

**RICHARDSON CITY COUNCIL
MONDAY, JULY 25, 2016
WORK SESSION AT 6:00 PM; COUNCIL MEETING AT 7:00 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, July 25, 2016 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 7:00 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 ENHANCEMENTS TO CHAPTER 18 OF THE CITY'S CODE OF ORDINANCES CONCERNING SIGN REGULATIONS

C. 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 – 7:00 PM, COUNCIL CHAMBERS

1. INVOCATION – STEVE MITCHELL

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL

3. MINUTES OF THE JUNE 20, 2016, JUNE 27, 2016, AND JULY 18, 2016 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 16-13: A REQUEST BY TRAVIS THOMPSON, REPRESENTING TWIN RIVERS CAPITAL PARTNERS, FOR A CHANGE IN ZONING FROM R-1800-M RESIDENTIAL TO PD PLANNED DEVELOPMENT TO ACCOMMODATE DEVELOPMENT OF A 43-UNIT RESIDENTIAL COMMUNITY, INCLUDING APARTMENTS AND/OR TOWNHOMES, TO BE LOCATED ON AN APPROXIMATELY 2.7-ACRE TRACT (WESTERN PORTION OF A 4.7-ACRE TRACT) LOCATED AT 700 N. PLANO ROAD (EAST SIDE OF PLANO ROAD, APPROXIMATELY 1,200 FEET SOUTH OF ARAPAHO ROAD).**

6. PUBLIC HEARING, ZONING FILE 16-14: A REQUEST BY TRAVIS THOMPSON, REPRESENTING TWIN RIVERS CAPITAL PARTNERS, FOR A CHANGE IN ZONING FROM R-1800-M RESIDENTIAL TO PD PLANNED DEVELOPMENT FOR THE R-1800-M RESIDENTIAL DISTRICT TO ACCOMMODATE A LOT WITHOUT FRONTAGE, TO BE LOCATED ON AN APPROXIMATELY 2.0-ACRE TRACT (EASTERN PORTION OF A 4.7-ACRE TRACT) LOCATED AT 700 N. PLANO ROAD (EAST SIDE OF PLANO ROAD, APPROXIMATELY 1,200 FEET SOUTH OF ARAPAHO ROAD).
7. PUBLIC HEARING, ZONING FILE 16-16, AND CONSIDER ADOPTION OF ORDINANCE NO. 4172, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A MASSAGE ESTABLISHMENT ON A 5.455-ACRE TRACT OF LAND ZONED PD PLANNED DEVELOPMENT LOCATED AT 401 W. PRESIDENT GEORGE BUSH TURNPIKE, RICHARDSON, TEXAS.
8. PUBLIC HEARING, ZONING FILE 16-17, AND CONSIDER ADOPTION OF ORDINANCE NO. 4173, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM I-FP(1) INDUSTRIAL DISTRICT TO PD PLANNED DEVELOPMENT FOR THE I-FP(1) INDUSTRIAL DISTRICT FOR 27.924 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF SHILOH ROAD AND BRECKINRIDGE BOULEVARD.

ACTION ITEMS:

9. VARIANCE 16-03: A REQUEST BY JOHN CASEY, GLENN ENGINEERING CORP., REPRESENTING RICHARDSON I.S.D. FOR A VARIANCE FROM CHAPTER 21, THE SUBDIVISION AND DEVELOPMENT CODE, TO WAIVE THE MASONRY SCREENING REQUIREMENT FOR A NONRESIDENTIAL USE ABUTTING A RESIDENTIAL ZONING DISTRICT LOCATED AT 1200 LARKSPUR DRIVE.
10. CONSIDER ADOPTION OF ORDINANCE NO. 4174, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN ELECTRONIC-CIGARETTE ESTABLISHMENT ON A 1.69-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL DISTRICT LOCATED AT 3601 N. JUPITER ROAD, RICHARDSON, TEXAS.

11. 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. CONSIDER ADOPTION OF ORDINANCE NO. 4175, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A COMMERCIAL AMUSEMENT CENTER LIMITED TO AN INDOOR CHILDREN'S PLAY PLACE ON A 7.08-ACRE TRACT OF LAND ZONED PD PLANNED DEVELOPMENT FOR THE LR-M(2) LOCAL RETAIL DISTRICT LOCATED AT 2701 CUSTER PARKWAY, RICHARDSON, TEXAS.
- B. CONSIDER RESOLUTION NO. 16-19, APPROVING THE TERMS AND CONDITIONS OF THE LOCAL TRANSPORTATION PROJECT ADVANCE FUNDING AGREEMENT FOR A SURFACE TRANSPORTATION PROGRAM – METROPOLITAN MOBILITY PROJECT (OFF-SYSTEM) FOR THE CAMPBELL ROAD PROJECT, BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS, AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.

C. AUTHORIZE THE ADVERTISEMENT OF THE FOLLOWING BIDS:

1. BID #68-16 – 2016 BRIDGE RAIL MAINTENANCE PROJECT AT KCS RAILROAD AND ALMA DRIVE AND KCS RAILROAD AND RICHARDSON DRIVE. BIDS TO BE RECEIVED BY FRIDAY, AUGUST 19, 2016 AT 2:00 P.M.
2. BID #70-16 – FLOYD BRANCH CHANNEL MAINTENANCE AT BUCKINGHAM ROAD. BIDS TO BE RECEIVED BY THURSDAY, AUGUST 11, 2016 AT 2:30 P.M.

D. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #51-16 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO DYNA PAK CORPORATION FOR RECYCLE AND TRASH BAGS PURSUANT TO UNIT PRICES.
2. BID #59-16 – WE RECOMMEND THE AWARD TO ROCK SOLID, INC., FOR THE COTTONWOOD PARK LAKE EROSION CONTROL PROJECT IN THE AMOUNT OF \$131,549.
3. BID #71-16 – WE REQUEST AUTHORIZATION TO ISSUE PURCHASE ORDERS FOR FY 2015-16 CELLULAR COMMUNICATION SERVICES TO AT&T (\$180,000) THROUGH THE STATE OF TEXAS DEPARTMENT OF INFORMATION SERVICES CONTRACT #DIR-TSO-3420 AND TO VERIZON WIRELESS (\$100,000) CONTRACT #DIR-TSO-3415 FOR AN ESTIMATED TOTAL AMOUNT OF \$280,000.

• **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, JULY 22, 2016, BY 5:00 P.M.

AIMEE NEMER, CITY SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING TAYLOR LOUGH, ADA COORDINATOR, VIA PHONE AT 972 744-4208, VIA EMAIL AT ADACOORDINATOR@COR.GOV, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE RICHARDSON ROOM AND COUNCIL CHAMBERS.



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, July 25, 2016

Agenda Item: Review and Discuss Enhancements to Chapter 18 of the City's Code of Ordinances Concerning Sign Regulations

Staff Resource: Brent Tignor, Building Official

Summary: Staff will present an overview of the Sign Control Board's recommended enhancements to Chapter 18 of the City's Code of Ordinances.

Board/Commission Action: N/A

Action Proposed: N/A

MINUTES
RICHARDSON CITY COUNCIL/CITY PLAN COMMISSION
JOINT WORK SESSION MEETING
JUNE 20, 2016

- **CALL TO ORDER (THE CITY COUNCIL AND CITY PLAN COMMISSION WILL EACH CALL THEIR MEETING TO ORDER.)**

- **Call to Order of City Council**

Mayor Voelker called the meeting to order at 6:00 p.m. with the following Council members present:

Paul Voelker	Mayor
Mark Solomon	Mayor Pro Tem
Scott Dunn	Councilmember
Mabel Simpson	Councilmember
Marta Gomez Frey	Councilmember
Steve Mitchell	Councilmember

Absent:

Bob Townsend	Councilmember
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The following staff members were also present:

Dan Johnson	City Manager
Don Magner	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Lough	Assistant to the City Manager
Michael Spicer	Director of Development Services
Tina Firgens	Planning Projects Manager
Keith Krum	Senior Planner
Jim Spivey	Chief of Police
Steve Graves	Chief Information Officer

Consultants Present:

Karen Walz, Strategic Community Solutions

- **Call to Order of City Plan Commission**

Gerald Bright, Chair	City Plan Commission
Ron Taylor, Vice Chair	City Plan Commission
Janet DePuy	City Plan Commission
Thomas Maxwell	City Plan Commission
Randy Roland	City Plan Commission
Marilyn Frederick	City Plan Commission
Bill Ferrell	City Plan Commission
Stephen Springs	City Plan Commission
Ken Southard	City Plan Commission

WORK SESSION – 6:00 PM, RICHARDSON ROOM

A. VISITORS

There were no visitors comments submitted.

B. REVIEW AND DISCUSS THE MAIN STREET/CENTRAL EXPRESSWAY ENHANCEMENT/ REDEVELOPMENT – REZONING INITIATIVE (PHASE III), INCLUDING RECEIVING DIRECTION RELATED TO KEY TOPICS.

Tina Firgens, Planning Project Manager; and Karen Walz, Strategic Community Solutions; reviewed the following:

- Project Overview
- Working Assumptions for South End Form Based Code
- Workshop

- **Topic 1: Sub-district Names and Boundaries**

Council Comments

For Creative Corporate - use images from Fossil corporate campus

For Railside – images of canopy trees on Sherman Street

- **Topic 2: Auto-related Uses**

Council Comments

Request additional information and complete data on current auto uses in each of the four sub-districts and throughout the City.

Continue with Special Use Permit on the west side of US 75 and on the east side of US 75 within 1000 ft of Phillips Street and prohibited elsewhere in the district.

- **Topic 3: Gateway Commercial Sub-district**

Council Comments

Allow residential Special Use Permit with minimum of 40 units per acre.

Building height recommendations should be 6, 10, and 20 story going south.

Prefer parking in rear of buildings; therefore move build-to line closer to the street. Staff recommended a flexible setback with a maximum of 80 feet and minimum of 10 feet.

- **Topic 4: Creative Corporate Sub-district**

- **Topic 5: Railside Sub-district**

- **Topic 6: Centennial Green Sub-district**

- Working Assumptions for Existing Code Amendments and Refinements

- Next Steps
 - Summer: code drafting
 - July 11 & 12: Property and business owner meetings
 - July 12: Community-wide meeting
 - August 1: City Council briefing
 - August 2 (tentative): CPC briefing
 - September/October: CPC consideration of proposed Code
 - October/November: CC consideration of proposed Code

C. ADJOURNMENT OF CITY PLAN COMMISSION PORTION OF THE JOINT MEETING

The Joint Meeting was adjourned at 9:00 p.m. and a recess was called. Council reconvened the Council Work Session at 9:09 p.m.

D. REVIEW AND DISCUSS BODY CAMERAS

Chief Spivey reviewed the progression of law enforcement digital media evidence, the rationale for body cameras, and the evaluation process including:

- Established Departmental Requirements for Body Worn Cameras and Digital Evidence Management
- Identified Eligible Vendors from the Marketplace Based on RPD Requirements
- Tested and Evaluated Four Vendors:
 - L3 Mobile Vision
 - WatchGuard
 - Panasonic
 - TASER

He also reviewed the cost and advantages of using Taser as the vendor; and explained the grant procedures and next steps.

E. REVIEW AND DISCUSS PROPOSED SUMMER 2016 CITY COUNCIL MEETING CALENDAR

First Assistant City Manager Don Magner reviewed minor schedule change recommendations for the August 15th, 22nd, and 29th meeting dates.

F. REPORT ON ITEMS OF COMMUNITY INTEREST

Mayor Voelker reported on the 50th Anniversary luncheon for the North Central Texas Council of Governments (NCTCOG) and noted several former Richardson representatives that served as president of NCTCOG.

Councilmember Frey reported on the luncheon to celebrate the Wildflower! Art & Music Festival volunteers.

EXECUTIVE SESSION

In compliance with Section 551.072 of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Real Property

- Property Considerations in the Greenville Ave./Main Street Area

Council Action

Council convened into Executive Session at 9:50 p.m.

RECONVENE INTO REGULAR SESSION

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

Council Action

Council reconvened into Regular Session at 11:35p.m. There was no action taken as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 11:35 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSIN AND COUNCIL MEETING
JUNE 27, 2016

• **Call to Order**

Mayor Voelker called the meeting to order at 6:01 p.m. with the following Council members present:

Paul Voelker	Mayor
Mark Solomon	Mayor Pro Tem
Scott Dunn	Councilmember
Mabel Simpson	Councilmember
Marta Gomez Frey	Councilmember
Steve Mitchell	Councilmember

Absent:

Bob Townsend	Councilmember
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The following staff members were also present:

Dan Johnson	City Manager
Don Magner	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Vickie Schmid	Deputy City Secretary
Taylor Lough	Assistant to the City Manager
Samuel Chavez	Assistant Director of Development Services-Planning
Steve Spanos	Director of Engineering
Jim Lockart	Assistant Director of Engineering-Capital Projects
Jim Dulac	Assistant Director of Engineering-Facilities Maintenance
Alan Palomba	Chief – Fire Department
Jimmy Spivey	Chief – Police Department

WORK SESSION– 6:00 PM, COUNCIL CHAMBER

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

Samuel Chavez, Assistant Director of Development Services-Planning, reviewed Zoning File 16-12 and Zoning File 16-15.

B. REVIEW AND DISCUSS THE PUBLIC SAFETY CAMPUS IMPROVEMENTS PROJECT OVERVIEW

Jim Dulac, Assistant Director of Engineering – Facility Maintenance, briefed Council explaining the Public Safety Campus Improvements Project would address the following needs for Police and Fire facilities:

- Site Security
- Locker rooms
- Female fire fighter quarters
- Hardened Space
- Parking
- Space for existing staff
- Costly repairs needed to existing facilities
- Defined entry and accessibility

Mr. Dulac noted that the conceptual design created by the design team (Brown Reynolds Watford Architects and 720 Designs) would avoid costly utility relocation and minimize impacts to the existing operations and neighboring homeowners. He advised that authorization to proceed with selection of the Construction Manager At Risk (CMAR) for this project was on the Consent Agenda for consideration. Mr. Dulac showed the preliminary site design.

Mr. Dulac provided the following timeline for this project:

Schematic Design	June 2016 – October 216
CMAR Selection	June 2016 – September 2016
Design Documents	October 2016 – January 2017
Construction Documents	January 217 – June 2017
Contract Bidding and Award	June 2017 – August 2017

Next Steps include:

- Initiate CMAR Selection Process (Request to Authorize on Consent Agenda)
- Return to Council in September to award CMAR Contract
- Present Schematic Design in October 2016
- Provide Council and community updates at key points throughout the project

Jim Spivey, Chief of Police, stated that this project was an excellent example of teamwork and that almost every department had been involved to insure the best end result. He thanked Council and his colleagues for their support.

Alan Palomba, Fire Chief, stated that this was an involved process that would result in better service to the community and that he felt Brown Reynolds Watford was a good choice for this project. He thanked Council, the community and staff for their support.

C. REVIEW AND DISCUSS THE 2017 FACILITIES MAINTENANCE STRATEGY

Jim Dulac, Assistant Director of Engineering-Facilities Maintenance, reviewed this item for Council explaining the need to implement a Facilities Maintenance Master Plan. Mr. Dulac proposed a multi-year strategy that would provide for data driven decisions, normalized expenses, and improved customer service. He noted that Phase I of the Facilities Condition Assessment was complete

With this Master Plan, maintenance needs would be prioritized according to type:

- Life and Safety Related
- Value Added/Corrective
- Preventative Maintenance
- Deferrable Maintenance

Mr. Dulac stated that grouping expenses within five categories (Preventative Maintenance, Annual Regulatory Certifications, Annual Service Contracts, Corrective Maintenance, and System Renewal/Replacement) would allow for more consistent budgeting over time.

Next Steps include:

- Complete Phase 2 Facility Condition Assessments and combine with Phase 1 Data
- Implement new Work Order System
- Implement processes to maximize use of the new Work Order System to improve

E. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilman Dunn reported on the upcoming Richardson's Family 4th Celebration and encouraged everyone to attend.

Mayor Pro Tem Solomon reported the Richardson Community Band concert was well received and noted that the Richardson Community Band would perform at Richardson's Family 4th Celebration and again on July 13.

Mayor Voelker reported on the Miss Texas Pageant preliminaries this week at the Renaissance Hotel.

Mayor Voelker reported on the purchase of the Best of Show painting titled "Midday Mirror" by Heva Brooks which will be displayed at the Richardson Public Library. Shanna Sims-Bradish, Assistant City Manager, displayed the painting for viewing.

RECESS

Mayor Voelker recessed the Work Session at 6:56 p.m. for the Council Meeting. The Council Meeting was adjourned at 7:48 p.m. and Work Session was reconvened at 7:55 p.m.

D. REVIEW AND DISCUSS DRAINAGE UTILITY PROGRAM

Jim Lockart, Assistant Director of Engineering-Capital Projects, briefed Council explaining that the Drainage Utility Program was established in November 2011 and includes many City departments and services.

Public Services

- Maintenance of inlets, pipes, bridges, channels
- Storm preparation and response
- Spill response

Parks Department

- Street sweeping
- Public education
- Park pond maintenance

Development Services/Capital Projects/
Building Inspections

- Plan review
- Inspection/Compliance
- Flood plain management

Fire Department

- Hazardous spill response

Health Department

- Public education and outreach
- Inspection and compliance
- Spill response

Capital Projects/Water Customer Services

- Customer Service
- Program Administration

Mr. Lockart noted that FEMA had completed their Flood Map review of the Duck Creek area and would be removing 85 parcels from the flood plain based on updated data and adding approximately 30 parcels. He advised that education efforts would be undertaken by the City to notify each of the property owners of their new Flood Plain status.

Mr. Lockart stated that contract services for (1) Storm Drain and Inlet Inspection and Cleaning, (2) Street Sweeping, (3) Inlet inserts at three retail sites: Camelot, Richardson heights, Richardson Square, (4) Open Channel Maintenance, (5) Parcel Impervious area update, and (5) Drainage Design Criteria Review would continue as part of the 2016-2017 Utility Program.

Next Steps include:

- Continue work on current year work plan
- Future year work plans will build on studies and assessments
- Drainage Utility will target projects generally less than \$0.5 Million with some larger projects constructed in phases
- Studies will also identify larger capital projects to be considered for a future G.O. bond program
- Work plans will be reviewed and updated annually

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. **INVOCATION – MARTA GÓMEZ FREY**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARTA GÓMEZ FREY**
3. **MINUTES OF THE JUNE 13, 2016 MEETING**

Council Action

Councilmember Mabel Simpson moved to approve the Minutes as presented. Mayor Pro Tem Solomon seconded the motion. A vote was taken and passed, 6-0 with Councilmember Townsend absent.

4. VISITORS

Mr. Norris Pratt, 2718 W. Prairie Creek Drive, Richardson, addressed Council regarding broken drainage pipe and erosion problems near his home.

Ms. Brenda Rankin, 1624 Drake Drive, Richardson, addressed Council regarding erosion in Duck Creek West.

PUBLIC HEARING ITEMS:

5. **PUBLIC HEARING, ZONING FILE 16-12: A REQUEST BY RAY MORGAN AND HEATHER HARRIS MORGAN, REPRESENTING PLAY DATE CO., FOR APPROVAL OF A SPECIAL PERMIT FOR A COMMERCIAL AMUSEMENT CENTER (INDOOR CHILDREN'S PLAY SPACE) TO BE LOCATED AT 2701 CUSTER PARKWAY (NORTHWEST CORNER OF CUSTER PARKWAY AND LOOKOUT DRIVE). THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.**

Public Hearing

The applicant, Ray Morgan, representing Play Date Co., 2700 Custer Parkway, Richardson, addressed Council and answered questions regarding membership/admission fees, hours of operation, and parking. Mr. Morgan indicated he would work with the landlord to determine the best day for extended hours.

Mr. Clint Schroff, representing II Creeks Shopping Center, stated that he waited for the right tenant and that he felt Play Date was a good fit with the existing tenants. Mr. Schroff indicated that the existing restaurants would be implementing valet parking service utilizing 20 spaces behind the center to mitigate parking congestion.

With no further public comments, Councilmember Gómez Frey moved to close the Public Hearing, seconded by Mayor Pro Tem Solomon, and approved 6-0 with Councilmember Townsend absent.

Council Action

Councilmember Dunn moved to approve the request as presented. Councilmember Gómez Frey seconded the motion. A vote was taken and passed, 6-0 with Councilmember Townsend absent.

6. **PUBLIC HEARING, ZONING FILE 16-15: A REQUEST BY BRANDON PARRISH, REPRESENTING METRO VAPES, LLC, FOR APPROVAL OF A SPECIAL PERMIT FOR AN ELECTRONIC-CIGARETTE ESTABLISHMENT TO BE LOCATED AT 3601 N. JUPITER ROAD (SOUTHWEST CORNER OF PRESIDENT GEORGE BUSH HIGHWAY AND JUPITER ROAD). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.**

Public Hearing

Brandon Parrish, representing the applicant, addressed Council and answered questions regarding compliance with Federal regulations, seating, testing area, and location. In addition, Mr. Parrish indicated he would agree to have the Special Use Permit tied to Brandon Parrish/Metro Vapors LLC as the applicant.

In response to a question by Councilmember Mitchell, Mr. Samuel Chavez, Assistant Director of Development Services – Planning, advised that in 2013 when the Special Use Permit requirement for electronic cigarette establishments was put into place there were nine E-cig stores and that currently there are five.

Mr. David Knepper, 101 Shadywood Lane, Richardson, addressed Council with questions regarding whether an E-cig store was the best use for the space and why E-cigs would be allowed where regular cigarettes are not.

With no further public comments, Councilmember Mitchell moved to close the Public Hearing, seconded by Councilmember Dunn, and approved 6-0 with Councilmember Townsend absent.

Council Action

Mayor Pro Tem Solomon moved to approve the request, with the condition that approval of the Special Permit be tied to applicant Brandon Parrish/Metro Vapors LLC. Councilmember Dunn seconded the motion. A vote was taken and passed, 5-1 (Mitchell in opposition) with Councilmember Townsend absent.

7. CONSENT AGENDA:

A. CONSIDER ADOPTION OF ORDINANCE NO. 4171, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE ON A 1.83-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL LOCATED AT THE SOUTHEAST CORNER OF PLANO ROAD AND RENNER ROAD, RICHARDSON, TEXAS.

B. CONSIDER THE FOLLOWING RESOLUTIONS:

- 1. RESOLUTION NO. 16-15, APPROVING THE TERMS AND CONDITIONS OF THE 2016 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM FUNDS SHARING AND FISCAL AGENCY AGREEMENT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT.**
- 2. RESOLUTION NO. 16-16, AUTHORIZING THE CHIEF OF POLICE TO SUBMIT A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR'S CRIMINAL JUSTICE DIVISION (CJD) FOR THE BODY-WORN CAMERA GRANT PROGRAM, AUTHORIZING THE ACCEPTANCE OF THE CRIMINAL JUSTICE DIVISION BODY-WORN CAMERA GRANT FOR THE RICHARDSON POLICE DEPARTMENT, AND AUTHORIZING PAYMENT OF THE CITY'S MATCHING FUNDS FOR SUCH GRANT.**

3. **RESOLUTION NO. 16-17, APPROVING THE TERMS AND CONDITIONS OF A PROJECT SPECIFIC AGREEMENT FOR LOOKOUT DRIVE, "TYPE B" PUBLIC ROADWAY – MADE PURSUANT TO MASTER ROAD & BRIDGE INTERLOCAL MAINTENANCE AGREEMENT, BY AND BETWEEN DALLAS COUNTY, TEXAS, AND THE CITY OF RICHARDSON, TEXAS, AND AUTHORIZING ITS EXECUTION BY THE MAYOR.**

C. AUTHORIZE THE ADVERTISEMENT OF BID #64-16 – LAMP POST LANE STORM SEWER AND WATER IMPROVEMENTS. BIDS TO BE RECEIVED BY TUESDAY, JULY 19, 2016 AT 2:00 P.M.

D. AUTHORIZE THE ADVERTISEMENT OF REQUEST FOR QUALIFICATIONS - RFQ #2016-1 – CONSTRUCTION MANAGER AT RISK FOR THE PUBLIC SAFETY CAMPUS IMPROVEMENTS PROJECT. QUALIFICATIONS TO BE RECEIVED BY THURSDAY, JULY 21, 2016 AT 4:00 P.M.

E. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. **BID #62-16 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO WORKFLOW STUDIOS FOR THE 2015-16 IBM NOTES LICENSE AND MAINTENANCE RENEWAL PER THE GSA CONTRACT #GS-35F-4984H IN THE AMOUNT OF \$62,528.42.**
2. **BID #63-16 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO EAST TEXAS MACK SALES, LLC FOR THE COOPERATIVE PURCHASE OF A MACK GU532 CAB/CHASSIS WITH SEWER JET/3-YARD VACUUM BODY TRUCK FOR WATER UTILITIES THROUGH THE REGION VIII EDUCATION SERVICE CENTER'S COOPERATIVE PURCHASING PROGRAM, THE INTERLOCAL PURCHASING SYSTEM ("TIPS"), ON CONTRACT #2102314 IN THE AMOUNT OF \$261,212.**
3. **BID #65-16 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO FRIENDLY CHEVROLET FOR CHEVROLET AUTOMOTIVE & LIGHT TRUCK OEM PARTS THROUGH THE CITY OF PLANO BID #2014-250-C PURSUANT TO THE PERCENTAGE DISCOUNT SPECIFIED.**
4. **BID #66-16 – WE REQUEST AUTHORIZATION TO ISSUE A CONTRACT TO TASER INTERNATIONAL, INC. FOR THE COOPERATIVE PURCHASE OF LAW ENFORCEMENT BODY WORN CAMERAS, IN-CAR CAMERAS, CONDUCTED ELECTRICAL WEAPONS, AND ASSOCIATED EQUIPMENT AND VIDEO STORAGE THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #500-15 FOR A TOTAL COST OF \$901,057.57 OVER FIVE (5) YEARS.**

Council Action

Councilmember Gómez Frey moved to approve the Consent Agenda as presented. Councilmember Simpson seconded the motion. A vote was taken and passed, 6-0 with Councilmember Townsend absent.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:46 p.m.

ATTEST:

MAYOR

CITY SECRETARY

**MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND MEETING
JULY 18, 2016**

• **Call to Order**

Mayor Voelker called the meeting to order at 6:02 p.m. with the following Council members present:

Paul Voelker	Mayor
Mark Solomon	Mayor Pro Tem
Scott Dunn	Councilmember
Mabel Simpson	Councilmember
Marta Gomez Frey	Councilmember
Steve Mitchell	Councilmember

Absent:

Bob Townsend	Councilmember
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The following staff members were also present:

Dan Johnson	City Manager
Don Magner	First Assistant City Manager
Kent Pfeil	Chief Financial Officer
Cliff Miller	Assistant City Manager Development Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Darryl Fourte	Director of Public Services
Travis Switzer	Assistant Director of Public Works
Roger Scott	Assistant Director of Parks and Recreation
Kurt Beilharz	Superintendent of Parks Planning

Absent:

Taylor Lough	Assistant to the City Manager
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WORK SESSION AND MEETING – 6:00 PM, RICHARDSON ROOM

A. VISITORS

There were no visitors comments submitted.

B. PRESENTATION OF THE TEXAS CITY MANAGEMENT ASSOCIATION’S “CITY COUNCIL OF THE YEAR” AWARD TO THE CITY OF RICHARDSON CITY COUNCIL

Paulette Hartman, President of the Texas City Management Association, Inc.; presented the City Council of the Year award to the City Council.

C. REVIEW AND DISCUSS PROPOSED FEE RECOMMENDATIONS FOR THE FISCAL YEAR 2016-2017 BUDGET

Shanna Sims-Bradish, Assistant City Manager, reviewed this item for Council explaining the rationale for the proposed fee increases and a comparison of benchmark cities.

Health Services:

- Public and semi-public swimming pool inspection – Increase from \$150 to \$200
- Additional swimming pool inspection (at same public and semi-public swimming location) – Increase from \$150 to \$200
- Food establishment - change of owner – Increase from \$50 to \$100
- Food establishment - plan review – Increase from \$150 to \$200
- Commercial day care kitchen inspection – Increase from \$150 to \$200

Development Services:

- Development Inspection Fee for Public Improvements – Increase from 3.5% to 4%
- Civil Plan Review Fee – Increase from \$700 to \$800
- Utility Verification Letter – Increase from \$100 to \$225

Capital Projects:

- Construction inspection overtime fee – Increase from \$40/hour to \$60/hour

D. REVIEW AND DISCUSS PROPOSED FEE RECOMMENDATIONS FOR RESIDENTIAL AND COMMERCIAL SOLID WASTE SERVICES FOR THE FISCAL YEAR 2016-2017 BUDGET

Shanna Sims-Bradish, Assistant City Manager, reviewed this item for Council explaining the change in the recycling market and the City's contract, the rationale for the proposed fee increases, and the proposed fees for residential and commercial.

Residential Services – Rationale for Fee Increase

- Increased cost for recycling services: 55.7% increase
- The residential fee has not changed since FY 2008-2009. Since that time, the Consumer Price Index for the DFW area has increased 10.7%
- The number of senior accounts continues to increase
- Additional costs to provide residential services due to factors such as:
 - Increased cost for solid waste collection vehicles
 - Increased disposal fees
 - Competitive market for solid waste drivers

Residential – Proposed Fee Change

City staff is proposing a \$3.00 increase to the residential fee starting October 1st (will begin with November bill)

- This would change the billed amount from \$18.00/month to \$21.00 /month for residential accounts
- Senior accounts would go from \$13.33/month to \$15.56 /month

Commercial Services – Proposed Fee Changes

Frontloader Containers – Increase by 3%

- Currently approximately 3% below market average
- With fee change would move to approximately 0.25% below market average
- Fee change would generate \$146,034 in additional revenue
- Largest increase would be a \$20 increase/month for an 8 yard front load containers with six pickups per week

Open Top Containers – Increase by 10%

- Currently approximately 13% below market average
- With fee change would move to approximately 4% below market average
- Fee change would generate \$65,721 in additional revenue
- Largest increase would be a \$29 increase/month for hauling a 40 yard open top container

Compactors – Increase by 10%

- Currently 3.0% above market average
- Many private providers are now adding a per tonnage fee to this service, which the City currently does not charge. The City will study a two part fee structure during this next year fiscal year
- Fee change would generate \$128,721 in additional revenue
- Largest increase would be a \$48 increase/month for hauling a 40 yard compactor

E. REVIEW AND DISCUSS THE CITY COUNCIL GOALS: TACTICS STATUS REPORT

Don Magner, First Assistant City Manager, reviewed this item for Council.

Winter 2015/16 Work Plan

- Implement Year 1 of the 2015 Bond Program
- Evaluate and/or implement debt refunding opportunity
- Commence with implementation of the Spring Creek Nature Area Master Plan
- Establish standing committee with UT Dallas to enhance staff collaboration and planning
- Initiate second phase of Main Street / Central
- Develop historical profile of donors and their contributions
- Conduct initial briefing related to citywide strategy regarding cultivating philanthropic opportunities and sponsorships of city services and events
- Develop resource to inform residents about infrastructure related

Spring 2016 Work Plan

- Implement “Express Permitting” for tenant finish out permits projects
- Implement Police Public Service Announcements
- Expand Month of Volunteerism to collaborate with community partners on a city wide day of volunteerism
- Sherrill Park Golf Course Fee Survey / Adjustments
- Implement Year 2 initiatives to make Richardson more ADA accessible
- Work with Dallas County to maximize the scope of the W. Spring Valley Road Rehab project
- Make enhancements to “Bike Friendly Community” initiative

Summer 2016: Budget Dialogue & Discussion

- Monitor and adjust fees and revenue
- Evaluate ways to enhance infrastructure maintenance strategies through operating budget support
- Finalize Water/Wastewater Infrastructure Management Plans
- Evaluate and develop recommendations regarding the city’s compensation and benefits package to ensure that both elements remain market competitive and financially sustainable
- Review compensation and benefits philosophy and practices with our benchmark cities

- Commence with aquatics assessment and planning initiative
- Conduct and implement Facilities Maintenance Master Plan

Summer 2016 Work Plan

- Define, explore, and enhance multi-cultural initiatives in the community
- Review and adopt international building codes
- Evaluate and enhance communication material and methods used for welcoming new residents
- Develop a “How to do business” in Richardson for businesses for RCC and COR
- Work with RIA & HASR on an annual Compassionate Richardson event
- Review and recommend revisions to commercial property/sign codes

Fall 2016 Work Plan

- Completion of IT Master Plan
- Obtain contemporary work order and asset management system
- Evaluate and organize cor.net based on commonly requested information in order to streamline repeat requests
- Develop a plan to begin citywide place-making, place-marking, and wayfinding initiative
- Conduct initial briefing regarding goals and strategies for branding study and future marketing campaigns
- Research and report on methods to refresh/update Richardson’s logo and possibility to create a tagline

Winter 2016/17 Work Plan

- Develop and implement training program focused on supporting new supervisors
- Create a leadership academy to provide skills development opportunities for current and future leaders
- Conduct “Gap-Analysis” of retail in Richardson to determine specific new feasible retail opportunities
- Complete Service Center Outdoor Master Plan updates

F. REVIEW AND DISCUSS UPDATE TO THE DUCK CREEK TRAIL EXTENSION

Shanna Sims-Bradish, Assistant City Manager, reviewed this item for Council explaining the history and importance of the project. She also reviewed the revised project scope.

Revised Project Scope

- A portion of the Original Project Scope has been built through private development and public projects:
 - Industrial area near Collins
 - Collins Park and the Greenvue development
- Continue extending the trail down to Huffhines Recreation Center along Plano Road to aid in trail connectivity
- Engineering and design expenses are estimated to be no more than \$400,000 with Dallas County and the City of Richardson sharing this expense 50%/50%

G. CONSIDER APPROVAL OF RESOLUTION NO. 16-18, DECLARING A PUBLIC NECESSITY EXISTS AND FINDING A PUBLIC USE AND PURPOSE FOR THE TAKING AND ACQUIRING OF AN APPROXIMATELY 1.6 ACRE TRACT OF LAND LOCATED AT 300 N. GREENVILLE AVENUE, RICHARDSON, TEXAS,

FOR DEVELOPMENT AND USE OF A PUBLIC SAFETY COMPLEX, PROVIDING FOR A FINAL OFFER AND AUTHORIZATION TO PURCHASE SAID PROPERTY FOR JUST COMPENSATION AND, IF SUCH OFFER IS NOT ACCEPTED, AND AUTHORIZING THE FILING OF PROCEEDINGS IN EMINENT DOMAIN.

Council Action

Councilmember Frey moved to approve the resolution as presented. Councilmember Dunn seconded the motion. A vote was taken and passed, 6-0 with Councilmember Townsend absent.

H. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilmember Frey commented on the outpouring of support for police from Richardson residents and stated she was very appreciative. She also noted the Chinese Calligraphy and Painting Exhibition at the Dallas Chinese Community Center.

Councilmember Solomon noted the Richardson Young Professionals video campaign to attract millennials to Richardson.

Mayor Voelker reported on the Interfaith Peace Service for police officers, a meeting with Roberta Clark, Regional Director of the Anti-Defamation League, and the Dallas Interfaith Service for slain Dallas Police Officers. He also noted the Miss Texas Pageant and the crowning of Caroline Carothers, a successful Family 4th of July Celebration, and the performance by Orphans from South Africa sponsored by the Greater Dallas Taiwanese Chamber of Commerce.

EXECUTIVE SESSION

In compliance with Section 551.071(1) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Consultation with City Attorney
 - Regarding Pending Litigation: Russell J. Bowman vs. City of Richardson, Texas, Cause No. DC-15-00289 in the District Court of Dallas County, Texas

Council Action

Council convened into Executive Session at 7:51 p.m.

RECONVENE INTO REGULAR SESSION

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

Council Action

Council reconvened into Regular Session at 8:47 p.m. There was no action taken as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:47 p.m.

ATTEST:

MAYOR

CITY SECRETARY



MEMO

DATE: July 21, 2016
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services MS
SUBJECT: Zoning File 16-13: The Residences on Duck Creek Tail – West

REQUEST

Travis Thompson, Twin Rivers Capital Partners II, is requesting to rezone approximately 2.7 acres from R-1800-M Residential to Planned Development to accommodate development of a 43-unit apartment/townhome community to be located at the 700 N. Plano Road (east side of Plano Road, approximately 1,200 feet south of Arapaho Road).

BACKGROUND

The subject property was developed in the 1930's as a single-family home. The current owner has owned and occupied the property for over fifty (50) years. Additional structures on-site include a garage, barn, and an additional accessory building. The property has never been platted. The City Plan Commission (CPC) considered a similar request from the applicant in February 2016 to allow up to sixty (60) apartment units. Consideration of that request was continued to allow the applicant additional time to address neighborhood concerns related to density, height, traffic, and privacy. The applicant withdrew the request in March.

The current, revised request is to construct twenty-seven (27) apartment units and sixteen (16) townhome units on the subject property. Three (3), four-story apartment buildings are proposed along the north property line and four (4), three-story townhome buildings would be located closer to the south property line. The townhome units would face east and west, so they would "side" to the south. The request includes development regulations addressing minimum unit sizes, maximum height, setbacks, parking, building materials, landscape and landscape buffers, amenity areas, and phasing.

At the CPC public hearing, five (5) residents spoke in favor of the request and nine (9) residents spoke in opposition. Stated concerns related to height, privacy, density, and negative impacts on property values. Additional cards in support and opposition were also received at the CPC meeting. A large volume of correspondence in support of the request has been received from throughout the city, including multiple pieces from residents and local business people. Numerous pieces of correspondence in opposition to the request have also been received, but are localized within the Duck Creek neighborhood. Within the 200-foot notification area, three (3) property owners have provided written correspondence in support of the request and five (5) property owners (representing approximately 7% of the notification area) have provided written correspondence in opposition to the request.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 6-1 (Commissioner Maxwell opposed), recommends approval of the request subject to the attached special conditions.

ATTACHMENTS

Special Conditions	Color Renderings (Exhibits "D-1" through "D-6)
CC Public Hearing Notice	Site Photos
City Plan Commission Minutes 2016-06-07	Applicant's Statement
Staff Report	CPC Notice of Public Hearing
Zoning Map	Notification List
Aerial Map	Correspondence in Support
Oblique Aerial Look North	Correspondence in Opposition
Zoning Exhibit (Exhibit "B")	
Building Elevations (Exhibits "C-1" through "C-5)	

ZF 16-13 Special Conditions

Sec. 1. Intent.

The purpose of the **Residences on Duck Creek Trail Planned Development District** is to provide a needed and complementary land use plan for 700 N. Plano Road. This planned development will feature a unique combination of condominium FLATS and townhomes, specifically designed to fill a need within the City and address neighbor concerns. The site layout will allow for a private loop around the development, 2 secured garage parking spaces for every home, ample surface parking, and will also leave room for a courtyard, beautiful landscaping, and community amenities. Façade products will include a stone, brick, and other high-quality materials creating an elegant traditional look.

Sec. 2. Concept Plan, Elevations, and Net Development Area

The Property shall be used and developed in substantial conformance with the Concept Plan attached as Exhibit “B” (“Concept Plan”) and the elevations attached as Exhibits “C-1 through C-5” (“Building Elevations”).

Any and all area regulations and development calculations shall be based upon the Net Development Area, which is understood to exclude a City Right of Way dedication on the western side. For all intents and purposes this Planned Development District Regulation is limited to the Net Development Area.

Sec. 3. Permitted Uses.

(1) Permitted Uses on The Property shall include:

- a. Apartments
- b. Townhomes, defined as a single-family dwelling in a row of at least 3 attached units, each having access to the outside. Units are required to be separately platted. No unit shall be located over another unit and each unit shall be separated from other units by one or more common firewalls.
- c. No more than one accessory building, no larger than 1,200 square feet, necessary to store equipment for several dwelling units or provide a service function for several dwelling units;
 - i. The location of any such accessory building shall be limited to the space to the east of Building C; and no such accessory building shall be occupied as a place of abode;
- d. Amenities such as swimming pools, clubhouses, tennis courts or similar amenities located in a private recreational area established to serve the residents of the subdivision. (See Sect. 6(5)).

Sec. 4. Building Regulations.

(1) Minimum Unit Size:

- a. Apartments:
 - i. Dwelling units shall be a minimum of 1,600 square feet;
- b. Townhomes:

- i. Dwelling units shall be a minimum of 1,600 square feet, exclusive of garages and breezeways;
- (2) Maximum Building Size:
 - a. Buildings A-C:
 - i. A maximum of nine (9) apartment units shall be contained in a single building.
 - b. Buildings D-G:
 - i. A maximum of four (4) townhome units shall be attached in a single building.
- (3) Building Separation:
 - a. Buildings containing dwelling units shall be separated from other buildings on the same lot by twenty (20) feet.
 - b. Buildings A & B may share a common stairwell and elevator located in an exterior adjoining stairwell/elevator shaft.
- (4) Building Amenities:
 - a. Buildings A-C:
 - i. Elevator access to each floor of the building shall be provided;
 - ii. Secure parking shall be provided in accordance with the parking regulations stated in Sec. 6(4).
 - iii. The minimum ceiling height of each unit shall be ten (10) feet.
- (5) Type of Exterior Materials:
 - a. Buildings A-C:
 - i. A maximum of 36% of each building facade, excluding the stairwell/elevator shafts/lobby, doors, and windows, may be constructed of non-masonry materials.
 - 1. The stairwell/elevator shafts may include the exterior materials in the manner and proportions detailed in Exhibit “C-1” through “C-4”.
 - 2. Buildings A through C shall be developed in substantial conformance with Exhibits “C-1” through “C-4”; however, minor deviations to the color and location of approved building materials shall be allowed.
 - b. Buildings D-G:
 - i. Front Elevations:
 - 1. Front facing elevations shall be a maximum of 19% non-masonry materials, and shall be in substantial conformance with exhibit C-5.
 - ii. Side Elevations:
 - 1. All side elevations shall be of compatible design in terms of architectural style, materials, and detailing with the front elevation, and shall consist of 0% non-masonry materials, and shall be in substantial conformance with exhibit C-5.
 - iii. Rear / Alleyway Elevations:
 - 1. Rear elevations shall have a minimum of 24 percent of the exterior walls constructed of masonry materials, and shall be in substantial conformance with exhibit C-5.

iv. Townhome Building D:

1. Townhome Building D may be designed so that a Back Door may be incorporated into the Rear / Alleyway Elevations.
2. Townhome Building D may also be permitted to incorporate a wrought iron fence, up to 4 feet in height, as well as a living green screening wall not to exceed nine (9) feet, along the western property line.

c. Accessory Building or Other Permitted Buildings:

- i. A minimum of 50% masonry material utilizing the same general color and materials used on the dwelling unit buildings.

(6) Building Size:

a. Buildings A-C:

- i. Any Apartment building containing dwelling units shall have a building footprint of no less than 65' x 85' and no greater than 72' x 92'.

b. Buildings D-G:

- i. Any townhome building containing dwelling units shall have a length of no greater than 106 feet, and shall have a depth of no greater than forty-two (42) feet.

(7) Windows:

a. Buildings D-G:

- i. Third floor windows on the southern side of the townhome buildings, facing south, shall utilize non-transparent glass.

Sec. 5. Height Regulations.

(1) Maximum Height:

a. Buildings A-C:

- i. The maximum building height shall be limited to four (4) stories not to exceed 49' 6''.

1. Architectural features and Elevator Shafts shall not exceed fifty-one (51) feet.

b. Buildings D-G:

- i. No principal building shall exceed three (3) stories or thirty-six (36) feet in height.

c. Accessory Building:

- i. No accessory building shall exceed one (1) story or fifteen (15) feet in height.

Sec. 6. Area Regulations.

- (1) Maximum lot coverage for all buildings, excluding structures in the outdoor amenity area or courtyard shall not exceed 40% subject property.

(2) Perimeter Setbacks:

a. North:

- i. The minimum building setback from the northern property line shall be ten (10) feet.

b. South:

- i. The minimum building setback from the southern property line shall be ten (10) feet.
- c. East:
 - i. The minimum building setback from the east property line shall be zero (0) feet.
- d. West:
 - i. The minimum building setback from the west property line shall be zero (0) feet.
- e. Balconies:
 - i. Balconies above the first floors may encroach up to four (4) feet into the required setbacks except along the west property line or into the floodplain.
- f. Overhangs and fireplaces:
 - i. The minimum setback requirements shall apply in all cases, except that fireplaces, eaves, bays, and balconies may extend to a maximum of four (4) feet into the required setbacks, except along the west property line or into the floodplain.

(3) Landscaping:

- a. A minimum of 20% landscaping shall be provided in areas substantially conforming to Exhibit B. These areas may include:
 - i. Enhanced paving areas;
 - ii. Landscaping islands; and
 - iii. Open space areas.
- b. Along the southern and northern property line, a minimum 10-foot wide landscape buffer shall be provided. At least one live oak (or similar canopy tree) or magnolia (or similar evergreen tree) for every 35 lineal feet, shall be provided in the southern landscape buffer.
- c. No street trees shall be required along Plano Road, however trees shall be allowed behind the sidewalk within the City's Right of Way.

(4) Parking:

- a. Minimum Parking Requirement:
 - i. A minimum of (2.4) Parking Spaces shall be provided per dwelling unit;
 - 1. Of the (2.4) parking spaces provided, a minimum of (2) shall be secured garage parking on the on the first floor of each building containing dwelling units.

(5) Amenities:

- a. The outdoor/courtyard area between buildings E and F shall be the Designated Community Area 1, and shall include the following:
 - i. Usable Open Space at least 3,000 square feet to include at least two (2) of the following: cluster of trees, water feature, seating areas, picnic tables, barbeque grills, gazebos, or other elements approved by the city's director of parks and recreation.
- b. In addition to the Designated Community Amenity Area 1, a minimum of 4,000 Square feet shall be designated and reserved for community amenities to be located to the East of building G (Community Amenity Area 2);
 - i. Community Amenities shall include at least two (2) of the following:

1. Swimming Pool;
 2. Outdoor Bocce Ball Court and/or Outdoor Horse Shoe Court
 3. Clubhouse/Game Room/Multipurpose Room of at least 350 sq. ft.
 4. Usable Open Space, at least 1,000 square feet to include at least three (3) of the following: cluster of trees, water feature, seating areas, picnic tables, barbeque grills, gazebos, or other elements approved by the city's director of parks and recreation.
- c. The Planned Development shall also include a sidewalk, hiking, jogging, and /or bike trail connecting the development to public trail system (Duck Creek Trail) as shown on Exhibit "B".

Sec. 7. Miscellaneous Regulations.

(1) All townhome lots platted individually for dwelling units shall have frontage on a private alleyway, and shall be serviced individually by water, sewer, electric, gas, and other utility services.

(2) Additional Surface Parking:

- a. It is understood that up to two (2) additional surface parking spaces may be added to the development site, so long as those additional parking spaces are located to the east of Building G adjacent to the surface parking currently reflected in the Concept Plan.

(3) Staff Approval:

- a. Site plans, landscape plans, and building elevations in conformance with the Concept Plan and Exhibits "C-1" through "C-5" may be approved administratively by the Director of Development Services or designee.

(4) Fencing:

- a. Fencing shall be constructed in substantial conformance with the location, height, and appearance reflected in the Concept Plan.

(5) Before a Certificate of Occupancy is issued for any building, the following improvements must be constructed:

- a. Fire Lane,
- b. Surface Parking,
- c. Fencing,
- d. Sidewalk adjacent to Plano Road,
- e. Landscape Buffer and Trees,
- f. Dumpster and Screening Wall
- g. Outdoor Amenity Area 2,
- h. Trail / Sidewalk Connection along Plano Road to the South,
- i. Left Turn Lane / Median Modifications.

(6) Before a Certificate of Occupancy is issued for Building E or Building F, Amenity Area 1 shall be completed.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: July 6, 2016
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: JULY 8, 2016

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, July 25, 2016, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 16-13

A request by Travis Thompson, representing Twin Rivers Capital Partners, for a change in zoning from R-1800-M Residential to PD Planned Development to accommodate the development of a maximum 43-unit residential community, including apartments and/or townhomes, to be located on an approximately 2.7-acre tract (western portion of a 4.7-acre tract) located at 700 N. Plano Road (east side of Plano Road, approximately 1,200 feet south of Arapaho Road). The property is currently zoned R-1800-M Residential.

ZF 16-14

A request by Travis Thompson, representing Twin Rivers Capital Partners, for a change in zoning from R-1800-M Residential to PD Planned Development for the R-1800-M Residential District to accommodate a lot without frontage, to be located on an approximately 2.0-acre tract (eastern portion of a 4.7-acre tract) located at 700 N. Plano Road (east side of Plano Road, approximately 1,200 feet south of Arapaho Road). The property is currently zoned R-1800-M Residential.

ZF 16-16

A request by Brian Showalter, representing Reid Properties, for approval of a Special Permit for a massage establishment to be located at 401 W. President George Bush Highway (south side of President George Bush Highway, between Custer Parkway and Alma Road). The property is currently zoned PD Planned Development.

ZF 16-17

A request by Chris Stout, representing Jones Lang LaSalle Americas, Inc., for a change in zoning from I-FP(1) Industrial with special conditions to PD Planned Development for the I-FP(1) Industrial District to accommodate future development and subdivision of the 28-acre property located at the northeast corner of Breckinridge Boulevard and Shiloh Road. The property is currently zoned I-FP(1) Industrial.

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 –JUNE 7, 2016**

PUBLIC HEARING

Zoning File 16-13 – Residences on Duck Creek Trail West: Consider and take necessary action on a request for approval of a change in zoning from R-1800-M Residential to PD Planned Development to accommodate the development of a maximum 43-unit residential community, including apartments and/or townhomes, to be located on the western portion of a 4.7-acre tract (approximately 2.7-acres) at 700 N. Plano Road, east side of Plano Road approximately 1,200 feet south of Arapaho Road.

Chairman Bright advised that staff would brief the Commission on Item 4 before opening the public hearing to receive comments, then would go to the briefing, open hearing and testimony for Item 5 before closing both public hearings and taking separate votes on each item.

Mr. Shacklett briefly reviewed the applicant's request to rezone the western portion of the property in question to accommodate the development of 27 condominiums in three, four-story buildings along the northern property line and four, three-story buildings with 16 townhomes platted on individual lots just south of the condominiums. He reminded the Commission that although the applicant was requesting the City to dictate ownership of the residential units allowing only senior citizen residents, the City was not allowed to do so.

Mr. Shacklett compared the previous submittal versus the current submittal based on the number of buildings, size of buildings, number of units, building heights, amenities, parking, window design for windows facing single-family residential properties to the south, and access to and from the community.

Mr. Shacklett concluded his presentation by noting that staff had received 27 letters in support and 37 letters in opposition.

Commissioner Frederick asked where the two amenity centers would be located in the proposed plan.

Mr. Shacklett replied that amenity area two (AA2), which must be built first, would be located in the southeast corner of the development and amenity area one (AA1) would be built between townhomes buildings E and F.

Commissioner Maxwell acknowledged that the applicant was proposing AA2 would have to be in place before a Certificate of Occupancy (CO) could be issued, but wanted to know what assurances were in place for AA1.

Mr. Shacklett said there was currently nothing listed in the proposal stating when AA1 would need to be constructed, but a condition could be added to tie AA1 to the construction of buildings E and F.

Commissioner Ferrell asked about the building material percentages listed in the staff report and how that compared to standard percentages.

Mr. Shacklett replied the standard was usually 75%, but in many new apartment developments stucco was treated as a masonry product.

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

Mr. Travis Thompson, Twin Rivers Capital Partners, 1400 Preston Road, Suite 400, Dallas, Texas, thanked the Commission and the neighbors for their feedback, which he said was used to create the current plan. He added that the majority of his presentation would cover areas of concern including height, value impact on surrounding homes and privacy issues.

Mr. Thompson reviewed the proposed changes for the project including the number of buildings, reduction in the height of buildings, number of units, density, distance from surrounding single-family homes, elevations, and increased accessibility to and from Plano Road. He also presented renderings showing the proposed changes as well as possible views from the surrounding homes.

Commissioner Southard asked the applicant to elaborate on the construction phases and the timeframe.

Mr. Thompson replied that timing wise, the townhomes would be built before the condominiums, and the phasing would depend on people moving into the community as it was being built.

Commissioner DePuy acknowledged that the applicant wanted to market the property to buyers over 55 years of age, but wanted to know how a potential buyer with a family would be addressed.

Mr. Thompson said that a potential buyer with children could not be prevented from coming into the community, but through the covenants of both the condominiums and the townhomes the number of individuals living in a unit could be controlled.

Commissioner DePuy asked what the price point for the townhomes would be.

Mr. Thompson replied that the townhomes would be between the high \$200,000 to low \$300,000 and the condominiums, which would be a higher end product, would be 10-15% higher.

Chairman Bright called for any additional comments in favor and noted the Commission had received 10 speaker cards in favor.

The following individuals spoke in favor of the proposed project basing their approval on a perceived positive impact to property values; ability to keep long time homeowners in the area when they downsize; necessary addition to housing supply in the city; and confidence in the developer based on past projects.

Mr. Jim Owens, 1401 Creekside Drive, Richardson, Texas
Mr. Lon Thomas, 1112 Horizon Trail, Richardson, Texas
Ms. Sheila Green, 700 N. Plano Road, Richardson, Texas
Mr. Kenneth Hollands, 1329 Alto Drive, Richardson, Texas
Ms. Sandra Bryant, 909 Willow Crest Drive, Richardson, Texas

Chairman Bright stated the Commission had received 28 cards in opposition. Those who spoke based their concerns on a perceived negative impact on property values; erosion; increased density; failure to meet the goal of senior housing without stairs; building heights in close proximity to single-family homes – four stories versus three stories; lack of privacy for surrounding single-family homes; turning townhomes into rental units; inadequate parking; and lack of options for use of the land.

Mr. Anthony Rice, 1505 Creekside Drive, Richardson, Texas
Mr. Aaron Hollis, 400 Fireside Drive, Richardson, Texas
Ms. Carmen Herndon, 1502 Creekside Drive, Richardson, Texas
Ms. Diana Clawson, 800 Westminster, Richardson, Texas
Ms. Sharon Swink, 1513 Creekside Drive, Richardson, Texas
Ms. Anna Balderas, 801 Willow Crest Drive, Richardson, Texas
Mr. Bill Denton, 708 Allison Drive, Richardson, Texas
Mr. Bill Geyer, 502 Fireside Drive, Richardson, Texas
Ms. Hallie Garcia, 1603 Auburn Drive, Richardson, Texas

Chairman Bright called for comments in rebuttal.

Mr. Thompson said he thought there was a misconception regarding the number of stories versus the actual height of a building and explained that under the current zoning a three story patio or townhome that was 150 feet from single family homes could be up to 55 feet in height, which would be six feet taller than what was being proposed. He added that making the condominiums four stories was a matter of practicality to allow first floor gated parking for the units.

Regarding incorporating townhomes that have stairs, Mr. Thompson said the townhomes with a more residential appearance would provide a good transition from the neighboring single-family homes to the condominiums on the northern edge of the property.

Mr. Thompson said he did not understand how an increase of 10 units would negatively impact the residents of Duck Creek neighborhood because there would be no interaction

between the two sites given the separation by the Oncor right-of-way, the creek and the fact that the additional driveway would prevent any problems with U-turns.

Mr. Thompson used the Twin Rivers Retirement complex as an example of low or negative impact on the surrounding neighborhood and pointed out that although Twin Rivers was three stories and 47 feet in height, the proposed four-story condominiums would be 49 feet in height; only two feet taller.

Mr. Thompson concluded his comments by stating he felt the development would fill a need in the city and they had done everything they could possibly do to address the concerns of the Duck Creek neighborhood.

Public hearing closed (see comment under Item 5).

Commissioner Springs said he thought the project had greatly improved since the initial submittal in February, and could sympathize with both sides, but felt the proposed plan filled a need and would be good for the City.

Commissioner DePuy stated she thought the proposed plan would be a good transition between the single-family homes and any future retail to the north.

Commissioner Frederick said she felt the citizens needed to be progressive thinkers and concurred with Ms. DePuy that the proposed project was a good use of the land.

Commissioner Maxwell thanked the applicant and the residents for their input and stated he felt the few negative aspects of the submittal outweighed the good it would do for the city and had decided to vote against the item.

Vice Chair Taylor thought the proposed project would approve the overall living quality in the city and would be voting in favor.

Commissioner DePuy asked if the issue of a brick wall along Plano Road needed to be discussed prior to making a motion.

Chairman Bright said he did not have any problems about requiring or not requiring a brick wall.

Commissioner Maxwell said he wanted to discuss the timing of the construction of AA1.

Mr. Shacklett replied that AA1 would be located between buildings E and F and was not required as part of the phasing; however, AA2, which was located in the southeast corner of the property, was part of Phase One and had to be completed before a CO could be issued. He added the area was part of the development plan so it would be required, but suggested the Commission could ask the applicant.

Mr. Thompson said that he thought a solution would be to state that before a CO could be issued for Buildings E and F, AA1 would have to be completed.

Motion: Commissioner DePuy made a motion to recommend approval of Zoning File 16-13 with an added condition that Amenity Area 1 be constructed prior to the issuance of a Certificate of Occupancy for Buildings E and F; second by Vice Chair Taylor. Motion approved 6-1 with Commissioner Maxwell opposed.



Staff Report

TO: City Council

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

FROM: Sam Chavez, Assistant Director of Development Services-Planning *SC*

DATE: July 21, 2016

RE: **Zoning File 16-13:** The Residences on Duck Creek Trail – West

REQUEST:

Approval of a change in zoning from R-1800-M Residential to PD Planned Development to accommodate the development of a maximum 43-unit apartment/townhome community, on a 2.7-acre portion of property located at 700 N. Plano Road (east side of Plano Road, approximately 1,200 feet south of Arapaho Road). (See applicant's statement for further explanation)

APPLICANT & PROPERTY OWNER:

Travis Thompson – Twin Rivers Capital Partners II / Burton & Jeanne Housley

EXISTING DEVELOPMENT:

The 4.7-acre unplatted tract of land is developed with a 3,200-square foot single-family home, associated 720-square foot garage, 2,700-square foot barn, and a 540-square foot utility building. The property is bisected by Duck Creek and the eastern half of the property is partially located within flood plain. A separate zoning change request (ZF 16-14) is a companion request to ZF 16-13

ADJACENT ROADWAYS:

Plano Road: Six-lane divided arterial; 35,900 vehicles per day on all lanes, northbound and southbound, north of Belt Line Road (February 2015).

Arapaho Road: Six-lane divided arterial; 33,000 vehicles per day on all lanes, eastbound and westbound, west of Plano Road (February 2015).

SURROUNDING LAND USE AND ZONING:

North: Vacant; LR-M(1) Local Retail
South: Open Space & Single Family; R-1500-M Residential
East: Vacant; R-1800-M Residential
West: Industrial; I-M(1) Industrial

FUTURE LAND USE PLAN:

Neighborhood Service

Neighborhood Service includes service-related uses such as retail sales; personal services such as cleaners, barbers and beauty shops; entertainment; recreation; and office uses oriented to the immediate area. Retail centers often contain a major or junior anchor, but may not. Office uses in this category are usually integrated into retail centers, but may include small freestanding office buildings that provide services for the surrounding neighborhood. Some Neighborhood Service districts may include senior housing.

Future Land Uses of Surrounding Area:

North: Neighborhood Service & Neighborhood Residential
South: Parks & Open Space & Neighborhood Residential
East: Neighborhood Residential
West: Enhancement/Redevelopment

TRAFFIC/ INFRASTRUCTURE IMPACTS:

An increase in the number of peak hour trips is expected; although this is an increase from the amount of trips currently generated and an increase from what could be generated under the current R-1800-M zoning, the impact on the traffic on Plano Road would be insignificant.

STAFF COMMENTS:

Background:

The subject property was developed in the 1930's as a residential property and the current owners have owned/occupied the property for over fifty (50) years. Additional structures include a garage, barn, and additional accessory building; however, the property has never been platted.

In February 2016, the City Plan Commission considered a similar request from the applicant. The request included the entire 4.7-acre tract of land and proposed up to sixty (60) apartment units on the subject property (all located west of the creek/pond area). At that meeting, several residents spoke in opposition to the request due to increased density, building height, traffic, proximity and loss of privacy. The Commission continued the meeting to allow the applicant additional time to address neighborhood concerns. Two (2) additional continuations were granted by the Commission; however, the applicant ultimately withdrew his application, stating he would come back at a later date with a revised request to address neighborhood concerns.

Request:

The applicant's revised request is to construct forty-three (43) residential units (27 apartments and 16 townhomes) on the subject site in lieu of the sixty (60) "flat-style" units that were originally proposed in February 2016. The developable area of the project would be limited to approximately 2.2 acres. The three (3) four-story apartment buildings will be located along the northern portion of the property, while the four (4) three-story townhome buildings will be located closer to the southern property line with the ends of each building facing the single-family homes to the south.

The applicant's intent is to provide a residential project for the City's aging community that is different than the other available types of housing such as patio homes, independent living facilities, and assisted living facilities. The applicant has developed other senior housing in the City including the Twin Rivers independent living facility at Belt Line Road and Glenville Drive and the Twin Rivers assisted living facility on Plano Road, just south of Campbell Road, which is currently under construction.

The applicant states that there is a market for seniors who desire to purchase, rather than rent, a low maintenance home without stairs. The applicant proposes to develop three (3) individual buildings with up to nine (9) apartment units in each building with the first floor of each building containing secured parking while the individual units will be "flat" style units located on a single floor accessed by an elevator. Although emergency stairs are provided, the design allows residents to park in a secured parking area and take an elevator directly to their floor.

Although the townhomes will have stairs, they will provide a low maintenance, for-sale product. He states the townhomes will add to the mix of product provided in the development while also addressing the privacy concerns related to 4-story buildings located along the southern property line.

Proposed Development Regulations:

The applicant has stated their intent is to provide a for-sale product (condominiums) and townhomes and has proposed a limitation on the amount of condominium units that can be leased which would be 10%. However, per the City's Comprehensive Zoning Ordinance (CZO), condominiums are defined as an apartment. The definition is as follows:

a multifamily structure containing three or more dwelling units located on a single lot designed to be occupied by three or more families living independently of one another, excluding hotels or motels.

The applicant has stated they are willing to include restrictions requiring condominium declarations be filed for the property as well as including a restriction on the percentage of units that can be leased. However, City zoning regulations **cannot dictate** ownership as it relates to a residentially zoned property, regardless of whether the structures are multi-family or single-family. Similarly, the City cannot dictate ownership as it relates to the townhomes either. Since these restrictions cannot be placed within the proposed zoning regulations, the applicant has proposed a set of regulations related to the design of the project, minimum unit size, and parking

requirements which he states will dictate that the property be developed as a for-sale product rather than a for lease product.

The following reflects the applicant’s proposed regulations related to the “condominium units” and how they differ from typical apartment communities of similar size:

- The proposed development limits the number of dwelling units to no more than nine (9) per building.
- Each building will be required to be four (4) stories.
- Each building will provide elevator access to each floor.
- Each building will provide a secured parking garage on the first floor.
- The minimum dwelling unit size will be 1,600 square feet.

Although parking garages and elevators are typical in 4-story apartment buildings, those buildings typically contain many more units than proposed with this request. Also, the minimum unit sizes are much larger than standard Apartment Zoning Districts or minimum unit sizes in more recently approved Planned Development Districts that contain apartments. The applicant has stated these regulations, along with their plan for marketing the property, makes the development impractical for typical apartment developers, but ideal for a condominium project. Additionally, the applicant is proposing sixteen (16) townhome units that will be platted on individual lots, typical of standard townhome developments.

The following table provides a more detailed description of the proposed development regulations for the project:

	Proposed Regulations
Building Footprint	Apartments – Min. 5,525 s.f. footprint / Max. 6,624 s.f. footprint. Townhomes – Max. 4,452 s.f. footprint.
Units per Building	Apartments – Max. 9 units per building. Townhomes – Max. 4 units per building.
Building Height	Apartments – 4 stories, Max. 51 feet to top of tallest element. Townhomes – 3 stories, Max. 36 feet to the midpoint of roof.
Dwelling Unit Size	Apartments – Min. 1,600 s.f.. Townhomes – Min. 1,600 s.f. (exclusive of garages and breezeways).
Unit Density	Net: approximately 19.3 units per acre (excluding area for right-of-way dedication and area covered in ZF 16-14).
Lot Coverage	Max. 40% of subject property (excluding area for right-of-way dedication and area covered in ZF 16-14) / as proposed the lot coverage would be approximately 32%.
Setbacks	No front setback required (reduced due to 75-foot Plano Road R.O.W. dedication / Approximately 27 feet of landscaped parkway area with 10-foot trail/sidewalk provided along Plano Road. Min. 10-foot side setback on north and south property lines. No rear setback required from the east property line.
Parking	Overall minimum of 2.4 spaces per unit with a minimum of 2 spaces per unit per building being located in secured garage parking (apartments) or individual garages (townhomes). The additional 0.4 spaces per unit will be surface parking as depicted on Exhibit “B”.

Building Materials	<p>Apartments - Min. 64% of each building elevation shall be of masonry construction (excluding stairwell, elevator shafts, and lobby areas). The applicant proposes to use brick and stone as well as stucco, which is considered non-masonry. The buildings will be constructed in substantial conformance with the attached elevations.</p> <p>Townhomes – Min. 81% masonry on front facades / Min. 24% masonry on rear/alley facing facades / 100% masonry on side facades. The townhome buildings will be constructed with brick and stucco.</p>
Accessory Buildings	One (1) allowed – Max. 1,200 s.f. / Min. 50% masonry requirement which must be same color and materials as principal buildings.
Additional Amenities	<ol style="list-style-type: none"> 1. Min. 10-foot ceiling heights 2. Required elevator access 3. Secured first floor parking (apartments) / individual garage (townhomes) 4. Min. 4,000-square foot amenity area with features such as a swimming pool, clubhouse/game room/multipurpose room, and/or open space areas with seating, grill areas, gazebos or other elements approved by the City 5. Min. 3,000-square foot amenity area with features such as open space with trees, seating areas, water features, picnic tables, or gazebos 6. Connection along Plano Road to the Duck Creek Trail.

Elements Related to the Request:

Land Use – The subject property is zoned R-1800-M Residential, which allows single-family detached homes (minimum 1,800 square feet in size) on minimum 12,000-square foot lots. However, the City’s 2009 Future Land Use Plan (part of the 2009 Comprehensive Plan) designates the subject property as Neighborhood Service. This category includes a variety of service related uses including retail, restaurant, and office uses. The Future Land Use Plan also states that some properties designated as Neighborhood Service could include senior housing.

The applicant feels that although the proposed development is not limited to housing for seniors, it does provide an alternative to senior housing that would be desired by retirees and empty nesters.

Townhomes – While the previous request included up to sixty (60) apartment units, the revised request has been reduced to twenty-seven (27) apartment units, as well as sixteen (16) townhomes. The townhomes would be located on individually platted lots that would be required to have frontage on an alley, each with separate utility connections. The four (4) proposed townhome buildings would be oriented parallel to Plano Road with the sides of each building facing south toward to the homes on Creekside Drive. The applicant modified the request to address neighborhood concerns related to proximity of the new buildings to existing homes, building height, privacy, and density. The 3-story townhome buildings will be constructed at a height similar to 2-story single-family homes; furthermore, the southern side of the townhome buildings will require non-transparent glass to be used for windows on the third floor of the southern elevations to further increase privacy for the homeowners to the south.

Building Height – The proposed apartment buildings will be four (4) stories in height, approximately fifty-one (51) feet to the top of the tallest elements with a typical roof height of 49’6”. The townhome buildings will be three (3) stories in height, not to exceed thirty-six (36)

feet at the midpoint between the eaves and ridge of the roof (standard point for measuring the height of pitched roofs structures). The current zoning limits the height of single-family homes to two (2) stories, not to exceed forty (40) feet (measured to the midpoint). Additionally, non-residential structures are typically subject to height proximity restrictions based on their distance from single-family homes (1-story, twenty-five (25) feet within 150 feet of a residential district).

The previous proposal indicated 4-story buildings, up to fifty-seven (57) feet tall, along the southern and northern property lines. The southern buildings were located approximately 100 feet from the residentially developed properties to the south located on Creekside Drive. The revised plan limits the 4-story buildings (now fifty-one (51) feet tall) to the northern portion of the property; the 3-story townhomes are located approximately 165 feet from the residentially developed property to the south. The eastern building along the north property line will be approximately 180 feet from the residentially developed properties to the northeast located on Fair Oaks Drive and Willow Crest Drive.

Screening and Buffering – The City’s Subdivision and Development Code requires that each apartment complex be enclosed by a perimeter fence and provide access control features at the entrances.

The development provides an 8-foot black, tubular steel perimeter fence with brick columns on 50-foot centers, but without controlled access at the Plano Road entrances. Access control is not proposed at the entrances because parking for residents will be provided within the secured parking areas or individual garages in each building. More recent apartment developments such as GreenVUE (southeast corner of Collins and Greenville), The Standard (northwest corner of Renner and Plano), and the Shire Apartments do not provide a fully fenced perimeter either.

In addition to the perimeter fence, the applicant is also proposing a minimum ten (10) foot wide landscape buffer along the north and south property lines. Within the southern landscape buffer, a minimum of one (1) live oak/similar canopy tree or one (1) evergreen magnolia/similar evergreen tree will be required every thirty-five (35) feet to provide a visual buffer between the subject property and residentially developed property to the south. Also, between the subject property and residential neighborhood to the south, there is an 80-foot wide City-owned property which includes a portion of the Duck Creek Trail, landscaped berms as well as overhead electrical transmission lines.

The previous request proposed 4-story buildings along the south property line, approximately 100 feet from the residentially developed property to the south. The revised request increases the separation from the homes to the south while also decreasing the height of the proposed buildings closest to the south property line. The applicant feels these changes coupled with the open space area between the developments will help to lessen the visual impact of the proposed development.

Landscaping – The applicant is proposing a minimum 20% landscape requirement for the subject property. The typical standard requirement for apartment and other non-residential developments with building areas exceeding 75,000 square feet is 10%. However, the proposed concept plan depicts approximately 30% landscaping for the subject property.

The applicant is requesting to waive the requirement for a 10-foot landscape buffer with canopy and ornamental trees along Plano Road, which is required per the City's Landscaping Policies.

The original design provided a buffer, but when it was determined that 75-foot of right-of-way dedication was required to provide the 140-foot right-of-way section along that portion of Plano Road, the new property line was moved back to the west wall of Building 'A' as shown on Exhibit "B". Although no buffer area is provided, there is approximately twenty-seven (27) feet of landscaped parkway area which will also include a 10-foot trail along Plano Road.

Amenities – The applicant is proposing to provide two (2) separate amenity areas within the development to provide recreational areas for the residents. The larger outdoor amenity area, which will be a minimum of 4,000 square feet, will be located in the southeast corner of the development area and will be required to include two (2) of the three (3) following amenities:

- Swimming pool
- Outdoor bocce ball court and/or outdoor horse shoe court
- Clubhouse/game room/multipurpose room, minimum 350 square feet
- Usable open space, a minimum of 1,000 square feet to include three (3) of the following: cluster of trees, water feature, seating area, picnic tables, barbeque grills, gazebos, or other elements approved by the City's Director Parks and Recreation

A second amenity area is proposed in an area to be located in an area between townhome buildings E and F. This area will be required to provide a usable open space of at least 3,000 square feet to include at least two (2) of the following amenities: cluster of trees, water feature, seating area, picnic tables, barbeque grills, gazebos, or other elements approved by the City's Director Parks and Recreation

Typical apartment developments are required to achieve a minimum number of amenity points for recreational areas within the development. For example, the A-950-M Apartment District states that in addition to an indoor or outdoor play area for children of at least 900 square feet in area, a minimum of seventy (70) amenity points shall be required for each 250 apartment units. A specific amount of points is accrued depending on the amenity (i.e. pool, clubhouse, sport courts, etc...). These requirements were designed for suburban style apartment complexes; however, they are less appropriate for this type of development.

The proposed facility will not provide an indoor or outdoor play area because it is not anticipated that children will be living in this development and the seventy (70) amenity points would not be achieved; however, other types of recreational areas are proposed and could include:

- Swimming pool (10 points)
- Clubhouse/game room/multipurpose room, minimum 400 square feet (10 points)
- Usable open space with features such as seating, barbeque grills, or clusters of trees (10 points)
- Minimum 8-foot wide jogging trail, bike path, or combination thereof (10 points)
- Outdoor multi-use sport court, tennis court, racquetball court, or similar facility (5 points)
- Equipment such as pool tables or ping pong tables in the clubhouse/game room/multipurpose room (1 point per piece of equipment)

With the applicant's proposal, at least twenty (20) points would be achieved in the larger outdoor amenity area; at least ten (10) points would be achieved in the smaller amenity area. The recreational areas discussed above would equal at least thirty (30) amenity points. Since seventy (70) points are required for up to 250 units, and the development contains no more than forty-three (43) units, the applicant feels the provided recreational areas along with the adjacency of area parks will meet the needs of the residents.

Although the A-950-M Apartment District does not apply the points on a per unit basis, this development would provide more points per unit than a 250-unit complex providing seventy (70) points, which is 0.28 points per unit. The minimum thirty (30) points provided by this development equals 0.70 points per unit for the forty-three (43) units.

Right-of-Way Dedication –The property has never been platted; therefore, right-of-way for Plano Road has never been formally dedicated. It appears that easements for the widening of Plano Road have been granted to allow its widening to its current configuration (a 140-foot wide, 6-lane divided arterial) with the northbound lanes and median currently located on the subject property.

As part of this request, the applicant was informed that seventy-five (75) feet of right-of-way would need to be dedicated to provide a 140-wide right-of-way width for this section of Plano Road. Within the right-of-way, a 10-foot trail will be required to be constructed as part of the development. As discussed above, the applicant has requested that no setback be required from the west property line due to the amount of right-of-way dedication; however, the buildings will still be set back approximately twenty-seven (27) feet from the Plano Road curb line.

Driveway Location – The applicant's previous request provided one (1) driveway, which was located north of the median opening shown on Exhibit "B". A cul-de-sac was provided at the east end of the development to allow vehicles to turn around. The Commission and residents stated they had concerns due to vehicles having to make U-turns to access the site.

The applicant's revised design incorporates a looped fire lane on the site which allows for the southern driveway to access the existing median opening. The existing median opening will be slightly modified to allow proper turning movements into the site. Although the center line of the southern driveway will not line up with the center line of the driveway on the west side of Plano Road, the design is adequate since the driveway on the west side of Plano Road serves an electrical substation which is accessed infrequently.

Flood Plain/Eastern Portion of Tract – The current location of the west edge of the 100-year flood plain (located on the east half of the property) is under review by the Federal Emergency Management Agency (FEMA). Exhibit "B" depicts where the applicant anticipates the new 100-year flood plain line will be located; however, if the zoning change request is approved, and the flood plain encroaches further into the site, the applicant will have to modify the location of their building(s), driveway, fencing and/or any other improvements, so they are located outside of the 100-year flood plain. The area located east of the western flood plain line is the subject of ZF 16-14, which the applicant is requesting to rezone to a separate PD Planned Development. The PD would retain the base R-1800-M Residential zoning, but the request is to allow the lot to be

platted separately and not require frontage on a public street. This request will be discussed further in the staff report for ZF 16-14.

Project Phasing – The applicant has stated that the project would likely be built in several phases, possibly one (1) or two (2) buildings at a time. Staff informed the applicant that although the buildings may be built in multiple phases, the City would require certain improvements to be constructed. As presented below, the following improvements will be required with the first phase of construction:

- Driveways and fire lane
- Surface parking
- 10-foot sidewalk along Plano Road, including connection to Duck Creek Trail
- 10-foot landscape buffer and associated trees along the south property line
- Outdoor Amenity Area 2
- Left turn lane and median modifications
- Dumpster and screening wall, and
- Perimeter fencing

Correspondence: To date, staff has a large volume of correspondence in support and opposition to the request. Within the 200-foot notification area, three (3) property owners are in support of the request and five (5) property owners, representing approximately 7% of the notification area, are in opposition to the request.

Motion: On June 7, 2016, the City Plan Commission recommended approval of the applicant’s request, on a vote of 6-1 (Commissioner Maxwell opposed), subject the following special conditions:

Sec. 1. Intent.

The purpose of the **Residences on Duck Creek Trail Planned Development District** is to provide a needed and complementary land use plan for 700 N. Plano Road. This planned development will feature a unique combination of condominium FLATS and townhomes, specifically designed to fill a need within the City and address neighbor concerns. The site layout will allow for a private loop around the development, 2 secured garage parking spaces for every home, ample surface parking, and will also leave room for a courtyard, beautiful landscaping, and community amenities. Façade products will include a stone, brick, and other high-quality materials creating an elegant traditional look.

Sec. 2. Concept Plan, Elevations, and Net Development Area

The Property shall be used and developed in substantial conformance with the Concept Plan attached as Exhibit “B” (“Concept Plan”) and the elevations attached as Exhibits “C-1 through C-5” (“Building Elevations”).

Any and all area regulations and development calculations shall be based upon the Net Development Area, which is understood to exclude a City Right of Way dedication on the western side. For all intents and purposes this Planned Development District Regulation is limited to the Net Development Area.

Sec. 3. Permitted Uses.

(1) Permitted Uses on The Property shall include:

- a. Apartments
- b. Townhomes, defined as a single-family dwelling in a row of at least 3 attached units, each having access to the outside. Units are required to be separately platted. No unit shall be located over another unit and each unit shall be separated from other units by one or more common firewalls.
- c. No more than one accessory building, no larger than 1,200 square feet, necessary to store equipment for several dwelling units or provide a service function for several dwelling units;
 - i. The location of any such accessory building shall be limited to the space to the east of Building C; and no such accessory building shall be occupied as a place of abode;
- d. Amenities such as swimming pools, clubhouses, tennis courts or similar amenities located in a private recreational area established to serve the residents of the subdivision. (See Sect. 6(5)).

Sec. 4. Building Regulations.

(1) Minimum Unit Size:

- a. Apartments:
 - i. Dwelling units shall be a minimum of 1,600 square feet;
- b. Townhomes:
 - i. Dwelling units shall be a minimum of 1,600 square feet, exclusive of garages and breezeways;

(2) Maximum Building Size:

- a. Buildings A-C:
 - i. A maximum of nine (9) apartment units shall be contained in a single building.
- b. Buildings D-G:
 - i. A maximum of four (4) townhome units shall be attached in a single building.

(3) Building Separation:

- a. Buildings containing dwelling units shall be separated from other buildings on the same lot by twenty (20) feet.
- b. Buildings A & B may share a common stairwell and elevator located in an exterior adjoining stairwell/elevator shaft.

(4) Building Amenities:

- a. Buildings A-C:
 - i. Elevator access to each floor of the building shall be provided;
 - ii. Secure parking shall be provided in accordance with the parking regulations stated in Sec. 6(4).
 - iii. The minimum ceiling height of each unit shall be ten (10) feet.

(5) Type of Exterior Materials:

- a. Buildings A-C:
 - i. A maximum of 36% of each building facade, excluding the stairwell/elevator shafts/lobby, doors, and windows, may be constructed of non-masonry materials.

