXPRESSWAY, GENERALLY BOUNDED BY COLLINS BOULEVARD TO THE WEST, PALISADES BOULEVARD AND GALATYN PARKWAY WEST EXTENSION TO THE SOUTH, AND PALISADES CREEK DRIVE TO THE NORTH, SAID 79.11-ACRE TRACT BEING DESCRIBED IN EXHIBIT "A" HERETO; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 14-13).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby further amended to grant a change in zoning for a 79.11-acre tract of land from LR-M(2) Local Retail, PD Planned Development, and TO-M Technical Office to PD Planned Development for the Palisades Planned Development Code for property located on the west side of Central Expressway, generally bounded by Collins Boulevard to the west, Palisades Boulevard and Galatyn Parkway West Extension to the south, and Palisades Creek Drive to the north, said 79.11-acre tract being

described in Exhibit "A", attached hereto and incorporated herein by reference ("the Property") as follows:

1. The subject property shall be developed and used in conformance with the Palisades Planned Development Code, attached hereto as Exhibit "B" and made a part hereof for all purposes.

2. The maximum number of development rights for each use shall be as shown on the Regulating Plan (Appendix A of the Palisades Planned Development Code).

3. A revised Traffic Impact Analysis (TIA) shall be submitted and approved by the Director of Development Services and City Transportation Engineer prior to approval of any future amendment to the use and development regulations governing use and development of the property which increases land use intensity or modifies the proposed mix of land uses identified in the TIA dated May 15, 2014, a copy of which is on file in the Office of the City Secretary and incorporated herein by reference.

SECTION 2. That the Property shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 3. That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 9th day of June, 2014.

APPROVED:

_____

MAYOR

APPROVED AS TO FORM:

_____

CITY ATTORNEY
(PGS:6-4-14:TM 66500)

CORRECTLY ENROLLED:

_____

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 14-13

BEING a tract of land out of the John J. Vance Survey, Abstract No. 942, Collin County, Texas and the John J. Vance Survey, Abstract No. 1513, Dallas County, Texas, in the City of Richardson, Dallas and Collin Counties, Texas, being all of the 39.2922 acre tract described in deed to JP-Palisades III, LLC recorded in Instrument No. 20111123001274310 of the Official Public Records of Collin County, Texas and Instrument No. 201100307791 Official Public Records of Dallas County, Texas, being all of the 7.3442 acre tract described in deed to JP-Palisades II, LLC recorded in Instrument No. 20111123001274300 of the Official Public Records of Collin County, Texas and Instrument No. 201100307790 Official Public Records of Dallas County, Texas, being part of 5.9533 acre and 1.9555 acre tracts described in deed to JP-Palisades I, LLC recorded in Instrument No. 20111123001274290 of the Official Public Records of Collin County, Texas and Instrument No. 201100307789 Official Public Records of Dallas County, Texas, being all of Palisades Central, Lots 4B, 5A-7A, & 8-11, Block A, an addition to the City of Richardson according to the plat recorded in Cabinet 2006, Page 662 of the Official Public Records of Collin County, Texas and Instrument No. 200600353953 of the Official Public Records of Dallas, County, Texas, being part of Lot 1 and all of Lots 2 and 3, Block A of the Second Replat of Palisades Central, an addition to the City of Richardson according to the plat thereof recorded in Volume 85164, Page 2204 of the Deed Records of Dallas County, Texas and Cabinet F, Page 268 of the Map Records of Collin County, Texas and all of Reserve Parcel "C", Palisades Central, an addition to the City of Richardson Collin County, Texas according to the plat thereof recorded in Cabinet E, Page 8, Map Records of Collin County, Texas and being part of Palisades Boulevard and being more particularly described as follows:

BEGINNING at a point for the intersection of the north right-of-way line of Palisades Boulevard (a 60-foot wide right-of-way) and the east right-of-way line of Collins Boulevard (a 100-foot wide right-of-way);

THENCE with said east right-of-way line, the following courses and distances to wit:

North 0°46'26" West, a distance of 611.68 feet to a point at the beginning of a tangent curve to the right having a central angle of 6°52'30", a radius of 1950.00 feet, a chord bearing and distance of North 2°39'49" East, 233.84 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 233.98 feet to a point for corner;

North 6°06'04" East, a distance of 285.77 feet to a point at the beginning of a tangent curve to the right having a central angle of 29°08'30", a radius of 710.00 feet, a chord bearing and distance of North 20°40'19" East, 357.24 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 361.12 feet to a point at the beginning of a reverse curve to the left having a central angle of 23°12'43", a radius of 810.00 feet, a chord bearing and distance of North 23°38'13" East, 325.91 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 328.15 feet to the intersection of said east right-of-way line and the south right-of-way line of Palisades

Creek Drive (a 60-foot wide right-of-way) and at the beginning of a non-tangent curve to the left having a central angle of 31°54'34", a radius of 330.00 feet, a chord bearing and distance of North 77°56'28" East, 181.42 feet;

THENCE with said south right-of-way line, the following courses and distances to wit:

In a northeasterly direction, with said curve to the left, an arc distance of 183.79 feet to a point for corner;

North 61°59'13" East, a distance of 407.56 feet to a point at the beginning of a tangent curve to the left having a central angle of 45°50'00", a radius of 330.00 feet, a chord bearing and distance of North 39°04'13" East, 257.00 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 263.98 feet to a point for corner;

North 16°09'13" East, a distance of 140.06 feet to a point at the beginning of a tangent curve to the right having a central angle of 79°45'00", a radius of 270.00 feet, a chord bearing and distance of North 56°01'43" East, 346.20 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 375.81 feet to a point for corner;

South 84°05'49" East, a distance of 525.43 feet to the intersection of said south right-of-way line and the west right-of-way line of Central Expressway (U.S. Highway No. 75, a variable width right-of-way);

THENCE with said west right-of-way line, the following courses and distances to wit:

South 3°13'13" West, a distance of 403.07 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 10°00'05", a radius of 5579.65 feet, a chord bearing and distance of South 10°09'08" West, 972.73 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 973.96 feet to a point at the beginning of a compound curve to the right having a central angle of 5°01'39", a radius of 5580.25 feet, a chord bearing and distance of South 17°39'59" West, 489.50 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 489.66 feet to a point for corner;

South 20°10'49" West, a distance of 60.35 feet to a point for corner;

South 89°10'49" West, a distance of 9.71 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 3°16'06", a radius of 5574.65 feet, a chord bearing and distance of South 18°32'46" West, 317.95 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 318.00 feet to a point for corner;

South 20°10'49" West, a distance of 559.26 feet to an angle point in said west right-of-way line at the southeast corner of a tract of land described in Special Warranty Deed to JP-Palisades I, LLC, recorded in Instrument No. 20111123001274290, Land Records of Collin County, Texas;

THENCE departing said west right-of-way line and with the south line of said JP-Palisades I, LLC tract, the following courses and distances to wit:

North 69°50'27" West, a distance of 30.05 feet to a point for corner;

South 89°12'17" West, a distance of 383.00 feet to the southwest corner of said JP-Palisades I, LLC tract;

THENCE with the west line of said JP-Palisades I, LLC tract, North 0°47'37" West, a distance of 190.00 feet to a point in the south row line of said Palisades Boulevard at the northwest corner of said JP-Palisades I, LLC tract;

THENCE with said south right-of-way line, South 89°12'23" West, a distance of 170.75 feet to a point at the easternmost end of a right-of-way corner clip at the intersection of said south right-of-way line and the east right-of-way line of Galatyn Connection (a variable width right-of-way);

THENCE departing said south right-of-way line, North 0°47'37" West, a distance of 60.00 feet to a point in said north right-of-way line of Palisades Boulevard;

THENCE with said north right-of-way line, South 89°12'23" West, a distance of 585.13 feet to the **POINT OF BEGINNING** and containing 79.11 acres of land.

EXHIBIT "B"
PALISADES PLANNED DEVELOPMENT CODE

(to be attached)

City of Richardson
City Council Meeting
Agenda Item Summary

City Council Meeting Date:	Monday, June 9, 2014
Agenda Item:	VAR 14-04 Camelot Shopping Center
Staff Resource:	Michael Spicer, Director of Development Services
Summary	This is a request for a variance to the City of Richardson Subdivision and Development Code, Chapter 21, Article III, Section 21-52(i), Off-street Parking to allow a reduction in the required number of parking spaces for the Camelot Shopping Center. In addition to previously approved reductions, the applicant is requesting a 73 space reduction to accommodate current tenants, a proposed martial arts studio and potential restaurants within vacant areas. The current request (73 space reduction), combined with previously approved reductions (38 space reduction per Ordinance 3558 in 2006; and a 60 space reduction per Ordinance 3584 in 2006), will allow for a total reduction of 171 parking spaces (28%) for the site.
Board/Commission Action:	On May 6, 2014 the City Plan Commission unanimously recommended approval of the request.
Action Proposed	The City Council may approve the request as presented, approve with conditions, or deny.

VARIANCE 14-04

Attachments:

1. Locator
2. Staff Report
3. Applicant's Statement
4. Variance Exhibit
5. Parking Study
6. CPC Minutes from May 6, 2014
7. Notice of Variance Request
8. Notification List
9. Notification Map

VAR 14-04

Camelot Shopping Center

CITY COUNCIL
STAFF REPORT
June 9, 2014

Variance 14-04

SUMMARY

Owner:	Hoppenstein Properties, Inc.
Applicant:	Norman Hoppenstein, Hoppenstein Properties, Inc.
Project Name:	VAR 14-04 Camelot Shopping Center
Location:	580 W. Arapaho Road Northeast corner of Arapaho Road and Hampshire Lane.
Request:	This is a request for approval of a variance to the City of Richardson Subdivision and Development Code, Chapter 21, Article III, Section 21-52(i), *Off Street Parking*, for a reduction in the number of required parking spaces for the Camelot Shopping Center. In 2006, with the approval Ordinance No. 3558 for a bridge parlor, the site received a 38 space parking reduction (6%). Also in 2006, the site was granted another reduction of 60 spaces (10%) with the approval of Special Permit No. 3584 for the Billiard Den; for a total of 98 space (16%) reduction. To accommodate existing and potential tenants, the applicant is requesting an additional 73 space (12%) reduction; for a total of 171 (28%) reduction.
CPC Action:	On May 6, 2014 the City Plan Commission unanimously recommended approval of the request.
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.

DEVELOPMENT SUMMARY

Land Area:	6.46-acres (281,267 sq. ft)
Zoning:	C-M Commercial District with Special Permit No. 3558 for a Bridge Parlor and Special Permit No. 3584 for a pool hall.
Existing Development:	Four (4) buildings totaling 74,787 square feet
Current occupancy	69,416 square feet (93%)
Current vacancy	5,371 square feet (7%)

Adjacent Land Use/ Zoning:

North (across Rockingham Ln.)	Apartments/A-950-M Apartment District
East	Retail, Mini-storage warehouse, church/C-M Commercial District, I-M(1) Industrial District and D-1400-M Duplex District
South (across Arapaho Rd.)	Retail/C-M Commercial District
West (across Hampshire Ln.)	Office/O-M Office District

BACKGROUND INFORMATION

Background:

Based on a tenant roster provided by the applicant and assuming retail for all vacant space (5,371 square feet), 590 parking spaces are required for the site. In July 2006, a special permit for a Bridge Parlor granted a 38 space (6%) parking reduction for the site. In December 2006, a special permit for the Billiard Den granted an additional parking reduction of 60 spaces (10%). Combined, the two special permits reduced the total number of required parking spaces for the site by 98 spaces (16%). Accounting for the two previously approved parking reductions, the total number of required parking spaces for the site is 492; 446 spaces are provided (46 less than required).

In March 2009, the City Council denied VAR 09-02, which was a request for a 29 space reduction to accommodate a church for the subject site. At that time, the center was already deficient in the number of required parking spaces due to various Certificates of Occupancy that were issued in error. Since that time, a 6,240 square foot automotive repair facility

was permitted to convert to a retail store. The parking ratio for an automotive repair facility is five (5) spaces plus two (2) per service bay. In this case, the subject automotive repair facility, with three (3) bays, required 11 parking spaces. Once the lease space was converted to a retail store, the number of required parking space increased to 31; 20 more than previously required for the automotive repair facility. This increased requirement for the retail shop, plus the previous shortage creates the current 46 space deficiency.

In order to accommodate the existing 46 deficiency, current tenants, a potential a martial arts studio (2,400 square feet) and the flexibility to permit restaurants within the remaining vacant space (2,971 square feet), the applicant is requesting a 73 space (12%) reduction. Combined, the previously approved 98 space reduction and the requested 73 space variance represent a 171 space reduction (28%) for the site.

The applicant conducted a parking study of the site. As shown, the peak parking demand was a Thursday evening 8:30pm, where 177 parking spaces were occupied (269 vacant spaces). Staff has visited the site numerous times, including the peak parking time as shown by the study, and based on site visits, staff concurs with the results of the study.

For comparison purposes, a list of similar parking variances is included below.

MULTI-TENANT RETAIL CENTERS/MIXED USE PROJECTS ***(sorted by variance percentage)***			
PROJECT	**LOCATION**	**REDUCTION GRANTED**	**DATE**
Kebab 'n Curry (restaurant in strip center)	401 N. Central Expressway	8-space **(20%)** variance (41 required by code, 33 required per variance).	03-1991
Allred Retail Center	581 W. Campbell Road	12-space reduction for karate studio. As applied, resulted in a **12%** overall reduction for the entire center. 11-space variance to lease vacant space for retail parked uses only. Combined with previous variance, the site has a **20%** reduction.	12-1994 04-2013

Campbell Plaza Shopping Center – Fox & Hound (parking reduction granted by zoning special condition)	104 - 180 W. Campbell Road	Modified ratio of 1 space/172 g.s.f. for 20,000 s.f. restaurant/ indoor amusement facility (in lieu of 1/100 required by code). As applied, resulted in 84-space (10%) reduction. This center also utilized the standard 10% reduction permitted for retail centers of 100,000 g.s.f. and larger, reducing required parking by an additional 74 spaces, for a total reduction of 158 spaces **(19% total reduction)**. 827 spaces required by code before applying reductions, 669 required after reductions applied.	12-2001 (Ord. 3372-A)
DFW Chinatown Shopping Center (formerly Richardson Terrace S.C.)	400 N. Greenville Avenue	59-space **(10%)** variance (591 required by code, 532 required per variance). The 10% reduction was extended for additional building square footage, resulting in a 63-space variance (632 spaces required by code, 569 required per variance). 54-space reduction (VAR 14-03). Combined with previous variances, represents **18.3%** reduction	08-2004 07-2005 04-2014
Promenade Shopping Center (Central Section) and Wal-Mart Neighborhood Market	410 – 630 N. Coit Road (excludes 500 N. Coit)	86-space **(15%)** overall reduction permitted on two lots (subject to shared parking agreement).	01-2002
Citipointe Church in Campbell Road Village Shopping Center	605 & 635 W. Campbell Road	57-space variance for 200-seat church. Including the church, 413 spaces are required for the entire center by code, 356 required per variance. As applied, results in a **14%** reduction for the entire center. Limited to Citipointe Church occupying suites 201 & 210.	2005
North Rich Plaza Shopping Center	525 W. Arapaho Road	40-space variance (349 required, 314 provided), equals **13%**.	09/2012
Camelot Shopping Center	580 W. Arapaho Road	60-space variance (Billiard Ben) 38-space variance (Bridge Parlor)	12-2006 (Ord. 3584) 6-2006 (Ord. 3558)
Restaurant in multi-tenant building	318 S. Central Expressway	8-space **(11%)** variance (71 required by code, 63 required per variance).	03-1995
Westwood Shopping Center (adjacent to Kroger)	200 N. Coit Road (formerly 100 N. Coit Rd.)	Modified ratio of 1 space/200 g.s.f. for all uses (27,450 s.f. total building area; maximum 4% [1,098 s.f.] for restaurants). As applied, equal to a 13 space **(11%)** variance (123 spaces required by code, 110 spaces required by modified ratio).	01-1990
University Village Shopping Center (L.A. Fitness)	1407 & 1501 E. Belt Line Road	**10%** (63-space) variance (631 required by code, 568 required per variance). Also permitted use of shared parking agreement if property is subdivided into more than one lot.	02-2006
Promenade Shopping Center (Southern Section)	300 N. Coit Road	96-space **(9%)** variance (1,010 required by code, 914 required per variance).	06-1996

Terrace Supreme Shopping Center	SEC Greenville Ave. at Terrace Dr.	16-space **(9%)** variance (178 spaces required by code, 162 required per variance).	01-1995
Restaurant in multi-tenant retail strip	115 Spring Valley Village	4-space **(9%)** variance (43 required by code, 39 required per variance).	09-1993
Prosper Center	201 S. Greenville Avenue	8-space **(8%)** variance in the number of required off-street parking for a multi-tenant retail center.	02-2007
Richland Village Shopping Center	1310 E. Belt Line Road	**(8%)** variance in number of required off-street parking for a multi-tenant retail center.	07-2007
Prosper Center (parking reduction granted by zoning special condition)	201 S. Greenville Avenue	7-space **(8%)** reduction in parking spaces required on-site (total 89 spaces provided for retail center – 82 on-site and 7 off-site on adjacent apartment tract via shared parking agreement).	03-2004 (Ord. 3453-A)
Spring Valley Square Shopping Center	1400, 1430, & 1466-1490 W. Spring Valley Rd.	20-space **(7.4%)** variance (268 required by code, 248 required per variance). Must maintain a tenant mix requiring no more than 268 spaces per code.	09-2003
Govindji Plaza (jewelry store in strip center)	235 N. Central Expressway	2-space **(6%)** variance (33 required by code, 31 required per variance).	10-2000
Restaurant in Kondos & Kondos Law Office Building	1595 N. Central Expressway	5-space **(6%)** variance (79 required for office/restaurant combo, 74 required per variance).	05-1987
Dickey's BBQ in Arapaho Station retail center	1140-1190 N. Plano Road	20-space **(5%)** variance; (427 required by code, 407 required per variance).	02-1995
Texas Commerce Bank (in multi-tenant strip center)	1600 N. Plano Road	12-space **(5%)** variance (248 required by code, 236 required per variance).	12-1991
China Plaza (mulit-tenant center)	105-115 S. Greenville Ave.	3-space **(4%)** variance (69 required by code, 66 required per variance).	1993
Northpark Savings Center (restaurant in strip center)	279-299 W. Campbell Road	2-space **(4%)** variance (46 required, 44 required per variance).	09-1993
Canyon Creek Square Shopping Center (formerly Fleetwood Square)	320-350 W. Campbell Road	4-space **(3%)** variance (115 required by code, 111 required per variance).	07-1988
Sandwich shop (located inside office building)	801 E. Campbell Road	5-space **(1%)** variance (530 required by code, 525 required per variance). Current policy does not generally require additional parking for "accessory" restaurants in office/industrial buildings.	06-1986
The Shire	3600, 3610, 3650 Shire Blvd. and 2121 E. Infocom	Permitted sharing of parking spaces on three separately platted, contiguous lots with a shared parking agreement approved by City Attorney **(no parking reduction granted)**.	04-2006
Canyon Creek Square Shopping Center and Luby's Restaurant	202-238, 300, and 320-350 W. Campbell Road	Permitted sharing of parking spaces on three separately platted, contiguous lots with a shared parking agreement approved by City Attorney **(no parking reduction granted)**.	08-2006

Richwood Square Shopping Center	2111-2159, 2165, and 2169-2187 E. Buckingham Road	Permitted sharing of parking spaces on three separately platted, contiguous lots with a shared parking agreement approved by City Attorney **(no parking reduction granted)**.	01-2007
Arapaho Village Shopping Center	SWC Arapaho Road at West Shore Drive	Modified ratio of 1 space/250 g.s.f. for retail; all other uses per code **(no percentage established)**.	12-1989
Galatyn Urban Center	East of Central Expwy. between Lookout Drive and Galatyn Parkway	Zoning permits use of ULI shared-parking methodology to reduce total number of spaces provided for multiple uses with non-overlapping peak hours **(not a variance per se – no percentage established)**.	03-1999 (Ord. 3216-A)
Karate Studio in multi-tenant office/industrial building	1350 E. Arapaho	10-space variance w/parking agreement between 3 sites **(no percentage established)**.	04-1994

Explanation and Description of Request

Hoppenstein Properties, Inc. is seeking a parking variance at the Camelot Shopping Center located at 580 W Arapaho Rd, Richardson, Texas 75080. Hoppenstein Properties, Inc. entered into a commercial lease with a new tenant, Lone Eagle Fighting Arts, a martial arts studio, at suite 208. We anticipate entering into a new lease in the future for a similar small commercial business in the now vacant suite 298.

The issue is that, per certain ordinances, there are technically insufficient parking spaces to accommodate these uses. However, in reality, there is ample parking. There has never been an issue with insufficient parking, and there have been no complaints from tenants, the city, or the general public regarding problems with parking. It should be noted that there are numerous parking spaces behind Building 1 on the Site Plan (adjacent to Rockingham drive) that are basically never in use.

If this variance is granted, there will continue to be no problems with parking because of the varied uses of the tenants. For instance, the Donut Shop is only open early in the mornings. The bingo hall is only in use a few times per day in the afternoons and early evenings, and does not open at all on Monday and Tuesday. The largest space, The Billiard Den, a sports bar and grill, is not open for lunch and generally only becomes busy on weekend evenings. These varied uses result in there being ample parking for all tenants and the general public at all times.

If this variance is not granted, that will result in Hoppenstein Properties being unable to effectuate our lease with Lone Eagle Fighting Arts and any future tenant that we would like to place in the vacant suite. This will result in lost sales tax and other revenue for the City of Richardson, for no compelling reason. As explained above, there is not a problem with parking at this complex, and a small variance that allows us to fully use our property will not result in any parking problems.

As such, Hoppenstein Properties respectfully requests a variance as to the applicable parking ordinances to the extent as such a variance would allow the proposed use of unit 208 as a martial arts academy and the future use of unit 298 for a similar small commercial business.

Respectfully submitted,

Norman J. Hoppenstein

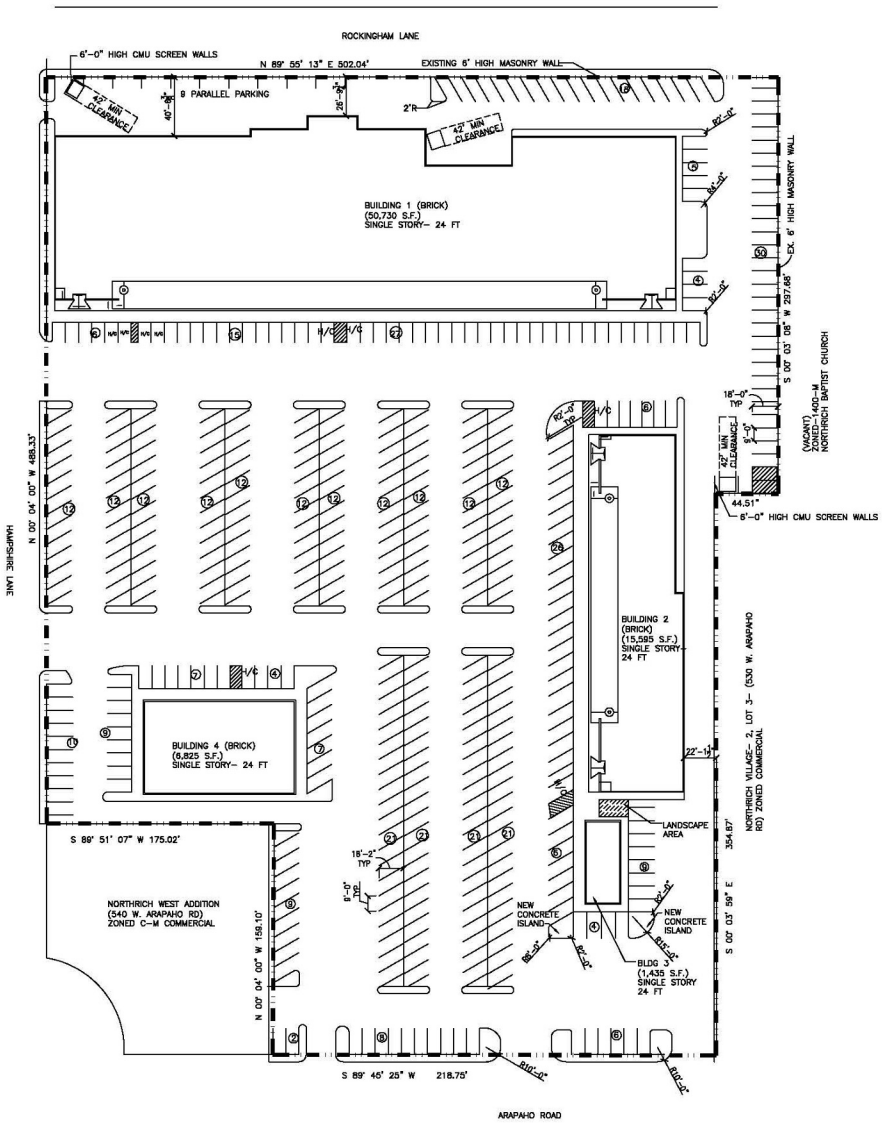
President, Hoppenstein Properties, Inc.

