

AGENDA
CITY OF RICHARDSON - CITY PLAN COMMISSION
NOVEMBER 15, 2016, 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

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

A. Discussion of Regular Agenda items

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

REGULAR BUSINESS MEETING: 7:00 P.M. - COUNCIL CHAMBERS

MINUTES

1. **Approval of minutes of the regular business meeting of November 1, 2016.**

CONSENT ITEMS

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

2. **Site Plan and Landscape Plan – Woodcreek Church (companion to Item 5):** A request for approval of a site plan and landscape plan for the development of an 11,148-square foot gymnasium/multi-purpose hall and a 17,506-square foot, two-story educational building on the south side of the existing sanctuary. The 27.1-acre site is located at 3400 E. Renner Road on the south side of Renner Road between Shiloh Road and Telecom Parkway. Applicant: Jeremy Nelson, Pacheco Koch Consulting Engineers, representing Woodcreek Church. *Staff: Mohamed Bireima.*
3. **Site Plan and Landscape Plan – Mark Twain Elementary School (companion to item 6):** A request for approval of a site and landscape plan for two (2) building additions, totaling 8,581 square feet to the existing 55,179-square foot elementary school. The site is located at 1200 Larkspur Drive on the southeast corner of Larkspur Drive and Glenville Drive. Applicant: T. John Casey, Glenn Engineering Corp., representing Richardson ISD. *Staff: Chris Shacklett.*

ACTION ITEM

4. **Master Sign Plan – UTD Northside:** A request for approval of a master sign plan for UTD Northside. The 25 acre site is located on the north side of Synergy Park Boulevard west of Floyd Road. Applicant: Brent Miller, representing Northside Campus Partners, LP. *Staff: Sam Chavez.*

PUBLIC HEARINGS

5. **Replat – Rockwell-Shiloh Subdivision, Lot 3D (companion to Item 2):** Consider and take the necessary action on a request for approval of a replat of Rockwell-Shiloh Subdivision, Lot 3C, to abandon and dedicate easements to accommodate the development of a single story gymnasium/multi-purpose hall and a two-story educational building on the south side of the existing sanctuary. The 27.1-acre site is located at 3400 E. Renner Road on the south side of Renner Road between Shiloh Road and Telecom Parkway. Applicant: Jeremy Nelson, Pacheco Koch Consulting Engineers, representing Woodcreek Church. *Staff: Mohamed Bireima.*

6. **Replat – Mark Twain Elementary School Addition, Lot 1A, Block A (companion to Item 3):** Consider and take the necessary action on a request for approval of a replat of Mark Twain Elementary School Addition, Lot 1A, Block A, for two (2) building additions totaling 8,581 square feet to the existing 55,179-square foot Mark Twain Elementary School. The 10.299-acre site is located at 1200 Larkspur Drive on the southeast corner of Larkspur Drive and Glenville Drive. Applicant: T. John Casey, Glenn Engineering Corp., representing Richardson Independent School District. *Staff: Chris Shacklett.*
7. **Zoning File 16-25 – Jasmine Hill:** Consider and take the necessary action on a request for a change in zoning from R-1250-M Residential to PD Planned Development for the RP-1500-M Patio Home District to accommodate a single-family patio home development on approximately 5.43 acres to be located at the northwest corner of Abrams Road and Buckingham Road. The property is currently zoned R-1250-M Residential. Applicant: Abrams Developers LLC. *Staff: Sam Chavez.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, NOVEMBER 11, 2016.

KATHY WELP, EXECUTIVE 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.

Briefing Session B

Development Status Report & Map



Development Status Report

City of Richardson, Texas • Development Services Department

Updated: November 10, 2016

#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMIT			
1	Main Street/Central Expressway Rezoning Initiative, Phase III East & west of Central Expy. between Arapaho Rd. & southern city limits	Zoning File 16-24: A request to amend the existing PD Planned Development Main Street/Central Expressway Form Based Code's development standards and expand the boundaries of the district, rezoning approximately 540 acres allowing retail, commercial, single family and multi-family residential, mixed-use, office, manufacturing, and institutional uses. Applicant: City of Richardson. Staff: Tina Firgens.	City Plan Commission September 20, 2016 <i>Recommended Approval</i> City Council October 24, 2016 <i>Approved</i>
2	El Pollo Loco 1400 E. Belt Line Rd.	Zoning File 16-23: A request for approval of a PD Planned Development District to allow a drive-through restaurant with modified development standards located at 1400 E. Belt Line Road (southeast corner of Belt Line Road and Plano Road). The property is currently zoned C-M Commercial. Applicant: Matt Moore, representing Claymoore Engineering, Inc. Staff: Sam Chavez.	City Plan Commission October 18, 2016 <i>Recommended Approval</i> City Council November 14, 2016
3	Jasmine Hill NW of Abrams Rd. & Buckingham Rd.	Zoning File 16-25: A request for a change in zoning from R-1250-M Residential to PD Planned Development for the RP-1500-M Patio Home District to accommodate a single-family patio home development on approximately 5.43 acres to be located at the northwest corner of Abrams Road and Buckingham Road. The property is currently zoned R-1250-M Residential. Applicant: Abrams Developers, LLC. Staff: Sam Chavez.	City Plan Commission November 15, 2016
4	Shamm Mediterranean Cuisine 310 E. Main St.	Zoning File 16-26: A request by Shamm Mediterranean Cuisine for approval of a Special Permit for a smoking establishment located at 310 E. Main Street, east of S. Greenville Avenue, on the south side of E. Main Street. The property is currently zoned PD Planned Development for the Main Street Sub-district. Applicant: Nedal Naser, Shamm Mediterranean Cuisine. Staff: Sam Chavez.	City Plan Commission December 6, 2016 <i>Tentative</i>
5	Great Room Escape 100 S. Central Expy.	Zoning File 16-27: A request by Great Room Escape, LLC for approval of a Special Permit for an approximate 6,000-square foot indoor commercial amusement center located within the Richardson Heights Village Shopping Center at the southwest intersection of Belt Line Road and Central Expressway. The property is currently zoned PD Planned Development for the Central Place Sub-district. Applicant: Greg Salyers, Great Room Escape, LLC. Staff: Sam Chavez.	City Plan Commission December 6, 2016 <i>Tentative</i>



Development Status Report

City of Richardson, Texas • Development Services Department

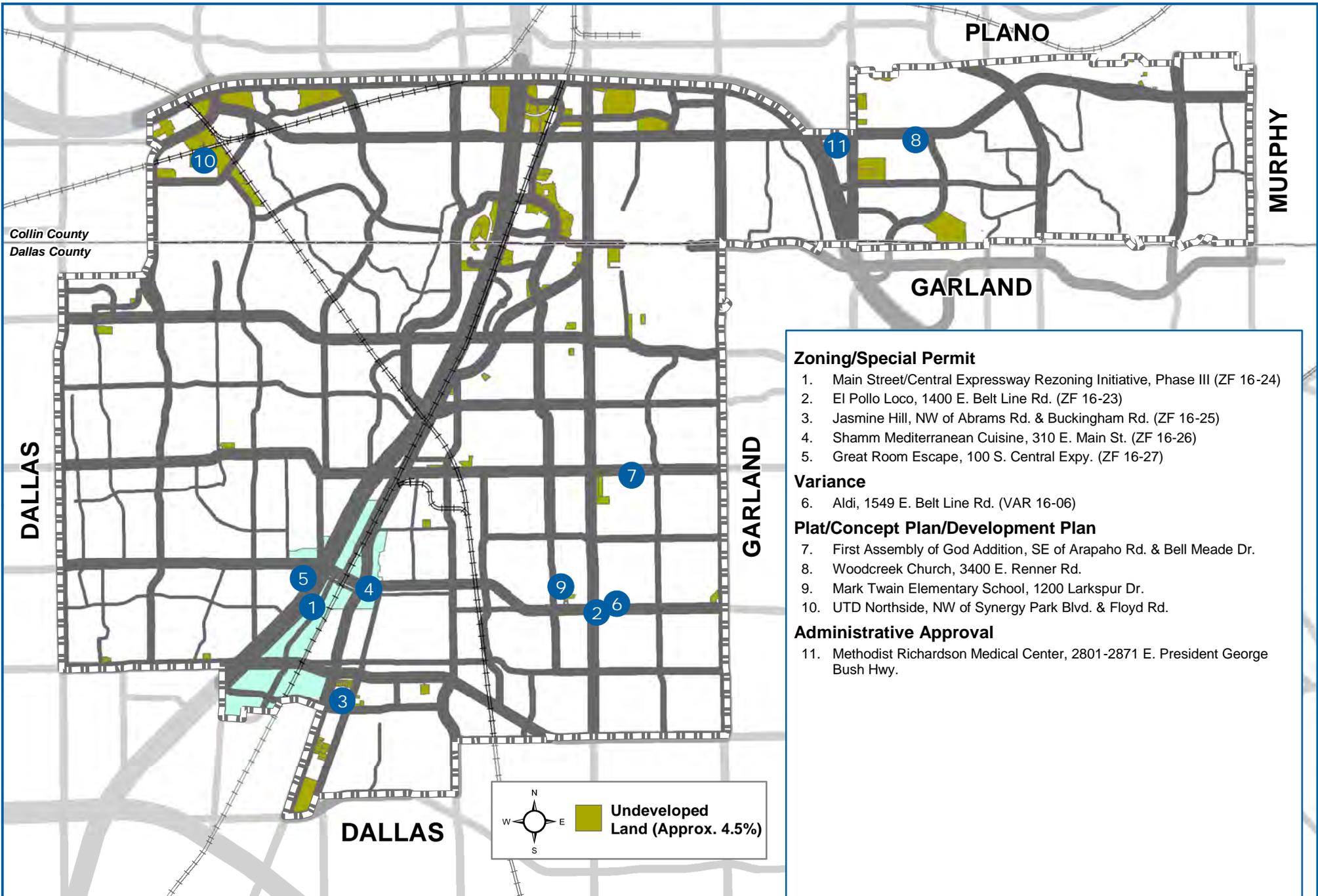
#	Name/Location	Project Information	Status
VARIANCE			
6	Aldi 1549 E. Belt Line Rd.	Variance 16-06: A request for a variance from Chapter 21, the Subdivision and Development Code, to allow a reduced open space area where the rear of a non-residential abuts on a residential district. The property is located at 1549 E. Belt Line Road. Applicant: Bryan M. Burger, Burger Engineering, representing Aldi Texas, LLC. Staff: <i>Chris Shacklett.</i>	City Plan Commission October 6, 2016 (<i>Thurs.</i>) <i>Recommended Approval</i> City Council November 14, 2016
PLAT/CONCEPT PLAN/DEVELOPMENT PLAN			
7a	Zion Gospel Assembly Church 1620 E. Arapaho Rd.	Site & Landscape Plans: A request for approval of a site plan and landscape plan for the development of a single story, 10,178-square foot activity center on the west side of the existing building. The 4.47 acre site is located at 1620 E. Arapaho Road at the southeast corner of Arapaho Road and Bell Meade Drive. Applicant: Hugo Monsanto, Monsanto Architects, representing Zion Gospel Assembly Church. Staff: <i>Mohamed Bireima.</i>	City Plan Commission November 1, 2016 <i>Approved</i>
7b	First Assembly of God Addition SE of Arapaho Rd. & Bell Meade Dr.	Replat: A request for approval of a replat of First Assembly of God Addition, Block D for the development of a single story, 10,178-square foot activity center on the west side of the existing building. The 4.47 acre site is located at 1620 E. Arapaho Road at the southeast corner of Arapaho Road and Bell Meade Drive. Applicant: Hugo Monsanto, Monsanto Architects, representing Zion Gospel Assembly Church. Staff: <i>Mohamed Bireima.</i>	City Plan Commission November 1, 2016 <i>Approved</i>
8a	Woodcreek Church 3400 E. Renner Rd.	Site Plan and Landscape Plan: A request for approval of a site plan and landscape plan for the development of a single story, 8,200 square foot gymnasium/multi-purpose hall and a two-story, 18,100-square foot educational building on the south side of the existing building. The 27.1-acre site is located at 3400 E. Renner Road on the south side of Renner Road between Shiloh Road and Telecom Parkway. Applicant: Jeremy Nelson, Pacheco Koch Consulting Engineers, representing Woodcreek Church. Staff: <i>Mohamed Bireima.</i>	City Plan Commission November 15, 2016



Development Status Report

City of Richardson, Texas • Development Services Department

#	Name/Location	Project Information	Status
PLAT/CONCEPT PLAN/DEVELOPMENT PLAN (CONT'D)			
8b	Woodcreek Church SW of Renner Rd. & Telecom Pkwy.	Replat: A request for approval of a replat for the purpose of accommodating the development of a single story, 8,200 square foot gymnasium/multi-purpose hall and a two-story, 18,100-square foot educational building on the south side of the existing building. The property is located at 3400 E. Renner Road on the south side of Renner Road between Shiloh Road and Telecom Parkway. Applicant: Jeremy Nelson, Pacheco Koch Consulting Engineers, representing Woodcreek Church. <i>Staff: Mohamed Bireima.</i>	City Plan Commission November 15, 2016
9a	Mark Twain Elementary School 1200 Larkspur Dr.	Site Plan and Landscape Plan: A request for approval of a site and landscape plan for two (2) building additions, totaling 8,581 square feet to the existing 55,179-square foot elementary school. The site is located at 1200 Larkspur Drive on the southeast corner of Larkspur Drive and Glenville Drive. Applicant: T. John Casey, Glenn Engineering Corp., representing Richardson ISD. <i>Staff: Chris Shacklett.</i>	City Plan Commission November 15, 2016
9b	Mark Twain Elementary School Addition SE of Larkspur Dr. & Glenville Dr.	Replat: A request for approval of a replat for two (2) building additions totaling 8,581 square feet to the existing 55,179-square foot Mark Twain Elementary School. The site is located at 1200 Larkspur Drive on the southeast corner of Larkspur Drive and Glenville Drive. Applicant: T. John Casey, Glenn Engineering Corp., representing Richardson Independent School District. <i>Staff: Chris Shacklett.</i>	City Plan Commission November 15, 2016
10	UTD Northside NW of Synergy Park Blvd. & Floyd Rd.	Master Sign Plan: A request for approval of a master sign plan for UTD Northside. The site is located on the north side of Synergy Park Boulevard west of Floyd Road. Applicant: Brent Miller, representing Northside Campus Partners, LP. <i>Staff: Sam Chavez.</i>	City Plan Commission November 15, 2016
ADMINISTRATIVE APPROVAL			
11	Methodist Richardson Medical Center 2801-2871 E. President George Bush Hwy.	Site Plan, Landscape Plan, and Building Elevations: Revised the site and landscape plans and building elevations to reflect a 2,828-square foot expansion along the eastern elevation to accommodate a catheterization lab. <i>Staff: Chris Shacklett.</i>	Staff November 1, 2016 <i>Approved</i> Approval Memo & Plans



- Zoning/Special Permit**
1. Main Street/Central Expressway Rezoning Initiative, Phase III (ZF 16-24)
 2. El Pollo Loco, 1400 E. Belt Line Rd. (ZF 16-23)
 3. Jasmine Hill, NW of Abrams Rd. & Buckingham Rd. (ZF 16-25)
 4. Shamm Mediterranean Cuisine, 310 E. Main St. (ZF 16-26)
 5. Great Room Escape, 100 S. Central Expy. (ZF 16-27)
- Variance**
6. Aldi, 1549 E. Belt Line Rd. (VAR 16-06)
- Plat/Concept Plan/Development Plan**
7. First Assembly of God Addition, SE of Arapaho Rd. & Bell Meade Dr.
 8. Woodcreek Church, 3400 E. Renner Rd.
 9. Mark Twain Elementary School, 1200 Larkspur Dr.
 10. UTD Northside, NW of Synergy Park Blvd. & Floyd Rd.
- Administrative Approval**
11. Methodist Richardson Medical Center, 2801-2871 E. President George Bush Hwy.

Development Status Map

City of Richardson, Texas

Updated: November 10, 2016




Agenda Item 1

Approval of the Minutes of the November 1, 2016
City Plan Commission Meeting

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – NOVEMBER 1, 2016

The Richardson City Plan Commission met on November 1, 2016, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Gerald Bright, Chairman
Ron Taylor, Vice Chair
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Tom Maxwell, Commissioner
Randy Roland, Commissioner
Ken Southard, Alternate
Stephen Springs, Alternate

MEMBERS ABSENT: Bill Ferrell, Commissioner

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Svcs. – Planning
Mohamed Bireima, Planner
Kathy Welp, Executive Secretary

BRIEFING SESSION

Prior to the start of the regular business meeting, the City Plan Commission met with staff regarding staff reports, agenda items and rezoning initiatives. No action was taken.

REGULAR BUSINESS MEETING

MINUTES

1. Approval of minutes of the regular business meeting of October 18, 2016.

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

CONSENT ITEM

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

2. Site and Landscape Plans – Zion Gospel Assembly Church (companion to Item 3): A request for approval of a site plan and landscape plan for the development of a single story, 10,178-square foot activity center on the west side of the existing building. The 4.47-acre site is located at 1620 E. Arapaho Road at the southeast corner of Arapaho Road and Bell Meade Drive.

Motion: Commissioner Maxwell made a motion to approve the Consent Agenda as presented; second by Vice Chair Taylor. Motion approved 7-0.

PUBLIC HEARING

- 3. Replat – First Assembly of God Addition, Lot 1A, Block D:** Consider and take the necessary action on a request for approval of a replat of the First Assembly of God Addition, Block D for the development of a single story, 10,178-square foot activity center on the west side of the existing building. The 4.47-acre site is located at 1620 E. Arapaho Road at the southeast corner of Arapaho Road and Bell Meade Drive.

Mr. Bireima advised the applicant was requesting a replat to dedicate easements and accommodate development of a 10,178-square foot activity center for the church. He added the easements were for corner clips, electrical, hike/bike trail, and a 10-foot water easement around the perimeter of the development.

Chairman Bright called for any questions for staff and with none, opened the public hearing.

No comments in favor or opposed were received and Chairman Bright closed the public hearing.

Motion: Commissioner Frederick made a motion to approved Item 3 as presented; second by Commissioner Roland. Motion approved 7-0.

ADJOURN

With no further business before the Commission, Chairman Bright adjourned the regular business meeting at 7:08 p.m.

Gerald Bright, Chairman
City Plan Commission

Agenda Item 2

Site & Landscape Plans:
Woodcreek Church

Woodcreek Church
3400 E. Renner Road

Attachments:

1. Locator
2. Site Plan Staff Report
3. Site Plan
4. Landscape Plan Staff Report
5. Landscape Plan



Woodcreek Church
3400 E. Renner Road



**CITY PLAN COMMISSION
BACKGROUND INFORMATION
November 15, 2016**

Site Plan

PROJECT SUMMARY

Project:	Woodcreek Church
Location:	3400 E. Renner Road South side of Renner Road between Shiloh Road and Telecom Parkway
Staff Comments:	The site plan reflects the second phase of the church campus development which include the construction of an 11,148-square foot gymnasium/multi-purpose hall and a 17,506-square foot, two-story educational building on the south side of the existing sanctuary. The site plan complies with all applicable zoning and development regulations.
CPC Action:	Final decision

BACKGROUND

Tract Size:	27.14 acres (1,182,107 square feet)
Zoning:	I – FP(1) Industrial District
Ordinance:	2038-A
<i>Special Conditions</i>	Parking, fencing, security buildings, and antennas are permitted within the 40’ building setback adjacent to Renner Road.
Variances:	
<i>ZBA V 05-04:</i>	Permits a single-story church sanctuary to have a maximum height of forty (40) feet.
<i>ZBA V 16-11:</i>	Permits a single-story gymnasium/multi-purpose hall to have a maximum height of thirty-five (35) feet.
<i>VAR 05-03</i>	Permits the existing open and unlined drainage channel bisecting the property to remain in an open and unlined

condition, in lieu of requiring all storm sewer facilities to be placed underground or in concrete-lined channels.

VAR 07-12

Permits the use of a modified “living screen” in lieu of the required masonry screening wall adjacent to a residential district, and permits phased installation of said living screen along the east property line subject to the following conditions:

1. The variance shall be limited to religious facility use only. Should all or any portion of the property be developed for or converted to other uses, the screening requirements of the Code of Ordinances shall apply to those portions of the property.
2. No fencing shall be required along the common property line between the church and the adjacent residential subdivision in conjunction with construction of the first phase of the church's campus development; "first phase" improvements being the building and parking areas indicated on the Site Plan approved by the City Plan Commission on April 3, 2007.
3. All subsequent increments of church development shall be subject to screening review by the City Plan Commission at the time of site plan review, to determine the adequacy of any proposed screening and/or fencing on or adjacent to the common property line between the church and the adjacent single-family residential subdivision. Said screening is envisioned to be a "modified living screen" consisting of some combination of the following elements:
 - a. In order to deter church parking in the residential subdivision, a minimum 6-foot high black or dark green vinyl-coated chain link or decorative metal fence installed on or adjacent to the common property line, only as needed to fill gaps in existing fencing. Should any portion of the required fencing be installed west of the common property line to preserve existing vegetation located on the property line, access-controlled gates may be installed in the fence to provide access for church maintenance crews to any portion of the church property located east of the fence.

- b. Randomly spaced trees shall be installed as needed to minimize visibility of church improvements from the residential subdivision where visual gaps exist in the vegetation along the common property line.
 - c. The extent and placement of fencing and gates, and the quantity, selection, and placement of any trees required for any increment of development on the church property shall be subject to approval by the City Plan Commission.
4. In order to maintain the integrity of the existing vegetative screen on and adjacent to the common property line, should all or any portion of the existing vegetative screen, as identified on the most current approved landscape plan for the church site, die or be removed, the Church shall install plant material adequate to provide, at maturity, a visual buffer substantially similar to the existing vegetation, with the quantity, selection, and placement of such plant material subject to City approval.

Adjacent Land Use/Zoning:

<i>North (across Renner)</i>	Woods of Springcreek, Sec. 1 (single-family residences); zoned R-1500-M Single-family residential district
<i>East</i>	Creek Hollow Estates, Phase I (single-family residences); zoned R-1500-M Single-family residential district
<i>South (across Breck.)</i>	Fujitsu campus; zoned I-M(1) Industrial district
<i>West</i>	Boeing and AT&T facilities; zoned I-FP(1) Industrial district

Building Area/Use:

<i>Existing</i>	47,395-square foot sanctuary
<i>Proposed</i>	11,148-square foot gymnasium/multi-purpose hall 17,506-square foot, two-story educational building
<i>Total</i>	76,049 square feet

Site Access:

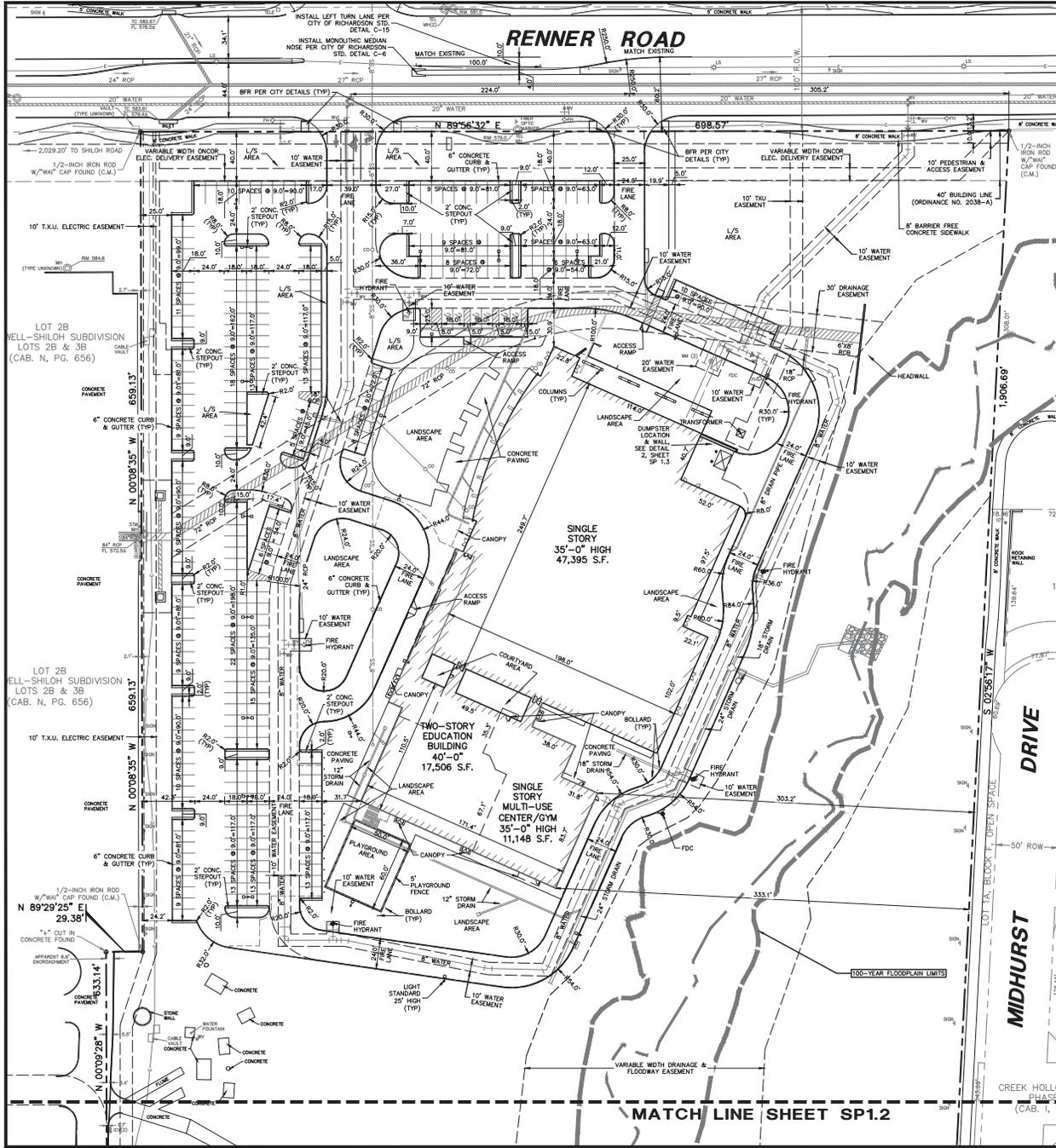
The site is served by two existing drives along Renner Road. The eastern driveway is located at a median opening.

Parking Summary:

Parking Ratio	One space per three (3) seats in the sanctuary
Spaces Required	267
Spaces Provided	270

Required Screening:

The existing living screen consisting of the natural vegetation along the open floodway and drainage easement provides the required screening for the subject property from the adjacent single-family homes along the east property line in lieu of the required masonry screening wall in accordance with the special conditions of VAR 7-12 (listed above). The applicant has indicated the existing vegetation will remain in its natural condition and has not found any visual gaps along the living screen as of November 1, 2016 (ref. attached landscape plan).