1. The stairwell/elevator shafts may include the exterior materials in the manner and proportions detailed in Exhibit “C-1” through “C-4”.
 2. Buildings A through C shall be developed in substantial conformance with Exhibits “C-1” through “C-4”; however, minor deviations to the color and location of approved building materials shall be allowed.
- b. Buildings D-G:
- i. Front Elevations:
 1. Front facing elevations shall be a maximum of 19% non-masonry materials, and shall be in substantial conformance with exhibit C-5.
 - ii. Side Elevations:
 1. All side elevations shall be of compatible design in terms of architectural style, materials, and detailing with the front elevation, and shall consist of 0% non-masonry materials, and shall be in substantial conformance with exhibit C-5.
 - iii. Rear / Alleyway Elevations:
 1. Rear elevations shall have a minimum of 24 percent of the exterior walls constructed of masonry materials, and shall be in substantial conformance with exhibit C-5.
 - iv. Townhome Building D:
 1. Townhome Building D may be designed so that a Back Door may be incorporated into the Rear / Alleyway Elevations.
 2. Townhome Building D may also be permitted to incorporate a wrought iron fence, up to 4 feet in height, as well as a living green screening wall not to exceed nine (9) feet, along the western property line.
- c. Accessory Building or Other Permitted Buildings:
- i. A minimum of 50% masonry material utilizing the same general color and materials used on the dwelling unit buildings.

(6) Building Size:

- a. Buildings A-C:
 - i. Any Apartment building containing dwelling units shall have a building footprint of no less than 65’ x 85’ and no greater than 72’ x 92’.
- b. Buildings D-G:
 - i. Any townhome building containing dwelling units shall have a length of no greater than 106 feet, and shall have a depth of no greater than forty-two (42) feet.

(7) Windows:

- a. Buildings D-G:
 - i. Third floor windows on the southern side of the townhome buildings, facing south, shall utilize non-transparent glass.

Sec. 5. Height Regulations.

(1) Maximum Height:

- a. Buildings A-C:
 - i. The maximum building height shall be limited to four (4) stories not to exceed 49’ 6”.

- 1. Architectural features and Elevator Shafts shall not exceed fifty-one (51) feet.
- b. Buildings D-G:
 - i. No principal building shall exceed three (3) stories or thirty-six (36) feet in height.
- c. Accessory Building:
 - i. No accessory building shall exceed one (1) story or fifteen (15) feet in height.

Sec. 6. Area Regulations.

(1) Maximum lot coverage for all buildings, excluding structures in the outdoor amenity area or courtyard shall not exceed 40% subject property.

(2) Perimeter Setbacks:

- a. North:
 - i. The minimum building setback from the northern property line shall be ten (10) feet.
- b. South:
 - i. The minimum building setback from the southern property line shall be ten (10) feet.
- c. East:
 - i. The minimum building setback from the east property line shall be zero (0) feet.
- d. West:
 - i. The minimum building setback from the west property line shall be zero (0) feet.
- e. Balconies:
 - i. Balconies above the first floors may encroach up to four (4) feet into the required setbacks except along the west property line or into the floodplain.
- f. Overhangs and fireplaces:
 - i. The minimum setback requirements shall apply in all cases, except that fireplaces, eaves, bays, and balconies may extend to a maximum of four (4) feet into the required setbacks, except along the west property line or into the floodplain.

(3) Landscaping:

- a. A minimum of 20% landscaping shall be provided in areas substantially conforming to Exhibit B. These areas may include:
 - i. Enhanced paving areas;
 - ii. Landscaping islands; and
 - iii. Open space areas.
- b. Along the southern and northern property line, a minimum 10-foot wide landscape buffer shall be provided. At least one live oak (or similar canopy tree) or magnolia (or similar evergreen tree) for every 35 lineal feet, shall be provided in the southern landscape buffer.
- c. No street trees shall be required along Plano Road, however trees shall be allowed behind the sidewalk within the City's Right of Way.

(4) Parking:

- a. Minimum Parking Requirement:
 - i. A minimum of (2.4) Parking Spaces shall be provided per dwelling unit;

1. Of the (2.4) parking spaces provided, a minimum of (2) shall be secured garage parking on the on the first floor of each building containing dwelling units.

(5) Amenities:

- a. The outdoor/courtyard area between buildings E and F shall be the Designated Community Area 1, and shall include the following:
 - i. Usable Open Space at least 3,000 square feet to include at least two (2) of the following: cluster of trees, water feature, seating areas, picnic tables, barbeque grills, gazebos, or other elements approved by the city's director of parks and recreation.
- b. In addition to the Designated Community Amenity Area 1, a minimum of 4,000 Square feet shall be designated and reserved for community amenities to be located to the East of building G (Community Amenity Area 2);
 - i. Community Amenities shall include at least two (2) of the following:
 1. Swimming Pool;
 2. Outdoor Bocce Ball Court and/or Outdoor Horse Shoe Court
 3. Clubhouse/Game Room/Multipurpose Room of at least 350 sq. ft.
 4. Usable Open Space, at least 1,000 square feet to include at least three (3) of the following: cluster of trees, water feature, seating areas, picnic tables, barbeque grills, gazebos, or other elements approved by the city's director of parks and recreation.
- c. The Planned Development shall also include a sidewalk, hiking, jogging, and /or bike trail connecting the development to public trail system (Duck Creek Trail) as shown on Exhibit "B".

Sec. 7. Miscellaneous Regulations.

(1) All townhome lots platted individually for dwelling units shall have frontage on a private alleyway, and shall be serviced individually by water, sewer, electric, gas, and other utility services.

(2) Additional Surface Parking:

- a. It is understood that up to two (2) additional surface parking spaces may be added to the development site, so long as those additional parking spaces are located to the east of Building G adjacent to the surface parking currently reflected in the Concept Plan.

(3) Staff Approval:

- a. Site plans, landscape plans, and building elevations in conformance with the Concept Plan and Exhibits "C-1" through "C-5" may be approved administratively by the Director of Development Services or designee.

(4) Fencing:

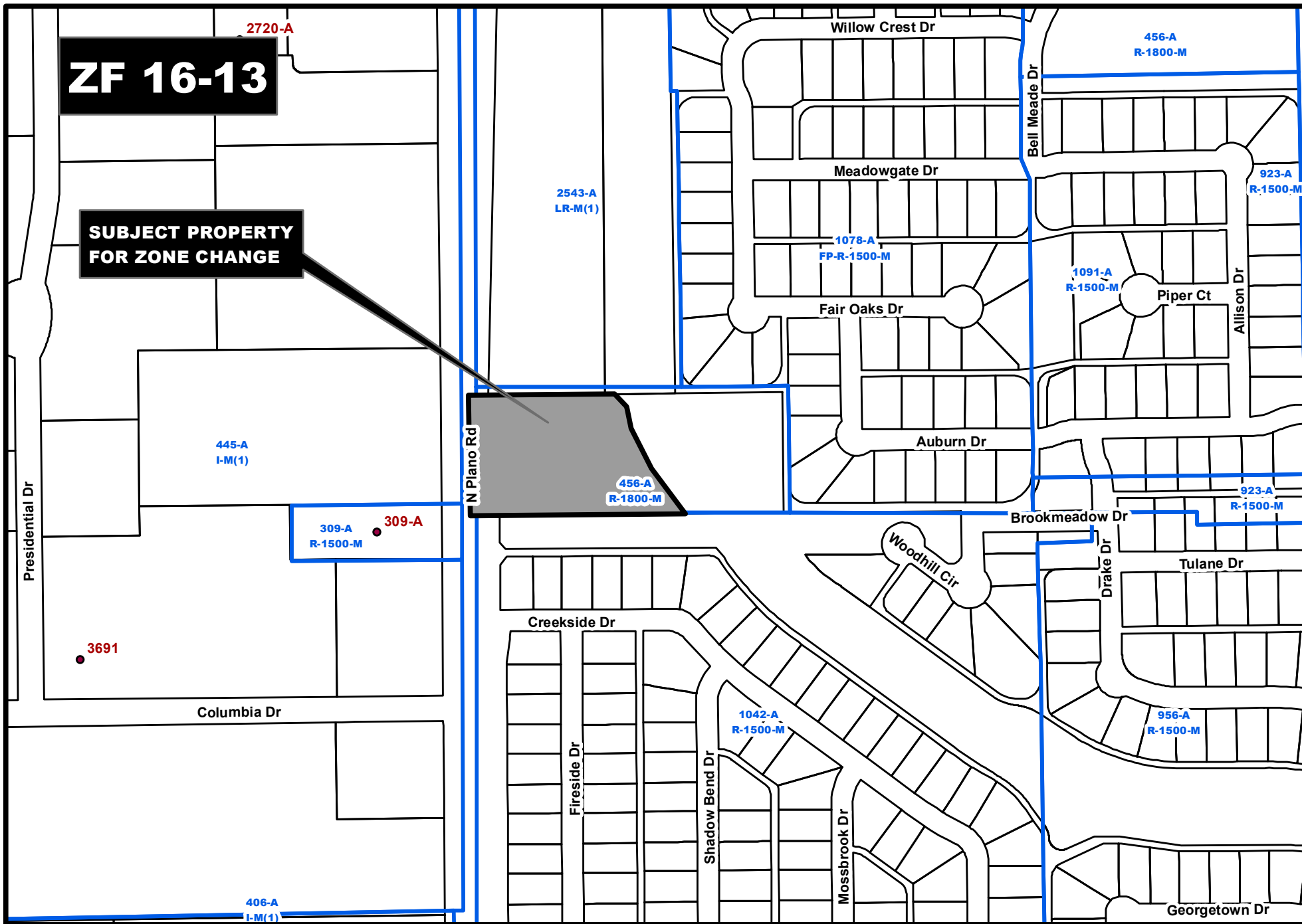
- a. Fencing shall be constructed in substantial conformance with the location, height, and appearance reflected in the Concept Plan.

(5) Before a Certificate of Occupancy is issued for any building, the following improvements must be constructed:

- a. Fire Lane,
- b. Surface Parking,
- c. Fencing,
- d. Sidewalk adjacent to Plano Road,

- e. Landscape Buffer and Trees,
- f. Dumpster and Screening Wall
- g. Outdoor Amenity Area 2,
- h. Trail / Sidewalk Connection along Plano Road to the South,
- i. Left Turn Lane / Median Modifications.

(6) Before a Certificate of Occupancy is issued for Building E or Building F, Amenity Area 1 shall be completed.

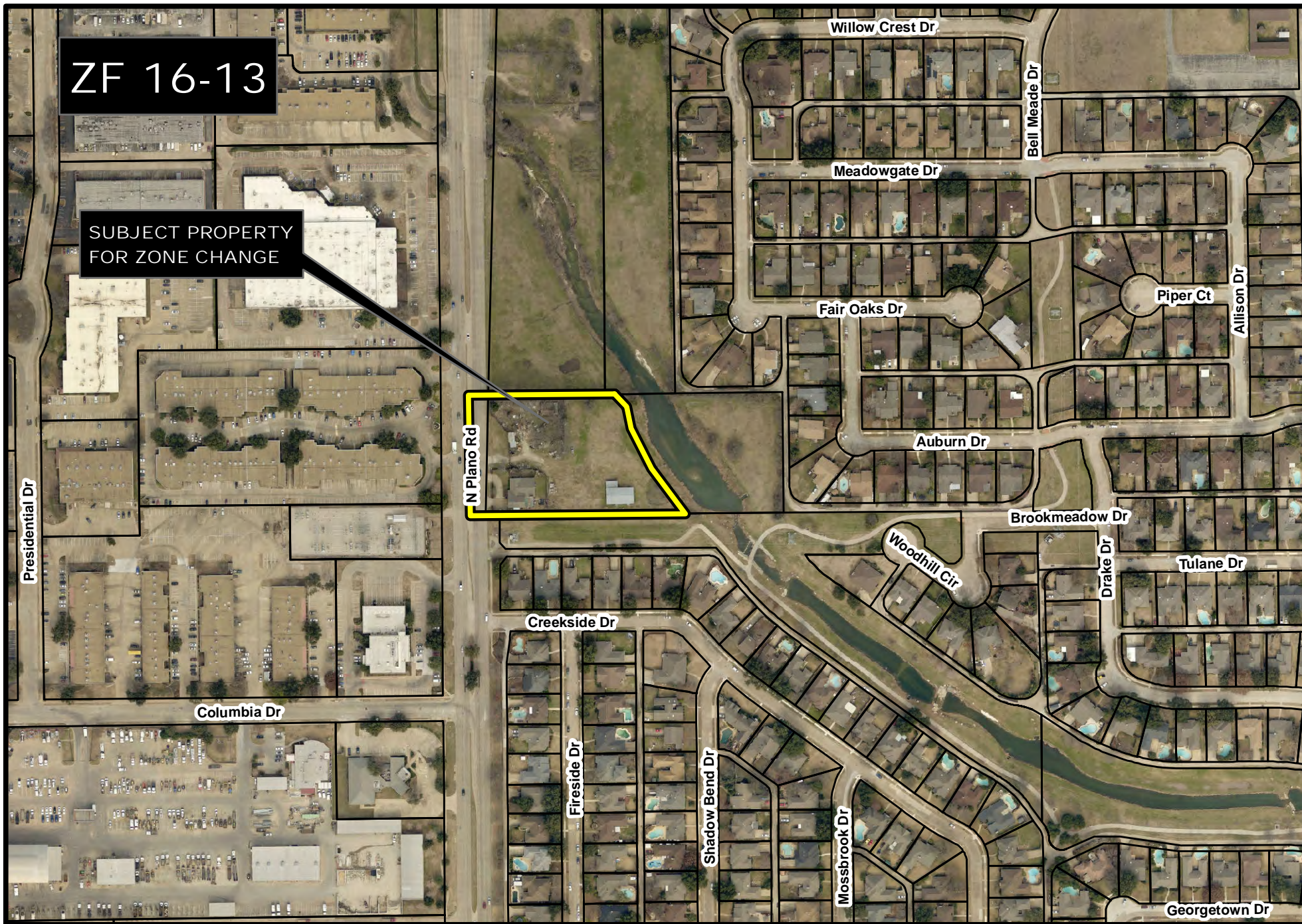


ZF 16-13 Zoning Map

Updated By: shacklett, Update Date: May 16, 2016
 File: DSI\Mapping\Cases\Z\2016\ZF1613\ZF1613 zoning.mxd

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





ZF 16-13

SUBJECT PROPERTY
FOR ZONE CHANGE

ZF 16-13 Aerial Map

Updated By: shacklett, Update Date: May 16, 2016
 File: D:\Mapping\Cases\Z\2016\ZF1613\ZF1613 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.



Plano Road

Willow Crest Drive

Fair Oaks Drive

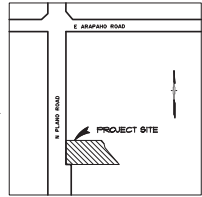
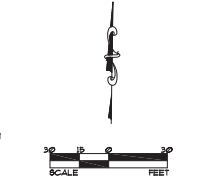
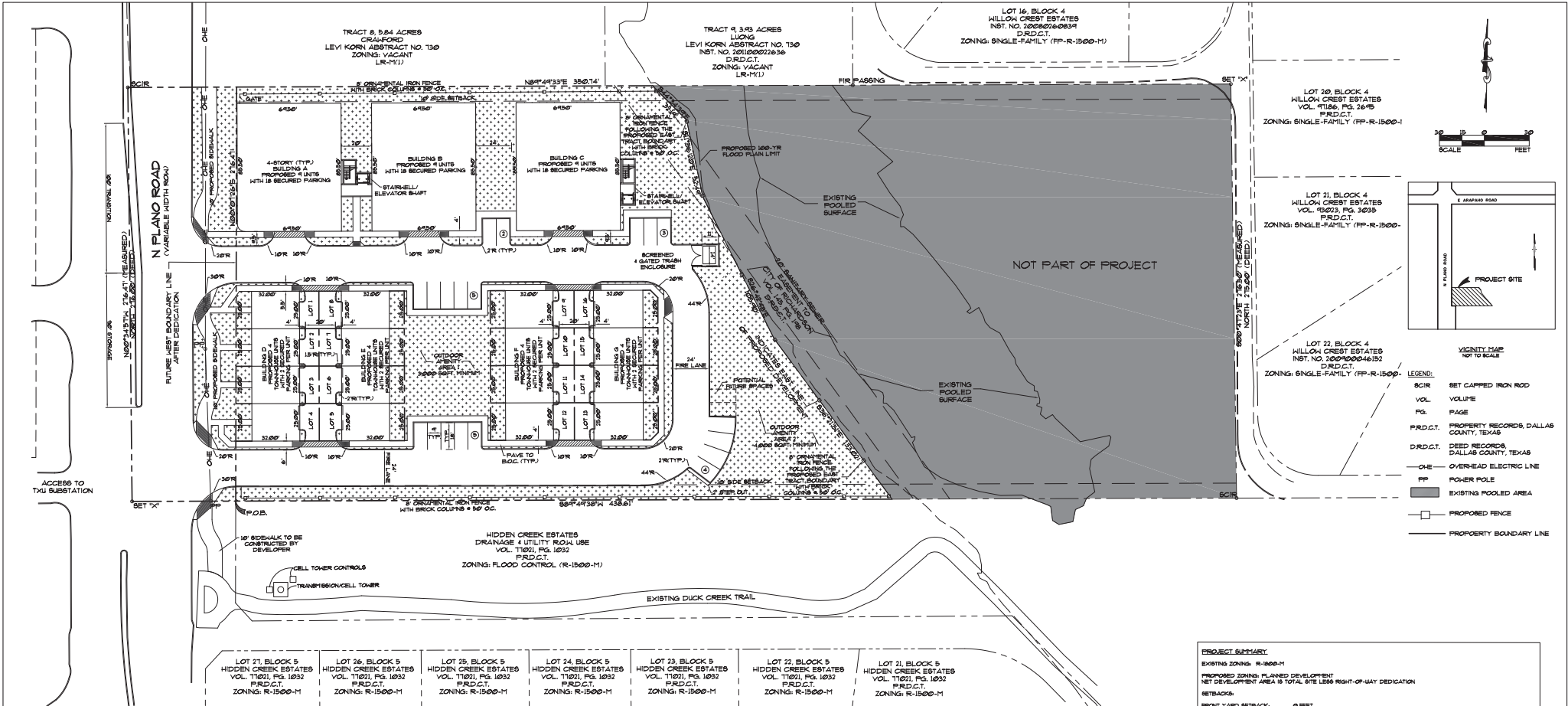
R.O.W. Dedication

ZF 16-13 Tract

ZF 16-14 Tract

Creekside Drive

Oblique Aerial
Looking North



- LEGEND:**
- SCIR SET CAPPED IRON ROD
 - VOL. VOLUME
 - PG. PAGE
 - PRD.C.T. PROPERTY RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - OHE OVER-HEAD ELECTRIC LINE
 - PPF POWER POLE
 - EXISTING POOLED AREA
 - PROPOSED FENCE
 - PROPERTY BOUNDARY LINE

- LOT 27, BLOCK 5 HIDDEN CREEK ESTATES VOL. 11621, PG. 1032 PRD.C.T. ZONING: R-1500-M
- LOT 26, BLOCK 5 HIDDEN CREEK ESTATES VOL. 11621, PG. 1032 PRD.C.T. ZONING: R-1500-M
- LOT 25, BLOCK 5 HIDDEN CREEK ESTATES VOL. 11621, PG. 1032 PRD.C.T. ZONING: R-1500-M
- LOT 24, BLOCK 5 HIDDEN CREEK ESTATES VOL. 11621, PG. 1032 PRD.C.T. ZONING: R-1500-M
- LOT 23, BLOCK 5 HIDDEN CREEK ESTATES VOL. 11621, PG. 1032 PRD.C.T. ZONING: R-1500-M
- LOT 22, BLOCK 5 HIDDEN CREEK ESTATES VOL. 11621, PG. 1032 PRD.C.T. ZONING: R-1500-M
- LOT 21, BLOCK 5 HIDDEN CREEK ESTATES VOL. 11621, PG. 1032 PRD.C.T. ZONING: R-1500-M

PROJECT SUMMARY

EXISTING ZONING: R-1500-M
 PROPOSED ZONING: PLANNED DEVELOPMENT
 NET DEVELOPMENT AREA IS TOTAL SITE LESS RIGHT-OF-WAY DEDICATION

SETBACKS:

- FRONT YARD SETBACK: 0 FEET
- SIDE YARD SETBACK: 10 FEET
- REAR YARD SETBACK: 0 FEET
- SIDE YARD LANDSCAPE BUFFER: 10 FEET

BUILDING/PARKING SUPPLY:

1. LOT AREA: 2678 ACRES (16,640 SQFT. BEFORE ROW DEDICATION) / 2271 ACRES (15,624 SQFT. AFTER ROW DEDICATION)

2. BUILDING SQUARE FOOTAGE: 107,761 SQFT.

3. PARKING SUPPLY:

- SECURED PARKING REQUIRED: 4.3 SPACES/DWELLING UNIT, 86 SPACES
- REGULAR SURFACE SECURED: 13 SPACES
- SECURED: 86 SPACES
- TOTAL PROVIDED ON SITE: 105 SPACES

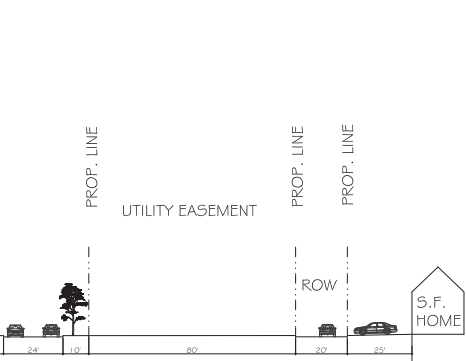
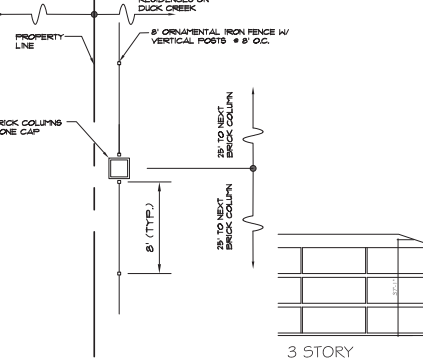
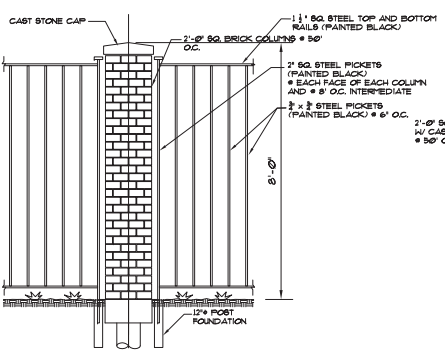
4. LANDSCAPING: REQUIRED: 10% OF TOTAL LOT AREA = 10% x 16,640 SQFT. = 1,664 SQFT. PROVIDED: 35,610 SQFT (100% OF TOTAL LOT AREA)

5. FLOOR TO AREA RATIO: 0.33 : 1 (AFTER ROW AND PARK DEDICATION)

6. BUILDING HEIGHT: TOWNHOMES: 35'-10" TO MIDPOINT OF ROOF / 3 STORES CONDOMINIUMS: 45'-6" MAX. BY MAX. TO TALLEST ARCHITECTURAL ELEMENT / 4 STORES

7. MAX. NUMBER OF UNITS: 43 UNITS

8. OUTDOOR AMENITY AREA 1: 3,000 SQFT. MINIMUM
 OUTDOOR AMENITY AREA 2: 4,000 SQFT. MINIMUM



METAL FENCE AND BRICK COLUMN DETAIL

PARTIAL PLAN VIEW

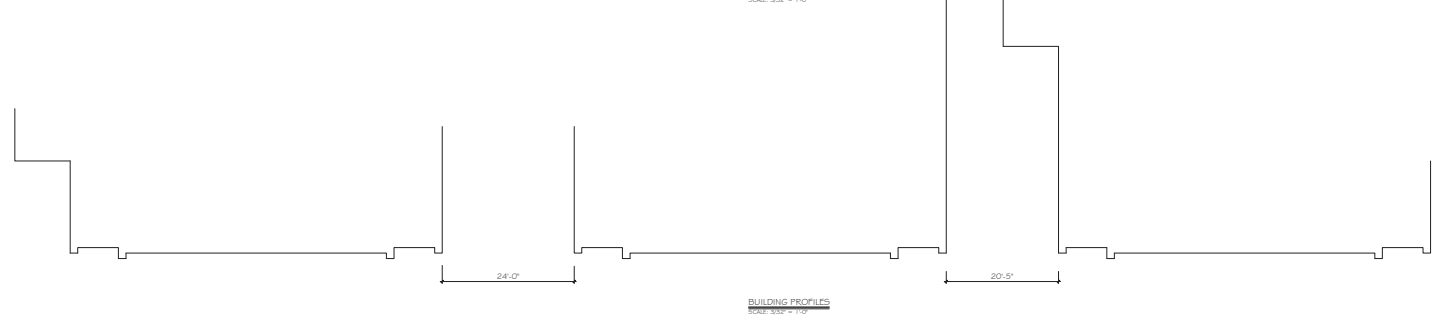
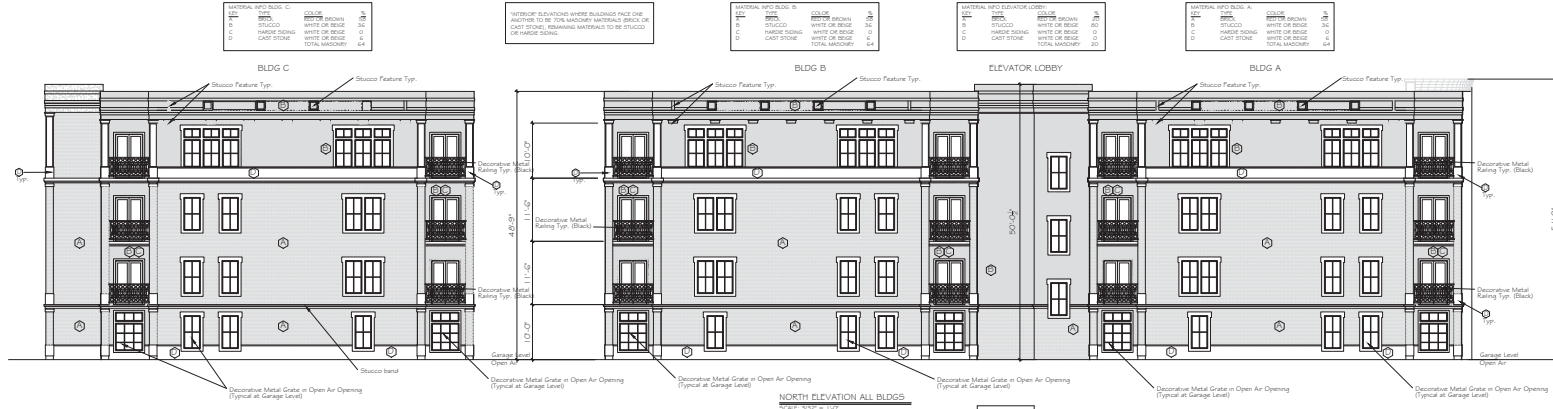
3 STORY TOWNHOMES

ZONING EXHIBIT
THE RESIDENCES ON DUCK CREEK TRAIL
 RICHARDSON, TEXAS
 JUNE 1, 2016

OWNER/APPLICANT:
 TWIN RIVERS CAPITAL PARTNERS, LLC
 TRAVIS THOMPSON, MANAGER
 1400 PRESTON ROAD, SUITE 400
 PLANO, TEXAS 75093
 (469) 235-2251 | (972) 343-8966
 EMAIL: MD1@TEXASNY4002.COM

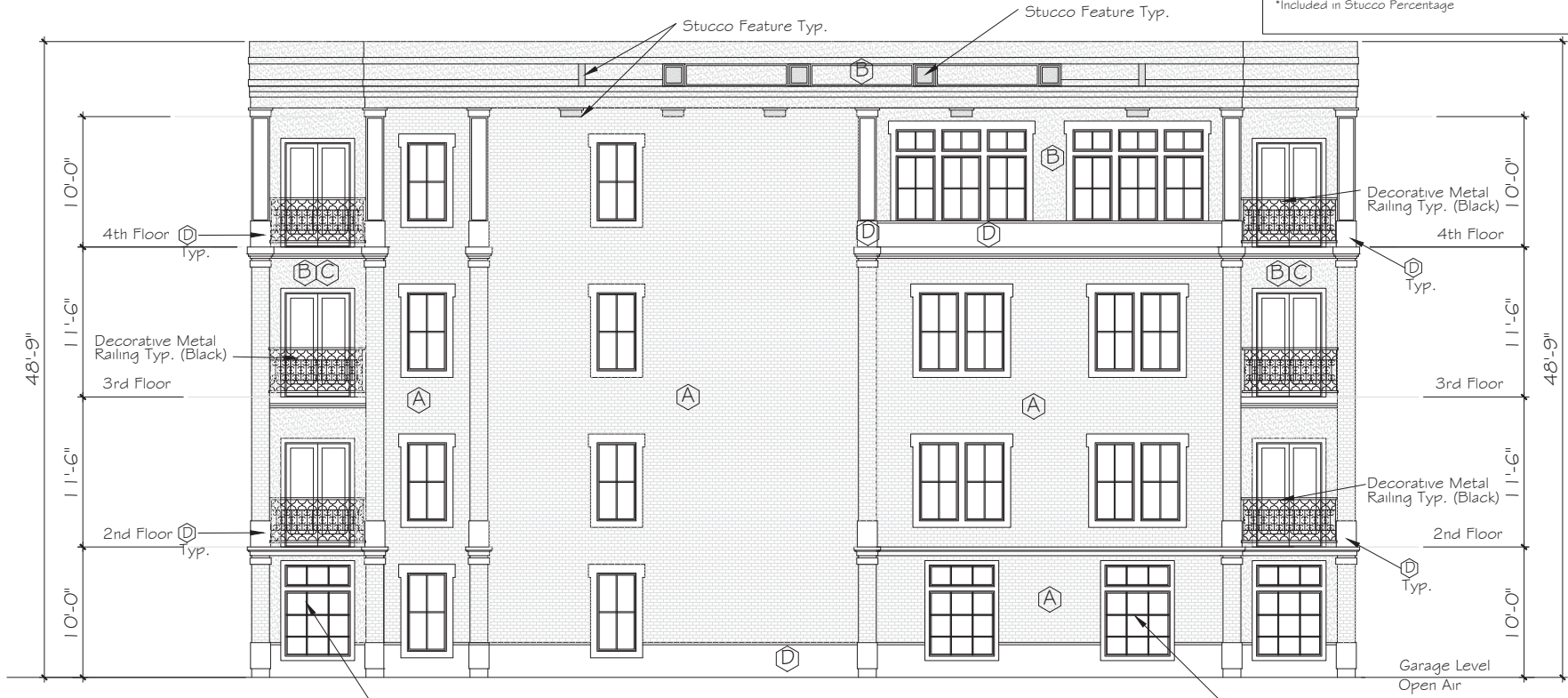


REVISIONS	
NO.	DESCRIPTION
ISSUES	
PERMIT	
DATE:	05.20.16
SHEET:	NO.
ZE 3.0	
OF	SHEETS

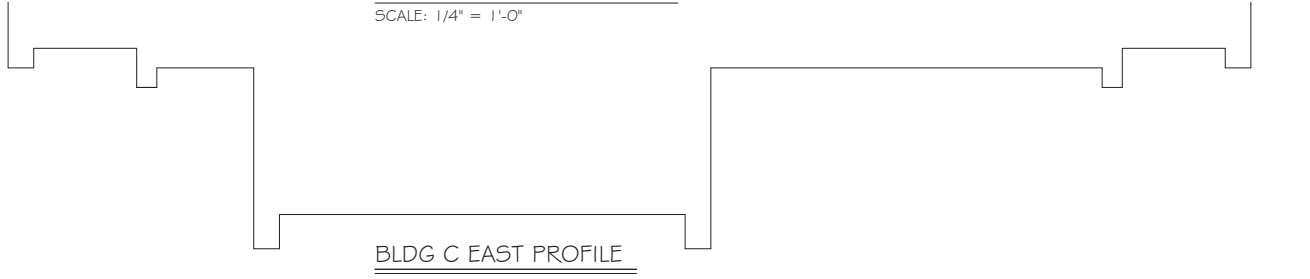


MATERIAL INFO BLDG. B:			
KEY	TYPE	COLOR	%
A	BRICK	RED OR BROWN	65
B	STUCCO	WHITE OR BEIGE	23
C	HARDIE SIDING	WHITE OR BEIGE	.
D	CAST STONE	WHITE OR BEIGE	12
TOTAL MASONRY			77

*Included in Stucco Percentage



(Typical at Garage Level) **EAST ELEVATION BLDG C**
SCALE: 1/4" = 1'-0"



NOI FNG, LLC
Architect
817.306.2834
noifng@noifng.com

Site Location:
700 N. Plano Rd
Richardson, TX 75081

A Proposed Residential Project for
TWIN RIVERS CAPITAL PARTNERS, LLC

REVISIONS	

ISSUES	
PERMIT	
DATE:	05.20.16
SHEET	NO.
ZE 3.2	
OF	SHEETS

MATERIAL INFO BLDG. B:			
KEY	TYPE	COLOR	%
A	BRICK	RED OR BROWN	47
B	STUCCO	WHITE OR BEIGE	22
C	HARDIE SIDING	WHITE OR BEIGE	.
D	CAST STONE	WHITE OR BEIGE	10
E	CAST STONE	WHITE OR BEIGE	21
	TOTAL MASONRY		78

*Included in Stucco Percentage



WEST ELEVATION BLDG A
SCALE: 1/4" = 1'-0" FACING PLANO ROAD

BLDG A WEST PROFILE

NOI FNG, LLC
Architect
817.300.2834
noifng@noifngmasonry.com

Site Location:
700 N. Plano Rd
Richardson, TX 75081

A Proposed Residential Project for
TWIN RIVERS CAPITAL PARTNERS, LLC

REVISIONS

NO.	DATE	DESCRIPTION

ISSUES

PERMIT

DATE: 05.20.16

SHEET NO.

ZE 3.3

OF SHEETS

NO.	REVISIONS

ISSUES

PERMIT

DATE: 05.20.16

SHEET NO.

ZE 3.4

OF SHEETS

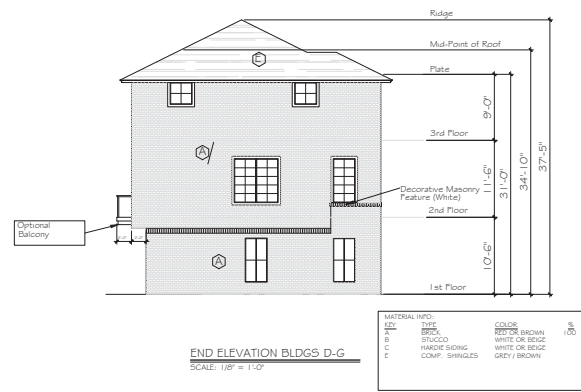
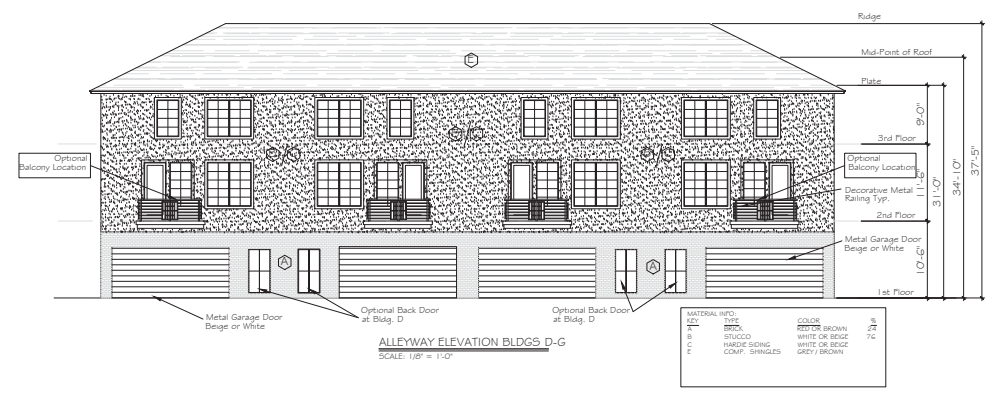




Exhibit D-1



Exhibit D-2





Exhibit D-4





Exhibit D-6



Looking across Plano Road
at Subject Property

(11)



**Looking East along
South Property Line
of Subject Property**

Applicant Statement

The subject property, located at 700 N. Plano Road (the Property), has been owned and occupied by Mr. and Mrs. Housley for over 65 years. Richardson has changed dramatically over the decades but the use of Mr. and Mrs. Housley's land has not. However, that's not to say that other uses haven't been pursued.

Through the years several developers failed in their attempts to improve the land. Whether it was neighborhood opposition, adjacent single family development, a moving floodplain line, or simple impracticality, there has always been some detrimental obstacle that has prevented this beautiful piece of land from transforming into something better.

History of the Current Application

In 2014 Mr. Housley approached Mike Thompson, (Owner of Twin Rivers Senior Living), about the possibility of developing his land. After more than a year of research, surveying, and planning, Twin Rivers Capital Partners, LLC (the Applicant), conceptualized a new usage for the Property to accommodate the growing number of older Richardson residents that are looking to downsize from their current single family home. The plan incorporated a small number of luxury, low maintenance, condominium FLATS, that would be available for purchase (the "**First Plan**").

After several predominantly supportive meetings with individuals in the surrounding community, the Applicant, moved forward with presenting its initial application to the City Planning Commission on February 2nd, 2016. However, in response to the concerns expressed at the Feb. 2nd public hearing, the Applicant requested an extension to revise the concept plan in order to address concerns about the height of the buildings.

While making changes to its design, the applicant was able to do more than simply lower the height. After great effort, the revised plan (the "**Second Plan**") was adjusted to address issues related to height, privacy, proximity, traffic, and density. As soon as the revisions were finalized, a meeting was scheduled with those neighbors that lived adjacent to the property to discuss all the changes.

After describing the details of the revised Second Plan, some of the neighbors at that meeting still had lingering concerns. The applicant then introduced an alternative design that would incorporate Townhomes on the southern portion while still allowing for condominium FLATS on the northern side (the "**Third Plan**"). The applicant made clear that despite all the time and energy that had gone into making revisions to the First and Second Plans that they would be willing to voluntarily withdraw their application if the neighbors felt like a combination of townhomes and condominium FLATS would be more complementary to the neighborhood. Most of those in attendance gave positive feedback about the Third Plan and its potential as a compromise.

In keeping its promise to the neighbors, the Applicant formally withdrew its first application on March 15th, as an act of good will. Since that time the Applicant has worked vigorously to refine its plan for the property and is pleased to be submitting a new application.

Plan Progression

Neighborhood Concession Chart

	FIRST PLAN	SECOND PLAN	THIRD (CURRENT) PLAN
Density	60 Units	54 Units	43 Units
Height of Condo Bldgs.	57' Ft.	48' Ft.	49' Ft.
Closest House to Condominium Bldg.	135' Ft.	173' Ft.	200'+ Ft. (most homes 300'+ Ft.)
Height of Buildings w/in 175 Ft. of Duck Creek.	57' Ft.	48' Ft.	35' Ft. 10" Inches (To Midpoint of Roof), (Only Townhomes w/in 175' Ft.)
# of Units w/ Views w/in 175' Ft. of Duck Creek.	20 Units	20 Units	4 Units
Parking Ratio Per Unit	2.1 / Unit	2.35 / Unit	2.44 / Unit
Need for a U-Turn on N. Plano	Yes	No	No
Additional Privacy Measures	Non-Applicable	Lowered Height	Lowered Height
		Moved Buildings Further Away from Residential	Moved Buildings Further Away from Residential
		Obscured View 4th Floor Southern Bldgs..	Completely Removed 4th Floor from Southern Bldgs..
			Drastically Reduced the # of South Facing Units
			Re-Oriented the Southern Buildings
			Utilize Non-Transparent Glass on South Facing 3rd Floor Units
			Decreased minimum separation between Southern Trees
			Reduced Density

Rezoning the Subject property in accordance with this Application's Planned Development Conditions for a mixture of, luxury Condominium Flats and Townhomes is the only feasible zoning alternative that will: (i) be **APPROPRIATE** for the site; (ii) address an enormous **NEED** of the City's residents; (ii) serve to **COMPLEMENT** the surrounding residential neighborhood as well as the Duck Creek Trail; AND (iii) be in **COMPLIANCE** with the City's Future Land Use Plan.

I. APPROPRIATENESS

In order to properly identify an appropriate use for the site, the Applicant first recognized the immediate developed land uses to the south and east, and the likely to-be development land use to the north. It became readily apparent very early in the process that the hard corner of the N. Plano and Arapaho would one day become a very nice retail development. However, the thought of retail extending all the way south didn't seem to fit as well with the Duck Creek trail and neighborhood.

A higher density residential usage would be more appropriate for the subject property. The proposed Planned Development district would serve as a buffer between the single family district to the south and the eventual retail development to the north. In addition there are six (6) DART bus stops within walking distance of the planned community.

The subject residential Planned Development will be a private and tranquil community with little to no noise, thus allowing for the continued quiet enjoyment of Duck Creek Trail. Neighbors will also enjoy viewing the landscaping improvements that will border the creek once development is complete.

The proposed usage will be a beautiful addition to Plano Road, will add to the natural beauty of Duck Creek, and will complement the surrounding land uses.

II. NEED

When evaluating potential uses, the Applicant surveyed numerous interested citizens within the City of Richardson and sought to determine which usage would be the most NEEDED. One of the greatest NEEDS was to accommodate the growing needs of mature citizens that desired to move out of their single family home and (i) PURCHASE a (ii) high end LOW MAINTENANCE home, (iii) with NO STAIRS.

The subject Planned Development would help address this void within the city by providing twenty-seven (27) FOR SALE, high end, FLAT homes on the Property. Three (3) buildings on the north end of the development site, will each contain 9 residences. Secure parking will be provided on the first floor of each building with elevator access to levels 2, 3, and 4 allowing every home to be 100% FLAT. The homes will be a minimum of 1600 square feet with at least 10 ft. ceilings. Additionally, the Community Association's Covenants will restrict leasing to no more than 10% of any one building further assuring that these homes will be available for purchase.

In addition to the condominium FLATS, this development will also incorporate 4 traditional Townhome buildings, on the southern portion of the site. The Townhomes will help add to the residential makeup of the development while also addressing privacy concerns expressed by the nearest single family neighbors to the south.

"The Residences on Duck Creek Trail" will be the only development of its kind in Richardson. It will serve as an appropriate use while also providing for a desperate need within the City.

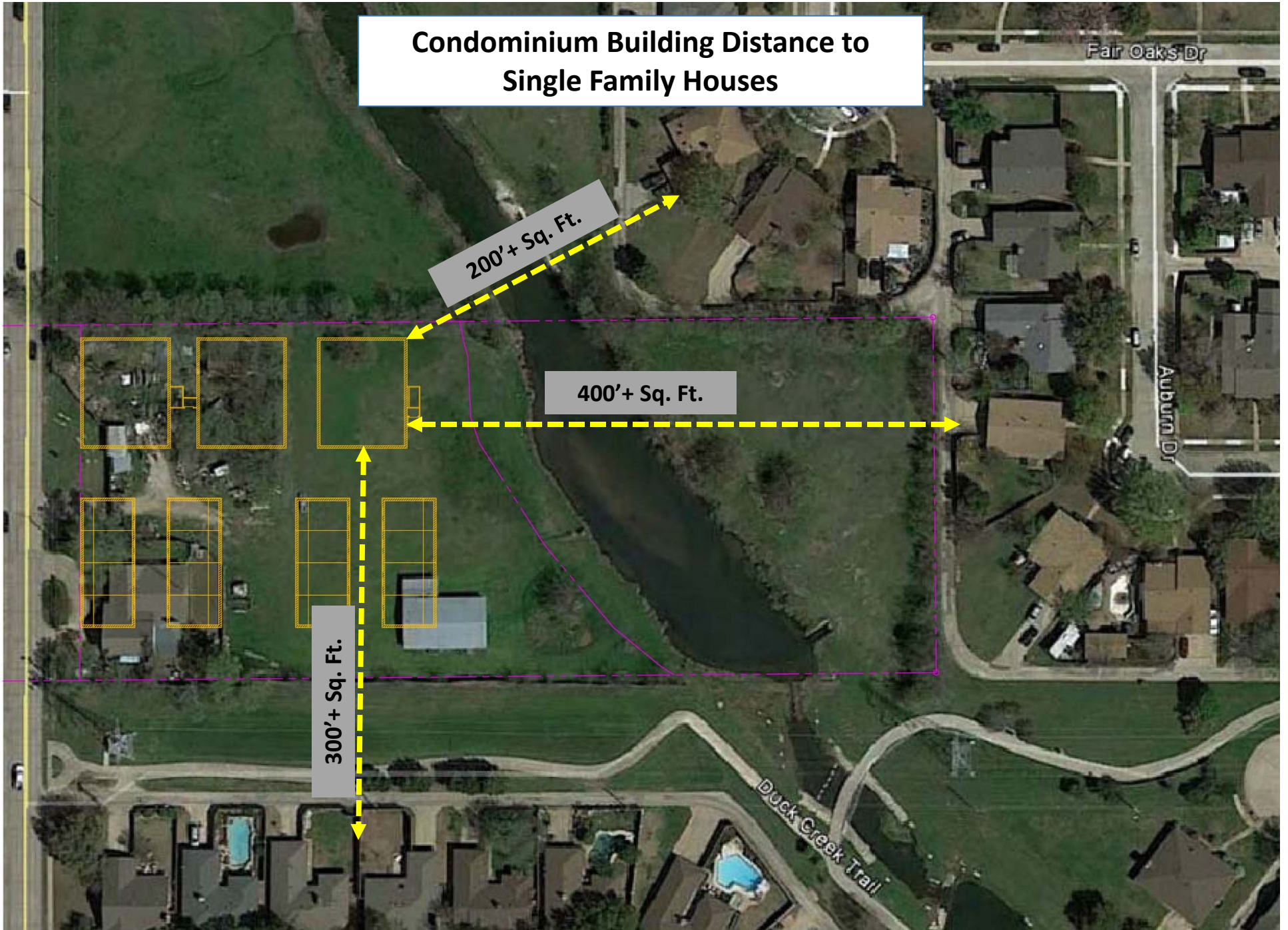
III. COMPLIANCE

The City of Richardson adopted a Comprehensive Land Use Plan in 2009. In that plan The Property is designated as "Neighborhood Services". Among uses considered for Neighborhood Services is SENIOR HOUSING. The City of Richardson does not have a current definition of Senior Housing.

The Applicant has been involved in the Senior Housing business in Richardson for over 25 years with ownership interest in two current properties. When a senior makes the decision to move out of their home they may do so for a variety of reasons. Most are looking for a lower maintenance, single level housing option. Some want to rent, some want to BUY, some need additional care, and some are 100% independent. Richardson has options for renting and for assisted living, but virtually NO options for the PURCHASE of a LOW MAINTENANCE HOME with NO STAIRS.

The Residences on Duck Creek Trail will give seniors the option to PURCHASE a LOW MAINTENANCE HOME with NO STAIRS, thus allowing this application to comply with the City's 2009 comprehensive land use plan.

Condominium Building Distance to Single Family Houses



2009 Comprehensive Plan

Notes / Excerpts

The concept for this Planned Development was designed, specifically, with the City's 2009 Comprehensive Plan in mind. Below are key sections and excerpts from the City's Comprehensive Plan, which gave us confidence that this unique concept would conform to the City's goal for this unique piece of land.

2009 Comprehensive Plan:

"The Future Land Use Plan (Map 3B) is the "blueprint" for the future physical development of the City and for its long-term sustainability as a "full life-cycle" community that meets the needs of an evolving, diverse population."

"Neighborhood Service includes service-related uses such as retail sales; ... Some Neighborhood Service districts may include senior housing."

"In recent years, Richardson has become more diverse in a number of ways. Residents are more varied in terms of age... and lifestyle."

"Continue to monitor and adapt to future changes in population characteristics and economic conditions."

Age "Richardson's population tends to be older ... the number of residents 45 in age and over is significantly higher in Richardson (35% in Richardson and 28% for the Region)."

"With the advent of new types of land uses and development patterns...the City should continue to use the Future Land Use Plan (Map 3B) as well as the vision statements herein to **allow, and even encourage, these innovative developments in appropriate areas of the City.**"

"Although the land available for new traditional single-family neighborhoods is limited, other housing alternatives such as townhome and patio home developments are becoming more prevalent as the market responds to changing demands. These new developments offer alternatives to people who are not interested in taking care of a lawn but do want to own their home—people with a busy/active lifestyle, people who travel frequently, **empty nesters, and retirees.**"

"Support the development of a variety of housing types in response to the City's changing demographics and lifestyles, with an emphasis on senior housing."

Senior Housing "As Richardson's population ages, alternative facilities for housing and care of the City's senior residents will become increasingly important....**This segment of Richardson's population requires a variety of housing choices due to varying levels of physical acuity, income and lifestyles, and it will be important for the City to ensure an adequate supply of these choices if these elderly citizens want to continue to live in Richardson as their needs change.**"

Condominium Facts

	Apartments	VS	The Residences on Duck Creek Trail Condominiums
Unit Size	Typically Smaller, Less than 1,000 SF		Larger, 1,600+ Sq. Ft.
Community Size	Typically Larger, Usually More than 100 Units		Smaller, 27 Condos, (16 Townhomes)
Parking Garage	Not Typical w/ Small Buildings and Small Community		Every Building will have Gated Secure Parking
Elevator	Not Typical w/ Small Buildings		Every FLAT will have elevator Access.

Many people looking to purchase a home will need (or want) to take out a loan to complete the purchase. Therefore, it is to our advantage to make sure loans issued on homes within the Planned Development are **warrantable**. (Warrantable: meaning that Fannie Mae will be able to purchase them from the initial Lender).

Fannie Mae dictates what makes a loan on a Condo “Warrantable”. The following are just two Fannie Mae requirements that would restrict the number of homes that could be leased: (i) At least 50% of the total units in the project or subject legal phase must have been conveyed or be under contract for sale to principal residence or second home purchasers; and (ii) NO single person or entity can own more than 10% of the units.

Developers incorporate these sort of Restrictive Covenants into their Association’s Declaration of Covenants, Conditions and Restrictions. All such Declarations are legally enforceable, recorded documents. We fully intend to restrict the number of leasable Condos to 10% in our Declaration.

Although the City has declined our offer to incorporate a 10% lease restriction into this Planned Development, everyone should rest assured that there are objective reasons WHY we would nevertheless WANT to restrict leasing. See above.

Professional Opinion Quotes:

"I live in the Duck Creek Community. My home backs up to the area you are attempting to develop. I am a real estate broker and have been active in this area for the past 37 years...Your drawings are very detailed and it is obvious you have listened to the community and accommodated their wishes and concerns. I cannot think of anything else you can change...Another advantage to having a project of this type in our neighborhood is the fact that these sales will increase the value of our homes by being in proximity and selling for a higher price per square foot than our homes are selling for now. – It brings a different value to our neighborhood. At this time the only comparable sales for our homes is only "our homes". This can only go so far. I realize that some homeowners will complain no matter what you build, but I for one am excited about it. Therefore, I am totally in support of your project." -- **Sandra Bryant – Realtor Broker; BRYANT Real Estate; More than 30 years in the business, Resident of the Duck Creek Neighborhood**

"I would be surprised by anyone objecting to this proposed development. In my professional opinion the development will have no adverse impact of the value of the homes in the area, both to the east, and south of the property. In fact, I think it might have a positive impact on the nearby neighborhood. This certainly will not prevent anyone from enjoying the advantages of owning a free standing home." -- **Patti Glen – Realtor, GRI, ABR, SRES, SRS, BPOR, Associate Broker – Century 21. And President of the College Park HOA**

"After reviewing the site plan and renderings, pricing and targeted market, I strongly have the opinion that the proposed development could only benefit the surrounding neighborhood. – I have worked exclusively on townhome/condominium projects throughout the Dallas area for the past 10 years totaling about 30 townhome / condominium developments ranging in size from 8 units projects to 90 unit projects. Every single project has up to this point had the exact same impact – They all increase the value of the surrounding neighborhood." -- **Nadin Meyer, Realtor; Dave Perry Miller Company; An Exclusive Agency of Ebby Halliday**

"As a 37 year residential sales professional, and registered Broker, it's my professional opinion that the proposed development will have no negative effect at all on the surrounding residential neighborhood. In fact, I believe it will have some advantages that might in-all-likelihood, enhance the overall value of the existing 35 year old, single family neighborhood." -- **Steve Hendry, Realtor, Broker; REMAX Premier, A 25 year resident of east Richardson**

"I have been a licensed real estate agent in the State of Texas since 2003. I am the managing partner of a team of seven (7) licensed agents with annual sales volume of approximately \$20 million...I am the proud owner of my second home which is located in Richardson, Texas just minutes from the proposed Residences (On Duck Creek Trail)...Rest assured, my personal interests are very invested in the property value of my Richardson home. Based on the information available, it is my personal opinion that the proposed plans would not have any negative impact on my home's value. On the contrary, I welcome such a development and I believe it has the potential to increase my property value over the long run." -- **Adrienne Sommerfeldt, Realtor; KELLER WILLIAMS - Dallas Preston Road**

Additional Real Estate Professionals that have expressed SUPPORT for this Project (So Far):

Malinda Howell

Saddie Wallace

Charlie May

Ron Jenkins

Chelsey Moore

Susan Kassen

Lori Cox

Carol McCracken

Lori Schnier



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

PD PLANNED DEVELOPMENT

File No./Name: ZF 16-13 / The Residences on Duck Creek Trail – West
Property Owner: Burton Housley & Jeanne Housley
Applicant: Travis Thompson / Twin Rivers Capital Partners
Location: 700 N. Plano Road (See map on reverse side)
Current Zoning: R-1800-M Residential
Request: A request for a change in zoning for approximately 2.7 acres from R-1800-M Residential to PD Planned Development to accommodate the development of a maximum 43-unit residential community including apartments and/or townhomes.

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

TUESDAY, JUNE 7, 2016
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.

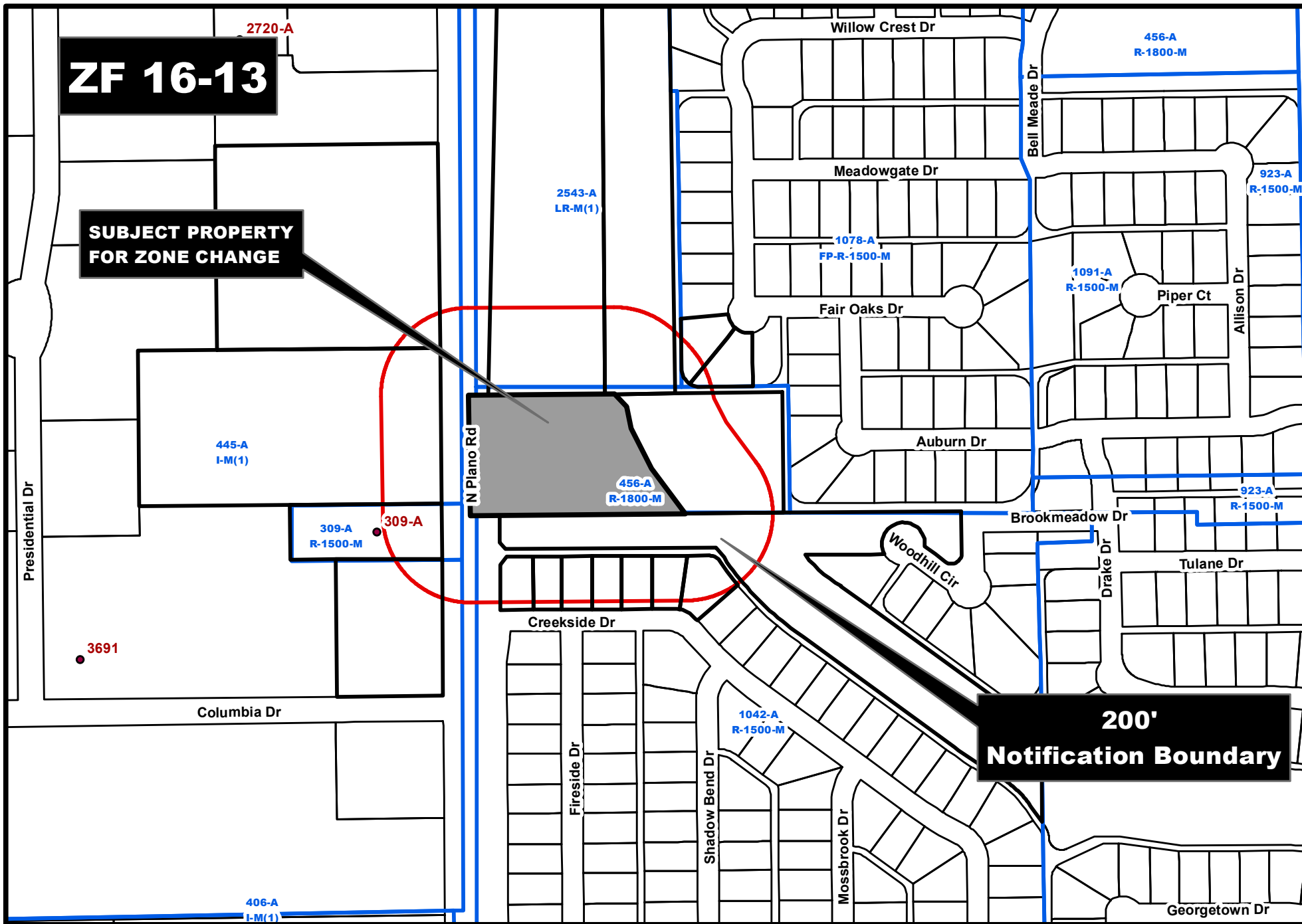
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 16-13.

Date Posted and Mailed: 05/27/2016



ZF 16-13

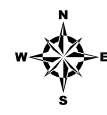
**SUBJECT PROPERTY
FOR ZONE CHANGE**

**200'
Notification Boundary**

ZF 16-13 Notification Map

Updated By: shacklett, Update Date: May 16, 2016
 File: DSI\Mapping\Cases\Z\2016\ZF1613\ZF1613 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.



LUONG HUAN
1602 YORKSHIRE DR
RICHARDSON, TX 75082-4716

CRAWFORD HORACE R
20406 LAVERTON DR
KATY, TX 77450-2011

BALDERAS ANNA C
801 WILLOW CREST DR
RICHARDSON, TX 75081-3052

MAUK TERRY TR
1502 FAIR OAKS DR
RICHARDSON, TX 75081-3034

**HOUSLEY BURTON W &
JEANNE O B
700 N PLANO RD
RICHARDSON, TX 75081-2943**

RICHARDSON CITY OF
TAX DEPT SUITE 101
411 W ARAPAHO RD STE 101
RICHARDSON, TX 75080-4543

HOLLOWAY PAMELA M
1411 CREEKSIDE DR
RICHARDSON, TX 75081-2911

VALDEZ RAFAEL
3939 BRIARGROVE LN APT 2114
DALLAS, TX 75287-6348

ALLMAN SCOTT D
1407 CREEKSIDE DR
RICHARDSON, TX 75081-2911

WERTHEIM BRIAN J
1105 HUNTINGTON DR
RICHARDSON, TX 75080-2928

ROMERO ANTONIO JR
1403 CREEKSIDE DR
RICHARDSON, TX 75081-2911

OWENS JAMES M
1401 CREEKSIDE DR
RICHARDSON, TX 75081-2911

HILL MICHAEL E & MARILYN
1413 CREEKSIDE DR
RICHARDSON, TX 75081-2911

HAZZANI LLC
PO BOX 853057
RICHARDSON, TX 75085-3057

RICHARDSON BUSINESS CENTER
%DARBY REAL ESTATE SVC
9441 LBJ FWY STE 504
DALLAS, TX 75243-4541

TEXAS UTILITIES ELEC CO
% STATE & LOCAL TAX DEPT
PO BOX 219071
DALLAS, TX 75221-9071

DLS TEACHERS CREDIT UNION
% CONTROLLER
8131 LBJ FWY STE 600
DALLAS, TX 75251-1391

**TRAVIS THOMPSON
TWIN RIVERS CAPITAL PARTNER
1400 PRESTON RD STE 400
PLANO, TX 75093**

RICHARDSON ISD TAX OFFICE
970 SECURITY ROW
RICHARDSON, TX 75081-0625

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

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

ZF 16-13

ZF 16-13

Correspondence

in

Support



To: tthompson@twl-law.com, chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com - Sunday 05/22/2016 05:46 PM

Name:

Phil & Debbie Salas

Address

1517 Creekside Drive, Richardson, TX 75081

Email:

dpsalas@tx.rr.com

Show Your Support

I live in Duck Creek & I Support Zoning case 16-13, The Residences on Duck Creek Trail!!

This message was submitted from your website contact form:

<http://www.700northplanoroad.com/support.html>

Use your free GoDaddy Email Marketing Starter account to follow up with contacts who agreed to receive email campaigns! Click [here](#) to get started.



To: tthompson@twl-law.com, chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com - Monday 05/23/2016 08:15 AM

Name:

Burt & Jeanne Housley

Address

700 N Plano Road, Richardson, TX 75081

Email:

Show Your Support

I live in Duck Creek & I Support Zoning case 16-13, The Residences on Duck Creek Trail!!

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To: tthompson@twl-law.com, chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com - Monday 05/23/2016 09:42 AM

Name:

Jim and Beth Owens

Address

1401 Creekside Dr.

Email:

beth.owens@cor.gov

Show Your Support

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To: tthompson@twl-law.com, chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com - Monday 05/23/2016 06:15 PM

Name:

John & Helen James

Address

201 S. Glenville Dr. Apt.248, Richardson,TX. 75081

Email:

johnjames2641@gmail.com

Show Your Support

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To: tthompson@twl-law.com, chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com - Monday 05/23/2016 08:05 AM

Name:

Judy Crosby

Address

201 s Glenville dr apt 120 richardson tx 75081

Email:

c.judy91@ymail.com

Show Your Support

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Bryant Real Estate

Over 30 years experience....

206 S. Tennessee
McKinney, TX 75069

972-569-7010
972-562-0780



April 24, 2016

Travis W. Thompson
1400 Preston Road; Suite 400
Plano, Texas 75093

Dear Mr. Thompson;

I looked at your new project at Plano Road and Arapaho. I have seen all three versions you have made trying to comply with the adjoining neighborhoods wishes. I live in the Duck Creek community. My home backs up to the area you are attempting to develop. I am a real estate broker and have been active in this area for the past 37 years. My fellow realtors and I are struggling to find homes for all of the people moving into the area. At the moment in Richardson there are only 11 townhomes or condos for sale. I am only counting homes newer than the year 2000. Nothing new has been built in the vicinity of your project. It is a much needed type and style of home for this area and I predict the project will sell out quickly. Your drawings are very detailed and it is obvious you have listened to the community and accommodated their wishes and concerns. I cannot think of anything else you can change. I believe the people on the streets behind this project are going to find much needed relief from the traffic noise from Plano Road, it is deafening. Particularly late at night it become a race way. The close by fire station loves to make their presence known all times of day and night.

Another advantage to having this project in our neighborhood is the fact that these sales will increase the value of our homes by being in proximity and selling for a higher price per sq. ft. than our homes are selling for now. It brings a different value to our neighborhood. At this time the only comparable sales for our homes is only "our homes". This can only go so far. Having this development may prompt a grocery store to come closer, at this time we have only far away shopping opportunities. The actual hard corner at southeast Arapaho and Plano road may develop into shopping. Seeing grazing horses is nice but it is not a needed use for the people living in the neighborhood. I walk or drive by the site you are developing every day, and a change would be positive. I realize that some homeowners will complain no matter what you build, but I for one am excited about it.

Therefore, I am totally in support of your project. I wish you a full approval from the city and hope it begins soon. I am sure the property owner (whom has lived there since the 50's) will be thrilled to have this come to a conclusion.

Sincerely,


Sandra Bryant - Broker



To: tthompson@twl-law.com, chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com - Monday 05/23/2016 08:15 AM

Name:

Sheila Greer

Address

700 N Plano Road

Email:

skhgreer@gmail.com

Show Your Support

I live in Duck Creek & I Support Zoning case 16-13, The Residences on Duck Creek Trail!!

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To: tthompson@twl-law.com, chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com - Tuesday 05/24/2016 08:11 AM

Name:

Dana Beaubien

Address

533 E. Spring Valley Rd.

Email:

d_m_beau@yahoo.com

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To: tthompson@twl-law.com, chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com - Tuesday 05/24/2016 12:27 PM

Name:

David Deaton

Address

532 Summit

Email:

dddeaton@swbell.net

Show Your Support

I live in Richardson & I Support Zoning Case 16-13, The Residences on Duck Creek Trail

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<http://www.700northplanoroad.com/support.html>

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To: tthompson@twl-law.com, chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com - Tuesday 05/24/2016 12:28 PM

Name:

Debbie Deaton

Address

532 Summit

Email:

debbiedeaton1956@yahoo.com

Show Your Support

I live in Richardson & I Support Zoning Case 16-13, The Residences on Duck Creek Trail

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<http://www.700northplanoroad.com/support.html>

Use your free GoDaddy Email Marketing Starter account to follow up with contacts who agreed to receive email campaigns! Click [here](#) to get started.



To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: Zoning case # 16-13
From: Gwynn Romero <jerrie.gwynn.romero@gmail.com> - Wednesday 05/25/2016 10:58 PM

Mr. Shacklett,

My name is Gwynn Romero and my husband Tony and I live on 1403 Creekside Drive in Richardson. We are once again submitting our support for the proposed development project submitted by Mr. Travis Thompson. The previous zoning case was #16-09.

Our home backs up to the area that Mr. Travis Thompson is attempting to develop and is within 200 feet of the property. We have lived in the same house for over 35 years and would welcome the construction of new townhomes and condos on the old farm land.

We have seen all 3 versions of the plan that Mr. Thompson is proposing and it is obvious that he has spent multiple hours making modifications to the original plans after listening to the homeowners concerns.

The second floor of Mr. Housley's house currently overlooks our backyard and my family has never felt like we had an issue with privacy when we were swimming. With the latest proposal showing 2 story buildings backing up to our alley, my husband and I are no longer worried about the height of the buildings and we believe that the proposed plans will increase the value of our home.

I also believe that there are some people in our neighborhood who are trying to intimidate neighbors like us to resist the latest proposal submitted by Mr. Thompson. A lot of propaganda has been submitted to the homeowners on Facebook and it has been against the proposal. They have even gone as far as generating a form for people to sign that says they are against this proposal and then instructing people to submit it to you.

Tony and I are totally in support of the project. I hope that the city council will also agree that this proposal is not only beneficial to the neighborhood but to the city of Richardson .

Thank you

Gwynn and Tony Romero

[214 537-3023](tel:2145373023)



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Travis Thompson <tthompson@twthompsonlaw.com>, "paul.voelker@cor.gov"
<paul.voelker@cor.gov>, "Mark.Solomon@cor.gov" <Mark.Solomon@cor.gov>,
Cc: "bob.townsend@cor.gov" <bob.townsend@cor.gov>, "scott.dunn@cor.gov"
Bcc:
Subject: Zoning Case 16-13 700 Plano Road
From: Mark Cluster <markcluster@yahoo.com> - Thursday 05/26/2016 10:21 AM

Dear Mr. Shacklett,

I am writing to reaffirm my support for the "Third Plan" (16-13) for 700 N Plano. I am a long time resident of the area (my family has owned a home in the neighborhood since 1973) and a member of the Duck Creek HOA. I believe that the developer has listened to the concerns of the neighborhood and has come back with a plan that has addressed my concerns and that I feel will be a very nice addition to the neighborhood. I would be very interested to see further information on the plans for the area adjacent to the creek, but overall I am very pleased with the most recent iteration of the project. It is time to start building some quality projects in our area, this is a good start!

Feel free to contact me if you need further information.

Best regards,

Mark Cluster
1800 Marquette Dr
214-202-1625

GREY STOGNER

12720 Hillcrest Road
Suite 650
Dallas, Texas 75230
(214) 343-4477
FAX (214) 340-2029

May 31, 2016

Chris Shacklett, Senior Planner
City of Richardson
Manager's Office
411 W. Arapaho Rd.
Richardson, Texas 75080

**RE: Residences of Duck Creek Trail – Zoning Case 16.13 City of Richardson, Texas
700 N. Plano Road**

Dear Chris:

Sheila Housley Greer and I have worked together for over 12 years. During this time, I have seen this property, which is the family homestead, and seen the vision unfold for this property to be an amenity for the City of Richardson.

As a real estate professional, I have seen all sorts of projects both good and bad in my 30 plus years in the business. The question is always, what is the highest and best use, as well as, what are the merits of a given project. The proposed project, in my humble opinion has merits that bring to the City of Richardson something that is needed. The contribution of additional “open space” is something all cities yearn for today. More open space in a city is something that should be considered as a gift that will keep on giving for years to come. The addition of 41 single family residences that are of good quality but still affordable is rare in our environment as the DFW Metroplex has seen an increase in the median price of a home up over 50% in the last 10 years by most reports. This coupled with an aging population gives more validity to this project as it can provide an alternative to an older demographic by the design of this project.

The purpose of my letter is that I have a personal relationship with the family, although I do not live in Richardson but I do own property in the City of Richardson and in turn do pay taxes in Richardson. The Residences of Duck Creek Trail will provide much needed new residential growth in a tastefully done, well thought out development. My opinion is based upon my experience in the business of what will work and what will not. This particular project will be a win-win situation for all involved.

Please feel free to call me should you have any questions or comments.

Sincerely,



Grey Stogner



To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Re: Zoning change request 16-13
From: Adrienne Young <AdrienneMYoung@hotmail.com> - Monday 06/06/2016 03:04 PM

My apologies, Chris. I've included it in prior emails but forgot this one.

My name is Adrienne Young and I reside with Scott Allman at 1407 Creekside Dr, Richardson TX 75081. We support zoning change request 16-13 and 16-14.

Thanks for your time and have a great week.

From: Chris.Shacklett@cor.gov <Chris.Shacklett@cor.gov>

Sent: Monday, June 6, 2016 8:26 AM

To: Adrienne Young

Subject: Re: Zoning change request 16-13

Would you please send me an email stating your name and address in the email? Thanks.

Chris Shacklett, AICP
Senior Planner
Department of Development Services
City of Richardson
972.744.4249
chris.shacklett@cor.gov

▼ Adrienne Young ---06/04/2016 02:44:03 PM---Good Afternoon. A change was made to the current zoning request and I wanted to re-confirm our suppo

From: Adrienne Young <AdrienneMYoung@hotmail.com>
To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>
Date: 06/04/2016 02:44 PM
Subject: Zoning change request 16-13

Good Afternoon.

A change was made to the current zoning request and I wanted to re-confirm our support for this request. If you need anything further from me, please let me know.

Thanks for your time and have a good day.

I SUPPORT Zoning Case 16-13,
The Residences on Duck Creek Trail

*Name (Printed): Martha Knoll
*Address: 2209 Ridge Crest Dr
*Zip: 75080
Phone: 972-231-8432
Email: Hmknoll@srccglobal.net
*Signature: Martha Knoll

I SUPPORT Zoning Case 16-13,
The Residences on Duck Creek Trail

*Name (Printed): WANDA WORTHAM
*Address: 821 LOCKWOOD DRIVE
*Zip: RICHARDSON, TX 75080
Phone: 972-235-4749
Email: _____
*Signature: Wanda Wortham

I SUPPORT Zoning Case 16-13,
The Residences on Duck Creek Trail

*Name (Printed): DANA BEAUBIEN
*Address: 533 E. SPRING VALLEY RD.
*Zip: 75081
Phone: 817 556 1123
Email: d_m_bea@yahoo.com
*Signature: Dana Beaubien

I SUPPORT Zoning Case 16-13,
The Residences on Duck Creek Trail

D.C.

*Name (Printed): Darryl E. Brown
*Address: 1804 Tulane Drive
*Zip: Richardson TX, 75081
Phone: 972-783-9939
Email: brownd41@aol.com
*Signature: Darryl E. Brown

NORTH TEXAS TX PSDC
DALLAS COUNTY
TO JUN 2016 PM 11

I SUPPORT Zoning Case 16-13,
The Residences on Duck Creek Trail


*Name (Printed): MARK CASTER

*Address: 1800 MARQUETTE DR

*Zip: 75081

Phone: 214-202-1625

Email: MARKCASTER@YAHOO.COM

*Signature: 

I SUPPORT Zoning Case 16-13,
The Residences on Duck Creek Trail

*Name (Printed): John & Marilyn Keiffer

*Address: 1303 Edgewood

*Zip: 75081

Phone: 972-283-8126

Email: KeifferJAM@prodigy.net

*Signature: Marilyn Keiffer & John Keiffer

I SUPPORT Zoning Case 16-13,
The Residences on Duck Creek Trail


*Name (Printed): Helen V. Schlueter

*Address: 807 Edgfield

*Zip: 75080

Phone: 972-234-1227

Email: _____

*Signature: 

I SUPPORT Zoning Case ~~16-09~~, 16-13
The Residences on Duck Creek Trail X

*Name: Michelle Keil

*Address: 201 S. Glenville Dr. #118
Richardson, TX 75081

Phone: _____

Email: _____

*Signature: Michelle Keil

mk

I SUPPORT Zoning Case ~~16-09~~, 16-13
The Residences on Duck Creek Trail X

*Name: Marie Harper

*Address: 201 S. Glenville Dr. #111

Phone: (972) 386-7275

Email: _____

*Signature: Marie Harper

SMK

I SUPPORT Zoning Case ~~16-09~~, 16-13
The Residences on Duck Creek Trail +

*Name: Marilyn Peper

*Address: 201 S. Glenville, #108

Phone: Richardson, TX 75081

Email: _____

*Signature: Marilyn S. Peper

MP

I SUPPORT Zoning Case ~~16-09~~, 16-13
The Residences on Duck Creek Trail X

*Name: Helen F. Schaefer

*Address: 201 S. GLENVILLE DR.
APT 153

Phone: 214-686-6432

Email: ~~helen~~

*Signature: Helen F. Schaefer

#15

~~X~~ mcR 16-13
I SUPPORT Zoning Case 16-09,
The Residences on Duck Creek Trail

*Name: Mildred Ramey

*Address: 2015 Glenville Dr #155

Phone: 214-468-4619

Email: mildred4563@TWC

*Signature: Mildred Ramey

X gjr 16-13
I SUPPORT Zoning Case 16-09,
The Residences on Duck Creek Trail

*Name: GEORGE BUNT

*Address: 201 S GLENVILLE #141

Phone: 972-816-1794

Email: gabjr 44 @ 9 mail. com

*Signature: George Bunt

~~X~~ ETA 16-13
I SUPPORT Zoning Case 16-09,
The Residences on Duck Creek Trail

*Name: S. E ASH BURN

*Address: 2015 GLENVILLE, #110

Phone: 972-952-0295

Email: _____

*Signature: S. E. Ashburn

~~X~~ mgH 16-13
I SUPPORT Zoning Case 16-09,
The Residences on Duck Creek Trail

*Name: Jo + Bob Hyepock

*Address: 201 Glenville Dr Apt 138
Richardson St. 75081

Phone: 469 779 7404

Email: bobhyepock@aol.com

*Signature: Jo Hyepock

16-13
I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: Made Williams
PRINT NAME

*Address: 2015 Glenville APT-232

Phone: 972-987-1759

Email: _____

*Signature: Made Williams

THANK YOU.

X OD 16-13
I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: Duronia Dares

*Address: 201 S Glenville Dr. #223

Phone: 972-695-7072

Email: _____

*Signature: Duronia Dares

X for 16-13
I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: Frankie C Venable

*Address: 201 S. Glenville Dr, Apt # ²²⁷ ~~228~~

Phone: 972-345-0831

Email: 1chumley31@gmail.com

*Signature: Frankie C Venable

X JA 16-13
I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: John H. Hoff

*Address: 201 S. Glenville Dr. APT. #228

Phone: 972-235-2308

Email: JHoff12@TX.RR.com

*Signature: John H. Hoff

X H.C. 16-13
I SUPPORT Zoning Case 1609,
The Residences on Duck Creek Trail

*Name: Glen Cummins
*Address: Twin Rivers #143
Phone: 214-934-4615
Email: _____
*Signature: Glen Cummins

X R.B. 16-13
I SUPPORT Zoning Case 1609,
The Residences on Duck Creek Trail

*Name: Rhoda Burgess
201 S. Glenville Dr. # 236
*Address: Richardson, TX. 75081
Phone: 972-290-0433
Email: rhodaburgess@shcglobal.net
*Signature: Rhoda Burgess

ADJ ADJ 16-13
I SUPPORT Zoning Case 1609,
The Residences on Duck Creek Trail

*Name: Homer & Joy Jennings
*Address: 201 Glenville Dr., Apt. 210
Richardson, TX 75081
Phone: _____
Signature Homer Jennings
Email: _____
*Signature: Joy C. Jennings

I SUPPORT Zoning Case 1609, 16-13
The Residences on Duck Creek Trail X

*Name: Jane Hightower
*Address: 201 S. GLENVILLE DR.
Phone: _____
Email: _____
*Signature: Jane Hightower

~~X~~ ML 16-13
I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: Marilyn Leibold
*Address: 201 Glenville R Apt 231
Phone: 972 - 231 9677
Email: _____
*Signature: Marilyn Leibold

I SUPPORT Zoning Case ~~16-09~~, 16-13
The Residences on Duck Creek Trail ~~z~~

*Name: Ruth Dunlap
*Address: 201 Glenville Dr - #213
Phone: _____
Email: _____
*Signature: Ruth Dunlap

I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: T. J. Marsh
*Address: 201 So. Glenville Dr.
#329
Phone: 972-816-7781
Email: tmarsh19@sbcglobal.net
*Signature: T.J. Marsh

~~X~~ SM 16-13

~~X~~ HIC 16-13
I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: Harriet Kritselis
*Address: 201 S. Glenville Dr.
Phone: (972) 807-2080
Email: _____
*Signature: Harriet Kritselis

I SUPPORT Zoning Case ¹⁶⁻¹³~~16-09~~,
The Residences on Duck Creek Trail

*Name: JUNE HIGH TOWER
PRINT NAME

*Address: 201 S. Glenville Dr.

Phone: 972 491 7355

Email: _____

*Signature: June Hightower

THANK YOU.

I SUPPORT Zoning Case ¹⁶⁻¹³~~16-09~~,
The Residences on Duck Creek Trail

*Name: HAZEL EVANS
PRINT NAME

*Address: 201A Glenville #315

Phone: 972-974-3356

Email: hevans30@live.com

*Signature: Hazel Evans

THANK YOU.

X _____ ¹⁶⁻¹³~~16-09~~,
I SUPPORT Zoning Case
The Residences on Duck Creek Trail

*Name: William W. Krueger, Jr.

*Address: 201 Glenville Dr Apt 202

Phone: 972-231-5589

Email: Billy Wayne K@twc.com

*Signature: William W. Krueger, Jr.