Project Summary

Legal Description:	Northrich West Addition, 3rd Section, Block K
Address:	580 W. Arapaho Road
Zoning:	C-M COMMERCIAL UNDER ORDINANCES
Ordinance:	C.Z.O., 107-A, 3558 & 3584
Special Permits:	Special Permit for Bridge Parlor in July 2006, Special Permit for Billiard Parlor in Dec. 2006 Special Permit for Billiard Den with a parking variance in 2009
Front Setback:	40'
Side Setback:	46' Along the Northern Part of the East Property Line (Abutting the Residentially-Zoned Property)
Rear Setback:	60' Along Rockingham Lane (Adjacent to Residentially-Zoned Property)
Variances:	None
Site Area:	6.46 Acres (281,267 S.F.)
Building Area:	Total Building Area = **74,787 S.F**
FAR:	0.27:1
Building Height:	24 Ft. /One Story (All Buildings)
Landscape Area:	
Required:	7% of site area (19,689 s.f.)
Existing:	3.5% of site area (10,060 s.f.)
Req. Screening:	An Existing 6'high Masonry Wall along the North Property Line and along the East Property Line Where Abutting the Residentially-Zoned Property

TENANT ROSTER

Business/Use	Suite#	Sq. Ft.	Parking Ratio	Req. Spaces
Arapaho Bingo	100	13,200	1 space/100 sq. ft.	
The Billiard Den	134 &136	15,192	1 space/100 sq. ft.	
Encaustic Center	271	1,354	1 space/100 sq. ft.	
Bridge Parlor	433	2,405	1 space/100 sq. ft.	
Artist's Studio	262	792	1 space/100 sq. ft.	
Artist Studio	290	2,028	1 space/100 sq. ft.	
Martial Arts	**208**	**2,400**	1 space/100 sq. ft.	
		37,371		**374**
Retail Uses				
Sports Store	154	6,000		
Peace Pipe	181	4,500		
Record Store	163	2,940		
Bakery	218	900		
Radford Cakery	230	1,500		
Retail Shop	191	6,240		
		22,080	30 spaces for first 10,000 sq. ft. + 1 space /200 sq. ft. over 10,000	**90**
Restaurants				
Pizza Shop	130	3,060		
Salvadorian Restaurant	235+241	3,376		
Donut Shop	307	1,394		
Holy Frijoles	442	1,735		
Falafel Express	406	2,800		
Vacant	298	2,971		
		15,336	1 space/100 sq. ft	**153**
Total Sqaure Footage		**74,787**		
			Off-street Parking Spaces Req.	**617**
			Total Parking Spaces Reduction Per Ord. 3584 & 3558	**98**
			Spaces Required with the Reduction	**519**
			Total Spaces Provided	**446**
			Shortage	**73**



1 SITE PLAN
1"=40'-0"

NORTH

OWNERS:
CAMELOT SHOPPING CENTER
HOPPENSTEIN PROPERTIES, LLC
NORMAN HOPPENSTEIN
P.O. BOX 796023
DALLAS, TX 75379-6023
972-831-4000

ARCHITECT

ABADI ARCHITECTURE AND ACCESSIBILITY, INC.
MARCELA ABADI RHOADS, AIA
7516 DANFIELD CT
DALLAS, TX 75252
(214) 403-8714

LOCATOR MAP
NTS

CAMELOT SHOPPING CENTER
580 W. ARAPAHO RD, RICHARDSON TEXAS
NORTHRICH WEST ADDTION-3RD SECTION, BLOCK K

ABADI ARCHITECTURE

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REGISTERED ARCHITECT MARCELA A. ABADI RHOADS 6721 STATE OF TEXAS

Date: 4/4/2014
Project No. 2014_ARC01
Drawn By: M. RHOADS
Sheet Title: PARKING ANALYSIS
Drawing No. A1 of #

ABADI ARCHITECTURE 2014 COPYRIGHT

Camelot Shopping Center

580 W. Arapaho Road

Parking Study

	Tuesday	Thursday	Friday	Saturday	Sunday
9:00am	20	17	21	35	19
12:00 (noon)	80	53	101	63	29
6:00 pm	57	103	106	82	40
8:30 pm	139	177	156	102	53

CPC Minutes from May 6, 2014:

VAR 14-04 – Camelot Shopping Center: Consider and take necessary action on a request for a variance to Chapter 21, Article III, Section 21-52(i) of the Subdivision and Development Code to allow a reduction in required parking. The property is located at 580 W. Arapaho Road, at the northeast corner of W. Arapaho Road and Hampshire Lane.

Mr. Roberts stated the applicant was requesting a 73 parking space reduction from the required number of parking spaces to accommodate a martial arts studio and to allow the flexibility for a possible future restaurant. In addition to the current request, he noted that two previous requests had been made and granted for a reduction in parking of 98 spaces. Those two previous requests, in addition to the current request, would reduce the required parking by 171 spaces, or 28% of the parking spaces required by the City.

Mr. Robert pointed out that the applicant had completed a parking study over several weeks and at most there were 177 parking spaces occupied. He added that staff had visited the site on a number of occasions and conducted their own study which concurred with the results of the applicant's parking study.

Commissioner Roland asked what the parking requirements were for a martial arts studio and a restaurant.

Mr. Roberts replied the parking requirement for both is 1:100 square feet.

Commissioner Maxwell asked if the two spaces shaded in red on the site plan were the only spaces vacant in the shopping center.

Mr. Roberts said that according to the tenant roster provided by the applicant those were the only vacant spaces in the center.

Mr. Amos Waranch, representing Hoppenstein Properties, 5601 Gaston Avenue, Dallas, Texas, stated that even with the current and proposed tenants, there would be 270 available parking spaces and requested the Commission grant the variance.

Commissioner Maxwell asked if the proposed variance would be the largest granted in the City and, if so, did the staff have any concerns. He said he did not necessarily have an issue with the proposed variance, but was concerned the City might be setting precedence.

Mr. Roberts replied that if the variance was approved, it would be the largest and directed the Commission to a list of recent parking variances granted by the City Council.

Regarding setting precedence, Mr. Roberts said that each request for a variance was reviewed on its own merits based on the tenant roster, adjacent uses, and the appropriateness of granting a variance.

Motion: Commissioner Roland made a motion to recommend approval of Variance 14-04 as presented; second by Commissioner DePuy. Motion approved 7-0.

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 14-04 Camelot Shopping Center**
Property Owners:	Hoppenstein Properties, Inc.
Applicant:	Norman J. Hoppenstein, Hoppenstein Properties, Inc.
Location:	580 W. Arapaho Road
Request:	Approval of a request for a variance from the City of Richardson Subdivision and Development Code, Article III, Section 21-52(i), to reduce the number of required parking spaces for a retail shopping center.

The City Plan Commission will consider this request on:

TUESDAY, MAY 6, 2014
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://www.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 Mailed: April 25, 2014

RT CAMELOT LTD
14160 DALLAS PARKWAY, STE 700
DALLAS, TX 75254-7311

NELSON JERRY C & ALAINA J
418 HANBEE ST
RICHARDSON, TX 75080-4508

JACKSON GENE D
5785 COUNTY ROAD 317
MCKINNEY, TX 75069-1134

DURAND INSURANCE & FIN
SERVICES PC
600 E MAIN ST., STE F
ALLEN, TX 75002-3098

CENTURY ARAPHO LLC
P.O. BOX 863975
PLANO, TX 75086-3975

NORTHRICH BAPTIST CHURCH
1101 CUSTER RD
RICHARDSON, TX 75080-4503

BROWN ROBYN
1321 CHEYENNE DR
RICHARDSON, TX 75080-3706

WALLACE JESSE C JR
1018 N LINDALE LN
RICHARDSON, TX 75080-5109

GARRISON LAJUANA
1101 HAMPSHIRE LN
RICHARDSON, TX 75080-4306

TRINITY CAR WASH INC
6211 NW HWY, APT G7, APT G715
DALLAS, TX 75225-3460

MR INVESTMENTS
ATTN: TOM MORRIS
1121 HAMPSHIRE LN
RICHARDSON, TX 75080-4306

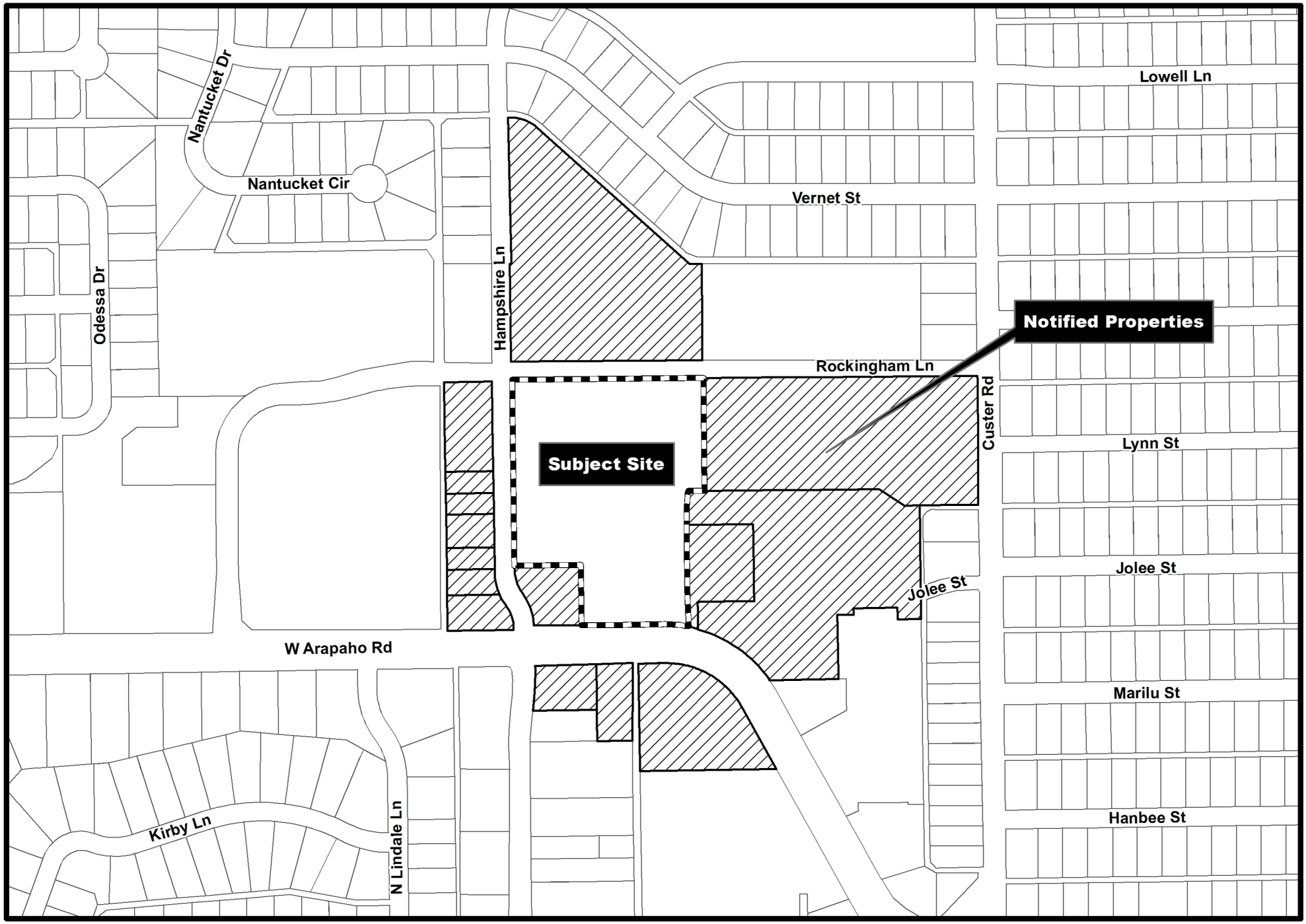
NORTHRICH ARAPAHO LP
ATTN: HOWARD LAWSON
7411 HINES PL, STE 100
DALLAS, TX 75235-4022

AUTOZONE INC
DEPT 8088 # 1483
P.O. BOX 2198
MEMPHIS, TN 38101-2198

LAURIE INDUSTRIES TRUST
% KIN PPTIES INC #100
185 NW SPANISH RIVER BLVD
BOCA RATON, FL 33431-4227

BENIKS CORPORATION
555 W ARAPAHO RD
RICHARDSON, TX 75080-4340

VAR 14-04
NOTIFICATION LIST



VAR 14-04

Camelot Shopping Center

ORDINANCE NO. 4052

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FROM IP-M(1) INDUSTRIAL PARK AND LR-M(1) LOCAL RETAIL TO PD PLANNED DEVELOPMENT FOR EASTSIDE PHASE TWO PLANNED DEVELOPMENT DISTRICT FOR 13.3 ACRES LOCATED ON THE WEST SIDE OF GREENVILLE AVENUE, SOUTH OF CAMPBELL ROAD, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 14-07).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning from IP-M(1) Industrial Park and LR-M(1) Local Retail to PD Planned Development for Eastside Phase Two Planned Development District for 13.3 acres located on the west side of Greenville Avenue, south of Campbell Road, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes as follows:

Sec. 1. Intent

The purpose of the **EASTSIDE PHASE TWO PLANNED DEVELOPMENT DISTRICT** is to encourage a pedestrian-oriented community center providing living, shopping, dining and employment environments that work together to provide interesting and efficient combinations of land uses that minimize vehicular trips while offering a fully active live-work-play experience. The architectural styling will build upon Eastside Phase

One, incorporating a variety of materials including, but not limited to complementary colors of brick, cast stone, natural stone, stucco and glass facades to provide interest and variety. The multi-family and commercial buildings will accommodate the pedestrian nature of EASTSIDE PHASE TWO through connecting streets, generous sidewalks, and landscape areas at the building face. The open space in the center and on the south side of the development will serve as a gathering place for residents, employees and visitors to the property.

Sec. 2. Concept Plan.

Development of the Property shall conform with the concept plan attached hereto as Exhibit "B", and incorporated for all purposes (the "Conceptual Plan").

Sec. 3. Architectural Image Studies.

For illustrative purposes only, Exhibit "C", which is attached hereto for all purposes, provides a series of architectural images which indicates the general character of EASTSIDE PHASE TWO. Development of the buildings are not required to duplicate the architecture of the buildings in Exhibit "C".

Sec. 4. Permitted Uses.

No land shall be used and no building shall be erected for or converted to any use other than the following:

(a) *Retail and Office Uses*

(1) Antenna, accessory, subject to the supplemental regulations of article XXII-E.
(2) Antique shop
(3) Art gallery
(4) Bakery
(5) Bank or financial institution
(6) Barber or beauty salon
(7) Book, card, or stationery store
(8) Camera and photographic supply shop
(9) Catering service
(10) Clothing or apparel store
(11) Construction field office (temporary use)
(12) Convenience store
(13) Drugstore or pharmacy
(14) Florist
(15) Grocery store (under 7,000 square feet)
(16) Health club
(17) Hotel
(18) Jewelry store
(19) Laundry pick-up station
(20) Mailing service
(21) Office
(22) Personal service uses

(23) Photography or art studio
(24) Restaurant without drive-through or curb service
(25) Tailor shop

(b) *Residential Uses*

(1) Apartments

Sec. 5. Building Regulations.

(a) *Building Materials for Nonresidential Buildings* (Tract 2). All nonresidential buildings shall have at least eight-five (85%) percent of the exterior walls constructed of masonry construction. The remainder of the exterior may be of other noncombustible construction.

(b) *Multifamily Uses* (Tracts 1 and 3). All multifamily buildings shall comply with the standards set forth in Section 9 herein, otherwise the building regulations of the A-950-M district shall apply.

Sec. 6. Height Regulations.

(a) *Maximum Height.*

Tract 2:

(1) Office and hotel uses: 250 feet.
(2) Retail/ Restaurant uses: 35 feet

Tracts 1 and 3:

(1) Residential and mixed uses with residential uses: 80 feet.

(b) *Architectural Features* (Tracts 1, 2 and 3). Maximum height shall exclude (i) parapet walls not exceeding four (4) feet in height, and (ii) chimneys, cooling towers, elevator penthouses, mechanical equipment rooms, ornamental cupolas, standpipes, elevator bulkheads, domes, spires, turrets, towers, and lighting features not exceeding twelve (12) feet in additional height.

Sec. 7. Area Regulations.

General. For purposes of determining area regulations within the EASTSIDE PHASE TWO PLANNED DEVELOPMENT DISTRICT the entire Property; Tracts 1, 2 and 3, shall be considered one lot.

(a) *Perimeter Setbacks.*

(1) Front. The minimum building setback from Greenville Avenue shall be twenty-five (25) feet. Entry features shall be excluded from required setbacks subject to site plan approval and visibility requirements. Stoops and patios may encroach up to five (5) feet into the front yard setback.

a) Within the Greenville Avenue front yard, the developer shall install, and all subsequent owners shall maintain, plant materials as follows:

i. A minimum of one canopy tree and one ornamental tree shall be required for every fifty (50) lineal feet of street frontage, provided, however, that canopy and ornamental trees may be grouped.

ii. Evergreen shrubs, which shall reach a minimum height of 30 inches, shall be installed to buffer any parking areas adjacent to a street.

b) Balconies above first floors may encroach up to three (3) feet into the building setback.

(2) Side. The minimum setback from the north property line shall be fifteen (15) feet.

(3) Rear. The minimum setback from the west property line shall be twenty-five (25) feet.

(4) Parking. Surface parking shall not be allowed in any setback area.

(b) *Interior Setbacks.* No setback shall be required from interior lot lines except as may be required by the City of Richardson Building Code.

(c) *Maximum Building Area.* The maximum building area allowable uses per gross square foot shall be as follows:

USE	BUILDING AREA
Retail and restaurant	6,000 sq. ft.
Office	300,000 sq. ft.
Multi-Family	600,000 sq. ft.

(d) *Lot Coverage.* The principal building(s) and any accessory buildings (inclusive of parking structures) shall not cover more than eighty (80%) percent of the total area of the Property.

(e) *Landscaping.* Landscaping shall be provided at a minimum ratio of twenty (20%) percent of the gross land area of the Property. Landscaping shall include enhanced paving areas, landscape islands, and open space areas including the central open space as shown on the Concept Plan.

Sec. 8. Parking.

General. For purposes of applying the parking regulations within the EASTSIDE PHASE TWO PLANNED DEVELOPMENT DISTRICT the entire Property, Tracts 1, 2 and 3, shall be considered one lot.

(a) *Parking Requirements*. Parking minimums shall be provided as set forth below:

USE	PARKING REQUIREMENT
Retail/Restaurant	1 / 250 sq. ft.

Office	1/300 sq. ft.
Multifamily	1.40 spaces/unit

(b) *Covered Parking:* Surface parking spaces serving apartment uses are not required to have a covered carport.

Sec. 9 Special Regulations for Multifamily Uses (Tracts 1 and 3).

The following regulations shall apply:

(a) *Building Regulations.*

(1) Minimum floor area of dwelling unit. The minimum floor area per multifamily unit shall be 525 square feet. The minimum average multifamily unit floor area per building shall be 850 square feet.

(2) Building materials.

a) A maximum of fifty (50%) percent of the exterior may be of a nonmasonry material as defined in the comprehensive zoning ordinance.

b) The non-masonry exterior walls may be constructed of masonry-type materials, such as exterior stucco utilizing a three-step process, exterior insulating finishing systems (E.I.F.S.), cementitious siding, metal, or other materials approved by the building official. For purposes of this planned development, “metal” shall mean a high-performance façade solution that consists of a rain screen and decorative façade (manufactured of type 304, 316 or 430 architectural grade stainless steel, zinc alloy, titanium or other metal material of comparable or greater quality that is approved by the City Manager), cavity depth and ventilation, insulation and sub-frame. Systems may include colorized, patterned and textured stainless steel sheet cladding systems; insulated core metal wall panel systems; metal composite wall panel systems, rear ventilated phenolic rain screen wall panel systems; titanium zinc alloy sheet metal roofing façade cladding and roof drainage components systems. For facades facing public streets, E.I.F.S. may not be located below eight (8) feet above grade except for accent or architectural features.

c) All exterior chimneys that originate at grade level shall be constructed of masonry materials.

d) For "chateau," "mansard" or any other design where the roof serves as an exterior wall, the above percentages shall apply.

e) All materials shall be installed in accordance with manufacturer's specifications.

f) Exterior walls that face interior courtyards or surrounded by Parking Structures, which are not seen by the public may be constructed of masonry or non-masonry materials.

(b) *Area Regulations.*

General. For purposes of determining area regulations for multifamily uses within the **EASTSIDE PHASE TWO PLANNED DEVELOPMENT DISTRICT,** regardless of how Tracts 1 and 3 may be subdivided they shall be considered one lot. An "Apartment community" shall be defined as a multifamily development with a maximum of three-hundred (300) dwelling units.

(1) Density. The maximum number of multifamily units permitted shall be five hundred, fifty-eight (558) units.

(2) Overhang and fireplaces. The minimum setback requirements shall apply in all cases, except that fireplaces, eaves, bays, balconies and fireproof outside stairways above the first floor may extend to a maximum of three (3) feet into the required front, side or rear yards.

(3) Recreational Areas.

a) Indoor or outdoor recreational areas shall be required pursuant to this ordinance to meet the requirements of the residents in each apartment community.

b) At least one indoor or outdoor recreation area shall be provided for residents in each apartment community. Said recreational area shall be a minimum of nine-hundred (900) square feet in area and shall be designed for use by residents within the Property. Recreation equipment, if provided, must meet the guidelines of the Consumer Product Safety Commission for recreation equipment and safety surface. Playground access and equipment must be in compliance with A.D.A. requirements. The central and south open space shown on the Concept Plan shall qualify as outdoor recreational area for purposes of this planned development.

c) In addition, additional recreational amenities must be provided for each the apartment community. These amenities, listed below, shall accrue points based on the values assigned. A minimum of seventy (70) recreational amenity points must be accumulated in each apartment community.

i. Playgrounds designed for children ten years of age or younger meeting the specifications listed above. (Ten points; maximum ten points for the PD.)

ii. Clubhouse/game room/multi-purpose room a minimum of 400 square feet in area for each apartment community. (Ten points.)

iii. Equipment, such as ping-pong tables, foosball tables, etc., in the clubhouse/game room/multi-purpose room; electronic videogames or pinball games shall not be eligible for points. The appropriateness of the equipment shall be determined by the City's Director of Parks and Recreation. (One point for each piece of approved equipment.)

iv. Outdoor multi-use sport court, tennis court, racquetball court or similar facility. (Five points/court.)

v. Indoor multi-use sport court, tennis court, racquetball court or similar facility. (Ten points/court.)

vi. Indoor fitness center at least 400 square feet in area for each apartment community. (Ten points.)

vii. Swimming pool/Hot Tub, including wading area. Pools shall be fenced and secured according to the requirements of the City of Richardson. (Ten points; 20 points maximum for each apartment community.)

viii. Reinforced concrete jogging trail, bike path, sidewalks or combination thereof looping through or around the Property, a minimum of six feet in width. (Ten points.)

ix. Sidewalks, hiking, jogging, and/or bike trail connecting the development to public trail systems. (Five points.)

x. Usable open space, at least 1,000 square feet in area, to include at least three of the following: cluster of trees, outdoor fireplace, water features, seating areas, picnic tables, barbecue grills, gazebos or other elements as approved by the city's director of parks and recreation. The central open space shown on the Concept Plan shall qualify as usable open space for purposes of this planned development. (Ten points; maximum 30 points for the PD.)

xi. Roof-top amenities (10 points)

xii. Dog park (10 points)

xii. Other recreational amenities as approved by the City's director of parks and recreation. (One through ten points, to be determined by the Director of Parks and Recreation.)

(4) It shall be the responsibility of the Director of Parks and Recreation to review the proposed recreational amenities and provide a written assessment of their adequacy to the city plan commission prior to consideration of the site plan.

(5) Open space shall be disposed in such a manner as to ensure the safety and welfare of residents.