BUILDING/PARKING SUMMARY

CURRENT ZONING: I-FF(1), ORDINANCE 2038-A
 SPECIAL CONDITIONS: NA
 VARIANCES:
 • 15' HEIGHT INCREASE FOR SINGLE-STORY SANCTUARY ALLOWED PER ZONING BOARD OF ADJUSTMENT CASE ZBA 05-04.
 • SCREENING/DRAINAGE VARIANCE GRANTED BY CITY COUNCIL ON JUNE 27, 2005, AND AUG. 13, 2007.
 • 15' HEIGHT INCREASE FOR SINGLE-STORY INDOOR GYM AND PLAY AREA ALLOWED PER ZONING BOARD OF ADJUSTMENT CASE ZBA VAR 16-11.

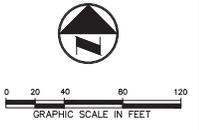
VAR 0503-PERMITS THE EX. UNLINED PRIMARY (N-S) DRAINAGE CHANNEL TO REMAIN IN LIEU OF THE REQUIRED CONCRETE LINEN CHANNEL OR UNDERGROUND STORM SEWER SYSTEM.

VAR 07-12 PERMITS THE USE OF A MODIFIED "LIVING SCREEN" IN LIEU OF MASONRY SCREENING WALL REQUIRED ADJACENT TO A RESIDENTIAL DISTRICT AND PERMITS PHASED INSTALLATION OF SAID "LIVING SCREEN" SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE VARIANCE SHALL BE LIMITED TO RELIGIOUS FACILITY USE ONLY.
 2. NO FENCING SHALL BE REQUIRED ALONG THE COMMON PROPERTY LINE BETWEEN THE CHURCH AND THE ADJACENT RESIDENTIAL SUBDIVISION IN CONJUNCTION WITH CONSTRUCTION OF THE FIRST PHASE OF THE CHURCH'S CAMPUS DEVELOPMENT.
 3. ALL SUBSEQUENT INCREMENTS OF CHURCH DEVELOPMENT SHALL BE SUBJECT TO SCREENING REVIEW BY THE CITY PLAN COMMISSION AT THE TIME OF THE SITE PLAN REVIEW. SAID SCREENING IS ENVISIONED TO BE A "MODIFIED LIVING SCREEN" CONSISTING OF SOME COMBINATION OF THE FOLLOWING ELEMENTS:
 3.1. A MINIMUM 6'-FOOT HIGH BLACK OR DARK GREEN VINYL-COATED CHAIN LINK OR DECORATIVE METAL FENCE INSTALLED ON OR ADJACENT TO THE COMMON PROPERTY LINE, ONLY AS NEEDED TO FILL GAPS IN EXISTING FENCING.
 3.2. RANDOMLY SPACED TREES SHALL BE INSTALLED AS NEEDED TO MINIMIZE THE VISIBILITY OF CHURCH IMPROVEMENTS FROM THE RESIDENTIAL SUBDIVISION WHERE VISUAL GAPS EXIST IN THE VEGETATION ALONG THE COMMON PROPERTY LINE.
 3.3. THE EXTENT AND PLACEMENT OF FENCING AND GATES, AND THE QUANTITY, SELECTION, AND PLACEMENT OF ANY TREES REQUIRED FOR ANY INCREMENT OF DEVELOPMENT ON THE CHURCH PROPERTY SHALL BE SUBJECT TO THE APPROVAL BY THE CITY PLAN COMMISSION.
 4. SHOULD ALL OR ANY PORTION OF THE EXISTING VEGETATIVE SCREEN DIE OR BE REMOVED, THE CHURCH SHALL INSTALL PLANT MATERIAL ADEQUATE TO PROVIDE, AT MATURITY, A VISUAL BUFFER SUBSTANTIALLY SIMILAR TO THE EXISTING VEGETATION.

SETBACKS	40' FRONT; 0' SIDE & REAR (NON-RES. ADJACENCY); 40' SETBACK FOR BLDG. SIDING TO RESIDENTIAL DISTRICT; 60' SETBACK FOR BLDG. BACKING TO RESIDENTIAL DISTRICT.
LOT AREA	1,182,107 SF (27.1 AC) 549,475 SF (12.6 AC) (DEVELOPED AREA)
BUILDING HEIGHTS	TWO STORY BUILDING 35' (40' MAX PER ZBA VARIANCE 05-04 FOR SANCTUARY, AND 35' MAX PER ZBA VARIANCE 16-11 FOR MULTI-USE CENTER/GYM AND INDOOR PLAY)
EXISTING BUILDING SQ. FT.	47,395 SF
PROPOSED BUILDING SQ. FT.	28,654 SF (17,506 SF, TWO-STORY) (11,148 SF ONE-STORY)
FLOOR AREA RATIO	0.0661
PARKING RATIO	1 PARKING SPACE PER 3 SANCTUARY SEATS
REQUIRED PARKING	267 (800 SEATING CAPACITY)
PROVIDED PARKING	270
LANDSCAPE % REQUIRED	10% (54,948 SF) (BASED ON DEVELOPED AREA)
LANDSCAPE % PROVIDED	35% (190,551 SF)

NOTES:
 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 2. LIGHTING MUST BE ORIENTED SUCH THAT LIGHTING LEVELS AT ALL PROPERTY LINES DO NOT EXCEED ONE (1) FOOT-CANDLE.

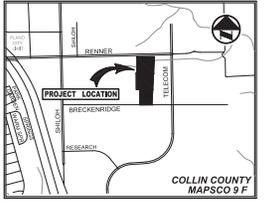
OWNER: WOODCREEK CHURCH, MARK ENGELHÄLER, 3400 EAST RENNER ROAD, RICHARDSON, TEXAS 75082 (972) 238-6722
 ENGINEER: PACHECO KOCH CONSULTING ENGINEERS, GRANT CLAY, PE, 7557 RAMBLER ROAD, SUITE 1400, DALLAS, TEXAS 75231 (972) 235-3031



LEGEND

⊙	BOLLARD
⊕	ELECTRIC METER
⊖	POWER POLE
⊙	LIGHT STANDARD
⊖	WATER METER
⊕	WATER VALVE
⊖	IRRIGATION CONTROL VALVE
⊕	FIRE HYDRANT
⊖	CLEANOUT
⊕	MANHOLE
⊖	TRAFFIC SIGNAL CONTROL
⊕	TRAFFIC SIGNAL POLE
⊖	TELEPHONE BOX
⊕	FLOOD LIGHT
⊖	FLAG POLE
⊕	TRAFFIC SIGN
⊖	1/2-INCH IRON ROD W/ "WAT" CAP FOUND (C.M.)
⊕	CONTROLLING MONUMENT
---	PROPERTY LINE
---	FENCE
---	COORDINATE UTILITY LINE
⊕	OVERHEAD DESIGNATION
---	FENCE

PRELIMINARY
 NOT FOR CONSTRUCTION
 THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
 PLANS PREPARED UNDER THE DIRECT SUPERVISION OF GRANT S. CLAY, P.E., TEXAS REGISTRATION NO. 120290
 DATE: 11/08/2016



NO.	DATE	REVISION

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400, DALLAS, TX 75231, 972.235.3031, TX REG. ENGINEERING FIRM F-14439, TX REG. SURVEYING FIRM LS-10293805

SITE PLAN
 WOODCREEK CHURCH PHASE II
 ROCKWELL-SHILOH SUBDIVISION, LOT 3D
 3400 E. RENNER RD
 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GSC	JBN	NOV 2016	1"=40'			SP.1

8/27/2016 5:10 PM
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WOODCREEK CHURCH EDUCATION BUILDING

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
November 15, 2016**

Landscape Plan

PROJECT SUMMARY

Project:	Woodcreek Church
Location:	3400 E. Renner Road South side of Renner Road between Shiloh Road and Telecom Parkway
Staff Comments:	The landscape plan reflects the second phase of the church campus development which includes the construction of a single-story gymnasium/multi-purpose hall and a two-story educational building on the south side of the existing sanctuary. The landscape design is consistent with City regulations and policies.
CPC Action:	Final decision

BACKGROUND

Landscape Area Summary:

Area Required	10% of the developed area (54,948 square feet)
Area Provided	35% of the developed area (190,551 square feet)

Landscape Design: The landscape design reflects the existing canopy and ornamental trees within the landscape buffer along Renner Road and the existing canopy trees within the parking islands internal to the site. In addition, the design features new ornamental trees and evergreen shrubs adjacent to the proposed building. Existing shrubs and berms screen the parking from street view; and seasonal color accent the driveways along Renner Road.

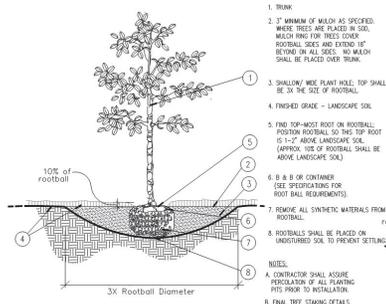
Tree Preservation/Removal: Three (3) Bald Cypress trees will be relocated to the landscape island to the west of the proposed building to accommodate the new fire lane and the driving aisle. In addition, one (1) canopy tree (Bois D’Arc) will be removed to accommodate the proposed fire lane on the east side of the proposed building.

Required Screening:

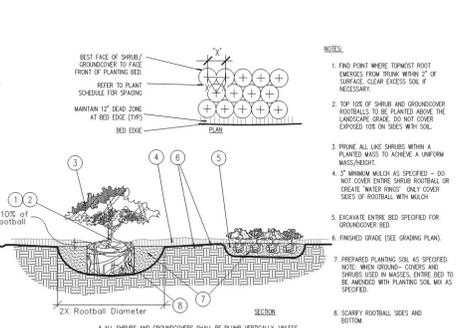
The Special Conditions of VAR 7-12, which was granted by the City Council in 2007, requires that all future phases of the church campus development be subject to screening review by the City Plan Commission at the time of site plan review, to determine the adequacy of any proposed screening and/or fencing on or adjacent to the common property line between the church and the adjacent single-family residential subdivision (ref. conditions on site plan staff report). In addition, the church is required to install plant material adequate to provide, at maturity, a visual buffer substantially similar to the existing vegetation along the creek in case all or any portion of the existing vegetative screen die or be removed.

The applicant has not found any visual gaps along the living screen as of November 1, 2016, and has provided photos of the existing vegetation taken every fifty (50) feet along the east property (ref. attached landscape plan). Therefore, the applicant is requesting not to install any additional plant material along the east property line.

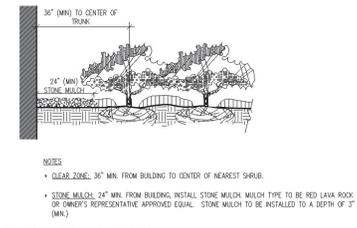
Staff has visited the site and concurs with the applicant's observations.



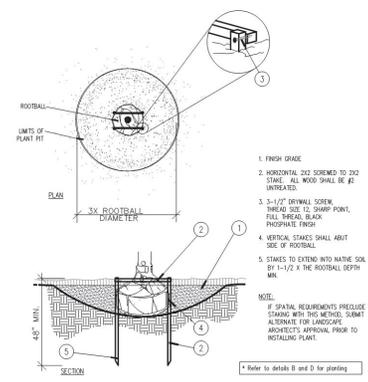
A Tree Planting
SECTION NTS



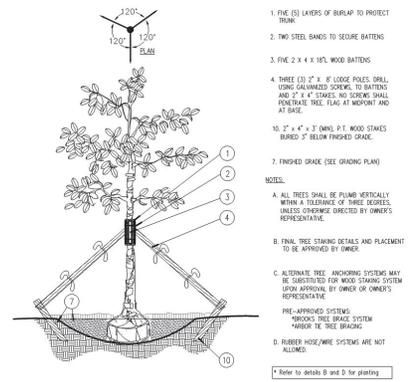
B Shrub / Groundcover Planting
SECTION NTS



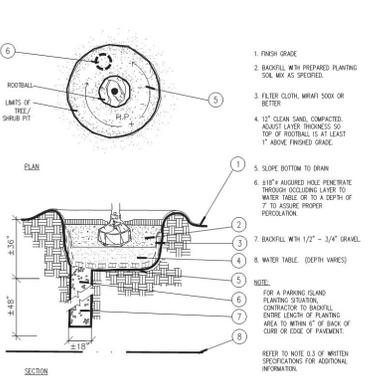
C Plantings Adjacent to Buildings
SECTION NTS



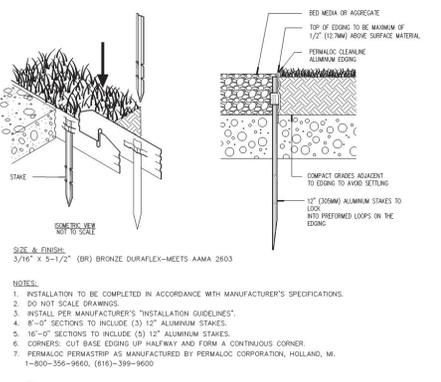
D Staking - up to 65 gal. or B&B to 3-1/2\"/>



E Large Tree Staking - 100 Gal + or B&B 4\"/>



F Poor Drainage Condition
SECTION NTS



G Planting Bed Edging Detail
Isometric/Section NTS

KEVIN CLARK | NAUD BURNETT
LANDSCAPE ARCHITECTS, CONSTRUCTION
LANDSCAPE ARCHITECTS, CONSTRUCTION
5217 MCILHENRY AVENUE, SUITE 202 • DALLAS, TEXAS 75205
T: (214) 928-9014 • F: (214) 928-7600 • http://www.knbdesign.com



OWNER:
WOODCREEK CHURCH
3400 EAST RENNER ROAD
RICHARDSON, TX 75082
(972) 238-8722

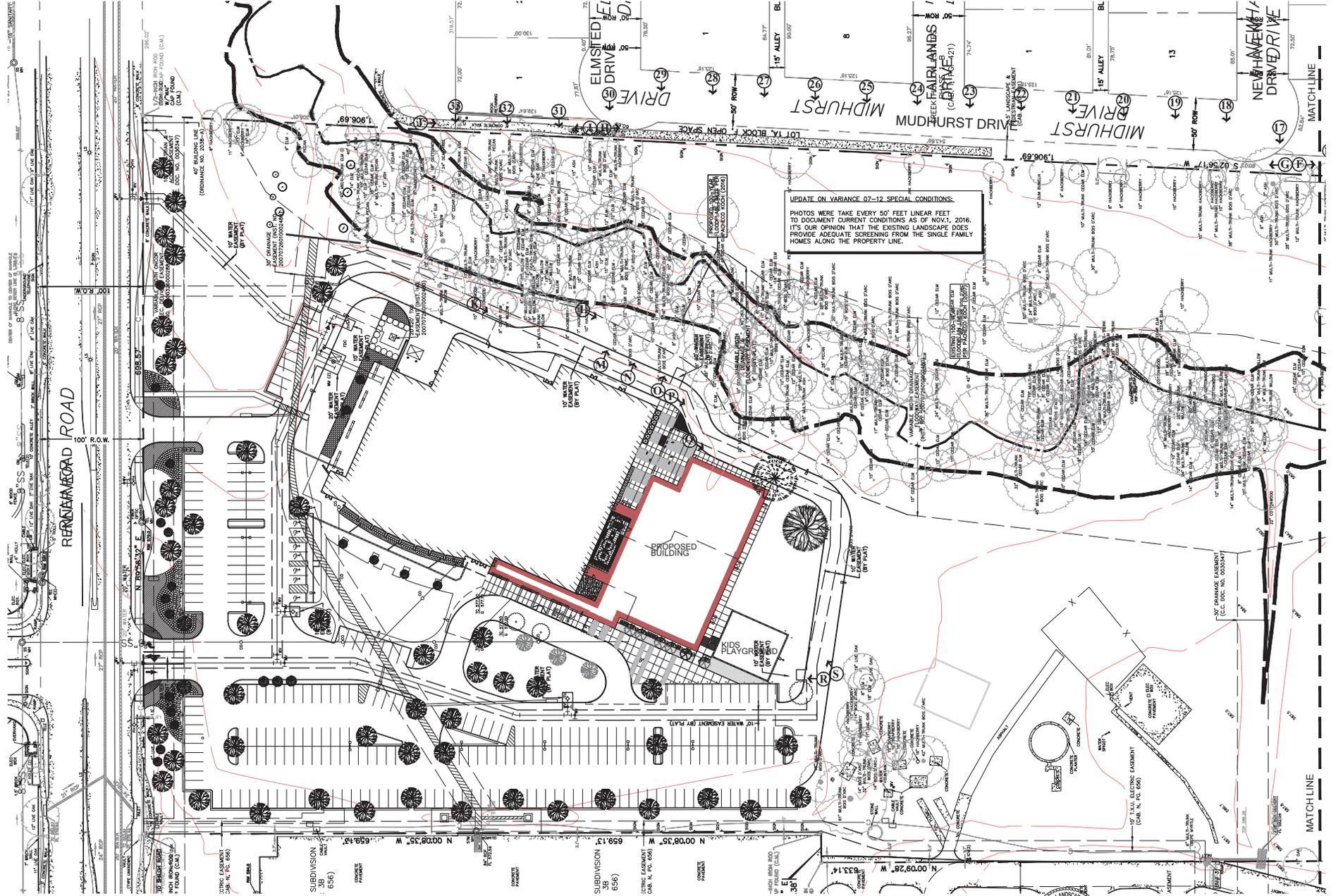
A LANDSCAPE PLANS FOR:
WOODCREEK CHURCH EDUCATION BUILDING
ROCKWELL-SHILOH SUBDIVISION, LOT 3D
3400 E. RENNER ROAD
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS



LANDSCAPE DETAILS
SCALE: N.T.S.

NOV 8, 2016 - MLC

LA-3



UPDATE ON VARIANCE 07-12 SPECIAL CONDITIONS:
 PHOTOS WERE TAKE EVERY 50' FEET LINEAR FEET
 TO DOCUMENT CURRENT CONDITIONS AS OF NOV-1, 2016.
 IT'S OUR OPINION THAT THE EXISTING LANDSCAPE DOES
 PROVIDE ADEQUATE SCREENING FROM THE SINGLE FAMILY
 HOMES ALONG THE PROPERTY LINE.



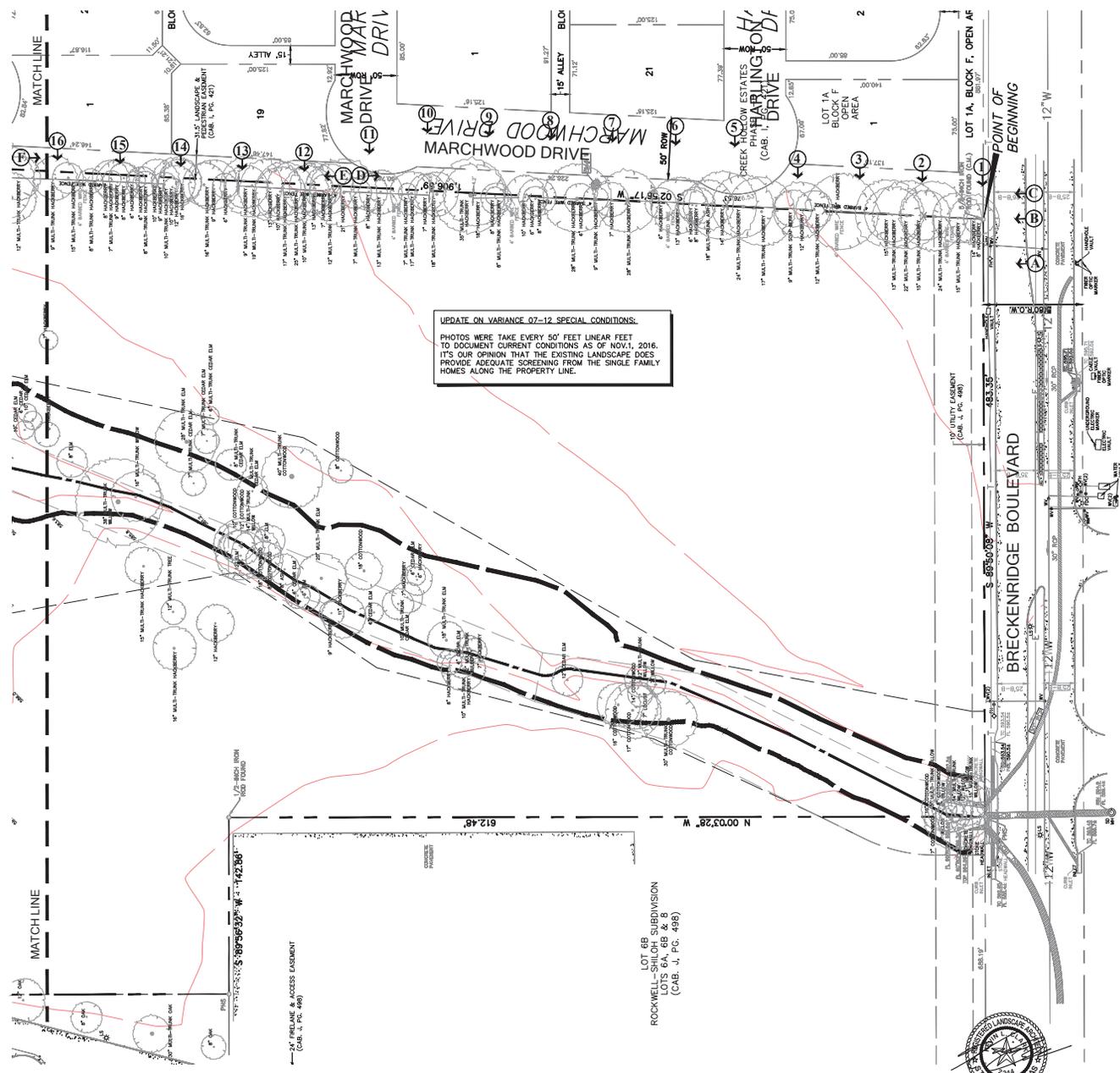
TREE SURVEY
 SCALE: 1" = 40'-0"

TS-1

A LANDSCAPE PLANS FOR:
 WOODCREEK CHURCH EDUCATION BUILDING
 WOODCREEK CHURCH SUBDIVISION, LOT 3D
 3400 E. RENNER ROAD
 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

OWNER:
 WOODCREEK CHURCH
 3400 EAST RENNER ROAD
 RICHARDSON, TX, 75082
 (972) 238-8722

KEVIN CLARK NAUD BURNETT
 LANDSCAPE ARCHITECTS • CONSTRUCTION
 MANAGEMENT • SITE PLANNING
 5217 MCKINNEY AVENUE, SUITE 202 • DALLAS, TEXAS 75205
 1121419228-9014 • F121419228-7500 • <http://www.knaburnett.com>



UPDATE ON VARIANCE 07-12 SPECIAL CONDITIONS:
 PHOTOS WERE TAKE EVERY 50' FEET LINEAR FEET TO DOCUMENT CURRENT CONDITIONS AS OF NOV.1, 2016. IT'S OUR OPINION THAT THE EXISTING LANDSCAPE DOES PROVIDE ADEQUATE SCREENING FROM THE SINGLE FAMILY HOMES ALONG THE PROPERTY LINE.

LOT 6B
 ROCKWELL-SHILOH SUBDIVISION
 LOTS 6A, 6B & 8
 (CAB. J. PG. 498)



TREE SURVEY
 SCALE: 1" = 40'-0"

KEVIN CLARK NAUD BURNETT
 LANDSCAPE ARCHITECTS • CONSTRUCTION
 MANAGEMENT • SITE PLANNING
 5217 McKinney Avenue, Suite 202 • Dallas, Texas 75205
 T: (214) 528-9014 • F: (214) 528-7600 • http://www.knaburnett.com



WOODCREEK CHURCH
 3400 EAST RENNOR ROAD
 RICHARDSON, TX, 75082
 (972) 238-8722

A LANDSCAPE PLANS FOR:
 WOODCREEK CHURCH EDUCATION BUILDING
 ROCKWELL-SHILOH SUBDIVISION, LOT 3D
 3400 E. RENNOR ROAD
 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

NOV 8 2016

TS-2



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19



PHOTO 20



PHOTO 21



PHOTO 22



PHOTO 23



PHOTO 24



PHOTO 25

KEVIN CLARK | NAUBURNETT
LANDSCAPE ARCHITECTS • CONSTRUCTION
MANAGEMENT • SITE PLANNING
1608 S. 78206
T: (214) 528-9014 • F: (214) 528-7600 • <http://www.kclandscap.com>



OWNER:
WOODCREEK CHURCH
3400 EAST RENNER ROAD
RICHARDSON, TX 75082
(972) 238-8722

A LANDSCAPE PLANS FOR:
WOODCREEK CHURCH EDUCATION BUILDING
ROCKWELL-SHILOH SUBDIVISION, LOT 3D
3400 E. RENNER ROAD
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

NOV 8 2016 - KLC



TREE SURVEY

TS-3



PHOTO 26



PHOTO 27



PHOTO 28



PHOTO 29



PHOTO 30



PHOTO 31



PHOTO 32



PHOTO 33



PHOTO 'A'



PHOTO 'B'



PHOTO 'C'



PHOTO 'D'



PHOTO 'E'



PHOTO 'F'



PHOTO 'G'



PHOTO 'H'



PHOTO 'I'



PHOTO 'J'



PHOTO 'K'



PHOTO 'L'

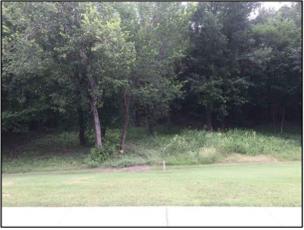


PHOTO 'M'



PHOTO 'N'



PHOTO 'O'

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LANDSCAPE ARCHITECTS • CONSTRUCTION
MANAGEMENT • SITE PLANNING
800.888.8888 • P. (214) 928-7600 • F. (214) 928-9014 • <http://www.kcnbaud.com>



OWNER: WOODCREEK CHURCH
3400 EAST RENNER ROAD
RICHARDSON, TX 75082
(972) 238-8722

A LANDSCAPE PLANS FOR:
WOODCREEK CHURCH EDUCATION BUILDING
ROCKWELL-SHILOH SUBDIVISION, LOT 3D
3400 E. RENNER ROAD
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

NOV. 8, 2016 - KLC



TREE SURVEY

TS-4



PHOTO 'P'



PHOTO 'Q'



PHOTO 'R'



PHOTO 'S'



TREE SURVEY

TS-5

NOV. 8, 2016 - RLC

A LANDSCAPE PLANS FOR:
WOODCREEK CHURCH EDUCATION BUILDING
ROCKWELL-SHILOH SUBDIVISION, LOT 3D
3400 E. RENNEN ROAD
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

OWNER:
WOODCREEK CHURCH
3400 EAST RENNEN ROAD
RICHARDSON, TX 75082
(972) 238-8722



KEVIN CLARK | NAUD BURNETT
LANDSCAPE ARCHITECTS + CONSTRUCTION
MANAGEMENT + SITE PLANNING
1135 S. WILSON ROAD, SUITE 1000
RICHARDSON, TEXAS 75082
P: (214) 952-8914 • F: (214) 926-7600 • <http://www.kcnabdesign.com>

Agenda Item 3

**Site & Landscape Plans:
Mark Twain Elementary School**

Mark Twain Elementary School
1200 Larkspur Drive

Attachments:

1. Locator
2. Site Plan Staff Report
3. Site Plan
4. Landscape Plan Staff Report
5. Landscape Plan



Mark Twain Elementary School
1200 Larkspur Drive



**CITY PLAN COMMISSION
BACKGROUND INFORMATION
November 15, 2016**

Site Plan

PROJECT SUMMARY

Project: Mark Twain Elementary School

Location: 1200 Larkspur Drive
Southeast corner of Larkspur Drive and Glenville Drive.