X Q _____ ¹⁶⁻¹³~~16-09~~,
I SUPPORT Zoning Case
The Residences on Duck Creek Trail

*Name: Sheila Newton

*Address: 204 Twin Rivers Richardson
201 S. Glenville Dr. TX-75081

Phone: 214-319-6028

Email: X

*Signature: Sheila Newton

X Hes 9 16-13
I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: Helen W. Johnson
*Address: 201 S. Glenville Dr. Apt. 205
Phone: 972-437-0486
Email: _____
*Signature: Helen W. Johnson

X RBD 16-13
I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: Robert Dorsey
*Address: 201 S Glenville #203
Phone: 972-203-6202
Email: robertdorsey@gmail
*Signature: Robert Dorsey

I SUPPORT Zoning Case ~~16-09~~, 16-13
The Residences on Duck Creek Trail

*Name: Barbara Gallagher
*Address: 201 So. GLENVILLE DR. # 330
Phone: 972. 690-9185
Email: _____
*Signature: Barbara Gallagher

X NOW 16-13
I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: Nell Deets Walker
*Address: 201 S. Glenville Dr
apt 125
Phone: 903-340-2144 Cell
Email: not at this time
*Signature: Nell Deets Walker

X H.P. 16-13

I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: H. Ralph Poinzy

*Address: 201 S. Glennville

Phone: 972-235-3919

Email: Ralph@poinzy.net

*Signature: H. Ralph Poinzy

X Stack 16-13

I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: Sam E. Stack

*Address: 201 S. Glennville Dr Apt 345

Phone: 972-437-9904

Email: No

*Signature: Sam E. Stack

X M.A.K. 16-13

I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: MARY ANN KOLICH

*Address: 201 S. GLENNVILLE

Phone: 214-377-9143

Email: N/A

*Signature: Mary Ann Kolich

I SUPPORT Zoning Case ~~16-09~~, 16-13
The Residences on Duck Creek Trail X

*Name: Mary Basler

*Address: 201 S. Glennville Dr. #103
Richardson, TX. 75081

Phone: 972-231-1090

Email: _____

*Signature: Mary M. Basler

X M.A.K.

I SUPPORT Zoning Case ~~16-09~~, 16-13
The Residences on Duck Creek Trail

*Name: Laura Warner

*Address: 201 S. Glenville Apt 305
RICHARDSON, TX. 75081

Phone: 903-513-4741

Email: NONE

*Signature: Laura Warner

8
27K

I SUPPORT Zoning Case ¹⁶⁻¹³~~16-09~~,
The Residences on Duck Creek Trail

*Name: Carol Poov #313
PRINT NAME

*Address: 201 S. Glenville Dr.

Phone: _____

Email: _____

*Signature: Carol Poov

THANK YOU.

I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: Joyce Guyner

*Address: 201 S. Glenville Dr. #318

Phone: 972-238-7040

Email: None

*Signature: Joyce Guyner

* J.S. 16-13

^X Doc 16-13
I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: DAVID C. ROBINSON

*Address: 201 So. GLENVILLE
APT. 226

Phone: 972-803-3340

CELL
Email: 972-415-2841

*Signature: David C. Robinson

I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

16-13

*Name: MARGARET C. HOWARD

*Address: 201 S. Glenville #320
Richardson TX 75081

Phone: _____

Email: _____

*Signature: Margaret C. Howard

x
16-13

I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

x Ed 16-13

*Name: Eileen Johnston

*Address: 201 S. Glenville #213

Phone: 972-913-4245

Email: _____

*Signature: Eileen Johnston

I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

x Chrysis 16-13

*Name: CHRYSIS CESARETTI

*Address: 201 S. GLENVILLE DR. #233

Phone: (972) 310-7608

Email: NA

*Signature: Chrysis Casaretti

I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

16-13

*Name: Deon Arnes

*Address: 201 S. GLENVILLE DR. #320

Phone: 972 775 7754

Email: 0

*Signature: Deon Arnes

x
16-13

X ds 16-13

I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: Luella Schaaap

*Address: 201 S. Glenville Dr, Apt 215

Phone: 972-803-3057

Email: luschaaap@gmail.com

*Signature: Luella Schaaap

I SUPPORT Zoning Case ~~16-09~~, 16-13
The Residences on Duck Creek Trail X

*Name: MARGIE BROCKWAY

*Address: 201 S. Glenville Dr. Apt 319

Phone: 214-391-2593

Email: NONE

*Signature: Margie Brockway

X ohl 16-13

I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: Owen Lundquist

*Address: 201 S Glenville DR Apt 201
Richardson TX 75081

Phone: 972 850 9113

Email: OwenK.Lundquist@Aol.com

*Signature: Owen Lundquist

X EB 16-13

I SUPPORT Zoning Case ~~16-09~~,
The Residences on Duck Creek Trail

*Name: Bertha S. Outler

*Address: 201 S. Glenville Dr. #201

Phone: 214 675 4415

Email: OUTLER, BERTHA @ yahoo.com

*Signature: Bertha S. Outler

I SUPPORT Zoning Case ~~16-09~~, 16-13
The Residences on Duck Creek Trail

*Name: Ruth Hollands
*Address: 201 S. Glenville Drive
Phone: 972-231-5902
Email: _____
*Signature: Ruth J Hollands

#310
RTH

I SUPPORT Zoning Case ~~16-09~~, 16-13
The Residences on Duck Creek Trail

*Name: Barbara A. Smith
*Address: 201 S. Glenville Drive
Phone: 469-275-8674
Email: Barbara-intwin@gmail.com
*Signature: Barbara A. Smith

#117
B.S.

I SUPPORT Zoning Case ~~16-09~~, 16-13
The Residences on Duck Creek Trail

*Name: JOAN A. RECHT
*Address: 201 S. Glenville Rd
#323
Phone: 214-377-9673
Email: _____
*Signature: Joan A. Recht
(over)

#323
JARE

I agree with the professionals that your plans reflect a more positive vision for the thousands of people who will work or live on the Plano line. No doubt many newcomers will drive down Plano Rd to see what is here. Certainly, those overgrown shrubs and old houses there appear derelict.



To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Tuesday 06/07/2016 09:33 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**

1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----

Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Fri, May 27, 2016 12:37 pm
To: tthompson@tw-law.com

Name:

Carol McCracken

Address

1108 East Berkeley

Email:

carolmccracken@aol.com

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail, I am a real estate professional (agent or broker) and I support zoning case 16-13, The Residences on Duck Creek Trail

This message was submitted from your website contact form:

<http://www.700northplanoroad.com/support.html>

Use your free GoDaddy Email Marketing Starter account to follow up with contacts who agreed to receive email campaigns! Click [here](#) to get started.



To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Tuesday 06/07/2016 09:33 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**

1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----

Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Fri, May 27, 2016 1:11 pm
To: tthompson@tw-law.com

Name:

Charlie May

Address

1900 Trailridge, Richardson

Email:

Charliemay@ebby.com

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail, I am a real estate professional (agent or broker) and I support zoning case 16-13, The Residences on Duck Creek Trail

This message was submitted from your website contact form:

<http://www.700northplanoroad.com/support.html>

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To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Tuesday 06/07/2016 09:33 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**

1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----

Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Fri, May 27, 2016 1:19 pm
To: tthompson@tw-law.com

Name:

Chelsey Moore

Address

3631 Shire Blvd, Ste 100 Richardson

Email:

Check All Apply:

I am a real estate professional (agent or broker) and I support zoning case 16-13, The Residences on Duck Creek Trail

This message was submitted from your website contact form:

<http://www.700northplanoroad.com/support.html>

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To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Tuesday 06/07/2016 09:36 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**

1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----

Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Sun, May 29, 2016 9:48 pm
To: tthompson@tw-law.com

Name:

Heidi G Walsh

Address

1404 Flintwood Drive, Richardson, TX 75081

Email:

wshheidi@netscape.net

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail

This message was submitted from your website contact form:

<http://www.700northplanoroad.com/support.html>

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To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Tuesday 06/07/2016 09:36 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**

1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----

Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Fri, June 03, 2016 4:54 pm
To: tthompson@tw-law.com

Name:

Jane Dempsey

Address

309 Fall Creek Drive

Email:

jeld81@sbcglobal.net

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail

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To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Tuesday 06/07/2016 09:34 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**

1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----

Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Fri, May 27, 2016 2:17 pm
To: tthompson@tw-law.com

Name:

Jess Gaines

Address

201 south GLenville apt 302 Richardson Texas 75081

Email:

jdgaines52@att.net

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail

This message was submitted from your website contact form:

<http://www.700northplanoroad.com/support.html>

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To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Tuesday 06/07/2016 09:33 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**

1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----

Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Fri, May 27, 2016 1:09 pm
To: tthompson@tw-law.com

Name:

Lori Schnier

Address

3500 North Star Road, #521, Richardson

Email:

lorischnier@ebby.com

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail, I am a real estate professional (agent or broker) and I support zoning case 16-13, The Residences on Duck Creek Trail

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<http://www.700northplanoroad.com/support.html>

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To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Tuesday 06/07/2016 09:36 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**

1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----

Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Wed, June 01, 2016 11:35 am
To: tthompson@tw-law.com

Name:

Malinda Howell

Address

3621 Shire Blvd. Ste 100 Richardson 75082

Email:

malindahowell@ebby.com

Check All Apply:

I am a real estate professional (agent or broker) and I support zoning case 16-13, The Residences on Duck Creek Trail

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<http://www.700northplanoroad.com/support.html>

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To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Tuesday 06/07/2016 09:37 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**

1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----

Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Sat, June 04, 2016 4:26 pm
To: tthompson@tw-law.com

Name:

Richard Scott

Address

1917 Marquette Dr.

Email:

scotrw1@juno.com

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail, I live in Duck Creek and I support zoning case 16-13, The Residences on Duck Creek Trail

This message was submitted from your website contact form:

<http://www.700northplanoroad.com/support.html>

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To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Tuesday 06/07/2016 09:35 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**

1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----

Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Sat, May 28, 2016 12:05 pm
To: tthompson@tw-law.com

Name:

Russell Bowen

Address

1215 Windsong Trail

Email:

bowenrussell@att.net

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail

This message was submitted from your website contact form:

<http://www.700northplanoroad.com/support.html>

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To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Tuesday 06/07/2016 09:20 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**

1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----

Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Fri, May 27, 2016 11:26 am
To: tthompson@tw-law.com

Name:

Sadie Wallace

Address

3621 Shire Blvd, Richardson, TX

Email:

sadiewallace@ebby.com

Check All Apply:

I am a real estate professional (agent or broker) and I support zoning case 16-13, The Residences on Duck Creek Trail

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<http://www.700northplanoroad.com/support.html>

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To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Tuesday 06/07/2016 09:20 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**

1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----

Subject: [700northplanoroad.com](http://www.700northplanoroad.com) SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Fri, May 27, 2016 11:36 am
To: tthompson@tw-law.com

Name:

Susan Kassen

Address

2431 Fairway Dr.

Email:

susan.kassen@gmail.com

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail, I am a real estate professional (agent or broker) and I support zoning case 16-13, The Residences on Duck Creek Trail

This message was submitted from your website contact form:

<http://www.700northplanoroad.com/support.html>

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To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Tuesday 06/07/2016 09:37 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**

1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----

Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Fri, June 03, 2016 5:56 pm
To: tthompson@tw-law.com

Name:

Susan Long

Address

317 Ridge Crest Drive, Richardson, TX 75080

Email:

susan.long@cbdfw.com

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail, I am a real estate professional (agent or broker) and I support zoning case 16-13, The Residences on Duck Creek Trail

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To: tthompson@twl-law.com, chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com - Thursday 06/16/2016 05:31 PM

Name:

Belita Winstead

Address

227 High Brook Drive, Richardson, Tx. 75080

Email:

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail

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To: tthompson@twl-law.com, chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com - Thursday 06/16/2016 05:27 PM

Name:

helen schlueter

Address

807 edgefield

Email:

schluet@att.net

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail

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To: tthompson@twl-law.com, chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com - Thursday 06/16/2016 05:33 PM

Name:

william Winstead

Address

227 High Brook Drive, Richardson, Tx. 75080

Email:

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail

This message was submitted from your website contact form:

<http://www.700northplanoroad.com/support.html>

Use your free GoDaddy Email Marketing Starter account to follow up with contacts who agreed to receive email campaigns! Click [here](#) to get started.



To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: [FWD: 700northplanoroad.com SUPPORT: Form Submission]
From: "Travis Thompson" <tthompson@twthompsonlaw.com> - Friday 06/17/2016 09:37 AM

Respectfully,

Travis Thompson, Attorney

**THE LAW OFFICES OF
TRAVIS W. THOMPSON P.L.L.C.**
1400 Preston Road; Suite 400 | Plano, Texas 75093
469.235.2237 direct | tthompson@tw-law.com | www.twthompsonlaw.com

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----- Original Message -----
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com
Date: Sun, June 12, 2016 2:51 pm
To: tthompson@tw-law.com

<p>Name: john leibold</p> <p>Address 201 crystal ct</p> <p>Email:</p> <p>Check All Apply: I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail</p> <hr/> <p><i>This message was submitted from your website contact form:</i> http://www.700northplanoroad.com/support.html</p> <p>Use your free GoDaddy Email Marketing Starter account to follow up with contacts who agreed to receive email campaigns! Click here to get started.</p>



To: tthompson@twl-law.com, chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700northplanoroad.com SUPPORT: Form Submission
From: donotreply@godaddy.com - Friday 06/24/2016 01:45 PM

Name:

Danh Phan

Address

2150 E. Arapaho Rd Richardson, Tx 75081

Email:

Danhp@aol.com

Check All Apply:

I am a Richardson resident and I support zoning case 16-13, The Residences on Duck Creek Trail

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ZF 16-13

Correspondence

in

Opposition



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: Oppose ZF 16-13 and ZF 16-14
From: dougandrhondat@aol.com - Tuesday 05/17/2016 12:00 PM

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Doug and Rhonda Taub
600 Woodhill Circle



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: DUCK CREEK ZONING
From: BRIAN WERTHEIM <brianwcpa@yahoo.com> - Wednesday 05/18/2016 11:35 AM

History: This message has been replied to.

Chris,

I hope you are doing well. Thank you again for the time you spent with me on the phone previously.

I oppose ZF 16-13 as the proposal continues to be **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it seems to be proposed only in order to change the notice area to benefit ZF 16-13.

Please confirm receipt and thank you for your time,
Brian Wertheim
Owner of 1405 Creekside



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: I oppose ZF 16-13
From: Donna Randle <dlrnlc@sbcglobal.net> - Wednesday 05/18/2016 09:44 PM

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Donna Randle

401 Georgetown Drive

Richardson, TX 75081



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Anthony Rice <arice@williams-financial.com>, Carrollton Pham <dnmbnc@yahoo.com>,
Quynh-Chau Vo <quynhchaunv@yahoo.com>,
Cc:
Bcc:
Subject: Oppose ZF 16-13 and ZF 16-14
From: Raymond Vo <raymonds_vo@yahoo.com> - Wednesday 05/18/2016 10:48 AM

Dear Mr. Chris Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident
Huy Vo
1504 Fair Oaks Dr
Richardson TX 75081

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To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to ZF 16-13
From: Terry Mauk <maukterry@live.com> - Wednesday 05/18/2016 12:22 PM

Mr. Shacklett:

I oppose ZF 16-13. The proposed project is Too Dense and Too Tall and does not fit our Low Density neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident
Terry Mauk
1502 Fair Oaks Dr.
Richardson, Texas 75081



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: opposition to ZF16-13
From: Anna Balderas <dnaeras@aol.com> - Thursday 05/19/2016 09:39 PM

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Anna Balderas at 801 Willow Crest Dr.



To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: Oppose ZF 16-13 and ZF 16-14
From: <bettypaul@tx.rr.com> - Saturday 05/21/2016 11:25 AM

I oppose ZF 16-13. The proposed project is TO DENSE & TOO TALL & DOES NOT FIT OUR LOW DENSITY NEIGHBORHOOD. In addition I oppose ZF 16-14 because its only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident
Betty Davenport
803 Willow Crest Dr.

----- Message from Anthony Rice <arice@williams-financial.com> on Tue, 17 May 2016 16:52:33 +0000

To: "a.c.rice26@gmail.com" <a.c.rice26@gmail.com>

cc: "bericsondchoa@gmail.com"
<bericsondchoa@gmail.com>

Subject: Oppose ZF 16-13 and ZF 16-14

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident
(your name)
(your address)

Forward to chris.shacklett@cor.gov

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To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: ZF 16-13
From: Sharon Swink <seswink@sbcglobal.net> - Thursday 05/26/2016 12:26 AM

Mr. Shacklett:

ZF 16-13 is wrong for our Duck Creek neighborhood. As proposed, the project is too dense and too tall. **It does not fit into our LOW DENSITY neighborhood.**

We have lived in Richardson since 1990, when my husband retired from the military, and in Duck Creek since 1999.

One of the things that we love about Richardson is that the government has always seem to “look after” the folks here. Please maintain that level of responsibility toward our little neighborhood, as well as all of the neighborhoods of Richardson.

Thank you.

Gordon & Sharon Swink
1513 Creekside Dr
Richardson Tx 75081
972.741.1180

We Oppose ZF 16-13, 16-14 The Residence on Duck Creek

As taxpaying residents of the Richardson Duck Creek Neighborhood (RDC) we look forward to the development of our entire Northwest corner. However, any proposed development must fit and enhance this low density single family neighborhood. Travis Thompson, representing the Housley family and the property at 700 N. Plano Road has repeatedly ignored the request of the 200' notice area residents by continuing to propose high density and too many stories/height. As a result, he has failed on two separate zoning applications (ZF 15-33 & ZF 16-09). In continuing with his blatant disregard, Mr. Thompson has filed two more application in what is an obvious attempt to reduce the voice of the neighborhood by adjusting control of the important notice area to his benefit.

Mr. Thompson has **NEVER** achieved support for his proposed developments within the original notice area. At most, he has only had 3 of the 20 single family homes supporting his proposal. If Mr. Thompson would simply **LISTEN** to the original notice area and reduce the density and stories/height he could gain their support. After conceding that ZF 16-09 would not get support Mr. Thompson withdrew his application to take a path to reduce the original notice area to his advantage. By splitting the property into two zoning change request, Mr. Thompson has dramatically cut the number of notice area single family homes from 20 to 9 specifically to benefit ZF 16-13. Clearly his actions demonstrate that he does not care about the original notice area's opinion.

Mr. Thompson is proposing to build 43 units with 3 and 4 stories on approximately 2 acres. This development will have 21 units to the acre which is high density in the COR. By comparison, adjacent Creekside Drive has only 40 homes on 9 acres or 4.4 units to the acre. Estimating 2 to 2.5 new residents per unit, the 43 units will bring 86 to 107 new residents to this tiny 2 acre lot. The 4 floor will have intrusive views into back yard windows unprecedented in the RDC. Clearly the size of this proposed development does not fit the single family neighborhood of RDC. A smaller development of perhaps 30 units and respectable separation would be appreciated by the taxpaying residents of RDC.

Mr. Thompson says that the proposed development will "most likely" increase to property values of RDC. The property values of RDC are already at the highest they have ever been. Some properties have increased 80% in the last two years. The neighborhood is transitioning nicely with young families buying homes. We say that a smaller development will do more to increase the values. The structures on 700 N. Plano Road lack maintenance and are in steep decline. Current zoning allows for approximately 8 single family homes which would be a vast improvement. We understand that a developer will want to build more than 8 homes but 43 units are too much. Fewer units provide exclusivity or limited supply and attention to detail will increase the sales price. Mr. Thompson says these will be "high end homes" but they lack the basic amenities of high end. For example, there is not a clubhouse, swimming pool and trash chutes. Residents on the fourth floor of this "high end" property will have to go downstairs and walk across the property to deposit their trash in the only dumpster provided. Quality over quantity makes a development high end. **OVERBUILDING** only detracts from the property and creates more chances for **FAILURE**.

Any changes to zoning must be vetted by the residents and thus the purpose of the public hearing. Mr. Thompson has said it's not our property and we should not have any say on what is built. To Mr. Thompson, it's our neighborhood and the COR wants to know what we think about your proposed zoning change. The Housley family has been a longtime resident of the neighborhood but they are leaving and have no long-term investment interest. Our opposition is not concerned about the next 5 years (with the exception of the construction) but we are concerned about the next 15 to 20 years. A young developer needs to build a resume on projects completed. He can always remove the failed projects from marketing material but the taxpaying residents of the RDC have to live with the results.

Anthony Rice 1505 Creekside Dr. and my opposition is supported by several RDC neighbors.

Email me at a.c.rice26@gmail.com



To: chris.shacklett@cor.gov,
Cc: "family@ntconsultants.net" <family@ntconsultants.net>, arice@williams-financial.com,
Bcc:
Subject: Vehement Opposition to ZF 16-13
From: "Brendan J. McAllister" <bjm@ntconsultants.net> - Thursday 06/02/2016 03:29 PM

Good Afternoon Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident.

This concludes the form letter portion of our email.

Now then,

I have lived here for many years. The idea of a park along the creek has always been somewhat appealing, but not at the cost of a large, dense, multi-family development project going into our backyards. The neighborhood was not built with such a construct in mind. It materially damages the neighborhood by injecting too many people, workers and assorted guests into a space not designed with such a purpose in mind. Speaking as an Conservative Entrepreneur who believes in the free market, Richardson residents do not warrant undo financial hardships to their homes for the sake of profit going into the pockets of a relatively small few individuals.

There are responsible development opportunities that do not involve 3-5 story, multi-family dwellings going into our low-density, single family dwelling neighborhood. Proper development could and should benefit the land owner, developer and good, honest, tax-paying residents in a symbiotic manner.

Not only is the proposed plan parasitic rather than symbiotic, but the cost of such development is too high;

Too High to the existing residents who have done nothing wrong and are in danger of seeing their neighborhood damaged.

It will also prove to be Too High to those involved on the development side.

We will fight this development, legally, every step of the way. Even if that means digging for information beyond our pay grade; finding out who is paying who, what favors have been promised and what deals if any have been cut in the back rooms of our elected government.

While I am not accusing anyone, especially you as an individual today, should motivated property owners defending their homes and way of life start looking who knows what they might find? Sunlight is one of the best disinfectants in my experience.

I apologize if the tone of my email isn't as pleasant as some other received during the day and/or on this issue. Our investment in our homes, families and community are on the line. We collectively have a lot to lose with no time for political correctness.

Please feel free to contact me directly to discuss the matter further before the June 7th hearing. I would welcome an opportunity to dialog with you.

Brendan J. McAllister

Kathy Lee-McAllister

1502 Auburn Drive

Brendan J McAllister

Principal / Senior Consultant, NT Consultants

Phone: 972.755.1288

Email: bjm@ntconsultants.net

Website: www.ntconsultants.net

Get a signature like this: [Click here!](#)



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Oppose ZF 16-13 and ZF 16-14
From: diane_kuhn <diane_kuhn@att.net> - Thursday 06/02/2016 03:36 PM

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because its only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident.

Thank you for your time and consideration,

Diane Kuhn

223 Syracuse Place

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: Oppose ZF 16-13 and ZF 16-14
From: Hamzah Abdullah <hamzahabdullah92@yahoo.com> - Thursday 06/02/2016 04:09 PM

Sent from my iPhone

Begin forwarded message:

From: Anthony Rice <arice@williams-financial.com>
Date: June 2, 2016 at 3:06:38 PM CDT
To: "'a.c.rice26@gmail.com'" <a.c.rice26@gmail.com>
Cc: "'bericsondchoa@gmail.com'" <bericsondchoa@gmail.com>
Subject: RE: Oppose ZF 16-13 and ZF 16-14

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Hamzah Abdullah
707 Auburn Drive

Forward to chris.shacklett@cor.gov

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To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Duck Creek Development
From: JoAnn Murrell <txfizz@yahoo.com> - Thursday 06/02/2016 07:22 PM

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I cannot be at the meeting next week but certainly want to voice my strong opposition to building high rise apartments on the Housley land. I've lived in my home for 40 years and if I wanted to live in high rise areas, I would have moved downtown Dallas. I don't want to look out my front door and see high rise buildings in a family single dwelling neighborhood.

I am a Duck Creek Resident
JoAnn Murrell
710 Allison Drive
Richardson, TX 75081



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: Oppose ZF 16-13, 16-14 - Reminder Express Your Opposition
From: Kathy Mahdak <kmmahdak@gmail.com> - Thursday 06/02/2016 03:47 PM

Chris,

I oppose ZF 16-13 and ZF 16-14 regarding the proposed Residence of Duck Creek project by Travis Thompson for all of the reasons noted in the following letter. This is NOT a good project for Duck Creek and the property at 700 N Plano because it is too tall, too dense and it will adversely affect our neighborhood for years to come.

I also question the tactics of Mr. Thompson in breaking this into 2 smaller pieces in order to minimize the notice area and the number of residents he would need to agree with the zoning change.

Kathy Mahdak
1814 Apollo Road
(Duck Creek resident for more than 20 years!)

We Oppose ZF 16-13, 16-14 The Residence of Duck Creek

As taxpaying residents of the Richardson Duck Creek Neighborhood (RDC) we look forward to the development of our entire Northwest corner. However, any proposed development must fit and enhance this low density single family neighborhood. Travis Thompson, representing the Housley family and the property at 700 N. Plano Road has repeatedly ignored the request of the 200' notice area residents by continuing to propose high density and too many stories/height. As a result, he has failed on two separate zoning applications (ZF 15-33 & ZF 16-09). In continuing with his blatant disregard, Mr. Thompson has filed two more application in what is an obvious attempt to reduce the voice of the neighborhood by adjusting control of the important notice area to his benefit. Mr. Thompson has **NEVER** achieved support for his proposed developments within the original notice area. At most, he has only had 3 of the 20 single family homes supporting his proposal. If Mr. Thompson would simply **LISTEN** to the original notice area and reduce the density and stories/height he could gain their support. After conceding that ZF 16-09 would not get support Mr. Thompson withdrew his application to take a path to reduce the original notice area to his advantage. By splitting the property into two zoning change request, Mr. Thompson has dramatically cut the number of notice area single family homes from 20 to 9 specifically to benefit ZF 16-13. Clearly his actions demonstrate that he does not care about the original notice area's opinion.

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neighborhood is transitioning nicely with young families buying homes. We say that a smaller development will do more to increase the values. The structures on 700 N. Plano Road lack maintenance and are in steep decline. Current zoning allows for approximately 8 single family homes which would be a vast improvement. We understand that a developer will want to build more than 8 homes but 43 units are too much. Fewer units provide exclusivity or limited supply and attention to detail will increase the sales price. Mr. Thompson says these will be “high end homes” but they lack the basic amenities of high end. For example, there is not a clubhouse, swimming pool and trash chutes. Residents on the fourth floor of this “high end” property will have to go downstairs and walk across the property to deposit their trash in the only dumpster provided. Quality over quantity makes a development high end. **OVERBUILDNG** only detracts from the property and creates more chances for **FAILURE**.

Any changes to zoning must be vetted by the residents and thus the purpose of the public hearing. Mr. Thompson has said it’s not our property and we should not have any say on what is built. To Mr. Thompson, it’s our neighborhood and the COR wants to know what we think about your proposed zoning change. The Housley family has been a longtime resident of the neighborhood but they are leaving and have no long-term investment interest. Our opposition is not concerned about the next 5 years (with the exception of the construction) but we are concerned about the next 15 to 20 years. A young developer needs to build a resume on projects completed. He can always remove the failed projects from marketing material but the taxpaying residents of the RDC have to live with the results.

Anthony Rice 1505 Creekside Dr. and my opposition is supported by several RDC neighbors.

Email me at a.c.rice26@gmail.com

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--

Kathy Mahdak

email: kmmahdak@gmail.com

cell: 972-571-0315



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: 700 N Plano Road rezoning
From: Kathy Mahdak <kmmahdak@gmail.com> - Thursday 04/28/2016 03:10 PM

Chris,

I understand that another zoning request for 700 N Plano is being submitted by Mr. Thompson.

I am in opposition to the latest (third) plan submitted for 700 N Plano Road and will definitely oppose an application for zoning change.

The latest plan is still 4 stories (too tall) and with 43 units is a much too dense development for this small space.

This plan will not benefit Duck Creek and should be rejected.

Kathy Mahdak

1814 Apollo Road

Resident of Duck Creek since 1996

--

Kathy Mahdak

email: kmmahdak@gmail.com

cell: 972-571-0315



To: tthompson@twl-law.com,
Cc: chris.shacklett@cor.gov,
Bcc:
Subject: Fwd: 700 N Plano Road
From: Kathy Mahdak <kmmahdak@gmail.com> - Saturday 04/30/2016 03:41 PM

1 attachment



20160429075832140.pdf

Mr. Thompson:

This was left on my front porch on Thursday, April 28th - as well as the porches of SOME of my fellow Duck Creek neighbors. Apparently you targeted only those not adjacent to this proposed project which I find interesting.

Your attempt to persuade me to change my position on the zoning change was disgusting to say the least. SHAME ON YOU!

My father served in the military (Korean War) and he would never have allowed his service to be used in this way! He also would never have looked for "handouts" (favorable zoning change for personal profit) using his service! This has nothing to do with respecting the military - but rather making the most profit on this parcel of land. Are the Housley's REALLY in support of this tactic? If they are - SHAME ON THEM!

This handout was repulsive! I'm sure the Housley's were compensated for any land used in the past for the City of Richardson. Any land "donated" was probably designated "flood" as is the land you are willing to "donate" (which can't be developed for housing). I'm also sure that their property value has increased because of the development around it.

I looked at the website noted - and you only have a "Support" option - why is there no option for "Do not support"? Are you attempting to trick Duck Creek homeowners into giving unwitting support for your project (which, by the way, I don't see as "a beautiful high end housing development"). The number listed on the package goes directly to voicemail - which I'm sure is deleted by one of your staff if support is not expressed. (I did call on Thursday after receiving this and left a "Do Not Support" voice mail). Finally, I don't believe that the "photo" of the finished project is done to scale (it makes it look like a 3-4 story building is the same height as a one story home that backs up to the project. I'm sure the resident architect in Duck Creek will be able to professionally address this issue and present to us a true rendering of what this proposal actually would look like.

As a Duck Creek resident since 1996, I remain OPPOSED to the zoning change for your most recent design! It is still too tall and has too many buildings and units - with inadequate available parking. Your latest proposal actually looks more in line with the development at City Line.

I have copied Chris Shacklett with the Richardson Plan Commission so that the city is fully aware of what you are doing.

Kathy Mahdak
1814 Apollo Road
Kathy Mahdak
email: kmmahdak@gmail.com
cell: [972-571-0315](tel:972-571-0315)

700 N. Plano Road The WHOLE Story

Many of you know by now that a beautiful high end housing development is proposed for the land at 700 N. Plano Road. Did you know there is much more to the story than that?

Take a step back in time to April 1945. A young Burton Housley was fighting for all of us in the Battle of Okinawa (WW II). The Allied forces suffered 14,009 deaths (over 12,500 Americans killed or missing) with an estimated total of more than 82,000 casualties.

"People now-a-days just don't realize what the world was like during the 1940's. It was a very dangerous place. The (Nazis) were killing millions and were just this close to developing an Atomic Bomb. And you know, that was years before we did. The Japanese were doing the same in China and other countries. The Australian Army was shattered—almost gone. If young American men of my age had not been willing to put our lives and blood on the line you would not be living with all the freedoms that folks now-a-days take for granted.", Burton Housley.



After fighting for all of us overseas, Mr. Housley returned home and met Jeanne Ownsby (now Housley). They married shortly thereafter, and had a dream to buy a house. After scratching and saving every penny they could, they were finally able to purchase a house in 1950 at 700 N. Plano Road, Richardson Texas.

It was their dream come true. He and Mrs. Housley began to build a life together. They raised their children in that house and witnessed first-hand the incredible growth of the City he called home. Did he like having all the vacant land around his property? Sure, of course he did, but he understood that people needed a place to live, work, and drive.

So when the City needed some of his land to extend N. Plano Road, he allowed them to take some of his land to do it. And when some crazy Developer had a wonderful plan to build a Subdivision of houses called Duck Creek, he supported their efforts...Even though it resulted in almost two acres of his land becoming inaccessible, and he had to give up more of his land to accommodate the alleyway behind Auburn. But, just as he did in 1945, he was willing to sacrifice for his neighbor and never complained.

Fast forward a few decades and, for multiple health reasons for him and his wife, Mr. Housley finally decided that it was time to

sell his land. Several developers made offers over the years and each and every time, no matter the layout or plan, something or someone would defeat it. Then in 2013 Mr. Housley met Mike Thompson (one of the owners of Twin Rivers Senior Living), and they became friends. Mr. Housley knew Mike had a history in Richardson and asked Mike if he would be willing to help his family sell and develop his land. Mike committed to helping the Housley's in any way he could.

So here we are today. Mike & I have worked for over a year on developing and strategizing a plan that will benefit the City of Richardson, the entire Duck Creek neighborhood, as well as, Mr. & Mrs. Housley. We have done everything we can to incorporate all the concerns that we have heard from neighbors and are extremely proud of our most recent revised plan. We have letter after letter from Real Estate Professionals that attest to the value that will be added by this development to the entire neighborhood and the City of Richardson.

Some still question the density or height, but, if you look objectively at all the information we have put out there you will see that it is not excessive in any way shape or form. Some have implied that we should still cut out more units or reduce the project even further somehow. Those people simply do not understand everything that goes into the development of this piece of property. What we have proposed in our revised plan works, doing anything less does not. What's more, what we have proposed allows us the justification to donate two (2) acres of land to the parks department that the entire neighborhood can enjoy!

Someone asked me once, after one of the City Planning Commission meetings, "Why don't you do this someplace else?" Well, now you know why. This isn't just about us or any old piece of property, it's also about a soldier and his wife that sacrificed so much for Duck Creek, the City, and all of us.

"I haven't asked for much over the years, but it would be nice if those that died, served or were injured were remembered or honored a little bit more.", Burton Housley.

I hope you will consider the WHOLE story, and support the beautiful "Residences on Duck Creek Trail", zoning case 16-09.

**Visit www.700NorthPlanoRoad.com,
to send a message of support!**

The Proposed Planned Development for Mr. Housley's Property
The Residences on Duck Creek Trail

We asked residential real estate experts, with over 100 years of experience in the business combined, to provide a letters of opinion about the impact that our proposed development might have on the surrounding residential community to the east, and south of the property. *Below are excerpts from their letters:*

"I live in the Duck Creek Community. My home backs up to the area you are attempting to develop. I am a real estate broker and have been active in this area for the past 37 years...Your drawings are very detailed and it is obvious you have listened to the community and accommodated their wishes and concerns. I cannot think of anything else you can change...Another advantage to having a project of this type in our neighborhood is the fact that these sales will increase the value of our homes by being in proximity and selling for a higher price per square foot than our homes are selling for now. - It brings a different value to our neighborhood. At this time the only comparable sales for our homes is only "our homes". This can only go so far. I realize that some homeowners will complain no matter what you build, but I for one am excited about it. Therefore, I am totally in support of your project."

Sandra Bryant - Realtor Broker
BRYANT Real Estate
More than 30 years in the business
A resident of the Duck Creek Neighborhood



"I would be surprised by anyone objecting to this proposed development. In my professional opinion the development will have no adverse impact of the value of the homes in the area, both to the east, and south of the property. In fact, I think it might have a positive impact on the nearby neighborhood. This certainly will not prevent anyone from enjoying the advantages of owning a free standing home."

Patti Glen - Realtor, GRI, ABR, SRES, SRS,
BPOR, Associate Broker - Century 21. and
President of the College Park HOA



"After reviewing the site plan and renderings, pricing and targeted market, I strongly have the opinion that the proposed development could only benefit the surrounding neighborhood. - I have worked exclusively on townhome/condominium projects throughout the Dallas area for the past 10 years totaling about 30 townhome / condominium developments ranging in size from 8 units projects to 90 unit projects. Every single project has up to this point had the exact same impact - They all increase the value of the surrounding neighborhood."

Nadin Meyer, Realtor
Dave Perry Miller Company
An Exclusive Agency of Ebby Halliday



“As a 37 year residential sales professional, and registered Broker, it’s my professional opinion that the proposed development will have no negative effect at all on the surrounding residential neighborhood. In fact, I believe it will have some advantages that might in-all-likelihood, enhance the overall value of the existing 35 year old, single family neighborhood.”

Steve Hendry, Realtor, Broker
REMAX Premier
A 25 year resident of east Richardson



“I have been a licensed real estate agent in the State of Texas since 2003. I am the managing partner of a team of seven (7) licensed agents with annual sales volume of approximately \$20 million...I am the proud owner of my second home which is located in Richardson, Texas just minutes from the proposed Residences (On Duck Creek Trail)...Rest assured, my personal interests are very invested in the property value of my Richardson home. Based on the information available, it is my personal opinion that the proposed plans would not have any negative impact on my home’s value. On the contrary, I welcome such a development and I believe it has the potential to increase my property value over the long run.”

Adrienne Sommerfeldt, Realtor
KELLER WILLIAMS - Dallas Preston Road





Get the FACTS, visit: www.700NorthPlanoRoad.com

PLANO ROAD



PROPOSED
PARKS DEPT.
DEDICATION
86,134 SQ. FT.

EXISTING TREES



The Residences on Duck Creek Trail

Get the FACTS, visit: www.700NorthPlanoRoad.com

GET THE FACTS!
VISIT

www.700NorthPlanoRoad.com

And send a message of Support!

Feel free to contact us:

Twin Rivers Partners

201 S. Glenville Drive, Ste. 350

469-235-2237

tthompson@twl-law.com

Get the FACTS, visit: www.700NorthPlanoRoad.com

DATE: June 3, 2016

TO: Chris Shacklett
Senior Planner, COR Development Services

RE: Zoning Files 16-13 and 16-14

I oppose ZF 16-13. The proposed project is TOO DENSE and TOO TALL and does not fit our LOW DENSITY neighborhood. In addition, I also oppose ZF 16-14 because its only purpose is to change the notice area to benefit ZF 16-13.

In addition, I want to refer you to an attachment to this correspondence titled "The Whole Story." This was left on many front porches in Duck Creek and suggests that neighbors should support the project because Mr. Housley served in WWII. While I deeply appreciate every single person who has served and is currently serving in the military, it is unconscionable and condescending for Messrs. Thompson and Housley to imply that we owe it to Mr. Housley to support the development because of his military service. This flyer is using bullying tactics to prey on neighbors' patriotic feelings, and Messrs. Thompson and Housley should feel ashamed of this, especially since most of us have family who have served in the military.

But Messrs. Thompson and Housley did say something valid in the flyer. "This isn't just about us or any old piece of property....." They are right. This is about a unique, quiet, single-family neighborhood which has a beautiful creek and trail running through it. The creek and the trail are precious amenities that deserve the right project, and that project is not a high-density multi-family development. By the time this development is completed, there will be a saturation of multi-family units....not just the thousands at Cityline and hundreds at the Palisades, but the many other projects that have been approved and are under construction. I suggest that the market will be hungry for more single-family homes, not more multi-family units. In addition to Mr. Housley's property, the adjoining "horse land" should be developed as single-family homes when the time is appropriate. Mr. Thompson will argue that it is not feasible to build single-family homes on the two acres. Perhaps that is because Mr. Thompson, who I understand is also Mr. Housley's estate planner, has urged Mr. Housley to ask for too much money for the land, so in turn Mr. Thompson has to cram as much development as he can on the property to make a profit. This demonstrates no attempt to be homogenous with Duck Creek.

I believe the CPC gives thoughtful consideration to each zoning request it receives and attempts to do the right thing for the surrounding neighborhoods. Indeed, the CPC recently asked a casual dining chain, PDQ, to incorporate red tile in its design to better fit into the personality of the Lenox Center on Campbell and Coit. Also, the City jumped at the opportunity to purchase the remaining land for the Spring Creek Nature Area so that it would not be destroyed by development. The City also prides itself on the

wildflower plantings, parks and trail system. There has been no attempt to evaluate what the effect of storm runoff would be to the creek if this high-density project were built. This is contrary to the City's practice of respecting and protecting the environment. Please do the right thing for Duck Creek and vote "NO" to these rezoning applications. Please do not destroy the charm and dignity of our neighborhood. Thank you for your consideration.

Sincerely,



Dwala Kuhn
806 Allison Drive
Richardson TX 75081

(Following is attachment of "The Whole Story")

700 N. Plano Road The WHOLE Story

Many of you know by now that a beautiful high end housing development is proposed for the land at 700 N. Plano Road. Did you know there is much more to the story than that?

Take a step back in time to April 1945. A young Burton Housley was fighting for all of us in the Battle of Okinawa (WW II). The Allied forces suffered 14,009 deaths (over 12,500 Americans killed or missing) with an estimated total of more than 82,000 casualties.

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It was their dream come true. He and Mrs. Housley began to build a life together. They raised their children in that house and witnessed first-hand the incredible growth of the City he called home. Did he like having all the vacant land around his property? Sure, of course he did, but he understood that people needed a place to live, work, and drive.

So when the City needed some of his land to extend N. Plano Road, he allowed them to take some of his land to do it. And when some crazy Developer had a wonderful plan to build a Subdivision of houses called Duck Creek, he supported their efforts...Even though it resulted in almost two acres of his land becoming inaccessible, and he had to give up more of his land to accommodate the alleyway behind Auburn. But, just as he did in 1945, he was willing to sacrifice for his neighbor and never complained.

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sell his land. Several developers made offers over the years and each and every time, no matter the layout or plan, something or someone would defeat it. Then in 2013 Mr. Housley met Mike Thompson (one of the owners of Twin Rivers Senior Living), and they became friends. Mr. Housley knew Mike had a history in Richardson and asked Mike if he would be willing to help his family sell and develop his land. Mike committed to helping the Housley's in any way he could.

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Some still question the density or height, but, if you look objectively at all the information we have put out there you will see that it is not excessive in any way shape or form. Some have implied that we should still cut out more units or reduce the project even further somehow. Those people simply do not understand everything that goes into the development of this piece of property. What we have proposed in our revised plan works, doing anything less does not. What's more, what we have proposed allows us the justification to donate two (2) acres of land to the parks department that the entire neighborhood can enjoy!

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"I haven't asked for much over the years, but it would be nice if those that died, served or were injured were remembered or honored a little bit more.", Burton Housley.

I hope you will consider the WHOLE story, and support the beautiful "Residences on Duck Creek Trail", zoning case 16-09.

**Visit www.700NorthPlanoRoad.com,
to send a message of support!**



To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Re: Oppose ZF 16-13 and ZF 16-14
From: Leon Nesbitt <leonesbitt1@hotmail.com> - Friday 06/03/2016 11:26 PM

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Leon Nesbitt
1502 Creekside Dr.

Forward to chris.shacklett@cor.gov

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To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: ZF 17-13 & ZF 16-14
From: Michael Hill <mike0106@icloud.com> - Friday 06/03/2016 09:54 PM

Sent from my iPhone

Begin forwarded message:

From: Marilyn Hill <mhill1951@icloud.com>
Date: June 3, 2016 at 9:50:50 PM CDT
To: Mike Hill <mike0106@icloud.com>
Subject: ZF 17-13 & ZF 16-14

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident
Mike/Marilyn Hill
1413 Creekside Drive
Richardson, TX 75081



To: chris.shacklett@cor.gov,
Cc: a.c.rice26@gmail.com,
Bcc:
Subject: Oppose ZF 16-13 and ZF 16-14
From: Joel Boesch <joelboesch@tx.rr.com> - Saturday 06/04/2016 06:45 PM

From: Anthony Rice <arice@williams-financial.com>
Subject: Oppose ZF 16-13 and ZF 16-14
Date: May 17, 2016 at 11:52:33 AM CDT
To: "a.c.rice26@gmail.com" <a.c.rice26@gmail.com>
Cc: "bericsondchoa@gmail.com" <bericsondchoa@gmail.com>

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13. I would also like to mention, that "HIDDEN CREEK", the sign at Creekside and Plano rd, next to the proposed property, our subdivision, is very much still a hidden area in Richardson with the creek and trails running through the neighborhoods all the way to Jupiter rd. We have recently had new friends to our home, who have lived in the area for 20 years. They were still surprised and did not know the creek was there and how well the city maintained the trails. Anything built taller than 2 stories (and there are some homes that are 2 stories), would stick out like a SORE THUMB! Our area would no longer be HIDDEN. According to the builders proposed number of units, you could also ask yourself, Where are all the cars going to be parked? Most people own 2 vehicles, so you are looking at upwards of 100 vehicles, plus handicap, plus guest parking, This size property cannot support all of this. The Plano Rd traffic pattern in both directions would need to be changed as well, to accommodate the increase in vehicles entering on to and exiting off of Plano rd, at Creekside, the alleyway, and the proposed property. I recently received a letter from Mr Thompson, detailing the Housley's history and of being a veteran. I would ask him if he is so concerned with veterans, What about the rest of the veterans, including myself, who live here? Is he concerned with our wishes as well? We are deeply concerned with his unscrupulous business practice of dividing the property to eliminate homeowners. If he is attempting this now to get his way, how can we trust what he will do in the future if his proposals were to be accepted?

I am a Duck Creek Resident of 20 years
Joel and Terry Boesch
1519 creekside dr

Forward to chris.shacklett@cor.gov

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To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposition to ZF 16-13
From: George Mabry <georgemabry3835@gmail.com> - Sunday 06/05/2016 06:52 AM

I oppose ZF 16-13. I also oppose ZF 16-14 because it is simply an attempt to skirt 16-13. I am not in favor of any multi family building at this site. It was zoned as single family for a reason. Please keep it that way.

George Mabry
1503 Creekside Drive
Richardson, Tx. 75081



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Re: ZF 16-13 and ZF 16-14
From: James Henderson <1817henderson@att.net> - Sunday 06/05/2016 08:10 PM

On Sunday, June 5, 2016 7:45 PM, James Henderson <1817henderson@att.net> wrote:

I reside at 1817 Columbia Drive and have since 1973. I am a charter member of Duck Creek Homeowners Association and one of the past presidents of the organization. I oppose the two applications as they are inappropriate and inconsistent with the neighborhood and its future. I urge the CPC to deny the applications. I suggest that the property return to its single family residential status and the current property owners be required to maintain the property within city codes as to upkeep and unsightly conditions as is required of other properties within our neighborhood. Is Housely Fence Company allowed to operate an unsightly business within a residence zoned neighborhood? Shut it down and clean it up. I AGREE WITH ALL OF THE COMMENTS YOU HAVE RECEIVED FROM ANTHONY RICE.



To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposing Zoning Change Requests ZF 16-13 and ZF 16-14
From: "Michael D. Smith" <msmith@sortmind.com> - Sunday 06/05/2016 08:41 PM

Dear Mr. Schacklett:

We oppose zoning changes ZF 16-13 and ZF 16-14 (The Residences on Duck Creek Trail), at 700 N. Plano Rd. In addition to our opposition to any development that is so high density for such a small parcel in the midst of our neighborhood, we would like to point out some of our other reasons for our distrust of this particular developer, Mr. Thompson of Twin Rivers.

- His apparent executor relationship with the Housleys calls this entire project into question. Does this status provided any special financial rewards for the developer?
- His latest request to make split his original zoning request into two is a transparent attempt to water down citizen input.
- A drawing of the latest proposal shows misleading perspective, rendering a Creekside home on the right side of the alley to appear approximately the same size as a four story building on the left.
- One scheme after another is presented, ostensibly addressing citizen input but always inadequately, offering the most cosmetic and inconsequential appeasements to mask the retention of the original plan. These new architectural plans seem tossed off within days, as if a large facility such as this could be effectively redesigned in such a short period of time.
- The developer's tone deaf marketing ploys do not engender any sense of trust; early brochures falsely portrayed the development as "senior living" condos, and recently we received a flyer seeking sympathy for Mr. Housley's military service.
- There is a lack of any serious study of the environmental impact on Duck Creek.
- At recent City Plan Commission meetings, problems relating to excessive noise and uncontrolled runoff at the developer's other site, 1700 N. Plano Rd., were brought to light.
- A recent Duck Creek HOA email mentioned that the developer recently withdrew one proposal due to unspecified "legal problems." Whether these are major or minor, they're yet another disturbing downside when considering this developer's ability to properly design and manage this project.
- Apparently no financing is available for the entire project, and it must be built one building at a time as funds become available. This indicates a lack of confidence by bankers/investors, and broadcasts the possibility of failure.

All these lead us to believe that this developer definitely does not have the interests of the community in mind. In order to get his project done he is willing to mislead, to engage in clever schemes to dilute citizen participation, and to protract the process in an attempt to wear his opponents down. We feel there is a significant possibility of the entire scheme eventually collapsing, leaving the neighborhood with a partially-constructed, bankrupt mess at that location.

Michael D. Smith
Nancy Remp Smith
1512 Creekside Dr.
Richardson, TX 75080



To: chris.shacklett@cor.gov,
Cc: Kayla Hollis <kaylaehollis@gmail.com>,
Bcc:
Subject: Zoning File 16-13 - Letter in Opposition
From: Aaron Hollis <aaronhollis@utexas.edu> - Monday 06/06/2016 11:11 PM

Mr. Shacklett,

I'm writing to state my opposition to ZF 16-13. Rather than repeat myself, I'll simply note that the nature of this proposal remains largely unchanged from the original ZF 15-33, and as such my original letter in opposition remains disappointingly relevant. Or, to summarize: I hold the belief that this apartment complex should be limited to two stories as described in the Apartments categories of the Comprehensive Zoning Ordinance.

In leaflets distributed throughout Duck Creek, the developer listed ten properties as supposed precedent for the density of this development and its proximity to adjacent single-family homes. They are included and rebutted below.

- 300 N Coit Rd was built 39 years ago. It has zero bearing on current zoning code and practice.
- 2800 Custer Pkwy is two stories.
- 100 S Central Expy is two stories.
- 714 W Arapaho Rd is two stories.
- 823 Wisteria Way is two stories.
- 1450 E Campbell Rd is two stories plus a tall roof (church).
- 401 W Campbell Rd was built 33 years ago. It has no bearing on current zoning code and practice.
- 558 Central Expy was built 47 years ago. It has no bearing on current zoning code and practice.
- 901 N Jupiter Rd is three stories, 400 feet from the nearest previously existing single-family home. This development included new single-family detached homes adjacent to extant single-family detached homes.
- 524 S Greenville Ave is four stories, 650 feet from the nearest single-family home. It also immediately abuts the DART rail, which naturally encourages greater density.

Per the developer's own examples, ZF 16-13 represents an unprecedented proximity of high-density housing immediately adjacent to single-family homes with respect to current zoning practices and principles. I could go on, but I'm sure you're receiving plenty of duplicate information and I plan to speak at the hearing tomorrow evening anyway. Thank you for your time and consideration, and I look forward to seeing you tomorrow.

Regards,
Aaron Hollis



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Zoning change for Duck Creek on Plano Road
From: Aly Schmitt <aly.schmitt@yahoo.com> - Monday 06/06/2016 07:47 PM

As a resident of Duck Creek, I oppose the zoning change, since this is not enough land for the proposed development.

Alyce Schmitt
151 N Spring Creek Dr.
Richardson TX 75081
972-677-7229



To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: opposed to ZF 16-13 and 16-14
From: "Amanda Aiuvalasit" <amanda1901@att.net> - Monday 06/06/2016 06:52 PM

Dear Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. The proposed 43 units on a 2 acre lot is ludicrous—I also have concerns that with the unsightly power lines, the limited in and out access onto Plano Road, the lack of a swimming pool or clubhouse or workout room, etc., who would want to live there? And for the development to be a success, it must attract buyers. We certainly would not want a failed development. A two story grouping of high end townhomes, in my opinion, would be acceptable, as opposed to crowded 3- and 4-story condos, which tower over the existing neighborhood and which would compromise the privacy of the residents who live on the streets close by. In addition, I also oppose ZF 16-14 because its only purpose is to change the notice area to benefit ZF 16-13.

I have been a Duck Creek Resident for 25 years, and I live on Columbia Drive. Thank you for listening to my concerns.

Sincerely,
Amanda Aiuvalasit
1901 Columbia Dr.



To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to both ZF 16-13 and ZF 16-14
From: Arthur Raasio <sumorexx@yahoo.com> - Monday 06/06/2016 03:34 PM

My name is Art Raasio and I live at 1501 Creekside Dr which is extremely close to the proposed projects. My wife and I bought our home 3 years ago and have been very happy.

I'm emailing you to express my opposition to both ZF 16-13 and ZF 16-14.

I believe ZF 16-13 is completely incongruent with the style of our neighborhood. We are a quiet, single family home neighborhood. The height and density of the project are both well in excess of anything else in our neighborhood. The height raises serious privacy concerns for me because buildings of this height will give a direct view into my backyard. I can't think of another project of this density abutting a single family home neighborhood. It just doesn't make sense to me.

I'm also extremely opposed to ZF 16-14. This is nothing more than an attempt to diminish the voices of nearby property owners by reducing the notice area. There aren't many things more reprehensible than self-interest cloaked a veil of altruism to thwart the public will. This directly demonstrates the owner's and developer's lack of regard for the community.

I hope to be present at the planning meeting on June 6th, but if I can not, I wanted to express my opposition to both measures.

Sincerely,
Art Raasio



To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Houseley Fence
From: "Bill Denton" <billdenton2003@sbcglobal.net> - Monday 06/06/2016 03:07 PM

I wanted you to know that I am AGAINST the proposed zoning change. It will be an invasion of privacy to all residents south and east of the property. The Housley property, according to DCAD is commercial and residential. For several months last year, the property was asked to paint their home and clean up the property (fence). Nothing was done. When I responded to the Community Action Report saying, "if it were my property, I would have been sited after one month". The next month, it disappeared from the report. Also, according to DCAD, 700 North Plano Road, Richardson, Texas is designated commercial and residential which is a violation of the city code having a business in the home. Just what does Mr. Houseley have on the city that he can get away with not abiding with the rules as we are obligated to do?

If memory serves me correctly, there was to be a trail extension through the south of the property which was to connect with the commercial property on the northwest of Arapaho and Plano Road and connect to the trail close to 75.

You probably did not come to Duck Creek when we had these torrential rains. I drove the alley behind the homes on Creekside and saw that the water had come out of its banks into the property in question. Are we forgetting the flood plain?

Again, we don't need this change!!!! My suggestion is for the city to purchase the property and beautify that complete corner. Make it a part of the Parks Department. If the city can purchase the Trident property and the property at Renner and Plano, they can certainly purchase this piece of land.

Thank you very much. I will try to attend the meeting.



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: City of Richardson ZF16-13
From: Christopher Horning <cnlhorning@gmail.com> - Monday 06/06/2016 09:01 AM

Date: 6/6/16

To: Mr. Chris Shacklett

Senior Planner, City of Richardson Development Services

From: Chris and Laura Horning

500 Fireside Drive

Richardson, TX 75081

Subject: City of Richardson Zoning File 16-13

Dear Mr. Shacklett,

The purpose of this letter is to express our opposition to ZF16-13 that is scheduled to be presented to the City Planning Commission on the evening of June 7th, 2016. We are opposed to ZF16-13, the requested change in zoning from R-1800-M Residential to PD Planned Development to accommodate the development of a maximum 43-unit apartment/townhome community, on a 2.7-acre portion of property located at 700 N. Plano Road.

The applicant proposes a 43-unit development on 2.7 acres. It is our understanding the tract is presently zoned for single family residential. Assuming similar lot sizes to the adjoining neighborhood (my lot is approximately 10K sq/ft) the present zoning of the subject 2.7 acre tract would probably accommodate 8 to 10 single-family residential units. The density of the proposed development is far too great. We understand that there are locations where a high-density development makes sense. Areas such as near a DART rail line station or a dedicated shopping area for those people with limited transportation resources. Nothing exists nearby this property that supports the need for high-density housing. A ratio of 43 units vs. 8-10 units breaks down to approximately 5 to 1.

The applicant has stated that the subject high-density development will be for senior citizens. The applicant admits they cannot legally restrict the ownership to senior citizens but states they will "market" to senior citizens. Sixteen three-story townhomes are proposed in ZF16-13 along with twenty-seven condo units. Not many senior citizens we know, let alone most of the "regular" age folks, think that living with two flights of stairs should be avoided.

The only reason that we can see why the applicant continues to state the development is for senior citizens, is that in the City of Richardson's Future Use Plan, the subject tract is designated for Neighborhood Service. One of the service related businesses included in Neighborhood Service is Senior Housing. As the ownership in the proposed development cannot be restricted to senior citizens, and a good portion of the development is three story townhomes, we do not believe this is Senior Housing as defined in the City of Richardson Future Use Plan.

We also feel the proposed development is too tall. When we walk out of our house on Fireside Drive the three and four story buildings will be in plain view. We walk and drive past the subject tract almost daily. We are concerned about the increased sound levels caused by the Plano Road noise (when Plano Road is busy it is very loud) reflected by these three and four story buildings.

In short, we ask that the City Planning Commission of the City of Richardson deny ZF16-13. The density and height of the proposed development is far too great for the local neighborhood in particular and the community in general. The proposed development does not fit with the City of Richardson's Future Use Plan. Previously in this correspondence, we alluded to a 5 to 1 ratio as ZF16-13 related to the present zoning for the subject tract. This truly

is an attempt to fit the proverbial 5 pounds into a 1 pound bag.

Additionally, we ask that the City Planning Commission of the City of Richardson consider all input regarding ZF16-13 from residents of the neighborhood. Many residents pass by the proposed development on a daily basis and while they may not be with the 200 foot notification zone, their lives, as will ours, will be impacted.

Please feel free to contact us directly if you have any questions.

Best regards,

Chris & Laura Horning



To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppose ZF16-13,16-14 700 N. Plano Rd The Residence on Duck Creek
From: "Diana Clawson" <dianaclawson@tx.rr.com> - Monday 06/06/2016 04:10 PM

Dear Chris,

The Clawson's are still opposed to the four story proposed development.

Thank you,

David and Diana Clawson
800 Westminster Dr.
Richardson, TX 75081



To: "chris_shacklett@cor.gov" <chris_shacklett@cor.gov>,
Cc:
Bcc:
Subject: ZF 16-13 and ZF 16-14
From: Laurie Ahrens <lauriew0817@sbcglobal.net> - Monday 06/06/2016 06:35 PM

Hello Chris –

Since I will not be able to attend the planning and zoning meeting at the City of Richardson on Tuesday, 6/7/16, I would like to give you my feedback regarding the proposed zoning changes for the Houseley property as outlined by Travis Thompson.

Decision: I am totally opposed to the ZF 16-13 and ZF 16-14 changes.

First, I am still appalled at the continued tactics in which Mr. Thompson continue to use to try to sell this property as multi-family homes. There is still no way for senior citizens on a fixed budget to afford such housing. In addition, this does not meet the long range goals of the City for our senior citizens. Why doesn't the City cite him for current shape of his property? If we residents had leaning fences, junk cars, and overall neglect, the City would cite us a fine unless it was cleaned up to the code. I can't say I don't blame Mr. Houseley for trying to get all the money his property is worth but please don't pull the "I'm a veteran" card as justification. There are several veterans in our neighborhood who also would like to get a piece of the pie.

Secondly, the scale to which the rendered drawings on the 700northplanoroad.com website are still not to scale. In addition, there has not been adequate downstream effects of extra rainwater added to the existing Duck Creek. Given the past few weeks and the amount of rain, if the ground is built up with concrete, there is no way for the ground to absorb this much water which would then put a strain on the existing infrastructure of the creek. Sure, real estate agents are going to say this will help out our home values but who wants to live through over 6 years of construction? Can you imagine the effect this will have on the wildlife in the area?

Please consider this email as opposition to the proposed zoning changes ZF 16-13 and ZF 16-14.

Best Regards,
Laurie A. Ahrens
612 Woodhill Circle
Richardson, TX 75081
214.709.0867



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Oppose ZF 16-13 and ZF 16-14
From: Pam Holloway <pamholloway@me.com> - Monday 06/06/2016 07:01 PM

Mr. Shacklett,

I AM IN THE 200' NOTICE AREA and I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Pamela M. Holloway
1411 Creekside Dr.



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: new zoning requests for ZF16 -13 and ZF16-14
From: "Bogart, Sean" <sean_bogart@gspnet.com> - Monday 06/06/2016 11:30 AM

Mr. Shacklett,

I am writing to state my opinion to the new zoning requests for ZF16 -13 and ZF16-14. I would again state that we are opposed to the building of multi-family residential units on this property, and now that there is uncertainty regarding who would maintain the flood that would be donated to the city with the ZF16-14, which one or another will end up cost the tax payers more money.

This zoning request again does nothing to clean up duck creek in and around this property, so again we oppose the new zoning request.

Sean M. Bogart, AIA, NCARB, LEED AP BD+C
Principal

Gresham, Smith and Partners
Architecture, Engineering, Interiors, Planning
Florida Cert. No. AAP000034 / CA3806 / IB26000797 / LC26000381

2811 McKinney Ave., Suite 300
Dallas, TX 75204
[P] 214.366.6516
[M] 972.896.5654
[F] 866.462.6173

www.greshamsmith.com
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To: Chris Shacklett <chris.shacklett@cor.gov>,
Cc: tthompson@twthompsonlaw.com,
Bcc:
Subject: Fwd: Re: Planned Development Documents Zoning File 15-33
From: Steve Salavarria <ssalava@attglobal.net> - Monday 06/06/2016 08:02 PM

Chris,

In case my original position of supporting this re-zoning from 01/31/16 is still in play, I wanted to let you know about my change of heart in mid-February (both below). I have received e-mails from Mr. Thompson that would indicate my continued support, which is not true.

I will defer to my neighbors on Creekside that are closer to and more impacted by this proposal. I believe most, if not all, of them are against the proposal as it currently stands.

Stephen L (Steve) Salavarria
403 Georgetown Drive
Richardson, TX 75081-2919
972-664-0662

----- Forwarded Message -----

Subject:Re: Twin Rivers Duck Creek Project CPC meeting
6/7/2016

Date: Mon, 6 Jun 2016 11:21:44 -0500

From: Brian Ericson <bericsondchoa@gmail.com>

To: duckcreekmembers@rdchoa2.org

Correction: The email for Chris Shacklett is chris.shacklett@cor.gov Please use this email address when sending in your support or opposition.

My apologies
Brian Ericson

On Mon, Jun 6, 2016 at 11:07 AM, Brian Ericson <bericsondchoa@gmail.com> wrote:
Members,

Travis Thompson will be presenting his newest zoning requests for the Houseley property to the CPC on June 7th @7pm.. Mr Thompson has broken his proposal into 2 separate zoning requests, ZF16-13 and ZF16-14.

ZF 16-13 This request is to to build 43 units on the west side of the creek where the home is located. This does not include the flood plain on the east side of the creek. This means that he has reduced the residents in the 200ft range down to 7.

ZF 16-14 This request is to donate the flood plain on the east side of the creek to the city. I have asked Chris Shacklett if he can confirm who is currently maintaining the land (COR or Houseley), he is still waiting on a response from the Parks Department.

The HOA will not be presenting a position of the community at this meeting, this will allow any homeowner within Duck Creek to present their individual position on the zoning files to

the CPC.

If you cannot attend the meeting please contact Chris Shacklett at Chris.Shacklett@cor.net with your name, address and position on ZF16-13 and ZF16-14

Its important for each and everyone of us to participate in this process and let our voices be heard since this decision will affect each and everyone of us living in Duck Creek .

Warm Regards,
Brian Ericson
President, RDC-HOA

----- Forwarded Message -----

Subject: Re: Planned Development Documents Zoning File 15-33

Date: Mon, 15 Feb 2016 22:02:38 -0600

From: Steve Salavarria <ssalava@gmail.com>

To: paul.voelker@cor.gov, mark.solomon@cor.gov, bob.townsend@cor.gov, scott.dunn@cor.gov, mabel.s, marta.frey@cor.gov, steve.mitchell@cor.gov, Travis Thompson <tthompson@twl-law.com>

Tonight I attended a special meeting called by the Duck Creek HOA and listened to the concerns expressed by my fellow neighbors.

As an HOA member, I voted against the current ZF 15-33 proposal as is so I wanted to update you on my position as a citizen of Richardson, reversing my original position from 01/31/16. Let's hope the continuance is requested and granted and that the developer will come back with plans that the HOA can support.

Thank your for your consideration.

Stephen L. (Steve) Salavarria
403 Georgetown Drive
Richardson, TX 75081-2919
H972-664-0662

----- Forwarded Message -----

Subject: Fwd: Planned Development Documents Zoning File 15-33


Date: Sun, 31 Jan 2016 17:45:34 -0600


From: Steve Salavarria <ssalava@gmail.com>

To: paul.voelker@cor.gov, mark.solomon@cor.gov, bob.townsend@cor.gov, scott.dunn@cor.gov, mabel.s, marta.frey@cor.gov, steve.mitchell@cor.gov, Travis Thompson <tthompson@twl-law.com>

Unlike some of my conspiracy theorist neighbors...

Post in General


 **Proposed Rezoning**
Morgan McCord from Duck Creek

 1 If you weren't at the meeting at Dartmouth last night you might want to get better informed soon about this proposed development. It goes to the planning commission feb 2nd then there is no stopping it.

The developers are calling it a senior development because that is the only way to the zoning change. Do not be fooled in to believing this is anything but a condo development. They told us in the meeting over and over again that it's for senior because they will have elevators. And they will market to seniors. There will be no amenities just 6 large 4 story buildings on 2 acres of

Shared with Duck Creek in General

THANK REPLY | 21 ▼

 **Steve Salavarria** from Duck Creek

Why stop it? I trust the city leadership to hold the developers accountable to deliver what they promised.

...I reviewed the content in the DUCKCREEK_HOA_MEETING_-_PRESENTATION.pdf and the documents at the link below, and I support the proposed development.

Stephen L. (Steve) Salavarria
403 Georgetown Drive
Richardson, TX 75081-2919
H972-664-0662

----- Forwarded Message -----
Subject:Planned Development Documents Zoning File
15-33
Date: Sun, 31 Jan 2016 14:29:43 -0600

From: Diana Clawson <dianaclawson@tx.rr.com>
To: duckcreekmembers@rdchoa2.org

Members,

Re: Zoning File 15-33, The Residences on Duck Creek Trail

It is important our City Plan Commission and City Council hear how we stand on this development. The letters we send by email will be in the record and may help the Plan Commission and the Council make wise decisions that will impact Duck Creek for many years. The Plan Commission public hearing is **Tuesday in the City Council Chambers at 7pm**. If this zoning change passes, the Council will have their public hearing on this development on **Monday, February 22, Council Chambers, 7pm**.

The documents are available and can be reviewed at:
<http://cor.net/Modules/ShowDocument.aspx?documentid=14673>. (If you can't open the link, place your cursor on it, left click, then click on "Open Hyperlink.")

Below are the contact emails for the Council and the developer representative, Travis Thompson. At the Dartmouth meeting, Mr. Travis welcomed questions.

I will be sending my letter today to all the Council members and will ask that a copy be provided to the Plan Commission.

paul.voelker@cor.gov (Mayor)
mark.solomon@cor.gov
bob.townsend@cor.gov
scott.dunn@cor.gov
mabel.simpson@cor.gov
marta.frey@cor.gov
steve.mitchell@cor.gov

Travis Thompson
tthompson@twt-law.com
469-235-2237

Diana Clawson
972-690-5898

If approved, the City Council will have



[To:](mailto:chris.shacklett@cor.gov) <chris.shacklett@cor.gov>,
[Cc:](#)
[Bcc:](#)
[Subject:](#) Duck creek zoning
[From:](#) Steve <Steven.Ray.York@att.net> - Monday 06/06/2016 07:34 PM

I am Steve York at 1803 auburn drive and I OPPOSE the rezoning .
Steve York



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Oppose ZF 16-14
From: Andy Lai <laidinhan@gmail.com> - Tuesday 06/07/2016 01:32 PM

History: This message has been replied to.

Dear Mr Shacklett,

We'd like to put on record that we oppose this zoning request: too dense and tall for this neighborhood.

Thank you,

An D. Lai/Hung T. Tran

701 Auburn Dr

469-777-1412



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: ZF 16-13 and ZF 16-14
From: Bill Bates <bbrandahl@gmail.com> - Tuesday 06/07/2016 07:42 AM

----- Forwarded message -----

From: **Bill Bates** <bbrandahl@gmail.com>
Date: Mon, Jun 6, 2016 at 6:37 PM
Subject: Bill Bates and David Evansen
To: Chris.Shacklett@cor.net

Bill Bates and David Evansen here at 610 Woodhill Circle. This development will be looking in our living room. Not a fan of this development. Too invasive! StarBucks with a bridge? Just NO!

Sent from my iPhone



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Travis Thompson project
From: "Johnson, Dedra" <DJohnson@garlandtx.gov> - Tuesday 06/07/2016 03:33 PM

Good afternoon

*I wish to put in for the record that I am still in **opposition** for the request in which Travis Thompson is submitting to allow the three and four story development along Plano Road. I understand he has submitted a new plan removing the section of property in which they will be donating to the COR. This reduces the amount of residential property in which will be notified for the Zoning change. I feel this is a ploy of the developer in order to try and keep these residence from being able to have a say if they oppose the development in order to protect their property investment and all our property investments.*

This proves to me that if they are willing to go this far to keep the residential owners from being able to vote on the Zoning change, then they will continue with these types of tactics while developing the property.

*Dedra Johnson
405 Shadow Bend
Richardson, Texas 75081
214-450-1583*



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppose ZF 16-13 and ZF 16-14
From: Kenny Chen <abckc@yahoo.com> - Tuesday 06/07/2016 01:51 AM

Dear Mr. Chris Shacklett,

I oppose ZF 16-13. The proposed project is TOO DENSE and TOO TALL and does not fit our LOW DENSITY neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Kou Jou Chen

Lurice Chen

703 Auburn Drive

Richardson, TX 75081

To: Mayor Paul Voelker

Subject: We Oppose ZF 16-13 & ZF 16-14 700 N. Plano Rd.

As taxpaying residents of the Richardson Duck Creek Neighborhood (RDC) we look forward to the development of our entire Northwest corner. However, any development must fit and enhance this low density single family neighborhood. ZF 16-13 & ZF 16-14 are the third and fourth request to change the zoning of the subject property. The subject property is currently zoned to allow 8 single family homes and a development under current zoning would be a tremendous improvement from the existing structure. RDC residents would support a reasonable increase in density to the subject property but the applicant is requesting an excessive over-build that does not fit the single family neighborhood. Below in bullet point are examples of the over-build and the extreme request of the applicant.

- 43 homes is a density increase of over 500% from existing zoning.
- The height/stories and proximity of the building violates existing COR setback from single family homes and will provide intrusive views into backyard windows.
- Will be the tallest structure and the most stories (4) in RDC.
- Will increase the number residents from 2 to 96 on the 2.2 acre subject property.
- A multi-family structure violates the COR 2009 Comprehensive Zoning Plan

In addition to his extreme request, the applicant has repeatedly ignored the 200' notice area residents. As a result, he has failed on two separate zoning applications (ZF 15-33 & ZF 16-09). The 200' notice area has rejected the applicants request with 11 homes in opposition and only 3 in support. To circumvent the opposition, the applicant has split the subject property and submitted two applications in an obvious attempt to reduce the voice of the neighborhood by adjusting the important notice area to his benefit. The applicant and property owner do not share our long-term interest in RDC. They will be long gone when their proposed development starts to decline.

As taxpaying residents of RDC, we are pro-development and will not stand in the way of progress. We are fortunate to have a neighbor with the ability to propose an alternative development. His renderings are included in this packet for your review. In bullet point below is a summation our proposed alternative.

- An increase in density to 30 homes or 375% increase.
- 3 stories with maximum height at 44' in-line with the current single family maximum.
- 2 story structure on south side with garage facing Creekside garages.
- Incorporate trail to extend to future development on the Northwest corner.
- Offer low profile coffee/ice cream shop with open-air, covered seating to take advantage of existing trail/creek.
- Improved north/south views, use of clerestory windows as needed to avoid intrusive views

The applicant's requests are extreme. Our alternative offers a reasonable increase in density, height/stories and will promote walkability from the trail to future developments.

Best Regards,

Anna Balderas

Aaron Hollis

Dwala Kuhn

Anthony Rice

Sharon Swink

Willow Crest Dr.

Fireside Dr.

Allison Dr.

Creekside Dr.

Creekside Dr.

The Applicants Timeline
And
Propaganda to the Community

The Applicants Timeline

- Per the Applicant “back in 2014 an idea was born”
- 01-14-16 the applicant posted door hangers on the 20 single family homes within 200’ notice area residents
- 01-16-16 the applicant met with 5 of the homes within the 200’ notice at Twin Rivers
- The applicant meet with then RDC-HOA president Rick Wilder
- 01-22-16 COR Noticed of Public Hearing ZF 15-33
- 01-25-16 RDC- HOA meeting announced for 01-28-16
- 01-28-16 the applicant presented his plan to a small group of RDC-HOA members (50) and was only there to ask for support. He told the group “this is the only development that can be built”.
- 02/02/16 at **CPC public hearing**, the applicant presented and CPC was not convinced but allowed the applicant a continuance with the request to revise his plan and get 200’ notice area support. At the public hearing the RDC-HOA president Rick Wilder stated that the RDC-HOA was in favor. He would later resign for making false statements.
- 02/16/16 at **CPC public hearing**, the applicant again asked for a continuance the CPC expressed frustration but granted a continuance. The RDC-HOA president Brian Ericson stated that the RDC-HOA opposed ZF 15-33 with a vote count of 198 opposed 4 in support.
- 03/01/16 at **CPC public hearing**, the applicant again asked for a continuance the CPC expressed frustration but granted a continuance.
- 03/05/16 RDC-HOA president held a meeting at house for the applicant to present revisions to RDC-HOA board members and 200’ notice area residents.
- 03/09/16 the applicant notified COR his intent to withdraw the application with comment “many of the adjacent neighbors...have lingering concerns”
- 03/15/16 at **CPC public hearing**, the **applicant withdrew** his application
- 04/15/16 the applicant filed ZF16-09 and sent his “third plan” to the 200’ notice area only. He did not conduct a meeting.
- 05/05/16 the **applicant withdrew** ZF 16-09
- 05/09/16 the applicant filed ZF 16-13 and 16-14. ZF 16-13 will be development and ZF 16-14 will be without frontage and remain SF 1800. the applicant reduces the 200’ notice for ZF 16-13 from 20 single family homes to 9 and removing the objection from the 200’ notice area
- 05/27/16 at **CPC public hearing**, the applicant presented his “third plan” CPC and the CPC votes to recommend the proposal for approval. Progress was the only reason offered.
- 07/25/16 at City Council public hearing



Community Meeting

Your Opinion Counts!

Your invited to share your thoughts for the Proposed redevelopment of Mr. Housley's Property at 700 N. Plano Road.

Agenda:

- Current zoning
- City's Master Land Use Plan
- Proposed Use
- Alternate Uses
- Pro's and Con's
- Proposed Park Land Donatton

Other:

- Noise
- Traffic
- Lighting
- Safety & Security
- Landscaping
- Impact of Existing SF Residential Districts - Home values

Saturday, January 16, 2016 - 9:15 am

Dining Room, Twin Rivers Senior Community, 201 S. Glenville Dr. Richardson, Texas
75081

Breakfast and Coffee will be served.

RSVP

To Travis Thompson, at 469-235-2237 or: tthompson@twl-law.com

If not able to attend, please call. **Your opinion counts.**

Misinformation and Rumors

Up to this point I have tried to let the merit of our project speak for itself. However, it has come to our attention that one of your neighbors has been spreading false information about us and our project. We have and will continue to operate in a professional manner, but we cannot sit by and allow these ridiculous rumors to continue.

- Motive - A claim was made that this project "serves only one purpose...(developers) profit"...**This is a FALSE baseless statement.** Mike Thompson became friends with Mr. Housley (90 year old WWII veteran), over 3 years ago, and committed to help him develop and sell his land, that he has owned since the 1950's. We have partnered with Mr. & Mrs. Housley to do something on their land that will benefit the entire city and neighborhood area.
 - Mr. Housley purchased that property in 1950, and has seen portions of it taken away from his family to help accommodate Richardson's growing population. **Did you know** his property actually extends 24' FEET into N. Plano Road? The same road that many of you drive on and enjoy every day? **Did you know** that Mr. Housley supported the development of YOUR duck creek neighborhood...EVEN THOUGH it resulted in over 2 acres of his land being inaccessible by emergency vehicles? **Did you know** that a portion of the Auburn alley was actually owned by the Housley's, before it was taken so that the alleyway could be built? Those of you that live on Willow Crest, Fair Oaks, and Auburn may not have a house there if not for the Housley's support.
 - There are numerous benefits to this project: new home sales, potential park dedication area, improved landscaping, and improved professional maintenance of the pond area, to name a few.
- Height - For every foot of height of our tallest building there is about 4.0 FEET OF SEPARATION between our building and the closest house. There are many examples of buildings in Richardson that have a closer Proximity to residential than that: 300 N. Coit Rd.; 2800 Custer Pkwy; 100 S Central Expressway; 714 W Arapaho Rd.; 823 Wisteria Way; 1450 E Campbell Rd.; 401 W Campbell; 558 Central Expy.; 901 Jupiter Road; and 524 Greenville Avenue;...all of those have a MUCH closer Proximity to single family houses than our project will. Our tallest building is only 4' feet taller than what we can currently build. It is not excessive in any way shape or form.
- Value & Enjoyment - We have heard that some neighbors were told that this project would somehow negatively impact property values or your ability to enjoy your home. We have letters from multiple real estate professionals, with decades of experience in Richardson, stating that not only will the project not harm values, but it may actually help home values. Additionally, we have multiple "eye" level photographs debunking any claim that privacy will be impacted.
- Park Dedication - We have been told that some neighbors are under the impression that the land that we plan to donate to the Park's Department could never be developed anyway, implying that our park dedication should be given no weight. This is absolutely FALSE. Builders navigate floodplain issues all the time. What we are proposing gives us justification to donate that land on the east side of the creek, thus ensuring it will always be vacant.
- Retail - one of the opposition leaders submitted an "alternative" that called for a strip retail center with a restaurant. Please take a drive around Richardson and drive through the back of a strip retail center adjacent to residential. You will notice dumpsters, boxes, trash, delivery trucks, security lights, noise, and smells. You can decide for yourself which you prefer: our plan or strip retail/restaurant.
- City's Code - Some have implied that the City does not allow buildings that are the height of ours near residential. Did you know that the City's code actually allows for buildings to be six feet **TALLER** than our tallest building, and would allow them roughly 50 feet closer than our tallest buildings will be?

Mike Thompson has a 25 year professional history in this City, and would not tarnish his reputation with a project that he did not personally believe in. We, as well as an ever increasing number of your neighbors believe in this development. I believe it will not only improve the land that it will be built on, but it will improve the entire neighborhood.

Feel free to drive over to the neighborhood next to Twin Rivers Senior Living and ask them what sort of impact that development has had on their neighborhood. This Duck Creek Project is less than half the size of Twin Rivers.

I have no idea why someone would attack me personally by questioning my motives. What I do know is that if you decide to support our project or oppose it, you should at least make the decision for yourself and make it based on facts.

History

Dear Neighbors,

As most of you are aware we have been working vigorously to revise our plans for the land located at 700 N. Plano Road. Back in 2015 we conceptualized a plan for FLAT low maintenance condominium homes that would be marketed to seniors. We received a lot of positive feedback regarding our FIRST PLAN. However, by the time our Public Hearing came around there were many neighbors that opposed the original project. The primary objections related to height and privacy.

So rather than pushing through with the original application, we decided to do everything we could to lower the height.

While making changes to the FIRST PLAN, we did a lot more than simply lower the height. After great effort, a revised SECOND PLAN was created to address issues related to height, privacy, proximity, traffic, and density. As soon as the revisions to the SECOND PLAN were finalized, a meeting was scheduled with those neighbors that lived adjacent to the property to discuss all the changes.

After hearing about the SECOND PLAN, some of the neighbors at that meeting still had lingering concerns. We then introduced the possibility of pursuing an alternative design that would incorporate Townhomes on the southern portion while still allowing for condominium flats on the northern side. We made clear to everyone in attendance, that despite all the time and energy that had gone into creating the SECOND PLAN, we would be willing to voluntarily withdraw our application if the neighbors felt like a combination of townhomes and condominium flats would be more complementary to the neighborhood.

In keeping our promise to the neighbors, we formally withdrew our first application on March 15th, as an act of good will. Since that time, we have worked extremely hard to refine our THIRD PLAN, and have received a lot of positive feedback from several adjacent neighbors as well as other Duck Creek residents.