Sec. 10. General Miscellaneous Regulations

(a) *Enhanced Street Paving.* Enhanced street paving shall be provided at appropriate locations throughout the development to emphasize pedestrian crossings, key intersections, and driveways entrances.

(b) *Masonry.* For purposes of this planned development, “masonry” shall include brick, stone, stucco utilizing a three-step process, vertically and/or horizontally articulated architectural pre-cast concrete panels, cast stone, rock, marble, granite, curtain glass, or glass block.

(c) *Design of Parking Garage Facades along U.S. 75/D.A.R.T. and Greenville Avenue rights-of-way, and the north property line.* Parking Garage Facades shall be precast concrete spandrels or some other architectural treatment approved by the City Plan Commission at the time of site plan approval designed with both vertical (façade rhythm of 20 to 30 feet or multiples thereof) and horizontal (aligning adjacent with horizontal elements) articulation.

(d) The City Council in its judgment finds that the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially injured, and having received a recommendation by the city plan commission, the council authorizes variances to the regulations in Chapter 21 of the Code of Ordinances in order to permit reasonable development and improvement of property because the literal enforcement of those regulations would result in an unnecessary hardship. Chapter 21 of the Code of Ordinances, as amended is modified as follows:

(1) Driving aisles shall be a minimum of 24-feet for two-way and 15-feet for one-way traffic and shall be designed to accommodate garbage and trash collection services, and fire and emergency vehicles.

(2) Apartment communities shall not be required to be enclosed by a perimeter fence.

(3) No setbacks or screening shall be required for residential uses adjacent to non-residential uses.

(4) Loading docks, refuse storage containers, and utility accessories shall be screened to reduce their visual impact by screening these sites from adjoining properties and public rights-of-way and shall be located in the rear or side of the buildings where possible.

(e) *Flag Lot Configuration.* With the subdivision of the property for development purposes, one lot with a flagpole configuration shall be permitted in the west side of the property.

(f) *Minor Modifications.* The City Manager or designee shall have the authority to approve minor modifications to concept plans and development plans approved within or required by this Ordinance. For purposes of this planned development, a minor modification shall be defined as (i) a change to a footprint of a building in which the proposed footprint remains within the building envelope shown on the Concept Plan, and (ii) except as otherwise provided in (i), a change which does not increase the building coverage, floor area ratio or residential density of the planned development by more than 10% of the concept plan, does not decrease any of the specified area regulations or enumerated parking ratios, nor substantially changes the access or circulation on or adjacent to the site.

(g) *Signage.* All signage shall comply with Chapter 18 (Sign Code) of the City of Richardson Code of Ordinances, as amended, except that in lieu of compliance with Chapter 18, a "Sign Package" may be submitted to establish unique sign standards including size, color, type, design and location for review and approval by the City Plan Commission. In evaluating a Sign Package, the City Plan Commission shall consider the extent to which the application:

(1) Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;

(2) Enhances the compatibility of signs with the architectural and site design features with the development;

(3) Encourages signage that is in character with planned uses thus creating a unique sense of place, and

(4) Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

SECTION 2. That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 3. That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars

($2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 9th day of June, 2014.

APPROVED:

_____

MAYOR

APPROVED AS TO FORM:

_____

CITY ATTORNEY
(PGS:6-4-14:TM 66493)

CORRECTLY ENROLLED:

_____

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 14-07

NORTHERN TRACT

BEING a tract of land situated in the JESSE N. EVERETT Survey, Abstract No. 440 and the WM. HUGHES Survey, Abstract No.573, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS and being all of the same tract of land as described in deed to AGF Greenville II, Ltd., recorded in Volume 2000064, Page 2425, D.R.D.C.T. and all of R&B Corporate Park-Richardson Addition, an addition to the City of Richardson, Dallas County, Texas according to the plat thereof recorded in Volume 80246, Page 950, P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Gramham" found for corner, said iron rod being the most northerly corner of said R&B Corporate Park-Richardson Addition and being situated in the southeast right-of-way line of Southern Pacific Railroad (100' right-of-way);

THENCE South 62 deg 48 min 12 sec East, departing the southeast right-of-way line of said Railroad, a distance of 846.04 feet to an "X" cut in concrete set for corner and being situated in the northwest right-of-way line of Greenville Avenue (110' right-of-way), said "X" cut being the beginning of a non-tangent curve to the right having a radius of 1,965.00 feet, a central angle of 10 deg 51 min 08 sec, a chord bearing of South 48 deg 09 min 51 sec West and a chord length of 371.63 feet;

THENCE along the northwest right-of-way line of said Greenville Avenue the following:

Along said non-tangent curve to the right, an arc distance of 372.18 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a curve to the right-having a radius of 945.00 feet, a central angle of 27 deg 30 min 17 sec, a chord bearing of South 67 deg 20 min 34 sec West and a chord length of 449.30 feet;

Along said curve to the right, an arc distance of 453.65 feet to an "X" cut in concrete set for corner and the beginning of a curve to the left having a radius of 1,055.00 feet, a central angle of 17 deg 13 min 57 sec, a chord bearing of South 72 deg 28 min 44 sec West and a chord length of 316.11 feet;

Along said curve to the left, an arc distance of 317.31 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 18 deg 54 min 29 sec West, departing the northwest right-of-way line of said Greenville Avenue, a distance of 137.04 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner from which a 1/2 inch iron rod found bears North 04 deg 00 min 04 sec West, a distance of 0.86 feet, said 1/2 inch capped iron rod set being the beginning of a curve to the right having a radius of 589.30 feet, a central angle of 15 deg 45 min 48 sec, a chord bearing of North 11 deg 01 min 35 sec West and a chord length of 161.62 feet;

THENCE along said curve to the right, an arc distance of 162.13 feet to a 1/2 inch iron rod found for corner and being situated in the southeast right-of-way line of aforementioned Railroad;

THENCE North 27 deg 11 min 48 sec East, along the southeast right-of-way line of said Railroad, a distance of 690.90 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 12.000 acres or 522,726 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 24th day of January, 2014, utilizing the City of Richardson Geodetic Control Monuments I-8 and H-7 (NAD 83 values).

SOUTHERN TRACT

BEING a tract of land situated in the WM. HUGHES Survey, Abstract No.573, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS and being all of the same tract of land as described in deed to AGF Bowen II, Ltd., recorded in Volume 2004058, Page 5544, Deed Records, Dallas County, Texas (D.R.D.C.T.) and all of Lot 3, Block A, Central Park Addition, an addition to the City of Richardson, Dallas County, Texas according to the plat thereof recorded in Volume 84205, Page 2054, Plat Records, Dallas County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner, from which a 1/2 inch iron rod found bears North 33 deg 48 min 33 sec West, a distance of 1.17 feet, said 1/2 inch capped iron rod set being the most southerly corner of said AGF Bowen Branch II, Ltd. tract and said Lot 3, Block A and being at the intersection of the northwest right-of-way line of Greenville Avenue (110' right-of-way) and the southeast right-of-way line of Southern Pacific Railroad (100' right-of-way);

THENCE North 27 deg 11 min 48 sec East, departing the northwest right-of-way line of said Greenville Avenue and along the southeast right-of-way line of said Railroad, a distance of 707.09 feet to a 1/2 inch iron rod found for corner and the beginning of a non-tangent curve to the left having a radius of 589.30 feet, a central angle of 15 deg 45 min 48 sec, a chord bearing of South 11 deg 01 min 35 sec East and a chord length of 161.62 feet;

THENCE departing the southeast right-of-way line of said Railroad and along said non-tangent curve to the left, an arc distance of 162.13 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner from which a 1/2 inch iron rod found bears North 04 deg 00 min 04 sec West, a distance of 0.86 feet;

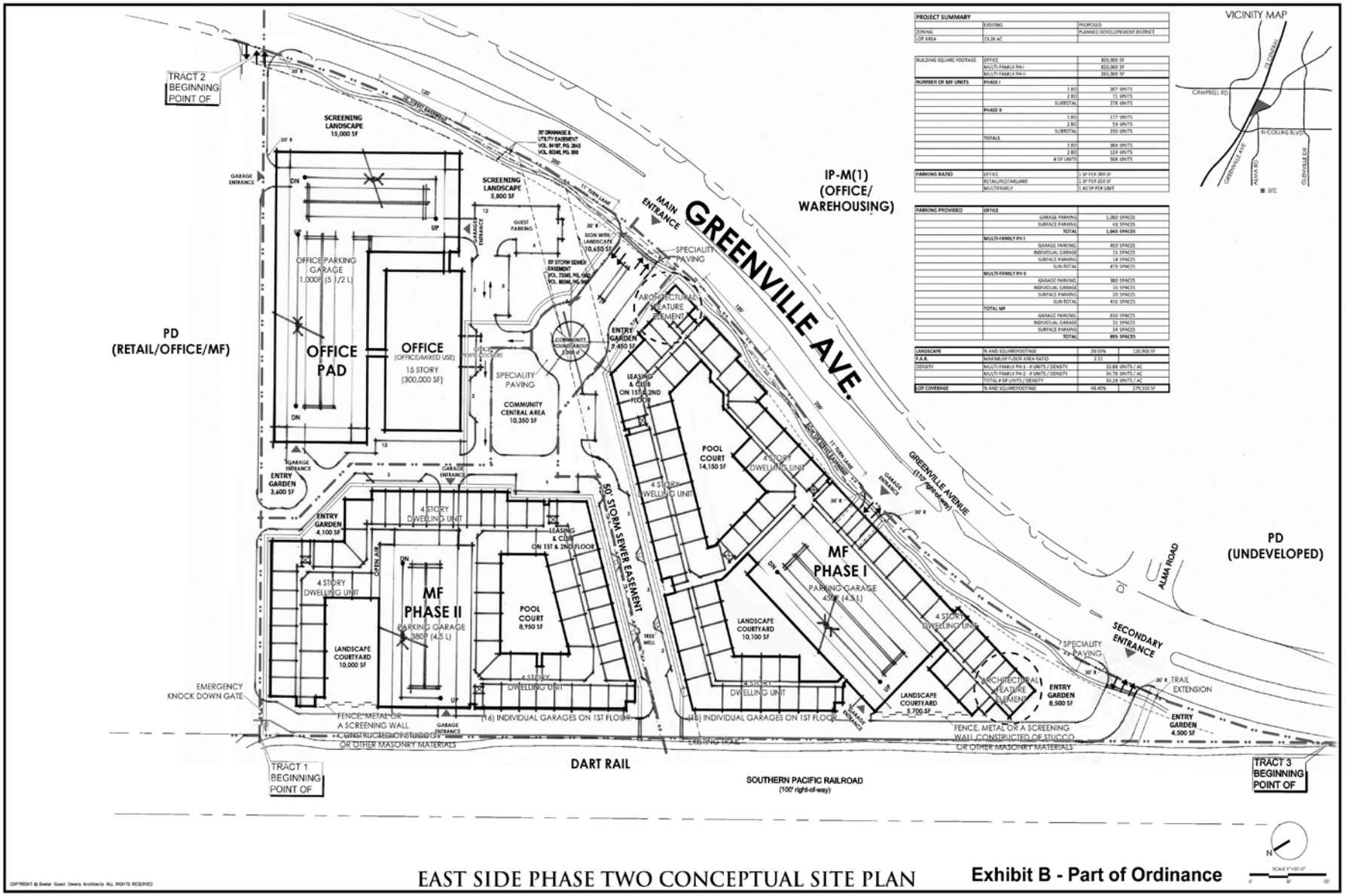
THENCE South 18 deg 54 min 36 sec East, a distance of 74.07 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 00 deg 37 min 05 sec East, a distance of 69.50 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner, being situated in the northwest right-of-way line of aforementioned Greenville Avenue and being the beginning of a non-tangent curve to the left having a radius of 1,055.00, a central angle of 27 deg 34 min 33 sec, a chord bearing of South 48 deg 52 min 49 sec West and a chord length of 502.87 feet;

THENCE along said non-tangent curve to the left, an arc distance of 507.76 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.283 acres or 55,872 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 24th day of January, 2014, utilizing the City of Richardson Geodetic Control Monuments I-8 and H-7 (NAD 83 values).


PROJECT SUMMARY
EXISTING
PROPOSED
ZONING
PLANNED DEVOLOPEMENT DISTRICT
LOT AREA
19.26 AC
BUILDING SQUARE FOOTAGE
OFFICE
300,000 SF
MULTI-FAMILY PH I
320,000 SF
MULTI-FAMILY PH II
265,000 SF
NUMBER OF MF UNITS
PHASE I
1 BD
207 UNITS
2 BD
71 UNITS
SUBTOTAL
278 UNITS
PHASE II
1 BD
177 UNITS
2 BD
53 UNITS
SUBTOTAL
230 UNITS
TOTALS
1 BD
384 UNITS
2 BD
124 UNITS
OF UNITS
508 UNITS
PARKING RATIO
OFFICE
1 SP PER 300 SF
RETAIL/RESTARUANT
1 SP PER 250 SF
MULTIFAMILY
1.40 SP PER UNIT
PARKING PROVIDED
OFFICE
GARAGE PARKING
1,000 SPACES
SURFACE PARKING
43 SPACES
TOTAL
1,043 SPACES
MULTI-FAMILY PH I
GARAGE PARKING
450 SPACES
INDIVIDUAL GARAGE
15 SPACES
SURFACE PARKING
14 SPACES
SUB-TOTAL
479 SPACES
MULTI-FAMILY PH II
GARAGE PARKING
380 SPACES
INDIVIDUAL GARAGE
16 SPACES
SURFACE PARKING
20 SPACES
SUB-TOTAL
416 SPACES
TOTAL MF
GARAGE PARKING
830 SPACES
INDIVIDUAL GARAGE
31 SPACES
SURFACE PARKING
34 SPACES
TOTAL
895 SPACES
LANDSCAPE
% AND SQUAREFOOTAGE
20.93%
130,900 SF
F.A.R.
MAXIMUM FLOOR AREA RATIO
2.51
DENSITY
MULTI-FAMILY PH 1 - # UNITS / DENSITY
53.88 UNITS / AC
MULTI-FAMILY PH 2 - # UNITS / DENSITY
54.76 UNITS / AC
TOTAL # OF UNITS / DENSITY
54.28 UNITS / AC
LOT COVERAGE
% AND SQUAREFOOTAGE
48.40%
279,550 SF
VICINITY MAP
TRACT 2 BEGINNING POINT OF
SCREENING LANDSCAPE 15,000 SF
SCREENING LANDSCAPE 5,800 SF
GARAGE ENTRANCE
OFFICE PARKING GARAGE 1,000P (5 1/2 L)
OFFICE PAD
OFFICE (OFFICE/MIXED USE) 15 STORY (300,000 SF)
GUEST PARKING
SIGN WITH LANDSCAPE 10,650 SF
MAIN ENTRANCE
GREENVILLE AVE.
IP-M(1) (OFFICE/ WAREHOUSING)
PD (RETAIL/OFFICE/MF)
SPECIALITY PAVING
ARCHITECTURAL FEATURE ELEMENT
ENTRY GARDEN 9,450 SF
COMMUNITY ROUNDABOUT 2,000 SF
SPECIALITY PAVING
COMMUNITY CENTRAL AREA 10,350 SF
LEASING & CLUB ON 1ST & 2ND FLOOR
POOL COURT 14,150 SF
4 STORY DWELLING UNIT
ENTRY GARDEN 3,600 SF
ENTRY GARDEN 4,100 SF
50' STORM SEWER EASEMENT
MF PHASE I
PARKING GARAGE 450P (4.5 L)
MF PHASE II
PARKING GARAGE 380P (4.5 L)
POOL COURT 8,950 SF
LANDSCAPE COURTYARD 10,000 SF
LANDSCAPE COURTYARD 10,100 SF
LANDSCAPE COURTYARD 5,700 SF
ENTRY GARDEN 8,500 SF
ENTRY GARDEN 4,500 SF
GREENVILLE AVENUE (110' right-of-way)
ALMA ROAD
PD (UNDEVELOPED)
SECONDARY ENTRANCE
TRAIL EXTENSION
EMERGENCY KNOCK DOWN GATE
FENCE, METAL OR A SCREENING WALL CONSTRUCTED OF STUCCO OR OTHER MASONRY MATERIALS
(16) INDIVIDUAL GARAGES ON 1ST FLOOR
(45) INDIVIDUAL GARAGES ON 1ST FLOOR
EXISTING TRAIL
DART RAIL
SOUTHERN PACIFIC RAILROAD (100' right-of-way)
TRACT 1 BEGINNING POINT OF
TRACT 3 BEGINNING POINT OF
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EAST SIDE PHASE TWO CONCEPTUAL SITE PLAN
RICHARDSON, TEXAS
Exhibit B - Part of Ordinance
BGO architects
13212
03.20.2014
HUNT COMPANIES

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EAST SIDE PHASE TWO ELEVATION SAMPLES

RICHARDSON, TEXAS

Exhibit C - Part of Ordinance

BGO architects

13212
03.18.2014
HUNT COMPANIES

ORDINANCE NO. 4053

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FROM TO-M TECHNICAL OFFICE TO PD PLANNED DEVELOPMENT FOR NORTHSIDE AT UTD PLANNED DEVELOPMENT DISTRICT FOR 13.244 ACRES LOCATED ON THE NORTH SIDE OF SYNERGY PARK BOULEVARD, BETWEEN RUTFORD AVENUE AND FLOYD ROAD, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 14-10).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning from TO-M Technical Office to PD Planned Development for Northside at UTD Planned Development District for 13.244 acres located on the north side of Synergy Park Boulevard, between Rutford Avenue and Floyd Road, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes as follows:

NORTHSIDE AT UTD
PLANNED DEVELOPMENT DISTRICT

Section 1. Intent

The purpose of the NORTHSIDE AT UTD PLANNED DEVELOPMENT DISTRICT is to create a vibrant university-oriented district that is pedestrian-friendly, rail transit ready, and

vehicle/bicycle accessible; the development will have a collegiate flavor and provide a gathering place for students, faculty, and the neighborhood by offering a mix of outstanding public spaces, housing, retail, and other supporting uses offering a fully active live-work-learn-play experience. The central spine of the development consists of a divided roadway with two lanes in each direction along with parallel parking; the central spine's wide landscaped median and pedestrian-friendly sidewalks shall serve as a key amenity of the development to enhance the pedestrian nature of Northside at UTD (also referred to as "Comet Town"). The central spine will eventually serve as a vehicular and pedestrian connecting element to the DART Cotton Belt station at full build-out of the project.

Section 2. Conceptual Site Plan

The property is situated in the City of Richardson, Collin County, Texas, to wit, approximately 13.2 acres as depicted on the survey attached hereto as Exhibit "A", (the "Property"). Development of the Property shall conform with the conceptual site plan attached hereto for all purposes as Exhibit "B", (the "Conceptual Site Plan").

Section 3. Architectural Image

Building facades shall include architectural details and ornament to create variety and interest.

(a) Buildings shall generally maintain a façade rhythm along all streets. This rhythm may be expressed by changing materials or color, or by using design elements such as columns and pilasters, or by varying the setback of portions of the building façade.
(b) Buildings shall generally maintain the alignment of horizontal elements along the block.
(c) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate.
(d) Entrances to upper level uses may be defined and integrated into the design of the overall building facade.
(e) Porches, stoops, eaves and balconies may be added along the front residential facades to add pedestrian interest along streets.
(f) Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures. Storefront windows shall be transparent and cover no less than 50% of the ground floor façade.
(g) Corner emphasizing architectural features, pedimented parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.

Building elevation design and materials shall be submitted for review and approval by the City Plan Commission at the time of development plan approval and shall adhere to regulations specified in the NORTHSIDE AT UTD PLANNED DEVELOPMENT DISTRICT.

Section 4. Use regulations

In the NORTHSIDE AT UTD PLANNED DEVELOPMENT DISTRICT, no land shall be used and no building shall be erected for or converted to any use other than:

- Antennas including cell, accessory, and mounted on top of buildings, subject to the supplemental regulations of article XXII-E
- Art galleries
- Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)
- Barber or beauty salon
- Book, card, or stationary store
- Business associations and professional membership organizations
- Camera and photographic supply shop
- Catering service
- Child day care and preschools
- Church or religious institutions
- Clothing or apparel store
- Construction field office
- Convenience store with a maximum area of 5,000 square feet
- Community garden
- Department store
- Drugstore
- Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services
- Florist
- Food service uses such as full-service restaurants, cafeterias, bakeries and snack bars; included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation; also included in this category is the sale of alcoholic beverages which shall meet Chapter 4, Alcoholic Beverages of the City of Richardson Code of Ordinances; provided however, the City Council finds that prohibiting the sale of alcoholic beverages by a dealer whose place of business is within: (1) 300 feet of a church, public or private school, or public hospital; (2) 1,000 feet of a public school, if the commissioners court or the governing body receives a request from the board of trustees of a school district under Section 38.007, Education Code; or (3) 1,000 feet of a private school if the City Council receives a request from the governing body of the private school, is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community to allow a variance to such regulations in Chapter 4 of the Code of Ordinances, as amended.
- Health club
- Incidental outdoor display
- Jewelry store
- Laundry pick-up station
- Mailing service
- Martial arts studio
- Museums and other special purpose recreational institutions
- Office

- Office furniture, equipment and supply store
- Parking, surface or structured
- Photography or art studio
- Print shop, minor
- Private attached garage
- Private detached garage
- Private parks, greens, plazas, squares, and playgrounds
- Private recreation club
- Public uses including university, college, and civic uses
- Radio, recording or television studio
- Research laboratories and facilities
- Residential uses, including single-family detached and attached dwelling units, patio homes, duplexes, townhomes, lofts, and apartments
- Retail store or retail activities
- Sales from kiosks
- School, parochial, when located on the same lot as the church of the sponsoring religious agency
- Social and fraternal organizations
- Social services and philanthropic organizations
- Tailor shop
- Theatre, cinema, dance, music or other entertainment establishment
- Veterinary office shall be subject to the supplemental regulations of article XXII-E

Any use with a drive through facility shall require a Special Permit pursuant to Article XXII-A Comprehensive Zoning Ordinance, as amended

Section 5. Height regulations

(5.1) *Maximum height* – The maximum building height is 70 feet

(5.2) *Architectural features* – Features that may exceed the maximum height include turrets, and towers in addition to other features set forth in the definition of "height" in the Comprehensive Zoning Ordinance, provided that such features shall not exceed the maximum building height by more than 10 feet and respect the scale of the building, subject to Development Plans approvals.

Section 6. Area regulations

(6.1) *General* – For purposes of determining area regulations within the NORTHSIDE AT UTD PLANNED DEVELOPMENT DISTRICT the entire Property shall be considered one lot.

(6.2) *Setbacks*:

(a) The minimum building setback from all perimeter property lines shall be twenty (20) feet; entry features such as monument signage, sculptures, or other art shall be excluded from required setbacks subject to visibility requirements.

(b) Awnings and balconies must be a minimum of ten (10) feet high off the ground and may encroach up to three (3) feet beyond the setback line.

(c) No interior setbacks are required, except as required by the City of Richardson Building Code.

(d) Parking will be allowed in any setback area behind any required landscape buffer.

(6.3) *Retail and Restaurant Density* – The maximum building area for retail and restaurant uses shall be 50,000 rentable square feet within the NORTHSIDE AT UTD PLANNED DEVELOPMENT DISTRICT. An updated traffic impact analysis may be required to increase the building area for retail and restaurant uses above the 20,780 rentable square feet shown on the Conceptual Site Plan.

(6.4) *Lot Coverage* – The principal building(s) and any accessory buildings (inclusive of parking structures) shall not cover more than 80 percent of the total area of the lot.

(6.5) *Landscaping* – Landscaping shall be provided at a minimum of twenty percent (20%) of the gross land area of the Property. Landscaping shall include areas with plant materials including grass, enhanced paving areas, landscape islands, and open space areas including the median in the central spine and interior courtyards. A landscape buffer, a minimum of ten feet in width, shall be provided adjacent to Synergy Park Boulevard. Within the ten-foot landscape strip, the developer shall install, and all subsequent owners shall maintain, plant materials as follows: A minimum of one canopy tree and one ornamental tree shall be required for every 50 lineal feet of street frontage. Each tree shall be a minimum of 3 inch caliper size and a minimum of 12 feet in height at planting. Street tree wells and grates shall be no smaller than 5 feet by 5 feet.

Section 7. Parking

(7.1) *General.* For purposes of applying the parking regulations within the NORTHSIDE AT UTD PLANNED DEVELOPMENT DISTRICT the entire Property shall be considered one lot.

(7.2) *Parking requirements* – Parking shall be provided as set forth on the following page:

USE	PARKING REQUIREMENT
Non-residential	1/225 sq. ft.
Residential	1 space/bedroom

(7.3) Surface parking spaces serving multifamily uses are not required to have a covered carport.