Staff Comments: The site plan reflects the construction two (2) building additions to the existing elementary school. Each addition (4,552 square feet and 4,029 square feet respectively) will be located on the east side of the existing school. The additions will accommodate six (6) new classrooms along with associated break room and storage areas.

Additional site improvements include the addition of a fire lane that will circulate around the east and south sides of the building to provide additional fire coverage to those sides of the school. The new fire lane will be thirty (30) feet wide along the east side of the building to accommodate increased queuing areas for student pick-up and drop-off. The fire lane along Larkspur Drive will also be modified to reduce conflicts at the new driveway at the northeast corner of the site. Additional parking will also be provided on the south side of the school.

Along with the site improvements, the school district will also incorporate striping and signing to direct parents and students to specific drop-off and pick-up areas to further increase the efficiency of the new circulation. The addition of multiple drop-off/pick-up areas will provide appropriate stacking while allowing through traffic the ability to exit the site more efficiently.

In July 2016, a variance to the Subdivision and Development Code (Chapter 21 of the Code of Ordinances) was approved. The variance waived the requirement for a masonry screening wall along the east

property line, which is adjacent to residentially zoned property (Mark Twain Park).

The site plan complies with all applicable zoning, development regulations.

CPC Action: Final decision

BACKGROUND

Zoning: R-1100-M Residential District.

Special Conditions: N/A

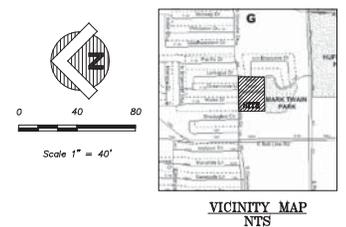
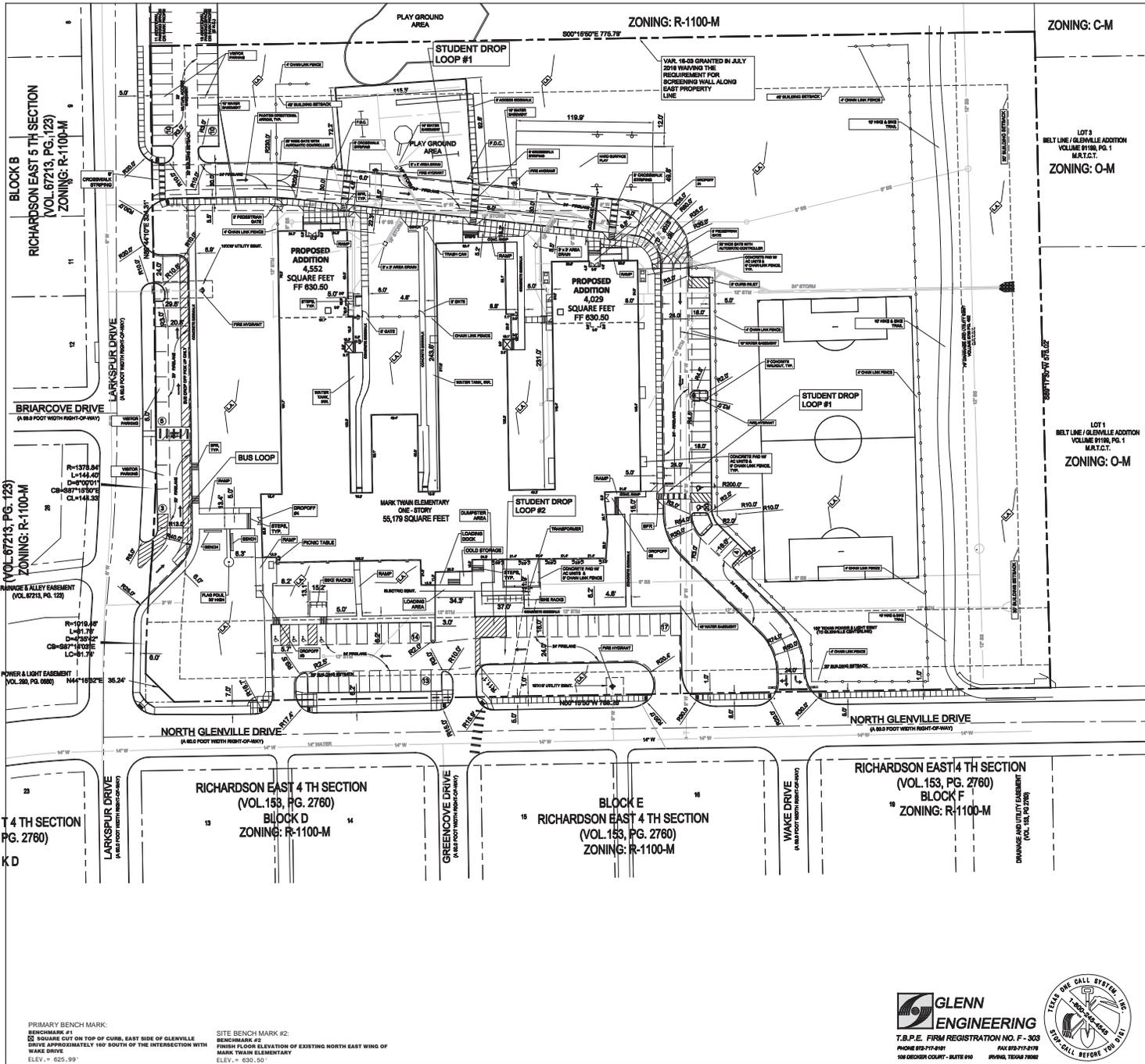
Tract Size: 10.30 acres (448,613 square feet)

Building Area/Use: 63,760-square foot elementary school

Site Access: The site provides multiple access points along Larkspur Drive and Glenville Drive. Pedestrian access is also provided at crosswalks on both streets.

Parking Summary:

Parking Ratio	No specific ratio required for public schools
Spaces Required	N/A
Spaces Provided	96



ZONING: R-1100-M

ZONING: C-M
ZONING: O-M

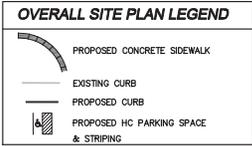
ZONING: O-M

GENERAL NOTES:
 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.
 REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.
 ALL SITE FENCING IS 4' IN HEIGHT UNLESS NOTED OTHERWISE.
OUTDOOR LIGHTING NOTE:
 ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

GENERAL NOTES:
 1. STRIPES & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
 2. ALL PARKING STRIPES, HOOP PARKING STRIPES & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF RICHARDSON REQUIREMENTS, TYP.
 3. ALL FIRE LINES TO BE INSTALLED AND STRIPED PER CITY OF RICHARDSON FIRE CODE STANDARDS.
 4. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED. UTILITY METERS SHALL NOT BE VISIBLE EXCEPT FROM AREAS CLEARLY INTENDED AS SERVICE AREAS WHERE THE PUBLIC IS GENERALLY EXCLUDED.

SITE DATA SUMMARY TABLE

ZONING:	R-1100-M RESIDENTIAL
ORDINANCE NO.:	128-A
SPECIAL CONDITIONS:	NONE
USE:	ELEMENTARY SCHOOL (PUBLIC)
LOT AREA:	10,299 SQUARE FEET OR 448,813 SF
SETBACKS:	30' LARKSPUR, 20' GLENVILLE 46' ALONG EAST PROPERTY LINE 25' ALONG SOUTH PROPERTY LINE
BUILDING AREA:	EXISTING BUILDING: 55,178 SF PROPOSED ADDITION: 8,581 SF
TOTAL BUILDING AREA:	63,759 SF
BUILDING COVERAGE:	14.21% MAX. 30% ALLOWED
TOTAL PARKING PROVIDED (INC. HC):	96 SPACES
TOTAL HC PARKING PROVIDED:	6 SPACES (6 VAN)
REQUIRED PARKING:	NOT APPLICABLE
PERCENT IMPERVIOUS COVER EXISTING:	28.40% (121,447 SF IMPERVIOUS)
PERCENT IMPERVIOUS COVER PROPOSED:	38.13% (171,056 SF IMPERVIOUS)
MAXIMUM BUILDING HEIGHT:	1 STORY @ 22'-8" (EXISTING GYMNASIUM) - LIMITED TO 25'
PERCENT LANDSCAPE PROVIDED:	59.2% (265,779 SF)
PERCENT LANDSCAPE REQUIRED:	7.0% (31,402 SF)



ISSUES
 01/02/2016 Final Construction Documents

REVISIONS
 1 09/23/2016 City of Richardson Comments



Mark Twain Elementary School Addition
 1200 LARKSPUR DRIVE
 RICHARDSON, TEXAS 75081



MARK TWAIN
 ELEMENTARY SCHOOL
 SITE PLAN

JOB 16105.0000
 DATE 09/02/2016
 SHEET

CS 1.01

SITE PLAN
MARK TWAIN ELEMENTARY
SITE ADDITION

1200 LARKSPUR DRIVE
 10,299 ACRES SITUATED IN THE
 JOSEPH S. SKILES SURVEY, ABSTRACT NO 1366
 AND THE E. BARBOUX 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 GLENVILLE AVE.
 RICHARDSON, TEXAS 75081
 489-593-0037

ENGINEER GLENN ENGINEERING CORP
 T.B.P.E. FIRM REG. NO. F-303
 105 DECKER CT., SUITE 910
 IRVING, TEXAS 75068
 972-717-9151



PRIMARY BENCH MARK:
 BENCHMARK #1
 SQUARE CUT ON TOP OF CURB, EAST SIDE OF GLENVILLE DRIVE APPROXIMATELY 150' 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'

**CITY PLAN COMMISSION
STAFF REPORT
November 15, 2016**

Landscape Plan

PROJECT SUMMARY

Project:	Mark Twain Elementary School
Location:	1200 Larkspur Drive Southeast corner of Larkspur Drive and Glenville Drive.
Staff Comments:	<p>The landscape plan reflects landscape modifications related to the construction of two (2) building additions to the existing elementary school and the addition of a fire lane and drop-off/pick-up lane along the east and south sides of the building. The plan also reflects the removal of five (5) trees to accommodate the construction and planting of eight (8) canopy trees.</p> <p>The landscape design complies with all applicable zoning and development regulations.</p>
CPC Action:	Final decision

BACKGROUND

Landscape Area Summary:

Area Required	7% of property (31,403 square feet)
Area Provided	59.2% of property (265,779 square feet)

Landscape Design:

The landscape design features existing canopy and ornamental trees along the north and west sides of the building. A photinia hedge is also provided along the west side of the building to provide screening of an existing transformer. Eight (8) additional canopy trees are being added along the new fire lane on the east and south sides of the building, several of which are located in landscape islands at the ends of parking rows.

The City's Landscaping Policies suggests that one (1) canopy tree and one (1) ornamental tree per fifty (50) linear feet of street frontage be provided within a 10-foot landscape buffer along the street. Along Glenville Drive,

sixteen (16) of each would be required and along Larkspur Drive, twelve (12) of each would be required.

The 10-foot landscape buffer currently exists along portions of Glenville Drive and Larkspur Drive; however, the applicant does not propose to add additional buffer areas because it would require the removal of existing parking and fire lane areas necessary to accommodate drop-off and pick-up.

The applicant does not propose to plant additional trees along Glenville due to an Oncoer easement that encroaches seventy (70) feet into the site. However, there are currently twelve (12) canopy trees planted between the west side of the building and the parking lot. The applicant proposes to plant one (1) Cedar Elm along Larkspur Drive at the east end of the fire lane to supplement the six (6) existing canopy trees and seven (7) existing ornamental trees along Glenville Drive. The majority of these trees are located between the north side of the building and the fire lane.

The City's Landscaping Policies also suggest that a minimum 30-inch shrub row be planted along the street to screen parking areas. The applicant is requesting that the shrub requirement be waived since there is no irrigation in these areas. Along Glenville Drive, thirteen (13) existing spaces face the street. Along Larkspur Drive, parallel parking is located adjacent to the street; however, the landscaped area along Larkspur Drive is not located on the subject property.

Tree Preservation/Removal: Thirty-three (33) canopy and ornamental trees throughout the site will be preserved. Additionally, eight (8) canopy trees will be planted along the new drive aisle on the east and south sides of the building. Five (5) canopy trees will be removed due to their location within the future building area or fire lane. Trees being removed are not required by City Landscaping Ordinance or Policy.

Agenda Item 4

Master Sign Plan:
UTD Northside

**UT Dallas/Northside Phase 1 and 2
MASTER SIGN PLAN**

Attachments:

1. Staff Report
2. Location Map
3. Master Sign Plan

**CITY PLAN COMMISSION
STAFF REPORT
November 11, 2016**

Master Sign Plan

REQUEST

Approval of a Master Sign Plan for Phases 1 and 2 of the UTD Northside development.

PROPERTY OWNER / APPLICANT

Property Owner: University of Texas at Dallas

Applicant: Michael Jackson, Wynne Jackson

LAND AREA AND LOCATION

Approximately 25 acres, located on the north side of Synergy Park Boulevard, west of Floyd Road.

BACKGROUND

Wynne Jackson recently completed the construction of Phase 1, which includes two blocks of multi-family residential units above retail and flex space and two townhouse buildings for a mixed-use urban development recently branded as Northside. Phase 2 is planned to contain approximately 7,000 square feet of restaurant/entertainment space in two (2) unique buildings and additional multi-family residential units, including a townhome building. The focal point of the development is Northside Boulevard, which is centrally located within the development that not only serves as the “spine road” for the development, but is also programmed to offer open space for outdoor concerts, festivals, and serve as a gathering place.

ZONING

The subject property is zoned PD Planned Development under Ordinance Numbers 4053 and 4192. The zoning supports the development of a pedestrian-oriented, mixed-use urban environment, employment, housing, and retail services. The goal is to promote an efficient, compact land use pattern, encourage pedestrian activity, and provide a more functional and attractive community through the use of recognized principles of urban design.

Under the Signage Standards of both PD Planned Developments, a provision allows an applicant to establish unique sign standards including size, color, type, design, and location. Such applications are reviewed as a “Master Sign Plan” by the City Manager or designee, and are subject to approval by the City Plan Commission. In evaluating the Master Sign Plan, the Commission shall consider the extent to which the application meets the proposed Sign Plan:

- Promotes consistency among signs within a development/TOD/adjoining university campus thus creating visual harmony between signs, buildings, and other components of the property;
- Enhances the compatibility of signs within the architectural and site design features within the development;
- Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
- Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

APPLICANT’S REQUEST

The applicant’s Master Sign Plan request is for the Northside development, which encompassed Phase 1 (recently completed) and future Phase 2, which in total will encompass approximately 25 acres. Wynne Jackson hired Architecture Demarest to establish the graphics and wayfinding system for Northside.

The proposed Master Sign Plan establishes consistency, while allowing flexibility and creativity. The Master Sign Plan identifies the following nine (9) major sign types:

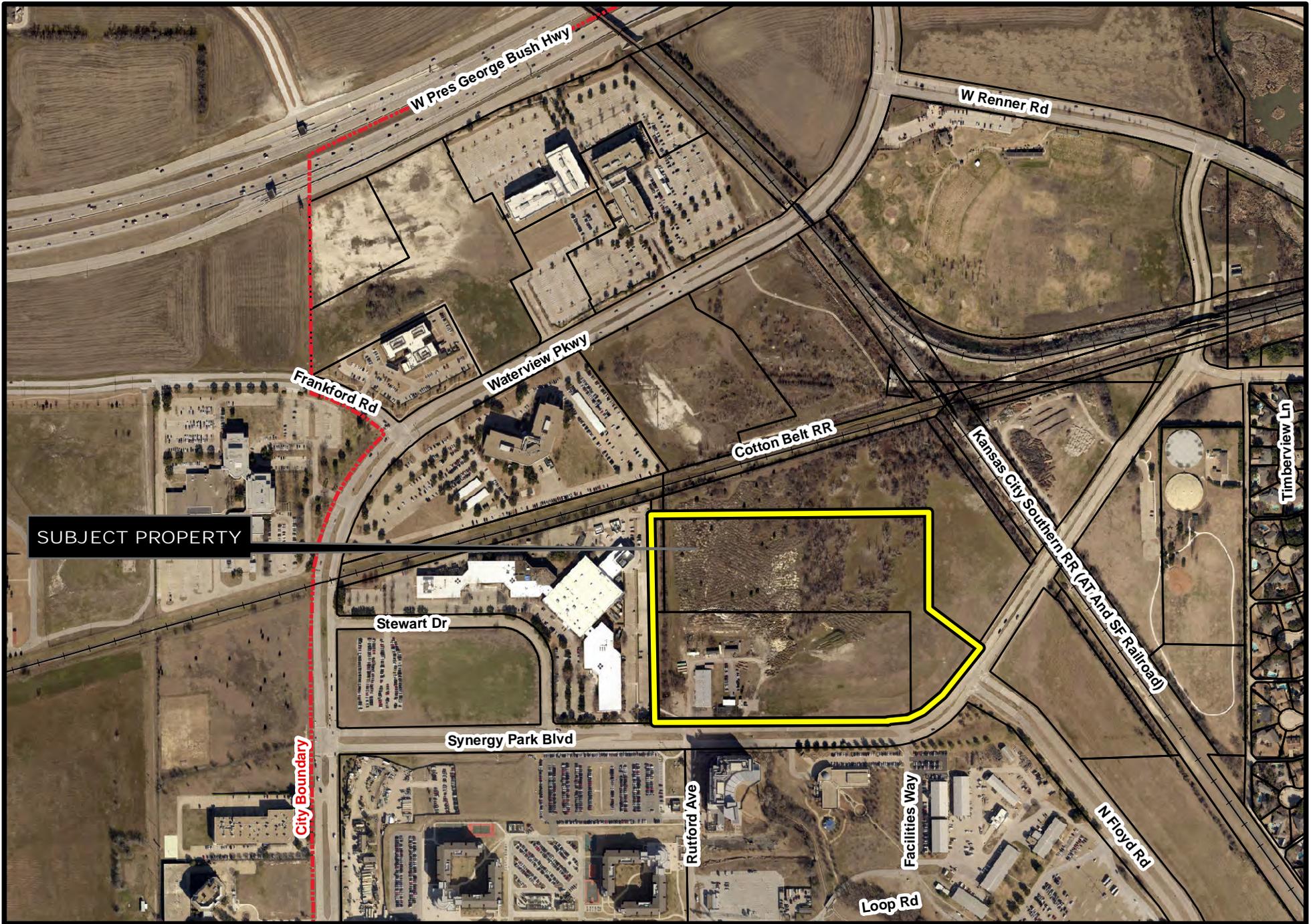
- Project Brand Feature (Graphics .01 - .02)
- Building Address Graphics (Graphics .03 - .04)
- Primary & Secondary Vehicular Directional (Graphics .05 - .07)
- Freestanding Pedestrian Directional (Graphics .08 - .09)
- Garage Entry/Exit Identification (Graphics .10 - .11)
- Marketing Banner Graphic (Graphics .12 - .13)
- Building Portal Identification and Building Number Graphic (Graphics .14 - .16)
- Retail Tenant Graphic (Graphics .17 - .20)
- Vehicular Regulatory Signs –Standard D.O.T. Signs (Graphic .21)

For each Sign Type, specific signs are described by stating their purposes (Sign Types page). Scaled elevations illustrate the context for placement of the signs (Graphic pages), followed by detailed specifications for the sign (Master Sign Plan Tables – Tables 1 and 2) which include sign types, maximum sign face and copy area, illumination allowances, description, allowable materials and permitted location.

A copy of the applicant's proposed Master Sign Plan is included for your reference.

MOTION

The City Plan Commission is making a final decision regarding this request. The Commission may approve the request, add or amend provisions, or deny the request.



SUBJECT PROPERTY

City Boundary

UT Dallas/Northside Master Sign Plan

Updated By: mathwsam, Update Date: November 8, 2016
File: DS\Mapping\CPC Locator\UTD Northside Master Sign Plan

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.





INSPIRED LIVING

N

NORTHSIDE

Northside

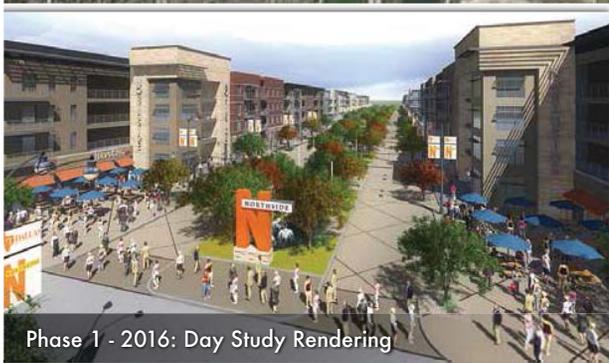
Environmental Graphics Program:
Master Sign Plan

CITY REVIEW PACKAGE

15 NOVEMBER 2016

FMG
DES
IGN

Location: Richardson, Texas
Client: Wynne Jackson
Architect: Architecture Demarest
Project Number: FMG 79340.31



Project Overview

The Northside project at the University of Texas-Dallas was envisioned as a premiere mixed-use district in Richardson, Texas where residents and visitors can live, dine, and play in one convenient complex.

The project consists of two phases of development with the intent to create an expansive student and visitor experience tailored with state-of-the-art amenities and finishing touches to reflect the best that Richardson has to offer.

The first phase includes spacious apartment blocks that are within walking distance from the University of Texas-Dallas campus, accompanied by supporting retail and restaurant space along Synergy Boulevard.

The spine of the project will become Northside Boulevard, bisecting the development, and opening onto Synergy Boulevard to link the University of Texas-Dallas with the future DART station.



Site Phases & Scope

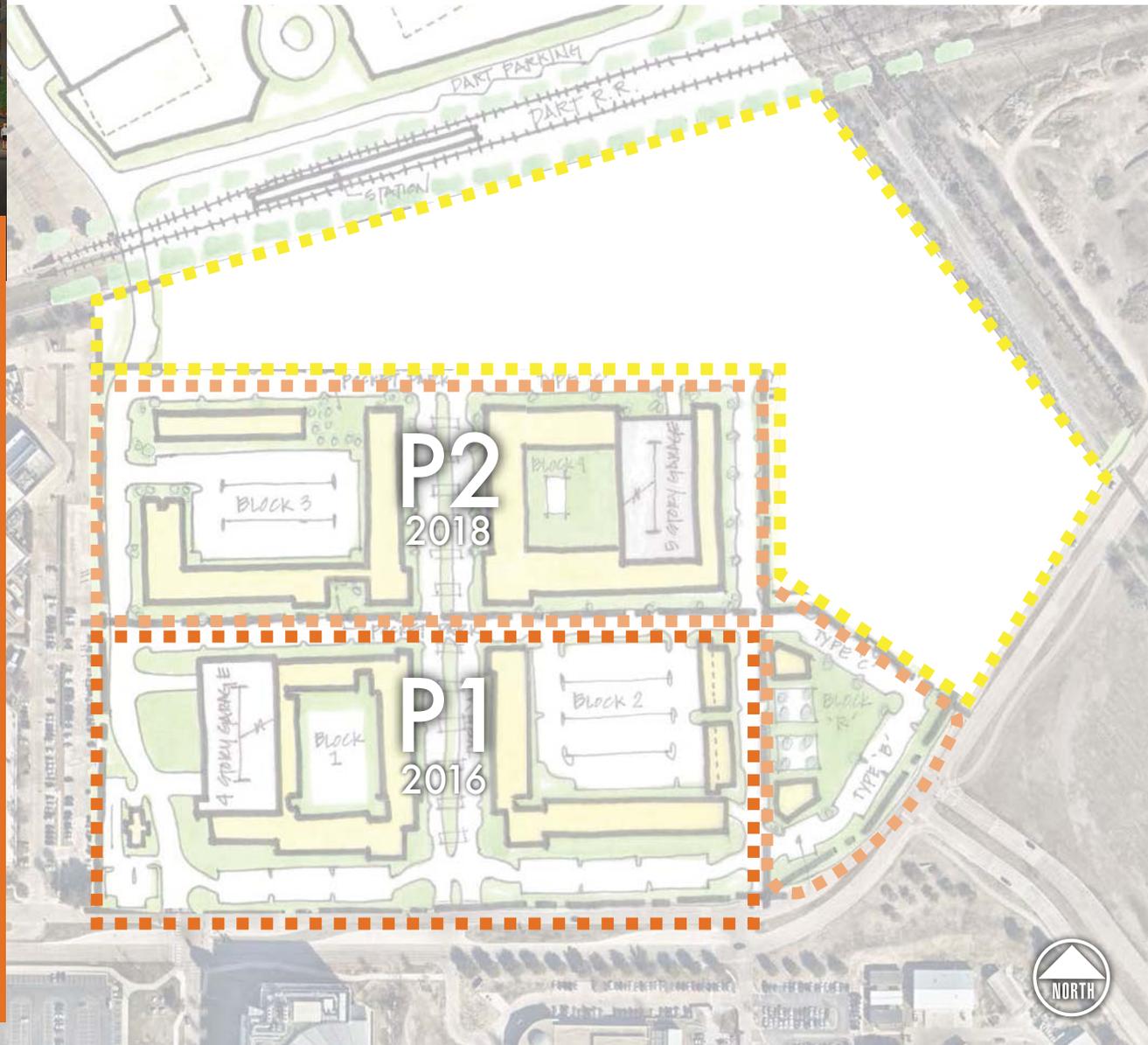
The original vision for the project was to create a place that did not previously exist. A central place for students, faculty and neighbors to come together. A social gathering spot that is typical near most university campuses of this size and stature. It is the common ground, the meeting place, the place to live, dine, work and play. It is located on the edge of the existing campus, the northern edge, hence the name "Northside".

Northside represents the next step of the vision to unite the UT Dallas campus with the North Texas region by way of the future DART station. These next phases continue the vision to create a world-class transit-ready environment by extending Northside Boulevard and providing two new blocks of student and market-rate housing located north of Phase 1.

The proximity of this development to campus and the proposed light-rail station, opens the property up to the community and the campus providing a gathering place for students, faculty and the North Texas region.

The initial phase of the project is located on over 13 acres fronting Synergy Park Boulevard, providing both visibility and access to the campus across the street. This phase includes a healthy mix of housing in two blocks with apartments above retail and flex space in addition to two townhome buildings.