While I am sure there is nothing we can do that would please 100% of everyone, but we are confident that the THIRD PLAN is far and away the best compromise. We are very hopeful that our new THIRD PLAN will demonstrate our dedication to a long term relationship with our Duck Creek neighbors. Thank you for providing feedback over the last few months, and we hope we have earned your support for our new THIRD PLAN. Thank You.

Respectfully,

Twin Rivers Partners

469-235-2237

tthompson@twl-law.com

Enclosed:

- Real Estate Professional Opinions
- Renderings – Site Plan & Building Elevations
- Eye Level Photographs Facing Single Family Houses
- Height Question & Answers
- Other Common Questions & Answers



180° FIELD OF VIEW DISTORTS HEIGHT

700 N. Plano Road

The WHOLE Story

Many of you know by now that a beautiful high end housing development is proposed for the land at 700 N. Plano Road. Did you know there is much more to the story than that?

Take a step back in time to April 1945. A young Burton Housley was fighting for all of us in the Battle of Okinawa (WW II). The Allied forces suffered 14,009 deaths (over 12,500 Americans killed or missing) with an estimated total of more than 82,000 casualties.

"People now-a-days just don't realize what the world was like during the 1940's. It was a very dangerous place. The (Nazis) were killing millions and were just this close to developing an Atomic Bomb. And you know, that was years before we did. The Japanese were doing the same in China and other countries. The Australian Army was shattered – almost gone. If young American men of my age had not been willing to put our lives and blood on the line you would not be living with all the freedoms that folks now-a-days take for granted.", Burton Housley.



After fighting for all of us overseas, Mr. Housley returned home and met Jeanne Ownsby (now Housley). They married shortly thereafter, and had a dream to buy a house. After scratching and saving every penny they could, they were finally able to purchase a house in 1950 at 700 N. Plano Road, Richardson Texas.

It was their dream come true. He and Mrs. Housley began to build a life together. They raised their children in that house and witnessed first-hand the incredible growth of the City he called home. Did he like having all the vacant land around his property? Sure, of course he did, but he understood that people needed a place to live, work, and drive.

So when the City needed some of his land to extend N. Plano Road, he allowed them to take some of his land to do it. And when some crazy Developer had a wonderful plan to build a Subdivision of houses called Duck Creek, he supported their efforts...Even though it resulted in almost two acres of his land becoming inaccessible, and he had to give up more of his land to accommodate the alleyway behind Auburn. But, just as he did in 1945, he was willing to sacrifice for his neighbor and never complained.

Fast forward a few decades and, for multiple health reasons for him and his wife, Mr. Housley finally decided that it was time to

sell his land. Several developers made offers over the years and each and every time, no matter the layout or plan, something or someone would defeat it. Then in 2013 Mr. Housley met Mike Thompson (one of the owners of Twin Rivers Senior Living), and they became friends. Mr. Housley knew Mike had a history in Richardson and asked Mike if he would be willing to help his family sell and develop his land. Mike committed to helping the Housley's in any way he could.

So here we are today. Mike & I have worked for over a year on developing and strategizing a plan that will benefit the City of Richardson, the entire Duck Creek neighborhood, as well as, Mr. & Mrs. Housley. We have done everything we can to incorporate all the concerns that we have heard from neighbors and are extremely proud of our most recent revised plan. We have letter after letter from Real Estate Professionals that attest to the value that will be added by this development to the entire neighborhood and the City of Richardson.

Some still question the density or height, but, if you look objectively at all the information we have put out there you will see that it is not excessive in any way shape or form. Some have implied that we should still cut out more units or reduce the project even further somehow. Those people simply do not understand everything that goes into the development of this piece of property. What we have proposed in our revised plan works, doing anything less does not. What's more, what we have proposed allows us the justification to donate two (2) acres of land to the parks department that the entire neighborhood can enjoy!

Someone asked me once, after one of the City Planning Commission meetings, "Why don't you do this someplace else?" Well, now you know why. This isn't just about us or any old piece of property, it's also about a soldier and his wife that sacrificed so much for Duck Creek, the City, and all of us.

"I haven't asked for much over the years, but it would be nice if those that died, served or were injured were remembered or honored a little bit more.", Burton Housley.

I hope you will consider the WHOLE story, and support the beautiful "Residences on Duck Creek Trail", zoning case 16-09.

**Visit www.700NorthPlanoRoad.com,
to send a message of support!**

The Residences

700 N. Plano Road, Richardson Texas

ON DUCK CREEK TRAIL,

SUPPORT

A PROPOSED PLANNED DEVELOPMENT

[HOME](#)

[ABOUT](#)

[PROFESSIONAL OPINIONS](#)

[HISTORY](#)

[SUPPORT](#)



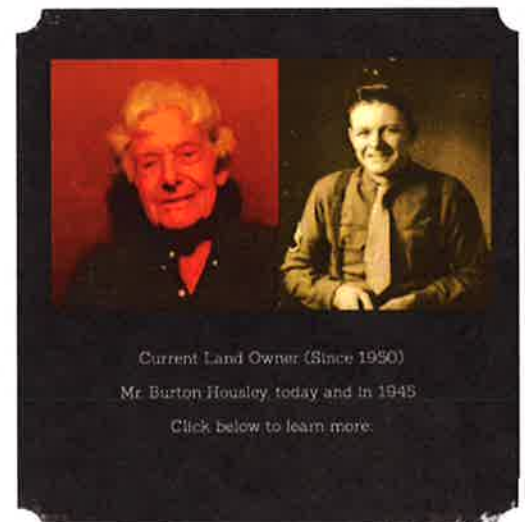
THE RESIDENCES ON DUCK CREEK TRAIL

Thank you for visiting this website, Please click on the "Support" link to show your support!

Back in 2014 an idea was born, to transform Mr. Burton Housley's land into something beautiful. Something that would benefit the entire City of Richardson and the Duck Creek Neighborhood. After over a year of planning and multiple layouts, the proposed planned development is finally ready to come to life!

"The Residences on Duck Creek Trail", is a wonderful planned development community of luxury FOR SALE homes featuring 16 Townhomes and 27 Condominium FLATS! This community will help provide desperately needed housing to Richardson, especially for older residents looking to PURCHASE, LOW MAINTENANCE HOMES, WITHOUT STAIRS!!

Additionally, the Developer has submitted a separate zoning case that will allow for roughly two (2) acres of land, featuring a beautiful pond, to be offered as a donation to the City's Parks Department for everyone to enjoy!!



SUPPORT

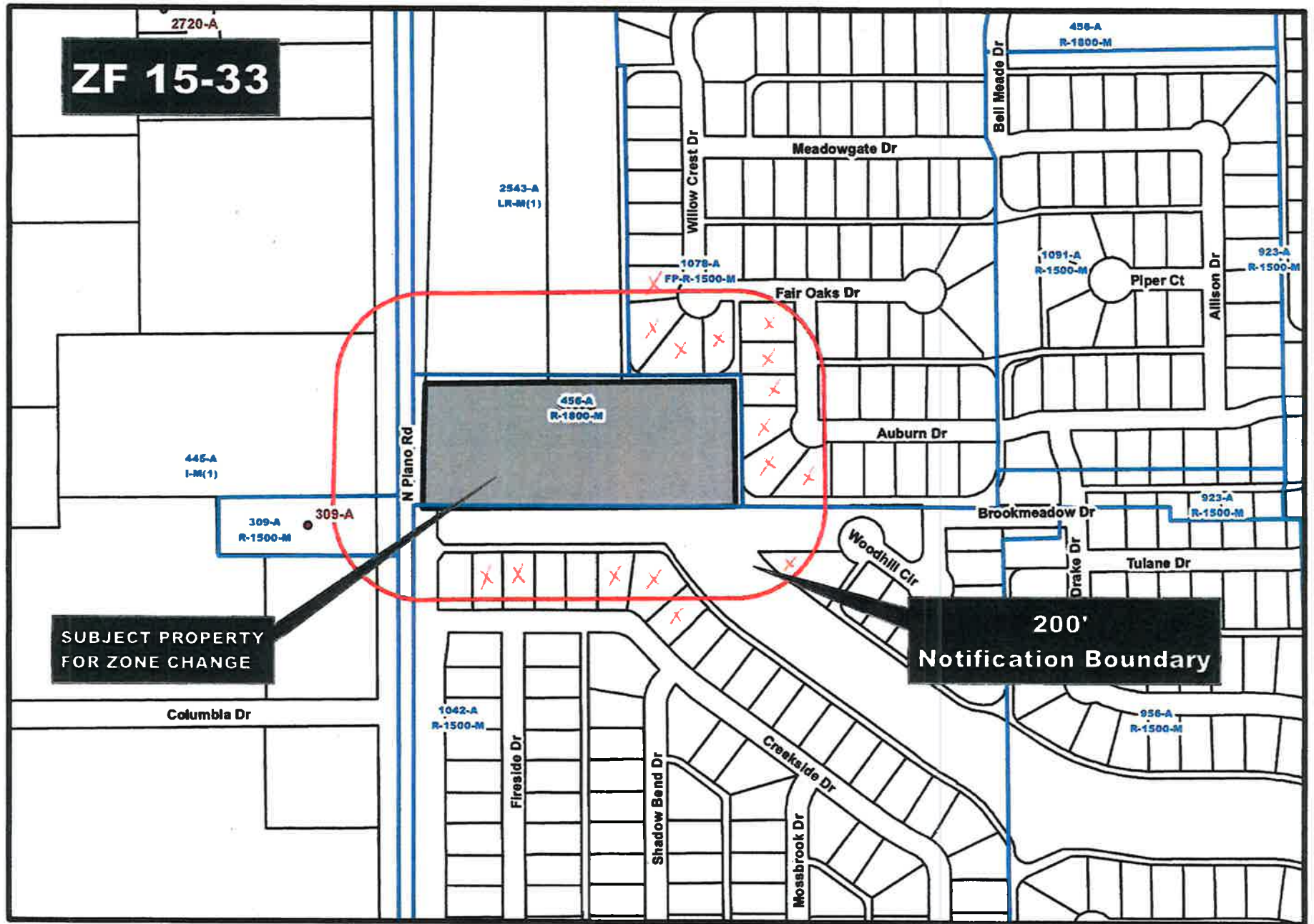
ZF 15-33

Oppose ZF 15-33 /Residences on Duck Creek Trail



Oppose ZF 15-33 /Residences on Duck Creek Trail





ZF 15-33

SUBJECT PROPERTY FOR ZONE CHANGE

200' Notification Boundary

ZF 15-33 Notification Map

Updated By: shacklettc. Update Date: January 20, 2016
 File: D:\Mapping\Cases\Z\2015\ZF1533\ZF1533 notification.mxd

X *OPPOSED*

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



ZF 16-13 & 16-14

700 N. Plano Road is Currently Zoned R-1800-M Which Allows a Single Family Home on a Minimum 12,000 sq. ft. Lot

Acres to be Developed	Current Zoning	Current Zoning - Resident Estimated @ 4 Per Home	Unit Increase From Existing Zoning	Projected Increase in Residents from Existing Zoning	Unit Growth Annualized rate over 65 years
2.2	8	32			

Acres to be Developed	Proposed Under ZF 16-13	Projected Resident @ 2.25 Per Unit	537.50%	302.34%	8.27%
2.2	43	96.75			

Acres to be Developed	A Responsible Increase in Units	A Responsible Increase in Residents @ 2.25 Per Unit	375.00%	210.94%	5.77%
2.2	30	67.5			

Oppose ZF 16-13 /Residences on Duck Creek Trail

- 43 units for sale would be an increase in density of 537% from current zoning of 8 single family homes
- Subject property has 2.2 acres of developable land. The proposed development would have 19.5 units to the acre. It would become the most dense property in Richardson Duck Creek.
- At 4 stories it would be the tallest structure in Richardson Duck Creek.
- Projected residents @ 2.25 per unit would be 96 new residents to neighborhood.
- 3 Story building is 140' from the property line and 165' from the single family home.



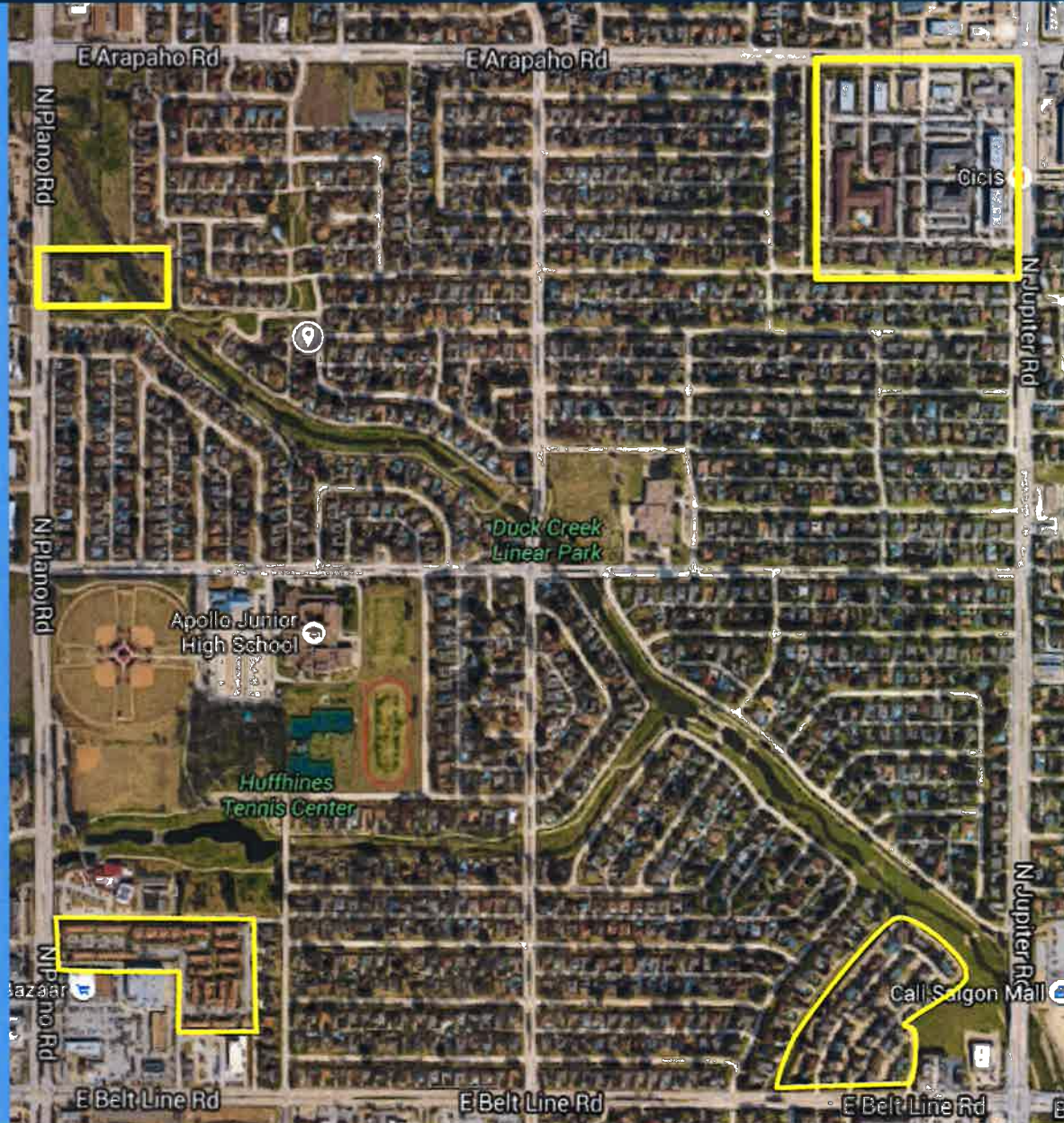
Existing Multi-Family
In
Richardson Duck Creek
And
Twin Rivers Senior living

Duck Creek Neighborhood

Current Multi-Family and Proposed

- 700 N. Plano Rd.

- University Village Apartments

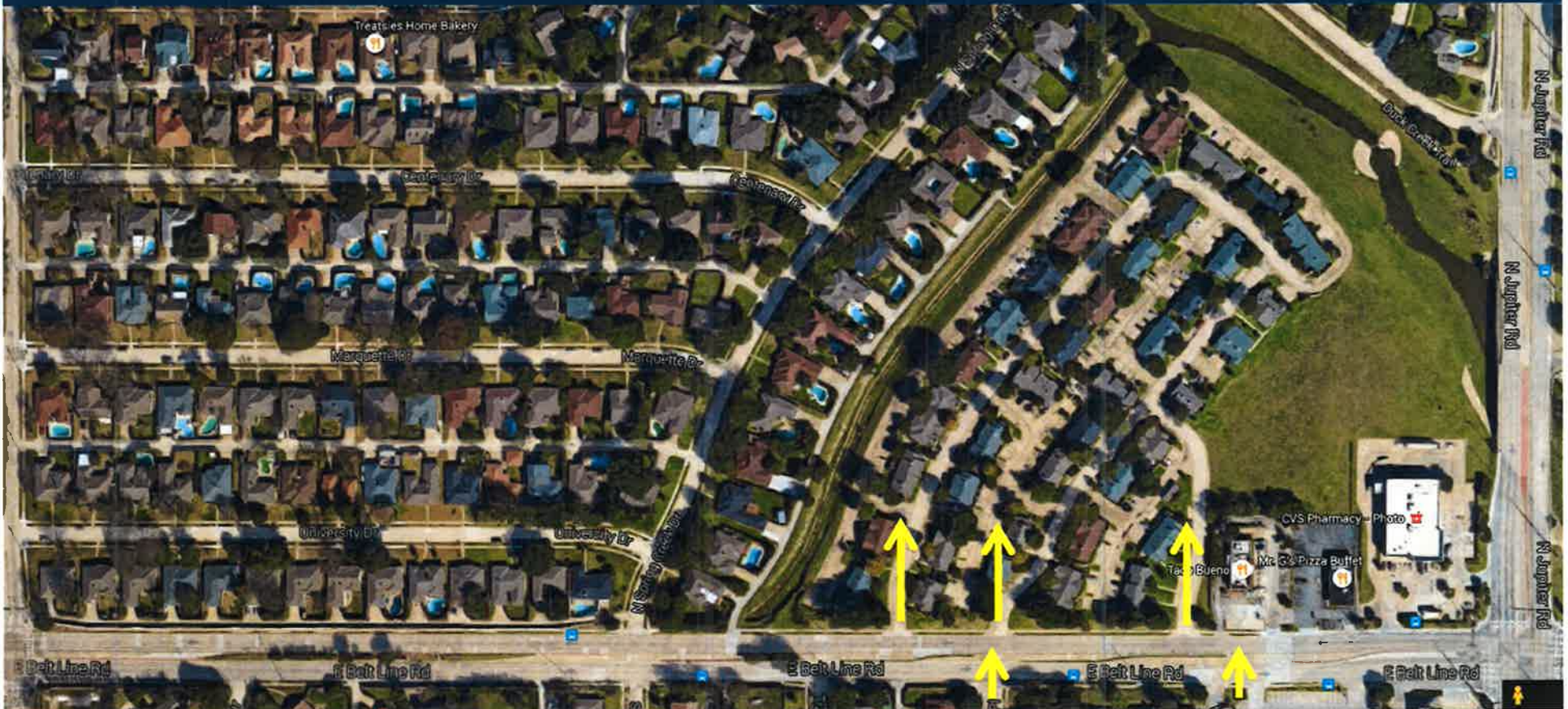


- Block 24

- Millwood Creek Condominiums

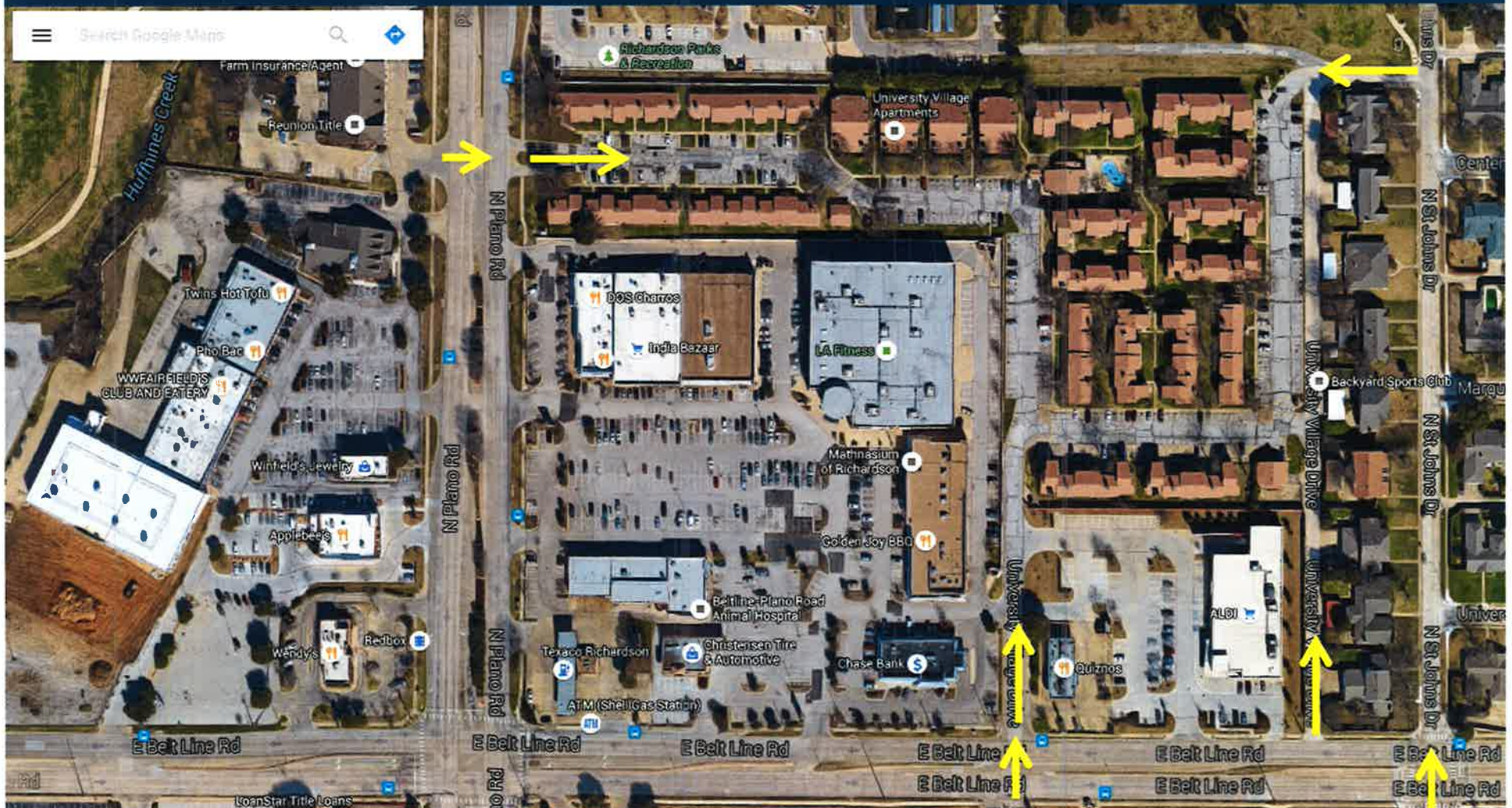
Millwood Creek Condominiums (Beltline Rd. and Jupiter Rd.)

- 114 Units individual owned 38% rental one owner (Adel Eldabaghi) owns 10.53% (source DCAD)
- 511,307 square feet 12.78 acres (source DCAD) 8.9 units to the acres
- One-story structure
- Built 1982 (source DCAD)



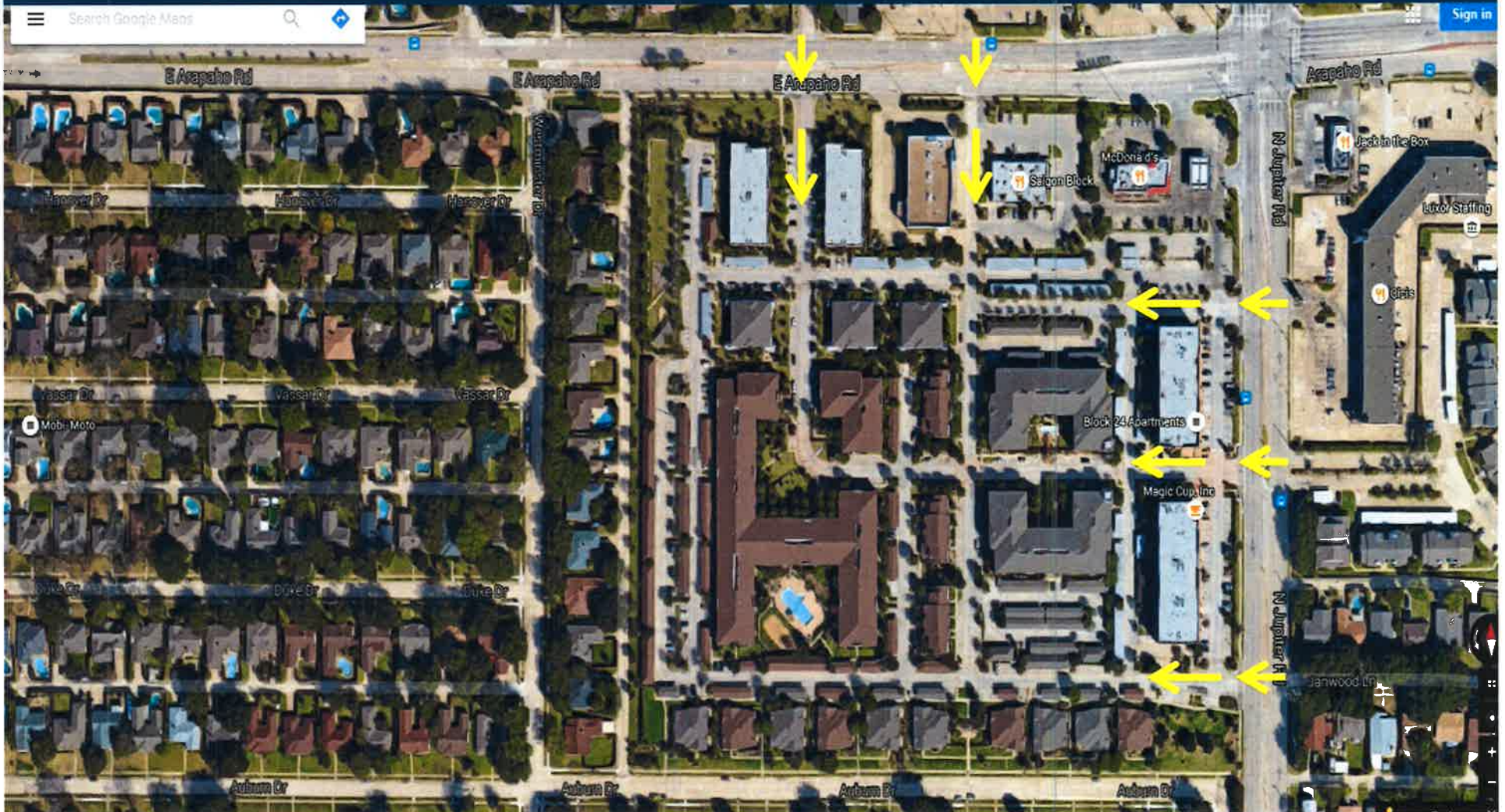
University Village Apartments (Beltline Rd. and N. Plano Rd.)

- 136 Units one owner Peek Properties (source DCAD)
- 382,792 square feet 9.57 acres (source DCAD) 14.21 units to the acre
- Built 1979 two-story structure (source DCAD)



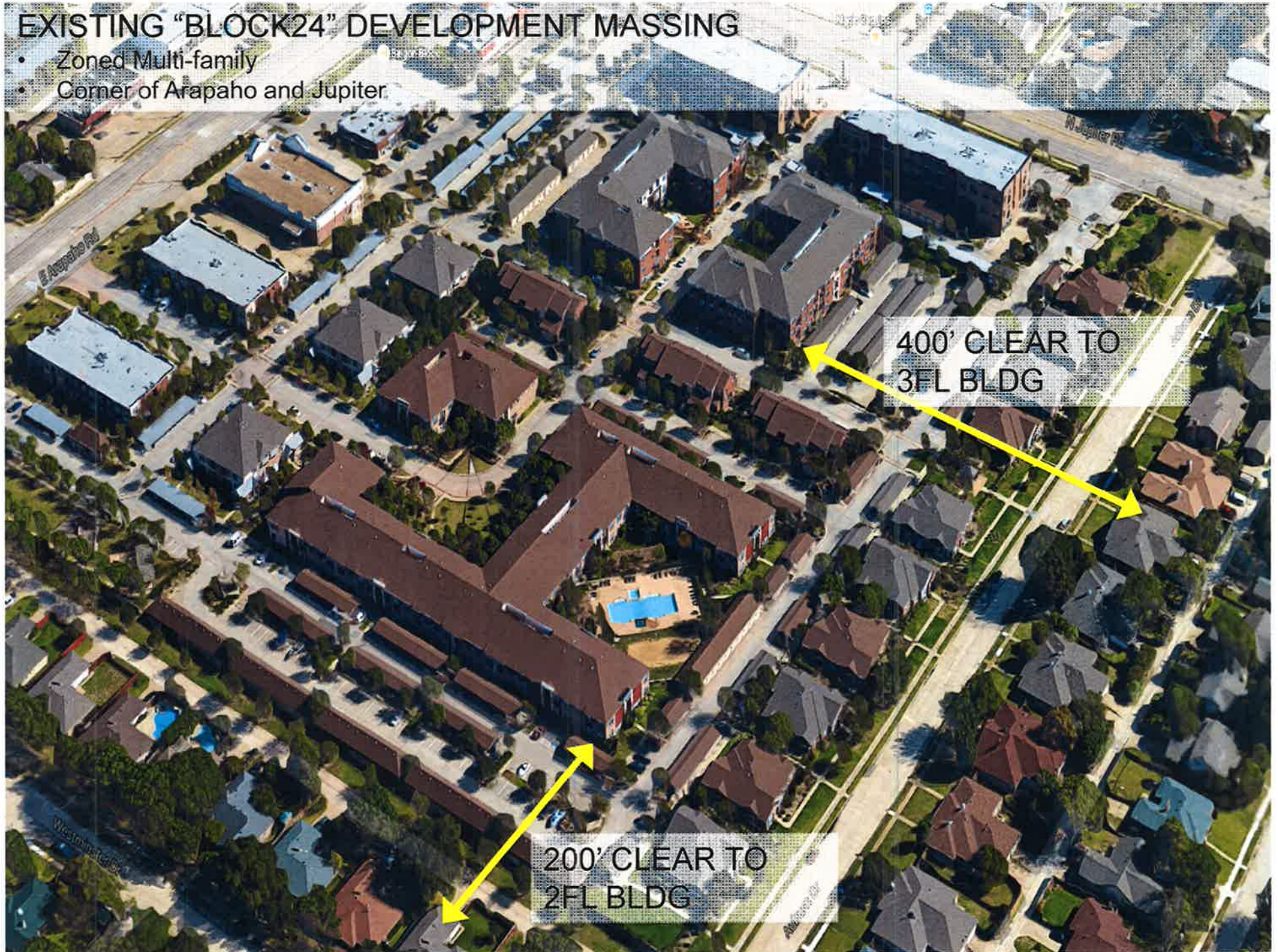
Block 24 (Arapaho Rd. and Jupiter Rd.)

- 396 Units (per Block 24) one owner FST Block 24 LLC built 2002 (source DCAD)
- 1,050,571 square feet 26.26 acres (source DCAD) 15.08 units to the acre
- Highest structure three-story 400' setback from front of single family home



EXISTING "BLOCK24" DEVELOPMENT MASSING

- Zoned Multi-family
- Corner of Arapaho and Jupiter



400' CLEAR TO
3FL BLDG

200' CLEAR TO
2FL BLDG

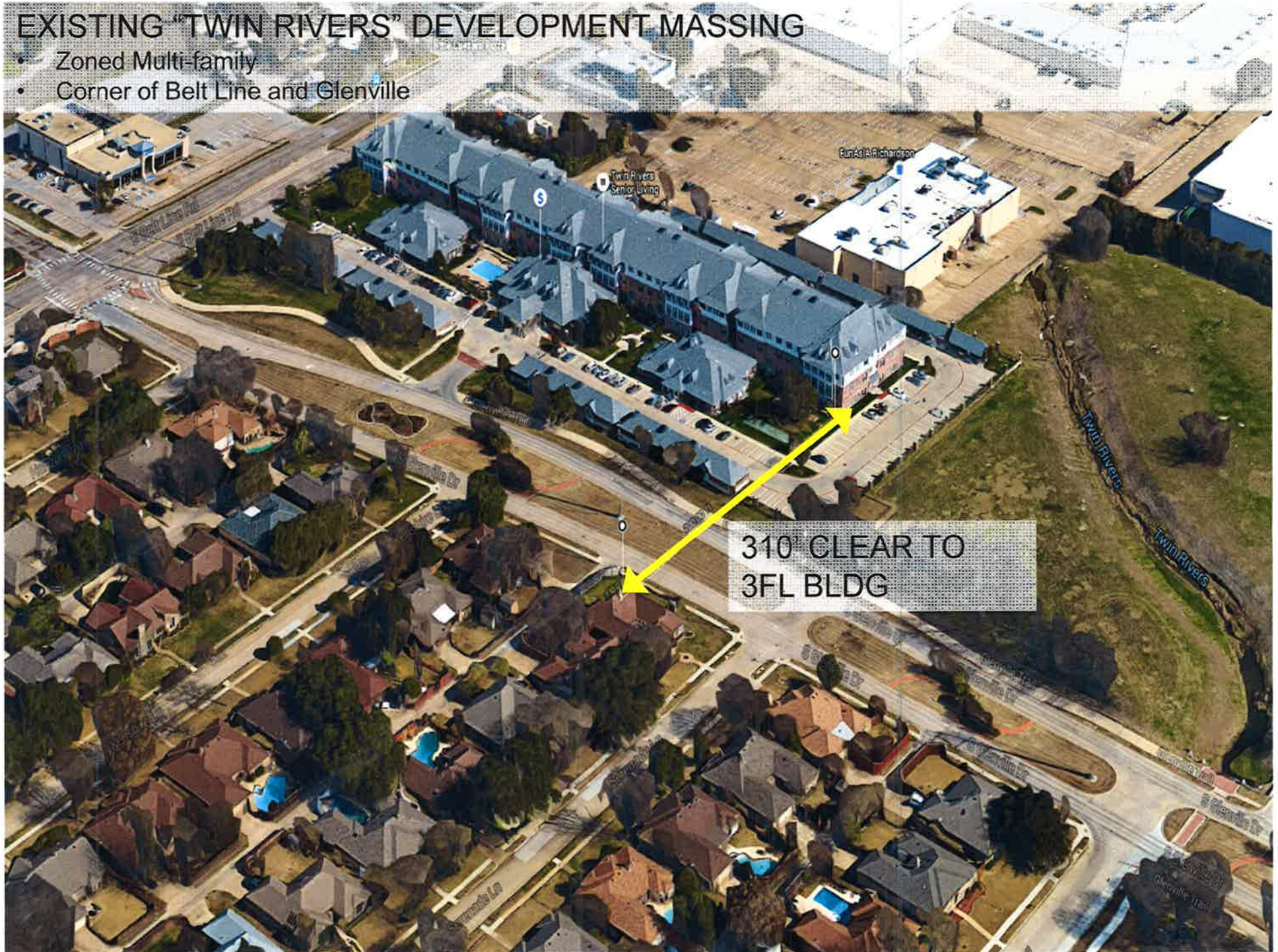
Twin Rivers Senior Living (Glenville Dr. and E. Belt Line Rd.)

- 156 units (source twin rivers) one owner Twin Rivers built 2008 (source DCAD)
- 252,212 square feet 6.30 acres (source DCAD) 24.76 units to the acre
- Highest point Three-story with 310' setback from side view to single family home
- Use of step-up to height with one-story structure



EXISTING "TWIN RIVERS" DEVELOPMENT MASSING

- Zoned Multi-family
- Corner of Belt Line and Glenville



310' CLEAR TO
3FL BLDG

Alternative Development Proposed

By

Richardson Duck Creek

Residents



CONDOMINIUM
3 STORIES, 8 UNITS

CONDOMINIUM
3 STORIES, 8 UNITS

CONDOMINIUM
2 STORIES, 6 UNITS

AMENITIES

TOWNHOMES
2 STORIES, 8 UNITS

AMENITIES

BOARDWALK - CONNECT TO EXISTING PATH

EXISTING POND

FRONT OFFICE/AMENITIES

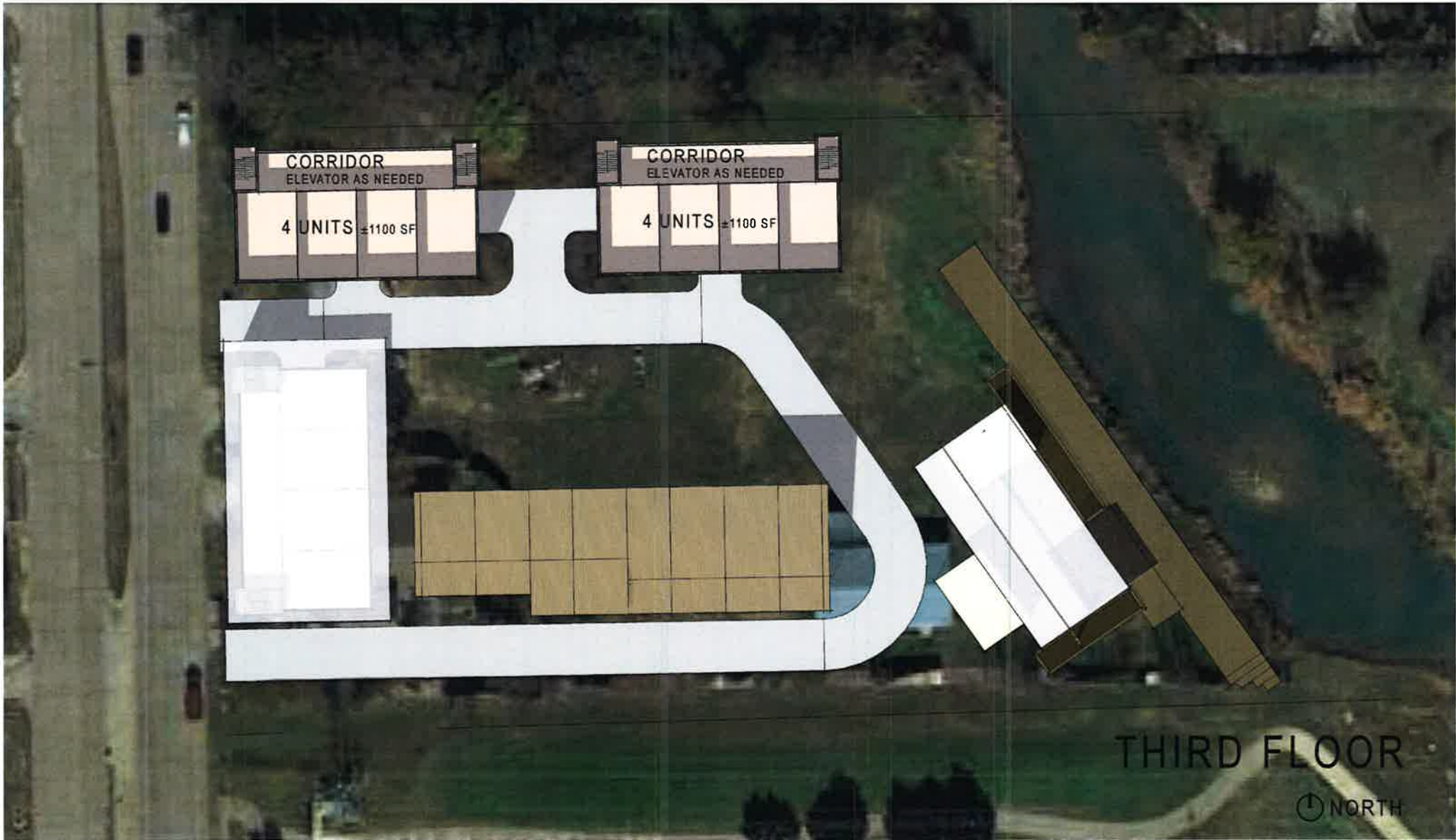
COVERED SEATING

COFFEE/ICE CREAM SHOP

SITE PLAN

30 TOTAL UNITS, ±80 PARKING SPACES





CORRIDOR
ELEVATOR AS NEEDED

4 UNITS ±1100 SF

CORRIDOR
ELEVATOR AS NEEDED

4 UNITS ±1100 SF

THIRD FLOOR

⊕ NORTH



CORRIDOR
ELEVATOR AS NEEDED

4 UNITS ±1100 SF

CORRIDOR
ELEVATOR AS NEEDED

4 UNITS ±1100 SF

CORRIDOR
ELEVATOR AS NEEDED

4 UNITS ±1100 SF

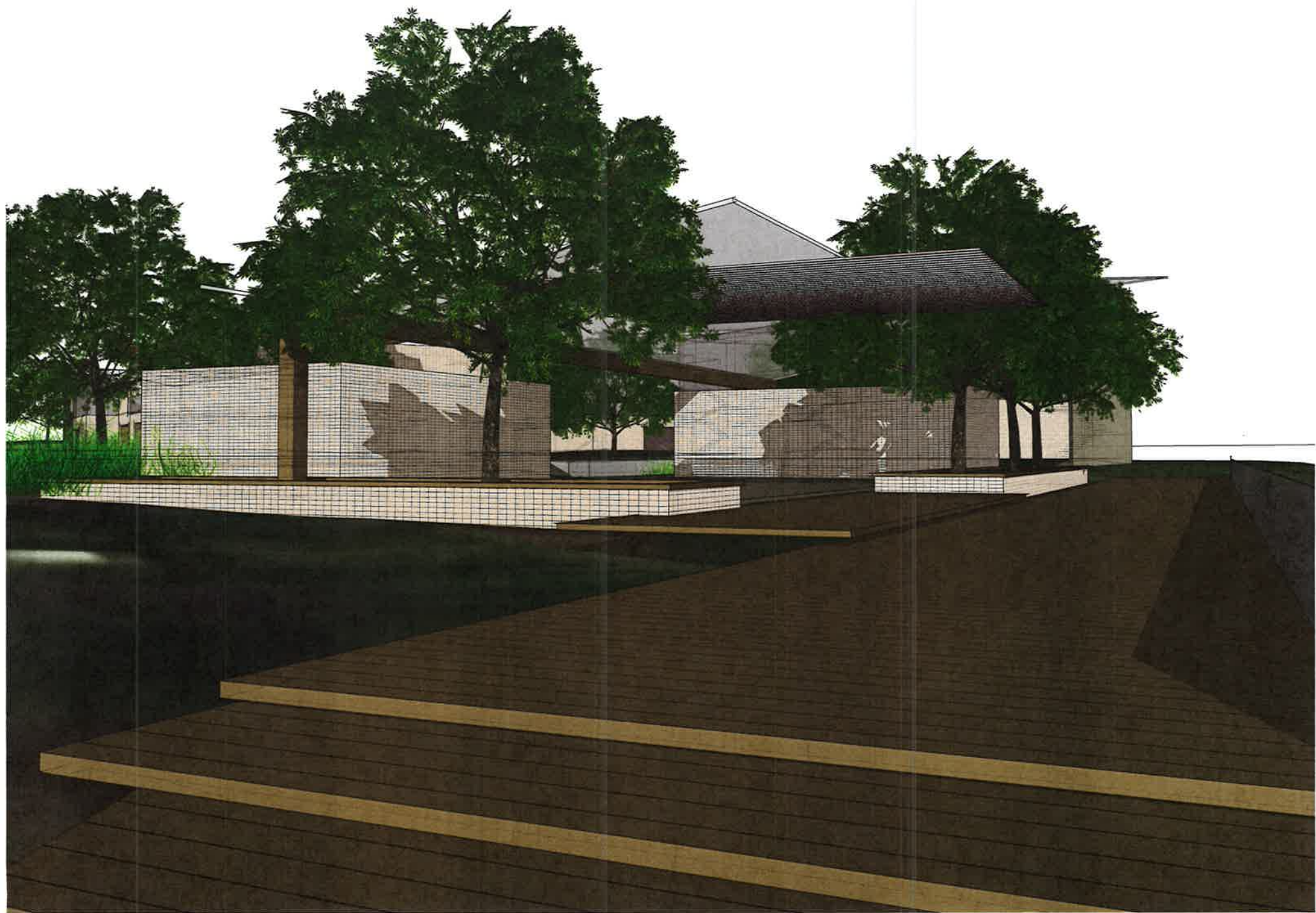
8 TOWNHOMES ±1600SF (2 STORIES)

SECOND FLOOR











To: Chris Shacklett/CH/Cor@Cor,
Cc:
Bcc:
Subject: Fw: We Oppose ZF 16-13, 16-14 - Alternative Proposal
From: Michael Spicer/CH/Cor - Tuesday 07/19/2016 02:31 PM

From: "Anthony Rice" <arice@williams-financial.com>
To: "Travis Thompson (tthompson@twthompsonlaw.com)" <tthompson@twthompsonlaw.com>
Cc: "aaronhollis@utexas.edu" <aaronhollis@utexas.edu>, "clherndon@att.net" <clherndon@att.net>, "djkuhn57@gmail.com" <djkuhn57@gmail.com>, "dnaeras@aol.com" <dnaeras@aol.com>, "Sharon Swink (seswink@sbcglobal.net)" <seswink@sbcglobal.net>, "William Patrick Maher (wpmaher@yahoo.com)" <wpmaher@yahoo.com>, "Paul.Voelker@cor.gov" <Paul.Voelker@cor.gov>, "mabel.simpson@cor.gov" <mabel.simpson@cor.gov>, "bob.townsend@cor.gov" <bob.townsend@cor.gov>, "marta.frey@cor.gov" <marta.frey@cor.gov>, "Mark.Solomon@cor.gov" <Mark.Solomon@cor.gov>, "scott.dunn@cor.gov" <scott.dunn@cor.gov>, "steve.mitchell@cor.gov" <steve.mitchell@cor.gov>
Subject: We Oppose ZF 16-13, 16-14 - Alternative Proposal

Hi Travis,

From the very first meeting in January, our neighborhood has been opposed to your proposed development at 4 stories and excessive density 60 and now 43 units. The tax paying residents of the 200' notice area look forward to development but not your proposed overbuild that does not fit the low density neighborhood of Richardson Duck Creek.

As we get ready for the City Council Public Hearing, our group has prepared an alternative proposal (attached) that meets the request of the 200' notice area residents. Our alternative proposal provides a very generous 300% increase in density from 8 single family homes to 30 multi-family for sale condominiums. The buildings range in height from 1 to 3 stories to reduce intrusive views and provide an aesthetically pleasing transition from single family homes to multi-family. We hope that you will reconsider your proposal and accept our proposal that meets the request of the 200' notice area.

We have additional renderings that I can send to you at your request.

I have copied the Richardson City Council on this email.

Thank you for your consideration,

Anthony Rice

1505 Creekside Dr.

**Securities offered through WFG Investments, Inc., Member FINRA/SIPC.
Investment advisory services offered through WFG Advisors, LP.**

Reminder: E-mail sent through the Internet is not secure. Do not use e-mail to send us confidential information such as credit card numbers, change of address, PIN numbers, passwords, or other important information. It is important that you

do not use e-mail to request, authorize or effect the purchase or sale of any security, to send fund transfer instructions, or to effect any other transactions. We will not accept such orders or instructions. The information contained herein is based on sources believed to be reliable but its accuracy has not been verified. This e-mail is not an official trade confirmation for transactions executed for your account. Your e-mail message is not private in that it is subject to review by the Firm, its officers, agents and employees. Past performance is not an indicator of future results.



perspective 01.png





MEMO

DATE: July 21, 2016
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services MS
SUBJECT: Zoning File 16-14: The Residences on Duck Creek Tail – East

REQUEST

Travis Thompson, Twin Rivers Capital Partners II, is requesting to rezone approximately two (2) acres from R-1800-M Residential to PD Planned Development, preserving the R-1800-M Residential District zoning classification, and allowing for creation of a lot with no street frontage that would be restricted to use as open space exclusively.

BACKGROUND

The subject property comprises the east two (2) acres of a larger 4.7-acre parent tract located at 700 N. Plano Road, on the east side of Plano Road approximately 1,200 feet south of Arapaho Road. A separate zoning request for Planned Development zoning has also been filed for the western 2.7-acre portion of the same parent tract (Zoning File 16-13). Duck Creek and the 100-year flood plain cover the western portion of the subject property; the eastern portion is undeveloped and located outside of the 100-year flood plain.

The requested zoning change would limit the subject property to open space area and allow it to be platted without frontage on a dedicated public street or an approved private street as required by the City's Subdivision and Development Code – Chapter 21. The applicant states the subject property is currently inaccessible due to the location of the creek/pooled surface, the flood plain, and adjacent alleyways. The intent is to allow this property to be platted as a separate lot that could be set aside as an open space lot. The applicant's preference would be to dedicate the property to the City's Parks Department; however, at this time, the City has not agreed to accept a dedication of this land. If the property is not dedicated to the City, the requested zoning change would still allow the applicant to plat this lot separately for use as a privately owned and maintained open space.

At the City Plan Commission public hearing, two (2) residents spoke in opposition to the request, stating that splitting the parent tract into two separate zoning requests (i.e., ZF 16-13 and ZF 16-14) reduced the neighborhood's impact on the percentage of opposition within the notification area. Additional cards in support and opposition were also received at the CPC meeting. Staff has received a large volume of correspondence regarding this, all localized within the Duck Creek neighborhood. Within the 200-foot notification area, one (1) property owner has provided written correspondence in support of the request and eleven (11) property owners, representing approximately 27% of the notification area, have provided written correspondence in opposition to the request.

Written opposition to the zoning request represents more than twenty percent (20%) of the land area within the 200-foot notification boundary as prescribed by state law. Consequently, the affirmative vote of at least three-fourths of all members of the City Council (6 of 7) is required to approve the requested change in zoning.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 5-2 (Commissioners Maxwell and Spring opposed), recommends approval of the request as presented.

ATTACHMENTS

Special Conditions

CC Public Hearing Notice

City Plan Commission Minutes 2016-06-07

Staff Report

Zoning Map

Aerial Map

Oblique Aerial Look North

Zoning Exhibit (Exhibit "B")

Site Photos

Applicant's Statement

CPC Notice of Public Hearing

Notification List

Correspondence in Support

Correspondence in Opposition

ZF 16-14 Special Conditions

Sec. 1. Intent.

The purpose of the **East Lot – Open Space Tract Planned Development District** is to provide the Property Owner the ability to set aside this tract of land for open space, independent of any adjacent development.

Sec. 2. Concept Plan

The Property shall be used and developed in substantial conformance with the Concept Plan attached as Exhibit “B” (“Concept Plan”).

Sec. 3. Base Zoning.

The base zoning of the Property shall be R-1800-M Residential, but use of the Property shall be limited to open space; no buildings shall be constructed, except for development customary for open space areas.

Sec. 4. Additional Provisions.

The subject property shall be allowed to be platted without frontage on a public street or an approved private street.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: July 6, 2016
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: JULY 8, 2016

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, July 25, 2016, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 16-13

A request by Travis Thompson, representing Twin Rivers Capital Partners, for a change in zoning from R-1800-M Residential to PD Planned Development to accommodate the development of a maximum 43-unit residential community, including apartments and/or townhomes, to be located on an approximately 2.7-acre tract (western portion of a 4.7-acre tract) located at 700 N. Plano Road (east side of Plano Road, approximately 1,200 feet south of Arapaho Road). The property is currently zoned R-1800-M Residential.

ZF 16-14

A request by Travis Thompson, representing Twin Rivers Capital Partners, for a change in zoning from R-1800-M Residential to PD Planned Development for the R-1800-M Residential District to accommodate a lot without frontage, to be located on an approximately 2.0-acre tract (eastern portion of a 4.7-acre tract) located at 700 N. Plano Road (east side of Plano Road, approximately 1,200 feet south of Arapaho Road). The property is currently zoned R-1800-M Residential.

ZF 16-16

A request by Brian Showalter, representing Reid Properties, for approval of a Special Permit for a massage establishment to be located at 401 W. President George Bush Highway (south side of President George Bush Highway, between Custer Parkway and Alma Road). The property is currently zoned PD Planned Development.

ZF 16-17

A request by Chris Stout, representing Jones Lang LaSalle Americas, Inc., for a change in zoning from I-FP(1) Industrial with special conditions to PD Planned Development for the I-FP(1) Industrial District to accommodate future development and subdivision of the 28-acre property located at the northeast corner of Breckinridge Boulevard and Shiloh Road. The property is currently zoned I-FP(1) Industrial.

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 –JUNE 7, 2016**

PUBLIC HEARING

Zoning File 16-14 – Residences on Duck Creek Trail East: Consider and take necessary action on a request for approval of a change in zoning from R-1800-M Residential to PD Planned Development for the R-1800-M Residential District to accommodate a lot without frontage to be located on the eastern portion of a 4.7acre tract (approximately 2.0-acres) at 700 N. Plano Road, east side of Plano Road approximately 1,200 feet south of Arapaho Road.

Mr. Shacklett stated the applicant was requesting to rezone the eastern portion of the property at 700 N. Plano Road to accommodate a lot without frontage that would be limited to an open space lot only. He added that the property was inaccessible due to the flood plain and, if the request was approved as presented, the R-1800-M rights would be removed and the lot would be platted separately from the western lot.

Mr. Shacklett concluded his presentation by stating staff had received four letters in support and letters in opposition were from the same individuals opposed to Zoning File 16-13.

Commissioner Springs asked if a flood plain map was available for the property.

Mr. Shacklett replied the flood plain and map were currently under review with the Federal Emergency Management Agency (FEMA) and regardless of what zoning changes were approved, development would not be allowed within the 100 year flood plain area.

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

Mr. Travis Thompson, Twin Rivers Capital Partners, 1400 Preston Road, Suite 400, Dallas, Texas, said that as relayed in previous discussions, they anticipated donating the property to the City's Parks Department. He added the Parks Department thought the donation was a good idea because they could extend the trail north to Plano Road, but they could not guarantee the acceptance would be right away.

Mr. Thompson said that if the if the property was not divided it could cause problems with public access on a piece of privately owned property due to liability issues.

Chairman Bright called for any comments in favor or opposed.

Mr. Anthony Rice, 1505 Creekside Drive, Richardson, Texas, said he was in opposition and felt the zoning request was being proposed only as a means of splitting the zoning notification area and prevented the neighborhood from reaching the 20% in opposition that would require six out of seven affirmative votes when the item goes before the City Council. He also mentioned again his opposition to Zoning File 16-13.

Ms. Diana Clawson, 800 Westminster, Richardson, Texas, asked if the applicant had planned any improvements for the western lot.

No further comments were received in favor or opposed and Chairman Bright called for rebuttal comments.

Mr. Thompson addressed concerns about maintenance of the eastern property by stating it would be to their advantage to keep it maintained as well as trying to donate it to the Parks Department so the property could be considered a positive community feature for the western lot. In addition, He noted that in their original application they would have been required to build the trail, but that requirement had been removed in the current proposal based on the uncertainty of whether the Parks Department would accept the property.

Mr. Shacklett added if the property was accepted by the Parks Department it would be maintained by the City and if it was not, it would be maintained by the property owner.

Commissioner Frederick asked if the applicant had had any conversations with the City regarding drainage improvements that may be needed on the eastern lot.

Mr. Thompson replied they had touched on the subject with the Parks Department, but did have in depth discussions with their in-house civil engineer. He acknowledged there were some problems with erosions and it would be to their advantage to maintain the property.

Commissioner Springs asked if the applicant was proposing to separate the property as an attempt to give them an advantage if and when the application went to the City Council.

Mr. Thompson said they had made representations from the beginning to donate the eastern lot so if that affected the 200-foot radius it was not their intent. He also noted that three of the closest homes to the development had expressed their approval for the development.

With no further questions or comments in favor or opposed, Chairman Bright closed the public hearings for Zoning Files 16-13 and 16-14.

Commissioner Maxwell asked if there was any reason the owner could not separate the parcel at a future date if the item was approved.

Mr. Shacklett said a property owner could come in at any time to request a change.

Chairman Bright asked if the item was approved, could the applicant come back at a later date and dedicate the eastern portion of the land.

Mr. Shacklett replied the applicant would have to subdivide the property and replat the eastern portion; however, under the City's ordinances the eastern portion would not have street frontage so a variance would have to be sought. He added there needed to be some

way to subdivide the property without violating the City's ordinances and the proposed PD would be a way to do that.

Vice Chair Taylor summarized that the proposed PD would simplify the process going forward and asked if that was a correct statement.

Mr. Shacklett confirmed that was correct.

Commissioner Springs said he thought the item reminded him of a cart and a horse trying to go through a gate at the same time and felt that Zoning File 16-13 should be approved first before thinking about separating the eastern lot.

Commissioner DePuy said she felt if the land was not separated as proposed, and the financing was based on the entire tract of land, then to separate the eastern lot at a later date could affect the entire piece of property. She thought it made sense to separate the property now instead of later.

Commissioner Maxwell said he still did not see why the current zoning case could not be brought back before the Commission if and when the previous case was approved.

Mr. Shacklett replied that a zoning case could be brought to the Commission at any time, but he felt the applicant's intent was to request the zoning for the 43 units on the western lot and limit the zoning on the eastern lot to make clear their overall intent was for the entire 4.7 acres.

Motion: Commissioner Ferrell made a motion to recommend approval as presented; second by Commissioner DePuy. Motion approved 5-2 with Commissioners Maxwell and Springs opposed.



Staff Report

TO: City Council

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

FROM: Sam Chavez, Assistant Director of Development Services-Planning *SC*

DATE: July 21, 2016

RE: **Zoning File 16-14:** The Residences on Duck Creek Trail – East

REQUEST:

Approval of a change in zoning from R-1800-M Residential to PD Planned Development for the R-1800-M Residential District to accommodate a lot without frontage, on a 2.0-acre portion of a property located at 700 N. Plano Road (east side of Plano Road, approximately 1,200 feet south of Arapaho Road). (See applicant's statement for further explanation)

APPLICANT & PROPERTY OWNER:

Travis Thompson – Twin Rivers Capital Partners II / Burton & Jeanne Housley

EXISTING DEVELOPMENT:

The 4.7-acre unplatted tract of land is developed with a 3,200-square foot single-family home, associated 720-square foot garage, 2,700-square foot barn, and a 540-square foot utility building. The property is bisected by Duck Creek and the eastern half of the property is partially located within flood plain. A separate zoning change request (ZF 16-13) is a companion request to ZF 16-14.

ADJACENT ROADWAYS:

Plano Road: Six-lane divided arterial; 35,900 vehicles per day on all lanes, northbound and southbound, north of Belt Line Road (February 2015).

Arapaho Road: Six-lane divided arterial; 33,000 vehicles per day on all lanes, eastbound and westbound, west of Plano Road (February 2015).

SURROUNDING LAND USE AND ZONING:

North: Vacant & Single Family; LR-M(1) Local Retail & R-1500-M Residential
South: Open Space & Single Family; R-1500-M Residential
East: Single Family; R-1500-M Residential
West: Vacant; R-1800-M Residential

FUTURE LAND USE PLAN:

Neighborhood Service

Neighborhood Service includes service-related uses such as retail sales; personal services such as cleaners, barbers and beauty shops; entertainment; recreation; and office uses oriented to the immediate area. Retail centers often contain a major or junior anchor, but may not. Office uses in this category are usually integrated into retail centers, but may include small freestanding office buildings that provide services for the surrounding neighborhood. Some Neighborhood Service districts may include senior housing.

Future Land Uses of Surrounding Area:

North: Neighborhood Service & Neighborhood Residential
South: Parks & Open Space & Neighborhood Residential
East: Neighborhood Residential
West: Neighborhood Service

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The request will not have any significant impacts on the surrounding roadway system or the existing utilities in the area.

STAFF COMMENTS:

Background:

The overall tract was developed in the 1930’s as a residential property and the current owners have owned/occupied the property for over fifty (50) years; however, the property has never been platted. The subject 2-acre site is the eastern portion of the 4.7 acre tract. Duck Creek and the 100-year flood plain cover the western portion of the subject site, while the eastern portion is undeveloped and located outside of the 100-year flood plain.

Request:

The applicant’s request is to rezone the property to PD Planned Development to accommodate a lot without frontage for open space area. The current zoning on the property is R-1800-M Residential which allows the development of single-family homes; the requested change would limit the subject site to open space area and include a condition that would allow the subject site to be platted without frontage on a dedicated public street or an approved private street (required per the City’s Subdivision and Development Code – Chapter 21). The applicant states the

subject property is currently inaccessible due to the location of the creek/pooled surface, the flood plain, and adjacent alleyways.

The applicant is requesting this change to accommodate the development of the western 2.7 acres of the subject tract as detailed in ZF 16-13. Their intent is to allow this property to be platted as a separate lot that could be set aside as an open space lot. The applicant's preference would be to dedicate this property to the City's Parks Department; however, at this time, the City has not agreed to accept a dedication of this land. If the property is not dedicated to the City, the requested zoning change would still allow the applicant to plat this lot separately and maintain it as a privately owned and maintained open space.

Correspondence: To date, staff has a large volume of correspondence in support and opposition to the request. Within the 200-foot notification area, one (1) property owner is in support of the request and eleven (11) property owners, representing approximately 27% of the notification area, are in opposition to the request.

Motion: On June 7, 2016, the City Plan Commission recommended approval of the applicant's request, on a vote of 5-2 (Commissioner Maxwell and Commissioner Springs opposed), subject the following special conditions:

Sec. 1. Intent.

The purpose of the **East Lot – Open Space Tract Planned Development District** is to provide the Property Owner the ability to set aside this tract of land for open space, independent of any adjacent development.

Sec. 2. Concept Plan

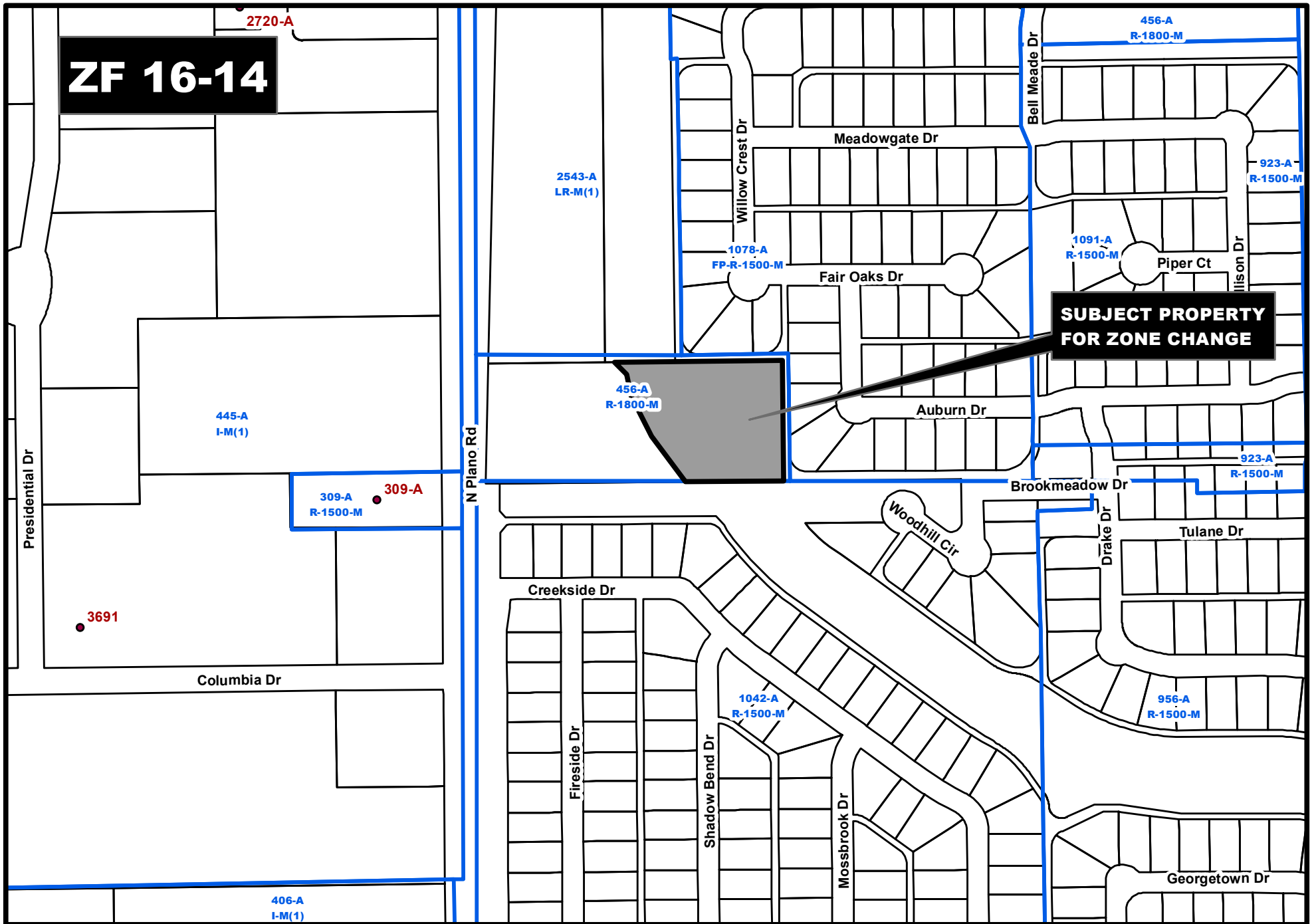
The Property shall be used and developed in substantial conformance with the Concept Plan attached as Exhibit "B" ("Concept Plan").

Sec. 3. Base Zoning.

The base zoning of the Property shall be R-1800-M Residential, but use of the Property shall be limited to open space; no buildings shall be constructed, except for development customary for open space areas.

Sec. 4. Additional Provisions.

The subject property shall be allowed to be platted without frontage on a public street or an approved private street.

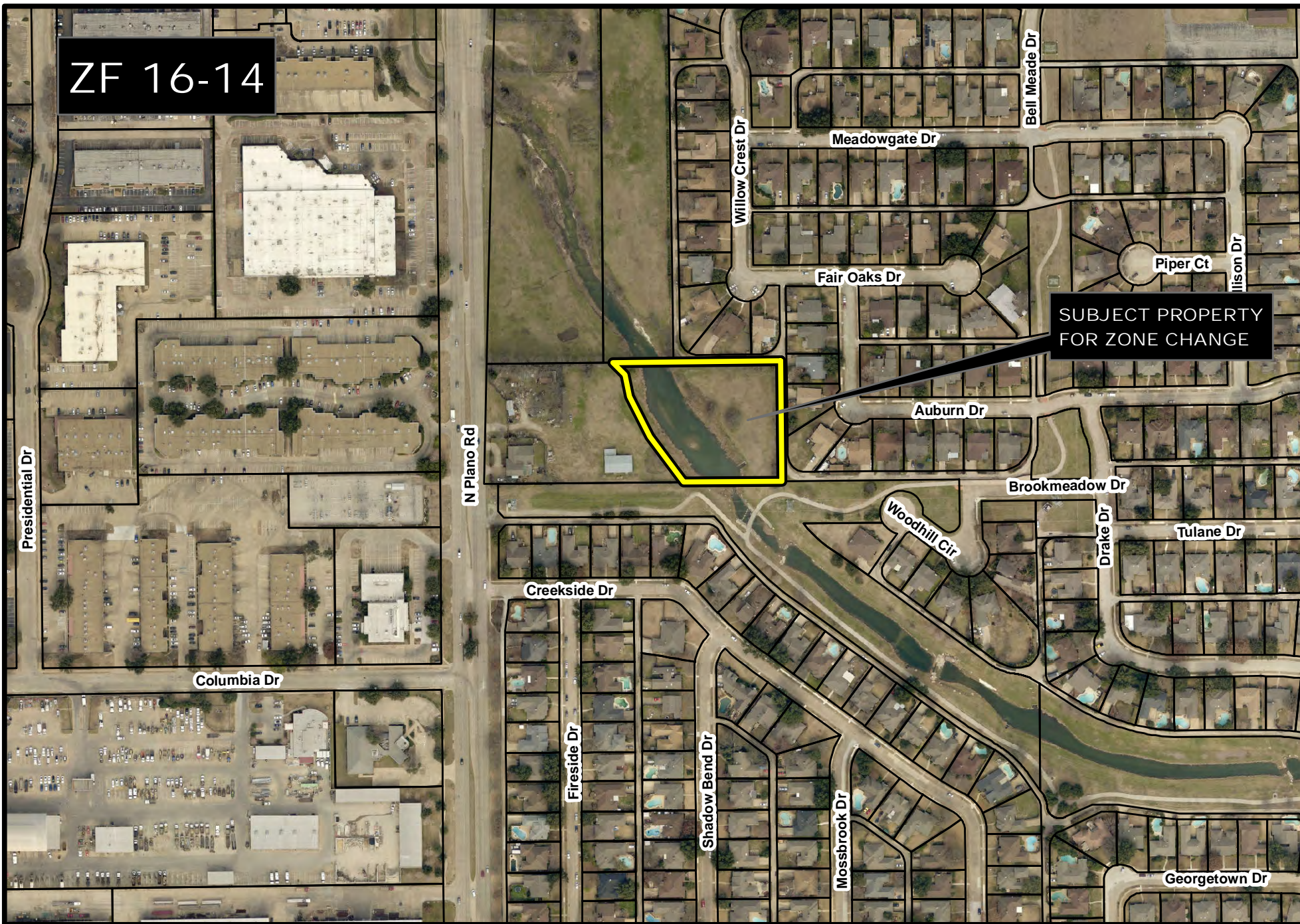


ZF 16-14 Zoning Map

Updated By: shacklett, Update Date: May 16, 2016
 File: DSI\Mapping\Cases\Z\2016\ZF1614\ZF1614 zoning.mxd

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





ZF 16-14 Aerial Map

Updated By: shacklett, Update Date: May 16, 2016
File: D:\Mapping\Cases\Z\2016\ZF1614\ZF1614 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.



Plano Road

Willow Crest Drive

Fair Oaks Drive

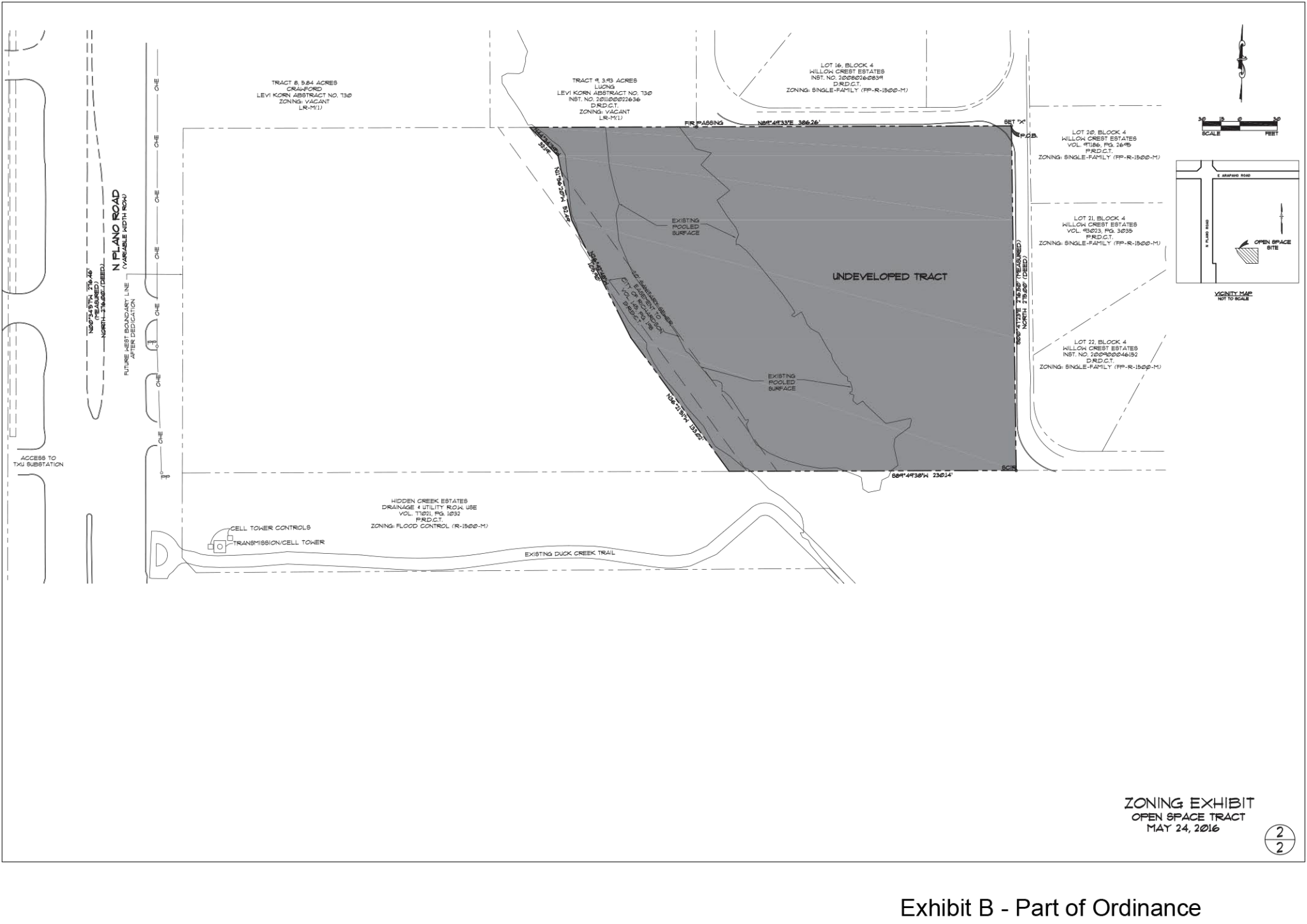
R.O.W. Dedication

ZF 16-13 Tract

ZF 16-14 Tract

Creekside Drive

Oblique Aerial
Looking North



TRACT 8, 9.84 ACRES
CRAWFORD
LEVI KORN ABSTRACT NO. 130
ZONING: VACANT
LR-M(1)

TRACT 9, 3.43 ACRES
LONG
LEVI KORN ABSTRACT NO. 130
INST. NO. 20100022636
D.R.D.C.T.
ZONING: VACANT
LR-M(1)

LOT 16, BLOCK 4
WILLOW CREST ESTATES
INST. NO. 2009046834
D.R.D.C.T.
ZONING: SINGLE-FAMILY (FP-R-1500-M)

LOT 10, BLOCK 4
WILLOW CREST ESTATES
VOL. #1186, PG. 2645
P.R.D.C.T.
ZONING: SINGLE-FAMILY (FP-R-1500-M)

LOT 21, BLOCK 4
WILLOW CREST ESTATES
VOL. #3023, PG. 3035
P.R.D.C.T.
ZONING: SINGLE-FAMILY (FP-R-1500-M)

LOT 22, BLOCK 4
WILLOW CREST ESTATES
INST. NO. 20090046152
D.R.D.C.T.
ZONING: SINGLE-FAMILY (FP-R-1500-M)

HIDDEN CREEK ESTATES
DRAINAGE & UTILITY ROW USE
VOL. 11821, PG. 1032
P.R.D.C.T.
ZONING: FLOOD CONTROL (R-1500-M)

UNDEVELOPED TRACT

ZONING EXHIBIT
OPEN SPACE TRACT
MAY 24, 2016



Looking West at
Subject Property

(1)



Looking North at
Subject Property

(2)



Looking Northwest at
Subject Property

Applicant Statement

The subject property, located on the Eastern portion of 700 N. Plano Road (Eastern LOT), encompasses roughly 2 acres of property. However, due to the placement of the current pooled surface, the 100 year flood plain line, and the adjacent neighboring alleyways, emergency vehicle access is not currently possible.

There are possible ways in which the Eastern LOT could be partially developed, but the proposed development of the Residences on Duck Creek Trail, gives the Applicant the justification to leave the land untouched. Therefore, the Applicant has no desire to develop or re zone the Eastern LOT.

The Applicant WOULD like to be able to offer this piece of land to the City's Park Department, so that the entire neighborhood can enjoy this beautiful piece of property. However, after meeting with a City Park Department Official in April, it became obvious to the applicant that joining the eastern and western portions of the 700 N. Plano Road unnecessarily impeded the Applicant's ability to offer the Eastern LOT to the City's Park Department, or even allow the natural extension of Duck Creek Trail.

The Eastern LOT needs to be independent of the Western Lot to ensure it does not become collateralized as part of the development of the Western Lot. The Eastern LOT needs to be independent so that public usage liability issues are not tied to the owner of the Western LOT.

Allowing the Eastern LOT to exist as a lot without frontage that does not permit development without frontage helps to ensure it will be independent of the Western LOT and that the Applicant is in the best legal position to donate the Eastern LOT without reservation. It will also help ensure the neighborhood that, as a lot without frontage, it cannot be developed.



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

PD PLANNED DEVELOPMENT

File No./Name: ZF 16-14 / The Residences on Duck Creek Trail – East
Property Owner: Burton Housley & Jeanne Housley
Applicant: Travis Thompson / Twin Rivers Capital Partners
Location: 700 N. Plano Road (See map on reverse side)
Current Zoning: R-1800-M Residential
Request: A request for a change in zoning for approximately 2.0 acres from R-1800-M Residential to PD Planned Development for the R-1800-M Residential District to accommodate a lot without frontage.

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

TUESDAY, JUNE 7, 2016
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.

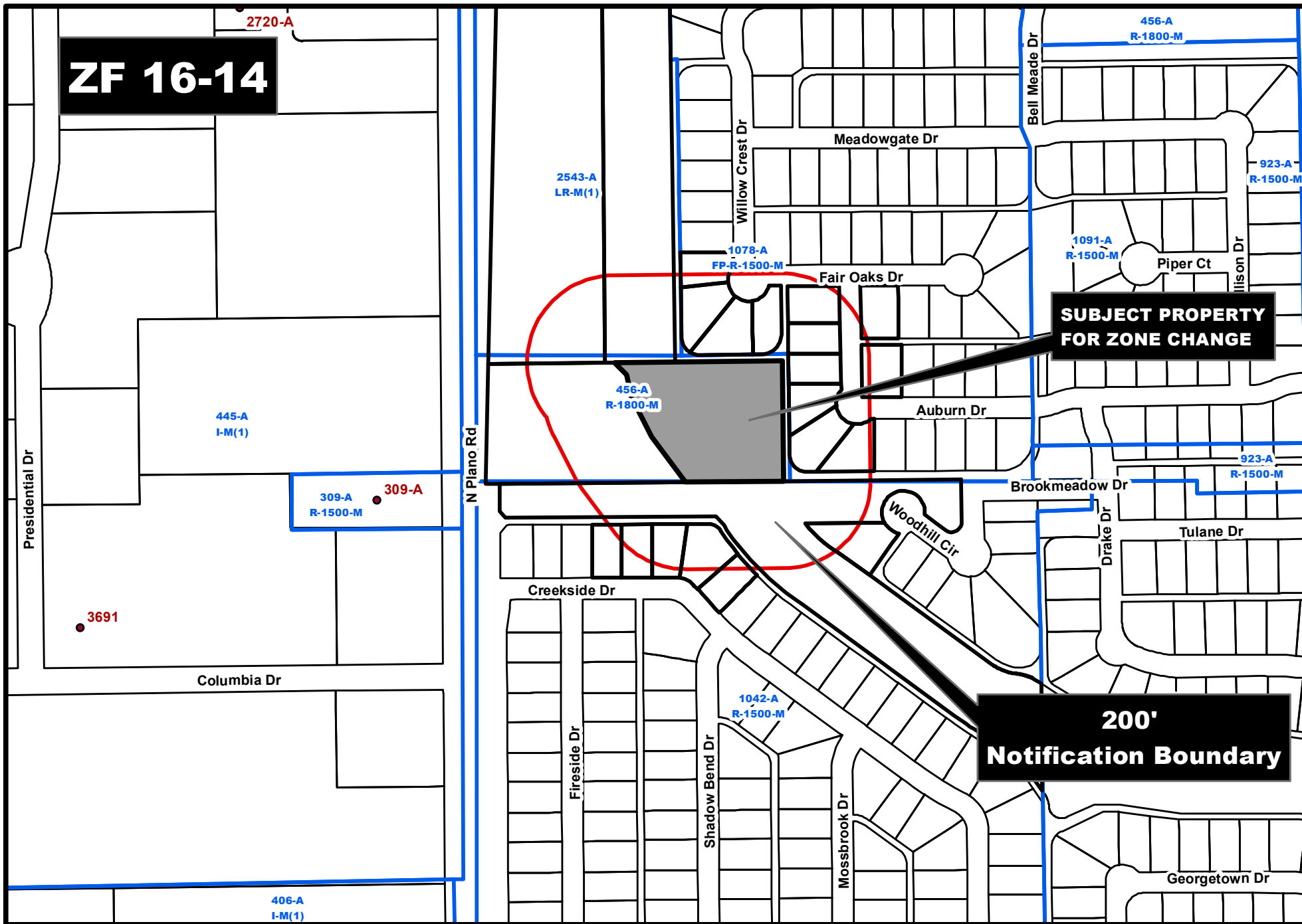
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 16-14.