(7.4) Where above-ground structured parking is located at the perimeter of a building with frontage along any street, it shall be screened in such a way that car bumpers on all levels are fully concealed and the façade will incorporate full or partial louvered, solid or perforated screening elements. Evergreen or semi-evergreen canopy trees shall be planted every 20-30 feet to provide a living screen as well.

(7.5) Fencing parking lots is not required; however, any parking lot fencing shall not be greater than eight (8) feet in height. Wood, chain link, and plastic fencing are prohibited.

Section 8. Special Regulations for Multifamily Uses

The following regulations shall apply to multifamily uses and mixed uses with multifamily components.

(8.1) Building Regulations:

(a) *Minimum floor area of dwelling unit* – The minimum floor area per multifamily unit shall be 500 square feet. The average floor area per multifamily unit shall be in excess of 750 square feet.

(b) *Building materials*

(i) At least 80% of each building's façade (excluding doors and windows), with the exception of interior courtyards, shall be finished in Masonry (herein defined as brick, stone, cast-in-place concrete, stucco utilizing a three-step process, cast stone, glass, or glass block).

(ii) No more than 20% of each façade along any street shall use accent materials such as architectural metal panel, split-face concrete block, tile, or Exterior Insulating Finishing System (EIFS). EIFS may only be used 8 feet above the ground floor and is prohibited on all building elevations with the exception of use for exterior trim and molding features. Interior courtyards shall be a minimum of 25% Masonry (as defined above).

(iii) All chimneys shall be constructed of 100% masonry materials.

(iv) For "chateau," "mansard" or any other design where the roof serves as an exterior wall, the above percentages shall apply.

(v) Roofing materials (visible from any street) shall be copper, factory finished painted metal, slate, synthetic slate, terra cotta, or asphalt shingles; 3-tab asphalt shingles shall be prohibited.

(v) Hand rails and balcony rails shall be of steel, glass or aluminum. Wood is prohibited.

(8.2) Area regulations:

(a) *General* – For purposes of determining area regulations for multifamily uses within the NORTHSIDE AT UTD PLANNED DEVELOPMENT DISTRICT the entire Property shall be considered one lot.

(b) *Maximum Density* – The maximum number of dwelling units permitted within the entire NORTHSIDE AT UTD PLANNED DEVELOPMENT DISTRICT shall be four hundred (400) units. No more than 30% of the total units shall be three bedroom units and four bedroom units.

(c) *Overhang and fireplaces* – The minimum setback requirements shall apply in all cases, except that fireplaces, eaves, bays, balconies and fireproof outside stairways above the first floor may extend to a maximum of 3 feet into the build-to line, required front, side or rear yards.

Section 9. Signage

Applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as "Master Sign Plans" by the City of Richardson City Manager or designee and are subject to approval of the City Plan Commission. In evaluating a Master Sign Plan, the City Plan Commission shall consider the extent to which the application meets the following goals:

- Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property.
- Enhances the compatibility of signs with the architectural and site design features within a development
- Encourages signage that is in character with planned and existing uses thus creating a unique sense of place
- Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

Section 10. General Miscellaneous Regulations

(10.1) Enhanced street paving. Enhanced street paving shall be provided at appropriate locations throughout the development to emphasize pedestrian crossings, key intersections, and driveways entrances.

(10.2) The City Council in its judgment finds that the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially injured, and having received a recommendation by the city plan commission, the council authorizes variances to the regulations in Chapter 21 of the Code of Ordinances in order to permit reasonable development and improvement of property because the literal enforcement of those regulations would result in an unnecessary hardship. Chapter 21 of the Code of Ordinances, as amended is modified as follows:

(a) Driving aisles shall be a minimum of 22-feet ten inches (22'-10") for two-way and 15-feet for one-way traffic and shall be designed to accommodate garbage and trash collection services, and emergency vehicles. Fire lanes shall be a minimum of twenty-four feet (24') in width.

(b) Multifamily communities shall not be required to be enclosed by a perimeter fence.

(c) Multifamily communities shall not be required to be physically separated by mean of a fence.

(d) No setbacks or screening shall be required for residential uses adjacent to non-residential uses.

(e) Loading docks, refuse storage containers, and utility accessories shall be screened to reduce their visual impact by screening these sites from adjoining properties and public rights-of-way and shall be located in the rear or side of the buildings where possible.

(10.3) Generally, streets in the NORTHSIDE AT UTD PLANNED DEVELOPMENT DISTRICT need to support the overall goal of a mixed-use, compact, pedestrian-oriented district. The standards for new streets and the parking lot (adjacent to Synergy Park Blvd) shall be established by the attached cross section exhibits. The cross sections may be adjusted to fit existing contexts with approval of the City Engineer.

(10.4) **Minor modifications.** For purposes of this planned development, a minor modification shall be defined as a change to an approved Conceptual Site Plan or development plan, which does not increase the area regulations (as set forth in 8.2 above), enumerated parking ratios (as set forth in section 7.2 above), nor substantially changes the access or circulation on or adjacent to the site. The City Manager or designee is authorized to approve minor modifications.

SECTION 2. That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 3. That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 9th day of June, 2014.

APPROVED:

_____

MAYOR

APPROVED AS TO FORM:

_____

CITY ATTORNEY
(PGS:6-4-14:TM 66495)

CORRECTLY ENROLLED:

_____

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 14-10

BEING A 13.244 ACRE TRACT OF LAND SITUATED IN THE JOHN CLAY SURVEY, ABSTRACT NO. 223, AND THE J.C. CAMPBELL SURVEY, ABSTRACT NO. 241, CITY OF RICHARDSON, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 236.3955 ACRE TRACT OF LAND, CONVEYED TO THE UNIVERSITY OF TEXAS SYSTEM, BY DEED RECORDED IN VOLUME 835, PAGE 713, DEED RECORDS, COLLIN COUNTY, TEXAS, SAID 12.957 ACRE TRACT, WITH REFERENCE BEARING BASIS BEING BASED ON STATE PLANE COORDINATES NAD83 ZONE 4202 TEXAS NORTH CENTRAL, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SYNERGY PARK, LOT 2A, BLOCK 2, AN ADDITION TO THE CITY OF RICHARDSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20120423010000870, PLAT RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SYNERGY PARK BOULEVARD, A 120 FOOT RIGHT-OF-WAY;

THENCE, NORTH 00 DEGREES 45 MINUTES 25 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2A, BLOCK 2, A DISTANCE OF 493.17 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 00 DEGREES 45 MINUTES 25 SECONDS WEST, A DISTANCE OF 521.45 FEET;

THENCE, OVER AND ACROSS SAID 236.3955 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> NORTH 89 DEGREES 14 MINUTES 35 SECONDS EAST, A DISTANCE OF 1171.00 FEET TO A POINT FOR CORNER;
>
> SOUTH 00 DEGREES 45 MINUTES 25 SECONDS EAST, A DISTANCE OF 475.11 FEET TO POINT FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID SYNERGY PARK BOULEVARD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 40 MINUTES 50 SECONDS, A RADIUS OF 351.05 FEET, AND A LONG CHORD THAT BEARS SOUTH 75 DEGREES 18 MINUTES 43 SECONDS WEST A DISTANCE OF 71.44 FEET;

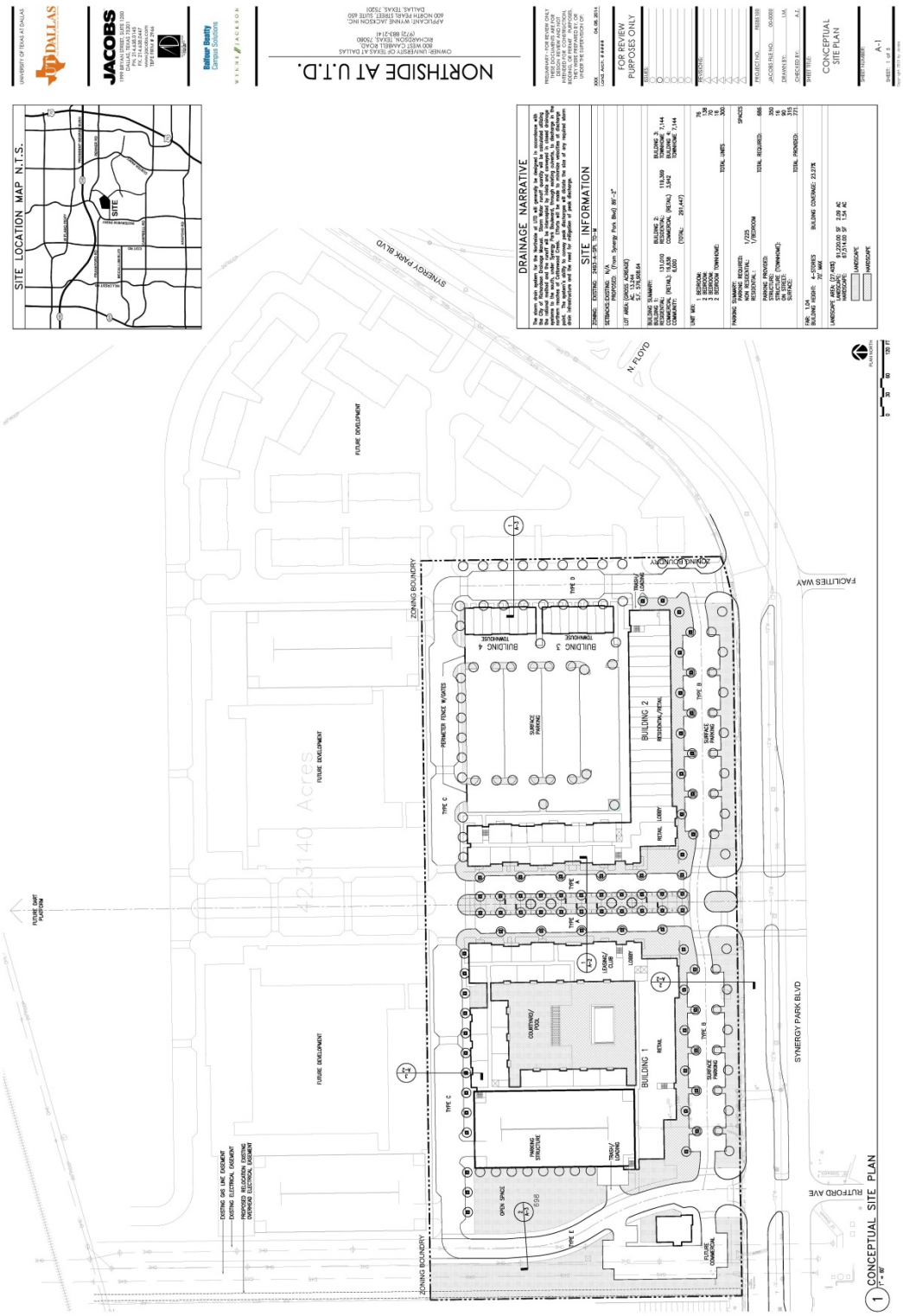
THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SYNERGY PARK BOULEVARD, THE FOLLOWING COURSES AND DISTANCES:

> ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 71.57 FEET TO A POINT FOR CORNER;

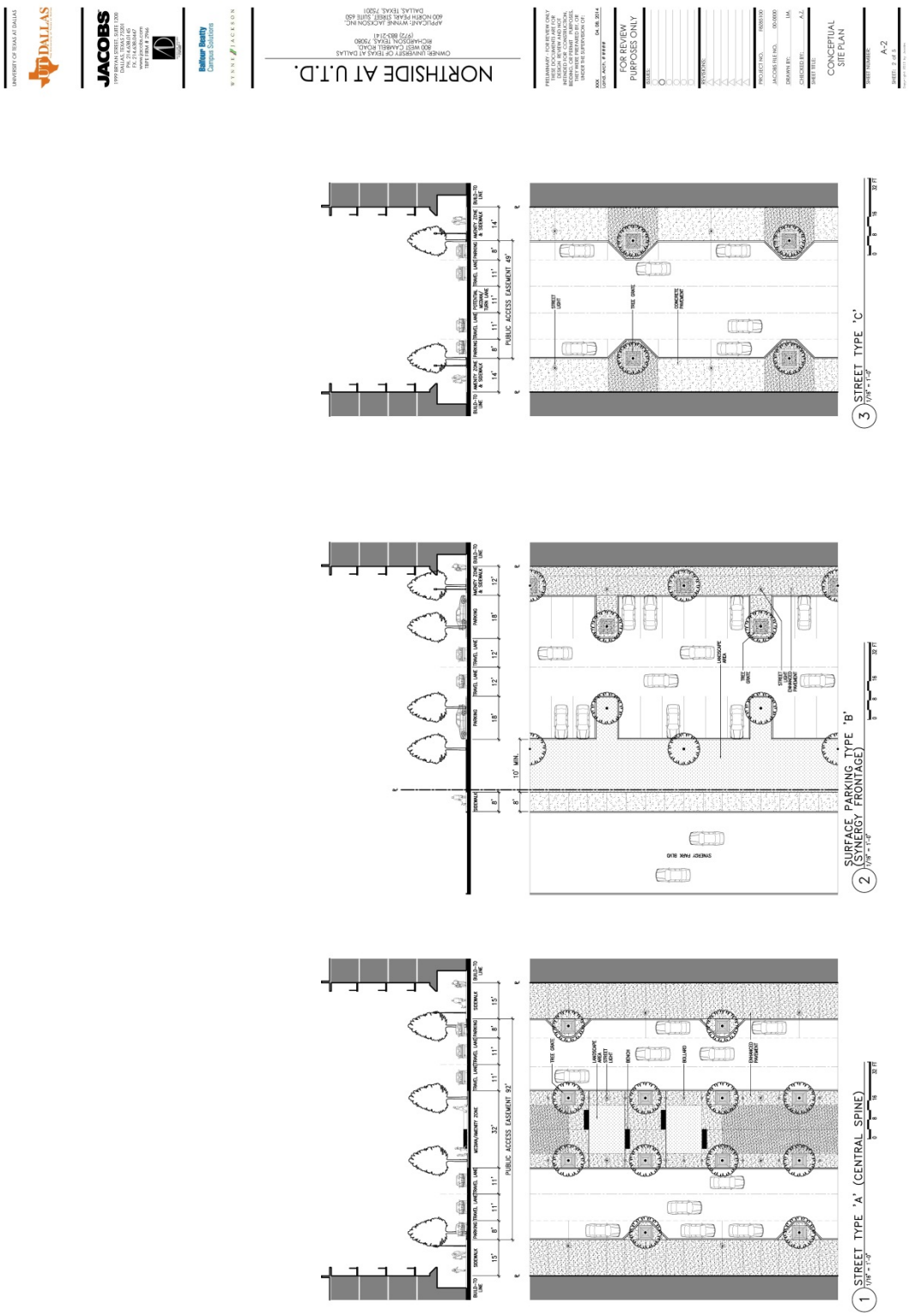
SOUTH 88 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 49.51 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 14 MINUTES 35 SECONDS WEST, A DISTANCE OF 1052.16 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 13.244 ACRES OF LAND.

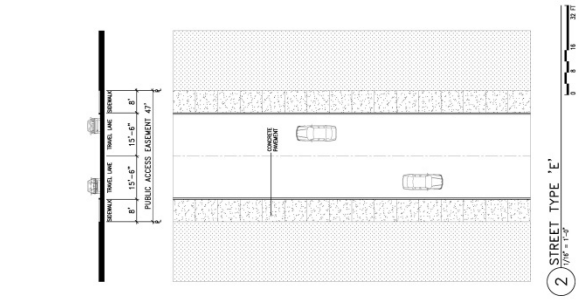
EXHIBIT "B"
CONCEPT PLAN

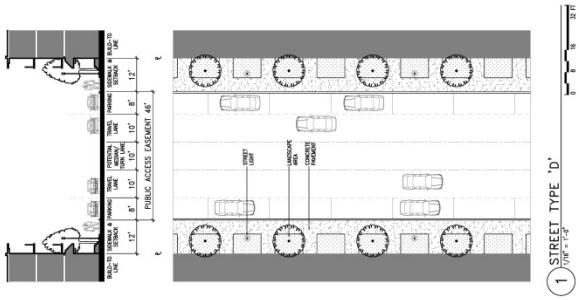


STREET CROSS SECTIONS



STREET CROSS SECTIONS





ORDINANCE NO. 4054

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT MAJOR MODIFICATIONS TO THE WEST SPRING VALLEY CORRIDOR PD PLANNED DEVELOPMENT DISTRICT FOR 5.085 ACRES LOCATED AT THE SOUTHEAST CORNER OF FLOYD ROAD AND JAMES DRIVE, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND ($2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 14-03).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning by amending the West Spring Valley Corridor PD Planned Development District to grant Major Modifications to the West Spring Valley Corridor PD Planned Development District for 5.085 acres located at the southeast corner of Floyd Road and James Drive, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the following Major Modifications for the above described property are hereby granted subject to the following special conditions depicted in the Conceptual Site Plan attached hereto as Exhibit "B", the Development Standards attached hereto as Exhibit

"B-1", and the Sign Standards attached as Exhibit "C", all incorporated herein, and which is hereby approved.

SECTION 3. That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 4. That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 9th day of June, 2014.

APPROVED:

_____

MAYOR

APPROVED AS TO FORM:

_____

CITY ATTORNEY
(PGS:6-4-14:TM 66449)

CORRECTLY ENROLLED:

_____

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 14-03

5.085 ACRES

Being all that certain lot, tract or parcel of land situated in the Lavinia McCommas Survey, Abstract Number 927, City of Richardson, Dallas County, Texas, and being all of that certain called 2.24 acre tract of land described as Tract 1 and part of that certain called 31,323 square foot tract described as Tract 2 in deed from George M. Underwood, Jr., to Colonial House, Inc., recorded in Volume 814, Page 1215 of the Deed Records of Dallas County, Texas, and being part of that certain called 2.96 acre tract of land described in deed from Value Investments to Baldev Patel, recorded in Volume 2002053, Page 3447 of the Deed Records of Dallas County, Texas, and being all that certain called 0.0892959 acre tract of land described in deed from Richardson Heights, Inc., to Baldev Patel, recorded in Instrument Number 20080100111 of the Official Public Records of Dallas County, Texas, and being all of Lot 1, Block 1 Smith Retail, an addition to the City of Richardson, according to the plat thereof recorded in Volume 92177, Page 3054 of the Plat Records of Dallas County, Texas, and being all of that certain tract of land described in deed to CPC Sing Trust, recorded in Volume 88127, Page 623 of the Official Public Records of Dallas County, Texas, and being all of that certain tract of land described in deed to Floyd Central LTD., recorded in Instrument Number 20041459824 of the Official Public Records of Dallas County, Texas, and being all of that certain tract of land described in deed to TOR Sheet 13A, Lot 11, an addition to the City of Richardson, according to the plat thereof recorded in Volume 82209, Page 350 of the Plat Records of Dallas County, Texas, and being all of that certain tract of land described in deed to Duckwin, LLC, recorded in Instrument Number 20080386650 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set (G&A Consultants) at the most southerly corner of said Lot 1, Block 1, and being on the westerly line of Central Expressway (A.K.A. U.S. Highway 75) according to that certain called 13.458 acre tract of land described in deed from T.F. McKamy to the State of Texas, recorded in Volume 3020, Page 405 of the Deed Records of Dallas County, Texas and being on the east line of said Floyd Road;

THENCE N 72°42'05" W, 30.70 feet, with the west line of said Lot 1, Block 1 of Smith Retail, and the east line of Floyd Road to a 5/8" rebar found;

THENCE N 00°37'00" W, 71.07 feet, with the west line of said Lot 1, Block 1 of Smith Retail, and the east line of Floyd Road to a 1/2" capped rebar set (G&A Consultants);

THENCE N 44°18'00" E, 7.02 feet, with the west line of said Lot 1, Bock 1 of Smith Retail, and the east line of Floyd Road, to a 5/8" capped rebar found (DCA);

THENCE S 89°23'00" W, 5.76 feet, with the west line of said Lot 1, Block 1 of Smith Retail, and the east line of Floyd Road, to a 5/8" capped rebar found (DCA);

THENCE N 00°37’00” W, with the east line of Floyd Road, and the west line of said Lot 1, Block 1 of Smith Retail, passing at 45.29 feet a 5/8” capped rebar found (DCA) at the northwest corner thereof, and being the southwest corner of said CPC Sing Trust Tract, continuing a total distance of 95.29 feet, to a 60D nail found at the northeast corner thereof, and being the southwest corner of that certain called 4,367.32 square foot tract of land described in deed from Eldon O. Harrison to Gary C. Brantley, recorded in Volume 90142, Page 800 of the Deed Records of Dallas County, Texas;

THENCE N 89°17’40” E, 100.15 feet, with the north line of said CPC Sing Trust Tract, and the south line of said Brantley Tract, to a 1/2" capped rebar set (G&A Consultants) at the southeast corner thereof, and being the northeast corner of said CPC Sing Trust Tract, and being on the west line of said Tract 1;

THENCE N 00°25’30” W, 24.16 feet, with the west line of said Tract 1 and with the east line of said Brantley Tract, to a railroad spike found;

THENCE N 45°59’40” E, with the west line of said Tract 1 and the west line of said 2.96 acre tract and the east line of said Brantley Tract, passing at 26 feet the northeast corner thereof and the southerly southeast corner of that certain tract of land described in deed from Eldon O. Harrison to Gary C. Brantley, recorded in Volume 82172, Page 2449 of the Deed Records of Dallas County, Texas, continuing with the east line thereof a total distance of 37.59 feet (called 37.47 feet) to a PK nail found;

THENCE N 89°23’20” E, 22.44 feet (called 22.87 feet) with the west line of said Tract 1 and the west line of said 2.96 acre tract and the east line of said Brantley tract to a PK nail found at the easterly southeast corner thereof;

THENCE N 00°37’00” W, 30.00 feet with the west line of said Tract 1 and the west line of said 2.96 acre tract and the east line of said Brantley tract, to a 1/2" capped rebar set (G&A Consultants) at the northeast corner thereof and the southeast corner of said Floyd Central LTD Tract,

THENCE S 89°20’00” W, 149.99 feet with the south line of said Floyd Central LTD Tract, and the north line of said Brantley Tract to a 1/2" capped rebar set (G&A Consultants);

THENCE N 00°37’00” W, with the east line of said Floyd Road, and the west line of said Floyd Central LTD Tract, passing at 133.72 feet, a 5/8” rebar found at the northwest corner thereof, and being the southwest corner of said Lot 11, continuing a total distance of 284.18 feet to a 1/2" capped rebar set (G&A Consultants) at the northwest corner thereof and being on the south line of James Drive, as evidenced by that certain called 0.92 acre tract of land described in dedication from Richardson Heights, Inc., to the City of Richardson, Texas recorded in Volume 4946, Page 27;

THENCE N 88°48’50” E, with the north line of said Lot 11 and the south line of said James Drive, 149.99 feet to a 5/8” rebar found at the northeast corner of said Lot 11, and being on the south line of said James Drive;

THENCE S 00°37’00” E, 5.00 feet, with the east line of said Lot 11, and the south line of said James Drive, and being the northwest corner of said Tract 2;

THENCE N 88°48’50” E, with the south line of said James Drive, passing at 267.92 feet (called 266.65 feet) the east line of said Tract 2 and the east line of said 2.96 acre tract and the northerly northwest corner of the aforementioned 0.0892959 acre tract, continuing with the north line thereof a total distance of 285.30 feet to a “+” set in concrete;

THENCE S 00°39’10” E, 10.09 feet (called 10.40 feet), with the east line of said 0.0892959 acre tract to a “+” set in concrete;

THENCE S 45°46’50” W, 32.51 feet (called 32.44 feet), with the east line of said 0.0892959 acre tract to a “+” set in concrete at an inner ell corner thereof;

THENCE S 44°13’10” E, with the east line of said 0.0892959 acre tract, passing at 6.9 feet (called 6.74 feet) a “+” found in concrete at an outer ell corner thereof, being the north corner of said Tract 1 and the west corner of that certain called 0.241 acre tract of land described in deed to Alden E. Wagner, Jr., recorded in Instrument Number 20070404841 of the Deed Records of Dallas County, Texas, continuing with the northeasterly line of said Tract 1 and the southwesterly line of said 0.241 acre tract a total distance of 217.03 feet to the east corner of said Tract 1 and the east corner of the aforementioned 2.96 acre tract and the south corner of said 0.241 acre tract and being on the westerly line of the aforementioned Central Expressway, from which a 5/8” rebar found for witness bears N 44°13’10” W, 0.3 feet;

THENCE S 45°46’50” W, with the southeasterly line of said Tract 1 and the southeasterly line of said 2.96 acre tract and the westerly line of said Central Expressway passing at 180.00 feet a PK nail with shiner found at the east corner of that certain called 0.339 acre tract of land described in deed from Espressotime Vending Co., to Duckwin, LLC, recorded in Instrument Number 20080386650 of the Deed Records of Dallas County, Texas, continuing with the southeasterly line thereof, passing at 261.00 feet the southerly corner thereof, continuing with the southeasterly line of said Tract 1, passing at 511.00 feet a 1/2" capped rebar found (USA Inc.) at the south corner of said Tract I and the south corner of said 2.96 acre tract, being the east corner of said Lot 1, Block 1 of Smith Retail, continuing a total distance of 536.40 feet to a Brass Monument Found, on the southerly line of said Lot 1, Block 1 and being on the westerly line of said Central Expressway

THENCE S 51°28’50” W, with the southerly line of said Lot 1, Block 1, and the westerly line of said Central Expressway, 100.50 feet, to the **POINT OF BEGINNING** and containing approximately 5.085 acres of land.