The most exciting aspect of Phase 2 is the proposed entertainment area that is planned to contain approximately 7,000 sf of restaurant/entertainment space plus generous patio areas in two unique buildings located in a park environment. The concept is to create a unique space that can be activated by the carefully selected restaurant/entertainment operators as well as regular programming and events.





Sign Types

Experiential graphics were developed to enhance the property across all phases as a vibrant center of residency and leisure by creating bold graphics, starting with the placemaking features bookending the development at the north and south ends of Northside Boulevard.

Project Brand Feature (PBF): These sculptural monuments bookend the site at either end of the Northside Boulevard colonnade to create a dynamic announcement for arrival. They are intended to function as both a major statement of the brand, but also function as placemaking elements and congregation areas for visitors.
(GRAPHICS.01 & .02)

Building Address Graphics (BAG): The building addresses are required by life safety response codes, and are reflective of the prominence of the building they identify on campus. They include a building number for for simple identification of buildings apart from the primary street address.
(GRAPHICS.03 & .04)

Primary Vehicular Directional (PVD): These pole mounted graphics function to direct vehicular traffic around the site to major destinations such as parking and buildings. **Secondary Vehicular Directional (SVD):** These are smaller and fewer, and only intended to help direct to secondary of facility management locations such as service drives and loading docks.
(GRAPHICS.05 & .07)

Freestanding Pedestrian Directional (FPD): These vertical graphics function to direct pedestrians around the site to any destination, and they include a map and complete tenant directory.
(GRAPHICS.08 & .09)

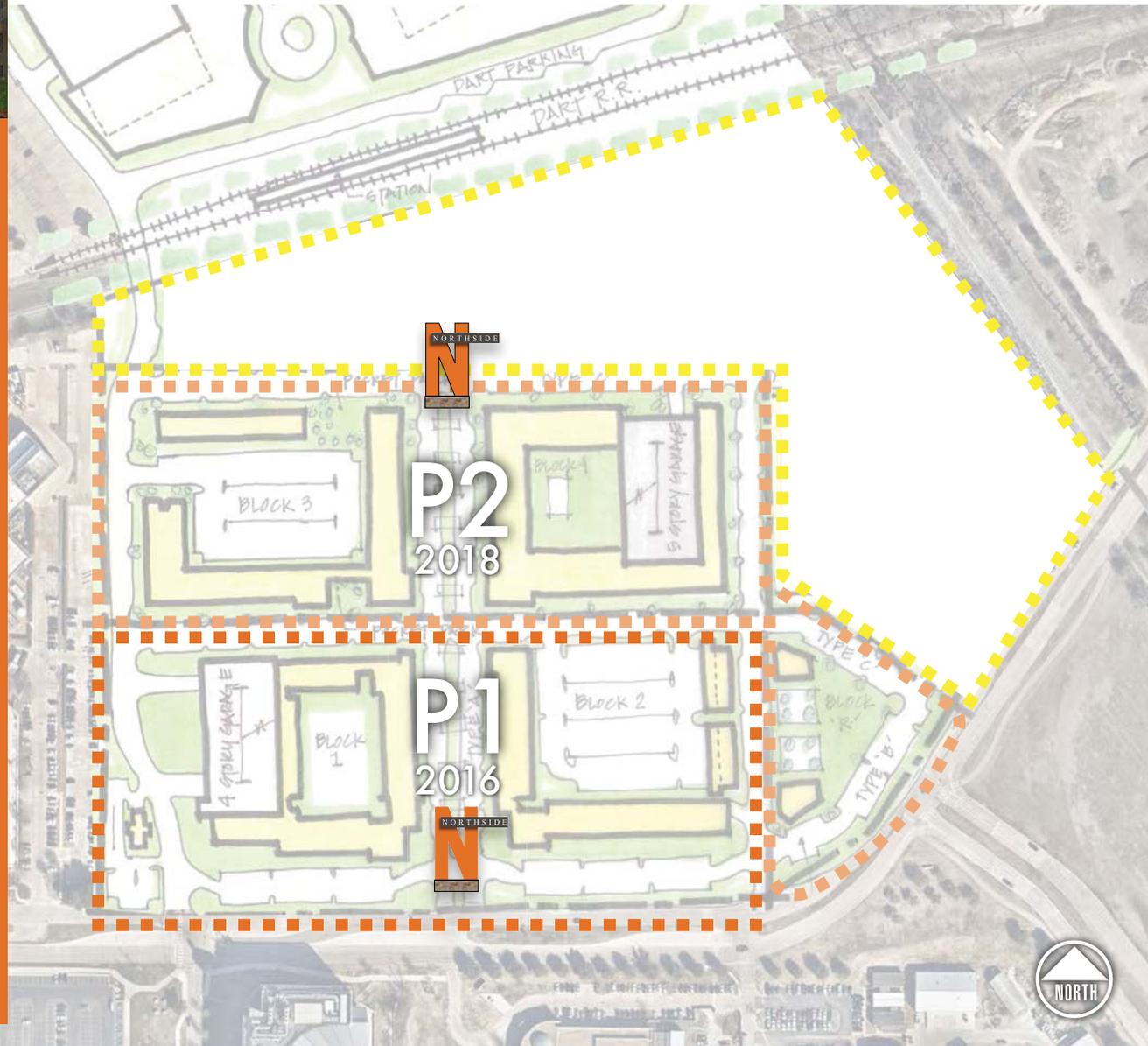
Garage Entry/Exit Identification (GEI): These identify the entry and exist drives for parking garages, and include appropriate clearance bars and access control graphics.
(GRAPHICS.10 & .11)

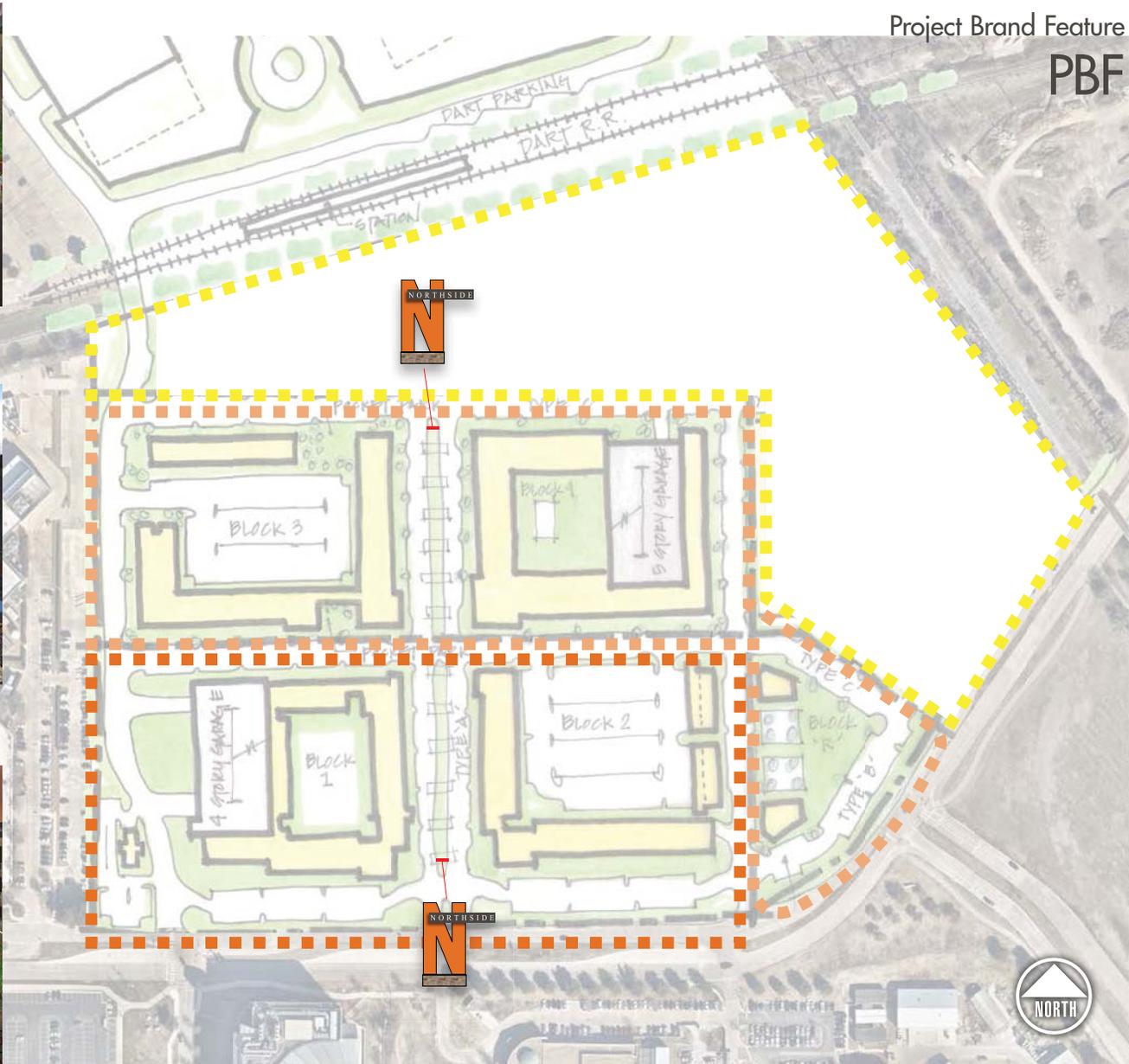
Marketing Banner Graphic (MBG): Large banner graphics for announcing leasing and site functions.
(GRAPHICS.12 & .13)

Building Portal Identification (BPI) & Building Number Graphic (BNG): These graphics announce public entry points at building breezeways to differentiate from secondary entry points.
(GRAPHICS.14 & .16)

Retail Tenant Graphics (RTG): Standard channel letter graphics to identify retail tenant spaces and restaurants.
(GRAPHICS.17 & .20)

Vehicular Regulatory Signs (VRS): Standard D.O.T. stop signs, speed limit signs, one way, pedestrian crossing, street name signs, etc.
(GRAPHICS.21)





Project Brand Feature
PBF

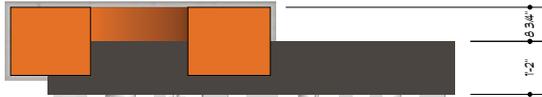


NORTHSIDE
SITE GRAPHICS



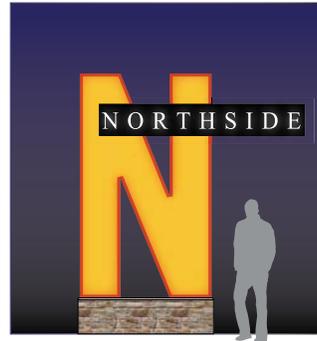
GRAPHICS.01

Project Brand Feature
PBF

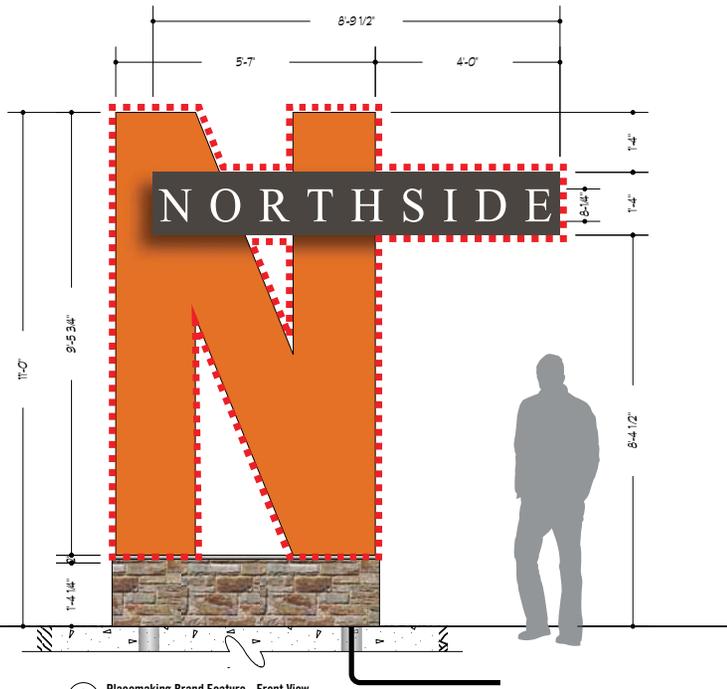


1 Placemaking Brand Feature - Front View
Scale: 3/8" = 1'-0"

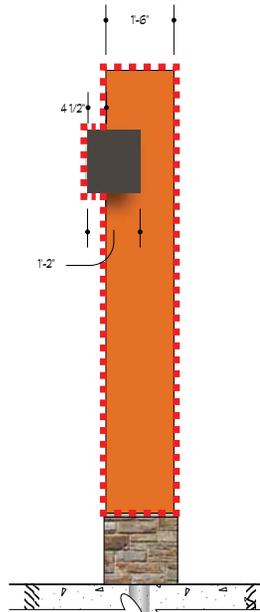
- Internally illuminated on all faces except top
- Approximate Square Footage:
FRONT & BACK: 58'-0' sq ft per side
SIDES: 16'-8" sq ft
- Materials: steel structure, aluminum, acrylic



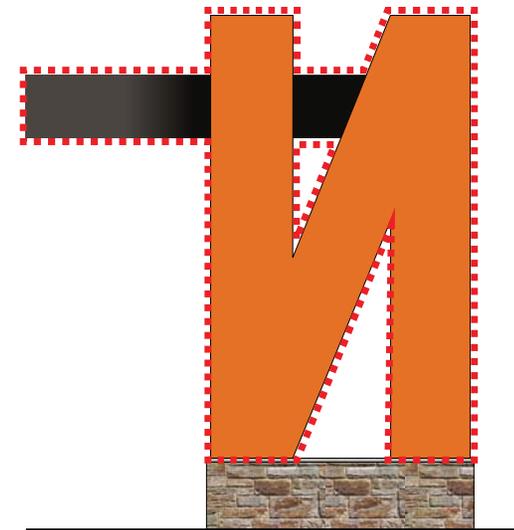
5 Simulated Night Illumination Rendering
Scale: 3/8" = 1'-0"



2 Placemaking Brand Feature - Front View
Scale: 3/8" = 1'-0" PBF



3 Placemaking Brand Feature - Front View
Scale: 3/8" = 1'-0" PBF

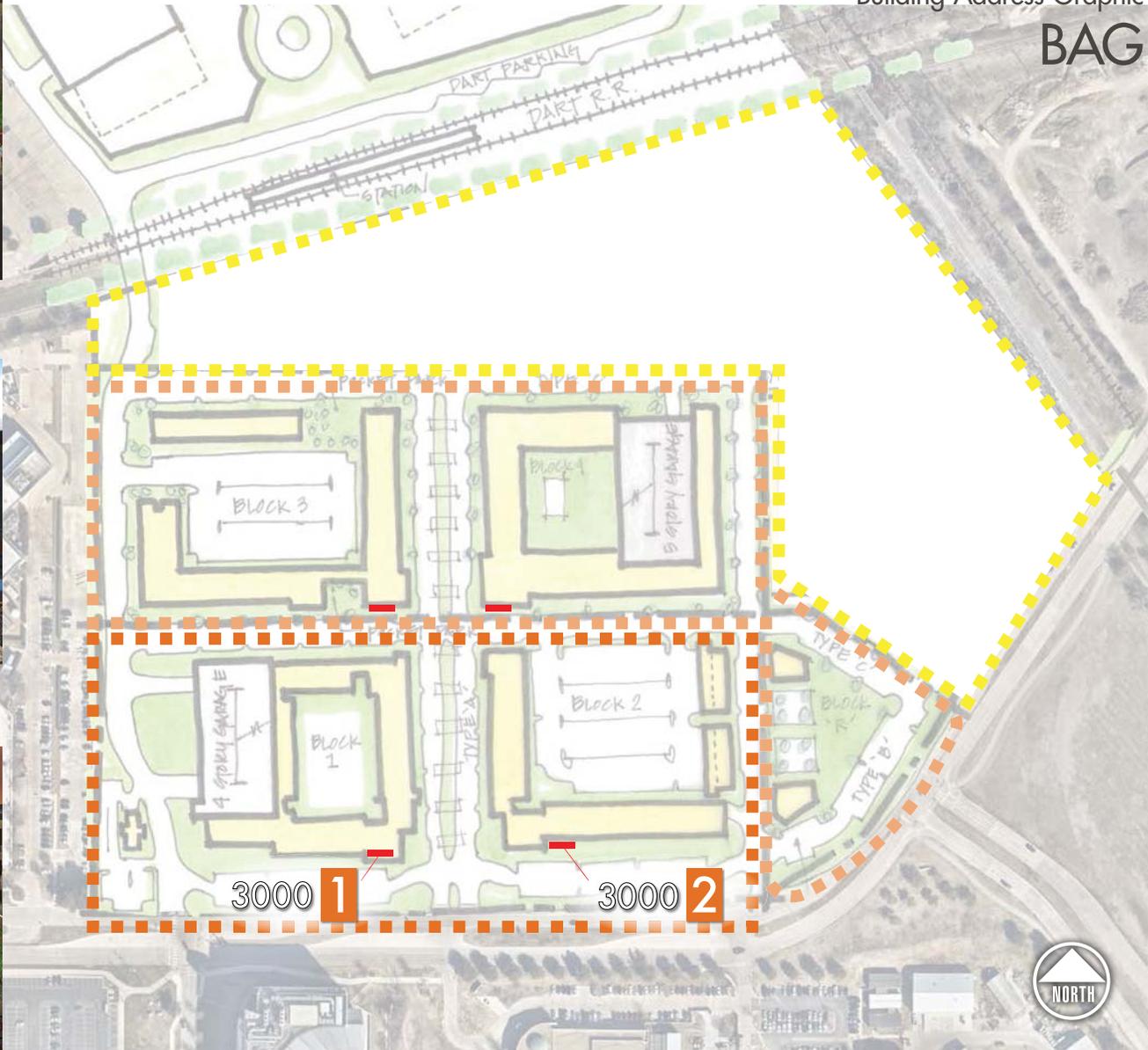


4 Placemaking Brand Feature - Front View
Scale: 3/8" = 1'-0" PBF

NORTHSIDE
SITE GRAPHICS



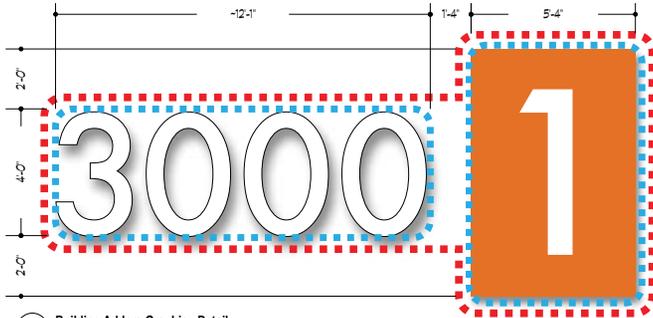
Building Address Graphic
BAG



NORTHSIDE
SITE GRAPHICS

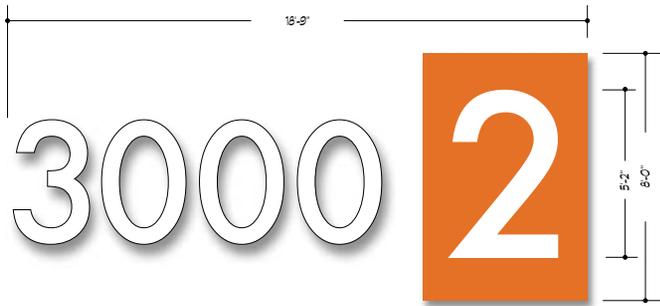
GRAPHICS.03

Building Address Graphic
BAG



- Internally illuminated on faces
- Approximate Sign Square Footage: 150'-0" sq ft
- Approximate Copy Square Footage: 90'-0" sq ft
- Materials: aluminum, white acrylic, flexface, & vinyl

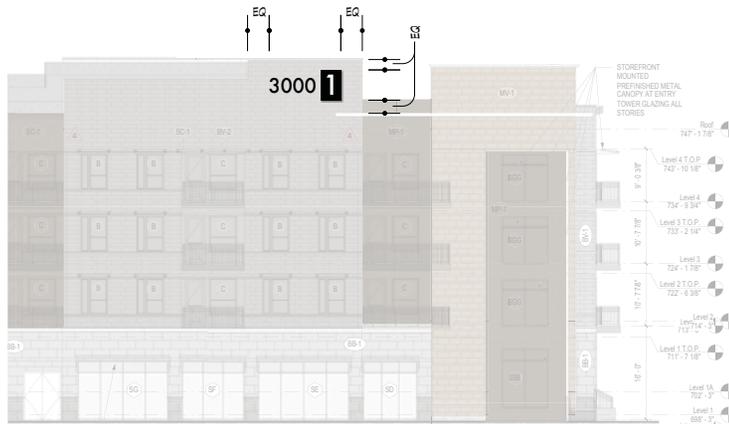
1 Building Address Graphic - Detail
Scale: 1/4" = 1'-0" BAG



2 Building Address Graphic - Additional Layout
Scale: 1/4" = 1'-0" BAG



3 Side View
Scale: 1/4" = 1'-0"



5 South Elevation - Building 1
Scale: 1/32" = 1'-0" BAG

GRAPHICS SHOWN BLACK & WHITE FOR PLACEMENT ONLY

NORTHSIDE BOULEVARD

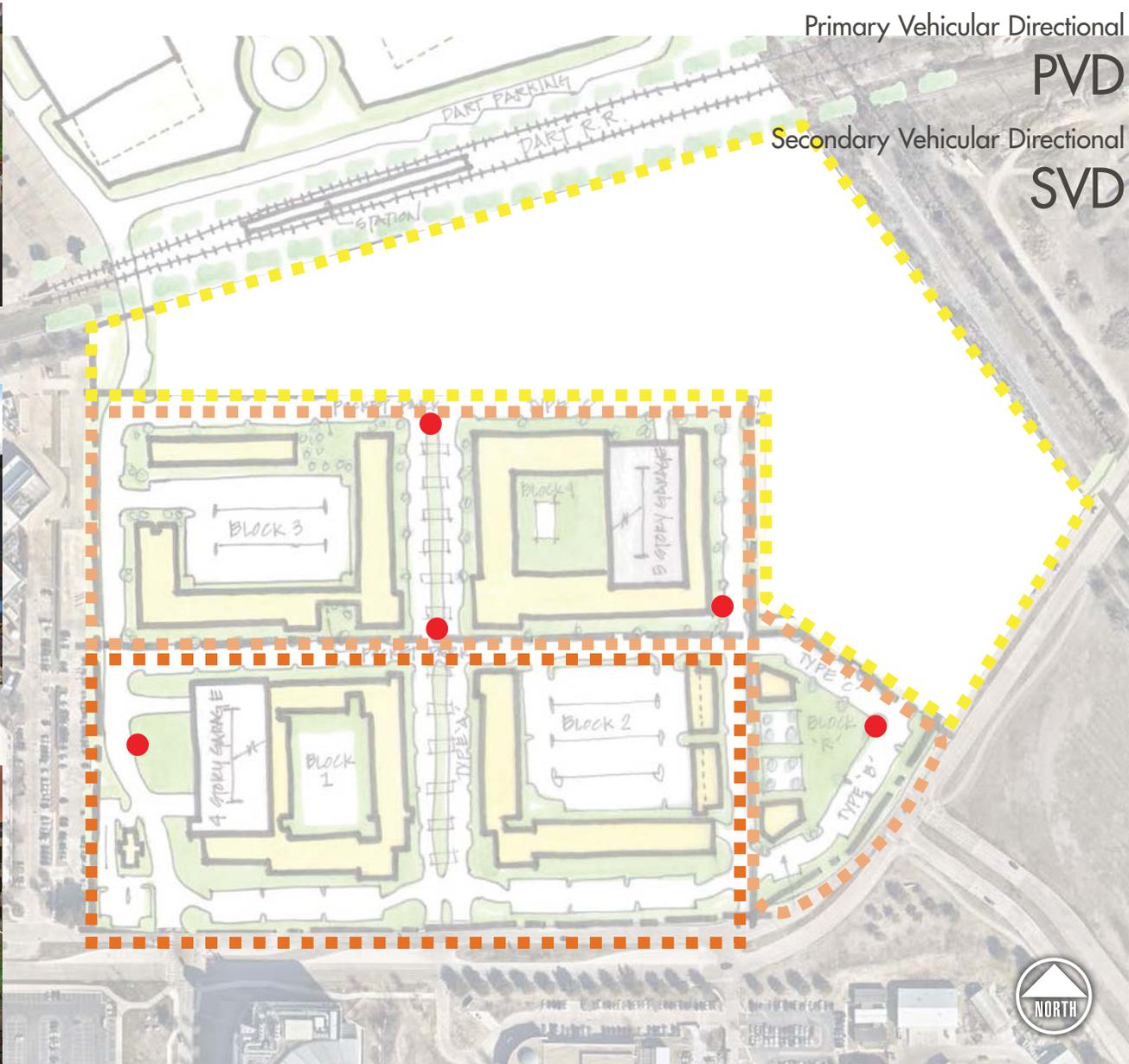


GRAPHICS SHOWN BLACK & WHITE FOR PLACEMENT ONLY

6 South Elevation - Building 2
Scale: 1/32" = 1'-0" BAG

NORTHSIDE
SITE GRAPHICS

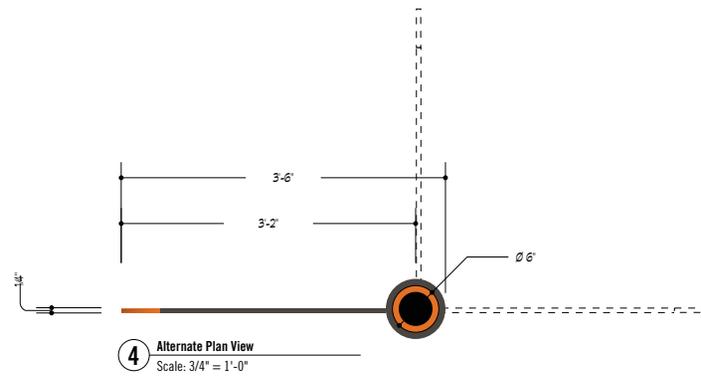
GRAPHICS.04



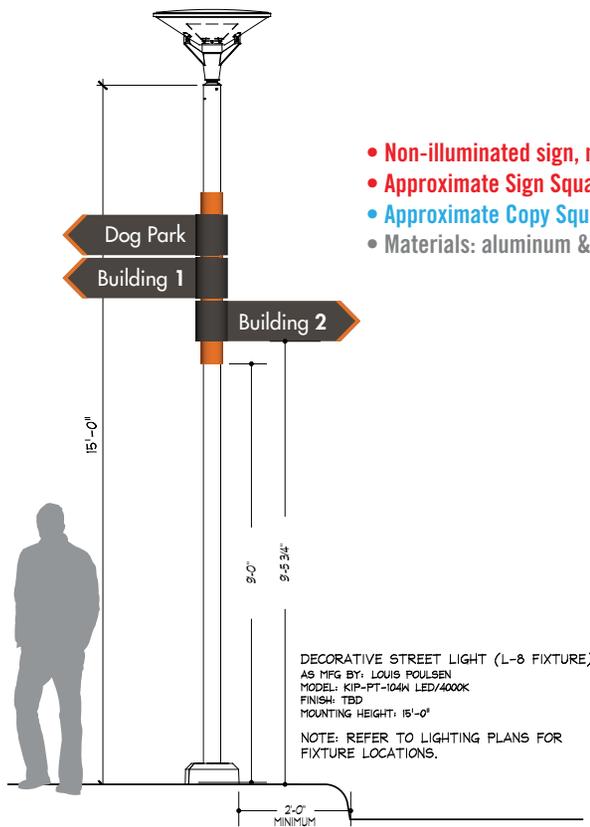
NORTHSIDE
SITE GRAPHICS

GRAPHICS.05

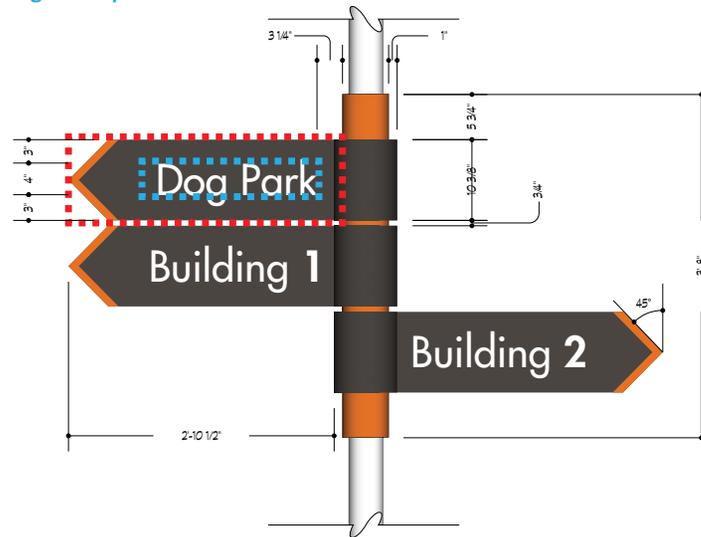
Primary Vehicular Directional PVD



- Non-illuminated sign, maximum 2 sides each
- Approximate Sign Square Footage: 3'-0" sq ft / FACE
- Approximate Copy Square Footage: ~1 sq ft / FACE
- Materials: aluminum & vinyl