Date Posted and Mailed: 05/27/2016



ZF 16-14

SUBJECT PROPERTY FOR ZONE CHANGE

200' Notification Boundary

ZF 16-14 Notification Map

Updated By: shacklett, Update Date: May 16, 2016
 File: DSI\Mapping\Cases\Z\2016\ZF1614\ZF1614 notification.mxd

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LUONG HUAN
1602 YORKSHIRE DR
RICHARDSON, TX 75082-4716

CRAWFORD HORACE R
20406 LAVERTON DR
KATY, TX 77450-2011

GAVOS BETTY G TR
803 WILLOW CREST DR
RICHARDSON, TX 75081-3052

BALDERAS ANNA C
801 WILLOW CREST DR
RICHARDSON, TX 75081-3052

MAUK TERRY TR
1502 FAIR OAKS DR
RICHARDSON, TX 75081-3034

ABDULLAH HAMZAH G &
HALIMATON YUSOF
707 AUBURN DR
RICHARDSON, TX 75081-3031

AYALA WILLY
705 AUBURN DR
RICHARDSON, TX 75081-3031

SELLERS DANIEL W &
ELAINE SUSAN
1506 FAIR OAKS DR
RICHARDSON, TX 75081-3061

CHEN KOUJOU & LURICE
703 AUBURN DR
RICHARDSON, TX 75081-3031

VO HUY DINH
1504 FAIR OAKS DR
RICHARDSON, TX 75081-3034

**HOUSLEY BURTON W &
JEANNE O B
700 N PLANO RD
RICHARDSON, TX 75081-2943**

LAI AN DINH &
HUNG THI TRAN
701 AUBURN DR
RICHARDSON, TX 75081-3031

KIM CHOUNG S
20547 STARSHINE RD
WALNUT, CA 91789-3542

MCALLISTER BRENDAN J &
LI HSIN SHAN
1502 AUBURN DR
RICHARDSON, TX 75081-3032

KITTENBACHER RALF W
1504 AUBURN DR
RICHARDSON, TX 75081-3032

RICHARDSON CITY OF
TAX DEPT SUITE 101
411 W ARAPAHO RD STE 101
RICHARDSON, TX 75080-4543

HOLLOWAY PAMELA M
1411 CREEKSIDE DR
RICHARDSON, TX 75081-2911

VALDEZ RAFAEL
3939 BRIARGROVE LN APT 2114
DALLAS, TX 75287-6348

ALLMAN SCOTT D
1407 CREEKSIDE DR
RICHARDSON, TX 75081-2911

HILL MICHAEL E & MARILYN
1413 CREEKSIDE DR
RICHARDSON, TX 75081-2911

TAYLOR KENNETH N & CAREN C
1415 CREEKSIDE DR
RICHARDSON, TX 75081-2911

TAUB DOUGLAS S
600 WOODHILL CIR
RICHARDSON, TX 75081-3022

**TRAVIS THOMPSON
TWIN RIVERS CAPITAL PARTNER
1400 PRESTON RD STE 400
PLANO, TX 75093**

RICHARDSON ISD TAX OFFICE
970 SECURITY ROW
RICHARDSON, TX 75081-0625

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

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

ZF 16-14

ZF 16-14

Correspondence

in

Support



To: <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: ZF16-13 16-14
From: Mark Cluster <markcluster@yahoo.com> - Monday 06/06/2016 11:37 AM

Chris,

I have previously submitted that I was in support of the project, just want to be clear that I am in support of both these plans.

Regards,

Mark Cluster

1800 Marquette

214-202-1625



To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Re: Zoning change request 16-13
From: Adrienne Young <AdrienneMYoung@hotmail.com> - Monday 06/06/2016 03:04 PM

My apologies, Chris. I've included it in prior emails but forgot this one.

My name is Adrienne Young and I reside with Scott Allman at 1407 Creekside Dr, Richardson TX 75081. We support zoning change request 16-13 and 16-14.

Thanks for your time and have a great week.

From: Chris.Shacklett@cor.gov <Chris.Shacklett@cor.gov>

Sent: Monday, June 6, 2016 8:26 AM

To: Adrienne Young

Subject: Re: Zoning change request 16-13

Would you please send me an email stating your name and address in the email? Thanks.

Chris Shacklett, AICP
Senior Planner
Department of Development Services
City of Richardson
972.744.4249
chris.shacklett@cor.gov

▼ Adrienne Young ---06/04/2016 02:44:03 PM---Good Afternoon. A change was made to the current zoning request and I wanted to re-confirm our suppo

From: Adrienne Young <AdrienneMYoung@hotmail.com>
To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>
Date: 06/04/2016 02:44 PM
Subject: Zoning change request 16-13

Good Afternoon.

A change was made to the current zoning request and I wanted to re-confirm our support for this request. If you need anything further from me, please let me know.

Thanks for your time and have a good day.



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: ZF16-13/14
From: Phil Salas <dpsalas@tx.rr.com> - Tuesday 06/07/2016 04:08 PM

We support Travis Thompson's two separate zoning requests (ZF16-13 and ZF16-14).

Sincerely,

Phil & Debbie Salas
1517 Creekside Drive
Richardson, TX 75081

ZF 16-14

Correspondence

in

Opposition



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: Oppose ZF 16-13 and ZF 16-14
From: dougandrhondat@aol.com - Tuesday 05/17/2016 12:00 PM

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Doug and Rhonda Taub
600 Woodhill Circle



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: DUCK CREEK ZONING
From: BRIAN WERTHEIM <brianwcpa@yahoo.com> - Wednesday 05/18/2016 11:35 AM

History: This message has been replied to.

Chris,

I hope you are doing well. Thank you again for the time you spent with me on the phone previously.

I oppose ZF 16-13 as the proposal continues to be **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it seems to be proposed only in order to change the notice area to benefit ZF 16-13.

Please confirm receipt and thank you for your time,
Brian Wertheim
Owner of 1405 Creekside



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: I oppose ZF 16-13
From: Donna Randle <dlrnlc@sbcglobal.net> - Wednesday 05/18/2016 09:44 PM

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Donna Randle

401 Georgetown Drive

Richardson, TX 75081



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Anthony Rice <arice@williams-financial.com>, Carrollton Pham <dnmbnc@yahoo.com>,
Quynh-Chau Vo <quynhchaunv@yahoo.com>,
Cc:
Bcc:
Subject: Oppose ZF 16-13 and ZF 16-14
From: Raymond Vo <raymonds_vo@yahoo.com> - Wednesday 05/18/2016 10:48 AM

Dear Mr. Chris Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident
Huy Vo
1504 Fair Oaks Dr
Richardson TX 75081

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To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to ZF 16-13
From: Terry Mauk <maukterry@live.com> - Wednesday 05/18/2016 12:22 PM

Mr. Shacklett:

I oppose ZF 16-13. The proposed project is Too Dense and Too Tall and does not fit our Low Density neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident
Terry Mauk
1502 Fair Oaks Dr.
Richardson, Texas 75081



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: opposition to ZF16-13
From: Anna Balderas <dnaeras@aol.com> - Thursday 05/19/2016 09:39 PM

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Anna Balderas at 801 Willow Crest Dr.



To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: Oppose ZF 16-13 and ZF 16-14
From: <bettypaul@tx.rr.com> - Saturday 05/21/2016 11:25 AM

I oppose ZF 16-13. The proposed project is TO DENSE & TOO TALL & DOES NOT FIT OUR LOW DENSITY NEIGHBORHOOD. In addition I oppose ZF 16-14 because its only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident
Betty Davenport
803 Willow Crest Dr.

----- Message from Anthony Rice <arice@williams-financial.com> on Tue, 17 May 2016 16:52:33 +0000 -----

To: "a.c.rice26@gmail.com" <a.c.rice26@gmail.com>

cc: "bericsondchoa@gmail.com"
<bericsondchoa@gmail.com>

Subject: Oppose ZF 16-13 and ZF 16-14

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident
(your name)
(your address)

Forward to chris.shacklett@cor.gov

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We Oppose ZF 16-13, 16-14 The Residence on Duck Creek

As taxpaying residents of the Richardson Duck Creek Neighborhood (RDC) we look forward to the development of our entire Northwest corner. However, any proposed development must fit and enhance this low density single family neighborhood. Travis Thompson, representing the Housley family and the property at 700 N. Plano Road has repeatedly ignored the request of the 200' notice area residents by continuing to propose high density and too many stories/height. As a result, he has failed on two separate zoning applications (ZF 15-33 & ZF 16-09). In continuing with his blatant disregard, Mr. Thompson has filed two more application in what is an obvious attempt to reduce the voice of the neighborhood by adjusting control of the important notice area to his benefit.

Mr. Thompson has **NEVER** achieved support for his proposed developments within the original notice area. At most, he has only had 3 of the 20 single family homes supporting his proposal. If Mr. Thompson would simply **LISTEN** to the original notice area and reduce the density and stories/height he could gain their support. After conceding that ZF 16-09 would not get support Mr. Thompson withdrew his application to take a path to reduce the original notice area to his advantage. By splitting the property into two zoning change request, Mr. Thompson has dramatically cut the number of notice area single family homes from 20 to 9 specifically to benefit ZF 16-13. Clearly his actions demonstrate that he does not care about the original notice area's opinion.

Mr. Thompson is proposing to build 43 units with 3 and 4 stories on approximately 2 acres. This development will have 21 units to the acre which is high density in the COR. By comparison, adjacent Creekside Drive has only 40 homes on 9 acres or 4.4 units to the acre. Estimating 2 to 2.5 new residents per unit, the 43 units will bring 86 to 107 new residents to this tiny 2 acre lot. The 4 floor will have intrusive views into back yard windows unprecedented in the RDC. Clearly the size of this proposed development does not fit the single family neighborhood of RDC. A smaller development of perhaps 30 units and respectable separation would be appreciated by the taxpaying residents of RDC.

Mr. Thompson says that the proposed development will "most likely" increase to property values of RDC. The property values of RDC are already at the highest they have ever been. Some properties have increased 80% in the last two years. The neighborhood is transitioning nicely with young families buying homes. We say that a smaller development will do more to increase the values. The structures on 700 N. Plano Road lack maintenance and are in steep decline. Current zoning allows for approximately 8 single family homes which would be a vast improvement. We understand that a developer will want to build more than 8 homes but 43 units are too much. Fewer units provide exclusivity or limited supply and attention to detail will increase the sales price. Mr. Thompson says these will be "high end homes" but they lack the basic amenities of high end. For example, there is not a clubhouse, swimming pool and trash chutes. Residents on the fourth floor of this "high end" property will have to go downstairs and walk across the property to deposit their trash in the only dumpster provided. Quality over quantity makes a development high end. **OVERBUILDING** only detracts from the property and creates more chances for **FAILURE**.

Any changes to zoning must be vetted by the residents and thus the purpose of the public hearing. Mr. Thompson has said it's not our property and we should not have any say on what is built. To Mr. Thompson, it's our neighborhood and the COR wants to know what we think about your proposed zoning change. The Housley family has been a longtime resident of the neighborhood but they are leaving and have no long-term investment interest. Our opposition is not concerned about the next 5 years (with the exception of the construction) but we are concerned about the next 15 to 20 years. A young developer needs to build a resume on projects completed. He can always remove the failed projects from marketing material but the taxpaying residents of the RDC have to live with the results.

Anthony Rice 1505 Creekside Dr. and my opposition is supported by several RDC neighbors.

Email me at a.c.rice26@gmail.com



To: chris.shacklett@cor.gov,
Cc: "family@ntconsultants.net" <family@ntconsultants.net>, arice@williams-financial.com,
Bcc:
Subject: Vehement Opposition to ZF 16-13
From: "Brendan J. McAllister" <bjm@ntconsultants.net> - Thursday 06/02/2016 03:29 PM

Good Afternoon Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident.

This concludes the form letter portion of our email.

Now then,

I have lived here for many years. The idea of a park along the creek has always been somewhat appealing, but not at the cost of a large, dense, multi-family development project going into our backyards. The neighborhood was not built with such a construct in mind. It materially damages the neighborhood by injecting too many people, workers and assorted guests into a space not designed with such a purpose in mind. Speaking as an Conservative Entrepreneur who believes in the free market, Richardson residents do not warrant undo financial hardships to their homes for the sake of profit going into the pockets of a relatively small few individuals.

There are responsible development opportunities that do not involve 3-5 story, multi-family dwellings going into our low-density, single family dwelling neighborhood. Proper development could and should benefit the land owner, developer and good, honest, tax-paying residents in a symbiotic manner.

Not only is the proposed plan parasitic rather than symbiotic, but the cost of such development is too high;

Too High to the existing residents who have done nothing wrong and are in danger of seeing their neighborhood damaged.

It will also prove to be Too High to those involved on the development side.

We will fight this development, legally, every step of the way. Even if that means digging for information beyond our pay grade; finding out who is paying who, what favors have been promised and what deals if any have been cut in the back rooms of our elected government.

While I am not accusing anyone, especially you as an individual today, should motivated property owners defending their homes and way of life start looking who knows what they might find? Sunlight is one of the best disinfectants in my experience.

I apologize if the tone of my email isn't as pleasant as some other received during the day and/or on this issue. Our investment in our homes, families and community are on the line. We collectively have a lot to lose with no time for political correctness.

Please feel free to contact me directly to discuss the matter further before the June 7th hearing. I would welcome an opportunity to dialog with you.

Brendan J. McAllister

Kathy Lee-McAllister

1502 Auburn Drive

Brendan J McAllister

Principal / Senior Consultant, NT Consultants

Phone: 972.755.1288

Email: bjm@ntconsultants.net

Website: www.ntconsultants.net

Get a signature like this: [Click here!](#)



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Oppose ZF 16-13 and ZF 16-14
From: diane_kuhn <diane_kuhn@att.net> - Thursday 06/02/2016 03:36 PM

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because its only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident.

Thank you for your time and consideration,

Diane Kuhn

223 Syracuse Place

Sent via the Samsung GALAXY S® 5, an AT&T 4G LTE smartphone



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: Oppose ZF 16-13 and ZF 16-14
From: Hamzah Abdullah <hamzahabdullah92@yahoo.com> - Thursday 06/02/2016 04:09 PM

Sent from my iPhone

Begin forwarded message:

From: Anthony Rice <arice@williams-financial.com>
Date: June 2, 2016 at 3:06:38 PM CDT
To: "'a.c.rice26@gmail.com'" <a.c.rice26@gmail.com>
Cc: "'bericsondchoa@gmail.com'" <bericsondchoa@gmail.com>
Subject: RE: Oppose ZF 16-13 and ZF 16-14

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Hamzah Abdullah
707 Auburn Drive

Forward to chris.shacklett@cor.gov

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To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Duck Creek Development
From: JoAnn Murrell <txfizz@yahoo.com> - Thursday 06/02/2016 07:22 PM

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I cannot be at the meeting next week but certainly want to voice my strong opposition to building high rise apartments on the Housley land. I've lived in my home for 40 years and if I wanted to live in high rise areas, I would have moved downtown Dallas. I don't want to look out my front door and see high rise buildings in a family single dwelling neighborhood.

I am a Duck Creek Resident
JoAnn Murrell
710 Allison Drive
Richardson, TX 75081



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: Oppose ZF 16-13, 16-14 - Reminder Express Your Opposition
From: Kathy Mahdak <kmmahdak@gmail.com> - Thursday 06/02/2016 03:47 PM

Chris,

I oppose ZF 16-13 and ZF 16-14 regarding the proposed Residence of Duck Creek project by Travis Thompson for all of the reasons noted in the following letter. This is NOT a good project for Duck Creek and the property at 700 N Plano because it is too tall, too dense and it will adversely affect our neighborhood for years to come.

I also question the tactics of Mr. Thompson in breaking this into 2 smaller pieces in order to minimize the notice area and the number of residents he would need to agree with the zoning change.

Kathy Mahdak
1814 Apollo Road
(Duck Creek resident for more than 20 years!)

We Oppose ZF 16-13, 16-14 The Residence of Duck Creek

As taxpaying residents of the Richardson Duck Creek Neighborhood (RDC) we look forward to the development of our entire Northwest corner. However, any proposed development must fit and enhance this low density single family neighborhood. Travis Thompson, representing the Housley family and the property at 700 N. Plano Road has repeatedly ignored the request of the 200' notice area residents by continuing to propose high density and too many stories/height. As a result, he has failed on two separate zoning applications (ZF 15-33 & ZF 16-09). In continuing with his blatant disregard, Mr. Thompson has filed two more application in what is an obvious attempt to reduce the voice of the neighborhood by adjusting control of the important notice area to his benefit. Mr. Thompson has **NEVER** achieved support for his proposed developments within the original notice area. At most, he has only had 3 of the 20 single family homes supporting his proposal. If Mr. Thompson would simply **LISTEN** to the original notice area and reduce the density and stories/height he could gain their support. After conceding that ZF 16-09 would not get support Mr. Thompson withdrew his application to take a path to reduce the original notice area to his advantage. By splitting the property into two zoning change request, Mr. Thompson has dramatically cut the number of notice area single family homes from 20 to 9 specifically to benefit ZF 16-13. Clearly his actions demonstrate that he does not care about the original notice area's opinion.

Mr. Thompson is proposing to build 43 units with 3 and 4 stories on approximately 2 acres. This development will have 21 units to the acre which is high density in the COR. By comparison, adjacent Creekside Drive has only 40 homes on 9 acres or 4.4 units to the acre. Estimating 2 to 2.5 new residents per unit, the 43 units will bring 86 to 107 new residents to this tiny 2 acre lot. The 4 floor will have intrusive views into back yard windows unprecedented in the RDC. Clearly the size of this proposed development does not fit the single family neighborhood of RDC. A smaller development of perhaps 30 units and respectable separation would be appreciated by the taxpaying residents of RDC. Mr. Thompson says that the proposed development will "most likely" increase to property values of RDC. The property values of RDC are already at the highest they have ever been. Some properties have increased 80% in the last two years. The

neighborhood is transitioning nicely with young families buying homes. We say that a smaller development will do more to increase the values. The structures on 700 N. Plano Road lack maintenance and are in steep decline. Current zoning allows for approximately 8 single family homes which would be a vast improvement. We understand that a developer will want to build more than 8 homes but 43 units are too much. Fewer units provide exclusivity or limited supply and attention to detail will increase the sales price. Mr. Thompson says these will be “high end homes” but they lack the basic amenities of high end. For example, there is not a clubhouse, swimming pool and trash chutes. Residents on the fourth floor of this “high end” property will have to go downstairs and walk across the property to deposit their trash in the only dumpster provided. Quality over quantity makes a development high end. **OVERBUILDNG** only detracts from the property and creates more chances for **FAILURE**.

Any changes to zoning must be vetted by the residents and thus the purpose of the public hearing. Mr. Thompson has said it’s not our property and we should not have any say on what is built. To Mr. Thompson, it’s our neighborhood and the COR wants to know what we think about your proposed zoning change. The Housley family has been a longtime resident of the neighborhood but they are leaving and have no long-term investment interest. Our opposition is not concerned about the next 5 years (with the exception of the construction) but we are concerned about the next 15 to 20 years. A young developer needs to build a resume on projects completed. He can always remove the failed projects from marketing material but the taxpaying residents of the RDC have to live with the results.

Anthony Rice 1505 Creekside Dr. and my opposition is supported by several RDC neighbors.

Email me at a.c.rice26@gmail.com

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--

Kathy Mahdak

email: kmmahdak@gmail.com

cell: 972-571-0315

DATE: June 3, 2016

TO: Chris Shacklett
Senior Planner, COR Development Services

RE: Zoning Files 16-13 and 16-14

I oppose ZF 16-13. The proposed project is TOO DENSE and TOO TALL and does not fit our LOW DENSITY neighborhood. In addition, I also oppose ZF 16-14 because its only purpose is to change the notice area to benefit ZF 16-13.

In addition, I want to refer you to an attachment to this correspondence titled "The Whole Story." This was left on many front porches in Duck Creek and suggests that neighbors should support the project because Mr. Housley served in WWII. While I deeply appreciate every single person who has served and is currently serving in the military, it is unconscionable and condescending for Messrs. Thompson and Housley to imply that we owe it to Mr. Housley to support the development because of his military service. This flyer is using bullying tactics to prey on neighbors' patriotic feelings, and Messrs. Thompson and Housley should feel ashamed of this, especially since most of us have family who have served in the military.

But Messrs. Thompson and Housley did say something valid in the flyer. "This isn't just about us or any old piece of property....." They are right. This is about a unique, quiet, single-family neighborhood which has a beautiful creek and trail running through it. The creek and the trail are precious amenities that deserve the right project, and that project is not a high-density multi-family development. By the time this development is completed, there will be a saturation of multi-family units....not just the thousands at Cityline and hundreds at the Palisades, but the many other projects that have been approved and are under construction. I suggest that the market will be hungry for more single-family homes, not more multi-family units. In addition to Mr. Housley's property, the adjoining "horse land" should be developed as single-family homes when the time is appropriate. Mr. Thompson will argue that it is not feasible to build single-family homes on the two acres. Perhaps that is because Mr. Thompson, who I understand is also Mr. Housley's estate planner, has urged Mr. Housley to ask for too much money for the land, so in turn Mr. Thompson has to cram as much development as he can on the property to make a profit. This demonstrates no attempt to be homogenous with Duck Creek.

I believe the CPC gives thoughtful consideration to each zoning request it receives and attempts to do the right thing for the surrounding neighborhoods. Indeed, the CPC recently asked a casual dining chain, PDQ, to incorporate red tile in its design to better fit into the personality of the Lenox Center on Campbell and Coit. Also, the City jumped at the opportunity to purchase the remaining land for the Spring Creek Nature Area so that it would not be destroyed by development. The City also prides itself on the

wildflower plantings, parks and trail system. There has been no attempt to evaluate what the effect of storm runoff would be to the creek if this high-density project were built. This is contrary to the City's practice of respecting and protecting the environment. Please do the right thing for Duck Creek and vote "NO" to these rezoning applications. Please do not destroy the charm and dignity of our neighborhood. Thank you for your consideration.

Sincerely,



Dwala Kuhn
806 Allison Drive
Richardson TX 75081

(Following is attachment of "The Whole Story")

700 N. Plano Road

The WHOLE Story

Many of you know by now that a beautiful high end housing development is proposed for the land at 700 N. Plano Road. Did you know there is much more to the story than that?

Take a step back in time to April 1945. A young Burton Housley was fighting for all of us in the Battle of Okinawa (WW II). The Allied forces suffered 14,009 deaths (over 12,500 Americans killed or missing) with an estimated total of more than 82,000 casualties.

"People now-a-days just don't realize what the world was like during the 1940's. It was a very dangerous place. The (Nazis) were killing millions and were just this close to developing an Atomic Bomb. And you know, that was years before we did. The Japanese were doing the same in China and other countries. The Australian Army was shattered – almost gone. If young American men of my age had not been willing to put our lives and blood on the line you would not be living with all the freedoms that folks now-a-days take for granted.", Burton Housley.



After fighting for all of us overseas, Mr. Housley returned home and met Jeanne Ownsby (now Housley). They married shortly thereafter, and had a dream to buy a house. After scratching and saving every penny they could, they were finally able to purchase a house in 1950 at 700 N. Plano Road, Richardson Texas.

It was their dream come true. He and Mrs. Housley began to build a life together. They raised their children in that house and witnessed first-hand the incredible growth of the City he called home. Did he like having all the vacant land around his property? Sure, of course he did, but he understood that people needed a place to live, work, and drive.

So when the City needed some of his land to extend N. Plano Road, he allowed them to take some of his land to do it. And when some crazy Developer had a wonderful plan to build a Subdivision of houses called Duck Creek, he supported their efforts...Even though it resulted in almost two acres of his land becoming inaccessible, and he had to give up more of his land to accommodate the alleyway behind Auburn. But, just as he did in 1945, he was willing to sacrifice for his neighbor and never complained.

Fast forward a few decades and, for multiple health reasons for him and his wife, Mr. Housley finally decided that it was time to

sell his land. Several developers made offers over the years and each and every time, no matter the layout or plan, something or someone would defeat it. Then in 2013 Mr. Housley met Mike Thompson (one of the owners of Twin Rivers Senior Living), and they became friends. Mr. Housley knew Mike had a history in Richardson and asked Mike if he would be willing to help his family sell and develop his land. Mike committed to helping the Housley's in any way he could.

So here we are today. Mike & I have worked for over a year on developing and strategizing a plan that will benefit the City of Richardson, the entire Duck Creek neighborhood, as well as, Mr. & Mrs. Housley. We have done everything we can to incorporate all the concerns that we have heard from neighbors and are extremely proud of our most recent revised plan. We have letter after letter from Real Estate Professionals that attest to the value that will be added by this development to the entire neighborhood and the City of Richardson.

Some still question the density or height, but, if you look objectively at all the information we have put out there you will see that it is not excessive in any way shape or form. Some have implied that we should still cut out more units or reduce the project even further somehow. Those people simply do not understand everything that goes into the development of this piece of property. What we have proposed in our revised plan works, doing anything less does not. What's more, what we have proposed allows us the justification to donate two (2) acres of land to the parks department that the entire neighborhood can enjoy!

Someone asked me once, after one of the City Planning Commission meetings, "Why don't you do this someplace else?" Well, now you know why. **This isn't just about us or any old piece of property, it's also about a soldier and his wife that sacrificed so much for Duck Creek, the City, and all of us.**

"I haven't asked for much over the years, but it would be nice if those that died, served or were injured were remembered or honored a little bit more.", Burton Housley.

I hope you will consider the WHOLE story, and support the beautiful "Residences on Duck Creek Trail", zoning case 16-09.

**Visit www.700NorthPlanoRoad.com,
to send a message of support!**



To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Re: Oppose ZF 16-13 and ZF 16-14
From: Leon Nesbitt <leonesbitt1@hotmail.com> - Friday 06/03/2016 11:26 PM

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Leon Nesbitt
1502 Creekside Dr.

Forward to chris.shacklett@cor.gov

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To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Fwd: ZF 17-13 & ZF 16-14
From: Michael Hill <mike0106@icloud.com> - Friday 06/03/2016 09:54 PM

Sent from my iPhone

Begin forwarded message:

From: Marilyn Hill <mhill1951@icloud.com>
Date: June 3, 2016 at 9:50:50 PM CDT
To: Mike Hill <mike0106@icloud.com>
Subject: ZF 17-13 & ZF 16-14

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident
Mike/Marilyn Hill
1413 Creekside Drive
Richardson, TX 75081



To: chris.shacklett@cor.gov,
Cc: a.c.rice26@gmail.com,
Bcc:
Subject: Oppose ZF 16-13 and ZF 16-14
From: Joel Boesch <joelboesch@tx.rr.com> - Saturday 06/04/2016 06:45 PM

From: Anthony Rice <arice@williams-financial.com>
Subject: Oppose ZF 16-13 and ZF 16-14
Date: May 17, 2016 at 11:52:33 AM CDT
To: "a.c.rice26@gmail.com" <a.c.rice26@gmail.com>
Cc: "bericsondchoa@gmail.com" <bericsondchoa@gmail.com>

Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13. I would also like to mention, that "HIDDEN CREEK", the sign at Creekside and Plano rd, next to the proposed property, our subdivision, is very much still a hidden area in Richardson with the creek and trails running through the neighborhoods all the way to Jupiter rd. We have recently had new friends to our home, who have lived in the area for 20 years. They were still surprised and did not know the creek was there and how well the city maintained the trails. Anything built taller than 2 stories (and there are some homes that are 2 stories), would stick out like a SORE THUMB! Our area would no longer be HIDDEN. According to the builders proposed number of units, you could also ask yourself, Where are all the cars going to be parked? Most people own 2 vehicles, so you are looking at upwards of 100 vehicles, plus handicap, plus guest parking, This size property cannot support all of this. The Plano Rd traffic pattern in both directions would need to be changed as well, to accommodate the increase in vehicles entering on to and exiting off of Plano rd, at Creekside, the alleyway, and the proposed property. I recently received a letter from Mr Thompson, detailing the Housley's history and of being a veteran. I would ask him if he is so concerned with veterans, What about the rest of the veterans, including myself, who live here? Is he concerned with our wishes as well? We are deeply concerned with his unscrupulous business practice of dividing the property to eliminate homeowners. If he is attempting this now to get his way, how can we trust what he will do in the future if his proposals were to be accepted?

I am a Duck Creek Resident of 20 years
Joel and Terry Boesch
1519 creekside dr

Forward to chris.shacklett@cor.gov

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do not use e-mail to request, authorize or effect the purchase or sale of any security, to send fund transfer instructions, or to effect any other transactions. We will not accept such orders or instructions. The information contained herein is based on sources believed to be reliable but its accuracy has not been verified. This e-mail is not an official trade confirmation for transactions executed for your account. Your e-mail message is not private in that it is subject to review by the Firm, its officers, agents and employees. Past performance is not an indicator of future results.



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposition to ZF 16-13
From: George Mabry <georgemabry3835@gmail.com> - Sunday 06/05/2016 06:52 AM

I oppose ZF 16-13. I also oppose ZF 16-14 because it is simply an attempt to skirt 16-13. I am not in favor of any multi family building at this site. It was zoned as single family for a reason. Please keep it that way.

George Mabry
1503 Creekside Drive
Richardson, Tx. 75081



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Re: ZF 16-13 and ZF 16-14
From: James Henderson <1817henderson@att.net> - Sunday 06/05/2016 08:10 PM

On Sunday, June 5, 2016 7:45 PM, James Henderson <1817henderson@att.net> wrote:

I reside at 1817 Columbia Drive and have since 1973. I am a charter member of Duck Creek Homeowners Association and one of the past presidents of the organization. I oppose the two applications as they are inappropriate and inconsistent with the neighborhood and its future. I urge the CPC to deny the applications. I suggest that the property return to its single family residential status and the current property owners be required to maintain the property within city codes as to upkeep and unsightly conditions as is required of other properties within our neighborhood. Is Housely Fence Company allowed to operate an unsightly business within a residence zoned neighborhood? Shut it down and clean it up. I AGREE WITH ALL OF THE COMMENTS YOU HAVE RECEIVED FROM ANTHONY RICE.



To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: Opposing Zoning Change Requests ZF 16-13 and ZF 16-14
From: "Michael D. Smith" <msmith@sortmind.com> - Sunday 06/05/2016 08:41 PM

Dear Mr. Schacklett:

We oppose zoning changes ZF 16-13 and ZF 16-14 (The Residences on Duck Creek Trail), at 700 N. Plano Rd. In addition to our opposition to any development that is so high density for such a small parcel in the midst of our neighborhood, we would like to point out some of our other reasons for our distrust of this particular developer, Mr. Thompson of Twin Rivers.

- His apparent executor relationship with the Housleys calls this entire project into question. Does this status provided any special financial rewards for the developer?
- His latest request to make split his original zoning request into two is a transparent attempt to water down citizen input.
- A drawing of the latest proposal shows misleading perspective, rendering a Creekside home on the right side of the alley to appear approximately the same size as a four story building on the left.
- One scheme after another is presented, ostensibly addressing citizen input but always inadequately, offering the most cosmetic and inconsequential appeasements to mask the retention of the original plan. These new architectural plans seem tossed off within days, as if a large facility such as this could be effectively redesigned in such a short period of time.
- The developer's tone deaf marketing ploys do not engender any sense of trust; early brochures falsely portrayed the development as "senior living" condos, and recently we received a flyer seeking sympathy for Mr. Housley's military service.
- There is a lack of any serious study of the environmental impact on Duck Creek.
- At recent City Plan Commission meetings, problems relating to excessive noise and uncontrolled runoff at the developer's other site, 1700 N. Plano Rd., were brought to light.
- A recent Duck Creek HOA email mentioned that the developer recently withdrew one proposal due to unspecified "legal problems." Whether these are major or minor, they're yet another disturbing downside when considering this developer's ability to properly design and manage this project.
- Apparently no financing is available for the entire project, and it must be built one building at a time as funds become available. This indicates a lack of confidence by bankers/investors, and broadcasts the possibility of failure.

All these lead us to believe that this developer definitely does not have the interests of the community in mind. In order to get his project done he is willing to mislead, to engage in clever schemes to dilute citizen participation, and to protract the process in an attempt to wear his opponents down. We feel there is a significant possibility of the entire scheme eventually collapsing, leaving the neighborhood with a partially-constructed, bankrupt mess at that location.

Michael D. Smith
Nancy Remp Smith
1512 Creekside Dr.
Richardson, TX 75080



To: chris.shacklett@cor.gov,
Cc: Kayla Hollis <kaylaehollis@gmail.com>,
Bcc:
Subject: Zoning File 16-13 - Letter in Opposition
From: Aaron Hollis <aaronhollis@utexas.edu> - Monday 06/06/2016 11:11 PM

Mr. Shacklett,

I'm writing to state my opposition to ZF 16-13. Rather than repeat myself, I'll simply note that the nature of this proposal remains largely unchanged from the original ZF 15-33, and as such my original letter in opposition remains disappointingly relevant. Or, to summarize: I hold the belief that this apartment complex should be limited to two stories as described in the Apartments categories of the Comprehensive Zoning Ordinance.

In leaflets distributed throughout Duck Creek, the developer listed ten properties as supposed precedent for the density of this development and its proximity to adjacent single-family homes. They are included and rebutted below.

- 300 N Coit Rd was built 39 years ago. It has zero bearing on current zoning code and practice.
- 2800 Custer Pkwy is two stories.
- 100 S Central Expy is two stories.
- 714 W Arapaho Rd is two stories.
- 823 Wisteria Way is two stories.
- 1450 E Campbell Rd is two stories plus a tall roof (church).
- 401 W Campbell Rd was built 33 years ago. It has no bearing on current zoning code and practice.
- 558 Central Expy was built 47 years ago. It has no bearing on current zoning code and practice.
- 901 N Jupiter Rd is three stories, 400 feet from the nearest previously existing single-family home. This development included new single-family detached homes adjacent to extant single-family detached homes.
- 524 S Greenville Ave is four stories, 650 feet from the nearest single-family home. It also immediately abuts the DART rail, which naturally encourages greater density.

Per the developer's own examples, ZF 16-13 represents an unprecedented proximity of high-density housing immediately adjacent to single-family homes with respect to current zoning practices and principles. I could go on, but I'm sure you're receiving plenty of duplicate information and I plan to speak at the hearing tomorrow evening anyway. Thank you for your time and consideration, and I look forward to seeing you tomorrow.

Regards,
Aaron Hollis



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Zoning change for Duck Creek on Plano Road
From: Aly Schmitt <aly.schmitt@yahoo.com> - Monday 06/06/2016 07:47 PM

As a resident of Duck Creek, I oppose the zoning change, since this is not enough land for the proposed development.

Alyce Schmitt
151 N Spring Creek Dr.
Richardson TX 75081
972-677-7229



To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: opposed to ZF 16-13 and 16-14
From: "Amanda Aiuvalasit" <amanda1901@att.net> - Monday 06/06/2016 06:52 PM

Dear Mr. Shacklett,

I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. The proposed 43 units on a 2 acre lot is ludicrous—I also have concerns that with the unsightly power lines, the limited in and out access onto Plano Road, the lack of a swimming pool or clubhouse or workout room, etc., who would want to live there? And for the development to be a success, it must attract buyers. We certainly would not want a failed development. A two story grouping of high end townhomes, in my opinion, would be acceptable, as opposed to crowded 3- and 4-story condos, which tower over the existing neighborhood and which would compromise the privacy of the residents who live on the streets close by. In addition, I also oppose ZF 16-14 because its only purpose is to change the notice area to benefit ZF 16-13.

I have been a Duck Creek Resident for 25 years, and I live on Columbia Drive. Thank you for listening to my concerns.

Sincerely,
Amanda Aiuvalasit
1901 Columbia Dr.



To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Opposition to both ZF 16-13 and ZF 16-14
From: Arthur Raasio <sumorexx@yahoo.com> - Monday 06/06/2016 03:34 PM

My name is Art Raasio and I live at 1501 Creekside Dr which is extremely close to the proposed projects. My wife and I bought our home 3 years ago and have been very happy.

I'm emailing you to express my opposition to both ZF 16-13 and ZF 16-14.

I believe ZF 16-13 is completely incongruent with the style of our neighborhood. We are a quiet, single family home neighborhood. The height and density of the project are both well in excess of anything else in our neighborhood. The height raises serious privacy concerns for me because buildings of this height will give a direct view into my backyard. I can't think of another project of this density abutting a single family home neighborhood. It just doesn't make sense to me.

I'm also extremely opposed to ZF 16-14. This is nothing more than an attempt to diminish the voices of nearby property owners by reducing the notice area. There aren't many things more reprehensible than self-interest cloaked a veil of altruism to thwart the public will. This directly demonstrates the owner's and developer's lack of regard for the community.

I hope to be present at the planning meeting on June 6th, but if I can not, I wanted to express my opposition to both measures.

Sincerely,
Art Raasio



To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Houseley Fence
From: "Bill Denton" <billdenton2003@sbcglobal.net> - Monday 06/06/2016 03:07 PM

I wanted you to know that I am AGAINST the proposed zoning change. It will be an invasion of privacy to all residents south and east of the property. The Housley property, according to DCAD is commercial and residential. For several months last year, the property was asked to paint their home and clean up the property (fence). Nothing was done. When I responded to the Community Action Report saying, "if it were my property, I would have been sited after one month". The next month, it disappeared from the report. Also, according to DCAD, 700 North Plano Road, Richardson, Texas is designated commercial and residential which is a violation of the city code having a business in the home. Just what does Mr. Houseley have on the city that he can get away with not abiding with the rules as we are obligated to do?

If memory serves me correctly, there was to be a trail extension through the south of the property which was to connect with the commercial property on the northwest of Arapaho and Plano Road and connect to the trail close to 75.

You probably did not come to Duck Creek when we had these torrential rains. I drove the alley behind the homes on Creekside and saw that the water had come out of its banks into the property in question. Are we forgetting the flood plain?

Again, we don't need this change!!!! My suggestion is for the city to purchase the property and beautify that complete corner. Make it a part of the Parks Department. If the city can purchase the Trident property and the property at Renner and Plano, they can certainly purchase this piece of land.

Thank you very much. I will try to attend the meeting.



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: City of Richardson ZF16-14
From: Christopher Horning <cnlhorning@gmail.com> - Monday 06/06/2016 08:59 AM

Date: 6/6/16
To: Mr. Chris Shacklett
Senior Planner, City of Richardson Development Services

From: Chris and Laura Horning

500 Fireside Drive

Richardson, TX 75081

Subject: City of Richardson Zoning File 16-14

Dear Mr. Shacklett,

The purpose of this letter is to express our opposition to ZF16-14 that is scheduled to be presented to the City Planning Commission on the evening of June 7th, 2016. We are opposed to ZF16-14, the request to rezone the property to PD Planned Development to accommodate a lot without frontage for open space area, for several reasons.

The subject request would separate out the eastern 2.0 acres from the present 4.7 acres tract. It appears to us that by making this zoning change the 2.0 acres in question would have no frontage and the property could not be accessed from a present street. We feel creating a tract with no access (at least not without crossing other property lines) is not in the best interests of the community as future development would be nearly impossible, a perpetual vacant lot if you will. We understand present access to 2.0 acres is difficult with the position of the creek but at least it is doable.

Another reason for our opposition to ZF16-14 is, as the 6/7/16 Item 5 Agenda states, "the applicant is requesting this change to accommodate the development of the western 2.7 acres of the subject tract as detailed in ZF16-13." It appears to us that by separating out the eastern 2.0 acres from the present 4.7 acre tract, approximately 11 residences will be eliminated from the 200 foot notification area. As the applicant has no plans to develop the 2.0 acres in question, we can see no other reason for this request than to reduce the number of residences in the 200 foot notification area.

In summary, we ask that the City Planning Commission of the City of Richardson deny ZF16-14. It will create a tract of land with no clear access and in all probability would be impossible to develop. We feel the tract should not be separated as the development of 2.0 acres will not occur unless the development is included as part of the present 4.7 acre tract. Additionally, as ZF16-14 proposes no development, the applicant only appears to be attempting to reduce any perceived opposition to ZF16-13 as ZF16-14 serves only reduce the number of residences in the 200 foot notification for ZF-13.

Please feel free to contact us if you have any questions.

Best regards,

Chris & Laura Horning



To: <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppose ZF16-13,16-14 700 N. Plano Rd The Residence on Duck Creek
From: "Diana Clawson" <dianaclawson@tx.rr.com> - Monday 06/06/2016 04:10 PM

Dear Chris,

The Clawson's are still opposed to the four story proposed development.

Thank you,

David and Diana Clawson
800 Westminster Dr.
Richardson, TX 75081



To: "chris_shacklett@cor.gov" <chris_shacklett@cor.gov>,
Cc:
Bcc:
Subject: ZF 16-13 and ZF 16-14
From: Laurie Ahrens <lauriew0817@sbcglobal.net> - Monday 06/06/2016 06:35 PM

Hello Chris –

Since I will not be able to attend the planning and zoning meeting at the City of Richardson on Tuesday, 6/7/16, I would like to give you my feedback regarding the proposed zoning changes for the Houseley property as outlined by Travis Thompson.

Decision: I am totally opposed to the ZF 16-13 and ZF 16-14 changes.

First, I am still appalled at the continued tactics in which Mr. Thompson continue to use to try to sell this property as multi-family homes. There is still no way for senior citizens on a fixed budget to afford such housing. In addition, this does not meet the long range goals of the City for our senior citizens. Why doesn't the City cite him for current shape of his property? If we residents had leaning fences, junk cars, and overall neglect, the City would cite us a fine unless it was cleaned up to the code. I can't say I don't blame Mr. Houseley for trying to get all the money his property is worth but please don't pull the "I'm a veteran" card as justification. There are several veterans in our neighborhood who also would like to get a piece of the pie.

Secondly, the scale to which the rendered drawings on the 700northplanoroad.com website are still not to scale. In addition, there has not been adequate downstream effects of extra rainwater added to the existing Duck Creek. Given the past few weeks and the amount of rain, if the ground is built up with concrete, there is no way for the ground to absorb this much water which would then put a strain on the existing infrastructure of the creek. Sure, real estate agents are going to say this will help out our home values but who wants to live through over 6 years of construction? Can you imagine the effect this will have on the wildlife in the area?

Please consider this email as opposition to the proposed zoning changes ZF 16-13 and ZF 16-14.

Best Regards,
Laurie A. Ahrens
612 Woodhill Circle
Richardson, TX 75081
214.709.0867



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Oppose ZF 16-13 and ZF 16-14
From: Pam Holloway <pamholloway@me.com> - Monday 06/06/2016 07:01 PM

Mr. Shacklett,

I AM IN THE 200' NOTICE AREA and I oppose ZF 16-13. The proposed project is **TOO DENSE** and **TOO TALL** and does not fit our **LOW DENSITY** neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Pamela M. Holloway
1411 Creekside Dr.



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: new zoning requests for ZF16 -13 and ZF16-14
From: "Bogart, Sean" <sean_bogart@gspnet.com> - Monday 06/06/2016 11:30 AM

Mr. Shacklett,

I am writing to state my opinion to the new zoning requests for ZF16 -13 and ZF16-14. I would again state that we are opposed to the building of multi-family residential units on this property, and now that there is uncertainty regarding who would maintain the flood that would be donated to the city with the ZF16-14, which one or another will end up cost the tax payers more money.

This zoning request again does nothing to clean up duck creek in and around this property, so again we oppose the new zoning request.

Sean M. Bogart, AIA, NCARB, LEED AP BD+C
Principal

Gresham, Smith and Partners
Architecture, Engineering, Interiors, Planning
Florida Cert. No. AAP000034 / CA3806 / IB26000797 / LC26000381

2811 McKinney Ave., Suite 300
Dallas, TX 75204
[P] 214.366.6516
[M] 972.896.5654
[F] 866.462.6173

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To: Chris Shacklett <chris.shacklett@cor.gov>,
Cc: tthompson@twthompsonlaw.com,
Bcc:
Subject: Fwd: Re: Planned Development Documents Zoning File 15-33
From: Steve Salavarria <ssalava@attglobal.net> - Monday 06/06/2016 08:02 PM

Chris,

In case my original position of supporting this re-zoning from 01/31/16 is still in play, I wanted to let you know about my change of heart in mid-February (both below). I have received e-mails from Mr. Thompson that would indicate my continued support, which is not true.

I will defer to my neighbors on Creekside that are closer to and more impacted by this proposal. I believe most, if not all, of them are against the proposal as it currently stands.

Stephen L (Steve) Salavarria
403 Georgetown Drive
Richardson, TX 75081-2919
972-664-0662

----- Forwarded Message -----

Subject:Re: Twin Rivers Duck Creek Project CPC meeting
6/7/2016

Date: Mon, 6 Jun 2016 11:21:44 -0500

From: Brian Ericson <bericsondchoa@gmail.com>

To: duckcreekmembers@rdchoa2.org

Correction: The email for Chris Shacklett is chris.shacklett@cor.gov Please use this email address when sending in your support or opposition.

My apologies

Brian Ericson

On Mon, Jun 6, 2016 at 11:07 AM, Brian Ericson <bericsondchoa@gmail.com> wrote:

Members,

Travis Thompson will be presenting his newest zoning requests for the Houseley property to the CPC on June 7th @7pm.. Mr Thompson has broken his proposal into 2 separate zoning requests, ZF16-13 and ZF16-14.

ZF 16-13 This request is to to build 43 units on the west side of the creek where the home is located. This does not include the flood plain on the east side of the creek. This means that he has reduced the residents in the 200ft range down to 7.

ZF 16-14 This request is to donate the flood plain on the east side of the creek to the city. I have asked Chris Shacklett if he can confirm who is currently maintaining the land (COR or Houseley), he is still waiting on a response from the Parks Department.

The HOA will not be presenting a position of the community at this meeting, this will allow any homeowner within Duck Creek to present their individual position on the zoning files to

the CPC.

If you cannot attend the meeting please contact Chris Shacklett at Chris.Shacklett@cor.net with your name, address and position on ZF16-13 and ZF16-14

Its important for each and everyone of us to participate in this process and let our voices be heard since this decision will affect each and everyone of us living in Duck Creek .

Warm Regards,
Brian Ericson
President, RDC-HOA

----- Forwarded Message -----

Subject: Re: Planned Development Documents Zoning File 15-33

Date: Mon, 15 Feb 2016 22:02:38 -0600

From: Steve Salavarria <ssalava@gmail.com>

To: paul.voelker@cor.gov, mark.solomon@cor.gov, bob.townsend@cor.gov, scott.dunn@cor.gov, mabel.s, marta.frey@cor.gov, steve.mitchell@cor.gov, Travis Thompson <tthompson@twl-law.com>

Tonight I attended a special meeting called by the Duck Creek HOA and listened to the concerns expressed by my fellow neighbors.

As an HOA member, I voted against the current ZF 15-33 proposal as is so I wanted to update you on my position as a citizen of Richardson, reversing my original position from 01/31/16. Let's hope the continuance is requested and granted and that the developer will come back with plans that the HOA can support.

Thank your for your consideration.

Stephen L. (Steve) Salavarria
403 Georgetown Drive
Richardson, TX 75081-2919
H972-664-0662

----- Forwarded Message -----

Subject: Fwd: Planned Development Documents Zoning File 15-33


Date: Sun, 31 Jan 2016 17:45:34 -0600


From: Steve Salavarria <ssalava@gmail.com>

To: paul.voelker@cor.gov, mark.solomon@cor.gov, bob.townsend@cor.gov, scott.dunn@cor.gov, mabel.s, marta.frey@cor.gov, steve.mitchell@cor.gov, Travis Thompson <tthompson@twl-law.com>

Unlike some of my conspiracy theorist neighbors...

Post in General


 **Proposed Rezoning**
Morgan McCord from Duck Creek

 1 If you weren't at the meeting at Dartmouth last night you might want to get better informed soon about this proposed development. It goes to the planning commission feb 2nd then there is no stopping it.

The developers are calling it a senior development because that is the only way to the zoning change. Do not be fooled in to believing this is anything but a condo development. They told us in the meeting over and over again that it's for senior because they will have elevators. And they will market to seniors. There will be no amenities just 6 large 4 story buildings on 2 acres of

Shared with Duck Creek in General

THANK REPLY | 21 ▼

 **Steve Salavarria** from Duck Creek

Why stop it? I trust the city leadership to hold the developers accountable to deliver what they promised.

...I reviewed the content in the DUCKCREEK_HOA_MEETING_-_PRESENTATION.pdf and the documents at the link below, and I support the proposed development.

Stephen L. (Steve) Salavarria
403 Georgetown Drive
Richardson, TX 75081-2919
H972-664-0662

----- Forwarded Message -----
Subject:Planned Development Documents Zoning File
15-33
Date: Sun, 31 Jan 2016 14:29:43 -0600

From: Diana Clawson <dianaclawson@tx.rr.com>
To: duckcreekmembers@rdchoa2.org

Members,

Re: Zoning File 15-33, The Residences on Duck Creek Trail

It is important our City Plan Commission and City Council hear how we stand on this development. The letters we send by email will be in the record and may help the Plan Commission and the Council make wise decisions that will impact Duck Creek for many years. The Plan Commission public hearing is **Tuesday in the City Council Chambers at 7pm**. If this zoning change passes, the Council will have their public hearing on this development on **Monday, February 22, Council Chambers, 7pm**.

The documents are available and can be reviewed at:
<http://cor.net/Modules/ShowDocument.aspx?documentid=14673>. (If you can't open the link, place your cursor on it, left click, then click on "Open Hyperlink.")

Below are the contact emails for the Council and the developer representative, Travis Thompson. At the Dartmouth meeting, Mr. Travis welcomed questions.

I will be sending my letter today to all the Council members and will ask that a copy be provided to the Plan Commission.

paul.voelker@cor.gov (Mayor)

mark.solomon@cor.gov

bob.townsend@cor.gov

scott.dunn@cor.gov

mabel.simpson@cor.gov

marta.frey@cor.gov

steve.mitchell@cor.gov

Travis Thompson

tthompson@twt-law.com

469-235-2237

Diana Clawson

972-690-5898

If approved, the City Council will have



[To:](mailto:chris.shacklett@cor.gov) <chris.shacklett@cor.gov>,
[Cc:](#)
[Bcc:](#)
[Subject:](#) Duck creek zoning
[From:](#) Steve <Steven.Ray.York@att.net> - Monday 06/06/2016 07:34 PM

I am Steve York at 1803 auburn drive and I OPPOSE the rezoning .
Steve York



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Oppose ZF 16-14
From: Andy Lai <laidinhan@gmail.com> - Tuesday 06/07/2016 01:32 PM

History: This message has been replied to.

Dear Mr Shacklett,

We'd like to put on record that we oppose this zoning request: too dense and tall for this neighborhood.

Thank you,

An D. Lai/Hung T. Tran

701 Auburn Dr

469-777-1412



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: ZF 16-13 and ZF 16-14
From: Bill Bates <bbrandahl@gmail.com> - Tuesday 06/07/2016 07:42 AM

----- Forwarded message -----

From: **Bill Bates** <bbrandahl@gmail.com>
Date: Mon, Jun 6, 2016 at 6:37 PM
Subject: Bill Bates and David Evansen
To: Chris.Shacklett@cor.net

Bill Bates and David Evansen here at 610 Woodhill Circle. This development will be looking in our living room. Not a fan of this development. Too invasive! StarBucks with a bridge? Just NO!

Sent from my iPhone



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Travis Thompson project
From: "Johnson, Dedra" <DJohnson@garlandtx.gov> - Tuesday 06/07/2016 03:33 PM

Good afternoon

*I wish to put in for the record that I am still in **opposition** for the request in which Travis Thompson is submitting to allow the three and four story development along Plano Road. I understand he has submitted a new plan removing the section of property in which they will be donating to the COR. This reduces the amount of residential property in which will be notified for the Zoning change. I feel this is a ploy of the developer in order to try and keep these residence from being able to have a say if they oppose the development in order to protect their property investment and all our property investments.*

This proves to me that if they are willing to go this far to keep the residential owners from being able to vote on the Zoning change, then they will continue with these types of tactics while developing the property.

*Dedra Johnson
405 Shadow Bend
Richardson, Texas 75081
214-450-1583*



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Oppose ZF 16-13 and ZF 16-14
From: Kenny Chen <abckc@yahoo.com> - Tuesday 06/07/2016 01:51 AM

Dear Mr. Chris Shacklett,

I oppose ZF 16-13. The proposed project is TOO DENSE and TOO TALL and does not fit our LOW DENSITY neighborhood. In addition, I also oppose ZF 16-14 because it's only purpose is to change the notice area to benefit ZF 16-13.

I am a Duck Creek Resident

Kou Jou Chen

Lurice Chen

703 Auburn Drive

Richardson, TX 75081

To: Mayor Paul Voelker

Subject: We Oppose ZF 16-13 & ZF 16-14 700 N. Plano Rd.

As taxpaying residents of the Richardson Duck Creek Neighborhood (RDC) we look forward to the development of our entire Northwest corner. However, any development must fit and enhance this low density single family neighborhood. ZF 16-13 & ZF 16-14 are the third and fourth request to change the zoning of the subject property. The subject property is currently zoned to allow 8 single family homes and a development under current zoning would be a tremendous improvement from the existing structure. RDC residents would support a reasonable increase in density to the subject property but the applicant is requesting an excessive over-build that does not fit the single family neighborhood. Below in bullet point are examples of the over-build and the extreme request of the applicant.

- 43 homes is a density increase of over 500% from existing zoning.
- The height/stories and proximity of the building violates existing COR setback from single family homes and will provide intrusive views into backyard windows.
- Will be the tallest structure and the most stories (4) in RDC.
- Will increase the number residents from 2 to 96 on the 2.2 acre subject property.
- A multi-family structure violates the COR 2009 Comprehensive Zoning Plan

In addition to his extreme request, the applicant has repeatedly ignored the 200' notice area residents. As a result, he has failed on two separate zoning applications (ZF 15-33 & ZF 16-09). The 200' notice area has rejected the applicants request with 11 homes in opposition and only 3 in support. To circumvent the opposition, the applicant has split the subject property and submitted two applications in an obvious attempt to reduce the voice of the neighborhood by adjusting the important notice area to his benefit. The applicant and property owner do not share our long-term interest in RDC. They will be long gone when their proposed development starts to decline.

As taxpaying residents of RDC, we are pro-development and will not stand in the way of progress. We are fortunate to have a neighbor with the ability to propose an alternative development. His renderings are included in this packet for your review. In bullet point below is a summation our proposed alternative.

- An increase in density to 30 homes or 375% increase.
- 3 stories with maximum height at 44' in-line with the current single family maximum.
- 2 story structure on south side with garage facing Creekside garages.
- Incorporate trail to extend to future development on the Northwest corner.
- Offer low profile coffee/ice cream shop with open-air, covered seating to take advantage of existing trail/creek.
- Improved north/south views, use of clerestory windows as needed to avoid intrusive views

The applicant's requests are extreme. Our alternative offers a reasonable increase in density, height/stories and will promote walkability from the trail to future developments.

Best Regards,

Anna Balderas

Aaron Hollis

Dwala Kuhn

Anthony Rice

Sharon Swink

Willow Crest Dr.

Fireside Dr.

Allison Dr.

Creekside Dr.

Creekside Dr.

The Applicants Timeline
And
Propaganda to the Community

The Applicants Timeline

- Per the Applicant “back in 2014 an idea was born”
- 01-14-16 the applicant posted door hangers on the 20 single family homes within 200’ notice area residents
- 01-16-16 the applicant met with 5 of the homes within the 200’ notice at Twin Rivers
- The applicant meet with then RDC-HOA president Rick Wilder
- 01-22-16 COR Noticed of Public Hearing ZF 15-33
- 01-25-16 RDC- HOA meeting announced for 01-28-16
- 01-28-16 the applicant presented his plan to a small group of RDC-HOA members (50) and was only there to ask for support. He told the group “this is the only development that can be built”.
- 02/02/16 at **CPC public hearing**, the applicant presented and CPC was not convinced but allowed the applicant a continuance with the request to revise his plan and get 200’ notice area support. At the public hearing the RDC-HOA president Rick Wilder stated that the RDC-HOA was in favor. He would later resign for making false statements.
- 02/16/16 at **CPC public hearing**, the applicant again asked for a continuance the CPC expressed frustration but granted a continuance. The RDC-HOA president Brian Ericson stated that the RDC-HOA opposed ZF 15-33 with a vote count of 198 opposed 4 in support.
- 03/01/16 at **CPC public hearing**, the applicant again asked for a continuance the CPC expressed frustration but granted a continuance.
- 03/05/16 RDC-HOA president held a meeting at house for the applicant to present revisions to RDC-HOA board members and 200’ notice area residents.
- 03/09/16 the applicant notified COR his intent to withdraw the application with comment “many of the adjacent neighbors...have lingering concerns”
- 03/15/16 at **CPC public hearing**, the **applicant withdrew** his application
- 04/15/16 the applicant filed ZF16-09 and sent his “third plan” to the 200’ notice area only. He did not conduct a meeting.
- 05/05/16 the **applicant withdrew** ZF 16-09
- 05/09/16 the applicant filed ZF 16-13 and 16-14. ZF 16-13 will be development and ZF 16-14 will be without frontage and remain SF 1800. the applicant reduces the 200’ notice for ZF 16-13 from 20 single family homes to 9 and removing the objection from the 200’ notice area
- 05/27/16 at **CPC public hearing**, the applicant presented his “third plan” CPC and the CPC votes to recommend the proposal for approval. Progress was the only reason offered.
- 07/25/16 at City Council public hearing



Community Meeting

Your Opinion Counts!

Your invited to share your thoughts for the Proposed redevelopment of Mr. Housley's Property at 700 N. Plano Road.

Agenda:

- Current zoning
- City's Master Land Use Plan
- Proposed Use
- Alternate Uses
- Pro's and Con's
- Proposed Park Land Donatton

Other:

- Noise
- Traffic
- Lighting
- Safety & Security
- Landscaping
- Impact of Existing SF Residential Districts - Home values

Saturday, January 16, 2016 - 9:15 am

Dining Room, Twin Rivers Senior Community, 201 S. Glenville Dr. Richardson, Texas
75081

Breakfast and Coffee will be served.

RSVP

To Travis Thompson, at 469-235-2237 or: tthompson@tw-law.com

If not able to attend, please call. **Your opinion counts.**

Misinformation and Rumors

Up to this point I have tried to let the merit of our project speak for itself. However, it has come to our attention that one of your neighbors has been spreading false information about us and our project. We have and will continue to operate in a professional manner, but we cannot sit by and allow these ridiculous rumors to continue.

- Motive - A claim was made that this project "serves only one purpose...(developers) profit"...**This is a FALSE baseless statement.** Mike Thompson became friends with Mr. Housley (90 year old WWII veteran), over 3 years ago, and committed to help him develop and sell his land, that he has owned since the 1950's. We have partnered with Mr. & Mrs. Housley to do something on their land that will benefit the entire city and neighborhood area.
 - Mr. Housley purchased that property in 1950, and has seen portions of it taken away from his family to help accommodate Richardson's growing population. **Did you know** his property actually extends 24' FEET into N. Plano Road? The same road that many of you drive on and enjoy every day? **Did you know** that Mr. Housley supported the development of YOUR duck creek neighborhood...EVEN THOUGH it resulted in over 2 acres of his land being inaccessible by emergency vehicles? **Did you know** that a portion of the Auburn alley was actually owned by the Housley's, before it was taken so that the alleyway could be built? Those of you that live on Willow Crest, Fair Oaks, and Auburn may not have a house there if not for the Housley's support.
 - There are numerous benefits to this project: new home sales, potential park dedication area, improved landscaping, and improved professional maintenance of the pond area, to name a few.
- Height - For every foot of height of our tallest building there is about 4.0 FEET OF SEPARATION between our building and the closest house. There are many examples of buildings in Richardson that have a closer Proximity to residential than that: 300 N. Coit Rd.; 2800 Custer Pkwy; 100 S Central Expressway; 714 W Arapaho Rd.; 823 Wisteria Way; 1450 E Campbell Rd.; 401 W Campbell; 558 Central Expy.; 901 Jupiter Road; and 524 Greenville Avenue;...all of those have a MUCH closer Proximity to single family houses than our project will. Our tallest building is only 4' feet taller than what we can currently build. It is not excessive in any way shape or form.
- Value & Enjoyment - We have heard that some neighbors were told that this project would somehow negatively impact property values or your ability to enjoy your home. We have letters from multiple real estate professionals, with decades of experience in Richardson, stating that not only will the project not harm values, but it may actually help home values. Additionally, we have multiple "eye" level photographs debunking any claim that privacy will be impacted.
- Park Dedication - We have been told that some neighbors are under the impression that the land that we plan to donate to the Park's Department could never be developed anyway, implying that our park dedication should be given no weight. This is absolutely FALSE. Builders navigate floodplain issues all the time. What we are proposing gives us justification to donate that land on the east side of the creek, thus ensuring it will always be vacant.
- Retail - one of the opposition leaders submitted an "alternative" that called for a strip retail center with a restaurant. Please take a drive around Richardson and drive through the back of a strip retail center adjacent to residential. You will notice dumpsters, boxes, trash, delivery trucks, security lights, noise, and smells. You can decide for yourself which you prefer: our plan or strip retail/restaurant.
- City's Code - Some have implied that the City does not allow buildings that are the height of ours near residential. Did you know that the City's code actually allows for buildings to be six feet **TALLER** than our tallest building, and would allow them roughly 50 feet closer than our tallest buildings will be?

Mike Thompson has a 25 year professional history in this City, and would not tarnish his reputation with a project that he did not personally believe in. We, as well as an ever increasing number of your neighbors believe in this development. I believe it will not only improve the land that it will be built on, but it will improve the entire neighborhood.

Feel free to drive over to the neighborhood next to Twin Rivers Senior Living and ask them what sort of impact that development has had on their neighborhood. This Duck Creek Project is less than half the size of Twin Rivers.

I have no idea why someone would attack me personally by questioning my motives. What I do know is that if you decide to support our project or oppose it, you should at least make the decision for yourself and make it based on facts.

History

Dear Neighbors,

As most of you are aware we have been working vigorously to revise our plans for the land located at 700 N. Plano Road. Back in 2015 we conceptualized a plan for FLAT low maintenance condominium homes that would be marketed to seniors. We received a lot of positive feedback regarding our FIRST PLAN. However, by the time our Public Hearing came around there were many neighbors that opposed the original project. The primary objections related to height and privacy.

So rather than pushing through with the original application, we decided to do everything we could to lower the height.

While making changes to the FIRST PLAN, we did a lot more than simply lower the height. After great effort, a revised SECOND PLAN was created to address issues related to height, privacy, proximity, traffic, and density. As soon as the revisions to the SECOND PLAN were finalized, a meeting was scheduled with those neighbors that lived adjacent to the property to discuss all the changes.

After hearing about the SECOND PLAN, some of the neighbors at that meeting still had lingering concerns. We then introduced the possibility of pursuing an alternative design that would incorporate Townhomes on the southern portion while still allowing for condominium flats on the northern side. We made clear to everyone in attendance, that despite all the time and energy that had gone into creating the SECOND PLAN, we would be willing to voluntarily withdraw our application if the neighbors felt like a combination of townhomes and condominium flats would be more complementary to the neighborhood.

In keeping our promise to the neighbors, we formally withdrew our first application on March 15th, as an act of good will. Since that time, we have worked extremely hard to refine our THIRD PLAN, and have received a lot of positive feedback from several adjacent neighbors as well as other Duck Creek residents.

While I am sure there is nothing we can do that would please 100% of everyone, but we are confident that the THIRD PLAN is far and away the best compromise. We are very hopeful that our new THIRD PLAN will demonstrate our dedication to a long term relationship with our Duck Creek neighbors. Thank you for providing feedback over the last few months, and we hope we have earned your support for our new THIRD PLAN. Thank You.

Respectfully,

Twin Rivers Partners

469-235-2237

tthompson@twl-law.com

Enclosed:

- Real Estate Professional Opinions
- Renderings – Site Plan & Building Elevations
- Eye Level Photographs Facing Single Family Houses
- Height Question & Answers
- Other Common Questions & Answers



180° FIELD OF VIEW DISTORTS HEIGHT

700 N. Plano Road

The WHOLE Story

Many of you know by now that a beautiful high end housing development is proposed for the land at 700 N. Plano Road. Did you know there is much more to the story than that?

Take a step back in time to April 1945. A young Burton Housley was fighting for all of us in the Battle of Okinawa (WW II). The Allied forces suffered 14,009 deaths (over 12,500 Americans killed or missing) with an estimated total of more than 82,000 casualties.

"People now-a-days just don't realize what the world was like during the 1940's. It was a very dangerous place. The (Nazis) were killing millions and were just this close to developing an Atomic Bomb. And you know, that was years before we did. The Japanese were doing the same in China and other countries. The Australian Army was shattered – almost gone. If young American men of my age had not been willing to put our lives and blood on the line you would not be living with all the freedoms that folks now-a-days take for granted.", Burton Housley.



After fighting for all of us overseas, Mr. Housley returned home and met Jeanne Ownsby (now Housley). They married shortly thereafter, and had a dream to buy a house. After scratching and saving every penny they could, they were finally able to purchase a house in 1950 at 700 N. Plano Road, Richardson Texas.

It was their dream come true. He and Mrs. Housley began to build a life together. They raised their children in that house and witnessed first-hand the incredible growth of the City he called home. Did he like having all the vacant land around his property? Sure, of course he did, but he understood that people needed a place to live, work, and drive.

So when the City needed some of his land to extend N. Plano Road, he allowed them to take some of his land to do it. And when some crazy Developer had a wonderful plan to build a Subdivision of houses called Duck Creek, he supported their efforts...Even though it resulted in almost two acres of his land becoming inaccessible, and he had to give up more of his land to accommodate the alleyway behind Auburn. But, just as he did in 1945, he was willing to sacrifice for his neighbor and never complained.

Fast forward a few decades and, for multiple health reasons for him and his wife, Mr. Housley finally decided that it was time to

sell his land. Several developers made offers over the years and each and every time, no matter the layout or plan, something or someone would defeat it. Then in 2013 Mr. Housley met Mike Thompson (one of the owners of Twin Rivers Senior Living), and they became friends. Mr. Housley knew Mike had a history in Richardson and asked Mike if he would be willing to help his family sell and develop his land. Mike committed to helping the Housley's in any way he could.

So here we are today. Mike & I have worked for over a year on developing and strategizing a plan that will benefit the City of Richardson, the entire Duck Creek neighborhood, as well as, Mr. & Mrs. Housley. We have done everything we can to incorporate all the concerns that we have heard from neighbors and are extremely proud of our most recent revised plan. We have letter after letter from Real Estate Professionals that attest to the value that will be added by this development to the entire neighborhood and the City of Richardson.

Some still question the density or height, but, if you look objectively at all the information we have put out there you will see that it is not excessive in any way shape or form. Some have implied that we should still cut out more units or reduce the project even further somehow. Those people simply do not understand everything that goes into the development of this piece of property. What we have proposed in our revised plan works, doing anything less does not. What's more, what we have proposed allows us the justification to donate two (2) acres of land to the parks department that the entire neighborhood can enjoy!

Someone asked me once, after one of the City Planning Commission meetings, "Why don't you do this someplace else?" Well, now you know why. This isn't just about us or any old piece of property, it's also about a soldier and his wife that sacrificed so much for Duck Creek, the City, and all of us.

"I haven't asked for much over the years, but it would be nice if those that died, served or were injured were remembered or honored a little bit more.", Burton Housley.

I hope you will consider the WHOLE story, and support the beautiful "Residences on Duck Creek Trail", zoning case 16-09.

**Visit www.700NorthPlanoRoad.com,
to send a message of support!**

The Residences

700 N. Plano Road, Richardson Texas

ON DUCK CREEK TRAIL,

SUPPORT

A PROPOSED PLANNED DEVELOPMENT

[HOME](#)

[ABOUT](#)

[PROFESSIONAL OPINIONS](#)

[HISTORY](#)

[SUPPORT](#)



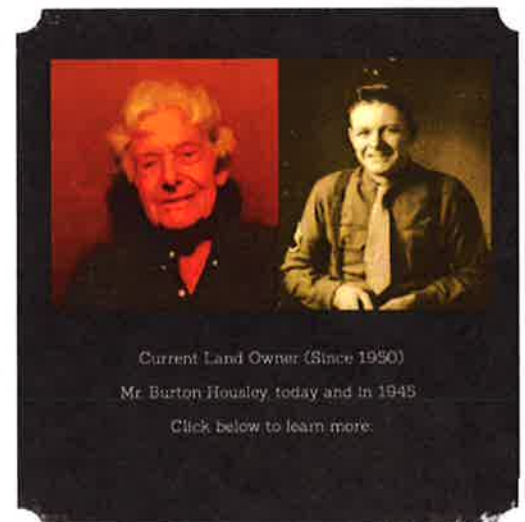
THE RESIDENCES ON DUCK CREEK TRAIL

Thank you for visiting this website, Please click on the "Support" link to show your support!

Back in 2014 an idea was born, to transform Mr. Burton Housley's land into something beautiful. Something that would benefit the entire City of Richardson and the Duck Creek Neighborhood. After over a year of planning and multiple layouts, the proposed planned development is finally ready to come to life!

"The Residences on Duck Creek Trail", is a wonderful planned development community of luxury FOR SALE homes featuring 16 Townhomes and 27 Condominium FLATS! This community will help provide desperately needed housing to Richardson, especially for older residents looking to PURCHASE, LOW MAINTENANCE HOMES, WITHOUT STAIRS!!

Additionally, the Developer has submitted a separate zoning case that will allow for roughly two (2) acres of land, featuring a beautiful pond, to be offered as a donation to the City's Parks Department for everyone to enjoy!!



SUPPORT

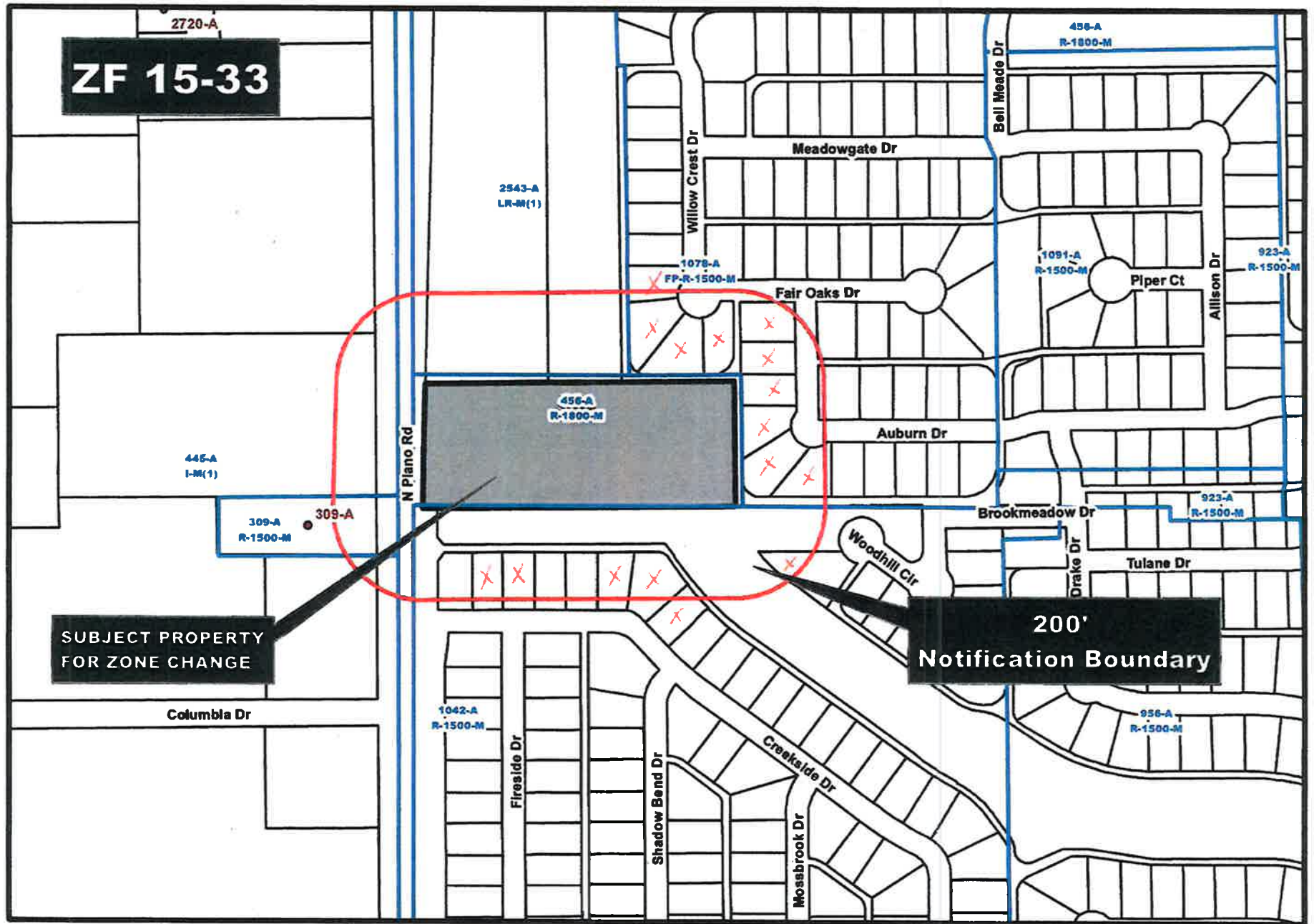
ZF 15-33

Oppose ZF 15-33 /Residences on Duck Creek Trail



Oppose ZF 15-33 /Residences on Duck Creek Trail





ZF 15-33

SUBJECT PROPERTY FOR ZONE CHANGE

200' Notification Boundary

ZF 15-33 Notification Map

Updated By: shacklettc. Update Date: January 20, 2016
 File: D:\Mapping\Cases\Z\2015\ZF1533\ZF1533 notification.mxd

X *OPPOSED*

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



ZF 16-13 & 16-14

700 N. Plano Road is Currently Zoned R-1800-M Which Allows a Single Family Home on a Minimum 12,000 sq. ft. Lot

Acres to be Developed	Current Zoning	Current Zoning - Resident Estimated @ 4 Per Home	Unit Increase From Existing Zoning	Projected Increase in Residents from Existing Zoning	Unit Growth Annualized rate over 65 years
2.2	8	32			

Acres to be Developed	Proposed Under ZF 16-13	Projected Resident @ 2.25 Per Unit	537.50%	302.34%	8.27%
2.2	43	96.75			

Acres to be Developed	A Responsible Increase in Units	A Responsible Increase in Residents @ 2.25 Per Unit	375.00%	210.94%	5.77%
2.2	30	67.5			

Oppose ZF 16-13 /Residences on Duck Creek Trail

- 43 units for sale would be an increase in density of 537% from current zoning of 8 single family homes
- Subject property has 2.2 acres of developable land. The proposed development would have 19.5 units to the acre. It would become the most dense property in Richardson Duck Creek.
- At 4 stories it would be the tallest structure in Richardson Duck Creek.
- Projected residents @ 2.25 per unit would be 96 new residents to neighborhood.
- 3 Story building is 140' from the property line and 165' from the single family home.



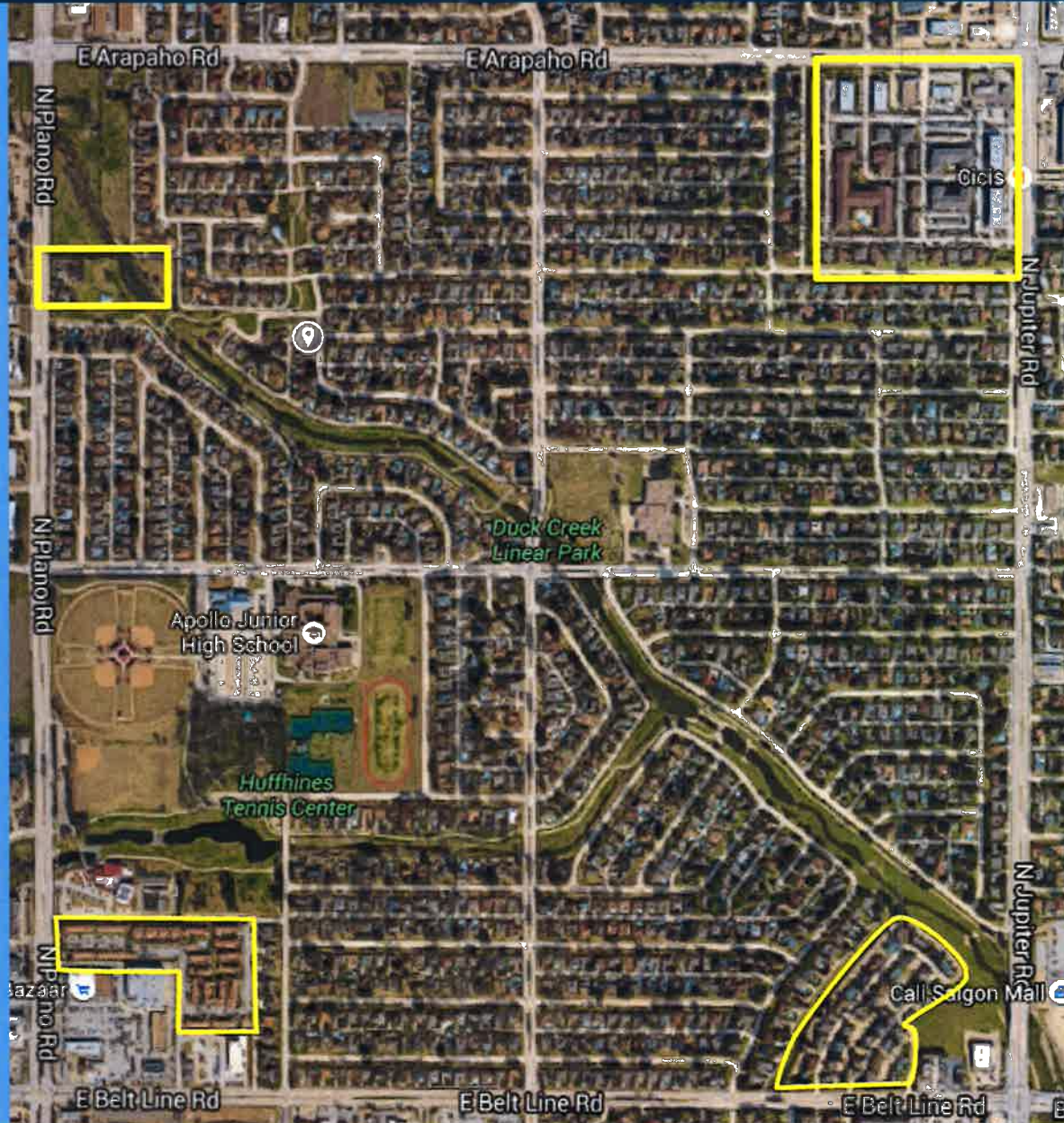
Existing Multi-Family
In
Richardson Duck Creek
And
Twin Rivers Senior living

Duck Creek Neighborhood

Current Multi-Family and Proposed

- 700 N. Plano Rd.