EXHIBIT "B-1"
RESTAURANT PARK

GENERAL

A. PURPOSE. The purpose of this development is to permit a comprehensive high quality, master planned restaurant development (the "Restaurant Park"), for the operation of a variety of reputable restaurants, that will include a pedestrian-friendly environment, distinctive restaurant architecture and unique project sign identification. The Restaurant Park is intended to become a new neighborhood destination for the use and enjoyment of Richardson residents and visitors. The project will endeavor to provide a safe and friendly environment by removing the blighted properties and to update and optimize the potential of the property given its unique site characteristics and proximity to the North Central Expressway corridor.

B. CONCEPT PLAN. Development of the Property shall conform with the Concept Plan attached hereto as Exhibit "B" (the "Concept Plan"). The Concept Plan, the Development Standards (Exhibit "B-1") and Sign Standards (Exhibit "C'), constitute Major Modifications to the development standards of the West Spring Valley Corridor Planned Development District with regard to Sections C and D of Chapter III General District Standards, Sections B and D of Chapter IV Buildings, Section A of Chapter V Parking and Accessibility, Chapter VI Lighting, Mechanical, Service Areas and Utilities, Chapter VII Landscape and Chapter VIII Sign Standards.

C. DEVELOPMENT STANDARDS. For the purpose of determining landscaping and parking regulations within the property, the entire property shall be considered one (1) lot, regardless of how the property may be subdivided. In the event a development standard is not expressly set forth or meet the intent of the development standards contained within or the approved Concept Plan, then the development standards set forth on the Comprehensive Zoning Ordinance shall control.

D. DEFINITIONS. For purposes of this development, the following words have the following meanings:

Ventilated façade system means a high-performance façade solution that consists of a rain screen and decorative façade (manufactured of type 304, 316 or 430 architectural grade stainless steel, zinc alloy, titanium or other metal material of comparable or greater quality that is approved by the City Manager), cavity depth and ventilation, insulation and sub-frame. Systems may include colorized, patterned and textured stainless steel sheet cladding systems; insulated core metal wall panel systems; metal composite wall panel systems, rear ventilated phenolic rain screen wall panel systems; titanium zinc alloy sheet metal roofing façade cladding and roof drainage components systems.

E. MINOR MODIFICATIONS. The City Manager or designee shall have the authority to approve a request for minor modifications to approved concept plans and development plans.

For purposes of this development, a minor modification shall be defined as (i) a change to a footprint of a building in which the proposed footprint complies with all development standards set forth herein, and (ii) except as otherwise provided in (i), a change which does not (a) exceed the building coverage or floor-to-area ratio, (b) decrease any of the specified area regulations or minimum parking ratios, nor (c) substantially changes the access or circulation on or adjacent to the site.

F. US 75 AMENITIES PLANNING GUIDELINES. This development shall not be required to comply with the US 75 Amenities Planning Guidelines.

G. SIGNAGE. Proposed signage shall conform with the Sign Standards attached hereto as Exhibit "C" (the "Sign Standards").

DEVELOPMENT STANDARDS –Major Modifications

1. USE REGULATIONS. No land shall be used and no building shall be erected for, or converted to any use other than:

   a. Stand alone restaurants and in-line restaurants without drive-through services.

   b. Outdoor dining and/or patios (accessory to the principle use) subject to:

      i. Outdoor seating for eating and drinking shall be limited to 35% of the establishment's building area.
      ii. Outdoor dining seating areas may incorporate music or sound systems providing the decibel level does not exceed 90 dB.

2. BUILDING REGULATIONS. The architecture for all structures should be well proportioned, and shall be designed with an emphasis on the street-side of buildings with a continuation of materials, colors and trim on the balance. The scale, massing, articulation and proportions of facades should enhance the vehicular and pedestrian experience, emphasizing the human scale.

   a. Each building facade elevation, excluding doors, windows, or other openings, shall be clad with a minimum of seventy-five (75%) percent masonry material, defined as brick, stone, plaster stucco utilizing a 3-step process, cast stone, rock, marble, granite, curtain glass, glass block, ventilated facade systems (see definition above), and concrete tilt wall panels. A maximum of twenty-five (25%) percent of the building facade area may be clad with materials other than those previously listed and shall be of non-combustible material, including factory installation of commercial grade Class PB Exterior Insulation and Finish Systems (EIFS). Said EIFS materials must be installed above a height of eight (8) feet.

   b. Individual and unique trade dress is encouraged and any materials not specifically allowed herein shall be considered for approval by the City Manager or designee. Trade

Dress is defined as those items included in a building design or décor which distinguishes the appearance or image of one brand from another in the eyes of its consumers and the general public.

c. The following exterior materials are prohibited:

   i. Aluminum siding;
   ii. Galvanized metal siding;
   iii. Exposed aggregate;
   iv. Plastic;
   v. Unfinished (non-plastered or unpainted) concrete block;
   vi. Reflective glass.

d. All façade walls on a building shall be articulated to provide visual interest with any of the following elements:

   i. Brick pilasters;
   ii. Corbels;
   iii. Windows treatments on in-filled windows;
   iv. Projected ribs, offsets, recesses, pediments or reveals;
   v. Overhangs or awnings;
   vi. Cornices;
   vii. Varied roof heights for pitched, peaked, sloped or flat roof styles;
   viii. Display windows, faux windows or decorative windows;
   ix. Integrated water features.

e. Entryway Features. With the exception of loading areas or rear door access for employees, all primary ground floor entrances for the public shall be covered or inset. Primary building entrances are to be defined and articulated with architectural elements such as pediments, columns, porticos, porches, and overhangs.

f. Roofs. Flat roofs, hip roofs, gabled roof and green roofs are permitted. Pitched roofs shall have a minimum pitch of 6:12. Architectural elements that add visual interest to the roof, such as dormers and masonry chimneys are encouraged.

   i. The following materials are allowed:

      A. Architectural shingles (minimum 30-year warranty);
      B. Industry approved synthetic shingles or composition shingle;
      C. Factory finished standing seam metal;
      D. Tile roofs;
      E. Slate roofs;
      F. Cooper roofs;
      G. TPO Membrane (flat roof only).

ii. The following materials are prohibited:

A. Galvanized steel or other bright metal;
B. Wood roof shingles.

3. AREA REGULATIONS.

a. Height Regulations.

i. The maximum building height shall not exceed forty (40) feet for a two (2) story structure, and twenty-four (24) feet for a single story, subject to the following:

A. Single story structures may include architectural features up thirty-two (32) feet in height from the finished floor elevation for up to twenty-five (25%) percent of the length of any building elevation.

B. Two (2) stories structures may include architectural features up forty-eight (48) in height from the finished floor elevation for up to twenty-five (25%) percent of the length of any building elevation.

ii. Balconies and roof terraces shall be allowed. Any roof terrace shall not be counted as an additional story.

b. Building Setbacks.

i. US 75 Frontage Road – Seventy (70) feet;
ii. Floyd Road – Forty (40) feet;
iii. James Drive – Forty (40) feet;
iv. Interior Setbacks. No building setback shall be required from interior lot lines, except as may be required by the City of Richardson Building Code;
v. A fireplace, windowsill, box or bay window, or other architectural features not more than ten (10) feet in width may extend a maximum of two (2) feet into the required setback;
vi. The ordinary projections of a roof eave or cornice may extend into the required front setback a maximum of two (2) feet.

c. Density.

The maximum Floor Area Ratio (FAR) shall not exceed 0.4:1.

4. PARKING REGULATIONS.

a. The parking ratio shall be a minimum of ten (10) spaces per one-thousand (1,000) square feet of building area.

b. A maximum of two (2) rows of parking shall be allowed between the buildings and the US 75 frontage road as shown on “Exhibit B”.

c. Parallel on-street parking along James Drive and Floyd Road shall be allowed as shown on "Exhibit B", but shall not count towards meeting the minimum parking requirement for the site.

5. LANDSCAPE REQUIREMENTS.

a. General

i. Existing trees six (6) inch or greater diameter at breast height shall be inventoried and indicated on the landscape plans submitted for review by the City. Any trees to be removed must be indicated both graphically and in tabular format on the landscape plan, with the reason for removal clearly indicated.

ii. Foundation plantings shall be provided adjacent to the buildings and/or other structures on the site.

iii. Visibility triangles shall be maintained at all street, alley, or private drive intersections in accordance with the City's sight triangle guidelines. Within the required visibility triangle, no obstruction shall exceed thirty (30) inches in height, measured from the driving surface; however trees are permitted within the visibility triangle provided that the lowest limbs are trimmed to a minimum height of seven (7) feet at the time of planting, measured from the top of the curb.

iv. The property owner or its tenants shall be responsible for maintaining the landscape in accordance with the approved landscape plan.

v. Dead plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.

vi. All landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.

b. Minimum Landscape Area Requirements

The minimum landscape area shall be ten (10%) percent of the gross land area. Of the required minimum landscaped area, twenty (20%) percent shall be provided internal to parking areas (landscaped islands, etc.). Minimum landscape calculations shall include decorative hardscape areas.

c. Parking Lot Landscaping

i. Minimum ten (10) foot wide landscaped islands and eight (8) foot wide (average) for irregularly shaped landscape islands, shall be required at the ends of each row of parking spaces, and shall include the following:

A. Minimum one (1), three (3) inch caliper tree, ground cover, and an 18" – 24" wide strip (paved or decomposed granite) adjacent to the parking stall.

d. Perimeter Landscaping- US 75 Frontage Road

i. The minimum landscape buffer width shall be ten (10) feet, and shall include the following:

A. A minimum six (6) foot wide meandering sidewalk. A pedestrian easement shall be dedicated where the sidewalk is not located within the street right-of-way.
B. One (1), three (3) inch caliper canopy tree or one (1) ornamental tree for each fifty (50) lineal feet of street frontage. Trees may be planted in "natural" groupings to provide view corridors into the development.
C. Evergreen shrubs planted to create an opaque screen at a minimum height of thirty (30) inches above the grade of the parking lot or drought tolerant plant material to create a semi-opaque screen at a minimum height of eighteen (18) inches above the grade of the parking lot. Approved drought tolerant plant material includes material such as Whales Tongue Agave, Gulf Muhley and Giant Liriope.
D. A concrete, pavestone, grass or mulch strip the width of the vehicle overhang (2'-7") for parking spaces adjacent to the required landscape buffer. This strip shall be measured from the face of curb to the edge of the landscaped bed.

6. Streetscape - James Drive and Floyd Road

a. Beginning at the face-of-curb of street bulb-outs, a minimum nineteen (19) foot wide Streetscape Zone shall be provided along James Drive and Floyd Road as shown on "Exhibit B". Said Streetscape Zone shall include a fourteen (14) foot wide Amenity Zone and a five (5) foot wide Buffer Zone, which shall be composed of the following:

i. Amenity Zone

A. With the exception of the required street tree wells, specialty paving per City details.
B. Minimum three (3) inch caliper canopy trees in 8-foot x 8-foot tree wells covered with a 6-foot x 6-foot tree grate in accordance with City details.
C. Tree wells shall include underground bubbler irrigation set on a zone separate from other landscape areas, tree well drainage, and up lighting and electrical outlets in accordance with City details.

(1) Tree branches shall be maintained at no less than eight (8) feet above the adjacent Pedestrian Zone and no less than fourteen (14) feet above on-street parking spaces or traffic lanes, after three (3) years from planting. Otherwise, tree branches shall be maintained a no less than six (6) feet above the adjacent Pedestrian Zone and no less than ten (10) feet above on-street parking space or traffic lane.

D. A minimum six (6) foot wide unobstructed continuous sidewalk constructed of scored concrete.

ii. Buffer Zone

A. Minimum three (3) inch canopy trees or ornamental trees, planted off-set to the canopy trees planted in the Amenity Zone.
B. Evergreen shrubs or native grasses planted to create an opaque screen at a minimum height of thirty (30) inches above the grade of the parking lot.
C. A concrete, pavestone, decomposed granite, grass or mulch strip the width of the vehicle overhang (2') for parking spaces adjacent to the required landscape buffer. This strip shall be measured from the face of curb to the edge of the landscaped bed.

7. SCREENING

a. All roof mounted equipment, including fans, vents, cooling towers and HVAC units shall be screened to eliminate the view from the ground level of adjacent properties. The overall screening height shall be the height of the tallest element of roof-mounted equipment. The inside and outside of the screening device should be finished in a similar color to the building façade, trim or roof surface to minimize visibility of the equipment.

b. All ground level equipment, including fans, HVAC units, cooling towers, generators, utility conduits, electric transformers, electric meters, wire ways and conduit shall be screened from the view of Floyd Road, James Drive and Central Expressway and adjoining properties by means of an architectural screen which shall be coordinated and compatible with the building architecture and color, or a living screen. Said screening shall not be less than the height of the tallest element of the equipment.

c. Other than the walls shown on "Exhibit B" which shall be permitted, no other screening wall shall be required along James Drive or Floyd Road.

i. A maximum ten (10) foot tall wood (horizontal or woven, but not vertical) or masonry wall (including hardi board planks – horizontal or woven, but not vertical) may be allowed in the required setback in accordance with "Exhibit B". Said wall shall be depicted on the landscape plan during the development plan review process.
ii. A maximum sixteen (16) foot tall non-opaque wire mesh landscape wall is permitted as shown in "Exhibit B" and shall include vine-like plants or synthetic equivalent to cover the wall to create a landscaped wall. Said wall shall be depicted on the landscape plan during the development plan review process.

d. Trash enclosure. Trash enclosures may be located within required setbacks and shall be screened with a minimum six (6) foot high masonry enclosure compatible in material and color with the main structure.

8. LIGHTING. Site lighting, display window lights, architectural lighting, and general area lighting are encouraged to advertise the business, highlight building features and entries, and to illuminate dark corners of the property or street. Specific landscape materials should be highlighted via landscape lighting, where possible.

   a. All parking lot lights and free standing pedestrian lights shall be from the same family of lights, which shall be submitted and approved by staff prior to installation.
   b. Sconce and similar attached building lighting shall be allowed if the fixtures are in keeping with the architectural style of the building.
   c. Indirect lighting should be provided whenever possible, for display and architectural lighting. Direct glare to vehicular traffic shall be avoided.
   d. Outdoor dining seating areas shall be properly lit (maximum 1 fc) with lighting and in keeping with the balance of the building architectural style.
   e. The use of colored lighting shall not be allowed for use unless otherwise approved by the City Manager or designee
   f. The use of pulsating or flashing lighting is prohibited.

Exhibit "C"

SIGN STANDARDS

GENERAL. For the purpose of determining sign regulations within the development, the entire Property shall be considered one (1) lot, regardless of how the property may be subdivided. All signage shall conform with the City of Richardson Code of Ordinances sign regulations, except as amended below:

1. Prohibited Sign Types:

   a. Pole signs
   b. Single-use monuments signs

2. Multiple-use Monument Sign Types Allowed

   a. Project Identification Monument Sign (Sign "A"). A maximum of two (2) signs shall be allowed, and shall be designed and constructed in general conformance with Exhibit C-1, and the location shown on Exhibit "B", subject to the following:

   i. Minimum Setbacks

      A. Property lines: ten (10) feet

   ii. Height and Area

      A. Maximum height shall be forty (40) feet.
      B. Tenant copy area is limited to three (3) sides of the monument sign. The maximum cumulative copy area per side for a thirty (30) foot tall monument sign shall be two-hundred (200) square feet and two-hundred and sixty-five (265) square feet for a 40 foot tall monument sign.

   b. Minor Tenant Directional Sign (Sign "B"). A maximum of one (1) sign shall be allowed, and shall be designed and constructed in general conformance with Exhibit C-2, and the location shown on Exhibit "B", subject to the following:

   i. Minimum Setbacks

      A. North property line: ten (10) feet

   ii. Height and Area

      A. Maximum height shall be ten (10) feet.
      B. Tenant copy area is limited to three (3) sides of the pylon. The maximum cumulative copy area per side shall be twelve (12) square feet. The south side of

the pylon sign shall be limited to a maximum copy area of sixteen (16) square feet.

3. Attached Sign Types Allowed

   a. Tenant Wall Signs (Channel Letter, Sign Cabinet, Painted Wall Mural Sign, Awning Sign, Awning Attached Sign, Vertical and Horizontal Blade Signs), subject to the following:

      i. Maximum copy area

         A. Total copy area for the above listed signs requiring a permit shall not exceed 6% of the total area of the ground floor façade (maximum façade height for calculating ground floor façade shall be 24 feet) of each elevation. The total sign area may be divided into any combination of individual signs among any of the building facades.
         B. Exposed border neon, awning graphics that do not include copy or border LED tubing are all permitted and shall not count towards the total allowable signage. .

      ii. Location

         A. Signs shall not extend above the roof line of a mansard-type roof.
         B. Signs shall not extend more than six (6) feet above the roof line on buildings with non-mansard roof structures. Said signs shall be directly affixed to and not shall extending above or beyond an integral part of the structure of the building other than a roof.

      iii. Design

         A. When projections on the wall face prevent the erection of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom and ends with incombustible materials.
         B. Attached signs shall be construction only of materials that are noncombustible or slow burning in case of plastic inserts and faces.
         C. Combustible materials may be used, providing the sign is attached to a wall with a minimum of two-hour, fire-resistive rating.
         D. Attached sign play on heavy wood construction may be of combustible materials, but in no case shall they be internally illuminated.
         E. Sign extending more than four (4) feet above the roof line shall be attached without the use of supporting poles, towers, guys or braces of any type. Such signs shall be designed, constructed and attached to withstand a wind pressure of not less than thirty (30) pounds per square foot.
         F. Signs must provide eight (8) foot clearance above any walkway.

G. Flexible material sign are permissible if installed and supported by a cabinet, frame or other approved device approved by the director of community services.
H. Signs may be internally or externally lit.

b. Awning Signs, subject to the following:

i. Maximum copy area

A. The copy area shall not exceed seventy-five (75%) percent in length of any leading edge of an awning.

ii. Location

A. The copy area shall only be located on leading edges of awnings.
B. No building shall have both a wall sign with a tenant's trade name and an awning sign with a tenant's trade name on the same building elevation.

iii. Design

A. Back-lighting is permitted and may be lighted internally or by exterior spotlights.
B. An awning sign and awning sign attachments shall be secure and may not swing, sway or move in any manner or contain any moving devices.

c. Awning Attached Sign, subject to the following:

i. Maximum copy area

A. The copy area shall not exceed seventy-five (75%) percent in length of any awning.
B. The maximum sign height shall be twelve (12) inches.

ii. Location

A. No building shall have both a wall sign with a tenant trade name and an awning attached sign with a tenant trade name on the same building elevation.
B. The sign shall only be suspend from or extend above the edge of the awning and shall be centered.
C. An awning attached sign shall not be used in conjunction with an awning sign.

iii. Design

A. An awning sign and awning sign attachments shall be secure and may not swing, sway or move in any manner or contain any moving devices.
B. Shall maintain a minimum ground clearance of eight (8) foot above a sidewalk.

d. Vertical Blade Signs and Horizontal Blade Signs, subject to the following:

i. Maximum copy area

A. Vertical blade sign (two story structure only) - Thirty-six (36) square feet, which shall count towards the total allowable sign area as indicated in Section 3. a. i. A. above.
B. Horizontal blade sign – twenty two (22) square feet, which shall count towards the total allowable sign area as indicated in Section 3. a. i. A. above.
C. Exposed border neon or border LED tubing is permitted and shall not count towards the total allowable signage.

ii. Location

A. May extend a maximum of six (6)) feet from the façade of a building.
B. Shall not extend more than six (6) feet above a building wall.

iii. Design

A. Shall maintain a minimum ground clearance of eight (8) feet above the lowest portion of the sign and sidewalk when sign is constructed above a sidewalk.

4. Screen Wall Directional Signs (Sign "C"), which shall be designed and constructed in general conformance with Exhibit C-3, and the location shown on Exhibit "B", subject to the following:

i. Maximum copy area

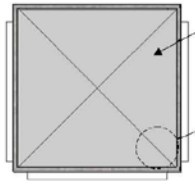
A. Twelve (12) square feet per panel section.

ii. Design

A. Copy area shall be individual letters and shall either be internally lit with white neon or exterior lighted with down light fixtures.
B. Signs shall be secure and may not swing, sway or move in any manner or contain any moving devices.
C. Shall not obstruct the vision of traffic on public streets or be constructed so as to interfere with sight lines within a triangular area formed by the intersection of adjacent curb line from a point on each curb line twenty (20) feet from the intersection.
D. Shall be designed, constructed and attached to withstand a wind pressure of not less than thirty (30) pounds per square foot.

EXHIBIT C.1

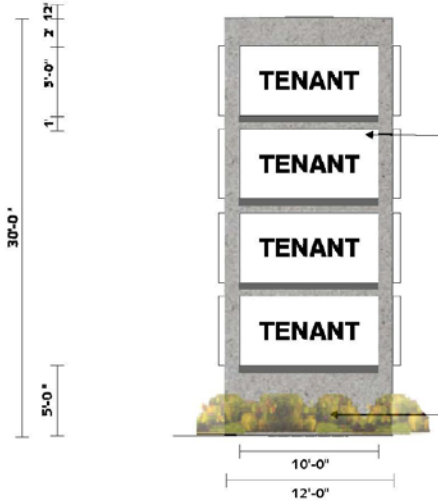
SECONDARY PROJECT IDENTIFICATION SIGN



SIGN TOPS TO BE COVERED w/ ALUMINUM FILLER, PITCHED TO ALLOW FOR PROPER DRAINAGE

SEE DETAIL

PLAN VIEW



NOTE - TENANT PANELS ALLOWED ON THREE SIDES ONLY

6" DEEP TENANT SIGNS WRAPPING BASE & ALL 4 SIDES FABRICATED ALUMINUM PAN BACKGROUND WITH #7328 WHITE ACRYLIC FACES & RETURNS

1st SURFACE TENANT VINYL GRAPHICS IN ASSORTED COLORS (EXACT COLORS T.B.D.)

INTERNALLY ILLUMINATED WITH WHITE LED'S

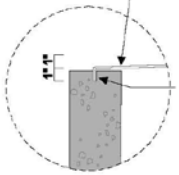
CONCRETE PYLONS (VERIFY EXACT COLOR) WITH NATURAL FINISH

ALUMINUM FABRICATED COLUMN TOPPER WITH 1" PITCH FROM CENTER
- PAINTED TO MATCH COLUMN COLOR T.B.D.
NOTE - TOP OF CONCRETE TO BE SCORED TO ACCEPT LIP OF TOPPER AND SEALED

ACCESS PANEL ON REAR

A **SECONDARY PROJECT PYLON** Scale = 1/8"=1'-0"

(1) REQUIRED - MANUFACTURE & INSTALL



ALUMINUM FABRICATED TOPPER WITH 1" PITCH PAINT TO MATCH COLUMN COLOR - T.B.D.