1 Primary Vehicular Directional - Front View
Scale: 3/8" = 1'-0"
PVD



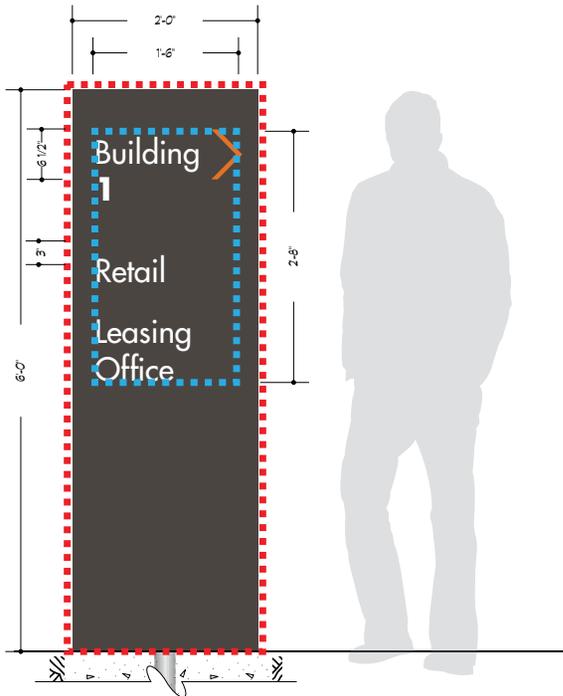
2 Primary Vehicular Directional - Plan View
Scale: 3/4" = 1'-0"

Secondary Vehicular Directional SVD

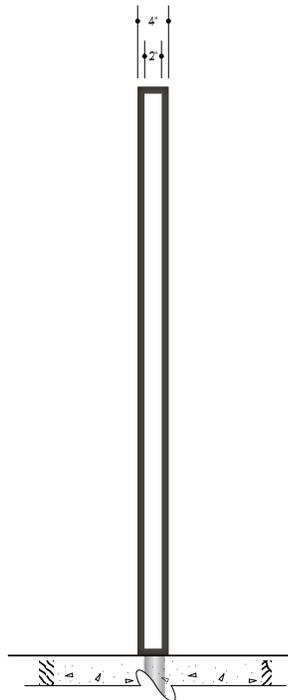


3 Secondary Vehicular Directional - Plan View
Scale: 3/4" = 1'-0" SVD

- Non-illuminated sign face; illuminated returns; maximum 2 sides
- Approximate Square Footage: 12'-0" sq ft / FACE
- Approximate Copy Square Footage: 4'-0" sq ft / FACE
- Materials: aluminum, acrylic, & vinyl



1 Secondary Vehicular Directional - Front View
Scale: 3/4" = 1'-0" SVD



2 Secondary Vehicular Directional - Front View
Scale: 3/4" = 1'-0" SVD

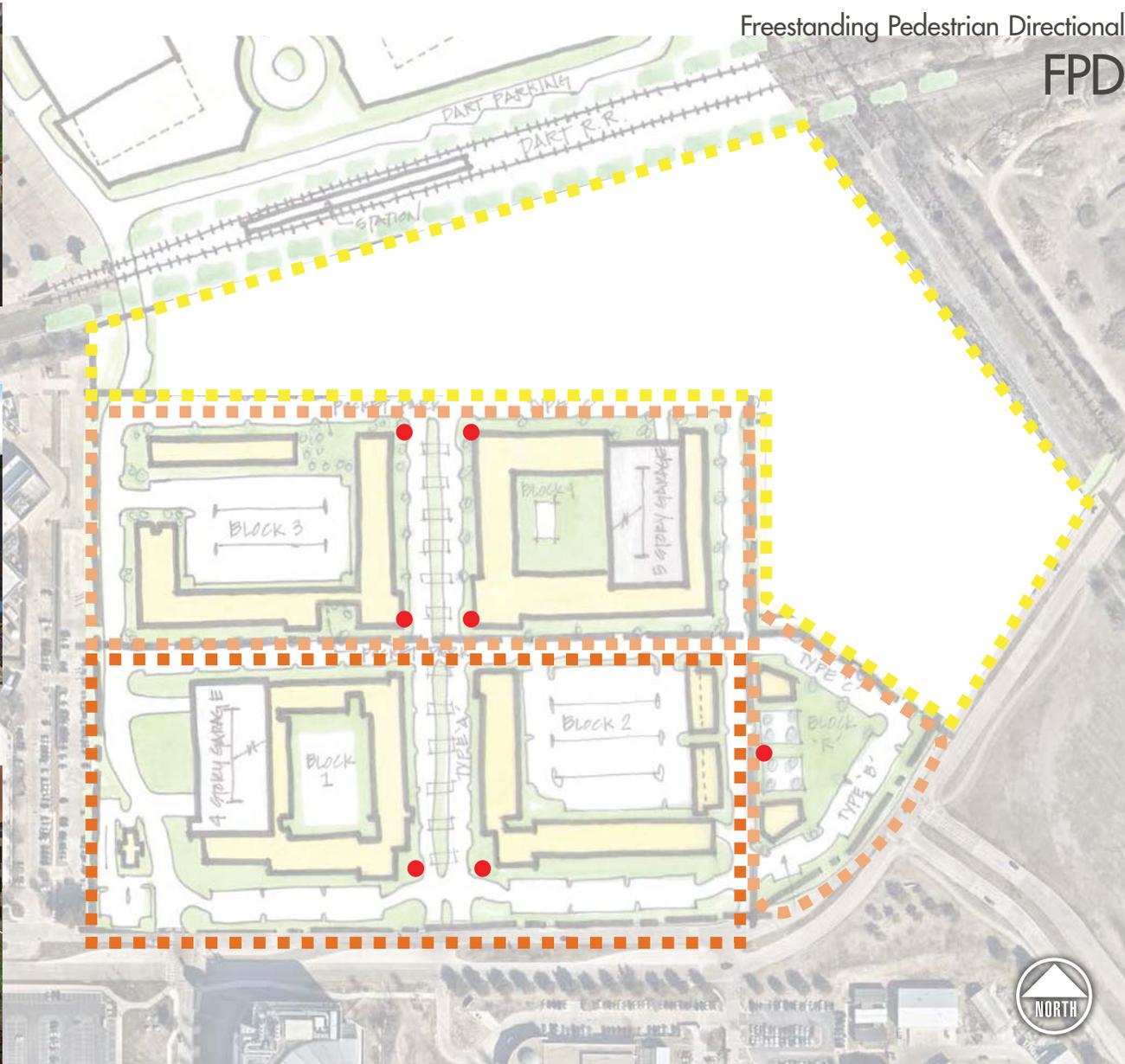


4 Secondary Vehicular Directional - Alternate Layout
Scale: 3/8" = 1'-0" SVD

NORTHSIDE
SITE GRAPHICS



Freestanding Pedestrian Directional FPD



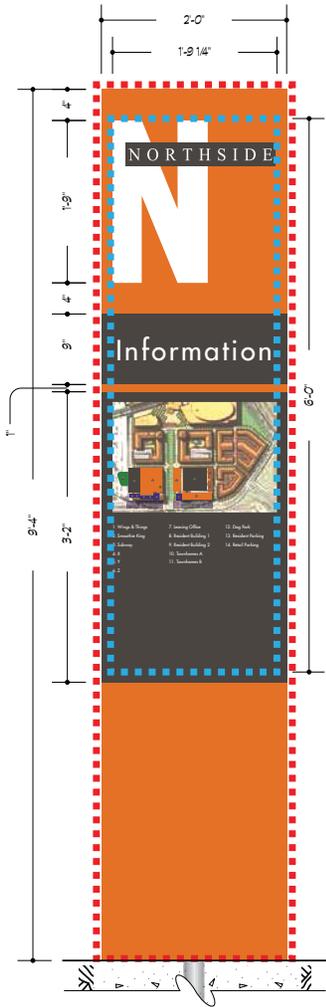
NORTHSIDE SITE GRAPHICS

GRAPHICS.08

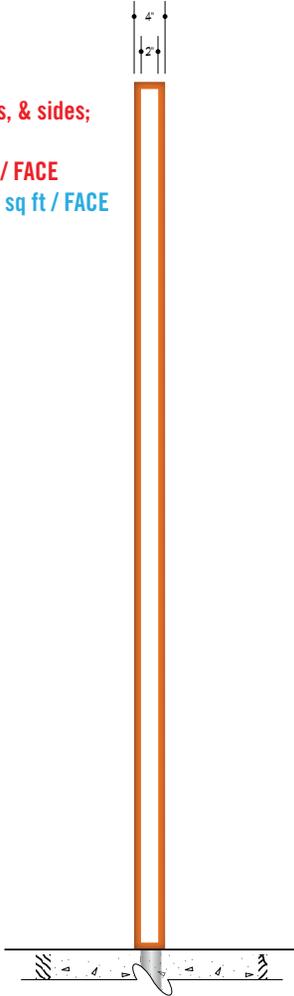
Freestanding Pedestrian Directional FPD



1 Freestanding Pedestrian Directional - Plan View
Scale: 3/4" = 1'-0"



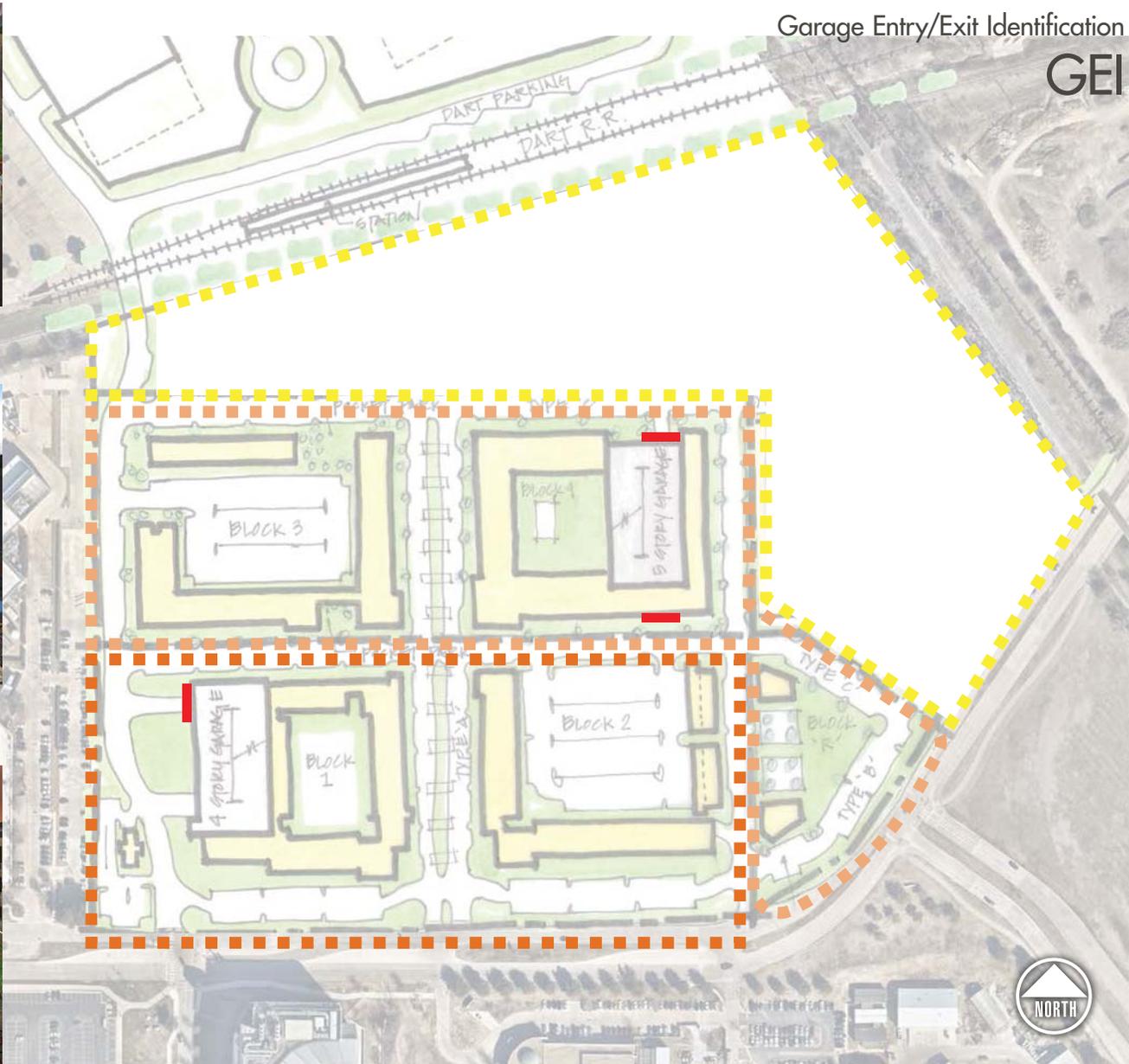
- Internally illuminated logo, graphics areas, & sides; maximum 2 sides
- Approximate Square Footage: 18'-7" sq ft / FACE
- Approximate Copy Square Footage: 10'-5" sq ft / FACE
- Materials: aluminum, acrylic & vinyl



2 Freestanding Pedestrian Directional - Front View
Scale: 3/4" = 1'-0" PVD

3 Freestanding Pedestrian Directional - Front View
Scale: 3/4" = 1'-0"

NORTHSIDE
SITE GRAPHICS

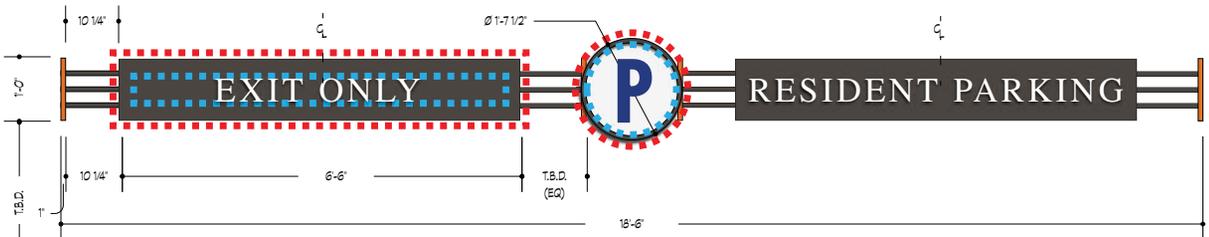


NORTHSIDE
SITE GRAPHICS

GRAPHICS.10

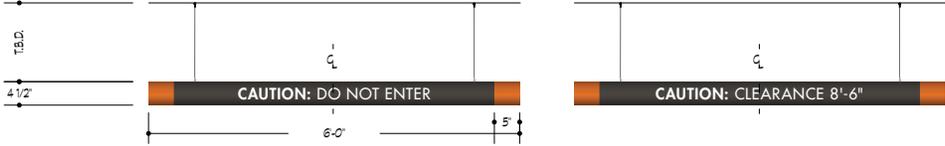
Garage Entry/Exit Identification

GEI

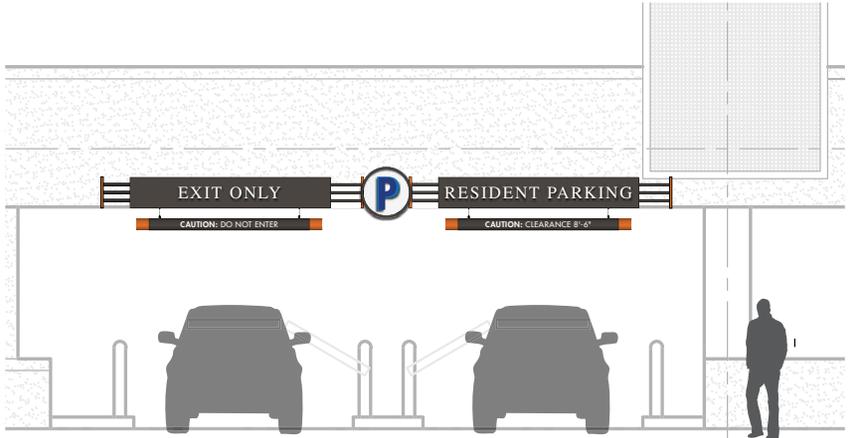


1 Garage Entrance Elevation - Detail View
Scale: 1/2" = 1'-0" GEI

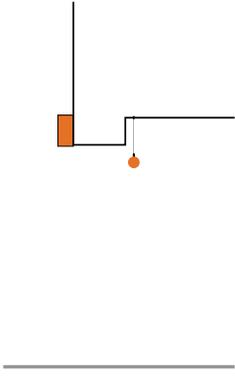
- Internally illuminated lettering per sign
- Maximum Sign Square Footage: 6'-6" sq ft / FACE
- Internally illuminated symbol
- Maximum Square Footage: ~1'-6" sq ft
- Approximate Copy Square Footage maximum: ~3'-0" sq ft / FACE
- Copy Square Footage : ~1'-6" sq ft
- Materials: aluminum, acrylic & vinyl
- Materials: aluminum, acrylic & vinyl



2 Garage Clearance Bars
Scale: 1/2" = 1'-0" GCB



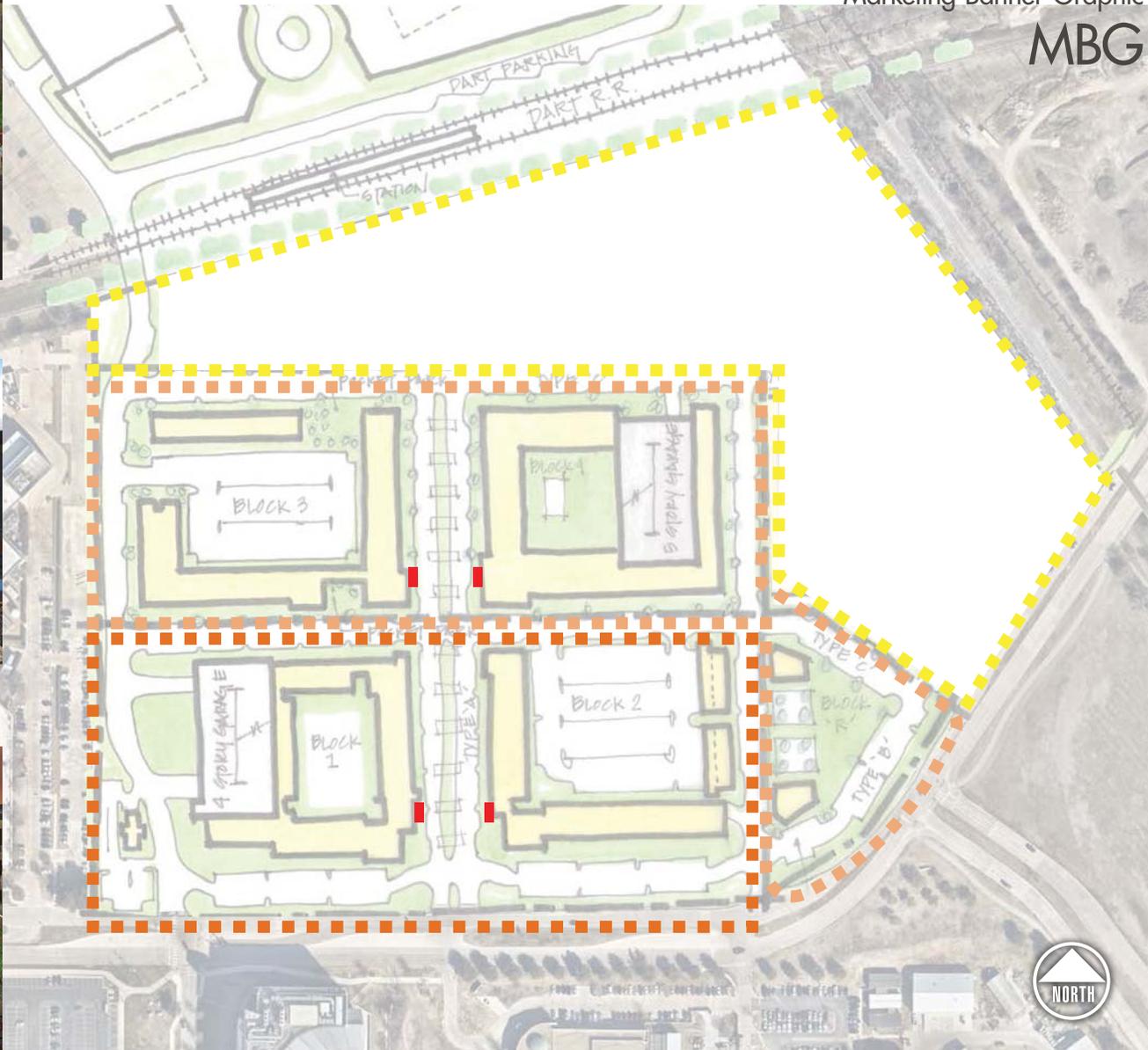
3 Garage Entrance Elevation (Unconfirmed)
Scale: 3/16" = 1'-0" GEI, GCB



4 Garage Entrance Side View (Unconfirmed)
Scale: 3/16" = 1'-0" GEI, GCB



Marketing Banner Graphic
MBG



NORTHSIDE
SITE GRAPHICS

GRAPHICS.12

Marketing Banner Graphic
MBG

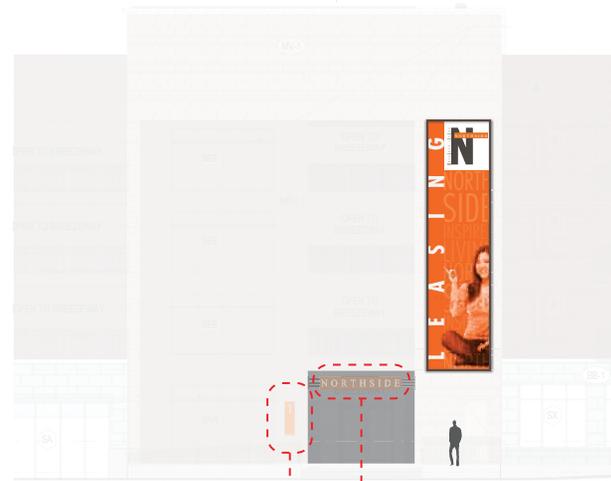


1 Marketing Banner Graphic
Scale: 1/8" = 1'-0"

MBG

2 Marketing Banner Graphic
Scale: N.T.S.

MBG



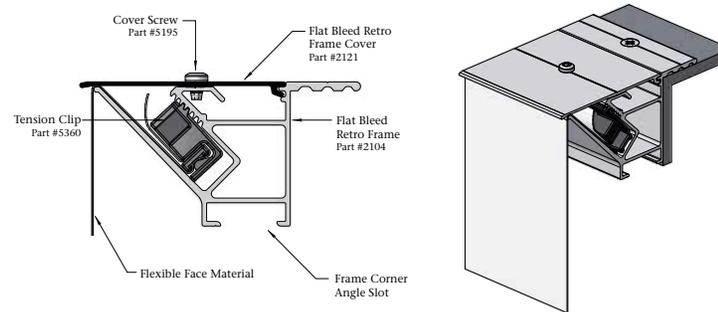
4 Building Elevation & Mounting View
Scale: 1/16" = 1'-0"

BPI

Portal Identification Graphic
PIG

Building Number Graphic
BNG

- Back illuminated changeable banner graphic w/i aluminum frame system
- Maximum Sign Square Footage: 271'-0" sq ft
- Materials: aluminum, flex face