- University Village Apartments

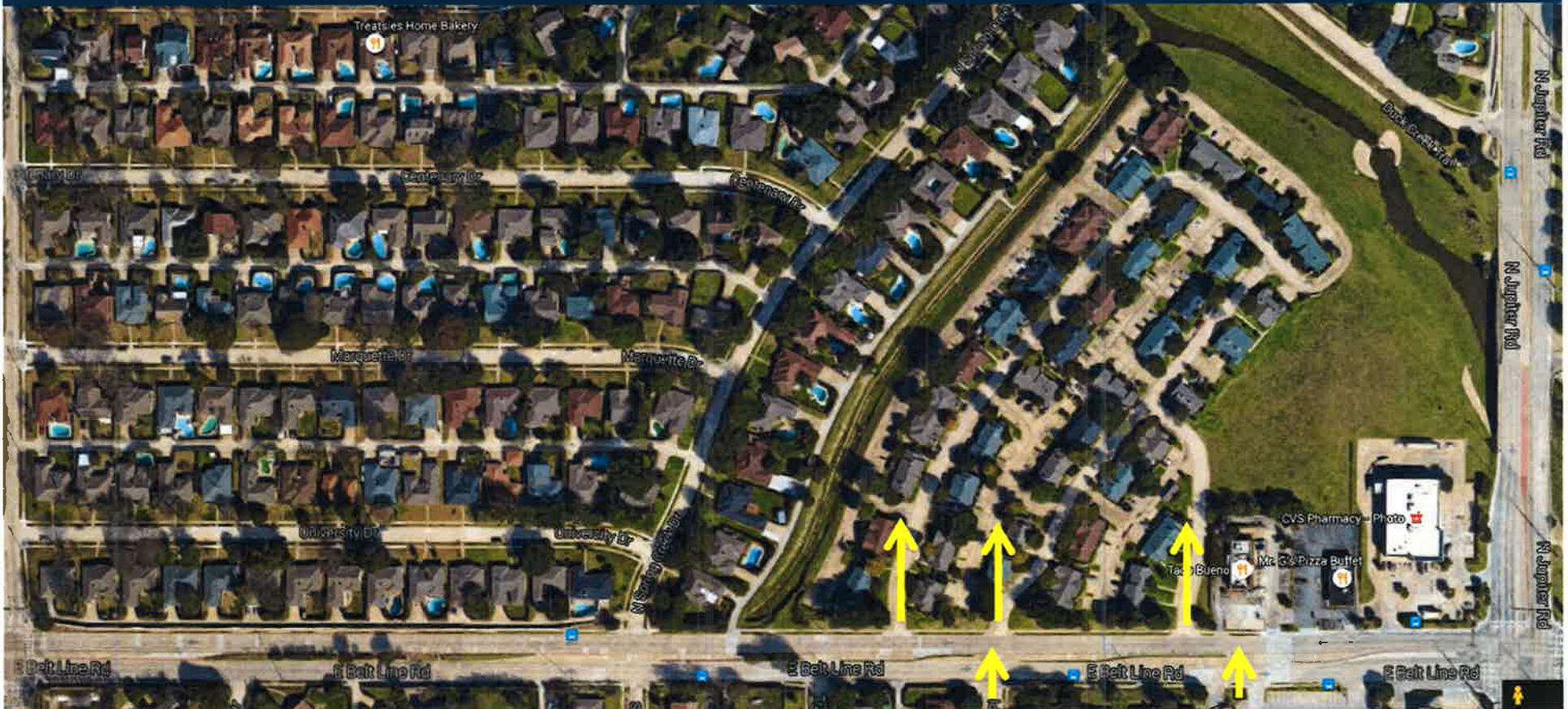


- Block 24

- Millwood Creek Condominiums

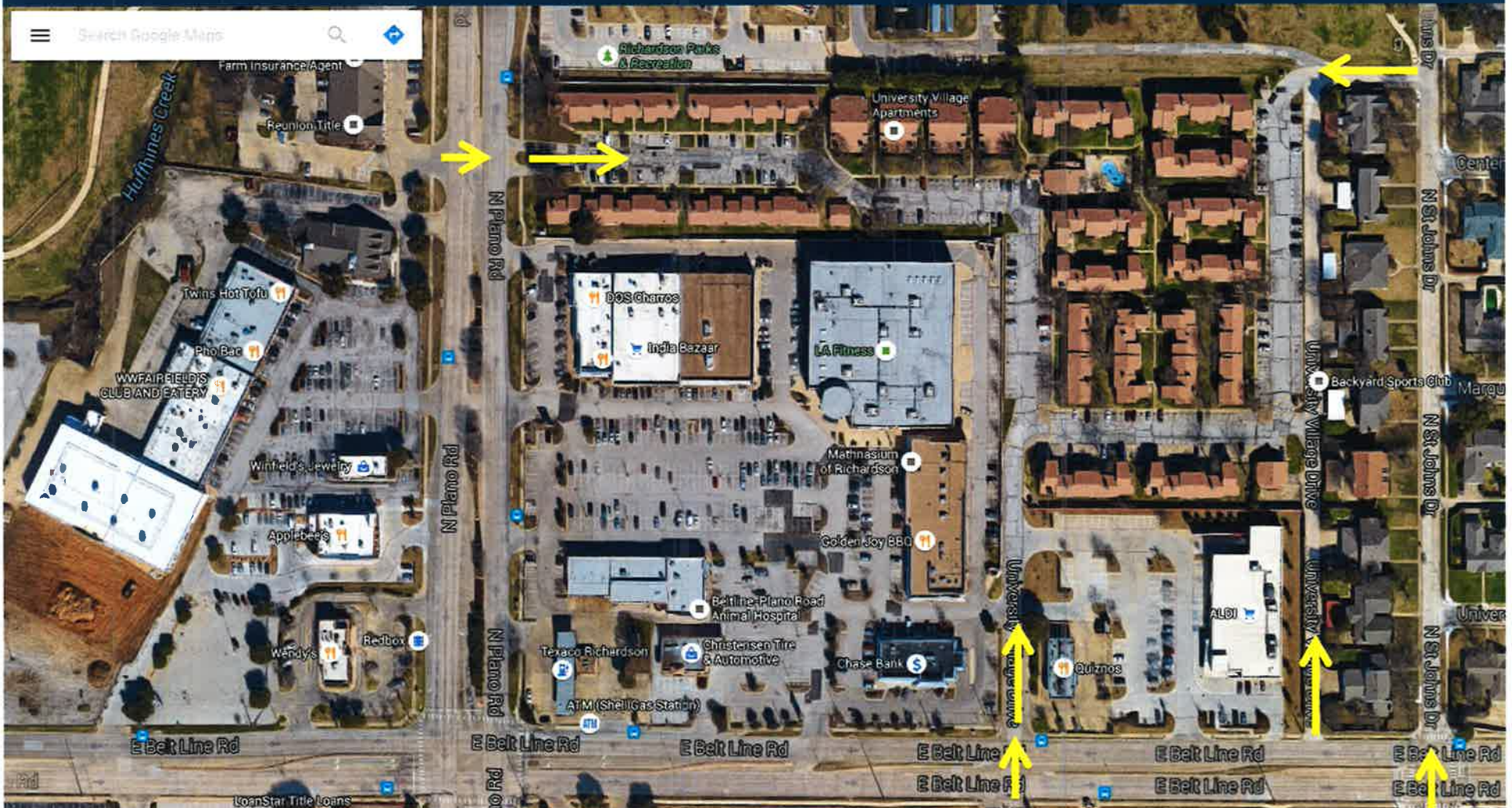
Millwood Creek Condominiums (Beltline Rd. and Jupiter Rd.)

- 114 Units individual owned 38% rental one owner (Adel Eldabaghi) owns 10.53% (source DCAD)
- 511,307 square feet 12.78 acres (source DCAD) 8.9 units to the acres
- One-story structure
- Built 1982 (source DCAD)



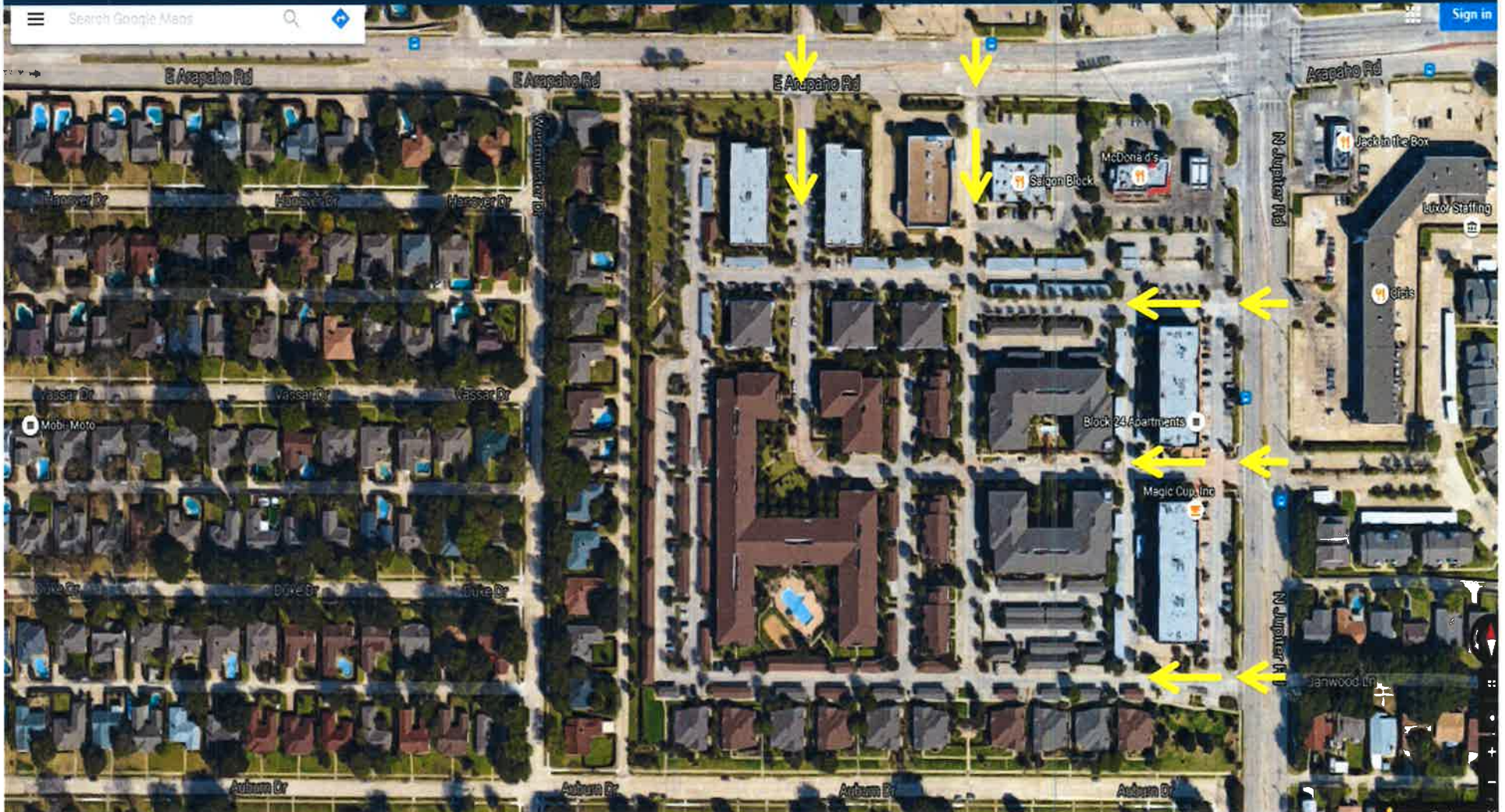
University Village Apartments (Beltline Rd. and N. Plano Rd.)

- 136 Units one owner Peek Properties (source DCAD)
- 382,792 square feet 9.57 acres (source DCAD) 14.21 units to the acre
- Built 1979 two-story structure (source DCAD)



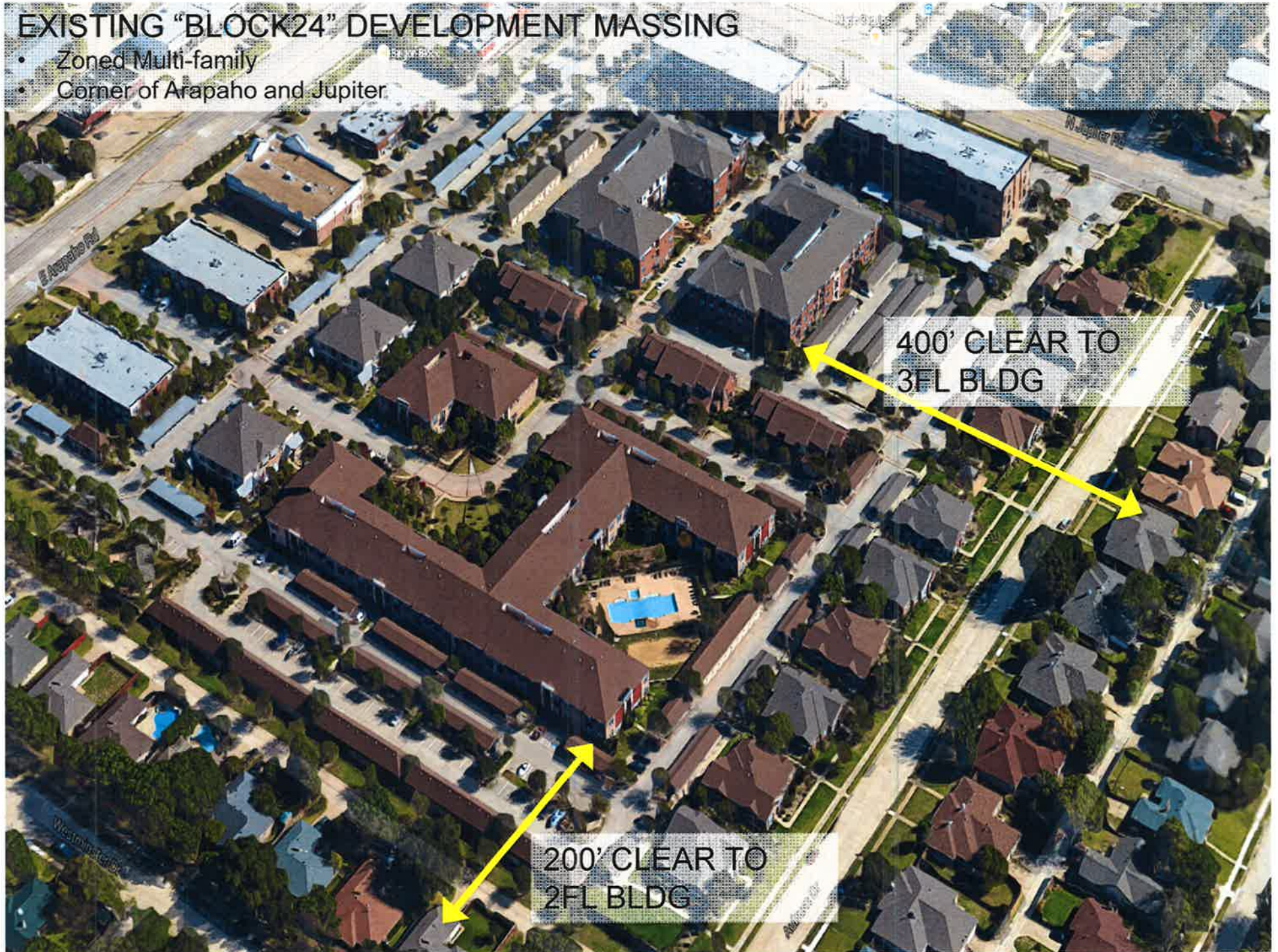
Block 24 (Arapaho Rd. and Jupiter Rd.)

- 396 Units (per Block 24) one owner FST Block 24 LLC built 2002 (source DCAD)
- 1,050,571 square feet 26.26 acres (source DCAD) 15.08 units to the acre
- Highest structure three-story 400' setback from front of single family home



EXISTING "BLOCK24" DEVELOPMENT MASSING

- Zoned Multi-family
- Corner of Arapaho and Jupiter



400' CLEAR TO
3FL BLDG

200' CLEAR TO
2FL BLDG

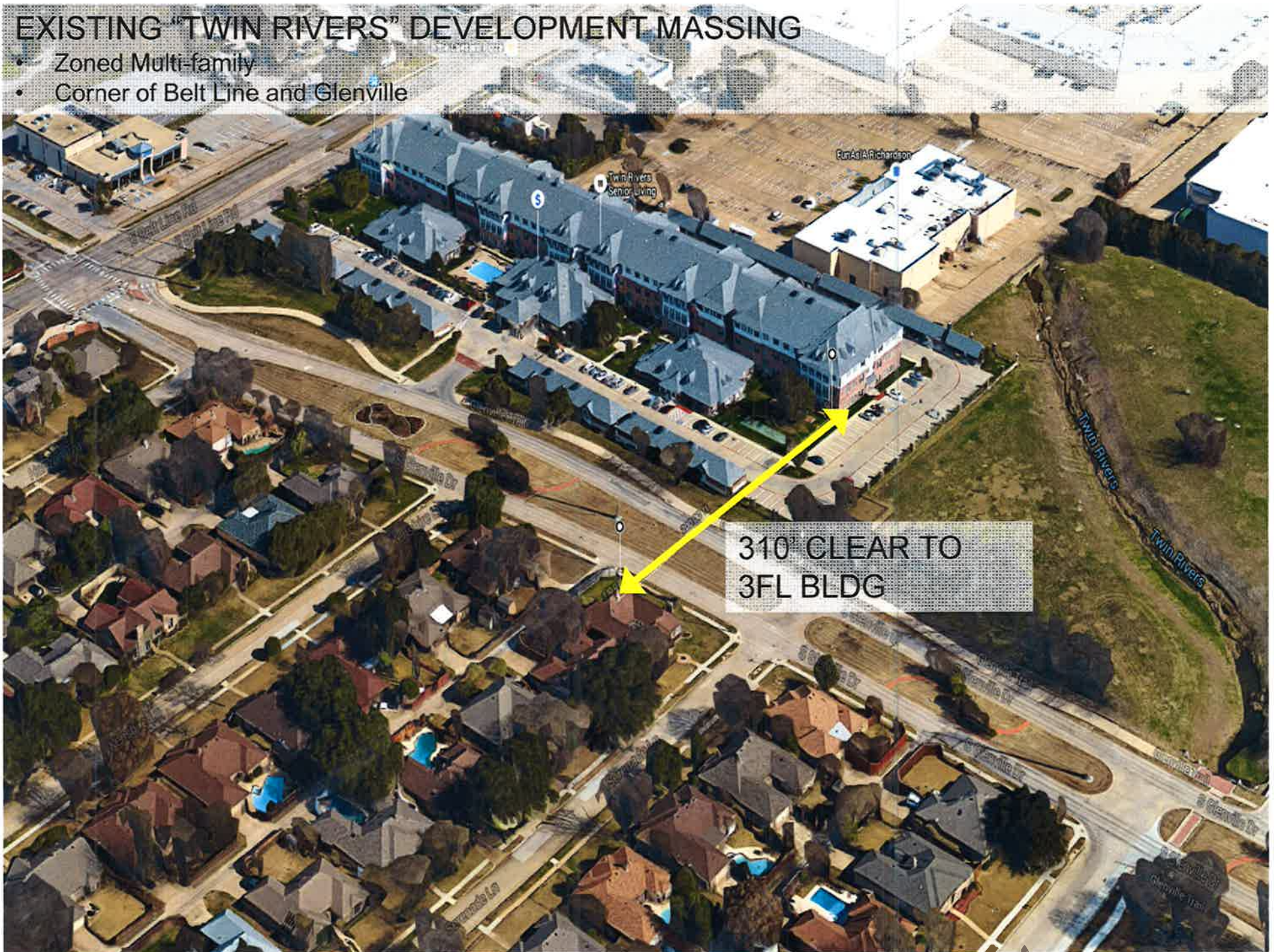
Twin Rivers Senior Living (Glenville Dr. and E. Belt Line Rd.)

- 156 units (source twin rivers) one owner Twin Rivers built 2008 (source DCAD)
- 252,212 square feet 6.30 acres (source DCAD) 24.76 units to the acre
- Highest point Three-story with 310' setback from side view to single family home
- Use of step-up to height with one-story structure



EXISTING "TWIN RIVERS" DEVELOPMENT MASSING

- Zoned Multi-family
- Corner of Belt Line and Glenville



310' CLEAR TO
3FL BLDG

Alternative Development Proposed

By

Richardson Duck Creek

Residents



CONDOMINIUM
3 STORIES, 8 UNITS

CONDOMINIUM
3 STORIES, 8 UNITS

CONDOMINIUM
2 STORIES, 6 UNITS

AMENITIES

TOWNHOMES
2 STORIES, 8 UNITS

AMENITIES

BOARDWALK - CONNECT TO EXISTING PATH

EXISTING POND

FRONT OFFICE/AMENITIES

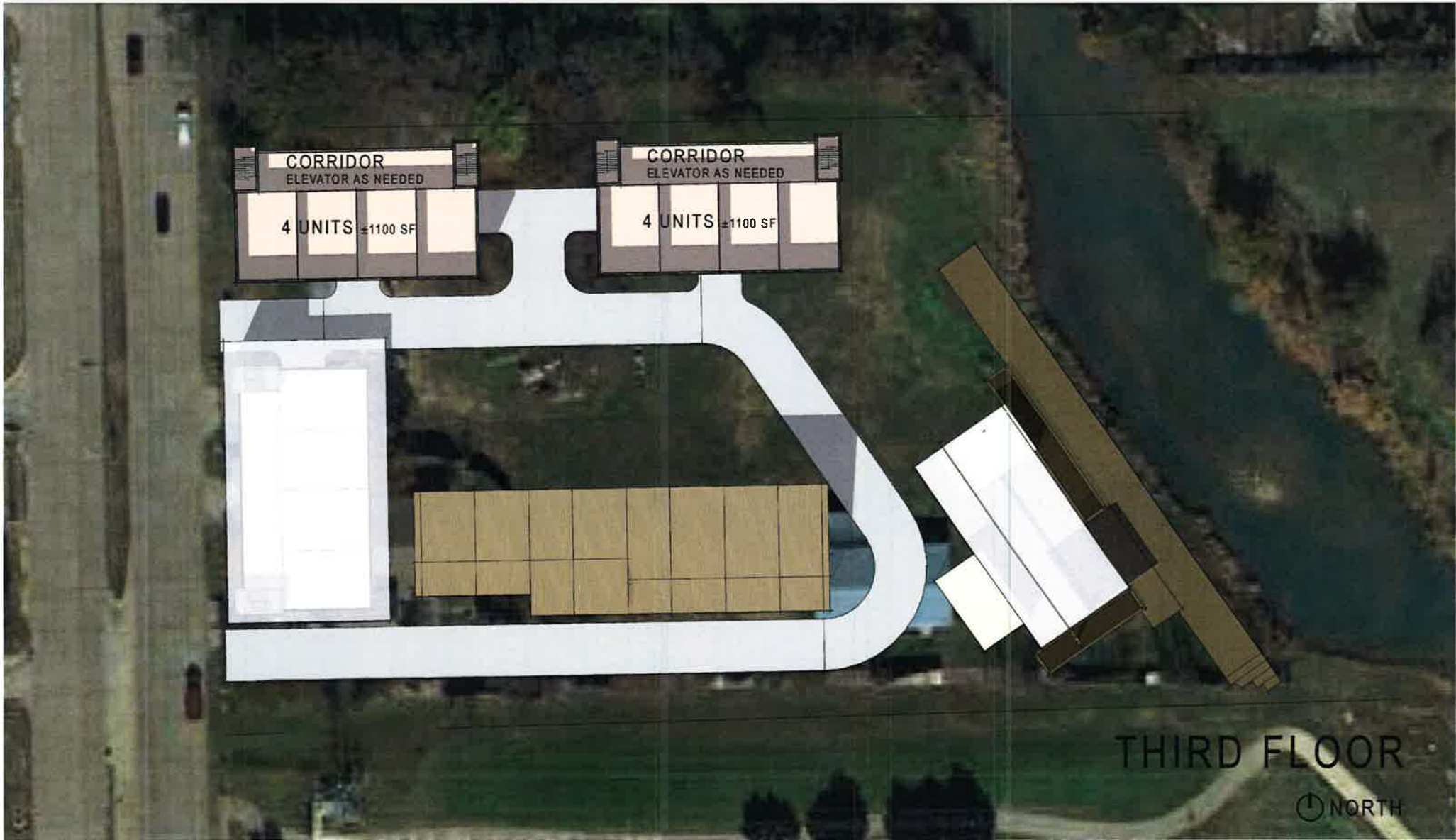
COVERED SEATING

COFFEE/ICE CREAM SHOP

SITE PLAN

30 TOTAL UNITS, ±80 PARKING SPACES





CORRIDOR
ELEVATOR AS NEEDED

4 UNITS ±1100 SF

CORRIDOR
ELEVATOR AS NEEDED

4 UNITS ±1100 SF

THIRD FLOOR

⊕ NORTH



CORRIDOR
ELEVATOR AS NEEDED

4 UNITS ±1100 SF

CORRIDOR
ELEVATOR AS NEEDED

4 UNITS ±1100 SF

CORRIDOR
ELEVATOR AS NEEDED

4 UNITS ±1100 SF

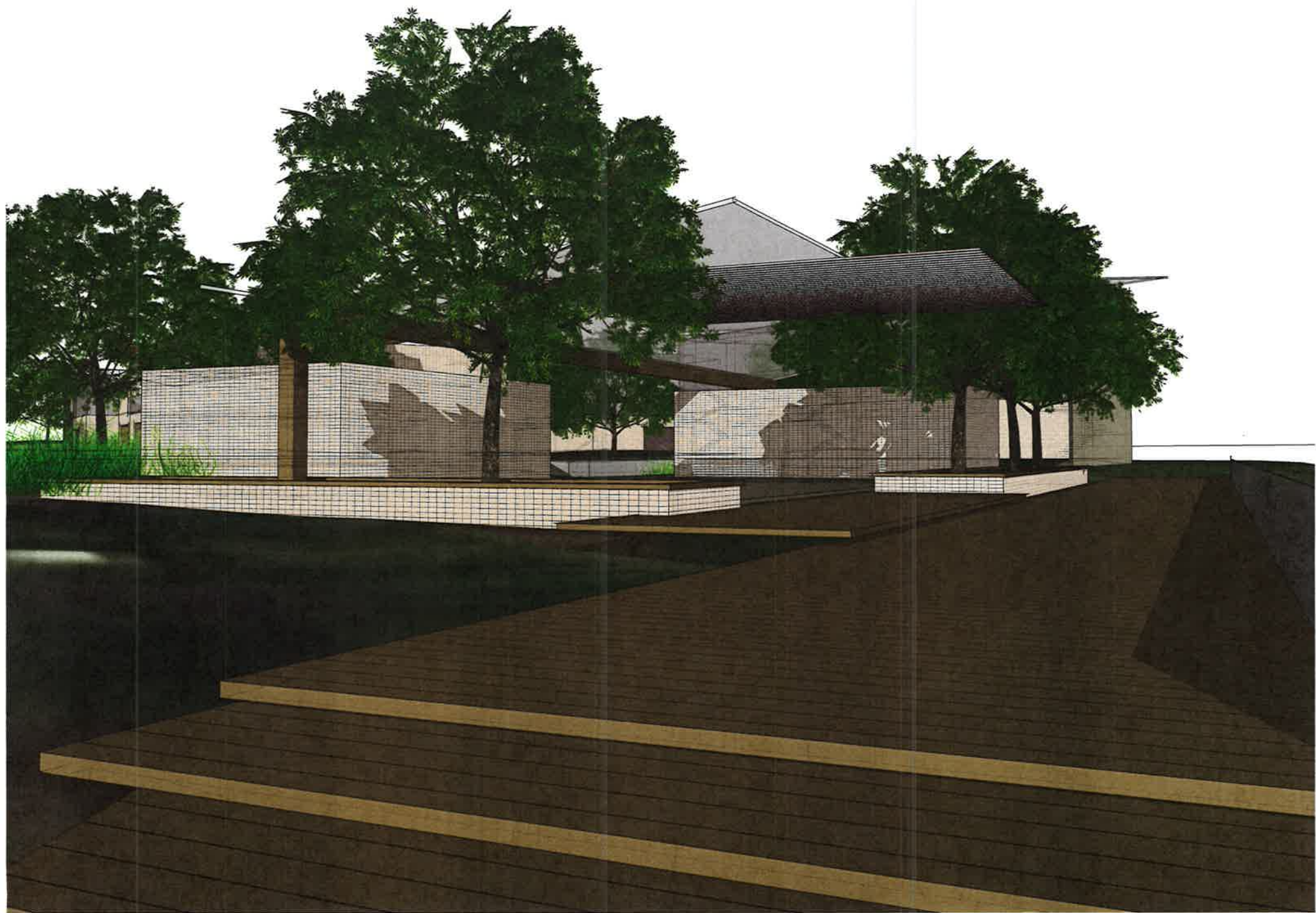
8 TOWNHOMES ±1600SF (2 STORIES)

SECOND FLOOR











To: Chris Shacklett/CH/Cor@Cor,
Cc:
Bcc:
Subject: Fw: We Oppose ZF 16-13, 16-14 - Alternative Proposal
From: Michael Spicer/CH/Cor - Tuesday 07/19/2016 02:31 PM

From: "Anthony Rice" <arice@williams-financial.com>
To: "Travis Thompson (tthompson@twthompsonlaw.com)" <tthompson@twthompsonlaw.com>
Cc: "aaronhollis@utexas.edu" <aaronhollis@utexas.edu>, "clherndon@att.net" <clherndon@att.net>, "djkuhn57@gmail.com" <djkuhn57@gmail.com>, "dnaeras@aol.com" <dnaeras@aol.com>, "Sharon Swink (seswink@sbcglobal.net)" <seswink@sbcglobal.net>, "William Patrick Maher (wpmaher@yahoo.com)" <wpmaher@yahoo.com>, "Paul.Voelker@cor.gov" <Paul.Voelker@cor.gov>, "mabel.simpson@cor.gov" <mabel.simpson@cor.gov>, "bob.townsend@cor.gov" <bob.townsend@cor.gov>, "marta.frey@cor.gov" <marta.frey@cor.gov>, "Mark.Solomon@cor.gov" <Mark.Solomon@cor.gov>, "scott.dunn@cor.gov" <scott.dunn@cor.gov>, "steve.mitchell@cor.gov" <steve.mitchell@cor.gov>
Subject: We Oppose ZF 16-13, 16-14 - Alternative Proposal

Hi Travis,

From the very first meeting in January, our neighborhood has been opposed to your proposed development at 4 stories and excessive density 60 and now 43 units. The tax paying residents of the 200' notice area look forward to development but not your proposed overbuild that does not fit the low density neighborhood of Richardson Duck Creek.

As we get ready for the City Council Public Hearing, our group has prepared an alternative proposal (attached) that meets the request of the 200' notice area residents. Our alternative proposal provides a very generous 300% increase in density from 8 single family homes to 30 multi-family for sale condominiums. The buildings range in height from 1 to 3 stories to reduce intrusive views and provide an aesthetically pleasing transition from single family homes to multi-family. We hope that you will reconsider your proposal and accept our proposal that meets the request of the 200' notice area.

We have additional renderings that I can send to you at your request.

I have copied the Richardson City Council on this email.

Thank you for your consideration,

Anthony Rice

1505 Creekside Dr.

**Securities offered through WFG Investments, Inc., Member FINRA/SIPC.
Investment advisory services offered through WFG Advisors, LP.**

Reminder: E-mail sent through the Internet is not secure. Do not use e-mail to send us confidential information such as credit card numbers, change of address, PIN numbers, passwords, or other important information. It is important that you

do not use e-mail to request, authorize or effect the purchase or sale of any security, to send fund transfer instructions, or to effect any other transactions. We will not accept such orders or instructions. The information contained herein is based on sources believed to be reliable but its accuracy has not been verified. This e-mail is not an official trade confirmation for transactions executed for your account. Your e-mail message is not private in that it is subject to review by the Firm, its officers, agents and employees. Past performance is not an indicator of future results.



perspective 01.png





MEMO

DATE: July 21, 2016
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 16-16: Massage Establishment – Hawaii Thai Massage – 401 W. President George Bush Turnpike

REQUEST

The applicant's request is for approval of a Special Permit for a massage establishment that would occupy 1,620 square feet of lease space within a 41,930 square foot multi-tenant retail shopping center located at 401 W. President George Bush Turnpike (south side of PGBT, between Custer Parkway and Alma Road). A detailed description of the services provided by the massage establishment is attached (see applicant's statement). The proposed tenant currently operates a massage establishment in Preston Hollow near Royal Lane and Preston Road.

BACKGROUND

In February 2016, the Comprehensive Zoning Ordinance (CZO) was amended to require approval of a Special Permit for massage and reflexology/foot spa establishments in all non-residential and non-apartment zoning districts. Prior to amendment of the CZO these uses were regulated as office uses similar to other medical and wellness related uses.

Based on visual inspections of shopping centers and other commercial properties, staff has identified at least forty-three (43) massage and/or reflexology/foot spa establishments currently operating in the City. The newest massage establishment, located in the Phenix Salon Suites at the Richardson Heights Shopping Center (SW corner of Belt Line Road and US-75), received approval of a Special Permit in December of 2015 as required under the Main Street/Central Expressway Form Based Code.

The area surrounding the subject site is predominantly developed as non-residential. The subject property is developed as a retail shopping center occupied by uses typically found in Local Retail and Commercial zoning districts. The site can only be accessed by east bound traffic exiting PGBT at the Alma Road exit, or by north or south bound traffic on Custer Parkway turning onto the east bound PGBT frontage road.

A total of 245 parking spaces are provided on the retail center site; only 183 parking spaces are required. No exterior modifications are proposed with the exception of signage which would be required to adhere to Chapter 18 (Sign Code) of the Code of Ordinances.

On July 5, 2016 the City Plan Commission held a public hearing to consider the request. There were no speakers in support or opposition.

PLAN COMMISSION RECOMMENDATION

By a vote of 6-0, the Commission recommended approval of the request as presented. If City Council should approve the request, attached Ordinance 4172 may also be approved with the same motion.

ATTACHMENTS

Special Conditions	Zoning Exhibit (Exhibit "B")
CC Public Hearing Notice	Site Photos
City Plan Commission Minutes 2016-07-05	Applicant's Statement
Staff Report	Notice of Public Hearing
Zoning Map	Notification List
Aerial Map	Proposed Ordinance 4172

ZF 16-16 Special Conditions

1. A massage establishment shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the zoning exhibit attached as Exhibit “B” (“Zoning Exhibit”) and made a part thereof.
2. The hours of operation of said massage establishment shall be limited to 10:00 a.m. – 9:00 p.m. Monday-Friday; 10:00 a.m. - 8:00 p.m. on Saturday and 11:00 a.m. – 8:00 p.m. on Sunday. The subject property shall be zoned PD Planned Development for the I-FP(1) Industrial District.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: July 6, 2016
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: JULY 8, 2016

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, July 25, 2016, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 16-13

A request by Travis Thompson, representing Twin Rivers Capital Partners, for a change in zoning from R-1800-M Residential to PD Planned Development to accommodate the development of a maximum 43-unit residential community, including apartments and/or townhomes, to be located on an approximately 2.7-acre tract (western portion of a 4.7-acre tract) located at 700 N. Plano Road (east side of Plano Road, approximately 1,200 feet south of Arapaho Road). The property is currently zoned R-1800-M Residential.

ZF 16-14

A request by Travis Thompson, representing Twin Rivers Capital Partners, for a change in zoning from R-1800-M Residential to PD Planned Development for the R-1800-M Residential District to accommodate a lot without frontage, to be located on an approximately 2.0-acre tract (eastern portion of a 4.7-acre tract) located at 700 N. Plano Road (east side of Plano Road, approximately 1,200 feet south of Arapaho Road). The property is currently zoned R-1800-M Residential.

ZF 16-16

A request by Brian Showalter, representing Reid Properties, for approval of a Special Permit for a massage establishment to be located at 401 W. President George Bush Highway (south side of President George Bush Highway, between Custer Parkway and Alma Road). The property is currently zoned PD Planned Development.

ZF 16-17

A request by Chris Stout, representing Jones Lang LaSalle Americas, Inc., for a change in zoning from I-FP(1) Industrial with special conditions to PD Planned Development for the I-FP(1) Industrial District to accommodate future development and subdivision of the 28-acre property located at the northeast corner of Breckinridge Boulevard and Shiloh Road. The property is currently zoned I-FP(1) Industrial.

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 –JULY 5, 2016

PUBLIC HEARING

1. **Zoning File 16-16 – Massage Establishment:** Consider and take necessary action on a request for a Special Permit for a massage establishment to be located at 401 W. President George Bush Highway on the south side of the highway between Custer Parkway and Alma Road, The property is currently zoned PD Planned Development.

Mr. Shacklett advised the applicant was requesting to establish a massage establishment in an existing lease space; however the Comprehensive Zoning Ordinance required a Special Permit for such a use. He added that staff had received one letter in support from an existing tenant at the proposed location, and the applicant already had an established massage business in Dallas and was looking to open a second location.

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

Mr. Bryan Showalter, 401 W. President George Bush Highway, Richardson, Texas, stated he was representing the owners of the property and had thoroughly vetted the applicant. He added the applicant's Dallas location was booming and some of those customers were from Richardson and they would prefer a location closer to their home.

Commissioner Roland asked about the vacancy rate for the shopping center and Mr. Showalter replied there were two empty spaces, one of which would be filled if the proposed Special Permit was approved.

With no other comments in favor or opposed, Chairman Bright closed the public hearing.

Motion: Vice Chair Taylor made a motion to recommend approval of Zoning File 16-16 as presented; second by Commissioner Southard. Motion approved 6-0.



Staff Report

TO: City Council

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

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

DATE: July 21, 2016

RE: **Zoning File 16-16:** Massage Establishment – Hawaii Thai Massage – 401 W. President George Bush Turnpike

REQUEST:

Special Permit for a massage establishment which will occupy a 1,620-square foot lease space within a 41,930 square foot multi-tenant retail shopping center located at 401 W. President George Bush Turnpike, south side of PGBT, between Custer Parkway and Alma Road. (See applicant's statement for further explanation.)

APPLICANT / PROPERTY OWNER:

Brian Showalter – Reid Properties / Bob Reid – 190 @ Central LP

EXISTING DEVELOPMENT:

The site is currently developed with a 41,930-square foot multi-tenant retail shopping center.

ADJACENT ROADWAYS:

PGBT: Freeway/Turnpike; 156,000 vehicles per day on all lanes, eastbound and westbound, west of Central Expressway (December 2015).

Custer Parkway: Six-lane, divided arterial; 16,200 vehicles per day on all lanes, northbound and southbound, north of Renner Road (January 2015).

Alma Road: Four-lane, divided arterial; 10,100 vehicles per day on all lanes, northbound and southbound, north of Renner Road (April 2014).

SURROUNDING LAND USE AND ZONING:

North: City of Plano

South: Industrial; I-M(1) Industrial

East: Industrial & Multi-Family; I-M(1) Industrial & PD Planned Development

West: Office; PD Planned Development

FUTURE LAND USE PLAN:

Community Commercial

Retail centers with multiple anchors, mid-rise office, entertainment and hospitality uses.

Future Land Uses of Surrounding Area:

North: City of Plano

South: Office/Industry

East: Office/Industry & Multi-Family Residential

West: Community Commercial

EXISTING ZONING:

PD Planned Development per Ordinance No. 2586-A which allows a variety of uses including retail, office, restaurant, and residential uses. Ordinance No. 3547 was approved in 2006 to add the additional allowable uses of veterinary office and a pet grooming facility. In 2007, amended conditions and a Special Permit were approved per Ordinance No. 3679 to allow a pet boarding facility.

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested zoning amendment will not have any significant impacts on the surrounding roadway system or the existing utilities in the area.

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

Background:

In February of 2016, the Comprehensive Zoning Ordinance (CZO) was amended to require approval of a Special Permit for massage establishments in all non-residential and non-apartment Zoning Districts, including the addition of the following definitions to the CZO:

“Massage establishment” means a massage establishment as defined by Chapter 455, Texas Occupations Code of the State of Texas, as amended and shall include, but not be limited to, establishments known variously as massage parlors, foot spas, reflexology establishments, and salon suites, offering massage, massage therapy or other massage services.

“Massage services, other” means other massage services as defined by Chapter 455, Texas Occupations Code of the State of Texas as amended.

“Massage therapy” means massage therapy as defined by Chapter 455, Texas Occupations Code of the State of Texas as amended.

Based on visual inspections of shopping centers and other commercial properties, staff identified at least forty-three (43) massage and/or reflexology/foot spa establishments currently operating in the City of Richardson. The newest massage establishment; located in the Richardson Heights Shopping Center (SW corner of Belt Line Road and US-75) in the Phenix Salon Suites, received approval of a Special Permit in December of 2015, as required under the Main Street/Central Expressway Form Based Code.

Request:

The applicant is requesting approval of a Special Permit for a massage establishment. The proposed establishment will occupy a 1,620-square foot lease space within a 41,930 square foot multi-tenant retail shopping center. The subject lease space was previously occupied by a mortgage company. A detail description of the services provided by the massage establishment is attached (see applicant's statement). The proposed tenant currently operates such an establishment in Preston Hollow (Royal Lane and Preston Road).

The area surrounding the subject site is predominately development as non-residential. The nearest residential developments (multi-family) are located approximately 1,960 feet to the west and approximately 1,800 feet to the east of the subject site.

The subject property is developed as a retail shopping center and is occupied with typical type of uses found in Local Retail and Commercial zoning districts. The site can only be accessed by east bound traffic by either exiting PGBT at the Alma Road exit, or by north or south bound traffic on Custer Parkway turning onto the east bound PGBT frontage road.

A total of 245 parking spaces are provided on the retail center site, while only 183 parking spaces are required based on the center's current occupancy. No exterior modifications are proposed, with the exception of signage which will be required to adhere to Chapter 18 (Sign Code) of the Code of Ordinances.

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

Motion: On July 5, 2016, the City Plan Commission recommended approval of the applicant's request on a vote of 6-0, subject to the following conditions:

1. A massage establishment shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the zoning exhibit attached as Exhibit "B" ("Zoning Exhibit") and made a part thereof.
2. The hours of operation of said massage establishment shall be limited to 10:00 a.m. – 9:00 p.m. Monday-Friday; 10:00 a.m. - 8:00 p.m. on Saturday and 11:00 a.m. – 8:00 p.m. on Sunday.

ZF 16-16

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

City Boundary

W Pres George Bush Hwy

2586-A / 3547 / 3679
PD

3679

2586-A/4140
PD

Cotton Belt RR (SL SW Railroad)

4091
PD

2772-A
I-M(1)

ZF 16-16 Zoning Map

Updated By: shacklett, Update Date: June 15, 2016
File: DSI\Mapping\Cases\Z\2016\ZF1616\ZF1616 zoning.mxd

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



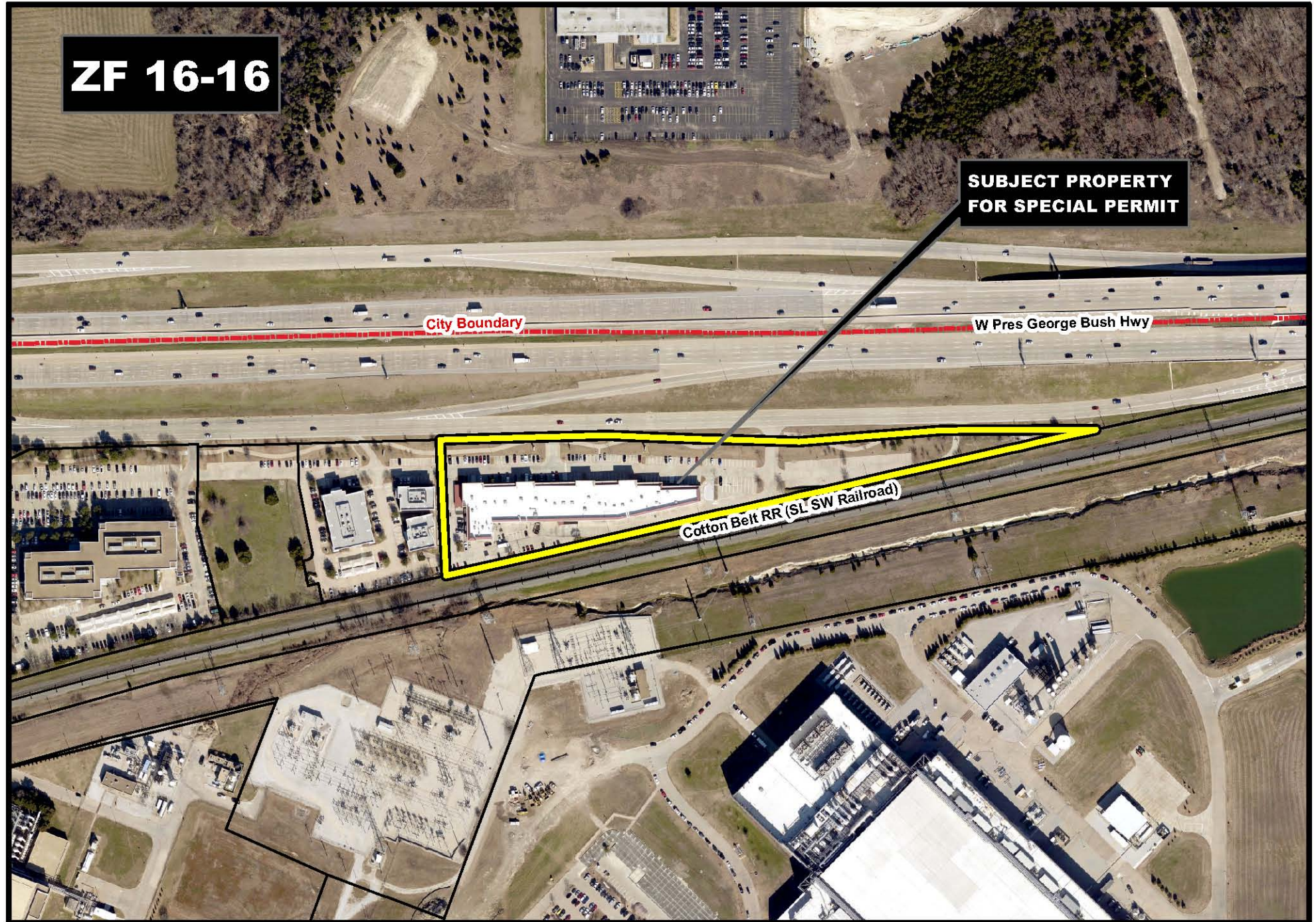
ZF 16-16

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

City Boundary

W Pres George Bush Hwy

Cotton Belt RR (SL SW Railroad)

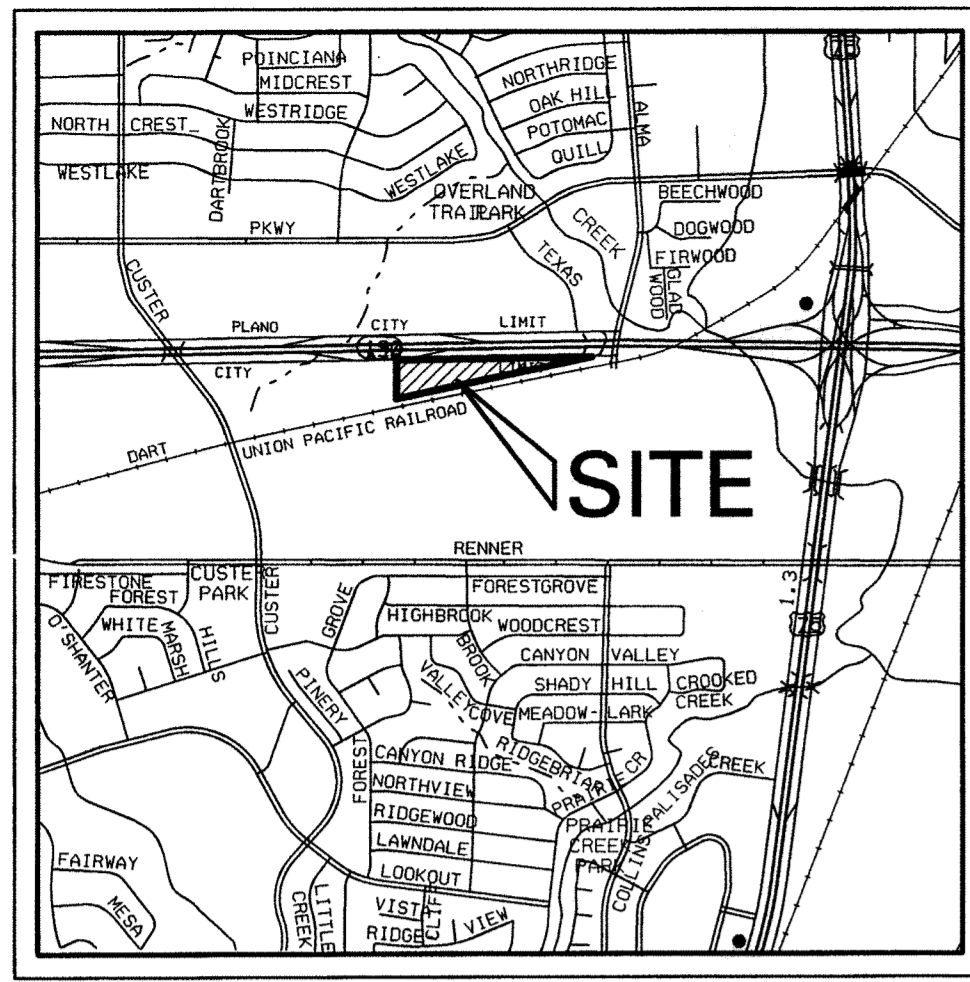


ZF 16-16 Aerial Map

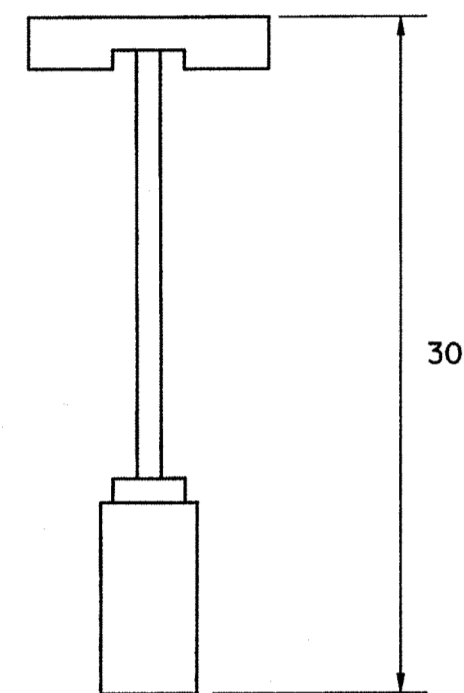
Updated By: shacklett, Update Date: June 15, 2016
File: DSI\mapping\Cases\Z\2016\ZF1616\ZF1616 ortho.mxd

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.





VICINITY MAP
N.T.S.



LIGHTING STANDARD
NTS

NOTE:

1. OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE T.F.T. CANDLE OR LESS.
2. □ INDICATES LIGHTING STANDARD 30' H. POLE W/ (2) 400 W. METAL HALIDE LAMPS IN ANSI TYPE 3 DISTRIBUTION REFLECTORS

DEVELOPER
REID PROPERTIES
CONTACT: BOB REID
6905 AVENUE K
PLANO, TX, 75074
TEL: 214-543-8914

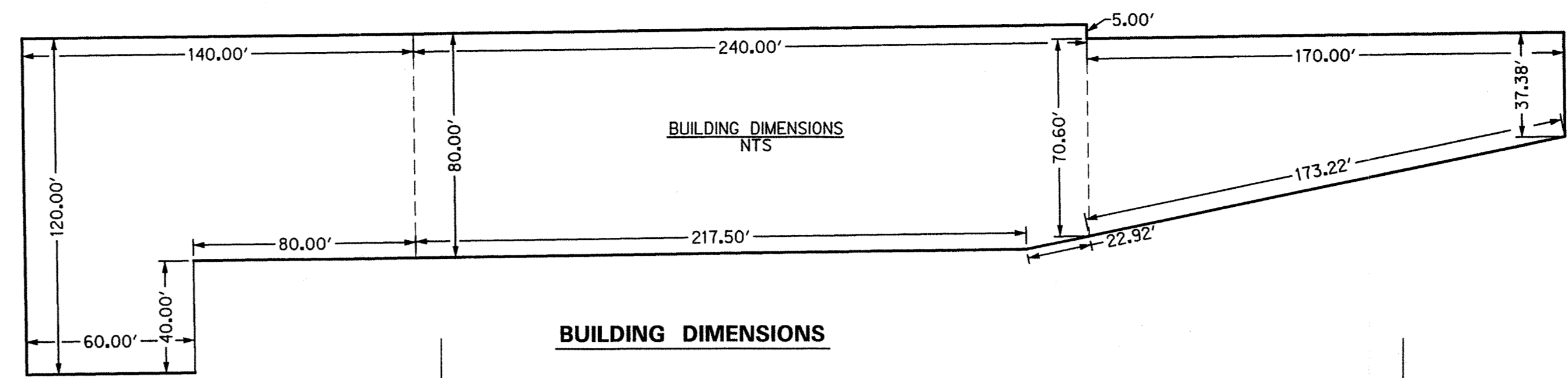
ENGINEER / SURVEYOR
HALFF ASSOCIATES
CONTACT: RUSTY GLOVER
3801 PARKWOOD BLVD.
FRISCO, TX, 75034
TEL: 214-618-4570
FAX: 214-618-4574

OWNER
ROSEWOOD PROPERTY COMPANY
CONTACT: DENNIS KING
500 CRESCENT COURT, SUITE 300
DALLAS, TX, 75241
TEL: 214-756-6185
FAX: 214-756-6216

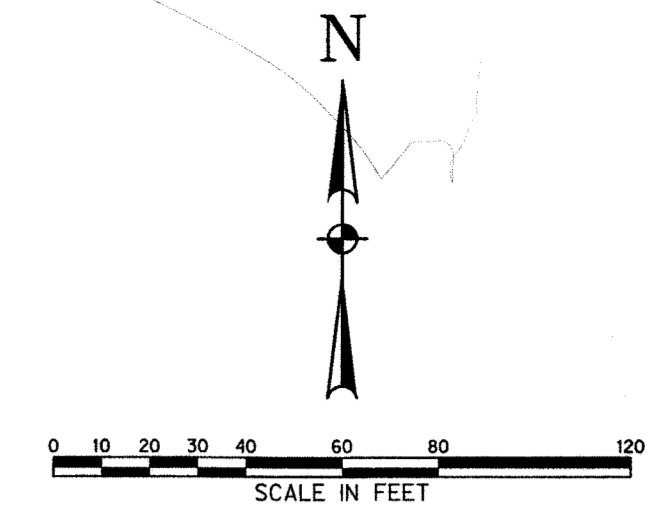
BLOCK A, LOT 4A SITE DATA SUMMARY	
LEGAL DESCRIPTION:	LOT 4A BLOCK A, CUSTER COURT ADDITION
ZONING:	PD-PLANNED DEVELOPMENT (ORD. 2586-A)
PROPOSED USE:	RETAIL
SITE DATA:	LOT AREA=5,455 AC (237,602 S.F.)
BUILDING AREA CALCULATIONS:	1 STORY RETAIL BUILDING; MAX. HEIGHT OF ARCH. FEATURES= 38' MAX. HEIGHT OF ROOF=20'
1ST FLOOR =	41,930 S.F.
PARKING DATA:	
Parking Required:	183
Parking Provided:	245
(per approved site plan)	
SITE DATA:	
LOT AREA	237,602 S.F. OR 5.455 ACRES
BUILDING AREA	41,930 S.F.
LOT COVERAGE	17.65% (50% MAX.)
FLOOR AREA RATIO	0.181 (MAX. 1.51 PERMITTED)
LANDSCAPE AREA	91,177 S.F. OR 38.37% (MIN. 15% REQ'D OR 35,640 S.F.)

NOTES:

1. ALL DIMENSION SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
2. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES.

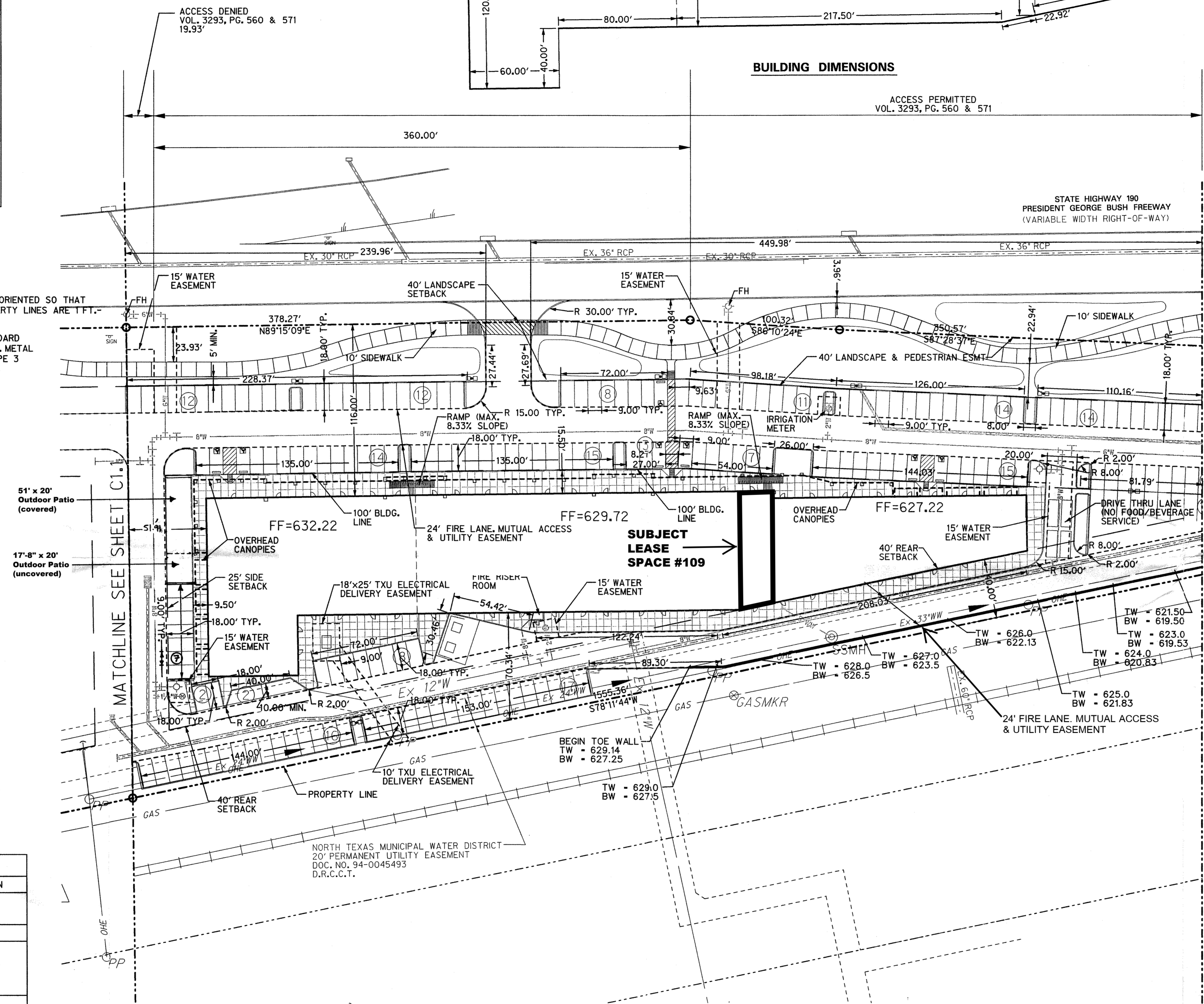


BUILDING DIMENSIONS
NTS



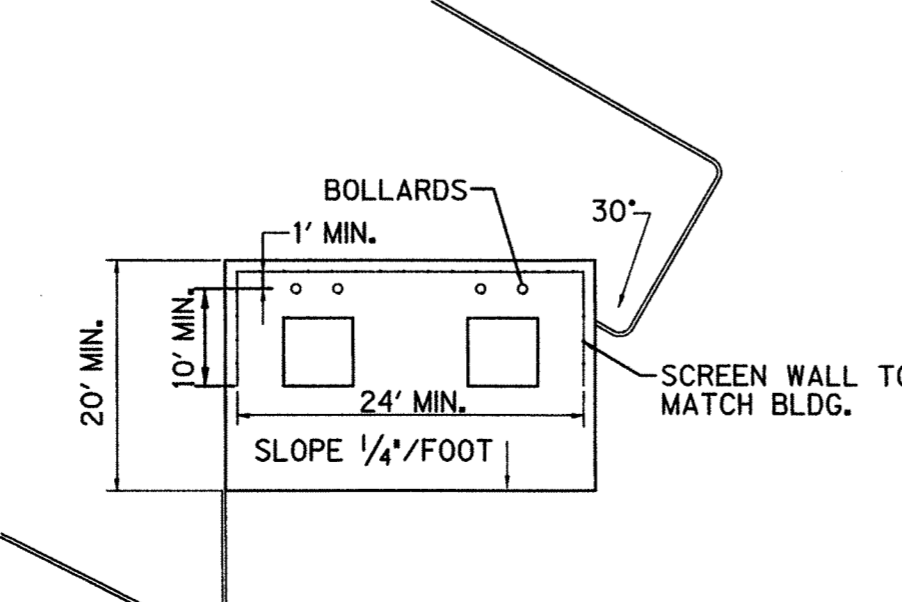
N.T.M.W.D. EASEMENT NOTES:

1. *THE N.T.M.W.D. EASEMENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONS, WALLS, POOLS, AND PERMANENT STORAGE BUILDINGS, ITEMS SUCH AS DRIVEWAYS, FENCES, SPRINKLER SYSTEMS AND NORMAL LANDSCAPING PLANS THAT ENCRONCH ON THE N.T.M.W.D. EASEMENTS ARE ALLOWED. FENCE POST FOUNDATIONS ARE RESTRICTED TO AN INSTALLATION DEPTH NO DEEPER THAN 18-INCHES BELOW FINAL GROUND ELEVATION. HOWEVER, THE N.T.M.W.D. ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM THE NEED TO REPAIR OR MAINTAIN THE N.T.M.W.D. PIPELINES. FURTHER, ANY COST FOR REPAIR FOR DAMAGE TO THE PIPELINES RESULTING FROM CONSTRUCTION BY THE DEVELOPER, CONTRACTOR, OR OWNER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, CONTRACTOR, OR OWNER.*



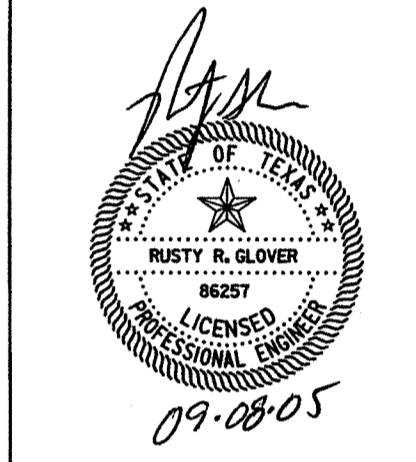
MATCHLINE SEE SHEET C1.2

MATCHLINE SEE SHEET C1.3



DUMPSTER PAD REQUIREMENTS

- 1) A concrete pad, fourteen feet (14') by twenty feet (20') of 6' concrete, 3000 p.s.l. with Number 3 rebar, 24" on center, shall be provided for each trash receptacle or dumpster unit.
- 2) All trash receptacles shall be screened by a six foot (6') screening fence compatible in material and color to the primary building on the site.
- 3) All trash receptacles oriented perpendicular to the principal means of access to said receptacle shall be located in such a manner as to provide a minimum turning radius of forty feet (40') for the collection vehicle.
- 4) Any trash receptacle not perpendicular to the principle means of access to said receptacle shall be oriented as a thirty (30) degree angle from the fire lane, alley, or other means of access.
- 5) A minimum of 42' of uninterrupted backup space.
- 6) Alternative design standards must be approved by the City Planning Commission on recommendation by the Director of Public Services.



Half Associates, Inc.
ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS
3801 PARKWOOD BLVD., SUITE 300
FRISCO, TEXAS 78934
TEL (214) 618-4570
FAX (214) 618-4574

Project No:	AVO # 22788	
Issued:	MAY, 2005	
Revisions:		
No.	Date	Description

Drawn by:
Checked by:
Sheet Title
**SITE PLAN
1 OF 2**

Sheet Number
C1.2

Exhibit "B"- Part of Ordinance



SUBJECT LEASE SPACE LOCATION



Hawaii-Thai Massage & Spa has started since 2012 in Portage, WI. Why WI? Because my husband is a US Marine. We were ordered to station there as a recruiter. In the year of 2014 my husband retired from the Military we have moved to Dallas, TX. So we moved and Hawaii-Thai moved as well. I worked for Healthy Thai Massage on Preston for 1 year while I was looking for the opportunity to open up my own here in Dallas. As we all know all businesses are risky but it has to be calculated risk. Until I found a great location and great deal in Preston Hollow, where the old money is. This location has been opened for a year, doing very well here. So now we are looking for expansion. This second location in Richardson would be another good spot for us because it is visible form the road and it is convenience for the clients. There are the cross-fit gym, physical therapy, pool supply and a lot of residential and commercial nearby which is good for my business.

Our Establishment license No : ME3527



[Contact your licensing board or program](#) | [Internet Policy](#)
[Return to the Main Menu](#) | [Contact Us](#)

Search Results List

A license may have one or two statuses. The first status is normally "Current" which means the license is in good standing. If the first status is "Expired" or "Null and Void", or if either status shows "Inactive", the licensee may not practice in the profession and/or operate as a licensed business. For information on additional or disciplinary license statuses, please contact the board or program.

Click on "Name" to see details.

Press "Previous" to return to the previous screen.

Press "New Search" to start new search.

Search Criteria		Search By Name		
Organization Name:	Hawaii Thai Massage			
Name	License Number	License Type	Status	Expiry Date
HAWAII THAI MASSAGE AND SPA, PLLC	ME3527	Licensed Massage Therapy Establishment	Current	05/31/2018

[Previous](#) [New Search](#)

List of licensed massage therapist (LMT)

1. Jarossiri S. Johnson
 Address : 19251 Preston Rd., #1708 Dallas, TX 75252
 Job Title : Owner and Licensed Massage Therapist
 License No : 119682 Expiration date : 09/30/2018
 DOB : 09/12/1982

2. Nichapa Hungyotha
Address : 1201 Maritime Lane Wylie TX 75098
Job Title : Licensed Massage Therapist
License No : 123026 Expiration date : 04/30/2018
DOB : 04/11/1978

3. Tiyler L. Brice
Address : 2305 S.Custer Rd., #1203 McKinny TX 75070
Job Title : Licensed Massage Therapist
License No : 120993 Expiration date : 11/30/2017
DOB : 11/29/1963

4. Lawanza Y. Morgan
Address : 5580 Harvest Hill Rd., #2094 Dallas TX 75230
Job Title : Licensed Massage Therapist
License No : 112202 Expiration date : 12/31/2018
DOB : 12/21/1963

- 5.. Tanya R. Lowery
Address :11700 Preston Rd., Ste#660/180 Dallas, TX 75230
Job Title : Licensed Massage Therapist
License No :024244 Expiration date 05/31/2017
DOB : 05/16/1963

6. Maria Z. McKinley
Job Title : Licensed Massage Therapist
Address: 11504 Forest Heights, Dallas, TX 75229
License No: 111268 Expiration date 07/31/2016
DOB : 07/23/1966

There are 3 more therapists working on state license. They are certified from Thailand but in order to work here. You have to have the state license. We will hire more once it's closer to the grand opening.

PS. You can check our establishment license status on the Massage Board website [www.https://vo.ras.dshs.state.tx.us/datamart/mainMenu.do](https://vo.ras.dshs.state.tx.us/datamart/mainMenu.do) go to license search.

We are professional licensed massage therapist who have many years of experiences of both western and eastern style. Therapeutic and relaxing massage with various modalities

There are various types of massage we offer here ;

1.Traditional Thai Massage or Yoga Massage

For those who crave a more vigorous and active massage experience, Thai Massage is the treatment to enjoy. A tradition in Southeast Asia's Thailand, this unique and ancient practice is one of our specialties. Enjoy the benefits and rejuvenation of a traditional Thai Massage today at the hands of one of our professionals here at Hawaii Thai Massage & Spa.

Thai Massage is an ancient honored art and practice, which began in the holy temples of Thailand over 2,500 years ago. While influenced by the healing practices of massage and yoga from Ancient India, the traditional Thai Massage is a practice unto itself. Considered by Thailand's people a practice of both a necessity and proud tradition, this ancient practice was founded by Jivaka Kumar Bhaccha, renowned physician to Lord Buddha himself.

What to Expect

Unlike traditional Western massages, Thai Massage is often performed on a mat or mattress on the floor and fully clothed. Without lotions or oils, the massage therapist gently guides their client through specific energy-giving, tension-releasing positions and movements. With the massage therapist's support and pressure along the bodies "Sen" or energy lines and points, the client's muscles pains and tension subside while energy levels increase. A client after their first session can expect numerous benefits including increased flexibility, reduced muscle tension, boosted energy, boosted immunity and overall harmony.

There' a reason traditional Thai Massage lives on today, across the globe and almost three millenniums after its origin. We at Hawaii Thai Massage & Spa believe bodily harmony means life-giving health. All our massages provide exactly that, but each client of ours is different. Therefore, we offer different massage styles and techniques to meet unique needs. One of our most historic and effective is the traditional Thai Massage. Enjoy one today and see where the practice takes you.

2.Shiatsu Massage

Developed from ancient Japanese massage tradition, modern shiatsu stands as one of the most effective massage practices today. The word *shiatsu* translates from Japanese to mean "finger pressure," which is exactly the main tool of shiatsu massage. The technique uses the practitioner's fingers, thumbs and palms to massage and manipulate the energy flows throughout the body known as *ki* flows. The result is balance throughout the entire system.

Illness or pain within the body in traditional Chinese medicine is thought to be a blockage or imbalance of the body's natural energy ki flows. Therefore, the emphasis in shiatsu is to alleviate imbalances and improve ki flow throughout the complex meridians of the body. Participants in this ancient technique can expect improvement for many of their ailments including, but not limited to the following:

- Headaches
- Stress
- Digestive disorders
- Insomnia
- Neck pain
- Sport's injury
- Anxiety
- Lower back pain

What To Expect

Shiatsu sessions can and usually are specifically tailored to each client's needs. You may want your session to invigorate and energize you afterwards. This can easily be accommodated with an experienced massage therapist like those found at Hawaii Thai Massage & Spa. Contrastingly, you can ask for a more tranquil, sedative session, which leaves you calmer than when you started. Whatever you wish from your experience, we at Hawaii Thai Massage & Spa. Contrastingly will gladly provide.

The tradition of shiatsu thrives today because it's a practice, which approaches the body as a complex system. This approach acknowledges not only how completely connected our bodies are, but also its connection with our mind and spirit. This connectivity means a minor ailment in one area can and will lead to problems elsewhere, even in the most unlikely parts. Back pain may feed from the scalp and anxiety from the soul.

Therefore, the goal of shiatsu is to soothe minor issues before they flare into major pains. Let us at Hawaii Thai Massage & Spa. Help open your natural body flows today. You'll find comfort in your body, which you've never known before.

At Hawaii-Thai Massage and Spa, we make it quick and easy to get an invigorating Shiatsu massage.

3. Deep Tissue Massage

Sometimes our imbalances go much deeper than where the traditional Swedish massage reaches. Do you have "hot spots" of pain or tension? Do you suffer from chronic, stiff discomfort, which seems to emanate deep within the tissue? If

so, it may be time for you to try a classic Deep Tissue Massage for treatment. While less rhythmic than its Swedish counterpart, sometimes this more intense massage is necessary for successful treatment of those lingering ailments.

What to Expect During a Deep Tissue Massage

During a typical Deep Tissue Massage session, the massage therapist warms up the top layer of muscle and softer tissue. As they go against the grain of the muscles, they begin to gradually press deeper and deeper to release a new layer of tension within hidden trouble areas. While more acute than other massages, the Deep Tissue Massage should not necessarily be painful. Pain, actually, would prove its work counterproductive. Muscles are meant to release more and surrender under the pressure, not tense, which would be a normal reaction if there were pain.

Therefore, expect a good Deep Tissue Massage to provide more pressure, but not necessarily discomfort than a traditional one. It may take a few sessions for a therapist to reach all the deepest layers due to this avoidance of pain, but don't worry. As your muscles release more and more, you'll find your therapist can reach deeper and deeper each session.

Last Thoughts

Many actually find Deep Tissue Massage their massage of choice! Not only does it often treat their chronic pains more effectively, but also many find it allows a deeper relaxation, in general. Again, we at Hawaii Thai Massage & Spa believe massage is a holistic experience. When given correctly, it should provide healing through human touch. No matter the type, the right massage brings comfort and essential balance to the body, mind, and spirit.

4. Sports Massage

Whether it's our profession or we're weekend warriors, there's a little bit of athlete in all of us. Some of us may only find ourselves to be light joggers, while others participate in marathons regularly. Either way, there's a benefit for all of us in sports massage.

Not only will sports massage, like all other types of massage, balance your mind, body and spirit, but you'll also enjoy even more gain in both your everyday life and workout ritual. Some of the benefits of sports massage include:

- Decreased muscles soreness
- Enhanced post-workout recovery
- Increased mobility and flexibility particularly at the muscle-tendon junctions

- Injury prevention
- Injury rehabilitation
- Increased bodily awareness
- And much more

What to Expect

The touch and movement allowed during a sports massage will stimulate the entire body into recovery mode even after the most strenuous of activities. During a typical sports massage session, the nervous system grows quiet while the lymphatic system whisks away toxins, each of which leads to decreased muscle soreness, fatigue and an increase in overall wellbeing. Your massage therapist will also target any problem areas or injuries you may experience for an even more individual approach.

Conclusion

Sports massage is commonly used by professional sports teams here in Dallas, and is good for the average sports enthusiast as well. When you add sports massages to your weekly or even monthly agenda, you'll find your workouts are not only easier, but also less painful before, during and after you exercise.

Your whole system will benefit dramatically from you muscles to your mind. Join us today at Hawaii Thai Massage & Spa and see for yourself the benefits of sports massage. It just may take your workout life to the next level.

5.Swedish Massage

Often considered synonymous with even just the word massage, the Swedish Massage technique is the most common and popular type available. Unlike its more intense opposite, the Deep Tissue Massage, the Swedish Massage uses lighter, more rhythmic strokes with the grain of the muscle to promote blood flow and release. Though created over two hundred years in 1812 at the University of Stockholm by physiologist Henri Peter Ling, the Swedish Massage still remains a spa staple today, and for good reason. This type of massage can produce enormous results, both mentally and physically.

Why Choose A Swedish Massage?

A great option for those new to the art of massage, the Swedish Massage is always a calming and tranquil experience, which leaves the client relaxed and rejuvenated. Those who enjoy this type can expect the masseuse to use different techniques used within the massage depending on the client's needs and the location of the massage on the body. This type of massage is perfect for after a long workout or stressful workweek. You'll find its benefits extend well past the physical. The soothing touch and rhythm often leaves clients deeply relaxed and free from stress and the chronic fatigue. It's sometimes the perfect solution to

tension headaches, insomnia, chronic back pain, anxiety, depression, exhaustion and so much more.

Final Thoughts

There's a reason the Swedish Massage is considered the classic massage of choice and it may just be the perfect solution to your maladies, whether they be physical or mental in nature. Regardless of your needs, we at Hawaii Thai Massage & Spa believe massage is an effective solution. When performed right, a good massage will provide healing to even the peskiest of ailments. No matter the style of massage, the right one will bring balance your body, mind, and spirit.

6.Lomi Lomi

"Lomilomi" is the cheerful Hawaiian word for "massage therapist," but it actually means so much more. Steeped in ancient island traditions, the Lomi Lomi massage technique is enjoyed today throughout the world. Enjoy this beautiful custom at your leisure at Hawaii-Thai Massage & Spa.

In ancient Hawaii, Lomilomi massage was used for multiple purposes, although each was centered on healing and luxury. Whether performed as a specifically medicinal practice by the area's native healers, on ruling chiefs or as a massage within family units, the Lomilomi tradition carries on as means of restoration and balance. In the past, practitioners of this artful massage were chosen before adolescence and studied their entire lives only to be considered a master at the very end of their career. Often chosen based on kindness and other traits, the masters of old began each session with an intent and prayer. Today, this grounding habit continues as each session starts with a meditative moment of reflection and stillness between both the massage therapist and the client.

What to Expect

Join us at Hawaii-Thai Massage & Spa and take advantage of our expertise on this ancient custom. Not only will you immerse yourself in this age-old practice, you'll enjoy its many benefits, as well. After just one session, you'll find your muscles rejuvenated, your nervous system calmed and your mind cleared. No matter your ailments, we are confident our experts can help restore balance to your system through our Lomi Lomi technique.

The art of massage, especially one so saturated with history, not only provides vital human touch, but also ancient energy and wisdom. At its essence, a massage performed by the right hands, like those found at Hawaii-Thai Massage & Spa, brings essential balance to the body, mind, and spirit, which in turn gives the body its greatest gift: peaceful well-being.

7. Hot Stone Massage

The Hot Stone Massage adds a wonderful twist to the classic Swedish Massage technique. While this massage still uses the long, rhythmic strokes of the traditional massage, it adds the use and benefit of hot stones into the mix. Specifically, masseuses often employ the use of river rocks or other smoothed stones, which over time developed a pleasant, velvety finish. Each stone is water-heated to a desired temperature and then strategically placed along the client's back, hands and feet.

What to Expect During a Hot Stone Massage

Sometimes a masseuse places the stones along "energy medians" for added relaxation. Other experts will often hold the stones and incorporate them into the massage. Whatever their use, you can be sure of their benefit.

Hot Stone Massage is perfect for those prone to chilly hands or feet during their session. These heated tools not only provide a pleasant weight and heat to your massage, but also promote relaxation for a deeper session. The heat relayed by each stone also expands the client's blood vessels further for increased blood flow throughout the body. This benefit not only flushes toxins away from vital areas, but also improves delivery of necessary oxygen throughout the system. Those who enjoy this technique can expect improved circulation, deeper muscle relaxation, release for stiff joints and tendons, as well as a mental serenity. This technique may just be the perfect addition to your massage session. Perhaps during the chillier months, you can seamlessly add this technique for frozen muscles or enjoy its benefits year-round.