SCORED CONCRETE @ TOP

DETAIL

Design #
11-1939r11
Sheet 5 of 7

Client
Richardson Restaurant Park

Address
Hwy. 75 @ James/Floyd
RICHARDSON, TEXAS

Account Rep. MSW / MAW
Designer RMS
Date 10-26-11

Approval / Date
Client
Sales
Estimating
Art
Engineering
Landlord

Revision / Date
r1-MAB/11-17-11: Full redo per architect specs
r2-SDM/11-22-11
r3-MAB/12-13-11: Open mesh
r4 RMS 12-18-13: add designs
R5 RFF 01.07.14 update site plan R6 WAS NOT LISTED
R7|PC|03FEB2014|REV. A,B,C,D, & E, DELETE "D"
R8 PC|04FEB2014|REV. B
R9 RFF 02.13.14 update
R10-BR/3-18-14: Update art.
r11 RMS 4-11-14 - notes / 3 side mon

Chandler Signs
www.chandlersigns.com

3201 Manor Way Dallas, TX75235
214-902-2000 Fax 214-902-2044

12806 Valliant Drive
San Antonio, TX78216
210-349-3004 Fax 210-349-8724

1225 Park Center Drive, Unit C
Vista, CA 92081
760-967-7003 Fax 760-967-7013

400 Bannor Trail
Florissant, CO 80816
719-687-2507 Fax 719-687-2506

325 West Main Street, Suite 1002
Louisville, KY 40202
502-582-3557 Fax 502-583-2646

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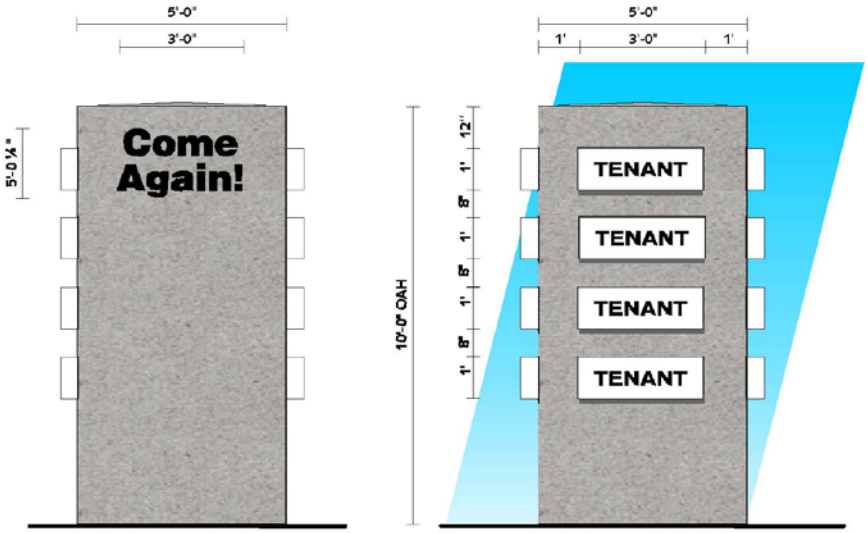
FINAL ELECTRICAL CONNECTION BY CUSTOMER

EXHIBIT C.2

MINOR TENANT DIRECTIONAL SIGN



CONCRETE PYLONS (VERIFY EXACT COLOR) WITH NATURAL FINISH

5" DEEP TENANT SIGNS WRAPPING BASE & ALL 4 SIDES FABRICATED ALUMINUM PAN BACKGROUND WITH #7328 WHITE ACRYLIC FACES & RETURNS

1st SURFACE TENANT VINYL GRAPHICS IN ASSORTED COLORS (EXACT COLORS T.B.D.)

INTERNALLY ILLUMINATED WITH WHITE LED'S

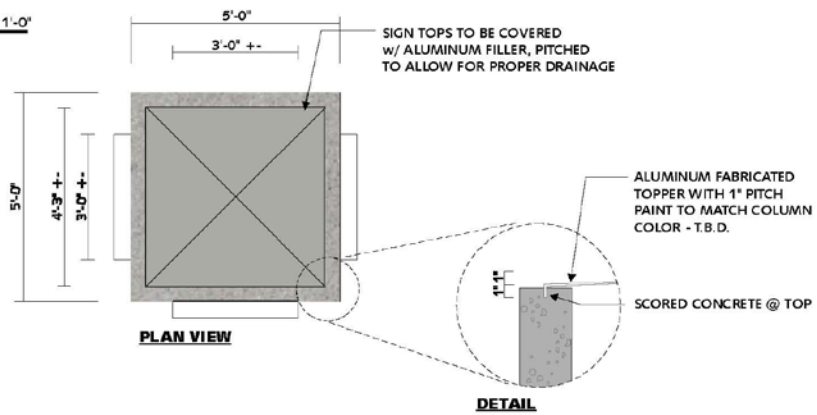
CONCRETE PYLONS (VERIFY EXACT COLOR) WITH NATURAL FINISH

ALUMINUM FABRICATED COLUMN TOPPER WITH 1" PITCH FROM CENTER
- PAINTED TO MATCH COLUMN COLOR T.B.D.
NOTE - TOP OF CONCRETE TO BE SCORED TO ACCEPT LIP OF TOPPER AND SEALED

REAR TO HAVE 1/4" ALUM. FLAT CUT OUT COPY READING "COMING SOON!" PAINTED BLACK AND PIN MOUNTED 2" OFF BASE

NOTE - TENANT PANELS ALLOWED ON THREE SIDES ONLY

B **MINOR TENANT PYLON** SCALE: 3/8" = 1'-0"
(1) REQUIRED - MANUFACTURE & INSTALL



Design #
11-1939r11
Sheet 6 of 7

Client
Richardson Restaurant Park

Address
Hwy. 75 @ James/Floyd
RICHARDSON, TEXAS

Account Rep. MSW / MAW
Designer RMS
Date 10-26-11

Approval / Date
Client
Sales
Estimating
Art
Engineering
Landlord

Revision / Date
r1-MAB/11-17-11: Redline-do per architect specs
r2-SDM/11-22-11
r3-MAB/12-13-11: Open mesh
r4-RMS 12-18-13: add designs
R5 RFF 01.07.14 update site plan
R6 WAS NOT LISTED
R7 PC| 03FEB2014 |REV. A,B,C,D, & E, DELETE "D"
R8|PC| 04FEB2014 |REV. B
R9 RFF 03.13.14 update
R10-BR/3-18-14: Update art.
r11 RMS 4-11-14 - notes / 3 side mon

Chandler Signs
www.chandlersigns.com

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214-902-2000 Fax 214-902-2044

12806 Valliant Drive
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1225 Park Center Drive, Unit C
Vista, CA 92081
760-967-7003 Fax 760-967-7033

400 Banner Trail
Florissant, CO 80816
719-687-2307 Fax 719-687-2506

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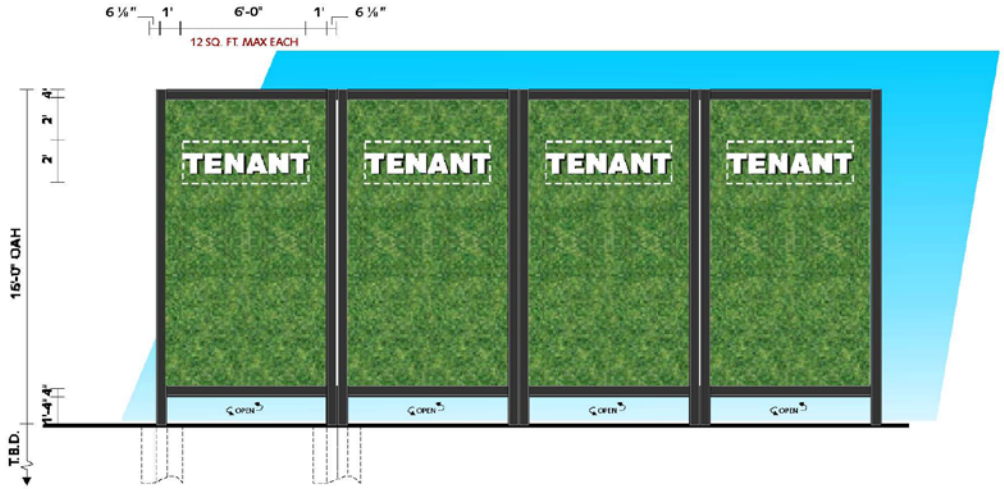
FINAL ELECTRICAL CONNECTION BY CUSTOMER

EXHIBIT C.3

SCREEN PANEL DIRECTIONAL SIGN



C **S/F SREEN PANEL(S)** SCALE: 3/16" = 1'-0"

(4) REQUIRED WITH S/F SIGN PANELS
(7) REQUIRED WITHOUT S/F SIGN

NOTE - 11 PANELS TOTAL = 99'-2 ¾ " TOTAL LENGTH SIDE BY SIDE

I-BEAM STRUCTURE w/ FLAT ALUMINUM INSERT PANEL - ALL PAINTED DARK GRAY (T.B.D.)

ARTIFICIAL GRASS SCREEN WALL

INDIVIDUAL LETTERS -
EITHER EXTERIOR LIT WITH GOSSENECK LAMPS (SLEEK)
OR INTERIOR LIT WITH WHITE NEON

TENANT GRAPHICS TO BE DETERMINED

CONCRETE PIER TYPE FOUNDATION(S)
ENGINEERING TO DETERMINE SIZE & DEPTH
FOR LOCAL CODES & CONDITIONS

UNDERGROUND ELECTRICAL SERVICE TO SIGN
BY CUSTOMER'S ELECTRICIAN - COORDINATE W/
CHANDLER SIGNS AS TO REQUIREMENTS

NOTE - SIGN PANELS A MAXIMUM OF 12 SQ. FT. EACH

Design #
11-1939r11
Sheet 7 of 7

Client
Richardson Restaurant Park

Address
Hwy. 75 @ James/Floyd
RICHARDSON, TEXAS

Account Rep. MSW / MAW
Designer RMS
Date 10-26-11

Approval / Date

Client	
Sales	
Estimating	
Art	
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Landlord	

Revision / Date

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r2-SDM/11-22-11
r3-MAB/12-12-11: Open mesh
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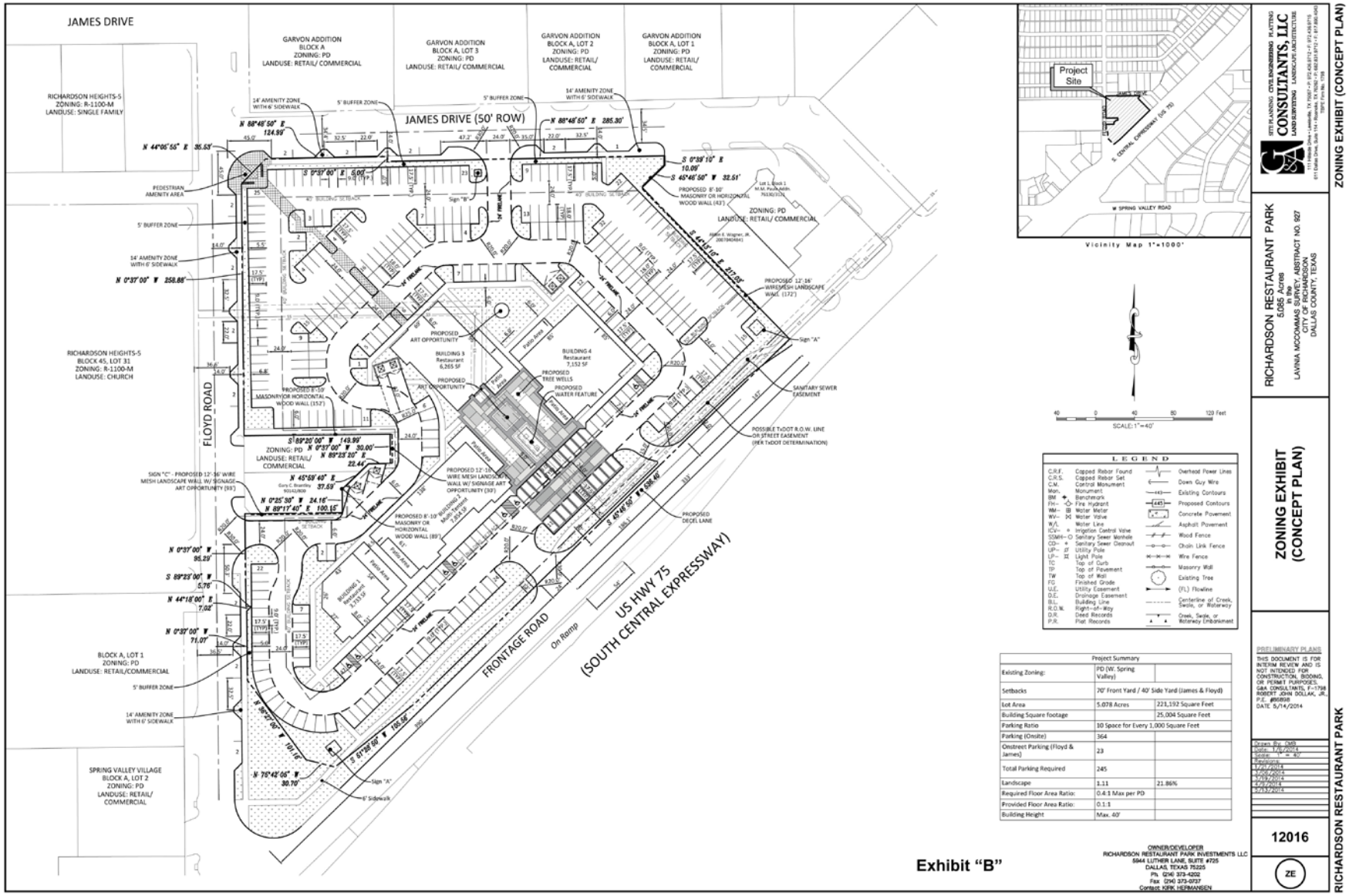
FINAL ELECTRICAL CONNECTION BY CUSTOMER


JAMES DRIVE
JAMES DRIVE (50' ROW)
FLOYD ROAD
US HWY 75
(SOUTH CENTRAL EXPRESSWAY)
FRONTAGE ROAD
On Ramp
RICHARDSON HEIGHTS-5
ZONING: R-1100-M
LANDUSE: SINGLE FAMILY
RICHARDSON HEIGHTS-5
BLOCK 45, LOT 31
ZONING: R-1100-M
LANDUSE: CHURCH
BLOCK A, LOT 1
ZONING: PD
LANDUSE: RETAIL/COMMERCIAL
SPRING VALLEY VILLAGE
BLOCK A, LOT 2
ZONING: PD
LANDUSE: RETAIL/
COMMERCIAL
GARVON ADDITION
BLOCK A
ZONING: PD
LANDUSE: RETAIL/ COMMERCIAL
GARVON ADDITION
BLOCK A, LOT 3
ZONING: PD
LANDUSE: RETAIL/ COMMERCIAL
GARVON ADDITION
BLOCK A, LOT 2
ZONING: PD
LANDUSE: RETAIL/
COMMERCIAL
GARVON ADDITION
BLOCK A, LOT 1
ZONING: PD
LANDUSE: RETAIL/
COMMERCIAL
ZONING: PD
LANDUSE: RETAIL/ COMMERCIAL
ZONING: PD
LANDUSE: RETAIL/
COMMERCIAL
BUILDING 3
Restaurant
6,265 SF
BUILDING 4
Restaurant
7,152 SF
BUILDING 1
Multi-Family
3,753 SF
BUILDING 2
Multi-Family
3,854 SF
PROPOSED ART OPPORTUNITY
PROPOSED TREE WELLS
PROPOSED WATER FEATURE
PROPOSED 8'-10' MASONRY OR HORIZONTAL WOOD WALL (152')
PROPOSED 8'-10' MASONRY OR HORIZONTAL WOOD WALL (89')
PROPOSED 8'-10' MASONRY OR HORIZONTAL WOOD WALL (43')
PROPOSED 12'-16' WIRE MESH LANDSCAPE WALL (172')
PROPOSED 12'-16' WIRE MESH LANDSCAPE WALL W/ SIGNAGE ART OPPORTUNITY (93')
SIGN "C" - PROPOSED 12'-16' WIRE MESH LANDSCAPE WALL W/ SIGNAGE ART OPPORTUNITY (93')
PEDESTRIAN AMENITY AREA
5' BUFFER ZONE
14' AMENITY ZONE WITH 6' SIDEWALK
SANITARY SEWER EASEMENT
POSSIBLE TxDOT R.O.W. LINE OR STREET EASEMENT (PER TxDOT DETERMINATION)
PROPOSED DECEL LANE
Sign "A"
Sign "B"
Sign "C"
6' Sidewalk
Vicinity Map 1"=1000'
Project Site
W SPRING VALLEY ROAD
N CENTRAL EXPRESSWAY (US 75)
SCALE: 1"=40'
LEGEND
C.R.F. Capped Rebar Found
C.R.S. Capped Rebar Set
C.M. Control Monument
Mon. Monument
BM Benchmark
FH Fire Hydrant
MM Water Meter
WV Water Valve
W/L Water Line
CV Irrigation Control Valve
SSMH Sanitary Sewer Manhole
CO Sanitary Sewer Cleanout
UP Utility Pole
LP Light Pole
TC Top of Curb
TP Top of Pavement
TW Top of Wall
FG Finished Grade
U.E. Utility Easement
D.E. Drainage Easement
B.L. Building Line
R.O.W. Right-of-Way
D.R. Deed Records
P.R. Plat Records
Overhead Power Lines
Down Guy Wire
Existing Contours
Proposed Contours
Concrete Pavement
Asphalt Pavement
Wood Fence
Chain Link Fence
Wire Fence
Masonry Wall
Existing Tree
(FL) Flowline
Centerline of Creek, Swale, or Roterway
Creek, Swale, or Roterway Embankment
Project Summary
Existing Zoning: PD (W. Spring Valley)
Setbacks: 70' Front Yard / 40' Side Yard (James & Floyd)
Lot Area: 5.078 Acres / 221,192 Square Feet
Building Square footage: 25,004 Square Feet
Parking Ratio: 10 Space for Every 1,000 Square Feet
Parking (Onsite): 364
Onstreet Parking (Floyd & James): 23
Total Parking Required: 245
Landscape: 1.11 / 21.86%
Required Floor Area Ratio: 0.4:1 Max per PD
Provided Floor Area Ratio: 0.1:1
Building Height: Max. 60'
Exhibit "B"
OWNER/DEVELOPER
RICHARDSON RESTAURANT PARK INVESTMENTS LLC
5944 LUTHER LANE, SUITE #725
DALLAS, TEXAS 75225
Ph. (214) 373-4202
Fax (214) 373-0737
Contact: KIRK HERMANSEN
GSA CONSULTANTS, LLC
SITE PLANNING CIVIL ENGINEERING PLATTING
LAND SURVEYING LANDSCAPE ARCHITECTURE
RICHARDSON RESTAURANT PARK
5.085 Acres
in the
LAVINIA MCCOMMAS SURVEY, ABSTRACT NO. 927
CITY OF RICHARDSON
DALLAS COUNTY, TEXAS
ZONING EXHIBIT
(CONCEPT PLAN)
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
GSA CONSULTANTS, F-1758
ROBERT JOHN DOLLAK, JR.
P.E. #86898
DATE 5/14/2014
12016
ZE
RICHARDSON RESTAURANT PARK
ZONING EXHIBIT (CONCEPT PLAN)

ORDINANCE NO. 4055

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FROM LR-M(2) LOCAL RETAIL AND O-M OFFICE TO PD PLANNED DEVELOPMENT FOR RP-1500-M PATIO HOME DISTRICT FOR 1.763 ACRES LOCATED AT THE NORTHEAST QUADRANT OF OLD CAMPBELL ROAD AND NANTUCKET DRIVE, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 14-12).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning from LR-M(2) Local Retail and O-M Office to PD Planned Development for RP-1500-M Patio Home District for 1.763 acres located at the northeast quadrant of Old Campbell Road and Nantucket Drive, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the Property shall be used and developed only in accordance with the following development regulations:

A. Purpose.

The purpose of this Planned Development District (the "District") is to allow for the development of a small, vacant parcel for residential uses.

B. Conceptual Plan.

The property shall be used and developed in conformance with the Conceptual Plan, attached hereto as "Exhibit B", and incorporated herein for all purposes.

C. Base Zoning District.

Except as otherwise provided expressly herein, the property shall be developed and used in accordance with Article XII-B of the Comprehensive Zoning Ordinance (RP-1500-M Patio Home District Regulations).

D. Maximum Dwelling Units

Maximum of thirteen (13) patio home residential lots.

E. Building Regulations.

Types of Materials.

Principal Buildings. Principal buildings shall be constructed in accordance with Article XXII-F of the Comprehensive Zoning Ordinance (Residential Exterior Construction Standards), except that a minimum seventy (70) percent masonry construction for the exterior walls of residential structures shall be required within the district. Garage doors shall be shaker style doors constructed of anodized metal finished in either clear anodized or dark bronze with either anodized metal or glass panels.

F. Height Regulations.

Principal Buildings. Principal buildings shall not exceed two (2) stories in height. The first floor shall not exceed twenty-five (25) feet in height. The second story shall not exceed fifteen (15) feet in height.

G. Area Regulations.

(a) *Lot Area.* The minimum area of each lot shall be no less than 3600 square feet.

(b) *Lot Width.* All lots shall have a minimum width of thirty-six (36) feet at the front building line.

(c) *Lot Depth.* Except as otherwise provided herein, all lots shall have a minimum depth of one hundred (100) feet. Lot 13 may have a minimum depth of less than one hundred (100) feet, but shall be no less than 115 feet deep along the interior lot line.

(d) *Lot Coverage*. The lot coverage of all buildings shall not exceed ninety (90) percent of the area of the lot, estate, or other land on which the same is situated.

(e) *Front Setback.* Except as otherwise provided herein, there shall be a front setback of no less than five (5) feet. Garage doors shall have a minimum setback of seven (7) feet as measured from front property line to the center of the garage door face.

(f) *Side Setback.*

(1) Except as otherwise provided herein, one side of each lot shall be setback no less than 6 feet. The ordinary projections of a roof eave or cornice may extend into the required six (6) foot setback no more than eighteen (18) inches.

(2) Except as otherwise provided herein, one side of each lot shall have a setback of zero (0) inches (the "zero side") for no less than sixty (60) percent of the lot length. Lot 13 need not have a zero side. There shall be a minimum separation of six (6) feet between all buildings. The horizontal distance between all roof eaves of adjacent buildings shall be no less than three (3) feet. A cedar fence no less than six (6) feet in height shall be constructed on the zero side of each lot from the rear building line to the rear property line/wall. No masonry wall shall be required on the zero side of any lot.

(4) Each lot adjacent to the zero side of another lot shall dedicate a roof eave and access easement of no less than three (3) feet wide along the zero side of the adjacent lot so as to permit the zero-side property owner access for maintenance of his or her dwelling. The roof eave may encroach no more than eighteen (18) inches into the easement. A gutter and downspout shall be required along the zero setback side of the dwelling to ensure drainage is handled on the owner's property and said gutter system shall not be included in the calculation of the eave encroachment.

(6) No side setback shall be required from an interior side lot line for mechanical equipment (e.g., air conditioning units) or an uncovered porch or patio.

(g) *Rear Setback.* Except as otherwise provided herein, all lots shall have a rear setback of no less than five (5) feet.

(h) *Parking Regulations.*

(1) Two (2) off-street parking spaces, accessible from a driveway constructed of an approved parking surface, shall be provided on each residential lot in an enclosed, attached garage structure located behind the front building line to accommodate two motor vehicles for each dwelling unit. No driveway parking shall be permitted. A minimum of twelve (12) visitor parking spaces, comprised of off-street parking spaces and on-street parallel parking spaces, shall be provided to serve the District. Said on-street parking spaces, contained within the right-of-way of Old Campbell Road and Nantucket Drive shall be a minimum of eight (8) feet in width and twenty-two (22) feet in length.

(4) No detached garages or carports shall be permitted in the District; nor may any lot owner convert the lot's enclosed garage into living space, or otherwise modify the enclosed garage in such a way as to permanently reduce the number of enclosed parking spaces within the garage to less than two (2).

H. Special Requirements.

(a) *Density*. The density in the District shall not exceed seven and one-half (7.5) dwelling units per acre.

(b) *Fences*. Where an individual privacy fence is perpendicular to any required screening wall, the fence may not be taller than the screening wall at the point of intersection between the fence and the screening wall. No privacy fence shall be constructed parallel to any required screening wall.

(c) *Accessory Buildings*. Lots containing dwelling units may not contain any accessory building(s) other than stained cedar arbors, pergolas, or trellises. Said structures may be either attached or detached and may have rear and side setbacks of zero (0) inches provided, however, that no such structure is located within any maintenance easement adjacent to the rear or side setbacks.

(d) *Sidewalks*. Sidewalks shall not be required within the District.

(e) *Alleys*. Alleys shall not be required within the District.

(f) *Perimeter Screening Wall.* Any screening wall located along the perimeter of the District shall be maintained by the Homeowner's Association. A masonry wall no less than eight (8) feet in height shall be required along the northern and eastern property lines of the District as indicated on the Concept Plan.