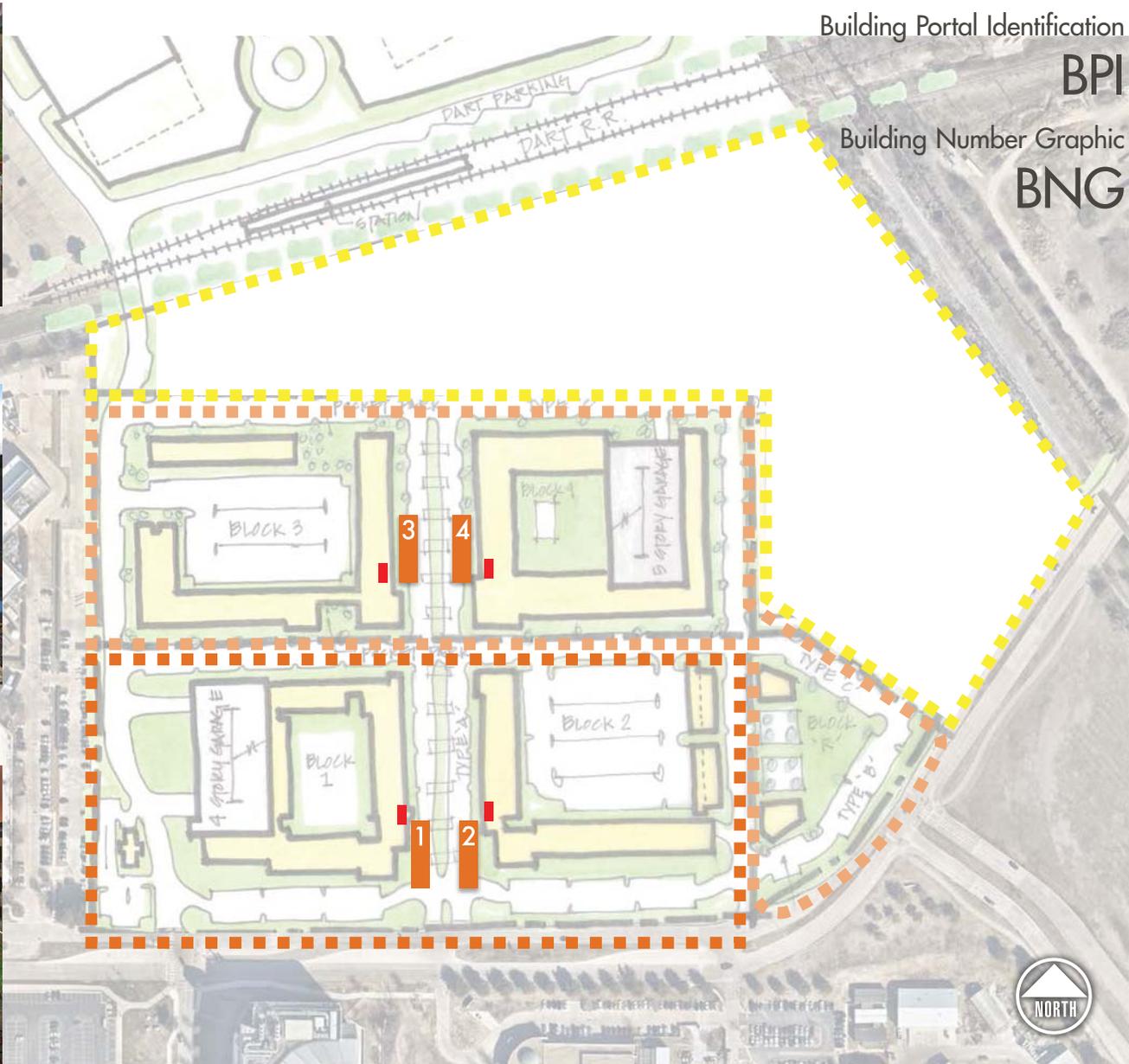


3 Typical Extrusion Section
Scale: N.T.S.

MBG

NORTHSIDE
SITE GRAPHICS

GRAPHICS.13



Building Portal Identification

BPI

Building Number Graphic

BNG



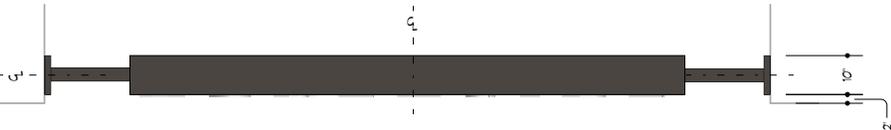
NORTHSIDE

SITE GRAPHICS

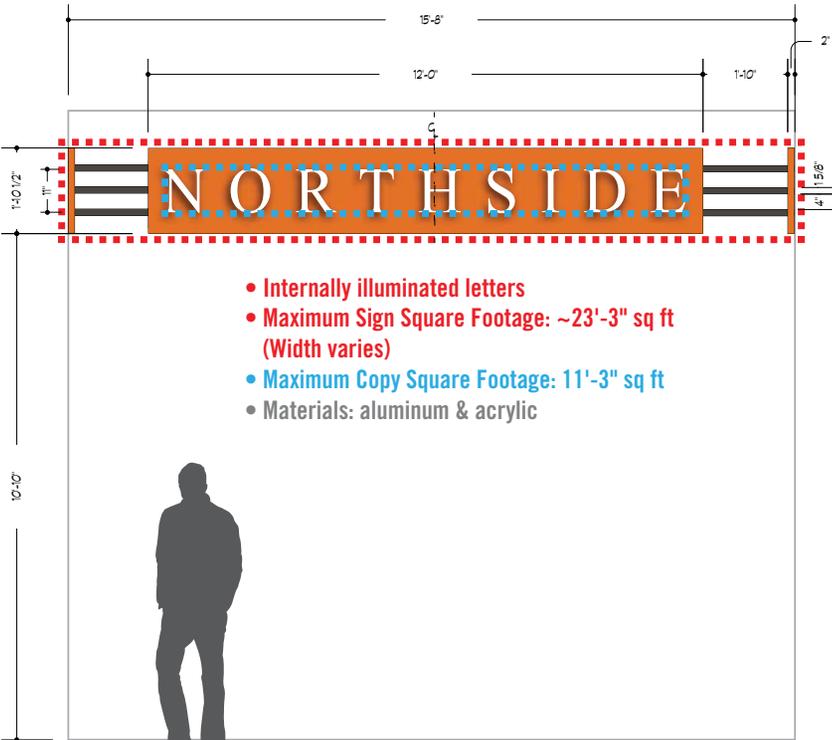


GRAPHICS.14

Building Portal Identification
BPI

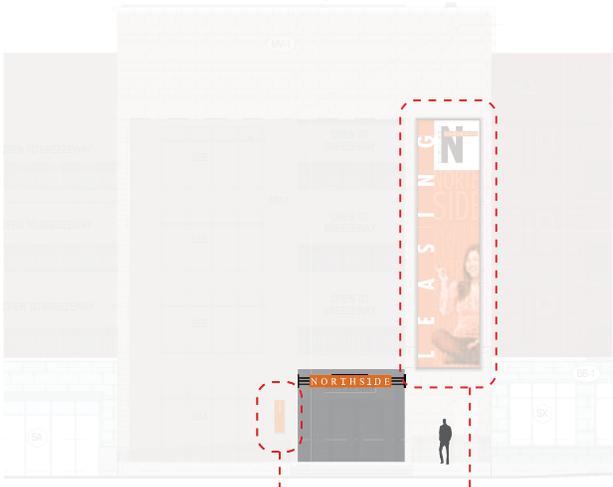


2 Plan View
 Scale: 3/8" = 1'-0" BPI



- Internally illuminated letters
- Maximum Sign Square Footage: ~23'-3" sq ft (Width varies)
- Maximum Copy Square Footage: 11'-3" sq ft
- Materials: aluminum & acrylic

1 Building Portal Identification
 Scale: 3/8" = 1'-0" BPI



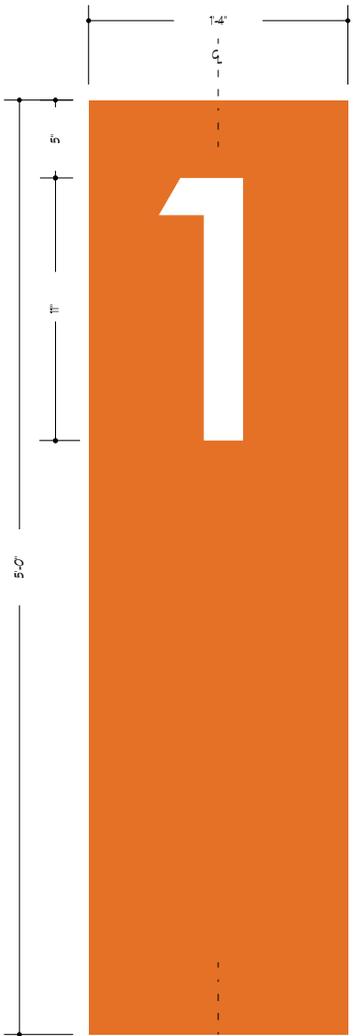
3 Building Elevation & Mounting View
 Scale: 1/16" = 1'-0" BPI

Marketing Banner Graphic
MBG
 Building Number Graphic
BNG

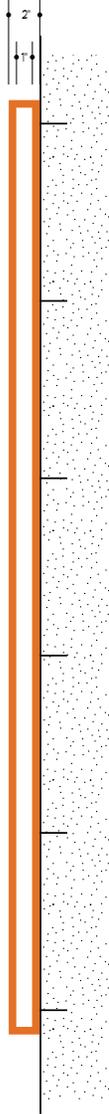
NORTHSIDE
 SITE GRAPHICS

GRAPHICS.15

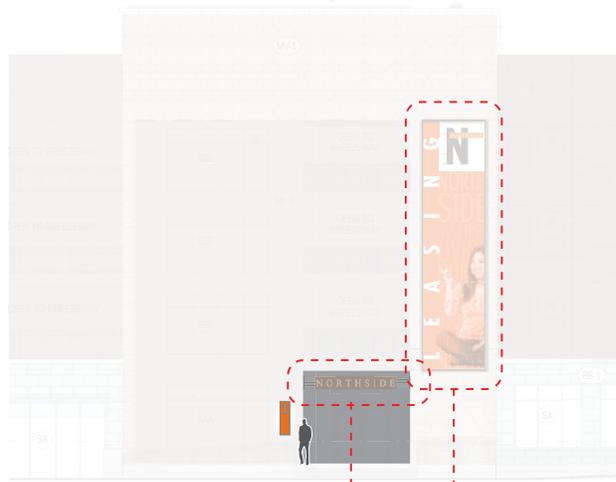
Building Number Graphic
BNG



1 Building Number Graphic - Front View
 Scale: 1 1/2" = 1'-0" **BNG**



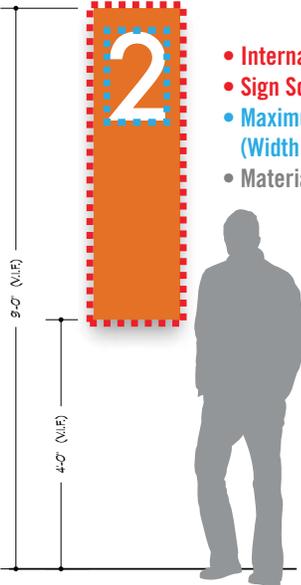
2 Side View
 Scale: 1 1/2" = 1'-0"



5 Building Elevation & Mounting View
 Scale: 1/16" = 1'-0" **BPI**

Marketing Banner Graphic
MBG

Building Portal Identification
BPI



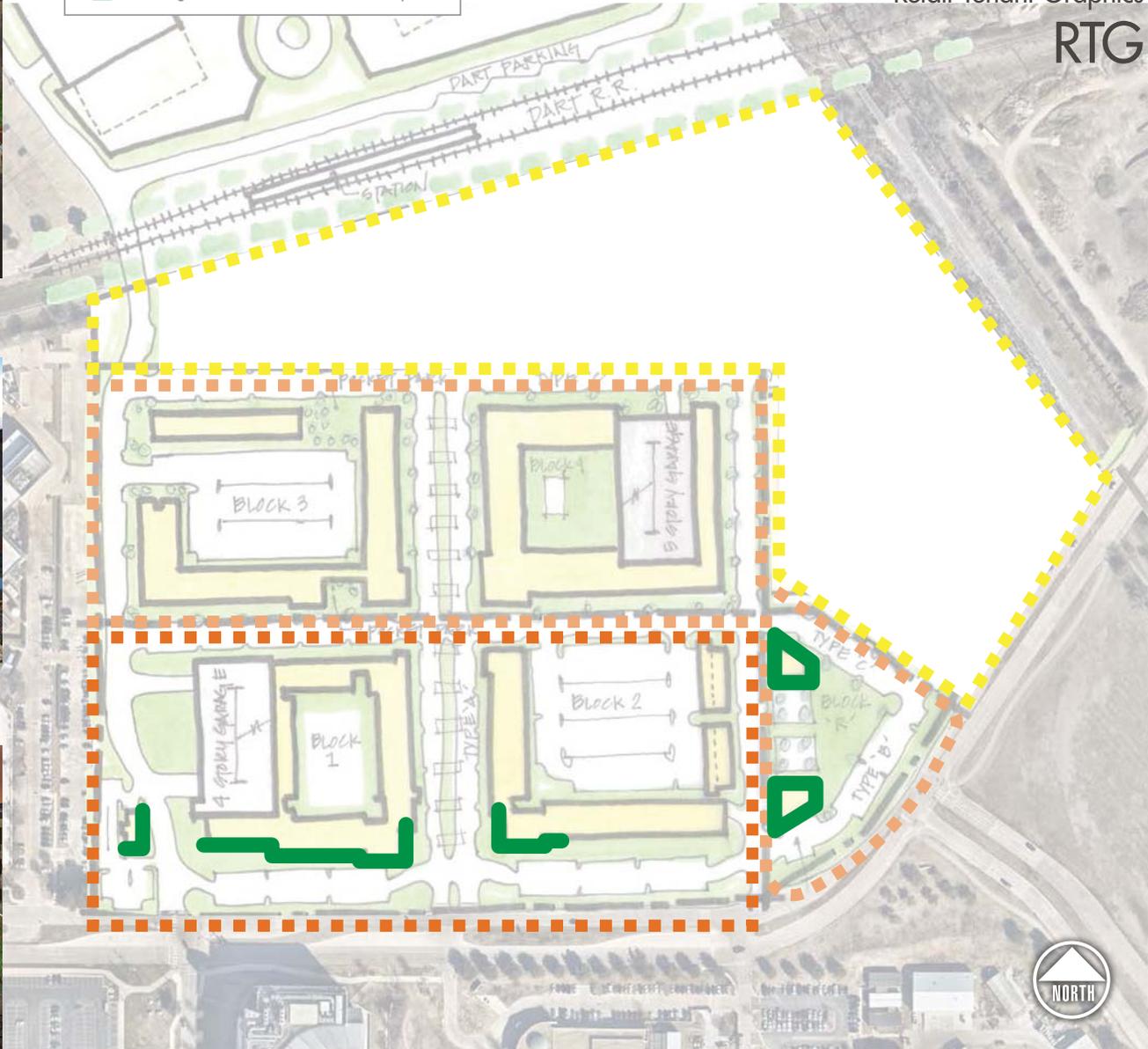
3 Mounting Elevation View
 Scale: 1/2" = 1'-0" **BNG**

- Internally illuminated number & sign returns
- Sign Square Footage: 6'-7" sq ft
- Maximum Copy Square Footage: 1'-3" sq ft (Width varies)
- Materials: aluminum & acrylic



Building Mtd. Channel Letter Retail Graphics

Retail Tenant Graphics
RTG

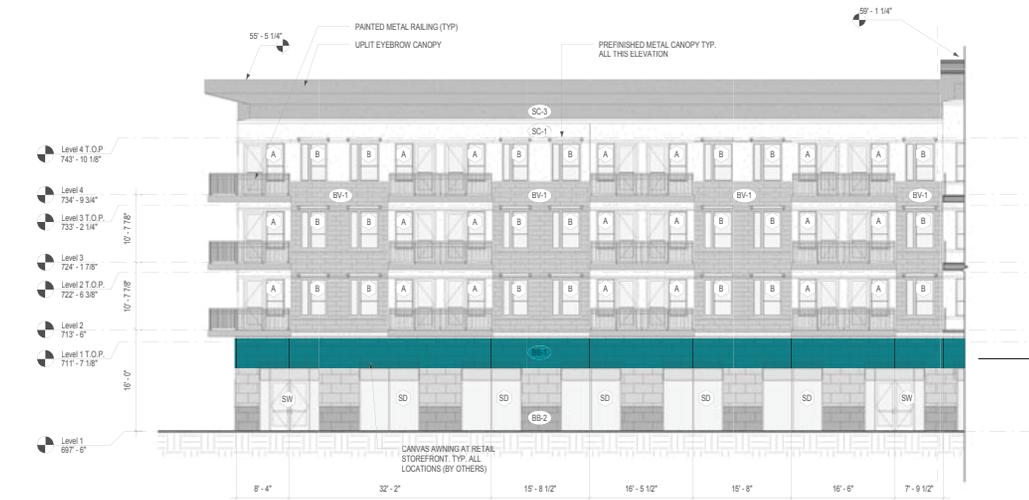


NORTHSIDE
SITE GRAPHICS

GRAPHICS.17

Retail Tenant Graphics RTG

Façade limit for Retail Graphics



2 Building 1 South Elevation - Area C
Scale: 3/32" = 1'-0"



1 Building 1 South Elevation - Area B
Scale: 3/32" = 1'-0"

NORTH SIDE
SITE GRAPHICS

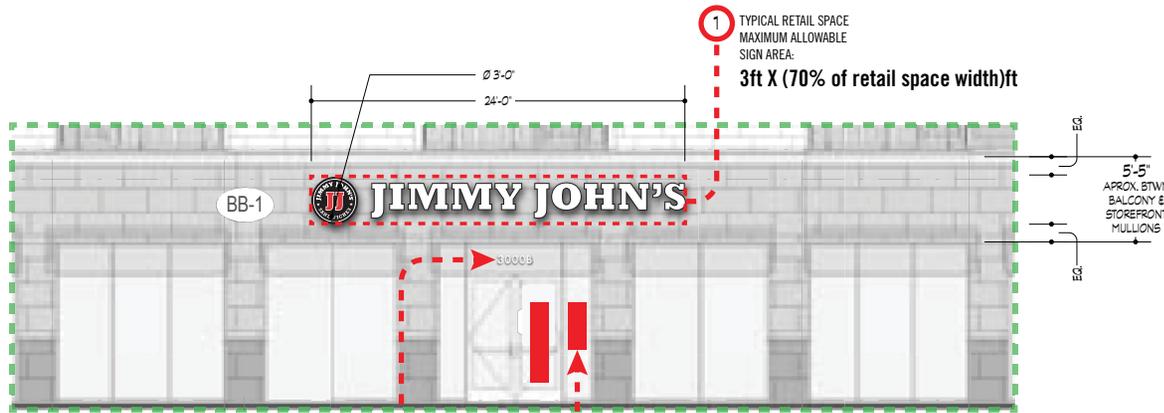
GRAPHICS.18

Retail Tenant Graphics RTG

Individual tenant graphics
size guidelines



1 Typical Retail Elevation
Scale: 1/16" = 1'-0"



2 Typical Retail Elevation Detail
Scale: 1/8" = 1'-0"

TYPICAL RETAIL SPACE
ADDRESS NUMBER:
6" White Vinyl

TYPICAL RETAIL SPACE
HOURS, 1-COLOR LOGO,
PAYMENT ACCEPTED,
PHONE NUMBER, ETC.:
1" White Vinyl

- 1 Each tenant is allowed one (1) logo sign not to exceed 3'-0" tall by 70% of the width of tenant's retail space per frontage. The sign may use brand colors of tenant.
- 2 White vinyl address numbers 6" tall are to be applied directly above the tenant main entrance centered within the light.
Typeface: Futura Medium
- 3 Additional vinyl graphics such as 1-Color Logo, Hours of Operation, business phone, payment modes accepted, etc. should be displayed in 1" tall white vinyl letters.
Typeface: Futura Medium

NORTHSIDE
SITE GRAPHICS

GRAPHICS.19

Retail Tenant Graphics
RTG

Individual tenant graphics
fabrication guidelines

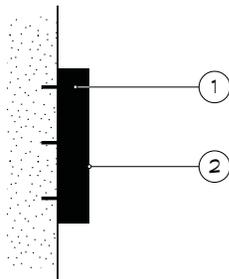


JIMMY JOHN'S

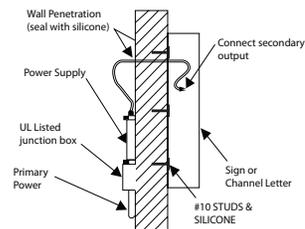
3

2

1 Typical Tenant Identification Logo - Elevation Detail
Scale: NTS TIL



2 Typical Tenant Identification Logo - Side View
Scale: NTS TIL



LED (US LED)		PNT-3-12-W	
COLOR	WHITE		
FACE	THICKNESS	1/8"	
COLOR	2.50" BLACK VINYL TRIM		
VINYL	PER STYLE		
RETURN	DEPTH	5"	
COLOR	BLACK PRE-COAT		
GAUGE	.040" X 5.3" COIL		
RETAINER	SIZE	3/4"	
COLOR	BLACK		
TYPE	TRIM CAP		
BACKS	MATERIAL	ALUMINUM	
GAUGE	.063"		
RACTEWAY	SIZE	N/A	
COLOR	N/A		
MOUNTING	N/A		

POWER SUPPLY		ADVANCE	
			60 W POWER SUPPLY
KICKER MATERIAL	ALUMINUM		
HGT.	TO BE DETERMINED		
SCREWS	SIZE	#8 X 1/2" PHILLIPS HD	
COLOR	TO MATCH TRIM/CAP		
MOUNTING	INTERNAL		
EXTERNAL	#10 STUD & SILICONE		
SWITCH	TYPE	DISCONNECT/TOGGLE	

*FIRST DISCONNECT SWITCH LOCATE ON RACEWAY.
*2" DEEP HOLES FOR LETTER REQUIRED (2"x3" DIA.).
*ALL ELECTRICAL OUTS LOCATED FOR RACEWAY OR REMOTE APPLICATION.
*CABLE REQUIRED.

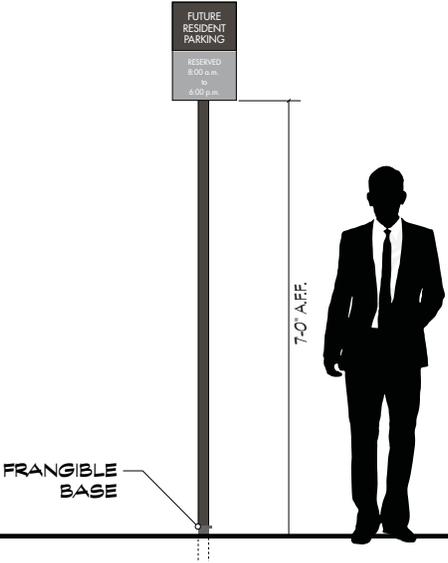
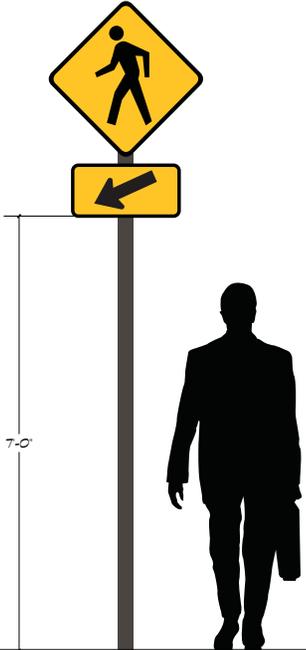
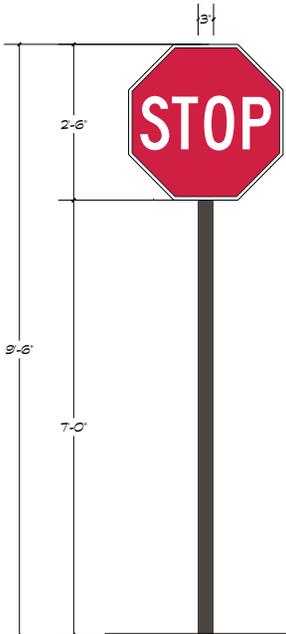
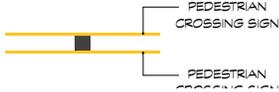
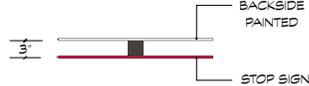
3 Typical Tenant Identification Logo - Section View & Electrical Specifications
Scale: NTS TIL

- 1 Aluminum returns painted black and mounted flush to building facade.
- 2 Black trim.
- 3 White translucent acrylic face with vinyl in tenant brand colors as required.

NORTHSIDE
SITE GRAPHICS

GRAPHICS.20

Vehicle Regulatory Signs VRS



NORTHSIDE
SITE GRAPHICS



Northside

Master Sign Plan Table



NORTHSIDE MASTER SIGN PLAN TABLE



SIGN TYPE	MAXIMUM SIZE / CONFIGURATION				ILLUMINATION	MATERIALS	DESCRIPTION	PERMIT LOCATION
	Max. Height	Max. Width	# of Sides	Sq. Feet				
Project Brand Feature (PBF)	11'-0"	9'-7"	4	FRONT: 58 SF SIDES: 16.7 SF BACK: 58 SF	Internal	steel structure, aluminum, acrylic	Sculptural logo to provide project identity at primary development entry, comprised of internally illuminated faces on all sides and illuminated push-through letters.	Located within development boundaries and not along ROW of Synergy Park Blvd.
Building Address Graphics (BAG)	8'-0"	18'-9"	1	150 SF sign area 90 SF copy area	Internal	aluminum, white acrylic, flexface, & vinyl	Fabricated channel letters and flex-face cabinet internally illuminated on faces to identify building address.	Located at parapet of each building in a given phase of the development to maximize visibility.
Primary Vehicular Directional (PVD)	9'-0" above grade	10" X 34" flags	2 Faces on up to 3 separate flags	3 SF sign area 1 SF copy area	No	aluminum & vinyl	Flagging signs mounted to existing development light poles for illumination to direct vehicles around site with general location messaging.	Located on existing development light poles within the boundary of the property line and not along ROW of Synergy Park Blvd.
Secondary Vehicular Directional (SVD)	6'-0"	2'-0"	2	12 SF sign area 4 SF copy area	No	aluminum, acrylic, & vinyl	Ground mounted signs to direct vehicles with specific, close proximity location messaging.	Located within the boundary of the property line and not along ROW of Synergy Park Blvd.
Freestanding Pedestrian Directional (FPD)	9'-4"	2'-0"	2	18.7 SF sign area 10.5 SF copy area	Internal	aluminum, acrylic, & vinyl	Ground mounted signs to direct pedestrians and offer a directory and supporting map graphic for destinations within the development.	Located within the boundary of the property line and not along ROW of Synergy Park Blvd.
Garage Entry / Exit Identity (GEI) • GEI Parking "P" Symbol Graphic (See GRAPHICS.11) • Garage Clearance Bar (GCB) (See GRAPHICS.11)	1'-0"	6'-6"	1	6.5 SF sign area (face) 3 SF copy area	Internal	aluminum, acrylic, & vinyl	Signs mounted at the entrance and exit of garages to indicate correct traffic flow for vehicle entry / exit.	Located over entrances and exits to garages.
Marketing Banner Graphic (MBG)	32'-2"	8'-5"	1	271 SF sign area	Internal	aluminum & flexface	Signs mounted to exterior facade of buildings near the Leasing Office to convey leasing and seasonal information.	Mounted to exterior facade of buildings

NORTHSIDE MASTER SIGN PLAN TABLE

SIGN TYPE	MAXIMUM SIZE / CONFIGURATION				ILLUMINATION	MATERIALS	DESCRIPTION	PERMIT LOCATION
	Max. Height	Max. Width	# of Sides	Square Feet				
Building Portal Identification (BPI)	1'-10 1/2"	15'-8"	1	23.25 SF sign area (face) 11.25 SF copy area	Internal	steel structure, aluminum, acrylic	Signs mounted at breezeway entrances at building to signify the primary public route and to convey the development brand / naming.	Mounted to exterior of buildings within entry breezeways.
Building Number Graphic (BNG)	5'-0"	1'-4"	1	6.7 SF sign area 1.25 SF copy area	Internal	aluminum & white acrylic	Signs mounted at breezeway entrances at building to signify the building number.	Mounted to exterior of buildings within entry breezeways.
Retail Tenant Graphic (RTG)	3'-0"	70% of retail frontage	1	VARIABLES	Internal	aluminum, white acrylic, & vinyl	Signs to identify retail tenant frontages, one sign per frontage, at a maximum of 3'-0" tall and 70% width of the tenant frontage in question and consisting of face illuminated channel letter graphics.	Signs mounted above retail tenant frontages.
Vehicular Regulatory Sign (VRS)	3'-0"	3'-0"	1	VARIABLES	No	aluminum & vinyl	Standard DOT signs mounted to break away poles for vehicle traffic regulation and control.	Standard DOT signs mounted to break away poles for vehicle traffic regulation and control.