Final Thoughts

Whatever your needs, we at Hawaii Tai Massage & Spa guarantee our experts will meet them. Our massages give not only vital human touch, but also ground you back to the natural world. Those who enjoy their benefits know it's a holistic experience, which leaves the mind, body and soul in complete harmony.

8. Aromatherapy

The body is an interconnected web of complex communications and crossovers; the ailments of the foot can radiate pain into the spine and neck, while the stresses of the mind can leave the whole system riddled with pain and physically tense muscles. Since our systems are so interconnected, it's important its therapy takes a comprehensive approach. Massage effectively produces holistic results, which relieve the entire body from any of its imbalances. However, it's not just through touch that massage accomplishes its success; it's also through our sense of smell. Through the art of aromatherapy, massage taps into this powerful sense and uses it for the client's benefit.

Aromatherapy is the use of essential oils to harmonize the entire mind, body and spirit. Coined in 1937 by French chemist and perfumer, Rene-Maurice Gattefosse, the practice endures today in spas and homes throughout the world. Just as the name suggests, the method is a holistic *therapy* meant to synchronize all the parts of an individual through the power of natural scents like lavender, lemon, tea tree oil and chamomile. The use of one or combination of these fragrances cannot only create an atmosphere of relaxation for your massage, but also aid in the healing process. Many have been shown to fight cold and flu symptoms, aid in sleep, soothe sore muscles, calm nerves, unify the entire body's system and so much more.

At Hawaii Thai Massage & Spa, we know the power of all the body's senses and we practice every technique necessary to provide our clients with the best results possible. Our massages give healing through both touch and the art of aromatherapy. Alongside this ancient practice, our masseuses re-balance the entire system and create vital links between mind, body and soul.

9. Thai Herbal Ball Massage

The most popular massage through Thailand today is hands down the nation's traditional Thai Herbal Ball Massage. Unlike more common, Western massages, the Thai Herbal Ball Massage doesn't just capitalize on the benefits of human touch, but also the healing power of herbs. You can conveniently enjoy this exotic treatment at the hands of our trained professionals here at Hawaii-Thai Massage & Spa.

What to Expect

The Thai Herbal Ball Massage begins with the collection and compression of a variety of Southeast Asian herbs within a thin Muslin cloth. Wrapped into a ball, the herbal collection is then steamed to enhance both the potency of the herbs and the client's enjoyment. Herbs typically used include tamarind, kaffir leaves, ginger, lemongrass and many more. The aromatic concoction not only adds to the session's bliss, but also its overall effectiveness.

You can expect the typical massage benefits from a Thai Herbal Ball Massage, such as increased circulation, relaxation, muscle release and overall wellbeing, but realize this practice introduces even more health gains. The heat from the warmed ball helps radiate warmth through the body, which often results in deeper relief. Additionally, the herbs infused from the ball into your skin and the air will release their own benefits, as well. Depending on the herbs used, the ball can help your body throughout, from its digestive track to its immune system. Certain

added herbs can even improve skin firmness and elasticity. No matter your needs, our Thai Herbal Ball Massage can help.

Since we at Hawaii-Thai Massage & Spa believe in the diversity of our clients, we also believe in the diversity of the treatments we offer. Therefore, we've learned from countries around the world and brought back their most prized massage practices. No matter what treatment you choose, you'll no doubt be sure to find overall balance and restored health after each session.

10.Prenatal Massage & Postpartum

There may never be a more vital time in your life to receive extra care and attention than before and after you're pregnant. While most feel this way, many may not consider getting said attention through the art of massage. Pregnancy is a physically and emotionally transformative experience. Therefore, it's a time more than possibly any other when the balance throughout your system is paramount, not only for you, but the life you're soon to or have welcomed.

At Hawaii Thai Massage & Spa, we consider the body at its highest performance when it and the mind and spirit are all in an ideal and complete balance with one another. We also believe the ancient technique of massage helps reach this balance unlike any other practice.

When balance is achieved, the benefits reaped are endless. Pregnancy strains the body tremendously both before and after and can create ailments and discomforts normally never experienced. As such, balance through massage will relay even more benefits than usual such as:

- The relief of fatigue, swelling, edema and overall pregnancy aches through human touch
- The stimulation of the lymphatic system will flush toxins and leave muscles left renewed. Since the increased weight and carriage of the baby can create tense, sore muscles, massage can help relax and rejuvenate all tension
- The strain of labor usually leaves the mother more than spent. Feel back to your normal self even sooner with postpartum massage
- Headaches, which can accompany your nine months can also be relieved when special attention is given to the scalp and neck area during your session
- Serotonin released naturally during your massage will relax and calm you and your body for a feel-good sensation, which lasts all day

We at Hawaii Thai Massage & Spa believe massage is given not only provides vital human touch, but also kindness and affection. Most importantly, the massage brings essential balance to the body, mind, and spirit, a balance essential to new or mummies-to-be. Join us today and feel the difference.

11. Four Hands Massage

They say, "Less is more," but sometimes, the real case is, in fact, more really is more. Those who've enjoyed a luxurious Four Hands Massage can say the same. During this luxurious treatment, the client enjoys the benefits of double the healing hands of two trained massage professionals as opposed to just one. At Hawaii-Thai Massage and Spa, you can enjoy this blissful indulgence and come to realize that sometimes more really is more.

What to Expect

The Four Hands Massage is exactly as it sounds: the session introduces two massage therapists as opposed to the traditionally one. Through synchronized, almost choreographed movements, the two specialists work together in harmony for the benefit of the client. Often like experiencing two full-body massages at once, the Four Hands Massage really is different from a traditional one. While the benefits are similar, from relaxed muscles and a calmed nervous system, the experience and results are often amplified. Customers may experience a more intense sensation throughout the session simply because there is double the care.

Aside from the usual benefits of a good massage, a Four Hands Massage also has an even greater impact on mental release and clarity. Patrons will find their minds may task themselves at first, puzzling together who is where. However, the rapid movements and synchronicity between massage therapists often renders this impossible. The mind then does something we don't often enjoy today: it releases completely. Since knowing which massage therapist is where and what they'll do next is futile, the brain is free to simply let go and enjoy. This mental break is one we could all use given our hectic lifestyles.

No matter your needs, we at Hawaii Thai-Massage & Spa can meet them. Every day, we employ every technique necessary, including Four Hands Massage, to produce happy clients with balanced bodies.

12. Couples Massage

The bonds we create and maintain are truly the richest parts of our lives; it's those that surround us, those we love, which come before anything else. Like everything else, though, our relationships require up-keep and care, especially our romantic bonds. While sometimes tricky, the maintenance of our relationships is vital to their enjoyment and longevity.

At Hawaii Thai Massage & Spa, we consider the body at its highest performance when it and the mind and spirit are all in balance with one another. This is also mirrored in our connections with others; our relationships are only successful when completely connected and balanced.

We find the benefits of couple's massage include:

- **Reconnection:** massages demand your attention be brought to the present, together. Not only is this practice grounding for individuals, but when experienced together, it reconnects you to one another. After a session, you'll find yourselves on the same page like never before.
- **Affection and intimacy increases towards one another:** touch experienced during massage naturally releases feel-good hormones like serotonin and dopamine. As such, you and your partner will find yourselves on the same high, which naturally encourages closeness and care with one another.
- **Strengthened bond:** Mutual experiences strengthen all relationships, but the previously mentioned massage benefits all add up to an enhanced bond like never before.

Balance should belong to both our relationships and our individual selves. One of the best ways to achieve this is through the art of massage. Why not join us today at Hawaii Tai Massage & Spa to see where massage can take your relationship?

13. Thai Combination

This one is very popular one. Most recommended. Human bodies are individually different. Sometime just one type of the massage can't fix all the problems on your body. Some problems need stretching from thai massage and some problems need the deep tissue kneading on the muscles to loosen it up.

You can see more information on our website www.hawaii-thaimassage.com

Phone number: 972-213-2334

Hour of operation: Hours ;
Monday -Friday 10:00 AM - 9:00 PM,
Saturday 10:00 AM - 8:00 PM
Sunday 11:00 AM - 8:00 PM

Our slogan is " Being healthy is the best asset in life"

"YOU ARE IN GOOD HANDS"

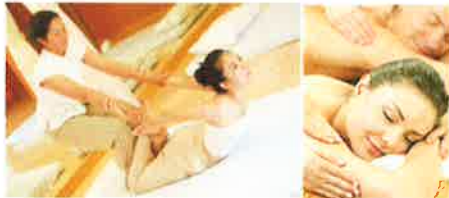
This is our brochure and price list



"Being Healthy is the best asset in life"

📞 972-213-2334

www.hawaii-thaimassage.com



Traditional Thai Yoga / Reflexology / Deep Tissue/ Sport
Shiatsu / Swedish / Lomi-Lomi / Thai Combination
\$40/30 min \$70/60 min \$100/90 min

Hot Stone / Aroma Therapy / Pre/post-natal/ Herbal Ball
\$50/30 min \$90/60 min \$130/90 min

Four hands / Couple Double
\$80/30 min \$140/60 min \$200/90 min

Package

Hawaiian Sunrise \$160/150 min
Sunshine Thai Herbs \$220/180 min
Moonlight Hawaii Thai \$120/105 min

Body Scrub \$100/60 min



"Being Healthy is the best asset in life"

📞 972-213-2334

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Hawaii
Massage & Spa *Thai*

“Being healthy is the best asset in life”

☎ 972-213-2334



Logo

Hawaii
Massage & Spa *Thai*

Uniform



Thai Massage





Swedish, Deep Tissue, Lomi Lomi



Hot Stone



Herbal Ball Massage



Couple Massage



Shiatsu



Here are some reviews we have from yelp ;



Jiranuch R.

Chicago, IL

9/9/2015

Just happened to be in town for a short time and needed a massage....made a last minute appointment and let me tell you this..Pla knows exactly what she was doing. I'm a cry baby and she put just the perfect pressure on my body. Reasonable price, clean place and friendly people. Next time I'm in town I will definitely come back! Thank you for the great experience!



Suzanne T.

Birmingham, AL

8/16/2015

Your experience begins as you open the door and the pleasant fragrance with the sound of water flowing immediately eases you into relaxation. A beautiful, well appointed environment further submerges you into your escape from stress. Soothing music and soft spoken, friendly staff greet you. The owner & my therapist, Moyà were very helpful in choosing the perfect massage for me. I had never had Thai massage style & was used to deep tissue. They modified the package in order for my experience to include a combination of both. WOW! Walked out feeling loose, relaxed and pain free. Thank you! I'll be back next week.



Andrew T.

Portage, WI

6/20/2015

I've had Pla massage me several times. Her pressure is just right. I'm a Triathlete and often need to have several hours of massage a month in order to stay at top form. The staff at this shop are always able to fix me right up. There are super friendly and extra accommodating. It's definitely worth the money!!



Kortney J.

Honolulu, HI

1/18/2016

My wife and I came to Dallas for the long weekend and were looking for a Thai Massage and this best place hands down! We got a couples massage and we left feeling relaxed and rejuvenated, ready to go back to work after the long weekend.

The atmosphere and feeling here is so relaxing and if you are in Dallas this place needs to be a stop for sure!!



Nita L.

Waikiki, Honolulu, HI

1/18/2016

Nice, clean and professional. Beautiful decoration. Upscale in Preston Hollow area. The best Thai Massage and blend with deep tissue. Highly recommended!!



Doug M.

Keller, TX

2/2/2016

Found this establishment on Yelp and got a massage here today. One of the best massages I have ever had. The stretching is just what I needed to relieve the pain in my lower back



Shirley S.

Dallas, TX

8/28/2015

Last minute appointment and they were accommodating. I had the Swedish while my husband had the Thai combination. It was excellent and definitely worth coming back again.



Andrew W.

Honolulu, HI

1/22/2016

Top notch professional Thai massage like it's done in Thailand. I am on a long cross country trip and getting the massage was the perfect break from the road and left me feeling refreshed. Highly recommended.



Dakine Y.
Honolulu, HI

10/27/2015

I travel frequently for my job so I have a chance to visit many states.

During each visit I like to pamper myself at a SPA to help with the jet-lag.

Being from Hawaii, I was intrigued when I seen the name Hawaii Thai Massage. I made an appointment at the very beginning of my trip as I was extremely jet-lagged and I needed to be refreshed for my conference.

I didn't know what to expect when I arrived as most massages that I received have been hit or miss. They have all be "OK" or just "good". Pla, my masseuse was AMAZING. After my massage and for the duration of my trip I was not sore like I was with some other massages from other SPAs. I felt energized as if I had not just traveled 14 hours. The massage that I received by far was the best I have ever had. The Spa is new, everything in it is immaculate. The staff is very friendly and answered all of my questions. I did not fell rushed or treated as if I was just a number. I felt as if I had their undivided attention. Every time I visit Dallas, Hawaii Thai Massage will be the number one stop on schedule. To Pla and the Staff at Hawaii Thai Massage, thank you for your Amazing service and professionalism.



Allison A.

Dallas, TX

2/29/2016

My husband and I come here almost every weekend. It's the best place for a Thai massage in Dallas!



Bill A.

Mesquite, TX

9/7/2015

Updated review

Upscale for spa like this and super fresh and new! The beds are amazing never experienced anything think this anywhere! The best thing about the entire experience was the massage! Prefect!!



Nathan s.

Sierra Vista, AZ

3/14/2016

Easy to get to, and very good atmosphere. The massage was just what I needed after a long hard week at work. The stretching was good but not too much. Will book again once I am going back through Dallas.



Rick M.

Wylie, TX

8/16/2015

Highly recommend Hawaii Thai Massage & Spa! I have had many massages from Pim and each time walk away feeling like a new man. I recently starting hitting the gym again hard and by Saturday every muscle in my body hurt. After two hours under Pim's care my muscles felt loose, still sore but no longer painful. I also struggle with lower back pain from an old Army injury. Pim focused on the problem areas and gave just the right pressure to alleviate the pain. I know I have found my massage therapist for life.

The spa itself is very clean, quiet and peaceful. Everyone on staff is very friendly and professional. If you love a great massage go check them out.

Here are some reviews we have from Google ;



Emily Kila

a month ago

Had an absolutely fantastic experience visiting Hawaii Thai Massage & Spa. First of all it was so simple and easy to book, which makes the whole process of getting a massage that much easier. The customer service was so friendly and ...[More](#)

Response from the owner a month ago

Thank you for your business



Rick P

a week ago

A bit out of the way, but definitely worth the drive. The staff is very professional and friendly. I have persistent aches and pain that others can't seem to take care of, but they performed their magic. It was my first visit to this place after trying a few other massage places. I will definitely be back.

Response from the owner a week ago

Thank you so much Rick. Hope to see you back here soon.



Jim Ballew

4 months ago

Very nice thai massage. The staff are very nice and listen well to my needs in regards to working around various injuries. If you're not into traditional thai

massage they also have a very nice combo massage mixed with some stretching and ...[More](#)

Response from the owner 4 months ago

Thank you very much Mr.Ballew. We appreciate your business.



Sonia Hustles

a month ago

Found this cute hidden treasure gem. Thai Massage is definitely different from many massages Ive had. LOTS of stretching and pulling. Surely aligns the body to normal.

Response from the owner a month ago

Thank you for your business



Clay Thompson

9 months ago

Incredibly peaceful place. I am a Texas State champion cyclist and Hawaii Thai has helped take the bumps out of my road:-) Highly recommended. Good therapists are very hard to find.

Response from the owner 5 months ago

Thank you very much



Caballero Azul

7 months ago

Nothing Hawaiian about this place... I get weekly Hawaiian massage at home, and was curious about the mix. But this was rough Thai, and some average oil massage. Maybe my expectations were raised by the name... Probably best not to advertise something you cannot deliver... Or am I just naive?!?

Response from the owner 5 months ago

Response from the owner 5 months ago

First of all, thank you for your feedback. No you are not naive. We understand the massage would be different when you travel to different city or country. We

see it as the beauty of diversity. And of course you are used to what you get at home. That is why we have a lot of repeat local clients here. I am the one who gave you Thai massage.-Authentic Ancient Thai style. I don't know which one you are familiar with. Probably the Modern Thai Massage which is more popular nowadays. But the one that you had is very difficult to find because they don't teach the student that style anymore in the school. I learn that massage from my grandmother who is over 100 years old. Also during the session you were free to let your therapist know if the pressure was too strong. For Lomi Lomi Massage, you were also free to let your therapist know that you wanted more pressure or less. You emailed to make an appointment by using name Gerald B. but here your name is Caballero Azul. I don't know which one is your real name? Lastly, you mentioned that you also run the massage business. We are pleased to offer you that next time when you visit Dallas. We should exchange our massages so we both can learn the differences to improve both our skills.



Ron Rahmatian

9 months ago

Best Thai Massage in town. I am a regular customer of Hawaii Thai. the staff are very friendly and they really care for their clients. highly recommended.

Response from the owner5 months ago

Thank you for your business. Hope to see you back here soon.



Gilbert Bottcher

3 months ago

Great experience I would recommend to anyone,

Response from the owner3 months ago

Thank you for your business. Hope to see you soon!



อ่ำพล ธนชัยพาณิชย์

9 months ago

The best thai massage in Dallas

Response from the owner5 months ago

Thank you



Notice of Public Hearing

City Plan Commission - Richardson, Texas

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

SPECIAL PERMIT

File No./Name: ZF 16-16 / Massage Establishment - Hawaii Thai Massage
Property Owner: Bob Reed, 190 @ Central, LP
Applicant: Brian Showalter, Reid Properties
Location: 401 W. PGBT, Suite 109
Current Zoning: PD Planned Development
Request: A request for approval of a Special Permit for a massage establishment in Suite 109, a 1,631 square foot lease space.

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

TUESDAY, JULY 5, 2016
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.

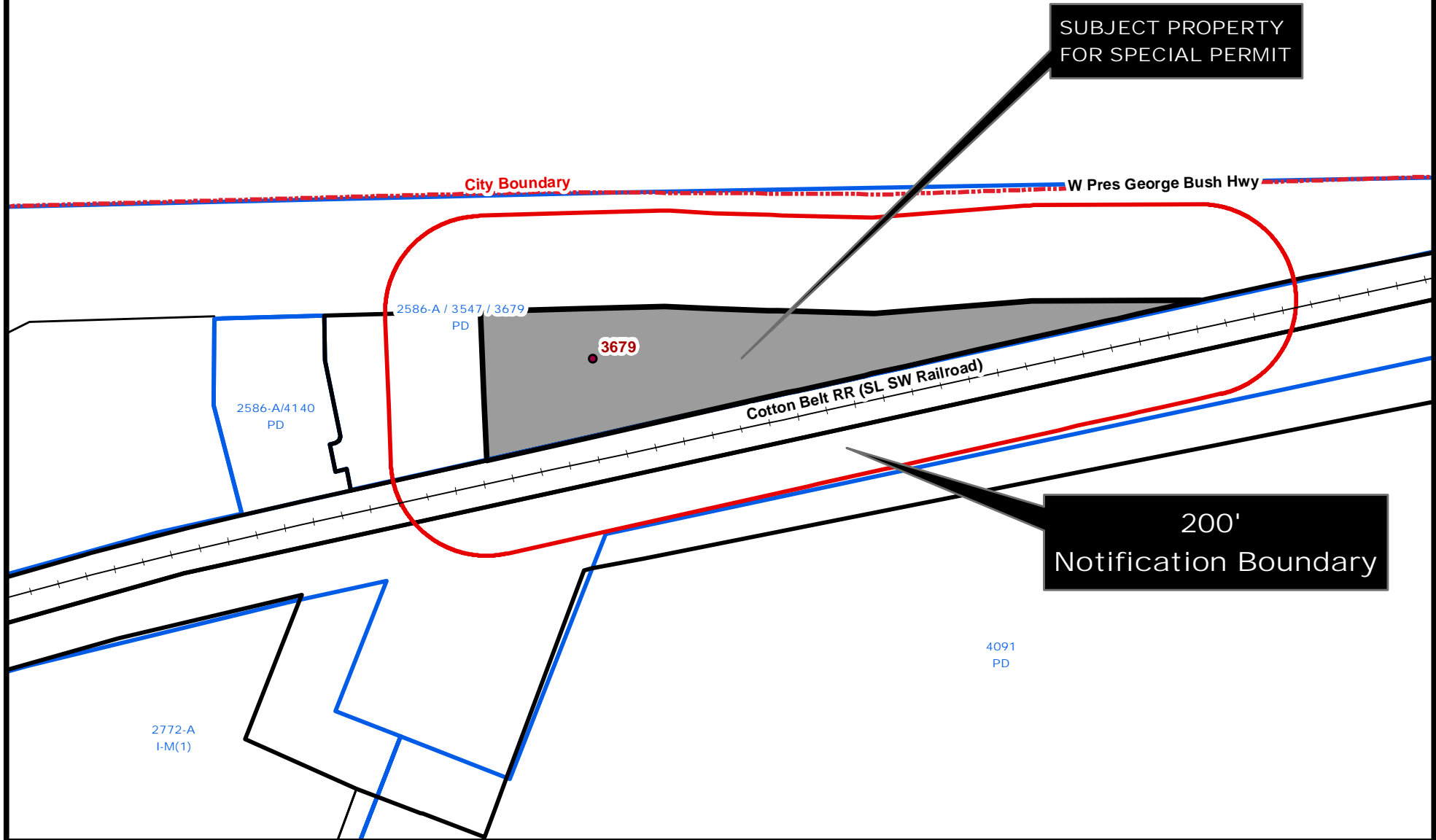
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

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 16-16.

Date Posted and Mailed: 06/24/2016

ZF 16-16



ZF 16-16 Notification Map

Updated By: shacklett, Update Date: June 15, 2016
File: D:\Mapping\Cases\Z\2016\ZF1616\ZF1616 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.



DALLAS AREA RAPID TRANSIT
1401 PACIFIC AVE
DALLAS, TX 75202-2732

ONCOR ELECTRIC DELIVERY COMPAN
PO BOX 219071
DALLAS, TX 75221-9071

190 CENTRAL RETAIL CENTER LP
401 W PRESIDENT GEORGE BUSH HWY
STE 124
RICHARDSON, TX 75080-1192

CBAX PROPERTIES IV LLC
157 SHEPHERDS GLEN RD
ROCKWALL, TX 75032-7613

MOBILECOMM VENTURES LLC
465 W PRESIDENT GEORGE BUSH HWY
STE 200
RICHARDSON, TX 75080-1190

EES REAL ESTATE MANAGEMENT LLC
225 SHEILA AVE
MURPHY, TX 75094-3798

RETFORD INVESTMENTS LLC
3050 SOUTHCROSS BLVD
ROCK HILL , SC 29730-9055

CITY OF PLANO - PLANNING DEPT
1520 K AVENUE
PO BOX 860358
PLANO, TX 75086-0358

BRIAN SHOWALTER
REID PROPERTIES
401 W. PRESIDENT GEORGE BUSH
HWY STE 124
RICHARDSON, TX 75080

ROB REID
190 @ CENTRAL , LP
401 W. PRESIDENT GEORGE BUSH
HWY STE 124
RICHARDSON, TX 75080

ZF 16-16

ORDINANCE NO. 4172

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A MASSAGE ESTABLISHMENT ON A 5.455-ACRE TRACT OF LAND ZONED PD PLANNED DEVELOPMENT LOCATED AT 401 W. PRESIDENT GEORGE BUSH TURNPIKE, RICHARDSON, TEXAS, 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 16-16).

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, to grant a change in zoning to grant a Special Permit for a massage establishment on a 5.455-acre tract of land zoned PD Planned Development located at 401 W. President George Bush Turnpike, Richardson, Texas, and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2. That the Special Permit for a massage establishment is hereby conditionally granted subject to the following special conditions:

1. A massage establishment shall be allowed and shall be limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof.
2. The massage establishment shall be allowed to operate between the hours of 10:00 a.m. – 9:00 p.m. Monday-Friday; 10:00 a.m. - 8:00 p.m. on Saturday and 11:00 a.m. – 8:00 p.m. on Sunday.

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 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 25th day of July, 2016.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:7-19-16:TM 77915)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 16-16

Being a 5.455-acre lot platted as Lot 4A, Block A, Custer Court Addition, an addition to the City of Richardson, Collin County, Texas, according to the plat thereof recorded in Volume R, Page 036 of the Map Records of Collin County, Texas.

CLUSTER COURT ADDITION
LOT 4A, BLOCK A, 5.455 AC.
RICHARDSON, TEXAS

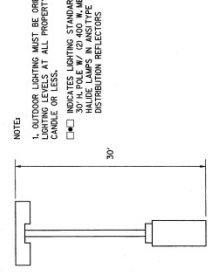
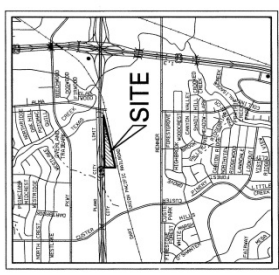
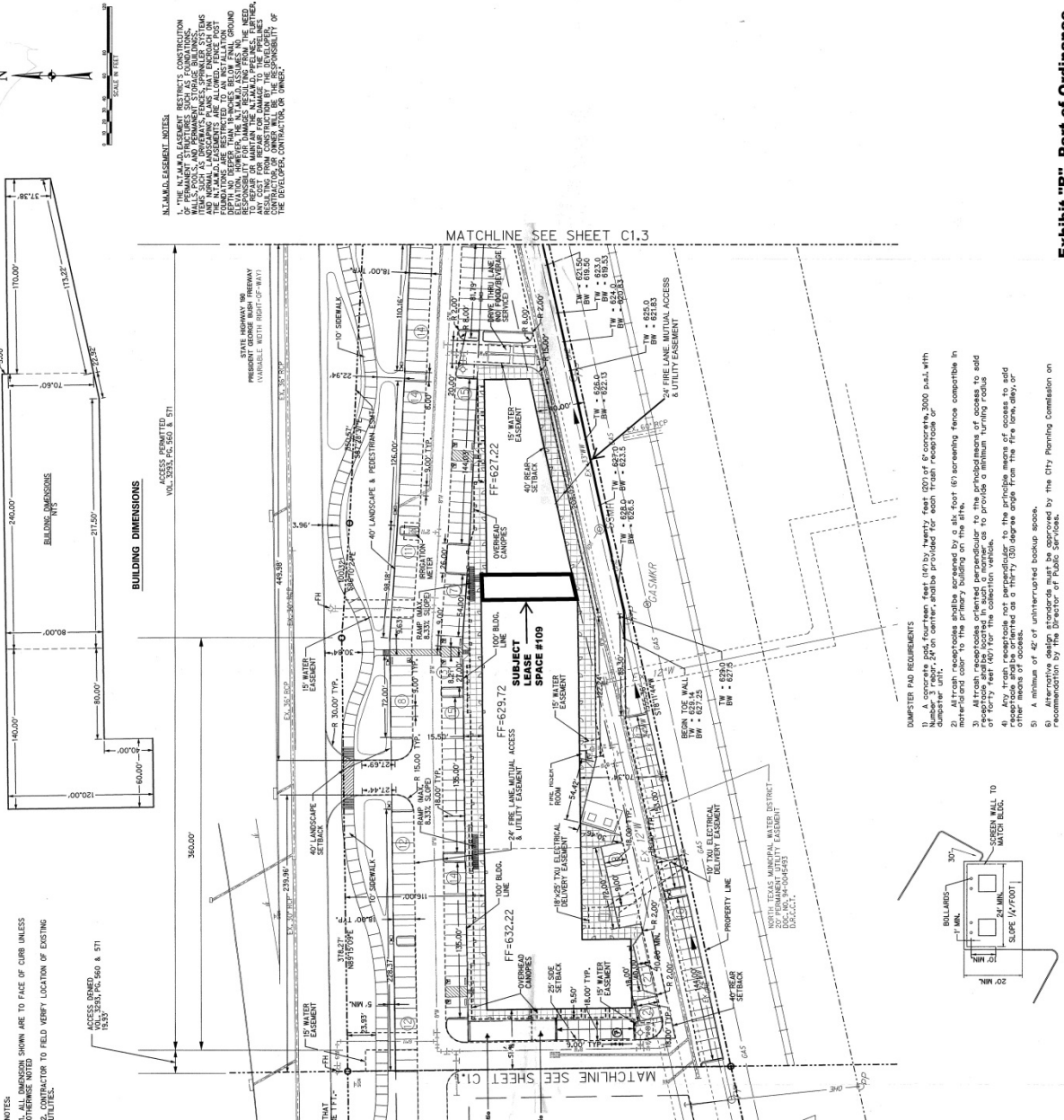


Halff Associates, Inc.
ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS
309 PARKWOOD
FARMERSVILLE, TEXAS 75745
TEL: (214) 488-5539
FAX: (214) 488-5734

Project No.	4172
Sheet No.	1 OF 2
Date	04/20/05
Author	DMW
Check	DMW
Appr.	DMW
Scale	
Notes	
Site Plan	1 OF 2
City of	Richardson
Project Name	CLUSTER COURT ADDITION
Site Plan No.	C1.2

Exhibit "B"- Part of Ordinance

401 N. PRESENT GEORGE BUSH HWY.



ENGINEER:
ROSEWOOD PROPERTY COMPANY
500 CROSSLAND BLVD., SUITE 300
DALLAS, TEXAS 75244
TEL: (214) 756-4591
FAX: (214) 756-6276

CONTRACTOR:
CONTRACTOR TO BE DETERMINED BY THE CITY OF RICHARDSON

ENGINEER:
CONTRACTOR TO BE DETERMINED BY THE CITY OF RICHARDSON

LEGAL DESCRIPTION:	LOT 4A, BLOCK A, CLUSTER COURT ADDITION
ZONING:	PD-PLANNED DEVELOPMENT (ORD. 2386-A)
PROPOSED USE:	RETAIL
SITE DATA:	LOT AREA: 41,200 S.F. LOT COVERAGE: 17.65% (50% MAX.) FLOOR AREA RATIO: 0.34 (0.31 MAX.) LANDSCAPE AREA: 9,177 S.F. (OR 24.2% MIN. (SEE NOTE ON 33,440 S.F.))
CONCRETE PAD REQUIREMENTS:	1. All concrete pads shall be 4" thick with 18" spacing of #4 reinforcement bars. 2. All concrete pads shall be finished with a broom texture. 3. All concrete pads shall be oriented so that the windward side of the pad is towards the prevailing wind. 4. All concrete pads shall be finished with a minimum of 18" of compacted subgrade. 5. All concrete pads shall be finished with a minimum of 18" of compacted subgrade.
PARKING DATA:	Parking Required: 183 Parking Provided: 245 (per approved site plan)
SCREEN WALL:	20' MIN. HEIGHT 30" MIN. WIDTH 3" MIN. SPACING BETWEEN WALLS SLOPE 75% FOOT



MEMO

DATE: July 21, 2016
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 16-17: Rockwell-Shiloh PD, NEC Shiloh Road and Breckenridge Boulevard

REQUEST

The applicant's request is to rezone approximately 28 acres located at the northeast corner of Shiloh Road and Breckenridge Boulevard from I-FP(1) Industrial to PD Planned Development for the I-FP(1) Industrial District in order to eliminate the existing Shiloh Airport North clear zone and to defer submittal of development plans until the site is to be developed.

BACKGROUND

Closed in 1979, the Shiloh Airport was formerly located at the southeast corner of present day Research Drive and Shiloh Road. In 1989 Research Drive was constructed across the airport's runway. In 1999 the site was developed with an office/warehouse building 130,000 square feet in area.

As proposed, the subject property would: 1) retain its current I-FP(1) Industrial zoning designation, which conforms to the site's designation on the Future Land Use Plan as Office/Industry; 2) delete the Shiloh Airport north clear zone and its 20:1 approach slope requirement since the airport no longer exists; and 3) allow the site to be replatted without having to submit development plans until such time that the site is to be developed.

On July 5, 2016 the City Plan Commission held a public hearing to consider the proposed amendment. There were no speakers in support or opposition.

PLAN COMMISSION RECOMMENDATION

By a vote of 6-0, the Commission recommended approval of the request as presented. If City Council should approve the proposed request, attached Ordinance 4173 may also be approved with the same motion.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
City Plan Commission Minutes 07-05-2016
Staff Report
Zoning Map
Aerial Map

Zoning Exhibit (Exhibit "B")
Applicant's Statement
Notice of Public Hearing
Notification List
Ordinance Number 2038
Proposed Ordinance 4173

ZF 16-17 Special Conditions

1. The subject property shall be zoned PD Planned Development for the I-FP(1) Industrial District.
2. The subject property shall be permitted to be replatted, including the creation of new lot boundaries without the required submittal of development plans including, but not limited to, civil development plans, landscape development plans and site plans until such time as the subject property is to be developed.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: July 6, 2016
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: JULY 8, 2016

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, July 25, 2016, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 16-13

A request by Travis Thompson, representing Twin Rivers Capital Partners, for a change in zoning from R-1800-M Residential to PD Planned Development to accommodate the development of a maximum 43-unit residential community, including apartments and/or townhomes, to be located on an approximately 2.7-acre tract (western portion of a 4.7-acre tract) located at 700 N. Plano Road (east side of Plano Road, approximately 1,200 feet south of Arapaho Road). The property is currently zoned R-1800-M Residential.

ZF 16-14

A request by Travis Thompson, representing Twin Rivers Capital Partners, for a change in zoning from R-1800-M Residential to PD Planned Development for the R-1800-M Residential District to accommodate a lot without frontage, to be located on an approximately 2.0-acre tract (eastern portion of a 4.7-acre tract) located at 700 N. Plano Road (east side of Plano Road, approximately 1,200 feet south of Arapaho Road). The property is currently zoned R-1800-M Residential.

ZF 16-16

A request by Brian Showalter, representing Reid Properties, for approval of a Special Permit for a massage establishment to be located at 401 W. President George Bush Highway (south side of President George Bush Highway, between Custer Parkway and Alma Road). The property is currently zoned PD Planned Development.

ZF 16-17

A request by Chris Stout, representing Jones Lang LaSalle Americas, Inc., for a change in zoning from I-FP(1) Industrial with special conditions to PD Planned Development for the I-FP(1) Industrial District to accommodate future development and subdivision of the 28-acre property located at the northeast corner of Breckinridge Boulevard and Shiloh Road. The property is currently zoned I-FP(1) Industrial.

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 –JULY 5, 2016**

PUBLIC HEARING

1. **Zoning File 16-17 – Rezone Property to PD Planned Development:** Consider and take necessary action on a request to rezone 27.93 acres of land from I-FP(1) Industrial District to PD Planned Development for the I-FP(1) Industrial District to remove the existing Shiloh Airport north clear zone and to defer submittal of development plans until the site is proposed for development. The property is located at the northeast corner of Breckinridge Boulevard and Shiloh Road.

Mr. Shacklett explained the applicant was requesting to remove the existing Shiloh Airport clear zone because the airport no longer existed, as well as remove the requirement for development plans until such time the property was sold and/or developed. He added that if the PD was approved the base zoning would remain the same – I-FP(1) Industrial District.

Commissioner Roland asked if the Commission would have another opportunity to review the plans if the deferment portion of the request was approved.

Mr. Shacklett replied development plans would be required with any future development.

With no further questions for staff, Chairman Bright opened the public hearing and received no comments in favor or opposed and closed the public hearing.

Motion: Commissioner Roland made a motion to recommend approval of Zoning File 16-17 as presented; second by Vice Chair Taylor. Motion approved 6-0.



Staff Report

TO: City Plan Commission

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

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

DATE: July 21, 2016

RE: **Zoning File 16-17:** Rockwell-Shiloh, NEC Shiloh Road and Breckenridge Boulevard

REQUEST:

Rezone 27.93 acres of land from I-FP(1) Industrial District to PD Planned Development for the I-FP(1) Industrial District to remove the existing Shiloh Airport North clear zone and to defer submittal of development plans until the site is proposed for development. (See applicant's statement for further explanation.)

APPLICANT / PROPERTY OWNER:

Chris Stout, Jones Lang LaSalle Americas, Inc. / Brent Foss, Rockwell Collins, Inc.

EXISTING DEVELOPMENT:

Undeveloped; however two (2) free-stand antennas are located on the subject site.

ADJACENT ROADWAYS:

Shiloh Road: Six-lane, divided arterial; 12,000 vehicles per day on all lanes, northbound and southbound, between PGBT and Renner Road (February 2015).

Breckenridge Boulevard: Four-lane, divided major collector; 4,000 vehicles per day on all lanes, eastbound and westbound between Shiloh Road and Telecom Blvd (February 2014)

SURROUNDING LAND USE AND ZONING:

North: Office, I-FP(1) Industrial District
South: Undeveloped, I-M(1) Industrial District
East: Office and undeveloped, I-FP(1) Industrial District
West: Office, I-M(1) Industrial District

FUTURE LAND USE PLAN:

Office/Industry

The Office/Industry category designates areas of low- and medium-density office, as well as manufacturing and distribution facilities. Redevelopment is anticipated in low-performing areas in response to changes in building format and market demand. Higher intensity office uses may be appropriate at certain locations. Manufacturing and distribution facilities within this classification should be carefully located and designed to minimize their impact on nearby residential uses.

Future Land Uses of Surrounding Area:

North: Office/Industry
South: Office/Industry
East: Office/Industry
West: Community Commercial

EXISTING ZONING:

I-FP(1) Industrial District (Ordinance Number 2038).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested zoning amendment will not have any significant impacts on the planned surrounding infrastructure.

STAFF COMMENTS:

Background:

Closed in 1979, the Shiloh Airport was located at the southeast corner of present day Research Drive and Shiloh Road. The airport was constructed between 1964-1968 and consisted of a single paved northwest/southeast runway, with a taxiway leading to a single small building. In 1989 Research Drive was constructed across the airports' runway, and in the 1999 the site was developed with a 130,000 square foot office/warehouse building.

Applicant's Request

The applicant's request is to:

- Rezone the subject property from I-FP(1) to PD Planned Development for the I-FP(1) Industrial District thus removing the language in Ordinance Number 2038 (see Ordinance Number 2038) that prohibits structures within the Shiloh Airport north clear zone and its 20:1 approach slope requirement since the airport no longer exists and.
- Allow the subject property to be replatted without the need to submit development plans in conjunction with the replat of the property for the sole purpose of conveying new ownership.

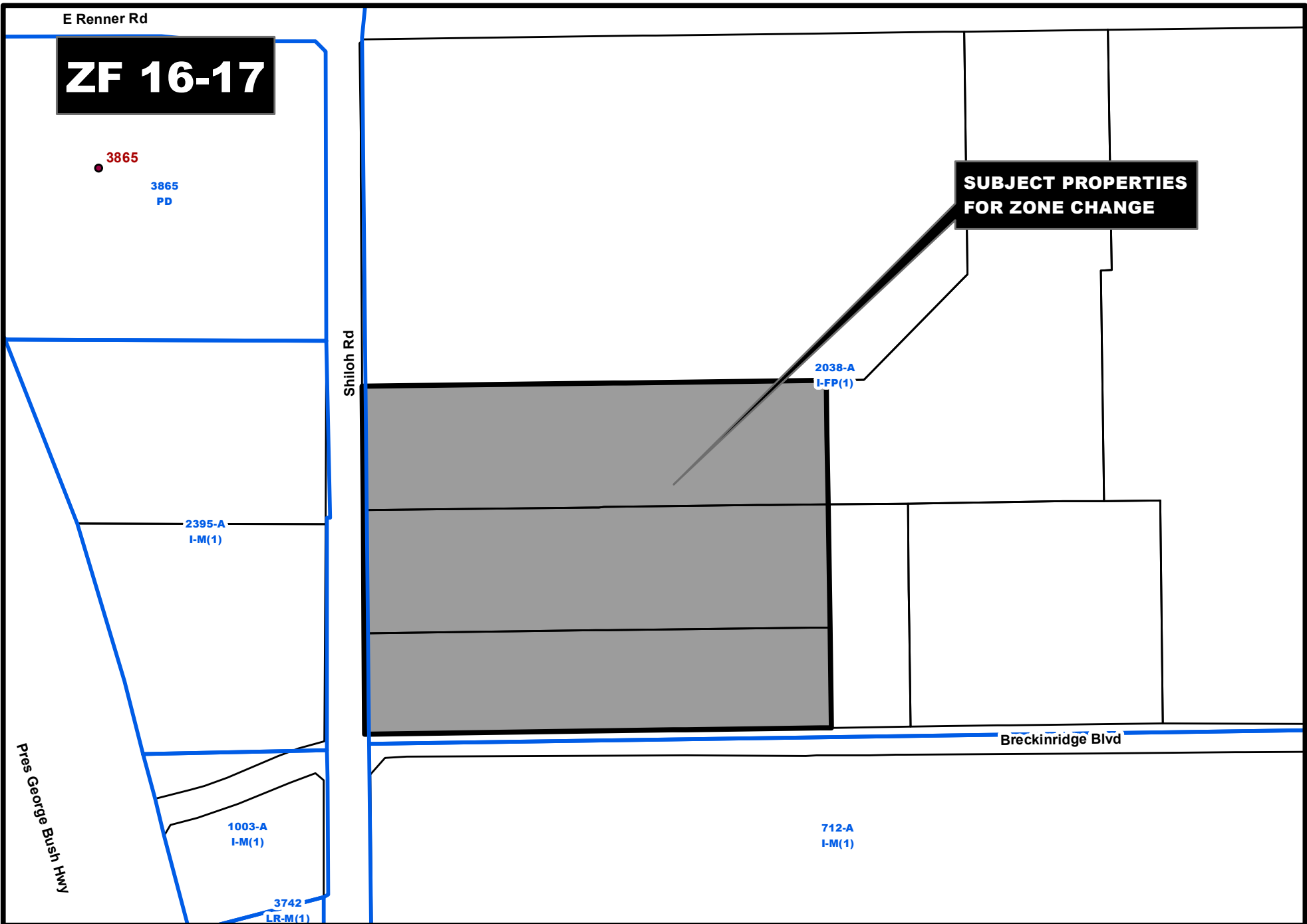
Although rezoning the site to a straight I-FP(1) Industrial District would accomplish the intent, the existence of multiple free-standing antennas on the subject property requires the applicant to submit development plans in conjunction with a replat of the property. The applicant intends to replat the subject property for a pending sale of the property; however, the applicant is not prepared to develop the site at this time.

As proposed, the subject property will retain its current I-FP(1) Industrial zoning designation, which conforms to the site's designation on the Future Land Use Plan as Office/Industry, while allowing the site to be replatted without having to submit development plans until such time that the site is ready for development.

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

Motion: On July 5, 2016, the City Plan Commission recommended approval of the applicant's request on a vote of 6-0, subject to the following conditions:

1. The subject property shall be zoned PD Planned Development for the I-FP(1) Industrial District.
2. The subject property shall be permitted to be replatted, including the creation of new lot boundaries without the required submittal of development plans including, but not limited to, civil development plans, landscape development plans and site plans until such time as the subject property is to be developed.



ZF 16-17 Zoning Map

Updated By: shacklett, Update Date: June 15, 2016
 File: DSI\Mapping\Cases\Z\2016\ZF1617\ZF1617 zoning.mxd

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





ZF 16-17 Aerial Map

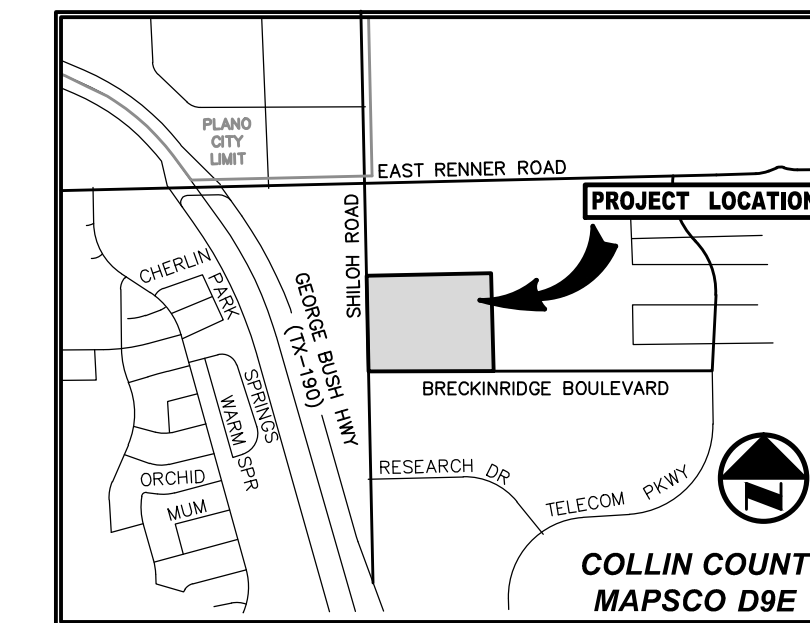
Updated By: shacklett, Update Date: June 15, 2016
File: DSI\mapping\Cases\Z\2016\ZF1617\ZF1617_ortho.mxd

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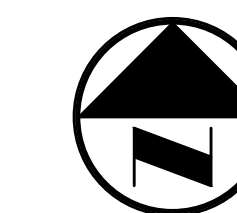


EAST RENNER ROAD

(100' RIGHT-OF-WAY)



VICINITY MAP
(NOT TO SCALE)



0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

--- PROPERTY LINE
--- ZONING CHANGE AREA
P.O.B. POINT OF BEGINNING

PROJECT SUMMARY

CURRENT ZONING	I-FP(1) ORD. No. 2038
PROPOSED ZONING	PD/1-FP(1)
LOT AREA	27.924 ACRES, 1,216,382 SF
FLOOR AREA RATIO	0.75:1 MAX
BUILDING HEIGHT	75' MAX
SETBACKS	40' BRECKINRIDGE BOULEVARD 40' SHILOH ROAD

EXHIBIT "B" - Part of Ordinance

**LOTS 4, 5 & 7
ROCKWELL-SHILOH
SUBDIVISION**

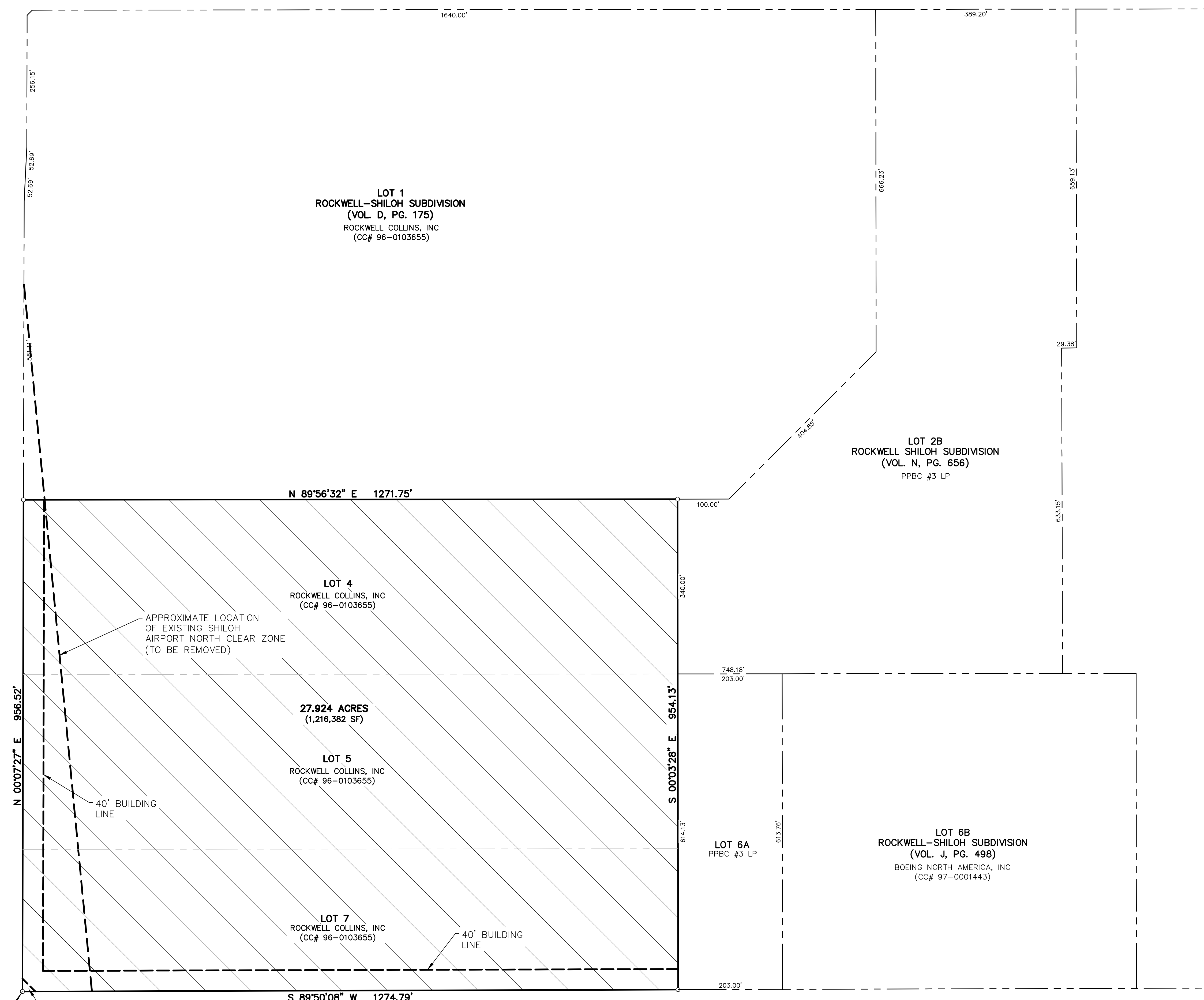
LOCATED IN THE CITY OF RICHARDSON, TEXAS
AND BEING OUT OF THE
HENRY MCULLOUGH SURVEY,
ABSTRACT NO. 587,
COLLIN COUNTY, TEXAS



DRAWN BY CTP	CHECKED BY RWW	SCALE 1"=100'	DATE JUNE 2016	JOB NUMBER 2363-16.209
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SHILOH ROAD

(A VARIABLE WIDTH RIGHT-OF-WAY)



BRECKINRIDGE BOULEVARD

(80' RIGHT-OF-WAY)

P.O.B.

FUTURE 25'x25'
CORNER CLIP

APPROXIMATE LOCATION
OF EXISTING SHILOH
AIRPORT NORTH CLEAR ZONE
(TO BE REMOVED)

40' BUILDING
LINE

40' BUILDING
LINE

LOT 1
ROCKWELL-SHILOH SUBDIVISION
(VOL. D, PG. 175)
ROCKWELL COLLINS, INC
(CC# 96-0103655)

LOT 2B
ROCKWELL SHILOH SUBDIVISION
(VOL. N, PG. 656)
PPBC #3 LP

LOT 4
ROCKWELL COLLINS, INC
(CC# 96-0103655)

27.924 ACRES
(1,216,382 SF)

LOT 5
ROCKWELL COLLINS, INC
(CC# 96-0103655)

LOT 7
ROCKWELL COLLINS, INC
(CC# 96-0103655)

LOT 6A
PPBC #3 LP

LOT 6B
ROCKWELL-SHILOH SUBDIVISION
(VOL. J, PG. 498)
BOEING NORTH AMERICA, INC
(CC# 97-0001443)

LOT 1 ROCKWELL-SHILOH SUBDIVISION - ZONING CHANGE EXHIBIT

Explanation and Description of Request

The purpose of this PD is to remove the Shiloh Airport North Clear Zone from the property. It is also to remove the 20:1 approach slope visual approach requirement for Shiloh Airport from the property. Also, Rockwell Collins would like to sell a portion of the property. The PD will allow Rockwell to replat to create the lot being sold without the required development submittal (civil plans, landscape plans and site plans). These will be submitted by the purchaser once the property is to be developed. Rockwell will not be required to submit for the remainder tract until such a time as they redevelop the property.



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 16-17 / Rockwell-Shiloh
Property Owner: Brent Foss / Rockwell Collins, Inc.
Applicant: Chris Stout / Jones Lang LaSalle Americas, Inc.
Location: Northeast corner of Shiloh Road and Breckinridge Boulevard
(See map on reverse side)
Current Zoning: I-FP(1) Industrial District
Request: A request for approval of a change in zoning of 27.93 acres of land from I-FP(1) Industrial District to PD Planned Development for the I-FP(1) Industrial District to remove the existing Shiloh Airport North clear zone and to defer submittal of development plans until the site is proposed for development.

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

TUESDAY, JULY 5, 2016
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.

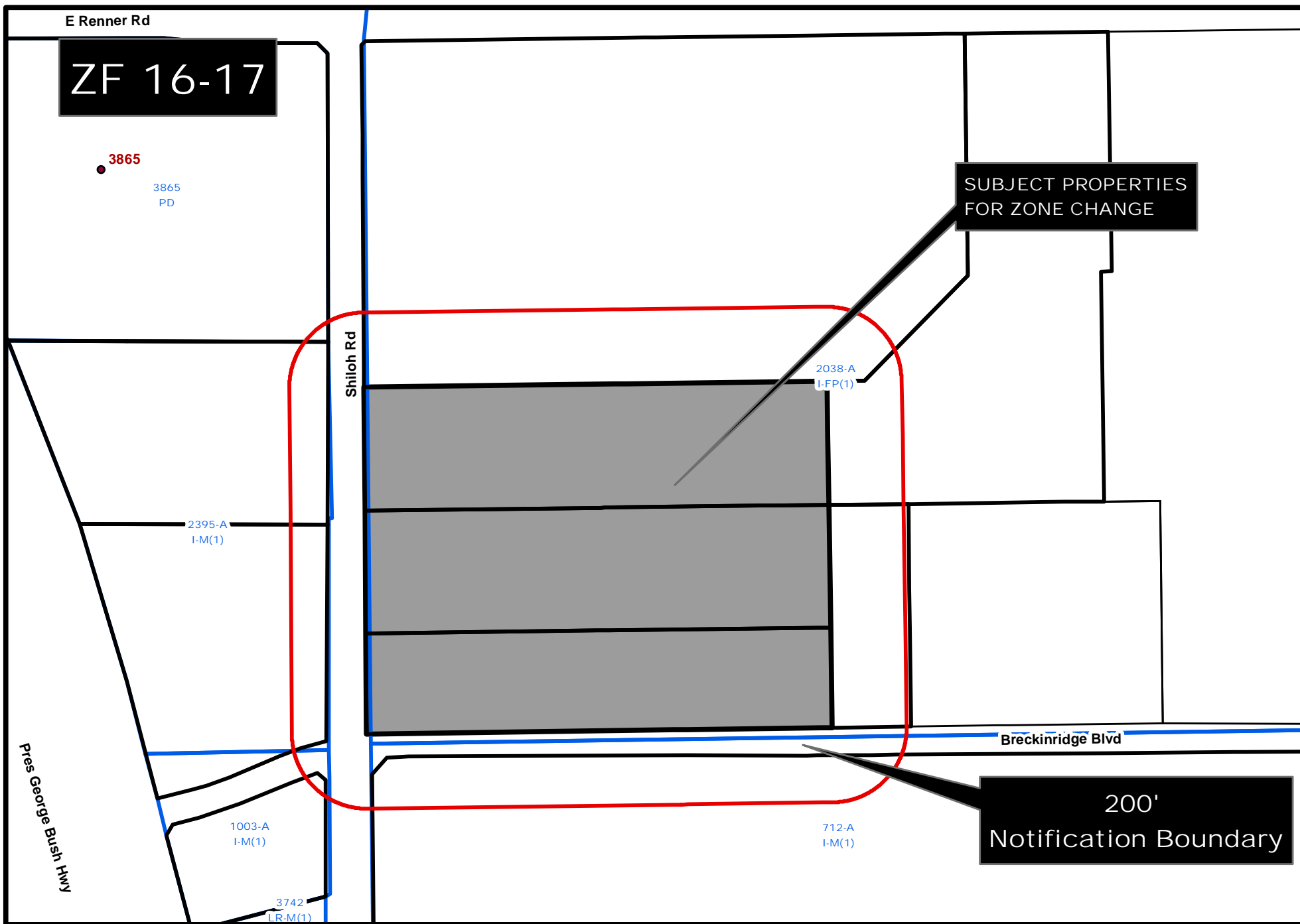
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 16-17.

Date Posted and Mailed: 06/24/2016



ZF 16-17 Notification Map

Updated By: shacklett, Update Date: June 15, 2016
 File: D:\Mapping\Cases\Z\2016\ZF1617\ZF1617 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.



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

PREPI GAVI RICHARDSON OFFICE I LLC
BSP ROC LLC
888 SAN CLEMENTE DR STE 200
NEWPORT BEACH, CA 926606368

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

PPBC #3 LP
ATTN RAY MACKEY
901 MAIN ST STE 4200
DALLAS, TX 752023723

BSP ROC LLC
888 SAN CLEMENTE DR STE 200
NEWPORT BEACH, CA 926606368

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

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

FUJITSU NETWORK COMMUNICATIONS
ATTN ACCOUNTING & FINANCE VP
2801 TELECOM PKWY
RICHARDSON, TX 750823515

BRECKENRIDGE PROPERTIES LP
3201 E GEORGE BUSH HWY STE 101
RICHARDSON, TX 750823565

PPBC #3 LP
ATTN RAY MACKEY
901 MAIN ST STE 4200
DALLAS, TX 752023723

MHSR MEDICAL CENTER
ATTN TAX DEPT
PO BOX 655999
DALLAS, TX 752655999

CHRIS STOUT
JONES LANG LASALLE AMERICAS, INC.
8343 DOUGLAS AVE. STE 100
DALLAS, TX 75225

ROCKWELL COLLINS, INC
3200 E RENNER ROAD
RICHARDSON, TX 75082

ZF 16-17

ORDINANCE NO. 2038-A

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO CHANGE THE FOLLOWING DESCRIBED TRACT FROM "I-M(1)" INDUSTRIAL DISTRICT CLASSIFICATION WITH SPECIAL CONDITIONS TO "I-FP(1)" INDUSTRIAL DISTRICT CLASSIFICATION WITH SPECIAL CONDITIONS, SAID TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF COLLIN, STATE OF TEXAS, AND BEING OUT OF THE HENRY McCULLOUGH SURVEY, ABSTRACT NO. 587, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID McCULLOUGH SURVEY, SAID POINT ALSO BEING THE INTERSECTION OF THE CENTER LINES OF RENNER ROAD AND SHILOH ROAD; THENCE EAST A DISTANCE OF 2800.56 FEET ALONG SAID CENTER LINE OF SAID RENNER ROAD; THENCE SOUTH 3° 7' 20" WEST A DISTANCE OF 2001.22 FEET; THENCE NORTH 89° 49' WEST A DISTANCE OF 2697.94 FEET TO THE CENTER LINE OF SHILOH ROAD; THENCE NORTH 0° 11' EAST A DISTANCE OF 1989.63 FEET ALONG SAID CENTER LINE OF SHILOH ROAD TO THE PLACE OF BEGINNING, CONTAINING 125.4 ACRES OF LAND MORE OR LESS, SAVE AND EXCEPT ANY PART OF THE PERIMETER THEREOF THAT LIES IN ANY ROAD OR IS USED FOR ROAD PURPOSES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning Commission of the City of Richardson, Texas 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 the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance 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 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 by amending the Zoning Map of the City of Richardson so as to give the following described tract of land an "I-FP(1)" Industrial District Classification with special conditions, to-wit:

All that certain lot, tract or parcel of land situated in the County of Collin, State of Texas, and being out of the Henry McCullough Survey, Abstract No. 587, and being more particularly described as follows:

Beginning at the northwest corner of the said McCullough Survey, said point also being the intersection of the center lines of Renner Road and Shiloh Road;

THENCE east a distance of 2800.56 feet along said center line of said Renner Road;

THENCE south 3° 7' 20" west a distance of 2001.22 feet;

THENCE north 89° 49' west a distance of 2697.94 feet to the center line of Shiloh Road;

THENCE north 0° 11' east a distance of 1989.63 feet along said center line of Shiloh Road to the place of beginning, containing 125.4 acres of land more or less, save and except any part of the perimeter thereof that lies in any road or is used for road purposes.

SECTION 2. That the above zoning classification change is granted subject to the following special conditions:

(a) That no structure be allowed in the Shiloh Airport north clear zone as shown on the attached map labeled "Exhibit 1";

(b) That the height of all structures be determined at the time of site plan approval to be in conformance with the 20:1 approach slope required by the visual approach requirements of Shiloh Airport;

(c) That there shall be a minimum setback of forty (40) feet along Shiloh and Renner Roads. Fencing, parking, security buildings and antennas shall be permitted within this setback.

SECTION 3. That all ordinances of the City of Richardson in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other 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 the above described tract shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and as amended herein by the granting of this zoning change.

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 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 TWO HUNDRED DOLLARS (\$200.00) for each offense.

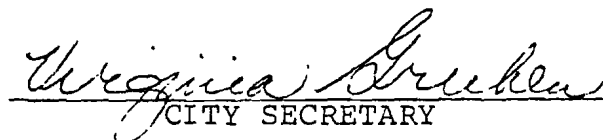
SECTION 7. WHEREAS, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Richardson, creates an urgency and an emergency and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 26 day of June, 1978.

APPROVED:


MAYOR

DULY RECORDED:


CITY SECRETARY

APPROVED AS TO FORM:


CITY ATTORNEY

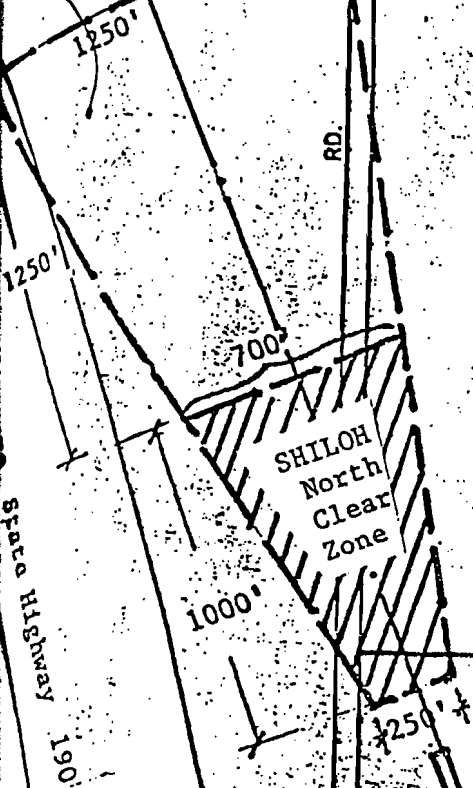
ZONING FILE 7817
"EXHIBIT 1"

20:1 Visual
Approach Slope

Renner Road

RD.

Z.F. 7817
Subject Tract.

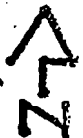


Seco Highway

190'

SHILOH

Shiloh
Airport



1"=600'

ORDINANCE NO. 4173

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 I-FP(1) INDUSTRIAL DISTRICT TO PD PLANNED DEVELOPMENT FOR THE I-FP(1) INDUSTRIAL DISTRICT FOR 27.924 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF SHILOH ROAD AND BRECKINRIDGE BOULEVARD, 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 16-17).

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 I-FP(1) Industrial District to PD Planned Development for the I-FP(1) Industrial District for 27.924 acres of land located at the northwest corner of Shiloh Road and Breckinridge Boulevard, 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 in accordance with the following development regulations:

A. Purpose.

The purpose of this Planned Development District (the “District”) is to remove the existing Shiloh Airport North clear zone that prohibits structures within the Shiloh Airport north clear zone and its 20:1 approach slope requirement since the airport no longer exists; and to defer submittal of development plans until the site is proposed for development to allow the subject property to be re-platted without the need to submit development plans in conjunction with the re-plat of the property for the sole purpose of conveying new ownership.

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 I-FP(1) Industrial District Regulations of Article XX of the Comprehensive Zoning Ordinance.

D. Development Plans.

The subject property shall be permitted to be re-platted, including the creation of new lot boundaries without the required submittal of development plans including, but not limited to, civil development plans, landscape development plans and site plans until such time as the subject property is to be developed.

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 25th day of July, 2016.

APPROVED:

MAYOR

APPROVED AS TO FORM:

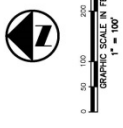
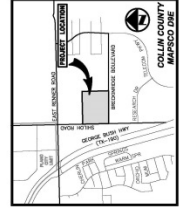
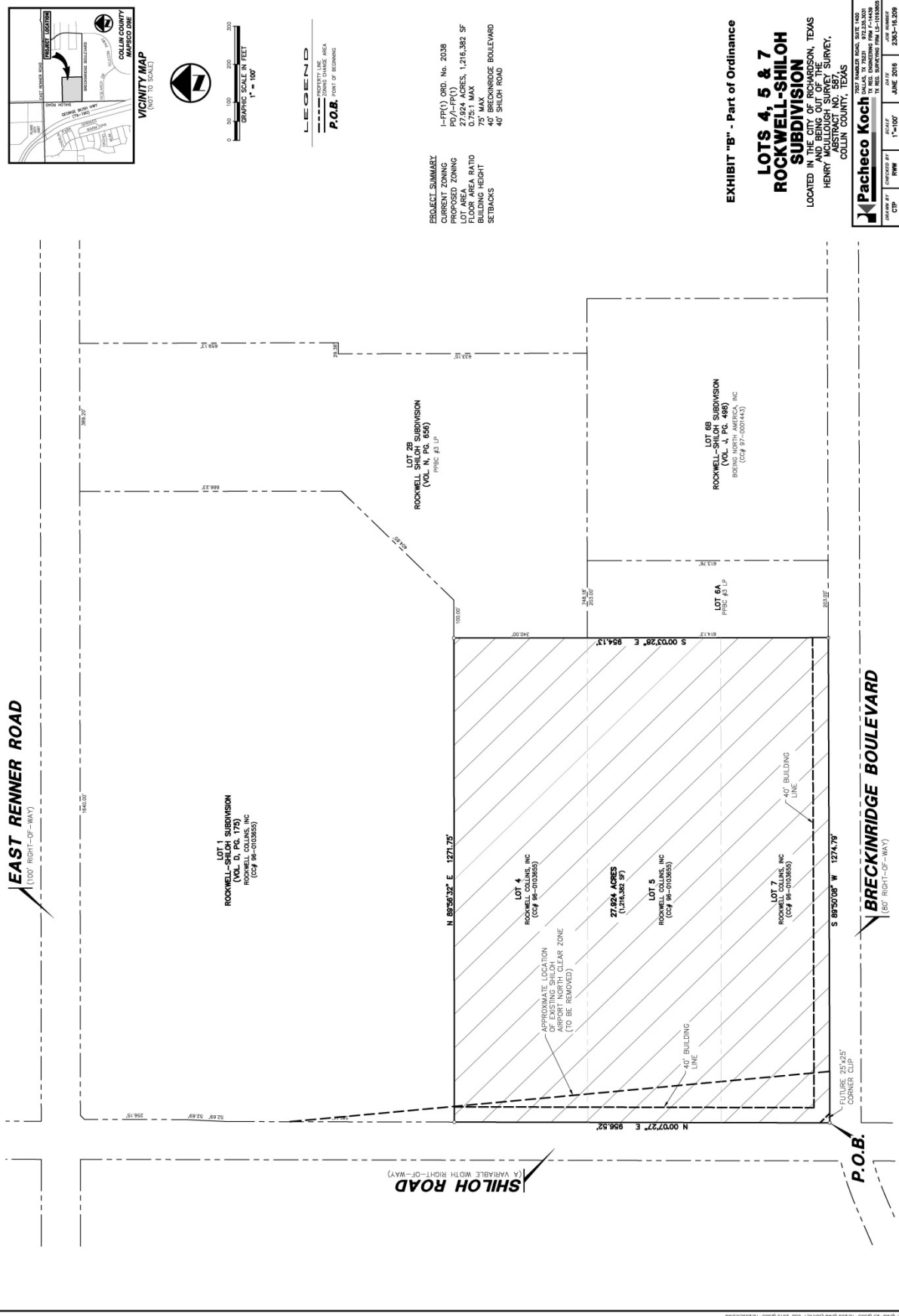
CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:7-19-16:TM 77917)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 16-17

Being a 27.924 acres of land platted as Lot 4, Lot 5 and Lot 7, Rockwell-Shiloh Subdivision, an addition to the City of Richardson, Collin County, Texas, according to the plat thereof recorded in Volume D, Page 175 of the Map Records of Collin County, Texas.



LEGEND
 --- ZONING CHANGE AREA
P.O.B. POINT OF BEGINNING

PROJECT SUMMARY
 I-FR(1) ORD. No. 2038
 PD/A-PF(1)
 LOT AREA ACRES, 1,216,392 SF
 FLOOR AREA RATIO
 0.7851 MAX
 BUILDING HEIGHT
 75' MAX
 40' BRECKINRIDGE BOULEVARD
 SETBACKS
 40' SHILOH ROAD

EXHIBIT "B" - Part of Ordinance

**LOTS 4, 5 & 7
 ROCKWELL-SHILOH
 SUBDIVISION**

LOCATED IN THE CITY OF RICHARDSON, TEXAS
 AND BEING OUT OF THE
 HENRY MCKELLOUGH SURVEY SURVEY,
 COLLIN COUNTY, TEXAS

Pacheco Kocik
 1027 MARLBOROUGH ROAD, SUITE 1000
 RICHARDSON, TEXAS 75081
 TEL: 972-233-1100 FAX: 972-233-1104
 WWW.PACHECKOCIK.COM
 IN REG. SUBDIVISION PLAN 15-111880D
 ORDER NO. 15-111880D
 DATE OF ORDER: JUNE 2015
 ORDER BY: BMM
 ORDER NO.: 2335-18-208
 ORDER BY: CTP
 ORDER NO.: 15-1107

EAST RENNER ROAD
 (100' RIGHT-OF-WAY)

SHILOH ROAD
 (A VARIABLE WIDTH RIGHT-OF-WAY)

BRECKINRIDGE BOULEVARD
 (50' RIGHT-OF-WAY)

LOT 1
 ROCKWELL-SHILOH SUBDIVISION
 (VOL. 0, PL. 179)
 ROCKWELL COLLINS, INC.
 (C/O# 98-010885)

LOT 29
 ROCKWELL-SHILOH SUBDIVISION
 (VOL. 4, PL. 858)
 PFCO, P.L.P.

LOT 28
 ROCKWELL-SHILOH SUBDIVISION
 (VOL. 4, PL. 848)
 BEBING NORTH AMERICA, INC.
 (C/O# 97-007443)

LOT 24
 PFCO, P.L.P.

LOT 4
 ROCKWELL COLLINS, INC.
 (C/O# 98-010885)

27,924 ACRES
 (1,216,392 SF)

LOT 5
 ROCKWELL COLLINS, INC.
 (C/O# 98-010885)

LOT 7
 ROCKWELL COLLINS, INC.
 (C/O# 98-010885)

APPROXIMATE LOCATION
 OF EXISTING SHILOH
 RIGHT-OF-WAY CLEAR ZONE
 (TO BE REMOVED)

40' BUILDING
 LINE

40' BUILDING
 LINE

FUTURE 25'x25'
 CORNER CLIP

P.O.B.



City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, July 25, 2016

Agenda Item: VAR 16-03 Mark Twain Elementary School
1200 Larkspur Drive / southeast corner of Glenville
Drive and Larkspur Drive

Staff Resource: Michael Spicer, Director of Development Services

Summary This is a request for approval of a variance to the City of Richardson Subdivision and Development Code, Chapter 21, Article III, Section 21-47(d), *Screening and Open Space*, to waive the requirement of a six-foot high masonry screening wall along the eastern property line, adjacent to the residentially zoned property to the east (Mark Twain Park).

Board/Commission Action: On July 19, 2016 the City Plan Commission unanimously recommended approval of the request as presented.

Action Proposed The City Council may approve the request as presented, approve with conditions, or deny.

VARIANCE 16-03
Mark Twain Elementary School

Attachments:

1. Locator
2. Staff Report
3. Variance Exhibit
4. Applicant's Statement
5. DRAFT CPC Minutes from July 19, 2016
6. Site Photo
7. Notice of Variance Request
8. Notification Map



VAR 16-03 Mark Twain Elementary School
1200 Larkspur Drive



**CITY COUNCIL
BACKGROUND INFORMATION
July 25, 2016**

Variance 16-03

SUMMARY

Owner: Richardson Independent School District

Applicant: John Casey, Glenn Engineering

Project Name: VAR 16-03 Mark Twain Elementary School

Location: 1200 Larkspur Drive
Southeast corner of Glenville Drive and Larkspur Drive

Request: This is a request for approval of a variance to the City of Richardson Subdivision and Development Code, Chapter 21, Article III, Section 21-47(d), *Screening and Open Space*, to waive the requirement of a six-foot high masonry screening wall along the eastern property line, adjacent to Mark Twain Park.

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: To date, no written correspondence has been received.

CPC Action: On July 19, 2016, the City Plan Commission unanimously recommended approval of the request as presented.

DEVELOPMENT SUMMARY

Land Area:	10.306 acres (448,613 sq. ft)
Zoning:	R-1100-M Residential District
Existing Development:	55,179-square foot elementary school
Adjacent Land Use/ Zoning:	
North	Single-family residential / R-1100-M Residential District
East	City Park / R-1100-M Residential District
South	Office / O-M Office District
West	Single-family residential / R-1100-M Residential District

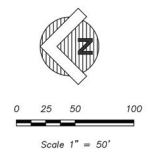
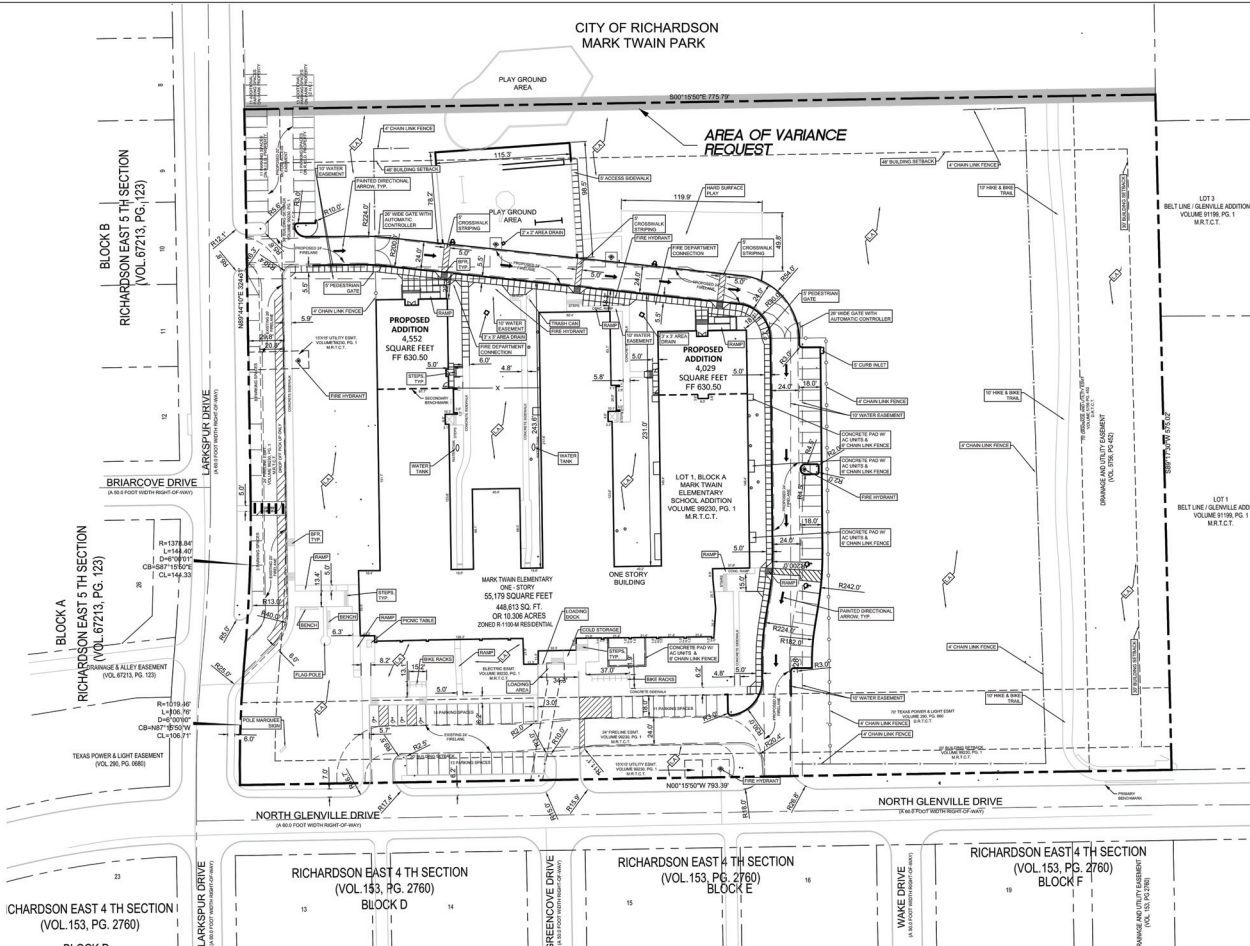
BACKGROUND INFORMATION

Background: Richardson Independent School District (RISD) intends to construct an approximately 8,600-square foot expansion to the existing 55,179-square foot Mark Twain Elementary School. Additional site improvements will include the extension of a public sidewalk along Larkspur Drive and Glenville Drive, a new looped drop-off lane, and an extended fire lane around the south and east sides of the school. Any site modifications will require future development plan approval by the City Plan Commission.

Article III, Section 21-47(d) of the Subdivision and Development Code requires a minimum six-foot tall masonry screening wall along the common property line where a non-residential use (school) is adjacent to residentially zoned property. In this case, a six-foot high masonry wall is required to be constructed along the eastern property line, adjacent to Mark Twain Park for a distance of 775 feet.

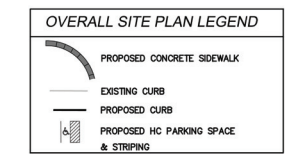
According to the applicant's statement, RISD feels that the installation of the screening wall would present a security issue by eliminating the open view between the school and the park. Additionally, the applicant states there are mutual benefits of having the school and the park open to one another.

Since 2006, ten (10) variances have been granted to allow alternative screening methods in lieu of a masonry screening wall or to waive the requirement altogether. Since 2013, the City Council has approved three (3) variances to waive the screening wall requirement at elementary schools, including a variance for Richland Elementary to waive the requirement for the screening wall between the school and Richland Park.

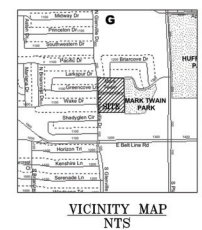


SITE DATA SUMMARY TABLE

ZONING:	R-1100-M RESIDENTIAL
ORDINANCE NO.:	NONE
SPECIAL CONDITIONS:	NONE
USE:	ELEMENTARY SCHOOL
LOT AREA:	10,306 ACRES OR 448,613 SF
SETBACKS:	30' LARKSPUR, 30' GLENVILLE 46' ALONG EAST PROPERTY LINE 25' ALONG SOUTH PROPERTY LINE
BUILDING AREA:	55,179 SF
EXISTING BUILDING:	8,261 SF
PROPOSED ADDITION:	63,760 SF
TOTAL BUILDING AREA:	142,939 SF
BUILDING COVERAGE:	0.14 : 1
FAR (FLOOR AREA RATIO):	99 SPACES
TOTAL PARKING (INC. HC.):	6 SPACES (6 VAN)
TOTAL HC PARKING PROVIDED:	NOT APPLICABLE
REQUIRED PARKING:	(127,447 SF)
PERCENT IMPERVIOUS COVER EXISTING:	(161,009 SF)
PERCENT IMPERVIOUS COVER PROPOSED:	1 STORY @ 22'-8" (EXISTING GYMNASIUM)
MAXIMUM BUILDING HEIGHT:	- LIMITED TO 25'



NOTE: ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ANY NEW DEVELOPMENT IS SUBJECT TO SITE LANDSCAPE PLAN APPROVAL.