(g) *Homeowners Association*. There shall be a mandatory Homeowner's Association (HOA) established and incorporated that shall be responsible for maintaining all common areas including planting areas, private drives, entry features, perimeter landscaping, screening walls, and fencing. Provisions for the maintenance shall be included in the homeowner's association documents, which shall be presented for review and approval by the city attorney as part of the submittal for the final plat of the subdivision. The HOA shall annually prepare a reserve budget for maintenance of the private drives and other improvements to the common properties that takes into account the number and nature of any replaceable assets the association owns or for which it is otherwise responsible, the expected life of each asset, and the expected repair or replacement cost. The HOA shall set the required capital contribution, if any, in an amount sufficient to permit meeting the projected needs of the association, as shown on the budget, with respect both to amount and timing by annual review to be performed by a CPA firm to verify the amount in the reserve fund and shall provide a copy of the review to the City of Richardson. If at any time the private drive is dedicated to, and accepted by the City of Richardson, the city shall be entitled to that portion of monies in the reserve fund allocated to maintenance, repair, and replacement of the drives dedicated.

(h) *Combined Lots*. At no time shall more than two (2) adjacent lots, as shown on the Concept Plan be combined into a single lot.

(i) *Non-radial Lot Lines*. Non-radial lot lines shall be permitted within the District.

(j) *Performance Standards*. For purposes of this District and Performance Standards in Article XXII-B of the Comprehensive Zoning Ordinance, the District shall not be considered a residential zoning district.

(k) *Lot Frontage*. Lots within the District need not front on any public street but shall front on the dedicated common private access drive to be maintained by the home owners association.

SECTION 3. That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 4. That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 9th day of June, 2014.

APPROVED:

_____
MAYOR

APPROVED AS TO FORM:

_____
CITY ATTORNEY
(PGS:6-5-14:TM 66498)

CORRECTLY ENROLLED:

_____
CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 14-12

Being a tract of land, situated in the John Edmonds Survey, Abstract No. 429, in the City of Richardson, Dallas County, Texas, and being a part of Lot 1, Block A, of SWEET ADDITION, an addition to the City of Richardson, Dallas County, Texas, as recorded in Volume 78025, Page 2129, of the Map Records, Dallas County, Texas (M.R.D.C.T.), and also being a portion of that tract of land described by deed to Larry J. Ward and Barbara J. Ward, as recorded in Volume 90205, Page 4141, of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southeasterly corner of said Ward tract, same being in the northerly monumented line of Old Campbell Road, said corner bears S00°51'00"W, a distance of 5.00' from the southwesterly corner of Lot 3, Block A, of CAMPBELL ROAD SHOPPING CENTER II, an addition to the City of Richardson, as recorded in Volume 86010, Page 722, M.R.D.C.T.;

THENCE North 89°09'00" West, along the northerly monumented line of Old Campbell Road, same being the most easterly south line of said Ward tract, a distance of 319.76' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) at the beginning of a curve to the right, having a radius of 204.60', a central angle of 89°36'57", and a chord which bears, North 44°20'32" West, a chord distance of 288.38';

Thence along said curve to the right, in a northwesterly direction, an arc length of 320.01' to a capped iron rod set at the end of said curve;

THENCE South 89°32'00" East, a distance of 5.00' to a capped iron rod set for corner in the easterly monumented line of Nantucket Street;

THENCE North 00°28'00" East, along said easterly monumented line of Nantucket Street, a distance of 6.30' to a capped iron rod set for the most westerly southwest corner of said Lot 1;

THENCE South 89°32'00" East, along the most westerly south line of said Lot 1, and partially over and across said Ward tract, a distance of 160.76' to a capped iron rod set in a southwesterly line of said Lot 1;

THENCE South 42°09'00" East, along said southwesterly line of Lot 1, a distance of 76.08' to a 1/2" iron rod found for corner;

THENCE South 89°09'00" East, along a common line between said Lot 1 and Ward tract, a distance of 105.59' to a 1/2" iron rod found for the southeasterly corner of said Lot 1, same being in the westerly line of Lot 1, Block 1, of the REVISED CHRISTON ADDITION, an addition to the City of Richardson, as recorded in Volume 78232, Page 2467, M.R.D.C.T.;

THENCE South 00°51'00" West, along said westerly line of Lot 1 (CHRISTON), a distance of 30.00' to a 1/2" iron rod found for the southwesterly corner of said Lot 1 (CHRISTON), same being an "ell" corner of said Ward tract;

THENCE South 89°09'00" East, along the southerly line of said Lot 1 (CHRISTON), same being the most easterly north line of said Ward tract, a distance of 201.17' to a 5/8" iron rod found for the southeasterly corner of said Lot 1 (CHRISTON), same being the northeasterly corner of said Ward tract, said corner also being the northwesterly corner of the aforementioned Lot 3, Block A, and also being the southwesterly corner of Lot 2, Block A, of the REPLAT OF CAMPBELL ROAD SHOPPING CENTER II, an addition to the City of Richardson, as recorded in Volume 84162, Page 4072, M.R.D.C.T.;

THENCE South 00°51'00" West, along the common line between said Ward tract and partially along said Lot 3, a distance of 125.00' to the POINT OF BEGINNING and containing 1.763 acres of land, more or less.

EXHIBIT "B"
CONCEPT PLAN

(to be attached)

ORDINANCE NO. 4056

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING CHAPTER 12, ARTICLE I, SECTION 12-4, TO ADOPT AN INCREASE IN THE AMOUNT OF THE RESIDENCE HOMESTEAD EXEMPTION FOR INDIVIDUALS SIXTY-FIVE (65) YEARS OF AGE OR OLDER, AND FOR INDIVIDUALS WHO ARE DISABLED, FROM FIFTY-FIVE THOUSAND DOLLARS ($55,000.00) TO SIXTY THOUSAND DOLLARS ($60,000.00); PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Constitution and Section 11.13 (d) of the Texas Property Tax Code authorizes the City Council of the City of Richardson, Texas, to provide for an exemption from taxation by the City of a portion of the appraised value of a residence homestead of individuals who are sixty-five (65) years of age, or older and for individuals who are disabled; and

WHEREAS, the City Council of the City of Richardson, Texas, desires to increase the amount of the residence homestead exemption for individuals who are sixty-five (65) years of age, or older and for individuals who are disabled; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Code of Ordinances of the City of Richardson, Texas, be, and the same is hereby amended by amending Chapter 12, Article I, Section 12-4, in part, to read as follows:

"Sec. 12-4. Homestead exemption.

(a) That, except as provided in subsection (c) of this section, pursuant to the Texas Constitution and V.T.C.A., Property Tax Code § 11.13(d), $60,000.00 of the appraised value of the residence homestead of an individual who is 65 years of age, or older, shall be exempt from ad valorem taxes beginning tax year 2014, and continuing thereafter provided such person qualifies and makes application for the exemption in accordance with the Texas Property Tax Code.

(b) That, except as provided in subsection (c) of this section, pursuant to the Texas Constitution and V.T.C.A., Property Tax Code § 11.13(d), $60,000.00 of the appraised value of the residence homestead of an individual who is disabled shall be exempt from ad valorem taxation

beginning tax year 2014, and continuing thereafter provided, such person qualifies for and makes application for the exemption in accordance with the Texas Property Tax Code.

(c) In the event an election is called to determine whether to establish a tax limitation as provided by Article VIII, Section 1-b(h) of the Texas Constitution and at such election a majority of the voters are in favor of the tax limitation, the amount of the residence homestead exemption pursuant to V.T.C.A., Property Tax Code § 11.13(d), of an individual who is 65 years of age, or older, and of an individual who is disabled shall be reduced from $60,000.00 to $30,000.00 effective for the first tax year that notice to the central appraisal district and the Texas Property Tax Code will allow.

(d) In order to maintain a proportional benefit for individuals 65 years of age and older, and for individuals who are disabled, the city council shall review the amount of the residence homestead exemption for individuals 65 years of age or older and for individuals who are disabled during the city's annual budget process."

SECTION 2. That all provisions of the ordinances and resolutions of the City of Richardson in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances and resolutions of the City of Richardson not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

SECTION 4. This Ordinance shall take effect immediately from and after its passage as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the _____ day of June, 2014.

APPROVED:

_____
MAYOR

CORRECTLY ENROLLED:

_____
CITY SECRETARY

APPROVED AS TO FORM:

_____
CITY ATTORNEY
(PGS:5-2-14:TM 65976)

CITY OF RICHARDSON

TO: Dan Johnson - City Manager

THRU: Kent Pfeil - Director of Finance

FROM: Pam Kirkland - Purchasing Manager

SUBJECT: Competitive Sealed Proposal Initiation Request 903-14

DATE: June 3, 2014

Request Council approval to initiate proposals for the following:

Richardson 190 Dog Park Project

Proposed Council Approval Date:	June 9, 2014
Proposed Advertising Dates:	June 11, 2014 & June 18, 2014
Proposal Due Date:	Thursday, June 26, 2014 @ 2:00 pm
Proposal Opening Date:	Thursday, June 26, 2014 @ 2:30 pm
Engineer's Estimated Total Cost:	$1.1 Million
Account:	234-3061-581-7102/Project #PM1442

Pam Kirkland

Pam Kirkland, CPPO, CPPB
Purchasing Manager

Kent Pfeil
Director of Finance

6/4/14
Date

Approved: _____
Dan Johnson
City Manager

_____
Date

MEMO

TO: Dan Johnson, City Manager

THROUGH: Shanna Sims-Bradish, Assistant City Manager

FROM: Michael Massey, Director of Parks and Recreation

SUBJECT: Permission to Advertise Richardson 190 Dog Park – CSP No. 903-14

DATE: May 30, 2014

BACKGROUND INFORMATION:

The purpose of the Richardson 190 Dog Park is to provide a needed park in the community. The project will consist of mobilization, site preparation, erosion control, traffic control, earthwork, concrete, decomposed granite, hardwood mulch, imported soil, kiosk, interpretive/educational signage, irrigation, water main and fire hydrant installation, drainage improvements, landscape planting, turf installation, restroom installation, fencing, park amenities and incorporated art.

FUNDING:

Funding is provided from Parks C.O. The Parks Department had allocated $1.5 million for the planning, design and construction of this project. They are only spending $1.3 million of the funds.

SCHEDULE:

Parks Department plans for this project to begin construction August 2014 and be completed by December 2014.

Cc: Paul Nassauer, Park Planner

cp:office\AR\AI-June2014\Richardson190DogPark-CSP#903-14

NOTICE TO CONTRACTORS
CITY OF RICHARDSON

2014 RICHARDSON 190
DOG PARK PROJECT
CSP NO. 903-14

Sealed proposals addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Thursday, June 26, 2014 at 2:00 pm** and will be opened and read aloud in the **Capital Projects Department, Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

The project will consist of mobilization, site preparation, erosion control, traffic control, earthwork, concrete, decomposed granite, hardwood mulch, imported soil, kiosk, interpretive/educational signage, irrigation, water main and fire hydrant installation, drainage improvements, landscape planting, turf installation, restroom installation, fencing, park amenities and incorporated art.

Proposals shall be accompanied by a certified or cashier's check on a state or national bank in an amount not less than five percent (5%) of the possible total of the proposal submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bond for the same amount from a reliable surety company as a guarantee that the proposer will enter into a contract and execute required Performance and Payment Bonds within ten (10) days after notice of award of contract.

The successful contractor must furnish a Performance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, a material and labor Payment Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, and a Maintenance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, from a surety authorized under the laws of the State of Texas to act as a surety on bonds for principals.

Proposals will be evaluated and a ranked list of candidates provided within 45 days of receipt of proposals. Evaluation procedures, including weighted ranking criteria may be obtained from the City of Richardson, Parks Department, 411 W. Arapaho Road, Suite 208, Richardson, TX 75080 telephone (972) 744-4300.

The right is reserved, as the interest of the Owner may require, to reject any and all proposals, to waive any informality in the proposals received, and to select proposers best suited to the Owner's best interest. The Contractor, to be successful in proposing this project, must have completed a minimum of three similar projects within the last five years.

A maximum of One Hundred Twenty (120) calendar days will be allowed for construction.

One set of plans, specifications and proposal documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, June 10, 2014** upon a **NON-REFUNDABLE FEE OF Fifty Dollars** ($50.00) per set, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number. Maximum of two sets of plans per contractor.

A **MANDATORY** pre-proposal meeting will be held **Thursday, June 19, 2014 at 10:00 am in the Capital Projects Conference Room 206, Richardson Civic Center/City Hall.**

By:/s/Laura Maczka, Mayor
City of Richardson
P. O. Box 830309
Richardson, Texas 75083

Accommodation requests for persons with disabilities should be made by contacting Susan Mattison, ADA Coordinator, via phone at 972-744-0908, via email at adacoordinator@cor.gov, or by appointment at 1621 E. Lookout Drive, Richardson, TX 75082.

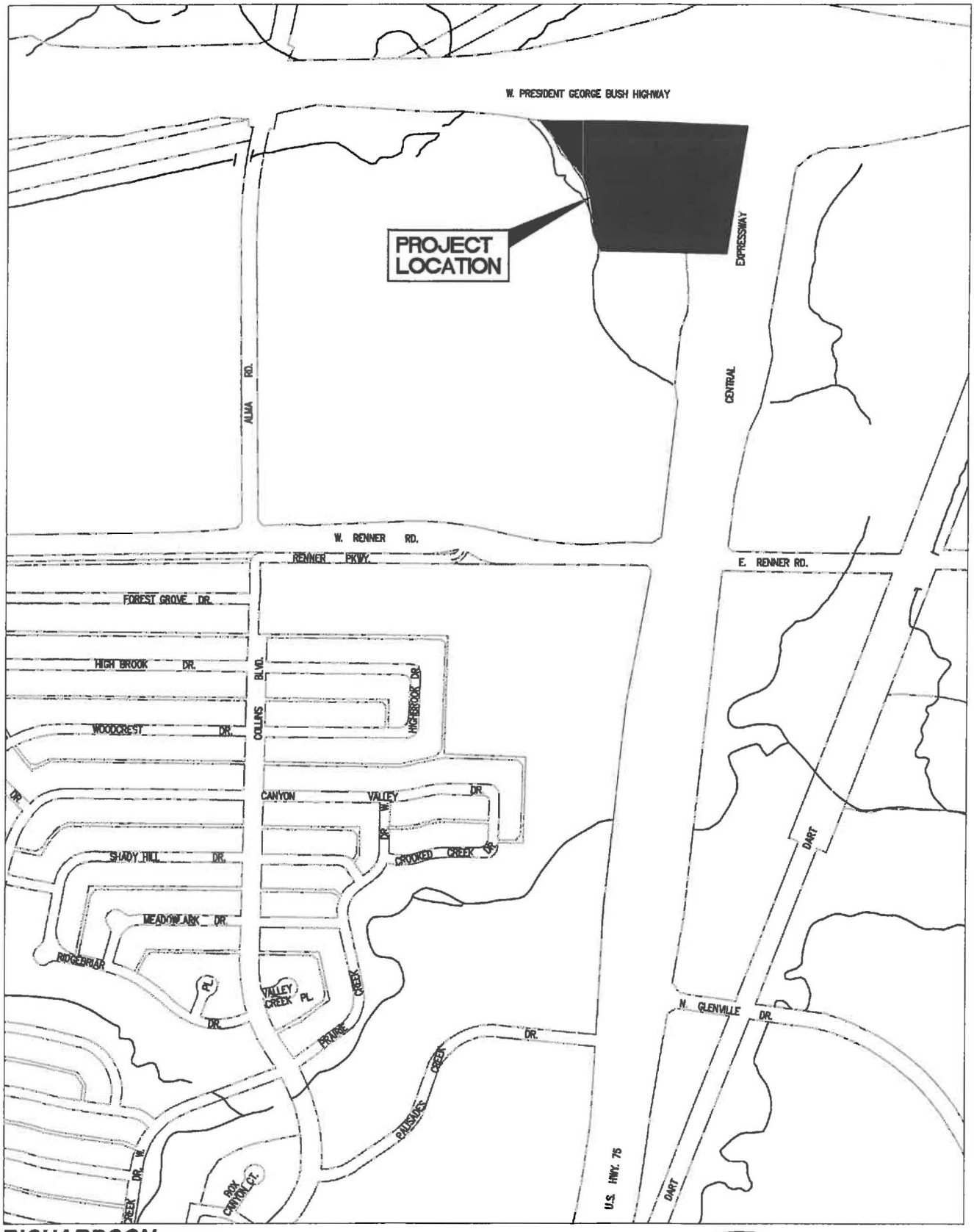
PROJECT SCHEDULE

Richardson 190 Dog Park

CSP No. 903-14

Agenda Paperwork to Advertise	Friday, May 30, 2014
Council Authorization to Advertise	Monday, June 9, 2014
Plans/Specs Available for Contractors	Tuesday, June 10, 2014
Advertise in Dallas Morning News	Wednesday, June 11, 2014
Advertise in Dallas Morning News	Wednesday, June 18, 2014
Pre Bid Meeting (10:00 am Room 206)	Thursday, June 19, 2014
Bids Received & Opened (by 2:00 open 2:30 pm Room 206)	Thursday, June 26, 2014
Agenda Paperwork to Award Contract	Thursday, July 3, 2014
Council to Award Contract	Monday, July 14, 2014
Pre-Construction Meeting	~July 2014
Project Start	~August 2014
Project Completes in 120 Calendar Days	~December 2014

Project Manager: Paul Nassauer
Engineers Estimate: $1.1 Million
Account # *234-3061-581-7102* Project# *PM1442*



RICHARDSON
190 DOG PARK
AUGUST 2014

NORTH

CITY OF RICHARDSON TEXAS

MEMO

DATE: **May 29, 2014**

TO: **Kent Pfeil – Director of Finance**

FROM: **Pam Kirkland – Purchasing Manager** Pam

SUBJECT: **Award of Bid #52-14 for ratification of the emergency repair of a 20" water main valve at Renner Road and Plano Road to John Burns Construction Company of Texas, Inc. for a total amount of $89,650 pursuant to Local Government Code, Chapter 252.022(a)(1)(3) due to a public calamity that requires immediate action to protect the public health and safety of our citizens and to repair the unforeseen damage of public property**

Proposed Date of Award: June 9, 2014

I concur with the recommendation of Hunter Stephens, Utility Systems Superintendent, and request council ratification of the emergency repair of a 20" water main valve provided on April 27, 2014 to John Burns Construction Company of Texas, Inc. for a total amount of $89,650, as outlined in the attached memo.

An emergency purchase procedure was authorized, as per Local Government Code, Chapter 252.022(a)(1)(3), to protect the public health and safety of citizens and to repair the unforeseen damage of public property, as outlined in Mr. Stephen's attached memo.

Funding is provided from account 511-5610-503-7701.

Concur:

Kent Pfeil

ATTACHMENTS

XC: Dan Johnson
David Morgan
Cliff Miller
Don Magner
Shanna Sims-Bradish

MEMO

TO: Pam Kirkland, Purchasing Manager

FROM: Hunter Stephens, Utility Systems Superintendent HS

DATE: 5/29/2014

SUBJECT: Renner Road/Plano Road 20" Valve Replacement / Invoice 14105

The City of Richardson maintains a 20" water main that serves a section of the distribution system located around the intersection of Renner Rd and Plano Rd. The 20" valve on this main line is located on the east side of the intersection and is critical in providing uninterrupted service to this section of our system. Utility Crews discovered this valve was leaking and was in need of replacement. Unscheduled failure of this valve had the potential to impact State Farm construction activities and over 300 residential connections.

Water Utility Dept. determined that circumstances warranted that a contractor perform the work because of location, size and outage duration. The need for emergency repair was necessary to prevent an unexpected outage that might affect the construction operations to the north of the intersection and also over 300 residential connections to the south.

John Burns Construction Co. responded in a timely manner to replace the valve and performed street repairs. The City of Richardson was billed for repairs by John Burns Construction with invoice #14105 dated May 6, 2014 for $89,650.

john burns
construction company of Texas, Inc.

P.O. BOX 1117
LEWISVILLE, TEXAS 75067
METRO (972) 434-6789
FAX NO. (972) 221-8301

INVOICE NUMBER 14105

City of Richardson
Water & Sewer
1260 Columbia Drive
Richardson, TX 75081
ATTN: Pam Kirkland

Date May 6, 2014
Estimate One (1)/Final

PROJECT: EMERGENCY 20" VALVE REPLACEMENT AT RENNER ROAD AND PLANO ROAD

JOB NO. 01407

ITEM	DESCRIPTION			AMOUNT
	CONTRACT AMOUNT			$89,650.00
	CHANGE ORDERS			$0.00
	CURRENT CONTRACT			$89,650.00
	EARNED TO DATE			$89,650.00
	STORED MATERIALS TO DATE			$0.00
	TOTAL EARNED & STORED TO DATE			$89,650.00
	Less Retainage	0%		$0.00
	Less Previous Billings			$0.00
	TOTAL AMOUNT DUE THIS BILLING			**$89,650.00**
REMIT TO:	**JOHN BURNS CONSTRUCTION**			
	COMPANY OF TEXAS , INC.			
	P.O. BOX 1117			
	LEWISVILLE, TEXAS 75067			

WE ARE AN EQUAL OPPORTUNITY CONTRACTOR

PROJECT NAME: EMERGENCY 20" VALVE REPLACEMENT AT RENNER ROAD AND PLANO ROAD
CONTRACT NO.: 140822
CONSTRUCTION TIME: N/A

NTP DATE: N/A

SUMMARY TO DATE

		ORIG		John Burns Const Co		Apr-14		Total
ITEM	DESCRIPTION	QTY	UTS	UNIT PRICE	TOTAL	1	Total To Date	
	SANITARY SEWER							
1	EXCAVATE AROUND EXISTING 20" VALVE	1	LS	$ 23,800.00	$ 23,800.00	1.00	1.00	$ 23,800.00
2	20" FLG. GATE VALVE (RESILENT WEDGE)	1	EA	$ 48,000.00	$ 48,000.00	1.00	1.00	$ 48,000.00
3	PAVEMENT DEMOLITION AND REMOVAL	110	SY	$ 25.00	$ 2,750.00	110.00	110.00	$ 2,750.00
4	10" REINFORCED CONCRETE PAVEMENT	110	SY	$ 85.00	$ 9,350.00	110.00	110.00	$ 9,350.00
5	TRAFFIC CONTROL	1	LS	$ 4,250.00	$ 4,250.00	1.00	1.00	$ 4,250.00
6	TRENCH SAFETY	1	LS	$ 1,500.00	$ 1,500.00	1.00	1.00	$ 1,500.00
	TOTAL				$ 89,650.00			$ 89,650.00
	CHANGE ORDERS							
							0.00	$ -
							0.00	$ -
	CHANGE ORDER TOTAL				$ -		0.00	$ -
	TOTAL				$ 89,650.00			$ 89,650.00

TOTAL WORK COMPLETE TO DATE		$ 89,650.00
LESS 10% RETAINAGE	0%	$ -
NET DUE TO DATE		$ 89,650.00
LESS PREVIOUS PAID		$ -
NET THIS ESTIMATE		$ 89,650.00

MEMO

DATE: **May 29, 2014**

TO: **Kent Pfeil – Director of Finance**

FROM: **Pam Kirkland – Purchasing Manager**

SUBJECT: **Award of Bid #53-14 for the cooperative purchase of a School Zone Flashing Beacon System Upgrade for Traffic Operations to Consolidated Traffic Controls, Inc. in the amount of $135,675 through the Houston-Galveston Area Council of Governments Contract #PE-05-13**

Proposed Date of Award: June 9, 2014

I concur with the recommendation of Robert Saylor – Traffic Engineering and Operations Manager and request permission to issue a purchase order for a M2M Communications School Zone Flashing Beacon System Upgrade, as outlined in Mr. Saylor's attached memorandum, to Consolidated Traffic Controls, Inc. in the amount of $135,675.

The above referenced equipment has been bid through the Houston-Galveston Area Council of Governments (HGAC) Contract #PE-05-13. The City of Richardson participates in the HGAC program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is available in account 044-2071-531-4331for this expenditure.

Concur:

Kent Pfeil

ATTACHMENTS

Xc: Dan Johnson
David Morgan
Cliff Miller
Don Magner
Shanna Sims-Bradish

MEMO

TO: Pam Kirkland
Director of Purchasing

FROM: Robert Saylor, P.E., PTOE
Traffic Engineering and Operations Manager

DATE: May 9, 2014

RE: Recommendation to Purchase School Flasher Upgrade

We are recommending the purchase of the M2M Communications School Zone Flashing Upgrade from Consolidated Traffic Controls, Inc. for the amount of $135,675 to be paid from the Safety Fund account 044-2071-531-4331 to upgrade the City's School Flasher Control System. The request is for this Fiscal Year in the anticipation that the upgrade could occur during the summer break and the new system would be fully operational before the start of the next school year, prior to the beginning of our next Fiscal Year.