Agenda Item 5

Replat:
Rockwell-Shiloh Subdivision

Rockwell-Shiloh Subdivision

Attachments:

1. Locator
2. Replat Staff Report
3. Replat



Rockwell-Shiloh Subdivision, Lot 3D
3400 E. Renner Road



**CITY PLAN COMMISSION
BACKGROUND INFORMATION
November 15, 2016**

Public Hearing on a Replat

PROJECT SUMMARY

Subdivision:	Rockwell-Shiloh Subdivision, Lot 3D <i>being a replat of Rockwell-Shiloh Subdivision, Lot 3C</i>
Location:	3400 E. Renner Road South side of Renner Road between Shiloh Road and Telecom Parkway
Staff Comments:	The purpose of the replat is to abandon and dedicate easements to accommodate the development of a single story gymnasium/multi-purpose hall and a two-story educational building on the south side of the existing sanctuary. The replat complies with City zoning and subdivision regulations.
CPC Action:	Final decision

BACKGROUND

Tract Size:	27.14 acres (1,182,107 square feet)
Zoning:	I – FP(1) Industrial District (Ordinance 2038-A)
Easements/Setbacks:	
Existing to Remain	40' front setbacks along Renner Road and Breckinridge Boulevard; Variable width drainage and floodway easement bisecting the property from north to south; 30' drainage easements within the northern and middle portions of the property; 10' pedestrian and access easement along the north property line; 10' utility easement along the south property line;

Various electric delivery easements along the north and west property lines.

Dedicated by this Plat

10' water easement looping around the existing and proposed buildings within the northern portion of the property;

Abandoned by this Plat

Portions of the existing variable-width drainage and floodway easements within the middle portion of the property.

STATE OF TEXAS

OWNER'S CERTIFICATE

COLLIN COUNTY

CITY OF RICHARDSON

WHEREAS, Richard Bible Fellowship, now known as Woodcreek Church is the owner of a 27.137 acre tract of land situated in the Henry McCullough Survey, Abstract No. 587, Collin County, Texas, said tract being all of Lot 3C, Rockwell-Shiloh Subdivision, an addition to the City of Richardson, Texas...

BEFOREME, at a 5/8-inch iron rod found for the southeast corner of Creek Hollow Estates Phase 1-B, an addition to the City of Richardson according to the plat recorded in Cabinet L, Page 421 of the said Map Records; said point being in the north right-of-way line of Breckinridge Boulevard (an 80-foot wide right-of-way); said corner also being the southeast corner of said Lot 3C;

THENCE, South 89 degrees, 50 minutes, 08 seconds West, along the said north line of Breckinridge Boulevard and the south line of said Lot 3C, a distance of 483.35 feet to a point for corner; said point being the most southerly southeast corner of said Lot 3C and the southeast corner of Lot 6B, Rockwell-Shiloh Subdivision Lots 6A, 6B & 8, an addition to the City of Richardson according to the plat recorded in Cabinet J, Page 498 of the said Map Records;

THENCE, North 00 degrees, 03 minutes, 28 seconds West, along the east line of said Lot 6B and the west line of said Lot 3C, a distance of 612.48 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said Lot 6B and an inner all corner of said Lot 3C;

THENCE, South 89 degrees, 56 minutes, 32 seconds West, along the north line of said Lot 6B and a south line of said Lot 3C, a distance of 142.88 feet to a 1/2-inch iron rod with "Pacheco Knob" cap set; said point being the most westerly southwest corner of said Lot 3C and the southwest corner of Lot 2B, Rockwell-Shiloh Subdivision Lots 2B & 3B an addition to the City of Richardson, Texas according to the plat recorded in Cabinet N, Page 658 of said Map Records;

THENCE, along the east line of said Lot 2B and the west line of said Lot 3C, the following three (3) calls: North 00 degrees, 09 minutes, 28 seconds West, a distance of 633.14 feet to a "x" cut in concrete found for corner;

North 89 degrees, 29 minutes, 25 seconds East, a distance of 29.38 feet to a 1/2-inch iron rod with "RM" cap found for corner; North 00 degrees, 08 minutes, 35 seconds West, a distance of 659.13 feet to a 1/2-inch iron rod with "5632" cap found for the northeast corner of said Lot 2B and the northeast corner of said Lot 3C; said point being in the south right-of-way line of Renner Road (a 100-foot wide right-of-way);

THENCE, North 89 degrees, 56 minutes, 32 seconds East, along the said south line of Renner Road and the north line of said Lot 3C, a distance of 688.57 feet to a 5/8-inch iron rod with "Pacheco Knob" cap set for corner; said point being the northeast corner of said Lot 3C and the northwest corner of said Creek Hollow Estates Phase 1-B;

THENCE, South 02 degrees, 56 minutes, 17 seconds West, along the west line of said Creek Hollow Estates Phase 1-B and the East line of said Lot 3C, a distance of 1,906.69 feet to the POINT OF BEGINNING;

CONTAINING, 1,182,107 square feet or 27.137 acres of land, more or less.

SURVEYOR'S CERTIFICATE

I, Paul Justin Whitlock, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the City of Richardson, Texas.

Paul Justin Whitlock Registered Professional Land Surveyor No. 6243



STATE OF TEXAS

DALLAS COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Paul Justin Whitlock known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN, UNDER MY HAND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas My Commission expires:

STATE OF TEXAS

COLLIN COUNTY

CITY OF RICHARDSON

That, Richard Bible Fellowship, now known as Woodcreek Church, being the owner of the hereinafter described property, does hereby adopt this plat designating the herein described property as the LOT 3C, ROCKWELL-SHILOH SUBDIVISION, an addition to the City of Richardson, Collin County, Texas. I (we) do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of pipes on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growth shall be constructed, reconstructed, or replaced upon, over or across the easements as shown; said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed to or parts of any buildings, fences, trees, shrubs, or other improvements or growth which in any way encroach or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall not be held liable for ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

I (we) do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.

EXECUTED THIS _____ day of _____, 20____.

Owner: Richard Bible Fellowship, now known as Woodcreek Church

By: _____

(PRINTED)

(SIGNATURE)

STATE OF TEXAS

COLLIN COUNTY

CITY OF RICHARDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN, UNDER MY HAND SEAL OF OFFICE this _____ day of _____, 20____.

My commission expires: _____

Notary Public in and for Collin County, Texas



VICINITY MAP (NOT TO SCALE)

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BEARING, CHORD. Lists curve data for various points and bearings.

LIME TABLE with columns: LINE, BEARING, LENGTH. Lists line data for various points and bearings.

OWNERS DEDICATION

FLOODWAY AND DRAINAGE EASEMENT

This plat is approved by the City Planning Commission of the City of Richardson, Texas and accepted by the Owner, subject to the following conditions which shall be binding upon the Owner, his heirs, grantees, successors and assigns:

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, well, or any other structure within the drainage channels as hereinafter defined by the Floodway and Drainage Easement. Provided, however, it is understood that to the extent it becomes necessary for the City of Richardson to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such events, the City of Richardson shall have the right to enter upon the drainage easement at any point, or points, to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. The property owner shall keep the drainage system (traversing or adjacent to its property) clean and free of debris, silt and any substance which would result in unsanitary conditions, and the City of Richardson shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

The creeks or drainage channels, as in the case of all open channels, are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Richardson shall not be liable for any damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the channels.

The limits of the drainage channel are defined by the Floodway and Drainage easement line, as shown on the plat.

SHEET 2 OF 2 ROCKWELL-SHILOH SUBDIVISION LOT 3C BEING A REPLAT OF LOT 3C ROCKWELL-SHILOH SUBDIVISION AS RECORDED IN INST. NO. 2007726010002480 LOCATED IN THE CITY OF RICHARDSON, TEXAS AND BEING OUT OF THE HENRY MCCULLOUGH SURVEY ABSTRACT NO. 587, COLLIN COUNTY, TEXAS 27.137 ACRES (1,182,107 SQUARE FEET) ADDRESS: 3400 E. KENNER ROAD

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008-0000

Table with columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Values: JBN/EAT, MLL/PJW, 1"=100', NOV 2016, 2540-15-1613.

DWG FILE: 2540-15-1613P.DWG

WHITLOCK 11/17/2016 10:41AM C:\PDS\2540-15-1613\DWG\DWG\DWG_CAD_2016_2540-15-1613.DWG

ENGINEER/SURVEYOR: PACHICO KOCH CONSULTING ENGINEERS 3400 EAST RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 CONTACT: PAUL JUSTIN WHITLOCK PHONE: (972) 235-3031 FAX: (972) 235-9544

OWNER: RICHARD BIBLE FELLOWSHIP, NOW KNOWN AS WOODCREEK CHURCH 3400 EAST RAMBLER ROAD, SUITE 1400 RICHARDSON, TEXAS 75082 CONTACT: MARK ENGELTHALER PHONE: (972) 238-8722 FAX: (972) 644-3310

LOT 3D, ROCKWELL-SHILOH SUBDIVISION - REPLAT

Agenda Item 6

**Replat:
Mark Twain Elementary School Addition**

Mark Twain Elementary School Addition
Lot 1A, Block A

Attachments:

1. Locator
2. Replat Staff Report
3. Replat



Mark Twain Elementary School Addition
Lot 1A, Block A



**CITY PLAN COMMISSION
BACKGROUND INFORMATION
November 15, 2016**

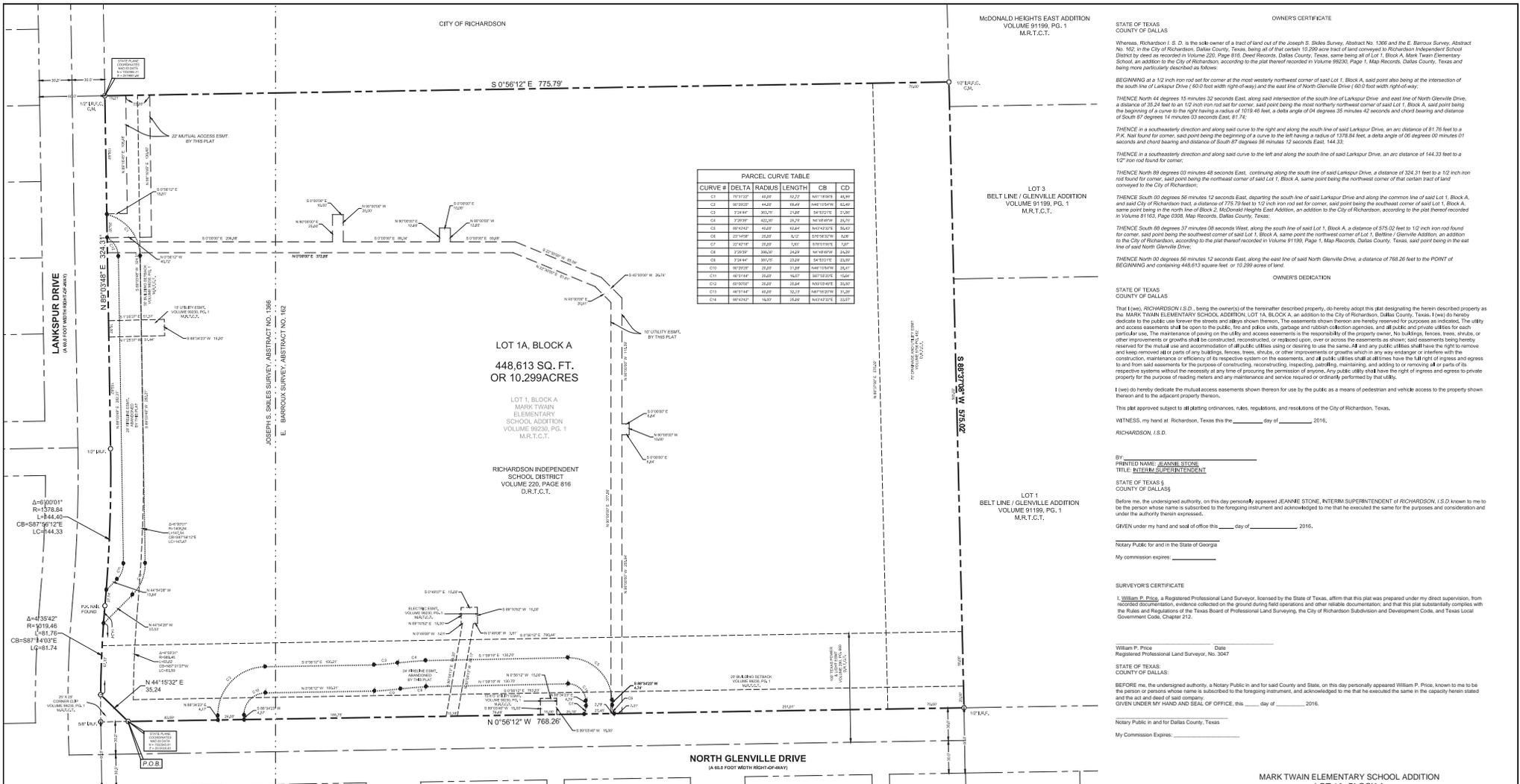
Replat

PROJECT SUMMARY

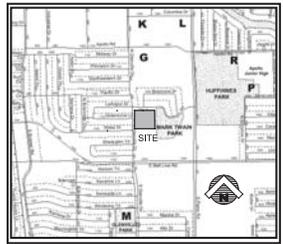
Subdivision:	Mark Twain Elementary School Addition, Lot 1A, Block A <i>being a replat of Mark Twain Elementary School Addition, Lot 1, Block A</i>
Location:	1200 Larkspur Drive
Staff Comments:	<p>The purpose of the replat is to dedicate and abandon easements to accommodate the construction of two (2) building additions at Mark Twain Elementary School, totaling 8,581 square feet.</p> <p>The replat complies with City zoning and subdivision regulations.</p>
CPC Action:	Final decision
Notice of Public Hearing:	As required by the Texas Local Government Code, written notification of the request has been provided.

BACKGROUND

Tract Size:	10.30 acres (448,613 square feet)
Zoning:	R-1100-M Residential (Ordinance 128-A)
Easements/Setbacks:	
Existing to Remain	Multiple utility easements; 70' drainage and utility easement along south property line; Electric easement adjacent to Glenville Drive; 100' T.P.&L. easement along Glenville Drive; and building setbacks along Larkspur Drive and Glenville Drive.
Dedicated by this Plat	10' utility easement around the site; and a 22' mutual access easement at the northeast corner of the site.
Abandoned by this Plat	20' and 24' fire lane easements along Larkspur Drive and Glenville Drive.



PARCEL CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CB	CD
C1	101°12'	43.87	12.27	N41°18'56"	43.97
C2	87°22'	14.28	8.62	N48°12'14"	42.47
C3	73°24'	26.78	17.99	N47°12'15"	33.96
C4	119°37'	45.26	19.21	N48°45'01"	23.27
C5	88°14'	14.28	8.62	N47°12'14"	36.17
C6	27°10'	12.87	6.27	N57°32'16"	4.06
C7	27°41'	12.87	6.27	S78°15'13"	1.07
C8	73°24'	26.78	17.99	N47°12'15"	24.27
C9	73°24'	26.78	17.99	N47°12'15"	24.27
C10	97°23'	12.87	6.27	N48°12'14"	24.27
C11	46°14'	14.28	8.62	N47°12'14"	32.07
C12	69°05'	12.87	6.27	N47°12'15"	34.27
C13	46°14'	14.28	8.62	N47°12'14"	32.07
C14	88°14'	14.28	8.62	N47°12'14"	23.27



NOTES:
 M.R.D.C.T. - MAP RECORDS DALLAS COUNTY TEXAS
 D.R.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCING
 1. IRF - Iron Rod Found
 2. IRFC - Iron Rod Found Capped
 3. IRS - Iron Rod Set
 4. C.M. - Controlling Monument
 5. Basis of Bearing - The Basis of Bearing of this survey is South 00°56'12" East, 775.79 as shown hereon, based on the west line of Mark Twain Elementary School Addition, an addition to the City of Richardson, according to the plat thereof recorded in Volume 99230, Page 0001, Map Records, Dallas County, Texas.
 6. Lot-to-lot drainage is not permitted without Engineering Section approval.
 7. The purpose of the Replat is to abandon and to dedicate easements to accommodate building improvements.

STATE PLANE COORDINATES - State plane coordinates are based on the City of Richardson Monument No. E11:
 N = 7021500.43
 E = 2520583.26
 Elevation = 626.560'

OWNER:
 RICHARDSON I.S.D.
 400 S. GREENVILLE AVENUE
 RICHARDSON, TEXAS 75081
 972-301-3333

ENGINEER:
 GLENN ENGINEERING
 105 DECKER COURT, STE. 910
 IRVING, TEXAS 75060-2227
 (972) 717-5151
 CONTACT JOHN CASEY

NO.	DATE	REVISION
1.		
2.		
3.		

STATE OF TEXAS
 COUNTY OF DALLAS

OWNERS CERTIFICATE

Whereas, Richardson I.S.D. is the sole owner of a tract of land out of the Joseph S. Skiles Survey, Abstract No. 1366 and the E. Barroux Survey, Abstract No. 162 in the City of Richardson, Dallas County, Texas, being all of that certain 10,299 acre tract of land conveyed to Richardson Independent School District by deed as recorded in Volume 220, Page 816, Deed Records, Dallas County, Texas, same being all of Lot 1, Block A, Mark Twain Elementary School, an addition to the City of Richardson, according to the plat thereof recorded in Volume 99230, Page 1, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner at the most westerly northwest corner of said Lot 1, Block A, said point also being at the intersection of the south line of Lankspur Drive (60.0 foot width right-of-way) and the east line of North Glenville Drive (60.0 foot width right-of-way);

THENCE North 44 degrees 15 minutes 32 seconds East, along said intersection of the south line of Lankspur Drive, and east line of North Glenville Drive, a distance of 32.24 feet to an 1/2 inch iron rod set for corner, said point being the most northerly southwest corner of said Lot 1, Block A, said point being the beginning of a curve to the right having a radius of 1013.46 feet, a delta angle of 04 degrees 35 minutes 44 seconds and chord bearing and distance of South 87 degrees 14 minutes 03 seconds East, 81.74;

THENCE in a southeasterly direction and along said curve to the right and along the south line of said Lankspur Drive, an arc distance of 81.76 feet to a P.K. nail found for corner, said point being the beginning of a curve to the left having a radius of 1378.84 feet, a delta angle of 06 degrees 00 minutes 01 seconds and chord bearing and distance of South 87 degrees 14 minutes 03 seconds East, 81.74;

THENCE in a southeasterly direction and along said curve to the left and along the south line of said Lankspur Drive, an arc distance of 144.33 feet to a 1/2" iron rod found for corner;

THENCE North 88 degrees 03 minutes 48 seconds East, continuing along the south line of said Lankspur Drive, a distance of 324.31 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of said Lot 1, Block A, same point being the northeast corner of that certain tract of land conveyed to the City of Richardson;

THENCE North 00 degrees 56 minutes 12 seconds East, departing the south line of said Lankspur Drive and along the common line of said Lot 1, Block A, and said City of Richardson tract, a distance of 775.79 feet to a 1/2 inch iron rod set for corner, said point being the southeast corner of said Lot 1, Block A, same point being the northeast corner of Lot 1, Block A, an addition to the City of Richardson, according to the plat thereof recorded in Volume 91199, Page 1, Map Records, Dallas County, Texas;

THENCE South 08 degrees 37 minutes 08 seconds West, along the south line of said Lot 1, Block A, a distance of 376.32 feet to a 1/2 inch iron rod found for corner, said point being the southwest corner of said Lot 1, Block A, same point being the northeast corner of Lot 1, Block A, an addition to the City of Richardson, according to the plat thereof recorded in Volume 91199, Page 1, Map Records, Dallas County, Texas;

THENCE North 00 degrees 56 minutes 12 seconds East, along the east line of said North Glenville Drive, a distance of 768.26 feet to the POINT OF BEGINNING and containing 448,613 square feet or 10,299 acres of land.

STATE OF TEXAS
 COUNTY OF DALLAS

OWNERS DECLARATION

I, I JAVI, RICHARDSON I.S.D., being the owner(s) of the herein described property, do hereby adopt this plat designating the herein described property as the MARK TWAIN ELEMENTARY SCHOOL ADDITION, LOT 1A, BLOCK A, an addition to the City of Richardson, Dallas County, Texas. I (we) do hereby dedicate to the public use forever the streets shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of all utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or maintained upon, over or across the easements as shown, said easements being hereby reserved to the public without using or clearing to use the same. All any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and public utilities shall at all times have the full right of ingress and egress to and from said easements for the purposes of constructing, reconstructing, inspecting, maintaining, and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by the utility.

I (we) do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.

WITNESS, my hand at Richardson, Texas this _____ day of _____, 2016;
 RICHARDSON, I.S.D.

BY: _____
 PRINTED NAME: JEANNE STONE
 TITLE: INTERIM SUPERINTENDENT

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JEANNE STONE, INTERIM SUPERINTENDENT OF RICHARDSON, I.S.D. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2016.

Notary Public for and in the State of Georgia
 My Commission Expires: _____

STATE OF TEXAS
 COUNTY OF DALLAS

William P. Price
 Registered Professional Land Surveyor, No. 30487

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William P. Price, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Public in and for Dallas County, Texas
 My Commission Expires: _____

MARK TWAIN ELEMENTARY SCHOOL ADDITION
 LOT 1A, BLOCK A
 BEING A REPLAT OF
 LOT 1, BLOCK A
 MARK TWAIN ELEMENTARY SCHOOL ADDITION
 AS RECORDED IN
 VOLUME 99230, PAGE 0001
 MAP RECORDS, DALLAS COUNTY, TEXAS, AND
 SITUATED IN
 JOSEPH S. SKILES SURVEY, ABSTRACT NO. 1366
 AND THE E. BARROUX SURVEY, ABSTRACT NO. 162
 CITY OF RICHARDSON, DALLAS COUNTY, TEXAS
 10,299 ACRES (448,613 SQ. FT.)
 ADDRESS:
 LOT 1A: 1200 LANKSPUR DRIVE

TSBPS No. 101733-00

SURVEY GROUP
 SURVEYING * CONSULTING * MANAGEMENT

400 SOUTH INDUSTRIAL BLVD. STE 219 (817) 354-1445
 EULESS, TEXAS 76040 (817) 354-1451 FAX

JOB NO.: 15-136P
 DATE: FEBRUARY 2, 2016
 SCALE: 1" = 30'
 DRAWN BY: R.M.

SHEET: 1 OF 1

Agenda Item 7

Zoning File 16-25:
Jasmine Hill

ZONING FILE 16-25

Attachments:

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Oblique Aerial Looking West
5. PD Development Standards (Exhibit “B”)
6. Zoning Exhibit (Exhibit “C”)
7. Notice of Public Hearing
8. Notification List



Staff Report

TO: City Plan Commission
FROM: Sam Chavez, Assistant Director of Development Services-Planning **SC**
DATE: November 11, 2016
RE: **Zoning File 16-25:** PD Planned Development – Jasmine Hill, Single Family – NWC Abrams Road and Buckingham Road

REQUEST:

Rezone approximately 5.43 acres from R-1250-M Residential to PD Planned Development for the RP-1500-M Patio Home District with modified development standards to accommodate the development of a 35 lot, single-family detached home subdivision located at the northwest corner of Abrams Road and Buckingham Road.

APPLICANT / PROPERTY OWNERS:

Aman Paryani, Abrams Developers, LLC / Jeffrey and Jennifer Eldridge, Shing Chang and Jean Ching Hsieh, Abbasi Mumtaz and Amna Paryani, and Hyder Ali

EXISTING DEVELOPMENT:

With the exception of the northwest corner of the subject site, the balance of the site is developed with four (4) single-family residential homes.

ADJACENT ROADWAYS:

Abrams Road: Four-lane divided major; 11,820 vehicles per day on all lanes, northbound and southbound (2016).

Buckingham: Four-lane divided major collector; 13,360 vehicles per day on all lanes, eastbound and westbound (2016).

SURROUNDING LAND USE AND ZONING:

North: Institutional; R-1250-M Residential
South: Undeveloped; R-1250-M Residential
East: Retail/Undeveloped; "R" Retail District
West: Residential; R-1250-M and R-850-M Residential

FUTURE LAND USE PLAN:

Neighborhood Service

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

Future Land Uses of Surrounding Area:

North: Neighborhood Services

South: Neighborhood Residential

East: Neighborhood Residential and Neighborhood Services

West: Neighborhood Residential

EXISTING ZONING:

R-1250-M Residential (Ordinance Number 589).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The request will not have any significant impacts on the surrounding existing utilities in the area.

A trip generation memo was submitted to compare the potential traffic generated by the proposed development and the site developed with an O-M Office designation. The trip generation calculations for Office designation are based on a representative type development for the area, not maximum allowable development.

Based on the traffic generation memo, 35 single-family lots would generate approximately 335 daily trips with a maximum AM peak hour trip generation of 26 trips and a maximum PM peak hour trip generation of 35 trips. Under the site's contemplated zoning designation, the site would generate approximately 912 trips per day with a maximum AM peak hour trip generation of 128 trips and a maximum PM peak hour trip generation of 123 trips.

Based on the information provided, the proposed zoning request reduces the daily trips by approximately 63%, while the AM peak hour and PM peak hour trip generation are reduced by approximately 79% and 71%, respectively.

STAFF COMMENTS:

Background:

As proposed, the development is similar to Savoy Trace and Savoy Landing; two similar sized patio home subdivisions located on Campbell Road between Waterview Parkway and Coit Road.