VARIANCE REQUEST:
 VARIANCE FROM THE MASONRY SCREENING FENCE REQUIREMENT ALONG THE EAST PROPERTY LINE ADJACENT TO THE CITY PARK AND ALLOW EXISTING CHAIN LINE FENCING TO REMAIN WHERE IT IS IN PLACE (MASONRY WALL REQUIRED DUE TO PROPOSED BUILDING ADDITIONS ON THE EAST SIDE OF THE EXISTING BUILDING)

PRIMARY BENCH MARK:
 BENCHMARK #1
 SQUARE CUT ON TOP OF CURB, EAST SIDE OF GLENVILLE DRIVE APPROXIMATELY 160' SOUTH OF THE INTERSECTION WITH WAKE DRIVE.
 ELEV. = 625.99'

SITE BENCH MARK #2:
 BENCHMARK #2
 FINISH FLOOR ELEVATION OF EXISTING NORTH EAST WING OF MARK TWAIN ELEMENTARY.
 ELEV. = 630.50'

CORGAN
 CORGAN ASSOCIATES, INC.
 401 North Houston Street
 Dallas, Texas 75202
 Tel 214 748 2000
 Fax 214 658 9281

01
 02
 04
 05
 06
 07
 08
 REVISIONS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS J. CASEY, IV, P.E. 88213
 JULY 10, 2016

Mark Twain Elementary School Addition
 MARK TWAIN ELEMENTARY SCHOOL SITE ADDITION
 1200 LARKSPUR DRIVE
 RICHARDSON, TEXAS 75081



MARK TWAIN ELEMENTARY SCHOOL VARIANCE EXHIBIT VAR 16 -
 JOB 16105.0000
 DATE 07.11.2016
 SHEET

VARIANCE EXHIBIT
MARK TWAIN ELEMENTARY SCHOOL SITE ADDITION
 1200 LARKSPUR DRIVE
 10,306 ACRES SITUATED IN THE JOSEPH S. SKILES SURVEY, ABSTRACT NO 1366 AND THE E. BARROUX SURVEY, ABSTRACT NO 162 CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

ARCHITECT: CORGAN ASSOCIATES, INC. 401 HOUSTON STREET DALLAS, TEXAS 75202 214-748-2000
 OWNER: RICHARDSON I.S.D. 400 SOUTH GREENVILLE AVE. RICHARDSON, TEXAS 75081 469-993-0037
 ENGINEER: GLENN ENGINEERING CORP. 1816 E. FIRM ROAD, BOX 1300 165 BECKER CT., SUITE 910 IRVING, TEXAS 75068 972-717-5111

CS 1.02



Richardson ISD
Mark Twain Elementary School
Mark Twain Elementary School Addition
Lot 1, Block 1
1200 Larkspur Drive
10.306 Acres

July 11, 2016

APPLICANT'S STATEMENT

Student enrollment for the Mark Twain Elementary located at 1200 Larkspur Drive has outgrown the school's current capacity in this attendance zone. The existing school building consists of 55,179 SQ. Ft. The proposed additions to the school would total 8,613 SQ. Ft. containing 6 new classrooms with associated break and storage areas for each separate addition. An additional onsite drop off lane will also serve as a 24' fire lane to better protect the rear portion of the school furthest away from both Glenville Drive and Larkspur, which will also serve as a drop-off and pick-up lanes to reduce traffic on the public streets, and associated parking, utility and drainage improvements.

SCREEN WALL VARIANCE REQUEST

Because of the property's zoning and location next to a property zoned as residential (Mark Twain Park), a 6' foot high masonry screening wall is required along the east property line by Subdivision Code and Development Ordinance when adding on to the school building. Richardson Independent School District is requesting this requirement for the screen wall to be waived in this case. The Owner feels a solid screen wall adjacent to it's east property line would greatly restrict the mutual benefits of having the school directly adjacent to a City Park, and in this case will present a security issue for the students attending thee school. Installing the wall has the potential to screen and hide predators. Currently the school staff has open site vision of the children traveling to and from school who walk across the park. This would not be the case if a solid screen wall were constructed.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. John Casey', is written over a horizontal line.

T. John Casey, P.E., C.F.M.
Glenn Engineering Corporation

**EXCERPT
CITY PLAN COMMISSION
DRAFT MINUTES
JULY 19, 2016**

VARIANCE

Variance 16-03 – Mark Twain Elementary School: Consider and take necessary action on a request for a variance from Chapter 21, Subdivision and Development Code, Article III, Section 21-47(b), *Screening and Open Space*, for a waiver to the masonry screening requirement for a nonresidential use abutting a residential zoning district. The site is located at 1200 Larkspur Drive.

Mr. Shacklett stated the applicant was requesting a variance to the City's Subdivision and Development Code to waive the requirement for a 6-foot screening wall for a nonresidential development on residentially zoned property adjacent to a residential zoning district. He noted that since the property next to the school was a city park, not having a wall would allow ease of access for the students and increased visibility from the school to the park.

With no questions for staff, Chairman Bright asked the applicant if he had any comments.

Mr. John Casey, Glenn Engineering, 105 Decker Court, Irving, Texas, representing Richardson Independent School District, asked the Commission to approve the request and said he was available for any questions. No questions were posed from the Commission.

With no other comments or questions, Chairman Bright called for a motion.

Motion: Commissioner DePuy made a motion to recommend approval of Item 4 as presented; second by Commissioner Roland. Motion approved 7-0.



**Approx. location
of screening wall**

**Looking South along
East Property Line**



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 16-03 / Mark Twain Elementary School
Property Owner: Richardson Independent School District
Applicant: John Casey, Glenn Engineering
Location: 1200 Larkspur Drive
Request: Approval of a request for a variance from the City of Richardson Subdivision and Development Code, Article III, Section 21-47(d), to waive the requirement of a six-foot tall masonry screening wall along the eastern property line abutting a residential zoning district, which is developed as a public park.

The City Plan Commission will consider this request on:

TUESDAY, JULY 19, 2016
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 Posted and Mailed: July 8, 2016

VAR 16-03

1036-A
TO-M

527-A
TO-M

2844-A
R-1100-M

280-A
R-1100-M

446-A
R-1800-M

Pacific Dr

Larkspur Dr

Subject Property

Greencove Ln

Wake Dr

Shadyglen Cir

Glennville Dr

Briar Cove Dr

N Plano Rd

Notified Property

128-A
R-1100-M

Mark Twain
Park

3323-A
LR-M(1)

646-A
A-950-M

843-A
C-M

201-A
C-M

2179-A
O-M

543-A
C-M

164-A
C-M

431-A
O-M

398-A
O-M

918-A
C-M

653-A
LR-M(2)

677-A
LR-M(2)

457-A
R-1500-M

457-A
R-1500-M

716-A
O-M

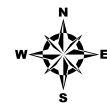
1060-A
LR-M(2)

202-A
C-M

203-A
C-M

E Belt Line Rd

VAR 16-03
1200 Larkspur Drive



ORDINANCE NO. 4174

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A COMMERCIAL AMUSEMENT CENTER LIMITED TO AN INDOOR CHILDREN’S PLAY PLACE ON A 7.08-ACRE TRACT OF LAND ZONED PD PLANNED DEVELOPMENT FOR THE LR-M(2) LOCAL RETAIL DISTRICT LOCATED AT 2701 CUSTER PARKWAY, RICHARDSON, TEXAS, 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 16-12).

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, to grant a change in zoning to grant a Special Permit for a commercial amusement center limited to an indoor children’s play place on a 7.08-acre tract of land zoned PD Planned Development for the LR-M(2) Local Retail District located at 2701 Custer Parkway, Richardson, Texas, and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2. That the Special Permit for a commercial amusement center is hereby conditionally granted subject to the following special conditions:

1. A commercial amusement center, limited to an indoor children's play place, shall be allowed and shall be limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The commercial amusement center shall be allowed to operate between the hours of 9:00 a.m. and 5:00 p.m. On Wednesdays, the commercial amusement center shall be allowed to operate between the hours of 9:00 a.m. and 7:00 p.m.

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 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 25th day of July 2016.

APPROVED:

MAYOR

APPROVED AS TO FORM:

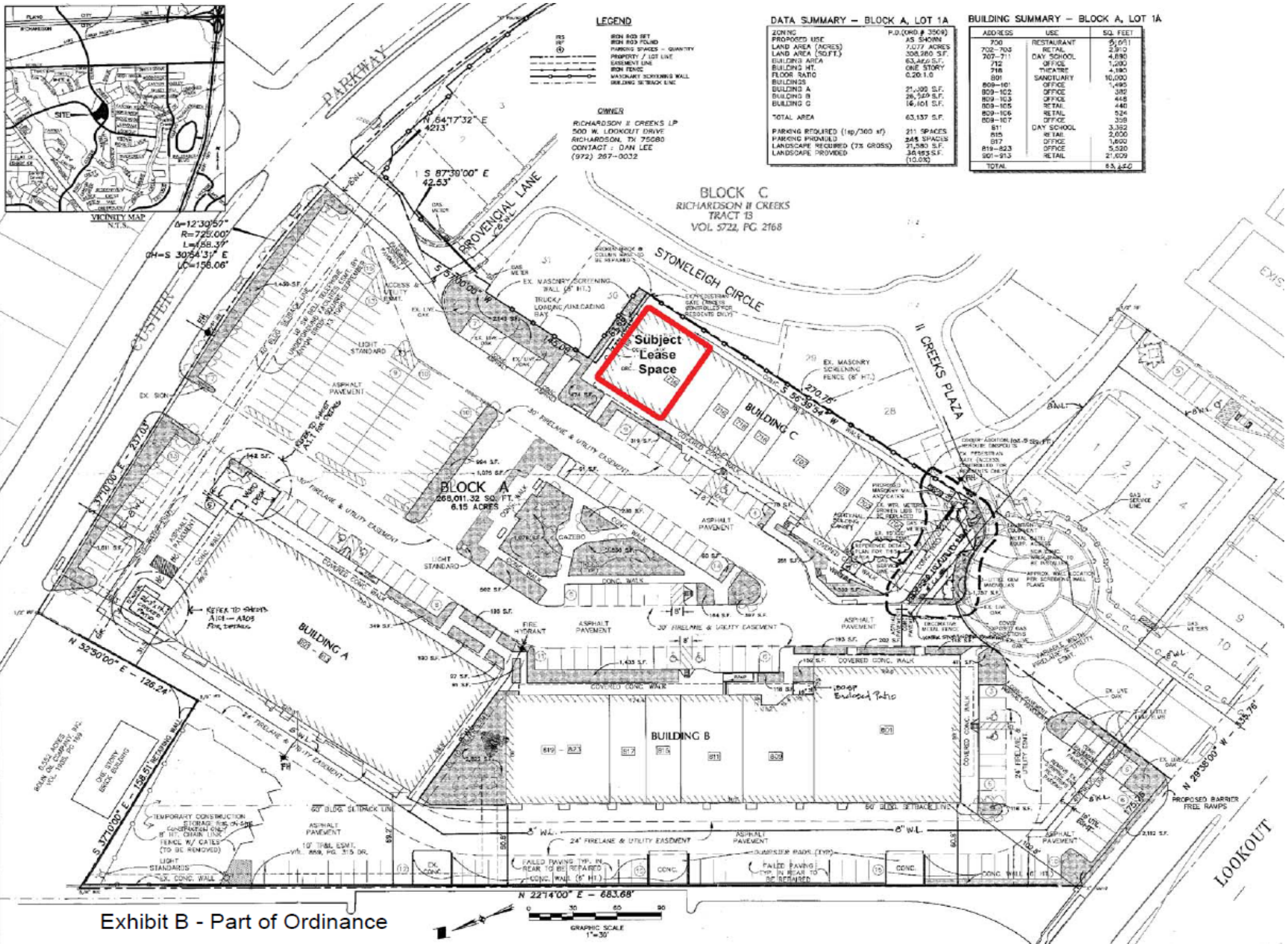
CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:7-15-16:TM 77866)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 16-12

BEING a tract of land situated in the E.T. Myers Survey, Abstract No. 616, in the City of Richardson, Collin County, Texas, and being Lot 1A, Block A of II Creeks, according to the Plat thereof recorded in Volume Q, Page 229-230, of the Map Records of Collin County, Texas.



ORDINANCE NO. 4175

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN ELECTRONIC-CIGARETTE ESTABLISHMENT ON A 1.69-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL DISTRICT LOCATED AT 3601 N. JUPITER ROAD, RICHARDSON, TEXAS, 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 16-15).

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, to grant a change in zoning to grant a Special Permit for an electronic-cigarette establishment on a 1.69-acre tract of land zoned LR-M(2) Local Retail District located at 3601 N. Jupiter Road, Richardson, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the Special Permit for an electronic-cigarette establishment is hereby conditionally granted subject to the following special conditions:

1. An electronic-cigarette establishment shall be allowed and shall be limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The electronic-cigarette establishment shall be allowed to operate between the hours of 11:00 a.m. and 8:00 p.m.

3. The Special Permit is conditionally granted for an electronic-cigarette establishment and is limited to Brandon Parrish. No other person, company, business or legal entity may operate an electronic-cigarette establishment on the property other than Brandon Parrish. The Special Permit automatically terminates upon the change in ownership or operator, or change in the business name, in accordance with Article XXII-A, Section 7, of the Comprehensive Zoning Ordinance, as amended.

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 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 25th day of July 2016.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
PGS:7-15-16:TM 77871)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 16-15

Being a 1.69-acre lot platted as Lot 1A, Block A, One Ninety Business Park No. 2, an addition to the City of Richardson, Collin County, Texas, according to the plat thereof recorded in Volume K, Page 216 of the Map Records of Collin County, Texas.

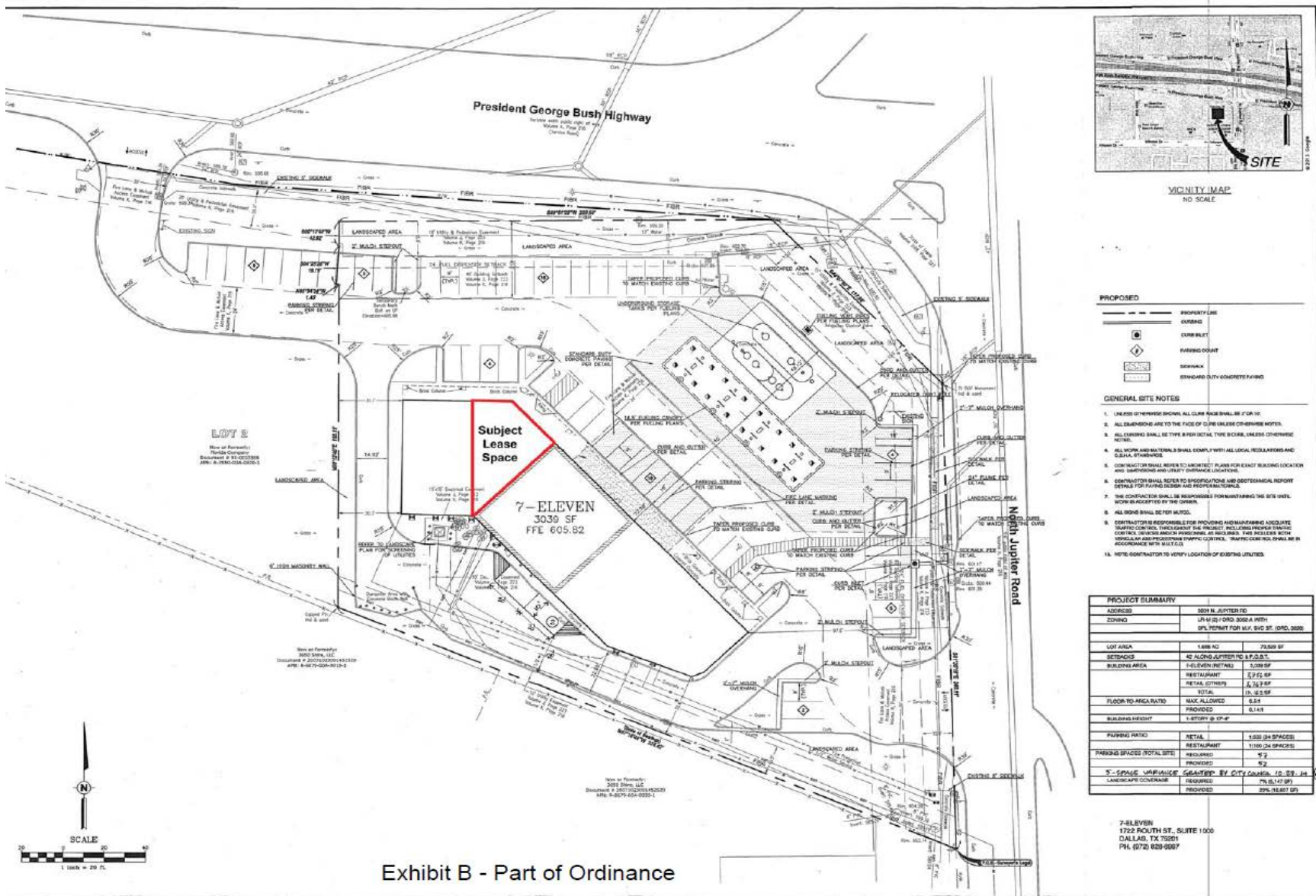


Exhibit B - Part of Ordinance

RESOLUTION NO. 16-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE LOCAL TRANSPORTATION PROJECT ADVANCE FUNDING AGREEMENT (HEREINAFTER "AGREEMENT") FOR A SURFACE TRANSPORTATION PROGRAM – METROPOLITAN MOBILITY PROJECT (OFF-SYSTEM) FOR THE CAMPBELL ROAD PROJECT, BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS, AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented a proposed Local Transportation Project Advance Funding Agreement (LPAFA) by and between the City of Richardson, Texas, and the State of Texas, acting by and through the Texas Department of Transportation, which provides for the construction of intersection improvements to include (1) extending the southbound right turn lane on the frontage road at Campbell Road; (2) adding a southbound left turn lane on the frontage road at Campbell Road; and (3) adding an auxiliary lane on Campbell Road from US 75 to Collins Boulevard, in the City of Richardson, attached as Exhibit "A" and incorporated herein by reference; and

WHEREAS, upon full review and consideration of the Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Manager should be authorized to execute the Agreement on behalf of the City of Richardson, Texas;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Local Transportation Project Advance Funding Agreement for a Surface Transportation Program – Metropolitan Mobility Project (Off-System) for the Campbell Road Project, attached hereto as Exhibit "A", having been reviewed by the City Council of the City of Richardson, Texas, and found to be acceptable and in the best interest of the City and its citizens, be, and the same is hereby, in all things approved, and the City Manager is hereby authorized to execute the Local Transportation Project Advance Funding Agreement (and any amendments thereto, including any related instruments) on behalf of the City of Richardson, Texas.

SECTION 2. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson,
Texas, on this the 25th day of July 2016.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:6-27-16:TM 77561)

Exhibit "A"
Local Transportation Project Advance Funding Agreement
(to be attached)

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STATE OF TEXAS §
COUNTY OF TRAVIS §

**LOCAL TRANSPORTATION PROJECT
ADVANCE FUNDING AGREEMENT
For A**

**Surface Transportation Program – Metropolitan Mobility Project
(Off-System)**

THIS Local Project Advance Funding Agreement (LPAFA) is made by and between the State of Texas, acting by and through the Texas Department of Transportation, called the “State”, and the City of Richardson, acting by and through its duly authorized officials, called the “Local Government.”

WITNESSETH

WHEREAS, a Master Agreement between the Local Government and the State has been adopted and states the general terms and conditions for transportation projects developed through this LPAFA; and,

WHEREAS, the Texas Transportation Commission passed Minute Order Number 114417 that provides for the development of, and funding for, the Project described herein; and,

WHEREAS, the Governing Body of the Local Government has approved entering into this LPAFA by resolution or ordinance dated _____, 20__, which is attached to and made a part of this agreement as Attachment A for the development of the Project. A map showing the Project location appears in Attachment B, which is attached to and made a part of this agreement.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

AGREEMENT

1. Period of the Agreement

The period of this LPAFA is as stated in the Master Agreement, without exception.

2. Termination of this LPAFA

Termination of this LPAFA shall be under the conditions as stated in the Master Agreement. This LPAFA may be terminated by the State if the Project is inactive for thirty-six (36) months or longer and no expenditures have been charged against federal funds.

3. Amendments

Amendments to this LPAFA shall be made as described in the Master Agreement, without exception.

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4. Scope of Work

The scope of work for this LPAFA is described as the construction of intersection improvements to include (1) extending the southbound right turn lane on the frontage road at Campbell Road; (2) adding a southbound left turn lane on the frontage road at Campbell Road; and (3) adding an auxiliary lane on Campbell Road from US 75 to Collins Boulevard, in the City of Richardson.

5. Right of Way and Real Property

Right of way and real property shall be the responsibility of the Local Government as stated in the Master Agreement, without exception.

6. Utilities

Adjustment of utilities will be provided by the Local Government as required and as stated in the Master Agreement, without exception.

7. Environmental Assessment and Mitigation

Environmental assessment and mitigation will be carried out as stated in the Master Agreement. Additionally, before the advertisement for bids, the Local Government shall provide to the State written documentation from the appropriate regulatory agency or agencies that all environmental clearances have been obtained.

8. Compliance with Texas Accessibility Standards and ADA

Compliance with Texas Accessibility Standards and the Americans with Disabilities Act (ADA) will be as stated in the Master Agreement, without exception.

9. Architectural and Engineering Services

Architectural and engineering services will be provided by the Local Government as stated in the Master Agreement. The Local Government is responsible for performance of any required architectural or preliminary engineering work. For projects on the state highway system, the design shall, at a minimum conform to applicable State manuals. For projects not on the state highway system, the design shall, at a minimum, conform to applicable *American Association of State Highway and Transportation Officials* design standards. The State may review and comment on the work as required to accomplish the public purposes of the State. The Local Government will cooperate fully with the State in accomplishing these local public purposes to the degree permitted by State and Federal law.

10. Construction Responsibilities

Construction responsibilities will be carried out by the Local Government as stated in the Master Agreement.

11. Project Maintenance

Project maintenance will be undertaken as provided for in the Master Agreement, without exception.

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12. Local Project Sources and Uses of Funds

- A. A Project Budget Estimate is provided in Attachment C. The State and the Federal Government will not reimburse the Local Government for any work performed before the federal spending authority is formally obligated to the Project by the Federal Highway Administration. After federal funds have been obligated, the State will send to the Local Government a copy of the formal documentation showing the obligation of funds including federal award information. The Local Government is responsible for one hundred percent (100%) of the cost of any work performed under its direction or control before the Federal spending authority is formally obligated.
- B. If the Local Government will perform any work under this contract for which reimbursement will be provided by or through the State, the Local Government must complete training before federal spending authority is obligated. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled *Local Government Project Procedures and Qualification for the Texas Department of Transportation*. The Local Government shall provide the certificate of qualification to the State. The individual who receives the training certificate may be an employee of the Local Government or an employee of a firm that has been contracted by the Local Government to perform oversight of the Project. The State in its discretion may deny reimbursement if the Local Government has not designated a qualified individual to oversee the Project.
- C. A Source of Funds estimate based on the Transportation Improvement Program (TIP) is also provided in Attachment C. Attachment C shows the percentage and estimated dollar amount to be contributed to the project by federal, state, and local sources. The parties agree that the LPAFA may be amended from time to time as required to meet the funding commitments based on revisions to the TIP, Federal Project Authorization and Agreement (FPAA), or other federal document.
- D. The Local Government is responsible for all non-federal and non-state funding, unless otherwise provided for in this agreement or through amendment of this agreement. Where Special Approval has been granted by the State, the Local Government shall only in that instance be responsible for overruns in excess of the amount to be paid by the Local Government.
- E. Prior to the performance of any engineering review work by the State, the Local Government will pay to the State the amount specified in Attachment C. At a minimum, this amount shall equal the Local Government's funding share for the estimated cost of preliminary engineering for the project. At least sixty (60) days prior to the date set for receipt of the construction bids, the Local Government shall remit its remaining financial share for the State's estimated construction oversight and construction costs.
- F. Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation." The check or warrant shall be deposited by the State and managed by the State. Funds may only be applied by the State to the Project. If after final Project accounting any excess funds remain, those funds may be applied by the State to the Local Government's

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contractual obligations to the State under another advance funding agreement with approval by appropriate personnel of the Local Government.

- G.** If any existing or future local ordinances, commissioners court orders, rules, policies, or other directives, including but not limited to outdoor advertising billboards and storm water drainage facility requirements, are more restrictive than State or Federal Regulations, or if any other locally proposed changes, including but not limited to plats or replats, result in increased costs, then any increased costs associated with the ordinances or changes will be paid by the Local Government. The cost of providing right of way acquired by the State shall mean the total expenses in acquiring the property interests either through negotiations or eminent domain proceedings, including but not limited to expenses related to relocation, removal, and adjustment of eligible utilities.
- H.** When Special Approval has been granted by the State so that the Local Government bears the responsibility for paying cost overruns, the Local Government shall make payment to the State within thirty (30) days from receipt of the State's written notification of those amounts.
- I.** The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this contract or indirectly through a subcontract under this contract. Acceptance of funds directly under this contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. Any entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.
- J.** Payment under this contract beyond the end of the current fiscal biennium is subject to availability of appropriated funds. If funds are not appropriated, this contract shall be terminated immediately with no liability to either party.
- K.** The Local Government is authorized to submit requests for reimbursement by submitting the original of an itemized invoice in a form and containing all items required by the State no more frequently than monthly and no later than ninety (90) days after costs are incurred. If the Local Government submits invoices more than ninety (90) days after the costs are incurred, and if federal funding is reduced as a result, the State shall have no responsibility to reimburse the Local Government for those costs.

13. Document and Information Exchange

The Local Government agrees to electronically deliver to the State all general notes, specifications, contract provision requirements, and related documentation in a Microsoft® Word or similar document. If requested by the State, the Local Government will use the State's document template. The Local Government shall also provide a detailed construction time estimate including types of activities and month in the format required by the State. This requirement applies whether the Local Government creates the documents with its own forces or by hiring a consultant or professional provider. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

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14. Incorporation of Master Agreement Provisions

This LPAFA incorporates all of the governing provisions of the Master Agreement in effect on the date of final execution of this LPAFA, unless an exception has been made in this agreement.

15. Insurance

If this Agreement authorizes the Local Government or its contractor to perform any work on State right of way, before beginning work the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

16. Debarment Certification

The parties are prohibited from making any award at any tier to any party that is debarred or suspended or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549, "Debarment and Suspension." By executing this Agreement, the Local Government certifies that it and its principals are not currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549 and further certifies that it will not do business with any party, to include principals, that is currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549. The parties to this contract shall require any party to a subcontract or purchase order awarded under this contract to certify its eligibility to receive federal funds and, when requested by the State, to furnish a copy of the certification.

17. Cost Principles and Office of Management and Budget (OMB) Audit Requirements

In order to be reimbursed with federal funds, the parties shall comply with the Cost Principles established in 2 CFR 200 that specify that all reimbursed costs are allowable, reasonable, and allocable to the Project.

18. Notices

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

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Local Government:	State:
Senior Project Engineer City of Richardson 411 West Arapaho Road Richardson, Texas 75083	Director of Contract Services Texas Department of Transportation 125 E. 11 th Street Austin, Texas 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail, unless otherwise provided by this agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

19. Civil Rights Compliance

- A. Compliance with Regulations: The Local Government will comply with the Acts and the Regulations relative to Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation, the Federal Highway Administration, as they may be amended from time to time.
- B. Nondiscrimination: The Local Government, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Local Government will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 45 CFR Part 21.
- C. Solicitations for Subcontracts, Including Procurement of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Local Government for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Local Government of the Local Government's obligations under this contract and the Acts and Regulations relative to Nondiscrimination on the grounds of race, color, or national origin.
- D. Information and Reports: The Local Government shall provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and facilities as may be determined by the State or the Federal Highway Administration to be pertinent to ascertain compliance with such Acts, Regulations or directives. Where any information required of the Local Government is in the exclusive possession of another who fails or refuses to furnish this information, the Local Government will so certify to the State or the Federal Highway Administration, as appropriate, and shall set forth what efforts it has made to obtain the information.
- E. Sanctions for Noncompliance: In the event of the Local Government's noncompliance with the Nondiscrimination provisions of this contract, the State will impose such contract sanctions as

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it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

- a. withholding of payments to the Local Government under the contract until the Local Government complies and/or
 - b. cancellation, termination, or suspension of the contract, in whole or in part.
- F. Incorporation of Provisions:** The Local Government will include the provisions of paragraphs (A) through (E) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Local Government will take such action with respect to any subcontract or procurement as the State or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance provided, however, that in the event an Local Government becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Local Government may request the Texas Department of Transportation to enter into such litigation to protect the interests of the State; and, in addition, the Local Government may request the United States to enter into such litigation to protect the interests of the United States.

20. Disadvantaged Business Enterprise (DBE) Program Requirements

- A.** The parties shall comply with the Disadvantaged Business Enterprise Program requirements established in 49 CFR Part 26.
- B.** The Local Government shall adopt, in its totality, the State's federally approved DBE program.
- C.** The Local Government shall set an appropriate DBE goal consistent with the State's DBE guidelines and in consideration of the local market, project size, and nature of the goods or services to be acquired. The Local Government shall have final decision-making authority regarding the DBE goal and shall be responsible for documenting its actions.
- D.** The Local Government shall follow all other parts of the State's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the Adoption of the Texas Department of Transportation's Federally-Approved Disadvantaged Business Enterprise by Entity, and attachments found at web address http://ftp.dot.state.tx.us/pub/txdot-info/bop/dbe/mou/mou_attachments.pdf.
- E.** The Local Government shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any U.S. Department of Transportation (DOT)-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Local Government shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of DOT-assisted contracts. The State's DBE program, as required by 49 CFR Part 26 and as approved by DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Local Government of its failure to carry out its approved program, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

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- F. Each contract the Local Government signs with a contractor (and each subcontract the prime contractor signs with a sub-contractor) must include the following assurance: *The contractor, sub-recipient, or sub-contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this agreement, which may result in the termination of this agreement or such other remedy as the recipient deems appropriate.*

21. Federal Funding Accountability and Transparency Act Requirements

- A. Any recipient of funds under this Agreement agrees to comply with the Federal Funding Accountability and Transparency Act (FFATA) and implementing regulations at 2 CFR Part 170, including Appendix A. This agreement is subject to the following award terms: <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22705.pdf> and <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22706.pdf>
- B. The Local Government agrees that it shall:
1. Obtain and provide to the State a System for Award Management (SAM) number (Federal Acquisition Regulation, Part 4, Sub-part 4.11) if this award provides more than \$25,000 in Federal funding. The SAM number may be obtained by visiting the SAM website whose address is: <https://www.sam.gov/portal/public/SAM/>
 2. Obtain and provide to the State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows the Federal government to track the distribution of federal money. The DUNS number may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet (D&B) on-line registration website <http://fedgov.dnb.com/webform>; and
 3. Report the total compensation and names of its top five (5) executives to the State if:
 - i. More than 80% of annual gross revenues are from the Federal government, and those revenues are greater than \$25,000,000; and
 - ii. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

22. Single Audit Report

- A. The parties shall comply with the requirements of the Single Audit Act of 1984, P.L. 98-502, ensuring that the single audit report includes the coverage stipulated in 2 CFR 200.
- B. If threshold expenditures are met during the Local Government's fiscal year, the Local Government must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Audit Office, 125 E. 11th Street, Austin, TX 78701 or contact TxDOT's Audit Office at <http://www.txdot.gov/inside-txdot/office/audit/contact.html>. If threshold expenditures of \$750,000 or more are met during the fiscal year, the Local Government must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Audit Office, 125 East 11th

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- C. If expenditures are less than the threshold during the Local Government's fiscal year, the Local Government must submit a statement to TxDOT's Audit Office as follows: "We did not meet the \$_____ expenditure threshold and therefore, are not required to have a single audit performed for FY _____."
- D. For each year the project remains open for federal funding expenditures, the Local Government will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the agreement, unless otherwise amended or the project has been formally closed out and no charges have been incurred within the current fiscal year.

23. Non-Discrimination Provisions

- A. Relocation Assistance: The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects.
- B. Disability:
 - a. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794 et. Seq.), as amended, prohibits discrimination on the basis of disability; and 49 CFR Part 27.
 - b. Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by the Department of Transportation regulations at 49 C.F.R. parts 37 and 38.
- C. Age: The Age Discrimination Act of 1974, as amended, (42 U.S.C. § 6101 et. Seq.), prohibits discrimination on the basis of age.
- D. Race, Creed, Color, National Origin, or Sex:
 - a. The Airport and Airway Improvement Act of 1982 (49 U.S.C. § 4.71, Section 4.7123), as amended, prohibits discrimination based on race, creed, color, national origin, or sex.
 - b. The Federal Aviation Administration's Nondiscrimination state (4 U.S.C. § 47123) prohibits discrimination on the basis of race, color, national origin, and sex.
 - c. Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et. seq.), prohibits discrimination on the basis of sex.
 - d. Title IX of the Education Amendments of 1972, as amended, prohibits discrimination because of sex in education program or activities (20 U.S.C. 1681 et. seq.).
- E. Civil Rights Restoration Act: The Civil Rights Restoration Act of 1987 (PL 100-209), Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs and activities" to include all of the programs or activities of the Federal-aid recipients, subrecipients and contractors, whether such programs or activities are Federally funded or not.

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- F. Minority Populations: Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority and low-income populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations.
- G. Limited English Proficiency: Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, the Engineer must take reasonable steps to ensure that LEP persons have meaningful access to its programs (70 Fed. Reg. at 74087 to 74100).

24. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

THIS AGREEMENT IS EXECUTED by the State and the Local Government in duplicate.

THE LOCAL GOVERNMENT – CITY OF RICHARDSON

By: _____
Dan Johnson
City Manager

Date: _____

THE STATE OF TEXAS

By: _____
Kenneth Stewart
Director of Contract Services
Texas Department of Transportation

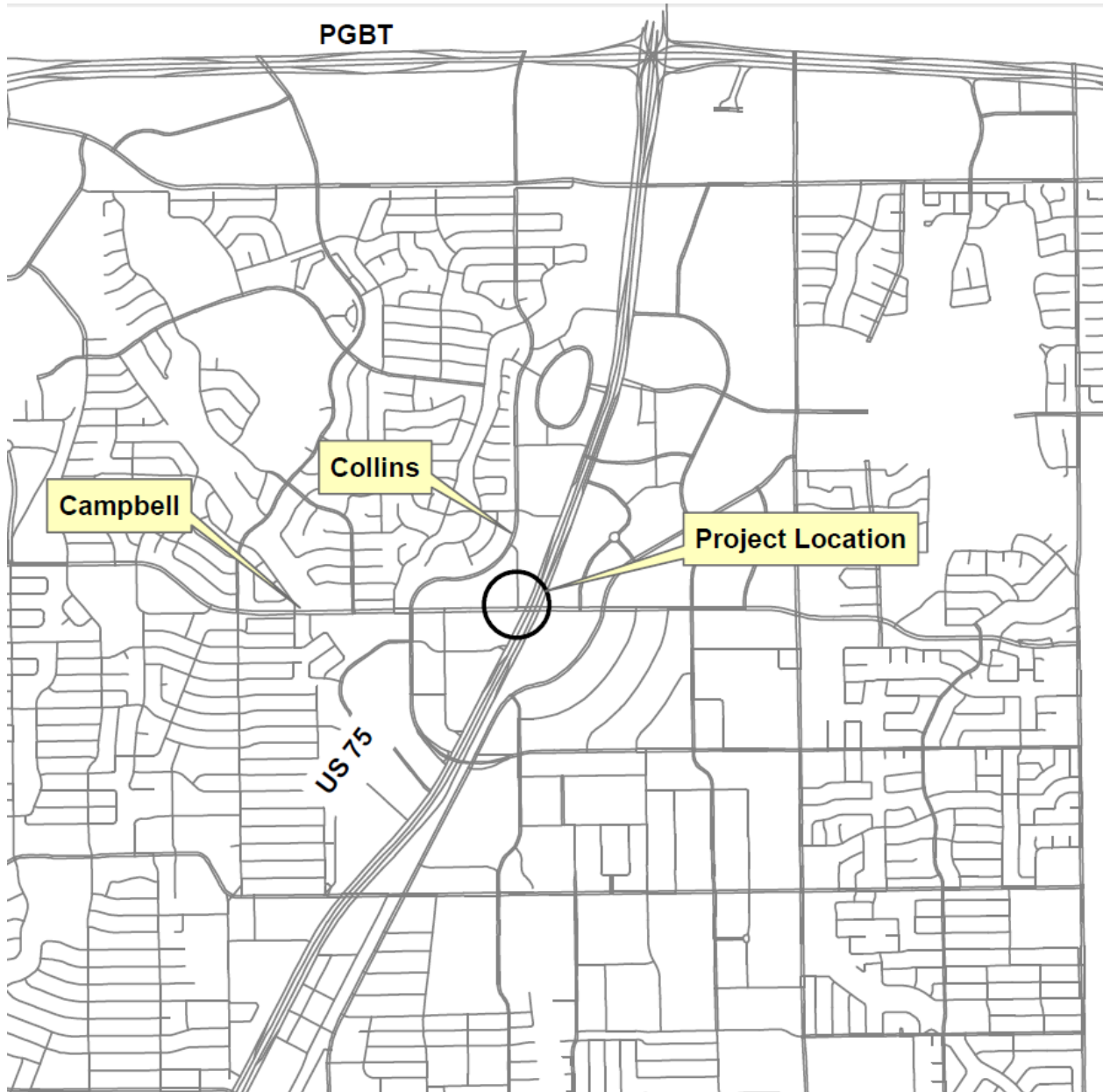
Date: _____

CSJ #: 0918-47-074
District #: 18 - Dallas
Code Chart 64 #: 35200
Project: Campbell Road
Limits: From Collins Boulevard to US 75
Federal Highway Administration
CFDA Title: Highway Planning and Construction
CFDA No.: 20.205
Not Research and Development

**ATTACHMENT A
RESOLUTION OR ORDINANCE**

CSJ #: 0918-47-074
District #: 18 - Dallas
Code Chart 64 #: 35200
Project: Campbell Road
Limits: From Collins Boulevard to US 75
Federal Highway Administration
CFDA Title: Highway Planning and Construction
CFDA No.: 20.205
Not Research and Development

ATTACHMENT B PROJECT LOCATION MAP



CSJ #: 0918-47-074
 District #: 18 - Dallas
 Code Chart 64 #: 35200
 Project: Campbell Road
 Limits: From Collins Boulevard to US 75
 Federal Highway Administration
 CFDA Title: Highway Planning and Construction
 CFDA No.: 20.205
 Not Research and Development

ATTACHMENT C PROJECT BUDGET ESTIMATE AND SOURCE OF FUNDS

Costs will be allocated based on 80% Federal funding and 20% Local Government funding until the Federal funding reaches the maximum obligated amount. The Local Government will then be responsible for 100% of the cost overruns.

Description	Total Estimate Cost	Federal Participation		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost
Environmental – by Local	\$5,000.00	80%	\$4,000.00	0%	\$0.00	20%	\$1,000.00
Engineering – by Local	\$145,000.00	80%	\$116,000.00	0%	\$0.00	20%	\$29,000.00
Right of Way – by Local	\$150,000.00	80%	\$120,000.00	0%	\$0.00	20%	\$30,000.00
Construction – by Local	\$950,000.00	80%	\$760,000.00	0%	\$0.00	20%	\$190,000.00
Subtotal	\$1,250,000.00		\$1,000,000.00		\$0.00		\$250,000.00
Direct State Costs – Env. (2.00%)	\$100.00	80%	\$80.00	0%	\$0.00	20%	\$20.00
Direct State Costs – Eng. (2.00%)	\$2,900.00	80%	\$2,320.00	0%	\$0.00	20%	\$580.00
Direct State Costs – ROW (2.00%)	\$3,000.00	80%	\$2,400.00	0%	\$0.00	20%	\$600.00
Direct State Costs – Utility (2.00%)	\$3,000.00	80%	\$2,400.00	0%	\$0.00	20%	\$600.00
Direct State Costs – CST (1.00%)	\$9,500.00	80%	\$7,600.00	0%	\$0.00	20%	\$1,900.00
Indirect State Cost (6.38%)	\$79,750.00	0%	\$0.00	100%	\$79,750.00	0%	\$0.00
TOTAL	\$1,348,250.00		\$1,014,800.00		\$79,750.00		\$253,700.00

Estimated Total Project Cost = \$1,348,250.00

Estimated Total Participation by the Local Government = \$253,700.00

Initial Payment by the Local Government to the State = \$1,800.00

Payment by the Local Government to the State before construction = \$1,900.00

Estimated total payment by the Local Government to the State = \$3,700.00

This is an estimate. The final amount of Local Government participation will be based on actual costs.

CITY OF RICHARDSON

TO: Dan Johnson – City Manager
THRU: Keith Dagen – Director of Finance
FROM: Todd Gastorf – Purchasing Manager
SUBJECT: Bid Initiation Request 68-16
DATE: July 18, 2016

Request Council approval to initiate bid for the following:

2016 Bridge Rail Maintenance Project at KCS Railroad and
Alma Drive and KCS Railroad and Richardson Drive

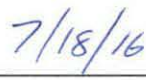
Proposed Council approval date: July 25, 2016
Proposed advertising dates: July 27, 2016 & August 3, 2016
Proposed bid due date: August 19, 2016 – 2:00 p.m.
Proposed bid opening date: August 19, 2016 – 2:30 p.m.
Engineer's estimated total cost: \$130,000.00
Account: Capital Projects Operating Budget,
011-2011-531-3499



Todd Gastorf
Purchasing Manager



Keith Dagen
Director of Finance



Date

Approved: _____
Dan Johnson
City Manager

Date



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager *CM*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Permission to Advertise 2016 Bridge Rail Maintenance Project at KCS Railroad and Alma Drive and KCS Railroad and Richardson Drive - Bid #68-16
DATE: July 15, 2016

ACTION REQUESTED:

Authorization to advertise Bid #68-16 and approval of plans and contract documents for the 2016 Bridge Rail Maintenance Project at KCS Railroad and Alma Drive and KCS Railroad and Richardson Drive. Bids to be received until Friday, August 19, 2016 at 2:00 p.m. and read aloud 30 minutes later.

BACKGROUND INFORMATION:

This project entails repainting existing railing, repair of stone work, surface preparation and repainting of concrete surface and pressure washing the existing stone work.

FUNDING:

Funding is provided from Capital Projects Operating Budget.

SCHEDULE:

The Capital Projects Department plans for this project to begin construction November 2016 and be completed by January 2017.

Cc: Padma Patla, P.E., Project Engineer *PP*

NOTICE TO CONTRACTORS
CITY OF RICHARDSON

**2016 Bridge Rail Maintenance Project at KCS Railroad and Alma Drive and KCS
Railroad and Richardson Drive
Bid # 68-16**

Sealed bids 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 **Friday, August 19, 2016 at 2:00 pm** and will be opened and read aloud in the **Capital Projects Conference 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 entails repainting existing railing, repair of stone work, surface preparation and repainting of concrete surface and pressure washing the existing stone work.

Bids 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 bid submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bid bond for the same amount from a reliable surety company as a guarantee that the bidder will enter into a contract and execute required Performance and Payment Bonds within ten (10) days after notice of award of contract. The City will attempt to award the Contract within 90 days after the opening of bids.

The successful bidder 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.

The right is reserved, as in the interest of the Owner may require, rejection of any and all bids, to waive any informality in the bids received, and to select bid best suited to the Owner's best interest. The Contractor, to be successful in bidding this project, must have completed a minimum of three similar projects within the last five years.

A maximum of Forty-Five (45) calendar days will be allowed for construction.

A set of plans, specifications and bid 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, July 26, 2016** upon a **NON-REFUNDABLE FEE OF Twenty five Dollars (\$25.00)** per CD or **Fifty Dollars (\$50.00)** per printed copy, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number. Maximum of two sets or CD per contractor.

A voluntary pre-bid conference will be held **Thursday, August 11, 2016 at 11:00 am in the Capital Projects Conference Room 206, Richardson Civic Center/City Hall.**

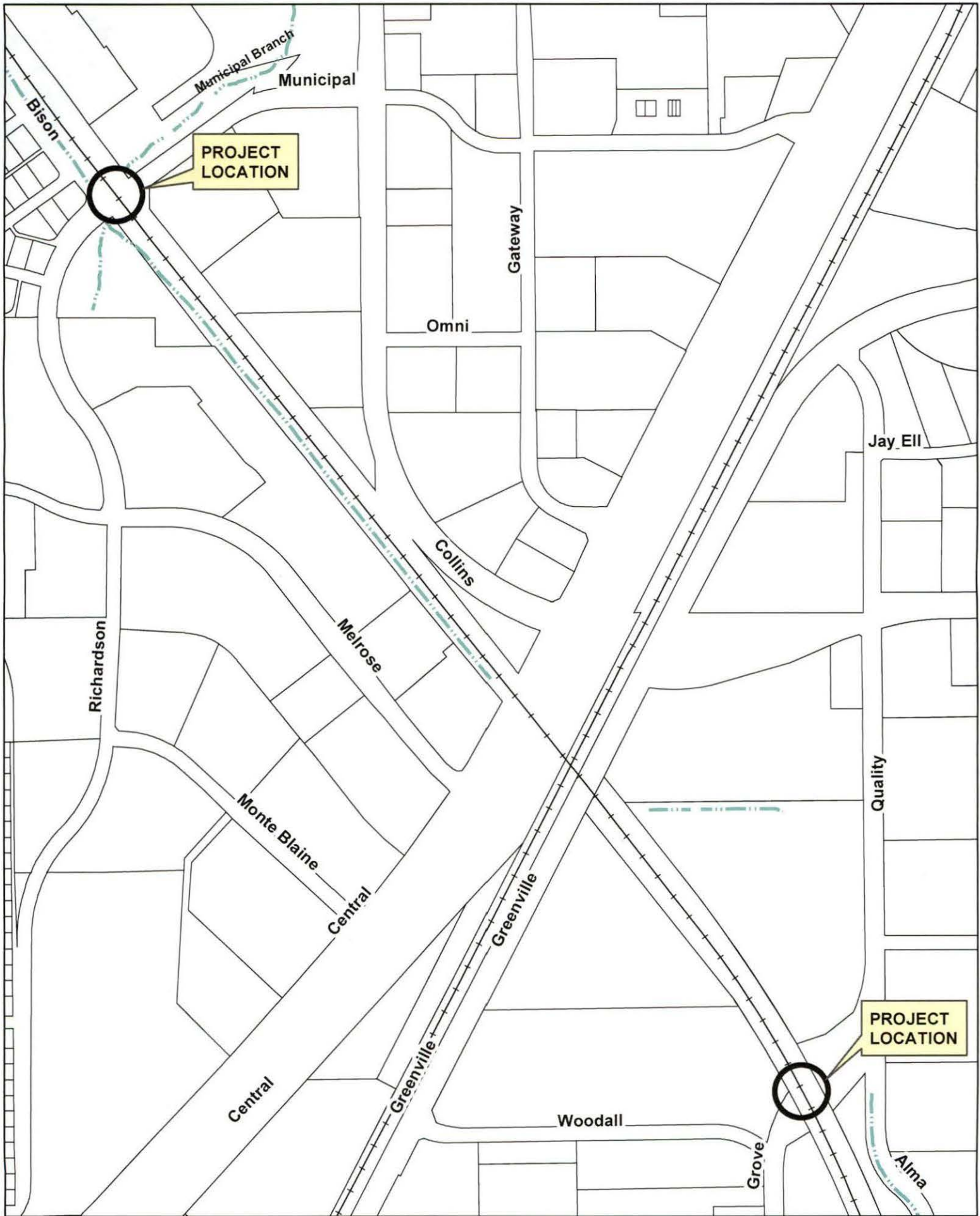
By:/s/Paul Voelker, Mayor
City of Richardson
P. O. Box 830309
Richardson, Texas 75083

Project Schedule

2016 Bridge Rail Maintenance Project at KCS Railroad and Alma Drive and KCS Railroad and Richardson Drive BID NO. 68-16

Agenda Paperwork to Advertise	Friday, July 15, 2016
Council Authorization to Advertise	Monday, July 25, 2016
Plans/Specs Available for Contractors	Tuesday, July 26, 2016
Advertise in Dallas Morning News 1	Wednesday, July 27, 2016
Advertise in Dallas Morning News 2	Wednesday, August 3, 2016
Pre-Bid Meeting (11:00 am Room 206)	Thursday, August 11, 2016
Bids Received & Opened (due by 2:00 open @ 2:30 Rm 206)	Friday, August 19, 2016
Agenda Paperwork to Award Contract	Friday, September 2, 2016
Council to Award Contract	Monday, September 12, 2016
Pre-Construction Meeting	~October 2016
Anticipated Project Start	~November 2016
Anticipated Project Completion (45 Calendar Days)	January 2017

Project Manager: Padma Patla
Engineer's Estimate: \$130,000.00
Account # 011-2011-531-3499



**2016 BRIDGE MAINTENANCE PROJECT AT
 KCS RAILROAD AND ALMA DRIVE AND
 KCS RAILROAD AT RICHARDSON DRIVE**



**CITY OF
 RICHARDSON
 TEXAS**

CITY OF RICHARDSON

TO: Dan Johnson – City Manager
THRU: Keith Dagen – Director of Finance
FROM: Todd Gastorf – Purchasing Manager
SUBJECT: Bid Initiation Request 70-16
DATE: July 18, 2016

Request Council approval to initiate bid for the following:

Floyd Branch Channel Maintenance at Buckingham Road

Proposed Council approval date: July 25, 2016
Proposed advertising dates: July 27, 2016 & August 3, 2016
Proposed bid due date: August 11, 2016 – 2:30 p.m.
Proposed bid opening date: August 11, 2016 – 3:00 p.m.
Engineer's estimated total cost: \$80,000.00
Account: 164-0310-513-3399, Project #DR1606
511-5910-504-7524



Todd Gastorf
Purchasing Manager



Keith Dagen
Director of Finance



Date

Approved: _____
Dan Johnson
City Manager

Date



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager *CM*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Permission to Advertise Floyd Branch Channel Maintenance at Buckingham Road - Bid #70-16
DATE: July 15, 2016

ACTION REQUESTED:

Authorization to advertise Bid #70-16 and approval of plans and contract documents for the Floyd Branch Channel Maintenance at Buckingham Road. Bids to be received until Thursday, August 11, 2016 at 2:30 p.m. and read aloud 30 minutes later.

BACKGROUND INFORMATION:

This project consists of removing and disposing of all debris, vegetation and sediment in and along the concrete lined channel section and box culverts of Floyd Branch, upstream and downstream of Buckingham Road.

FUNDING:

Funding is provided from Drainage Utility & Water & Sewer (CARP) Operating Funds.

SCHEDULE:

The Capital Projects Department plans for this project to begin construction September 2016 and be completed by November 2016.

Cc: Brad Bernhard, P.E., Project Engineer *BB*

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**Floyd Branch Channel Maintenance at Buckingham Road
BID # 70-16**

Sealed bids 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, August 11, 2016 at 2:30 pm** and will be opened and read aloud in the **Capital Projects Conference 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:

Removing and disposing of all debris, vegetation and sediment in and along the concrete lined channel section and box culverts of Floyd Branch, upstream and downstream of Buckingham Road.

Bids 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 bid submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bid bond for the same amount from a reliable surety company as a guarantee that the bidder will enter into a contract and execute required Performance and Payment Bonds within ten (10) days after notice of award of contract. The City will attempt to award the Contract within 90 days after the opening of bids.

The successful bidder 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.

The right is reserved, as the interest of the Owner may require, to reject any and all bids, to waive any informality in the bids received, and to select bid best suited to the Owner's best interest. The Contractor, to be successful in bidding this project, must have completed a minimum of three similar projects within the last five years.

A maximum of Thirty (30) calendar days will be allowed for construction.

A set of plans, specifications and bid 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, July 26, 2016** upon a **NON-REFUNDABLE FEE OF Twenty five Dollars (\$25.00)** per CD or **Fifty Dollars (\$50.00)** per hard 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 or CD per contractor.

A voluntary pre-bid conference will be held **Thursday, August 4, 2016 at 10:00 am in the Capital Projects Small Conference Room 204, Richardson Civic Center/City Hall.**

By:/s/Paul Voelker, Mayor
City of Richardson
P. O. Box 830309
Richardson, Texas 75083

Project Schedule

FLOYD BRANCH CHANNEL MAINTENANCE AT BUCKINGHAM ROAD

BID NO. 70-16

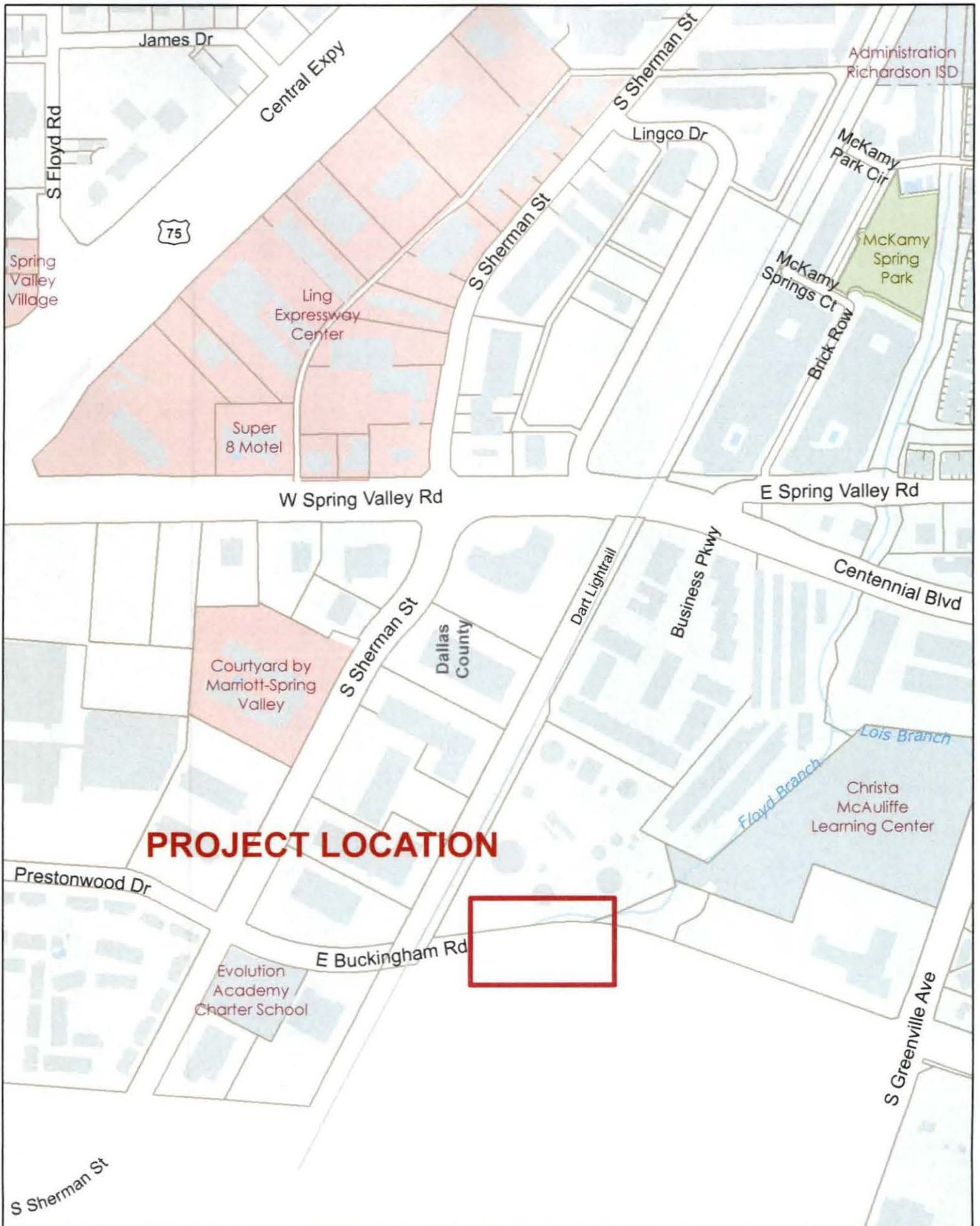
Agenda Paperwork to Advertise	Friday, July 15, 2016
Council Authorization to Advertise	Monday, July 25, 2016
Plans/Specs Available for Contractors	Tuesday, July 26, 2016
Advertise in Dallas Morning News 1	Wednesday, July 27, 2016
Advertise in Dallas Morning News 2	Wednesday, August 3, 2016
Pre-Bid Meeting (10:00 am Room 204)	Thursday, August 4, 2016
Bids Received & Opened (due by 2:30 open @ 3:00 Rm 206)	Thursday, August 11, 2016
Agenda Paperwork to Award Contract	Friday, August 12, 2016
Council to Award Contract	Monday, August 22, 2016
Pre-Construction Meeting	~September 2016
Anticipated Project Start	~September 2016
Anticipated Project Completion (30 Calendar Days)	~November 2016

Project Manager: Brad Bernhard

Engineer's Estimate: \$80,000.00

Account # 164-0310-513-3399 Project #DR1606

Account # 511-5910-504-7524



PROJECT LOCATION

**FLOYD BRANCH CHANNEL MAINTENANCE
AT BUCKINGHAM ROAD**



CITY OF
RICHARDSON
TEXAS



**FLOYD BRANCH CHANNEL MAINTENANCE
AT BUCKINGHAM ROAD**



**CITY OF
RICHARDSON
TEXAS**





MEMO

DATE: July 18, 2016

TO: Keith Dagen – Director of Finance

FROM: Todd Gastorf – Purchasing Manager *TJG*

SUBJECT: Award of Bid #51-16 for an Annual Requirements Contract for Recycle and Trash Bags to Dyna Pak Corporation pursuant to unit prices

Proposed Date of Award: July 25, 2016

I concur with the recommendation of Travis Switzer – Assistant Director of Public Services, and request permission to issue an annual requirements contract for recycle and trash bags to Dyna Pak Corporation pursuant to the attached unit prices.

The city purchases recycle and trash bags for resale and to give away to residents for the citywide recycling program. The city purchases clear bags for use by the Parks & Recreation Department.

The award of this contract was based on best value criteria as provided in the Texas Local Government Code Chapter 252.043. The criteria included price (50%), experience and qualifications of the bidder and bidder’s personnel (20%), extent to which the goods or services meet the city’s needs (15%), and references (15%). Five bids were received and DynaPak Corporation was the highest ranked firm.

The sales price for recycled and trash bags are \$0.50 higher for non-residents. A pricing analysis comparing the current and new costs is as follows:

	<u>Current Cost</u>	<u>New Cost</u>	<u>Resident Resale Price</u>	<u>Non-Resident Resale Price</u>
Recycle Bags	\$ 3.21/roll	\$ 3.10/roll	\$ 3.50/roll	\$ 4.00/roll
Trash Bags	\$ 5.65/roll	\$ 5.65/roll	\$ 6.50/roll	\$ 7.00/roll
Clear Bags	\$ 27.89/box	\$ 27.20/box	N/A	N/A

The term of the contract is for one (1) year with options to renew for up to four (4) additional one-year periods, if exercised and mutually agreed upon by both parties. The award of this contract allows the city to purchase recycle and trash bags as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for a minimum or maximum amount of recycle and trash bags, payment will be rendered pursuant to the unit prices specified.

Award of Bid #51-16

Page 2

City staff estimates annual expenditures to be approximately \$200,000. Funding is available in accounts 591-2090-502-6571 (recycle bags) and 591-2040-502-6571 (black bags). The clear bags are an inventory item which is stocked in the Warehouse.

The bid was advertised in *The Dallas Morning News* on March 28 & April 4, 2016 and posted on Bidsync. A total of 79 electronic solicitations were distributed and 20 vendors viewed the bid. A pre-bid conference was held on April 6, 2016 and 5 bids were received.

Concur:




Keith Dagen

ATTACHMENTS



MEMO

TO: Todd Gastorf, Purchasing Manager

FROM: Travis Switzer, Assistant Director of Public Services 

DATE: June 24, 2016

SUBJECT: Bid 51-16 A/R/C Recycle and Trash Bags Recommendation

Bids were received from five different vendors and were evaluated on a best value basis by a scoring committee. Dyna Pak was selected as the highest ranked vendor. Dyna Pak is the city's current vendor and has provided excellent customer service. Accordingly the committee recommends awarding this bid to Dyna Pak.

The annual estimate for the purchase of bags is \$200,000. Funding for this purchase is available in account 591-2090-502-6571 for recycle bags and account 591-2040-502-6571 for black bags and clear bags.

xc: Darryl E. Fourte, Director of Public Services

BID NUMBER: 51-16
 DATE OPENED: APRIL 13, 2016

BID TABULATION ~~BEST VALUE~~
ANNUAL REQUIREMENTS CONTRACT FOR
RECYCLE AND TRASH BAGS

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	ALL AMERICAN POLY		CENTRAL POLY CORPORATION		DYNA PAK CORPORATION		INTERBORO PACKAGING CORPORATION	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Polyethylene Recycle Trash Bags-Blue, 30"x37"	35000	roll	3.250	\$113,750.00	2.990	\$104,650.00	3.100	\$108,500.00	2.740	\$95,900.00
2	Polyethylene Trash Bags-Black in box, 30"x37"	8700	roll	5.650	\$49,155.00	5.590	\$48,633.00	5.650	\$49,155.00	6.320	\$54,984.00
3	Polyethylene Trash Bags-Black in sleeve, 30"x37"	8700	roll	5.650	\$49,155.00	5.350	\$46,545.00	5.450	\$47,415.00	6.140	\$53,418.00
4	Polyethylene Trash Bags-Clear, 44"x47"	800	box	21.820	\$17,456.00	21.300	\$17,040.00	27.200	\$21,760.00	27.480	\$21,984.00
5	Polyethylene Recycle Trash Bags-Blue, 27"x52"	100	box	13.000	\$1,300.00	17.800	\$1,780.00	15.490	\$1,549.00	13.240	\$1,324.00
TOTAL GROSS PRICE					\$230,816.00		\$218,648.00		\$228,379.00		\$227,610.00
CASH DISCOUNT											
TOTAL NET PRICE											
DELIVERY					As needed		As needed		As needed		As needed
F.O.B					Destination		Destination		Destination		Destination

BID NUMBER: 51-16
 DATE OPENED: APRIL 13, 2016

BID TABULATION ~~BEST VALUE~~
ANNUAL REQUIREMENTS CONTRACT FOR
RECYCLE AND TRASH BAGS

				WASTEZERO, INC.							
ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Polyethylene Recycle Trash Bags-Blue, 30"x37"	35000	roll	2.850	\$99,750.00		\$0.00		\$0.00		\$0.00
2	Polyethylene Trash Bags-Black in box, 30"x37"	8700	roll	5.520	\$48,024.00		\$0.00		\$0.00		\$0.00
3	Polyethylene Trash Bags-Black in sleeve, 30"x37"	8700	roll	5.390	\$46,893.00		\$0.00		\$0.00		\$0.00
4	Polyethylene Trash Bags-Clear, 44"x47"	800	box	25.180	\$20,144.00		\$0.00		\$0.00		\$0.00
5	Polyethylene Recycle Trash Bags-Blue, 27"x52"	100	box	13.970	\$1,397.00		\$0.00		\$0.00		\$0.00
TOTAL GROSS PRICE					\$216,208.00		\$0.00		\$0.00		\$0.00
CASH DISCOUNT											
TOTAL NET PRICE											
DELIVERY					As needed		As needed		As needed		As needed
F.O.B					Destination		Destination		Destination		Destination



MEMO

DATE: July 18, 2016

TO: Keith Dagen – Director of Finance

FROM: Todd Gastorf – Purchasing Manager *TG*

SUBJECT: Award of Bid #59-16 for the Cottonwood Park Lake Erosion Control Project to Rock Solid Inc. in the amount of \$131,549

Proposed Date of Award: July 25, 2016

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the lowest responsible bidder, Rock Solid Inc., for the above referenced construction in the amount of \$131,549, which includes Alternate 1, as outlined in the attached memo.

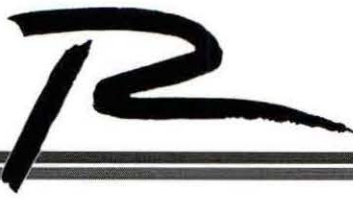
Funding is provided from 2012 C.O.'s and 2010 Parks G.O. Bonds.

The bid was advertised in *The Dallas Morning News* on May 11 & 18, 2016 and posted on Bidsync. A total of 25 vendors viewed the bid. A pre-bid conference was held on May 19, 2016 and 3 bids were received.

Concur:


Keith Dagen

ATTACHMENTS



MEMO

TO: Dan Johnson, City Manager
THROUGH: Shanna Sims-Bradish, Assistant City Manager
FROM: Steve Spanos, P.E., Director of Engineering *SS* *con*
SUBJECT: Award of Bid #59-16 to Rock Solid Inc., for the Cottonwood Park Lake Erosion Control in the amount of \$131,549.00.
DATE: July 15, 2016

ACTION REQUESTED:

Council to consider award of Bid No.59-16 to Rock Solid Inc., for the Cottonwood Park Lake Erosion Control in the amount of \$131,549.00.

BACKGROUND INFORMATION:

On June 1, 2016 the Capital Projects Department opened bids for the referenced project. The attached bid tabulation certifies the lowest base bid plus alternate 1 was submitted by Rock Solid Inc., in the amount of \$131,549.00. City staff has reviewed the references and financial information submitted by the company and recommends awarding the project to Rock Solid Inc.

\$106,118.00 Base Bid

\$ 25,431.00 Alternate 1 – Slope repair/protection (Gabion/Grouted Rock), 105LF East Wall

\$131,549.00

The project consists of installing gravity retaining walls to protect the shore lines of the upper lake in Cottonwood Park. The project site is located near the intersection of Belt Line Road and Cottonwood Drive. The base bid provides for a gabion wall on the east and west side of the lake. The alternate bid includes additional wall length. Other work includes the repair of existing undermined and damaged segmental block walls, and painting of handrails.

FUNDING:

Funding is provided from 2012 C.O.'s, and 2010 Parks G.O. Bonds.

SCHEDULE:

The Capital Projects Department plans for this project to begin construction August 2016 and be completed by October 2016.

cc: Moses Ogolla, P.E., Project Engineer *MAO*

COTTONWOOD PARK LAKE EROSION CONTROL

BID # 59-16


BID OPENING: WEDNESDAY, JUNE 1, 2016

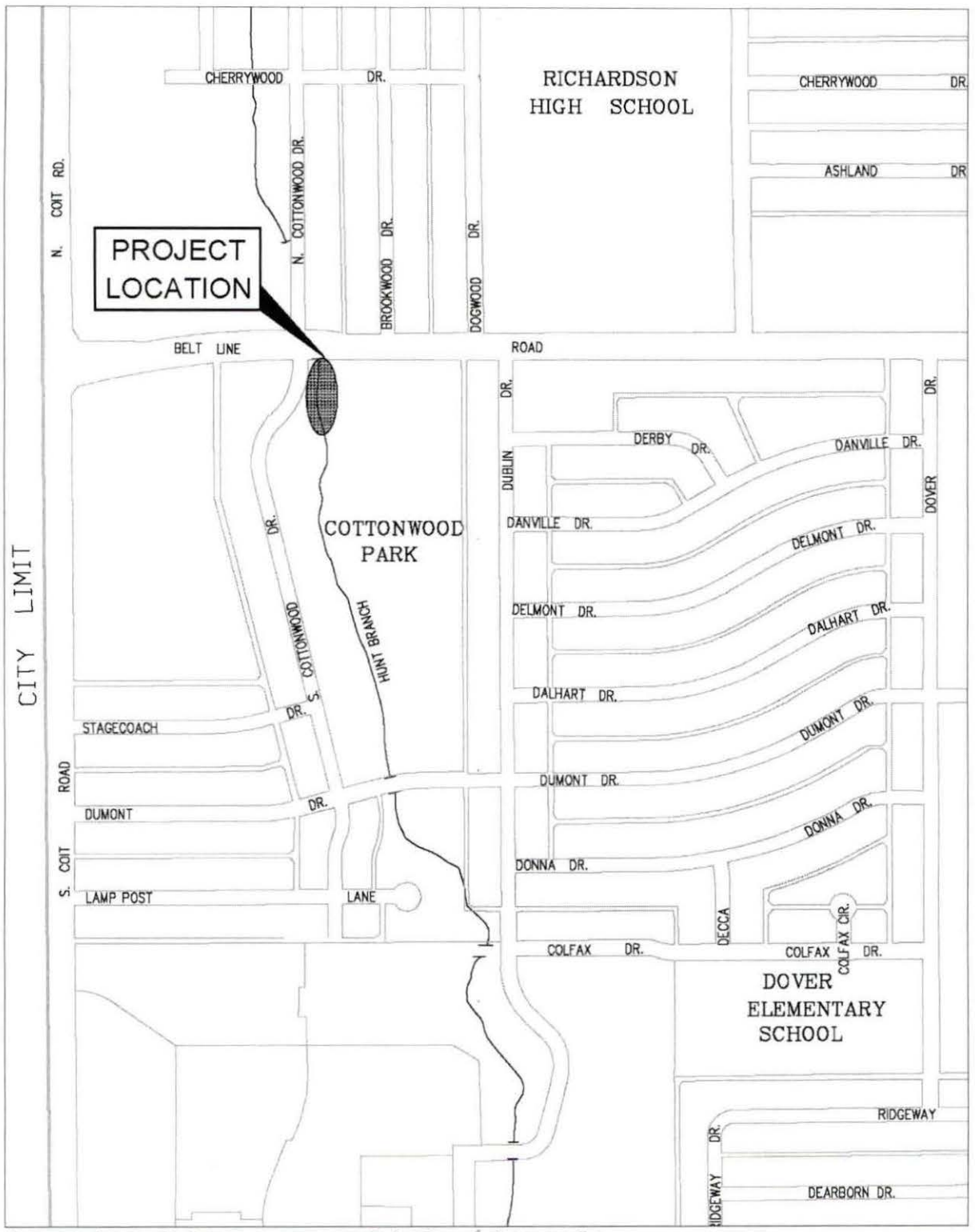
BASE BID				Rock Solid Inc.		ARK Contracting Services		GHB Equipment Co. LLC		AVERAGES	
ITEM NO.	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
General											
100	Mobilization	1	LS	\$9,500.00	\$9,500.00	\$8,000.00	\$8,000.00	\$20,000.00	\$20,000.00	\$12,500.00	\$12,500.00
101	Construction Barricading/Signing/Traffic Control	1	LS	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$3,166.67	\$3,166.67
102	Dewatering, 2.5' below elevation 100	1	LS	\$16,000.00	\$16,000.00	\$8,000.00	\$8,000.00	\$30,000.00	\$30,000.00	\$18,000.00	\$18,000.00
103	Erosion control and SWPPP implementation	1	LS	\$2,500.00	\$2,500.00	\$4,000.00	\$4,000.00	\$5,000.00	\$5,000.00	\$3,833.33	\$3,833.33
Retaining Wall Repair											
104	Remove and reinstall handrail	20	LF	\$80.00	\$1,600.00	\$50.00	\$1,000.00	\$150.00	\$3,000.00	\$93.33	\$1,866.67
105	General excavation	12	CY	\$50.00	\$600.00	\$500.00	\$6,000.00	\$200.00	\$2,400.00	\$250.00	\$3,000.00
106	Remove concrete blocks	1	LS	\$500.00	\$500.00	\$6,000.00	\$6,000.00	\$5,000.00	\$5,000.00	\$3,833.33	\$3,833.33
107	Install 12" thick x 2' wide reinforced concrete strip foundation	2	SY	\$750.00	\$1,500.00	\$1,500.00	\$3,000.00	\$1,000.00	\$2,000.00	\$1,083.33	\$2,166.67
108	Re-install blocks	1	LS	\$2,000.00	\$2,000.00	\$9,000.00	\$9,000.00	\$7,000.00	\$7,000.00	\$6,000.00	\$6,000.00
109	TxDOT Type 2 high strength filter fabric	20	SY	\$15.00	\$300.00	\$6.00	\$120.00	\$100.00	\$2,000.00	\$40.33	\$806.67
110	crushed rock filter zone, 1' wide	7	CY	\$100.00	\$700.00	\$150.00	\$1,050.00	\$300.00	\$2,100.00	\$183.33	\$1,283.33
111	Placement, fine grading and compaction of fill	12	CY	\$75.00	\$900.00	\$100.00	\$1,200.00	\$200.00	\$2,400.00	\$125.00	\$1,500.00
112	Placement of sod to match existing, including imported top soil	5	SY	\$20.00	\$100.00	\$30.00	\$150.00	\$100.00	\$500.00	\$50.00	\$250.00
Slope Repair / Protection (Gabion / Grouted Rock) 137 LF West Wall and 40 LF East											
113	Gabion wall and grouted rock, including: excavation, storage and disposal of excess, trench safety, reinforcing; filter fabric; backfill, fine grading and compaction of fill; complete	177	LF	\$175.00	\$30,975.00	\$520.00	\$92,040.00	\$400.00	\$70,800.00	\$365.00	\$64,605.00
114	Install turf reinforcement mat	121	SY	\$83.00	\$10,043.00	\$40.00	\$4,840.00	\$30.00	\$3,630.00	\$51.00	\$6,171.00
115	Placement of sod to match existing, including imported top soil	90	SY	\$20.00	\$1,800.00	\$20.00	\$1,800.00	\$20.00	\$1,800.00	\$20.00	\$1,800.00
116	Concrete apron extension	8	CY	\$250.00	\$2,000.00	\$900.00	\$7,200.00	\$1,800.00	\$14,400.00	\$983.33	\$7,866.67
Hand Rail Painting											
117	Prep and paint existing pipe hand rail	180	LF	\$20.00	\$3,600.00	\$15.00	\$2,700.00	\$50.00	\$9,000.00	\$28.33	\$5,100.00
118	Construction contingency - set price	1	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
TOTAL BASE BID				\$106,118.00		\$181,100.00		\$204,030.00		\$163,749.33	
CONTRACTOR'S BID				SAME		SAME		SAME			

BID ALTERNATE 1				Rock Solid Inc.		ARK Contracting Services		GHB Equipment Co. LLC		AVERAGES	
ITEM NO.	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
Slope Repair / Protection (Gabion / Grouted Rock), 105 LF East Wall											
200	Gabion wall and grouted rock, including: excavation, storage and disposal of excess,	105	LF	\$175.00	\$18,375.00	\$500.00	\$52,500.00	\$400.00	\$42,000.00	\$358.33	\$37,625.00
201	Install turf reinforcement mat	72	SY	\$83.00	\$5,976.00	\$40.00	\$2,880.00	\$30.00	\$2,160.00	\$51.00	\$3,672.00
202	Placement of sod to match existing, including imported top soil	54	SY	\$20.00	\$1,080.00	\$20.00	\$1,080.00	\$20.00	\$1,080.00	\$20.00	\$1,080.00
TOTAL ALTERNATE BID				\$25,431.00		\$56,460.00		\$45,240.00		\$42,377.00	
CONTRACTOR'S BID				SAME		SAME		SAME			
TOTAL BASE BID + ALTERNATE BID 1				\$131,549.00		\$237,560.00		\$249,270.00		\$206,126.33	
				SAME		SAME		SAME			

BID ALTERNATE 2				Rock Solid Inc.		ARK Contracting Services		GHB Equipment Co. LLC		AVERAGES	
ITEM NO.	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
Slope Repair / Protection (Concrete Wall), 137 LF West Wall and 145 LF East Wall											
300	Delete Bid Item 113 to 116	(1)	LS	\$44,818.00	-\$44,818.00	\$105,880.00	-\$105,880.00	\$90,630.00	-\$90,630.00	\$80,442.67	-\$80,442.67
301	Class "C" concrete retaining wall, including: excavation, storage and disposal of excess, trench safety, reinforcing; filter fabric; backfill, fine grading and compaction of fill; complete	282	LF	\$180.00	\$50,760.00	\$540.00	\$152,280.00	\$450.00	\$126,900.00	\$390.00	\$109,980.00
302	Install turf reinforcement mat	192	SY	\$83.00	\$15,936.00	\$40.00	\$7,680.00	\$30.00	\$5,760.00	\$51.00	\$9,792.00
303	Placement of sod to match existing, including imported top soil	144	SY	\$20.00	\$2,880.00	\$20.00	\$2,880.00	\$20.00	\$2,880.00	\$20.00	\$2,880.00
304	Concrete apron extension	8	CY	\$300.00	\$2,400.00	\$900.00	\$7,200.00	-	-	\$600.00	\$4,800.00
TOTAL ALTERNATE BID				\$27,158.00		\$64,160.00		\$44,910.00		\$47,009.33	
CONTRACTOR'S BID				SAME		SAME		SAME			
TOTAL BASE BID + ALTERNATE BID 2				\$133,276.00		\$245,260.00		\$248,940.00		\$210,758.67	
				SAME		SAME		SAME			

ENGINEERS ESTIMATE:
\$85,000

Certified By: 
Steve Spanos, P.E., Director of Engineering



**PROJECT
LOCATION**

**COTTONWOOD LAKE EROSION CONTROL
JULY 2016**



CITY OF
RICHARDSON
TEXAS





MEMO

DATE: July 18, 2016
TO: Keith Dagen – Director of Finance
FROM: Todd Gastorf – Purchasing Manager *TJG*
SUBJECT: Award of Bid #71-16 for the FY 2015-16 Cellular Communication Services to AT&T (\$180,000) through the State of Texas Department of Information Services Contract #DIR-TSO-3420 and to Verizon Wireless (\$100,000) Contract #DIR-TSO-3415 for an estimated total amount of \$280,000

Proposed Date of Award: July 25, 2016

I concur with the recommendation of Steve Graves – Chief Information Officer, and request permission to issue contract purchase orders to the following vendors:

AT&T	Cell Phone Service Provider	\$180,000
Verizon Wireless	Cellular Data (EVDO/LTE) Provider	<u>100,000</u>
	Estimated Total Award	\$280,000

AT&T has been awarded Contract #DIR-TSO-3420 and Verizon Wireless has been awarded Contract #DIR-TSO-3415 through the State of Texas Department of Information Resources cooperative purchasing program. The City of Richardson participates in this program through its existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code Chapter 791.025 and Texas Local Government Code Chapter 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is provided in accounts 011-0310-513-5399 and 511-5910-504-5399 for the cell service and in account 011-0310-513-5303 for the data service.

Concur:


Keith Dagen

ATTACHMENTS



DATE: July 15, 2016
TO: Todd Gastorf, Purchasing Manager
FROM: Steve Graves, Chief Information Officer
SUBJECT: 2015/16 Cell Communication Recommendation

SG Graves

I recommend using AT&T for our Cell Phone provider. This service is used for all smartphones, standard cell phone usage and text messaging for all City Departments including Public Safety. AT&T is a State of Texas DIR vendor, Contract Number DIR-TSO-3420. The total cost per year is \$180,000.00 and this amount was budgeted in the 2015/2016 budget using account numbers 011-0310-513-53.99, and 511-5910-504-53.99.

I also recommend using Verizon Wireless for our Cell Data (EVDO/LTE) provider. This service is used to provide cellular data communications for all of our Public Safety vehicles. Verizon Wireless is a State of Texas DIR vendor, Contract Number DIR-TSO-3415. Total cost per year is \$100,000.00 and this amount was budgeted in the 2015/2016 budget using account number 011-0310-513-53.03.