The current School Flasher System was purchased ten years ago and designed to operate using pager messages for one-way command and control communications. The system was initially purchased with a 5 year communication contract, and in 2009 was switched from the vendor supplied pager system to the City pager contract. By 2011, all pager services compatible with our equipment were discontinued due to a frequency reallocation by the FCC.

In 2011, when the pager service was discontinued, the City paid for a system hardware upgrade that took our controllers from a single week program to a full annual program. At the time, there was not a reasonable alternate communication system, and the promise of a citywide WiFi or WiMax was a real possibility. The hardware upgrade included the option for an external communications connection and included a new hardware warranty for an additional 3 years to 2014. The citywide WiMax has since become a reality; however, the line-of-sight issues prevent it from being a good technology for our school flasher communications.

The vendor of our system has recently released an upgrade package for our system which could greatly enhance our operations. For $1,635 per controller each of our controllers would be refurbished and upgraded for full bi-directional communications via the cellular SMS messaging network. This price would include a guaranteed 10 year communications contract, all necessary hardware, antennas, cabling, and GPS modules for each installation, an additional 3 year hardware warranty, and the upgrade of our central control software to a map based monitoring and control system for all of our locations. This would enable us, for the first time, to actively monitor the condition of each location and verify the correct operation and programming remotely and continuously. This upgrade is available through an HGAC contract, and would not require a bid or procurement process, though it would, of course, require City Council approval.

HGACBuy	CONTRACT PRICING WORKSHEET For Catalog & Price Sheet Type Purchases	Contract No.:	PE-05-13	Date Prepared:	4/21/2014

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	City of Richardson	**Contractor:**	Consolidated Traffic Controls, Inc.
Contact Person:	Robert Saylor	**Prepared By:**	David Ayers
Phone:	9727444324	**Phone:**	800-448-8841
Fax:		**Fax:**	800-448-8850
Email:	robert.saylor@cor.gov	**Email:**	President@CTC-Traffic.com

Catalog / Price Sheet Name:	Traffic Control, Enforcement & Signal Preemption Equipment
General Description of Product:	**Warning Systems**

A. Catalog / Price Sheet Items being purchased - Itemize Below - Attach Additional Sheet If Necessary

Quan	Description	Unit Pr	Total
			0
			0
81	M2M Communications Option for School Zone Flashing Beacon System	1500	121500
			0
			0
			0
			0
			0
			0
			0
			0
			0
		Total From Other Sheets, If Any:	
		Subtotal A:	121500

B. Unpublished Options, Accessory or Service items - Itemize Below - Attach Additional Sheet If Necessary
(Note: Unpublished Items are any which were not submitted and priced in contractor's bid.)

Quan	Description	Unit Pr	Total
105	Upgrade CPR 2102 Time Switch with latest Firmware, make needed component replacements to	135	14175
	the circuit board and provide a 3 year Warranty		0
			0
			0
		Total From Other Sheets, If Any:	
		Subtotal B:	14175

Check: The total cost of Unpublished Options (Subtotal B) cannot exceed 25% of the total from Section A.	**For this transaction the percentage is:**	12%

C. Other Allowances, Discounts, Trade-Ins, Freight, Make Ready or Miscellaneous Charges

Subtotal C:	0

Delivery Date:	**30 to 45 Days ARO**	**D. Total Purchase Price (A+B+C):**	135675

MEMO

DATE: **June 2, 2014**

TO: **Kent Pfeil – Director of Finance**

FROM: **Pam Kirkland – Purchasing Manager** Pam

SUBJECT: **Award of Bid #54-14 for the cooperative purchase of a pre-fabricated restroom facility for the Dog Park to Public Restroom Company in the amount of $130,266 pursuant to Buyboard Contract #423-13 and cancellation of Purchase Order 140959 to Restroom Facilities, Ltd in the amount of $125,423 as awarded on Bid #46-14**

Proposed Date of Award: June 9, 2014

I concur with the recommendation of Michael Massey – Director of Parks and Recreation to rescind the award of Bid #46-14 to Restroom Facilities, Ltd in the amount of $125,423 due to their inability to provide performance and payment bonds as required by Buyboard Contract #423-13. It is also our recommendation to award the restroom facility to Public Restroom Company in the amount of $130,266, who is able to provide the bonds as requested and outlined in Mr. Massey's attached memo.

The purchase price of $127,684 includes the cost of the building, performance and payment bonds, and the optional hand dryers and soap dispensers. The above referenced equipment has been bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #423-13. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is available in account 234-3061-581-7102, Project PM1442.

Concur:

Kent Pfeil

ATTACHMENTS

Xc: Dan Johnson
David Morgan
Cliff Miller
Don Magner
Shanna Sims-Bradish

MEMO

TO: Dan Johnson, City Manager

THROUGH: Shanna Sims-Bradish, Assistant City Manager

FROM: Michael Massey, Director of Parks and Recreation

SUBJECT: Award of Bid #54-14 to Public Restroom Company for a Prefabricated Restroom at the new Dog Park via Buyboard Contract #423-13, in the amount of $130,266.00; and cancellation of Purchase Order #140959 to Restroom Facilities, LTD in the amount of $125,423.00 as awarded on Bid #46-14 via Buyboard Contract 423-13.

DATE: June 3, 2014

BACKGROUND INFORMATION:

On April 14, 2014, the Richardson City Council approved the purchase of the above referenced prefabricated restroom for the new dog park. The Parks Department received notification from Restroom Facilities, LTD that they were unable to provide the required performance and payment bonds; therefore, we are requesting to cancel Purchase Order #140959 in the amount of $125,423.00

Consequently, arrangements have been made under Buyboard Contract #423-13 with Public Restroom Company, who has verified they can provide bonding as requested and required in the contract. We therefore request permission to issue a purchase order to Public Restroom Company in the amount of $130,266.00 for a prefabricated restroom for the new dog park, as outlined in the attached quotation.

FUNDING:

Funding is available in account 234-3061-581-7102, Project PM1442

SCHEDULE:

Construction is expected to begin June 2014 and be completed by November 2014.

Cc: Paul Nassauer, Park Planner

Final Price Proposal: Richardson 190 Dog Park- Richardson, TX
Date: June 4, 2014
BuyBoard Contract Number: 423-13

We offer to ***furnish and install*** the public restroom building quoted below for this project. We offer to construct off-site, deliver, and turn-key install the building on-site, subject to any exceptions noted in our "Scope of Work" herein.

Cost for the restroom building turn-key installed: $130,266
Includes: hand dryers, soap dispensers, and applicable bonds

OWNER SCOPE OF WORK:

Preparation of Building Pad:
Pad Requirements:

1. Survey the building site and provide a finished slab elevation for the prefabricated building. The building pad size we require is larger than the final actual building footprint. Provide building front corner stakes with 10' offsets.
2. Excavate the existing site to the depth of 14" below finished building floor elevation.
3. Furnish and install compacted to 90% class 2 road base.
4. Furnish and stock pile within 10' from the building footprint coarse mason sand ready for placement on the pad by our staff after we set and gain approval to cover the underground piping.
5. Some sites may require footings for soils conditions, frost protection, or owner mandated building code requirements. If footings are required for this project, you will be responsible for the site footings.

Owner verification of site access to allow Building Delivery:
You certify to PRC that suitable delivery access to the proposed building site is available. Suitable access is defined as 14' minimum width, 16' minimum height, and sufficient turning radius for a crane and 70' tractor-trailer. Our cost is based upon the crane being able to get within 35' from the building center and for the delivery truck to be no more than 35' from the crane center pick point. If the path to the building site traverses curbs, underground utilities, landscaping, sidewalks, or other obstacles that could be damaged, it is the Owner's responsibility for repair and all costs, if damage occurs. If trench plating is required, it shall be the cost responsibility of the Owner. If unseen obstacles are present when site installation begins, it is the Owner's responsibility to properly mark them and verbally notify PRC before installation.

Installation Notice and Site Availability:
PRC will provide sufficient notice of delivery of the prefabricated building. The Owner shall make the site available during the delivery period. During the delivery period, on an improved

site, Owner should stop site watering several days before delivery to minimize the impact on the soils for the heavy equipment needed for installation.

Caution:
If site is not ready for our field crew to perform their installation and if no notice of delay in readiness from Owner is received, PRC will provide a change order for re-mobilization on a daily basis until the site is ready for us. Ready means that the site pad is completed, the corner required survey stakes are in place, the slab elevation stakes are in place, the location of the front of the building is confirmed on site, and access to the site is available from an improved roadway. Owner shall sign the change order before we will continue delivery.

Public Restroom Company will "turn-key" set the buildings including the hook up of utilities inside the building when they are available. PRC will use its own trained staff for the installation.

Utility Connections:
The Owner is responsible for flushing line for water before final connection. The Owner is responsible for final connections of water, sewer, and electrical at the exterior ground boxes we furnish, nominally 6 feet from building line. PRC provides a POC for water, a DWV waste line with clean out for connection, and an electrical schedule 80 PVC sleeve at an exterior ground box for your electrician to run your electrical service wire through our conduit up to the panel and tie off the lugs.

Special Conditions, Permits, and Inspection Fees:
The Owner is responsible for applicable building permit fees, health department fees, all inspection fees, site concrete testing fees, and compaction tests, if required. PRC is responsible for all required State inspections and final State insignia certification of the building if applicable.

Jurisdiction for Off-site Work:
Jurisdiction, for permitting and inspection of this building shall be either the State agency that manages prefabricated building in the state or the local CBO, (when the State does not provide certification.) If the responsibility for building inspection is the local CBO we will provide a certified plan set, calculations, and a third party engineer inspection report for any and all closed work the local official cannot see.

PUBLIC RESTROOM COMPANY SCOPE OF WORK:

Our In Plant/Off-Site Construction Scheduling System:
PRC has several off-site manufacturing centers in the United States, strategically located, that have the proper equipment and whose staff has been thoroughly trained to fabricate our custom buildings to our standards. We manage quality control in our off-site production facility to comply with the approved drawings and provide an inspection certification and photos as

required. When proprietary materials, which we have designed and fabricated, are part of the project, PRC supplies the manufacturing centers with these special parts or chemicals. We then schedule the in plant construction process to coordinate with your delivery date through our Operations Division field staff. We guaranty on time at cost delivery weather permitting.

Terms of Payment for Building: We invoice for engineering and architectural plans upon submittal. Then we invoice monthly on a percentage of completion basis for in plant construction. We provide you with progress invoices to coincide with your monthly billing cycle; certified inspection reports in plant, and photos to verify in plant progress. Since the prefabricated building (materials) represents 90% of the project cost and is a product (materials), we expect our billings to be paid as we do not accept withholding of retention.

In the event of project stoppage, additional fees may be assessed for re-mobilization, storage, crane costs, etc. ***Our discounted project costs are based upon timely payments. Delays in payment could change delivery schedules and project costs.***

Delivery and Installation:

Site Inspection:
PRC staff, upon site arrival, will verify the required dimensions of the building pad and the corner locations/elevation. We will also verify the delivery path from an accessible road or street and install the underground utilities to the point of connection nominally 6' from the exterior of the building.

Installation:
PRC will install the building turn-key, except for any exclusion (listed under "Exclusions," herein.)

Installation of Utilities Under the prefabricated Building:
We fabricate off-site an underground utility (electrical, water, and DWV) preassembled plumbing and electrical tree. Our site staff will excavate the trenches and set the plumbing and electrical tree into code depth excavated trenches.

Your utility POC's start nominally 6' from the building footprint where we pick up the task and connect your services to the building stub downs. We provide all the under slab piping (including the driven electrical ground rod or lightning rod if applicable.) All you have to do is bring utility services to within 6' of the pad.

Connection of Utilities Post Building Placement:
After placement of the building on the pad by PRC, our field staff will tie in the water and sewer connection "inside" the building only and terminate at a point of connection (POC) outside the building clearly marked for each utility service. The Owner is responsible for final service connections at the POC.

Electrical:
We provide the electrical conduit to the POC 6' from the building. You pull the wire and tie it off on the electrical panel.

Plumbing:
You will connect the water to our stub 6' from the building footprint within the curb box we furnish and you will flush the line per local code.

Sewer:
Some sites depending on the local jurisdiction will require an outside trap which you will install if needed. We will provide you with a point of connection including a clean out to which you will terminate the site sewer service drain.

Testing of Water, Sewer, and Electrical in Plant and Final Site Utility Connection:
Before the building leaves the manufacturing center, we test the water piping, DWV, and the electrical connections for compliance with code. While the building is fully tested for leaks at the plant before shipment, road vibration may loosen some plumbing slip fittings and require tightening once the building services (water) is completed. **You are responsible** for minor fitting tightening to handle small slip fitting leaks caused by transportation.

Time of Completion:
PRC estimates a 90 day schedule to complete the project from receipt of final "notice to proceed" and written approval of the project architectural drawings by the owner. The time of completion is listed on the final quotation sheet.

Exclusions/Exceptions:

1. Access issues for delivery of the building when the Owner contractor has not provided a proper path to the final site. This exclusion covers sites whose access is limited by trees, inaccessible roadways, overhead power lines at location where crane will lift building, grade changes, berms, or uneven site grades, or when the path of travel is over improvements such as sidewalks, all of which are not within the scope of work by PRC.
2. Any trench plate requirements for protection of site soils, sidewalks, or site utilities.
3. Sidewalks outside the building footprint.
4. Survey, excavation, and installation of the building sub-grade pad.
5. Soil conditions not suitable for bearing 1500 psf.
6. Improper water pressure, an undersized meter, or flow to the building.
7. Local building permits, site survey, special inspection fees, minor trash removal, final utility connections, minor plumbing leaks if water is not available when building site work installation is complete, site soils or improvements if damaged during installation, landscaping.
8. Traffic control requirements coordinated by the Owner.

Clarifications:
Our crane costs, which are included herein, are based on a 35' maximum radius distance from the center pin of the crane to center point of the furthest building. If additional distance requires a larger crane, additional costs will be assessed by change order to you.

Insurance and Prevailing Wage Certification:
PRC shall comply with the required bid specification insurance requirements, prevailing wage reports, and safety requirements of the project, including the recently promulgated OSHA regulations.

Special Insurance to protect the Building before acceptance:
As PRC requires payment for each month of off-site construction, and since the building is not on owner property where their insurance will cover the building, we provide a special policy that insures the property even when paid for off-site until the building is finally accepted by the owner. The policy provides the owner and Owner contractor as additional insured during this period.

PRC provides the Owner a policy rider to cover the building while it is being built off-site, while in transit to the job site, during and after it is installed on-site until final acceptance. This special policy covers each building module (section) for up to $200,000. This exceeds the cost of any building module we have offered for sale herein.

Errors and Omissions Insurance:
Our firm employs licensed architects, engineers, and drafting staff to provide design of our buildings. Since these buildings are required to meet accessibility standards and building codes on site, and since we are the designer, we carry Errors and Omissions Insurance (E & O) to protect our clients from any errors. The policy covers a limit of up to $1,000,000 per occurrence and is more clearly explained in the insurance certificates we provide after receipt of a purchase order.

WARRANTY
All work performed by PUBLIC RESTROOM COMPANY (called "Company") shall be warranted to the Owner to be of good quality, free of faults and defects in material, workmanship, and title for 5 years from last date of installation if building is installed by Company or 1 year if building is installed by Owner or Owner's agent without on-site supervision by Company. Company will repair or replace at their sole option any defects in work upon proper notice to the below stated address. This warranty applies only if all work performed by Company has been fully paid for, including change orders if applicable. Company has no responsibility for any neglect, abuse, or improper handling of building product. The warranties expressed herein are exclusive, and are in lieu of all other warranties expressed or implied, including those of merchantability and fitness. There are no warranties which extend beyond those

described on the face of this Warranty. The foregoing shall constitute the full liability of the Company and be the sole remedy to the Owner.

Term of Offer and Acceptance:
This offer is valid for acceptance within 30 days. If our offer is not accepted within 30 days, cost increases may be added based upon any increases in our costs.

Special Notice of Possible Project Cost Increases as a Result of Late Payments:
In the event of delayed or late payment, PRC shall have the right to remedies including late charges, overall project total cost increases, and other damages as allowed by applicable law. The contract price quoted herein is a discounted price based upon our receipt of progress payments as invoiced on the agreed billing schedule of PRC. In the event of non-payment, PRC will provide a 5 day written notice to cure and if payment is still not received, the discounted price for the payment due may increase, to an undetermined amount, to cover work stoppage, remobilization, cancellation of materials and subsequent restocking charges, resale of the contracted building to another party, storage fees, additional crane fees, travel and per diem costs for field crews, and any other cost applicable to the project, as allowed by law.

Venue for Contract Jurisdiction:
Public Restroom Company requires all contracts accepted by our firm to hold that the venue for legal jurisdiction for this contract offer and acceptance shall be Victoria County, Texas. In the event of your default, PRC shall be entitled to the full amount due including reasonable attorney fees, costs, storage, expenses of physical recovery, and statutory interest, as allowed by law.

No modifications to this offer shall be authorized unless confirmed in writing by the President of PRC.

Offered by: Public Restroom Company by C Kaufman

Chuck Kaufman, President

Project: Richardson 190 Dog Park

By signature below the general contractor provides conditional acceptance of this preliminary purchase order for this building subject to acceptance of the submittals, furnished by Public Restroom Company as approved by the owner. Once the owner accepts the preliminary submittals, this shall become a final purchase agreement or at the discretion of the general contractor a final purchase order or contract may be substituted with this Scope of Work attached.

Accepted by:

_____ _____

Authorized signature **Date**

_____

Printed Name

Legal Entity Name and address_____

CITY OF RICHARDSON
SIGN CONTROL BOARD MINUTES – JUNE 4, 2014

Ms. Dorthy McKearin, Chair, called a regular meeting of the Sign Control Board to order at 6:30 p.m. on Wednesday, June 4, 2014, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT:	DORTHY MCKEARIN, CHAIR SANDRA MOUDY, VICE CHAIR MUHAMMAD Z. IKRAM, MEMBER SCOTT PETTY, ALTERNATE ALICIA MARSHALL, ALTERNATE
MEMBERS ABSENT:	CHIP IZARD, MEMBER CHARLES WARNER, MEMBER
CITY STAFF PRESENT	STEPHANIE JACKSON, COMMUNITY SVCS MGR. STEPHEN PAPANIA, CODE ENFORCEMENT OFC. JENNA HITE, COM. SVCS. ADMIN SECRETARY

Ms. McKearin stated there is a quorum present, and that Ms. Marshall will vote in the place of Mr. Izard and Mr. Petty will vote in the place of Mr. Warner, who are both absent.

Mr. Petty made a motion to approve the minutes of the April 9, 2014 meeting. The motion was seconded by Mr. Ikram and carried unanimously.

SCB CASE #14-06: PUBLIC HEARING FOR SIGN CONTROL BOARD CASE #14-06 TO CONSIDER THE REQUEST OF TOYOTA OF RICHARDSON FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(23)(B)(3)(i) TO ALLOW FOR A POLE SIGN 24 FEET IN HEIGHT AND 240 SQ.FT. IN AREA IN A COMMERCIAL ZONED DISTRICT ON THE PROPERTY LOCATED AT 1295 N. CENTRAL EXPY.; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Ms. Jackson introduced the request of Toyota of Richardson for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(23)(b)(3)(i) to allow for a pole sign 24 feet in height and 240 sq.ft. in area in a commercial zoned district on the property located at 1295 N. Central Expy.; A power point presentation was shown for review.

Ms. McKearin asked if the applicant was present.

Mr. Tommy Bell, 4250 Action Dr., Mesquite, TX, the representative of Barnett Signs, stated Toyota is requesting a larger sign that would be 240 square feet in area. Mr. Bell stated that the majority of the sign will not be illuminated and the actual signage advertised on the pole sign would only be 33 square feet. Mr. Bell stated that Toyota is requesting the variance because the proposed sign would match the aesthetic look of the building and the sign would match Toyota's national corporate logo. Mr. Bell stated the height of the proposed sign is consistent with existing signage at the site and would provide the same visibility.

Ms. Moudy asked what part of the sign would be illuminated. Mr. Bell stated that the only part of the sign that would be illuminated would be the Toyota logo and the letters, but the rest of the sign was constructed of aluminum panels that would not be illuminated. Ms. Moudy asked if the sign is back lit. Mr. Bell stated that the proposed sign is face lit, and the letters are attached to the aluminum panels which are not illuminated.

Mr. Ikram asked how the aesthetics of the proposed sign would match the building. Mr. Bell stated that the building may be remodeled soon. Mr. Steve Grogean, 5705 Seville Ct., Plano, TX, General Manager and Partner of Toyota of Richardson, stated the design of the proposed sign matches the design of the building and is consistent with Toyota's national design. Mr. Grogrean stated that Toyota was moving to the area and he wanted the sign to be compliant with corporate design standards.

Ms. Marshall asked if the portion of the sign that reads "certified" would be illuminated. Mr. Bell stated the "certified" logo and "used cars" portions of the sign would be illuminated. Ms. Marshall asked if the curved T Toyota logo would be attached to the proposed sign. Mr. Bell and Mr. Grogean stated that the curved T Toyota logo would not be attached to the proposed sign. Mr. Petty asked if Toyota was no longer using the curved T Toyota logo. Mr. Grogean stated that the Toyota logo is only used for new car lots and would not be used for the proposed sign at this lot because it was advertising used cars.

Mr. Ikram asked how the two signs, the proposed sign and the existing pole sign at the neighboring property, that are 230 feet apart would look aesthetically. Mr. Grogeran stated that the two signs already exist, and the proposed Toyota sign would just replace the existing Dodge sign that has been there for the past 20 to 25 years. Mr. Grogean stated that the proposed sign would match the pole sign located at the adjacent parcel.

Mr. Petty stated that he was concerned that the proposed sign is four times larger than what is allowed by the sign ordinance. Mr. Grogean stated that the square footage of the proposed sign was misleading because the ordinance includes then entire area of the base of the pole sign and not just the area of the logo. Mr. Petty stated that he believed the Code was designed intentionally to include the area of the structure of the sign and not just the logo itself. Mr. Petty stated that he understood that the size of the logo is small, but the overall structure is very large. Mr. Grogean stated that the proposed sign variance is consistent with the sign variance that was approved for Toyota's new car lot at the neighboring property. Mr. Bell stated that size of the proposed sign is similar to Lute Riley Honda and other nearby car lots in Richardson.

Mr. Petty asked Mr. Grogean if he was the owner of the Toyota franchise. Mr. Grogean stated he was the General Manager and Partner.

Ms. Moudy asked how close the proposed sign would be to the building. Mr. Bell stated that the proposed sign would meet setback requirements of the city and would be very close to where the existing sign is currently located. Ms. Moudy asked how far away the proposed sign would be from the building. Mr. Bell stated the sign would be in a landscape island away from the building. Ms. Jackson stated the existing sign is located 135 feet from the building.

Mr. Petty asked if Toyota's new car lot and used car lot were connected by the interior of the lot so that you could drive from one lot into the other. Mr. Grogean stated that the adjoining lots were not connected. Mr. Petty asked who the owner of the Toyota franchise was. Mr. Grogean stated that he and his partner were the owners of the franchise.

Ms. McKearin opened the public hearing and asked for anyone present in favor or against SCB Case #14-06 to come forward. No comments were made from the public.

Ms. McKearin asked for any further questions from the Board for city staff or the applicant.

Ms. Marshall asked was the color of the illumination for the proposed sign. Mr. Bell stated that the illuminated portions of the sign would be the same color as the sign faces for the individual cabinets which are red and black. Ms. Marshall asked if the sign would flash. Mr. Bell stated that the sign would not flash.

Mr. Bell stated that the area of the signage on the existing pole sign is larger than what is proposed for the sign variance. Mr. Bell stated that the method the City of Richardson uses to calculate sign area was different than other cities. Mr. Bell stated that although the structure of the pole sign is large the area of the advertisement on the proposed sign is only 33 square feet.

Ms. McKearin closed the public hearing and asked for any further questions from the Board.

No comments were made from the Board.

There being no further comments from the Board, Ms. McKearin asked for a motion.

Ms. Moudy moved to approve the SCB Case #14-06. Ms. Marshall seconded the motion and it carried unanimously.

Ms. McKearin noted the action of the Sign Control Board is subject to review by the City Council for a period of two weeks.

Ms. McKearin asked for a motion to adjourn the Public Hearing. Mr. Ikram moved to adjourn the Hearing. The motion was seconded by Ms. Moudy and carried unanimously.

There being no other business before the Board, the meeting was adjourned at 6:47 p.m.

DORTHY MCKEARIN, CHAIR

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