Request:

Due to the compact nature of the proposed development, the appropriate zoning mechanism is a PD Planned Development which allows modifications to an existing zoning district's development regulations which will be only applicable to the proposed development. As shown on Exhibit "B", the 5.43-acre private gated community depicts the following:

- Thirty-five (35) single-family residential lots served by twenty-seven (27) foot wide private streets.
- Five (5) Common Area lots; two of which will be provide a total of twenty (20) guest parking spaces.
- Two points of access: One (1) on Buckingham Road (the main entry, with pedestrian, access control gates) and one (1) on Abrams Road, both gate access controlled; however, the entry on Abrams Road will be for emergency access only.
- A minimum 6-foot tall masonry screening wall along Abrams Road and Buckingham Road, except for the area within Common Area 1 where an ornamental metal fence with masonry columns will be utilized.
- A minimum 6-foot tall, board-on-board wooden screening fence along the west and north boundary of the development.

Proposed Development Standards

The table below compares the proposed development standards with those of the RP-1500-M Residential District, Savoy Trace/Landing developments, and includes justifications for the modified development standards. Proposed regulations that are more restrictive than the RP-1500-M Patio Home are highlighted in **bold** text.

	RP-1500-M Residential District Development Regulations	Savoy Trace/Savoy Landing Development Regulations	Proposed Development Regulations
Dwelling Unit Size	Minimum: 1,500 square feet	Minimum: 1,800/1,600 s.f.	Minimum: 1,800 square feet
Building Height	Minimum 1-story / Maximum 2-story	Maximum 40-foot height (Savoy Trace required to be 2 stories)	Maximum 40-foot height
Area Regulations	Lot Area: Minimum 5,000 square feet. Lot Width: Minimum 50 feet. Lot Depth: Minimum 100 feet.	Lot Area: Minimum 3,600 square feet. Lot Width: Minimum 45 feet (irregularly shaped lots may be minimum 35 feet in Savoy Landing). Lot Depth: Minimum 80 feet.	Lot Area: Minimum 3,600 square feet. Lot Width: Minimum 45 feet, measure at the front building line. Lot Depth: Minimum 75 feet.
	<ul style="list-style-type: none"> • <u>Reduced Minimum Lot Width and Area</u> – The applicant’s request is to reduce the minimum lot width from fifty (50) feet to forty-five (45) feet, the minimum lot depth from 100 feet to seventy-five (75) feet and the minimum lot size from 5,000 square feet to 3,600 square feet. However, the average lot size is 4,320 square feet. <p>Similar to the Savoy projects, the smaller lots allow the number of lots to be increased while appealing to buyers seeking a low maintenance lifestyle.</p>		

	RP-1500-M Residential District Development Regulations	Savoy Trace/Savoy Landing Development Regulations	Proposed Development Regulations
Lot Coverage	Maximum Lot Coverage: 50%	Maximum Lot Coverage: 65%	Maximum Lot Coverage: 60%
	<ul style="list-style-type: none"> • Increased Lot Coverage – The applicant is requesting an increase in lot coverage from 50% to 60%. This would allow the developer to fully utilize the smaller lots. As proposed, this is a more compact neighborhood; therefore, lot coverage is typically higher. 		
Setbacks	<p>Front: Minimum 15 feet.</p> <p>Side: 0 feet and 10 feet/15 feet for side property line adjacent to a street.</p>	<p>Front: Minimum 20 feet to garage door.</p> <p>Required front setback of 10 feet for remainder of structure, including porches. (18-inch overhang encroachment allowed for all of the above.) (Face of garage shall be recessed minimum 5 feet from remainder of structure).</p> <p>Side: TBD at time of development plans. Minimum 10-foot building separation required. 10 feet for side property line adjacent to a street. (18-inch overhang encroachment allowed).</p>	<p>Front: Minimum 20 feet to garage door.</p> <p>Required minimum front setback of 10 feet for remainder of structure, including porches. (18-inch overhang encroachment allowed for all of the above.) (Face of garage shall be recessed minimum 5 feet from remainder of structure).</p> <p>Side: Minimum 5 feet. 15 feet for side property line adjacent to a street. (18-inch overhang encroachment allowed).</p>
	Rear: Minimum 20 feet.	Rear: Minimum 5 feet. (18-inch overhang shall be allowed).	Rear: Minimum 5 feet. (18-inch overhang shall be allowed).
	<ul style="list-style-type: none"> • Modified Setbacks (same modifications as approved in Savoy projects) <ul style="list-style-type: none"> ○ Front – Required front setback in the RP-1500-M Patio Home District is 15 feet. The applicant is proposing a 20-foot setback to the garage door and a front setback of ten (10) feet for the remainder of the structure to allow for greater variations in the front elevation of the home. However, the face of the garage door will be required to be recessed a minimum of five (5) feet from the remainder of the structure to reduce its visual impact. ○ Side – The side setback in the RP-1500-M Patio Home District is zero (0) feet on one side and ten (10) feet on the other side. A minimum 10-foot separation between the homes is met since the adjacent home would be set back five (5) feet from the common side lot line. ○ Rear – The rear setback in the RP-1500-M Patio Home District is twenty (20) feet. The applicant is requesting a minimum 5-foot rear yard to accommodate a deeper building pad since the minimum lot depth is shallower than a typical patio home lot. In some instances (as shown on the Concept Plan) the rear setback is ten (10) feet to allow for greater separation when adjacent to the existing homes along the west boundary of the site. 		

	RP-1500-M Residential District Development Regulations	Savoy Trace/Savoy Landing Development Regulations	Proposed Development Regulations
Density	Maximum 5.5 dwelling units per acre.	Maximum 7.2/7.5 dwelling units per acre.	Maximum 6.45 dwelling units per acre.
	<ul style="list-style-type: none"> <u>Increased Density</u> – The applicant has requested an increase in density from 5.5 dwelling units per acre to 6.454 dwelling units per acre. <p>Based on the proposed concept plan, the proposed density reflects a compact neighborhood with a maximum of thirty-five (35) lots.</p>		

The following are a list of additional development standards proposed by the applicant as part of the Planned Development application:

- Accessory Structures: No accessory structures shall be allowed within public view except for arbors, which may be attached or detached and shall be constructed of stained cedar materials or other approved material.
- Garage Doors: Garage doors shall be metal carriage-style (wooden look) or wooden garage doors.
- Perimeter Fencing: The perimeter fence along the west and north property line of the site shall be stained, board-on-board. No fence shall exceed six (6) feet in height or the exterior masonry screening wall height behind the lot, whichever is greater. Fences are required to be constructed perpendicular to the perimeter screening wall (along Abrams and Buckingham) and subdivision fence (along the west and north perimeter of the development), which prohibits an interior fence being placed along or being taller than the perimeter screening wall or subdivision fence.

Additionally, fences on corner lots shall be located no closer than fifteen (15) feet from the edge of pavement.

- Perimeter Landscaping: In addition to the minimum ten (10) foot wide landscape buffer along Abrams Road and Buckingham Road (Common Area 3), the applicant is also providing a minimum ten (10) foot wide landscape buffer along the north perimeter of the development (Common Area 2). The landscape buffer will contain additional tree plantings (1 tree per 50 linear feet of buffer length) to help screen the adjacent Region 10 Education Service Center from the proposed homes.

The proposed subdivision will be required to establish a Homeowners' Association (HOA) which will be responsible for maintenance of the private streets within the subdivision and maintenance of the Common Areas and landscaping along the perimeter of the site.

- Common Area Lots: Common Areas 1, 4 and 5, located on the interior of the development will be improved with a minimum of four (4) canopy and four (4) ornamental trees, along with the allowance for additional site amenities such as shade structures and play structures, benches and trash receptacles.

The applicant is also requesting the following additional modified standards with regard to Chapter 21-Subdivision and Development Code as part of their request:

- Alley Waiver – The RP-1500-M Patio Home District requires alleys to be provided.

The applicant is proposing that alleys not be required to maximize the space for the residential lots. The applicant is proposing front entry garages governed by the front setback regulations stated in the table above. Other patio home subdivisions in Richardson that are private, gated communities have been approved without alleys.

- Sidewalk Waiver - The applicant has requested a partial sidewalk waiver for the development.

Although the community will be gated and the streets will be private, the lots on the perimeter of the interior private street provide a fifteen (15) foot wide Sidewalk and Utility Easement to accommodate sidewalks. In addition, sidewalk access into the development will be provided along Abrams Road and Buckingham Road along with controlled pedestrian gate at the Buckingham Road entry.

- Non-Radial Lot Lines - The applicant has requested that non-radial lot lines be allowed.

This requirement applies to the lots located along the outside curve of the interior loop street. This exception is typically granted at the time of preliminary platting; however, since the applicant knows some lots may have non-radial lot lines, they are requesting the exception at the time of zoning.

Other Elements Related to the Request:

Future Land Use Plan: The subject property is designated as “Neighborhood Service” on the City’s 2009 Future Land Use Plan. This designation includes uses such as retail sales, personal services, entertainment, recreation, and office uses oriented to the immediate area. Retail and other neighborhood service uses are located west, north (Centennial/Greenville) and east (Centennial/Audelia) of the subject site. In addition, the property located on the east side of Abrams, across from the proposed development and developed as retail, have been unoccupied for several years. For the reason stated above, the applicant feels the change in zoning would be appropriate and compatible with the existing surrounding land uses which are predominantly residential.

Vehicle Maneuverability – The RP-1500-M Patio Home District requires an 18-foot wide by 24-foot deep paved area (includes street/alley) perpendicular to the entry opening of a garage for vehicle maneuverability. The applicant has requested that non-perpendicular maneuverability be allowed for irregularly shaped lots. These lots would be lots located on the outside of the curves of the interior loop street. Due to these lots’ reduced widths at the street frontage, non-perpendicular maneuverability may be more suitable to provide adequate driveway location on the property. These driveways would still be required to provide the minimum 18-foot width by 24-foot deep pavement area; however, the driveways may be slightly curved to more appropriately locate the driveway on the property.

Buckingham Road Median Opening – Although a median opening exists north of Buckingham Road, on Abrams Road, the median is restricted to left turn movements only and cannot be modified without affording access to the property located on the east side of Abrams Road, therefore; the applicant is proposing a new median opening on Buckingham Road, west of Abrams Road.

As shown on Exhibit “C” the median opening is located approximately 310’ from the intersection, while spacing criteria for a collector roadway is 350 feet. Although the proposed median opening does not conform with the spacing criteria, the median opening will provide full access (egress and ingress) for east bound traffic on Buckingham, which will eliminate U-turn movements at the Abrams intersection or at the Greenville intersection, west of the subject site.

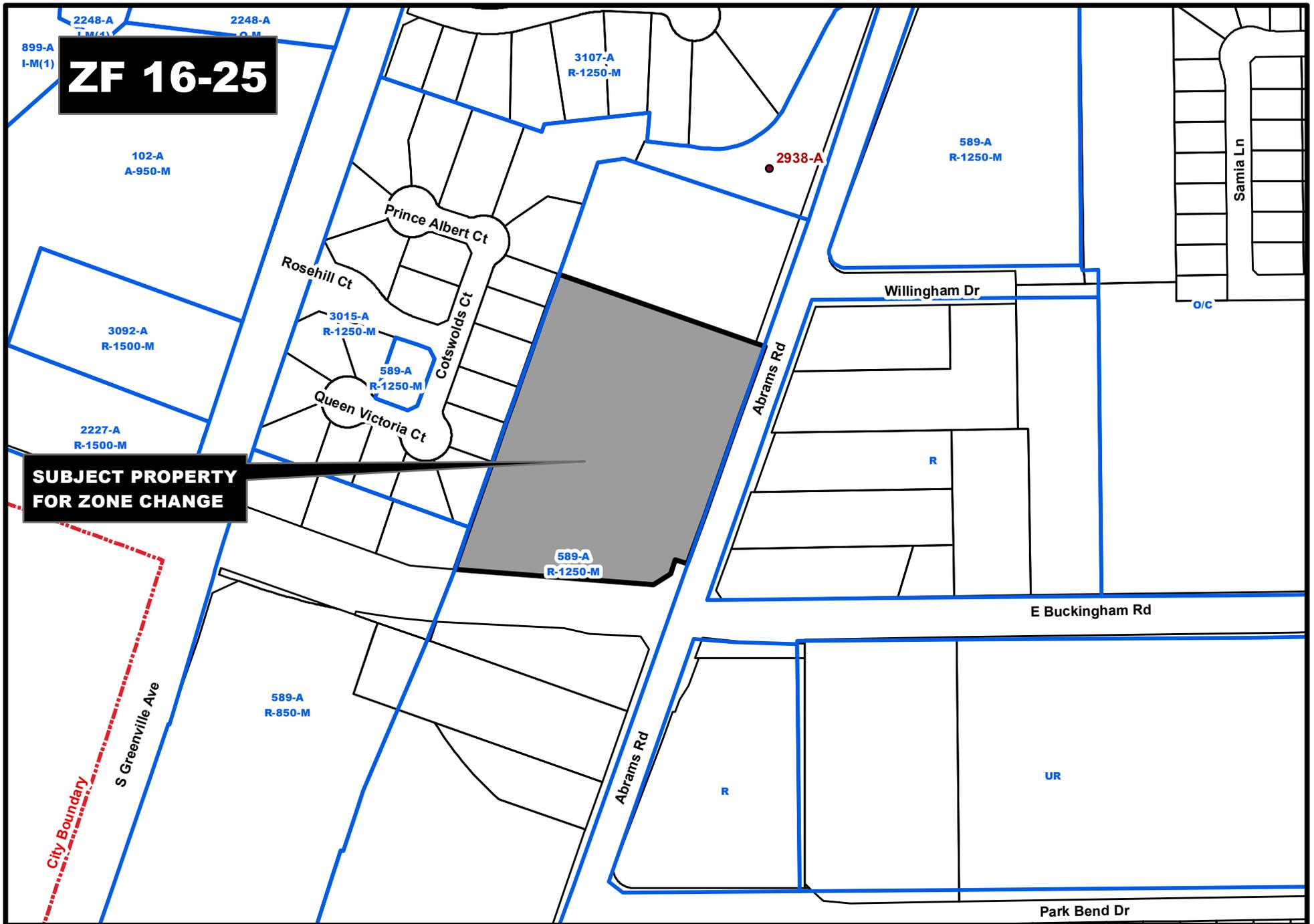
Establishment of a Homeowners Association (HOA): The proposed subdivision will be required to establish a Homeowners’ Association (HOA) which will be responsible for maintenance of the common area lots and landscaping along the perimeter of the site adjacent to Abrams Road, Buckingham Road and along the north perimeter of the development, in addition to the Private Street.

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

Motion: The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add or amend conditions, or recommend denial of the request. Should the CPC recommend approval of the applicant’s request, the motion should include the following provision:

1. The subject site shall be zoned PD Planned Development for the RP-1500-M Patio Home District, and shall be developed in substantial conformance with the Development Standards attached hereto as Exhibit “B” and the Concept Plan attached hereto as Exhibit “C”.

Council Hearing Date: The earliest possible City Council hearing date is December 12, 2016.



ZF 16-25 Zoning Map

Updated By: shacklett, Update Date: October 19, 2016
 File: DSI\Mapping\Cases\Z\2016\ZF1625\ZF1625 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 16-25

SUBJECT PROPERTY FOR ZONE CHANGE

ZF 16-25 Aerial Map

Updated By: shacklett, Update Date: October 19, 2016
File: D:\Mapping\Cases\Z\2016\ZF1625\ZF1625 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.



Greenville Avenue

Buckingham Road

Subject Property

Abrams Road

**Oblique Aerial
Looking West**



Exhibit “B”

JASMINE HILL PD CONDITIONS

1. Base Zoning District: The property shall be developed and used in accordance with the Concept Plan attached as Exhibit “C”, which is hereby approved as RP-1500-M Patio Home Zoning District except as otherwise provided below:
 - A. Building Regulations
 1. Minimum dwelling unit size: 1,800 square feet (exclusive of garages, breezeways and servant quarters).
 - B. Height Regulations
 1. Maximum building height: Forty (40) feet.
 - C. Density
 1. Maximum density per gross acre: 6.454 dwelling units per acre.
 - D. Area Regulations
 1. Minimum lot area: 3,600 square feet.
 2. Minimum lot width: Forty-five (45) feet at the front building setback line.
 3. Minimum lot depth: Seventy-five (75) feet.
 4. Maximum lot coverage for dwelling units: Sixty (60%) percent.
 5. Minimum front setback: Twenty (20) feet for garages (measured to the face of garage door) and ten (10) feet for the remainder of the structure, including porches. The face of the garage shall be required to be recessed a minimum of five (5) feet from the remainder of the structure (18-inch overhang encroachment allowed for all of the above).
 6. Minimum interior side setback: Five (5) feet (18-inch overhang encroachment allowed).
 7. Minimum corner lot side setback for Lots 1, 11 and 35 (as shown on the Concept Plan: Fifteen (15) feet for Lot 1, and five (5) feet for Lots 11 and 15 (18-inch overhang encroachment allowed).
 8. Minimum rear setback: Five (5) feet (18-inch overhang encroachment allowed).

E. Alleys

1. Alleys shall not be required.

F. Sidewalks

1. Interior sidewalks shall be provided, as shown on the Concept Plan.

G. Lot Lines

1. Non-radial lots shall be allowed as shown on the Concept Plan.

H. Accessory Structures

1. No accessory structures shall be allowed within public view except for arbors. Arbors may be attached or detached and shall be constructed of stained cedar material or other approved similar material.

I. Garage Doors

1. Garage doors shall be metal carriage-style (wooden-look) doors or wooden doors.

J. Driveways

1. Non-perpendicular maneuverability shall be allowed for irregularly shaped lots, with a required minimum pavement area of eighteen (18) feet in width and twenty-four (24) feet in length and may include adjacent private street paving.

K. Screening Walls and Fencing

1. A minimum six (6) foot tall masonry screening wall shall be constructed along the east and south boundaries of the development, as shown on the Concept Plan except for the portion along Buckingham Road where a minimum of six (6) foot tall ornamental metal fence with masonry columns shall be utilized.
2. A minimum six (6) foot tall stained board-on-board wooden fence (cedar) shall be constructed along the west and north boundaries of the development, as shown on the Concept Plan; and a three-foot maintenance easement will be provided adjacent to and along the fence to facilitate maintenance by the HOA.
3. No fence shall exceed six (6) feet in height within the required rear yard or side yard setback or the height of the masonry screening wall, whichever is greater.
4. No fence shall be permitted parallel to the perimeter screening wall along Abrams Road or Buckingham Road or parallel to the subdivision screen fence along the west and north boundaries of the development.

L. Buffering and Landscaping

1. Landscape Buffer:

- a. A minimum ten (10) foot wide landscape buffer shall be provided along Abrams Road and Buckingham Road as shown on the Concept Plan. The landscape buffer shall include landscaping and the required masonry screening wall. The landscape buffer shall include ornamental trees and shrubs. An equivalent of one tree per forty (40) linear feet of public street frontage shall be installed along Buckingham Road and Abrams Road.
- b. A minimum ten (10) foot wide landscape buffer shall be provided along the north boundary of the development as shown on the Concept Plan. The landscape buffer shall include landscaping and the required wooden screening fence. The landscape buffer shall include an equivalent of one canopy tree per fifty (50) linear feet of landscape buffer length.

Underground irrigation shall be required, and the installation of this system, along with the landscaping shall be the responsibility of the subdivision developer. Responsibility for maintenance of the landscaping shall be by the HOA.

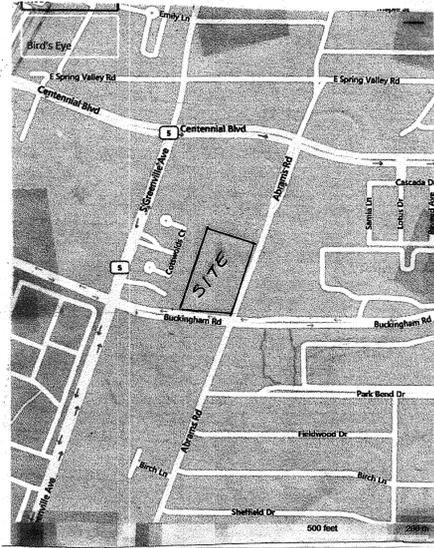
2. All common areas, including the two parking areas as shown in Common Areas 4 and 5 on the Concept Plan, shall be improved by the developer concurrent with the development of the property, and shall be maintained by the HOA. At a minimum Common Areas 1, 4 and 5 shall each contain four (4) canopy trees and four (4) ornamental trees. The common areas shall be permitted to incorporate other amenities and improvements including but not limited to gazebos, shade structures and play structures, benches and trash receptacles; however, no additional parking shall be required to serve these facilities.

M. Guest Parking Spaces

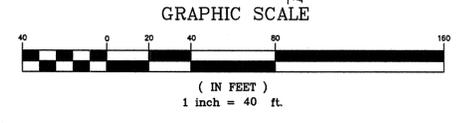
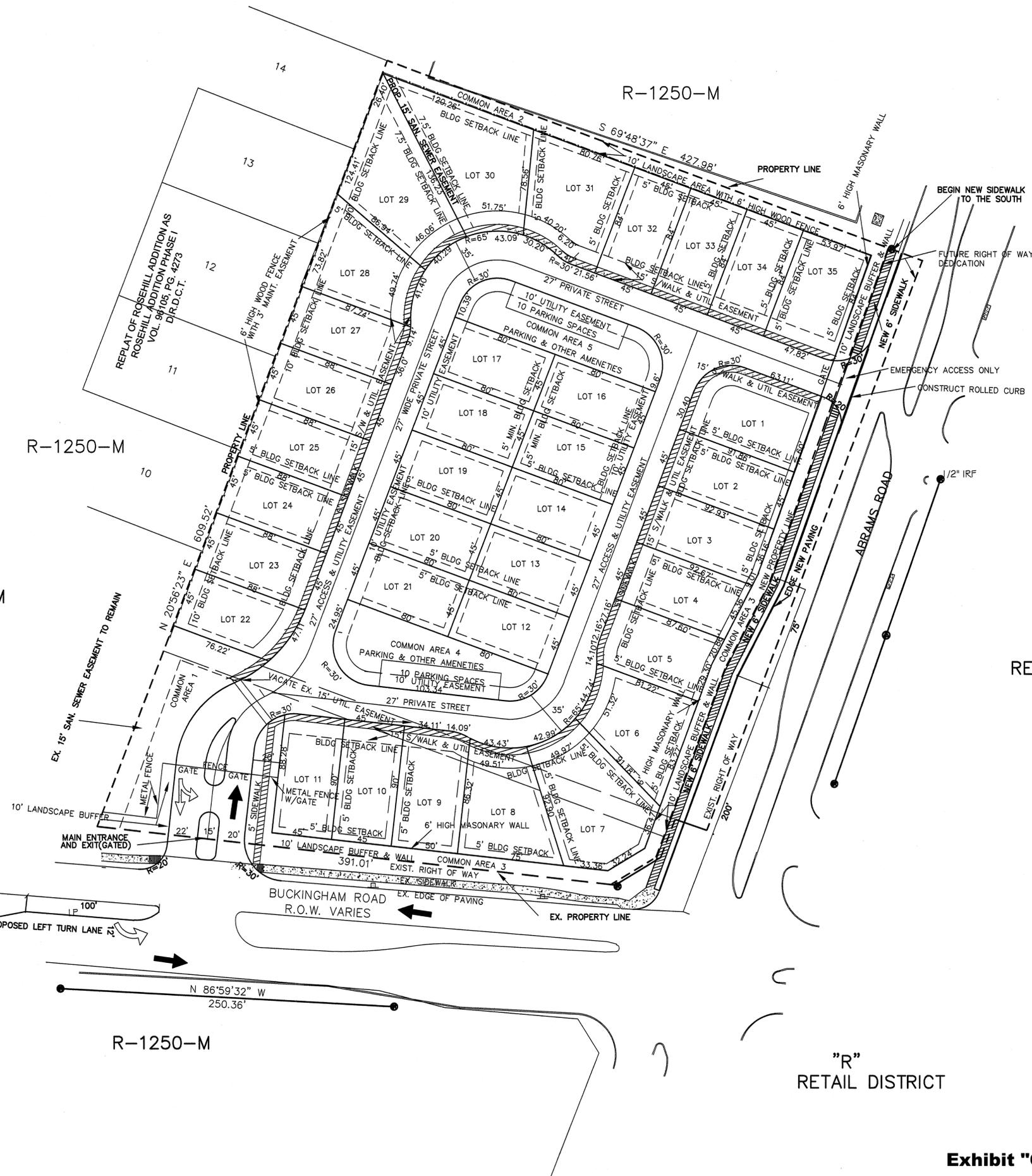
1. A minimum of ten (10) guest parking spaces shall be provided within Common Area 4 and Common Area 5 as shown on the Concept Plan.

N. Street Improvements

1. The existing right hand deceleration and turn lane on southbound Abrams Road shall be improved as shown on the Concept Plan by the developer.
2. The proposed median opening on Buckingham Road shall be constructed by the developer.



LOCATION MAP
NOT TO SCALE



"R"
RETAIL DISTRICT

"R"
RETAIL DISTRICT

DEVELOPMENT DATA

5 EXIST. PROPERTIES (910, 916, 920, 924 AND 938 ABRAMS ROAD RICHARDSON, TEXAS)

SITE AREA = 5.43 ACRES
 NO. OF LOTS = 35
 GROSS DENSITY = 6.454 UNITS PER ACRE
 EXISTING ZONING R-1250-M
 PROPOSED ZONING PD
 MIN. LOT SIZE = 3,600 SQ. FEET
 MIN. LOT DEPTH = 75'
 MIN. LOT WIDTH @ BLDG SETBACK LINE = 45'
 NO ALLEYS REQUIRED
 SIDEWALKS WHERE SHOWN
 BLDG SETBACKS SHOWN ARE MINIMUM.

DEVELOPER
 ABRAMS DEVELOPERS, LLC
 1813 COUNTRYSIDE
 CARROLLTON, TEXAS 75007
 TELEPHONE : (469)877-3995

SHEET TITLE	ZONING EXHIBIT C
	CONCEPT PLAN
PROJECT TITLE	JASMINE HILL PLANNED DEVELOPMENT
REVISION	
NO.	DATE
PLANS PREPARED BY:	
PLANNING & ENGINEERING RESOURCES, INC. 1815 TRUSCOTT LANE ALLEN, TEXAS 75013. TEL. (972)332-8396	
SHEET NO.	1



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 16-25 / PD Planned Development (Jasmine Hill)
Property Owner: Jeffrey and Jennifer Eldridge, Shing Chang and Jean Ching Hsieh, Abbasi Mumtaz and Amna Paryani, and Hyder Ali
Applicant: Sheik M. Hasan / Abrams Developers, LLC
Location: Northwest corner of Abrams Road and E. Buckingham Road. (See map on reverse side)
Current Zoning: R-1250-M Residential District
Request: A request for a change in zoning from R-1250-M Residential District to PD Planned Development with modified development standards for the development of a 35 lot, single-family residential development on approximately 5.43 acres.

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

TUESDAY, NOVEMBER 15, 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.

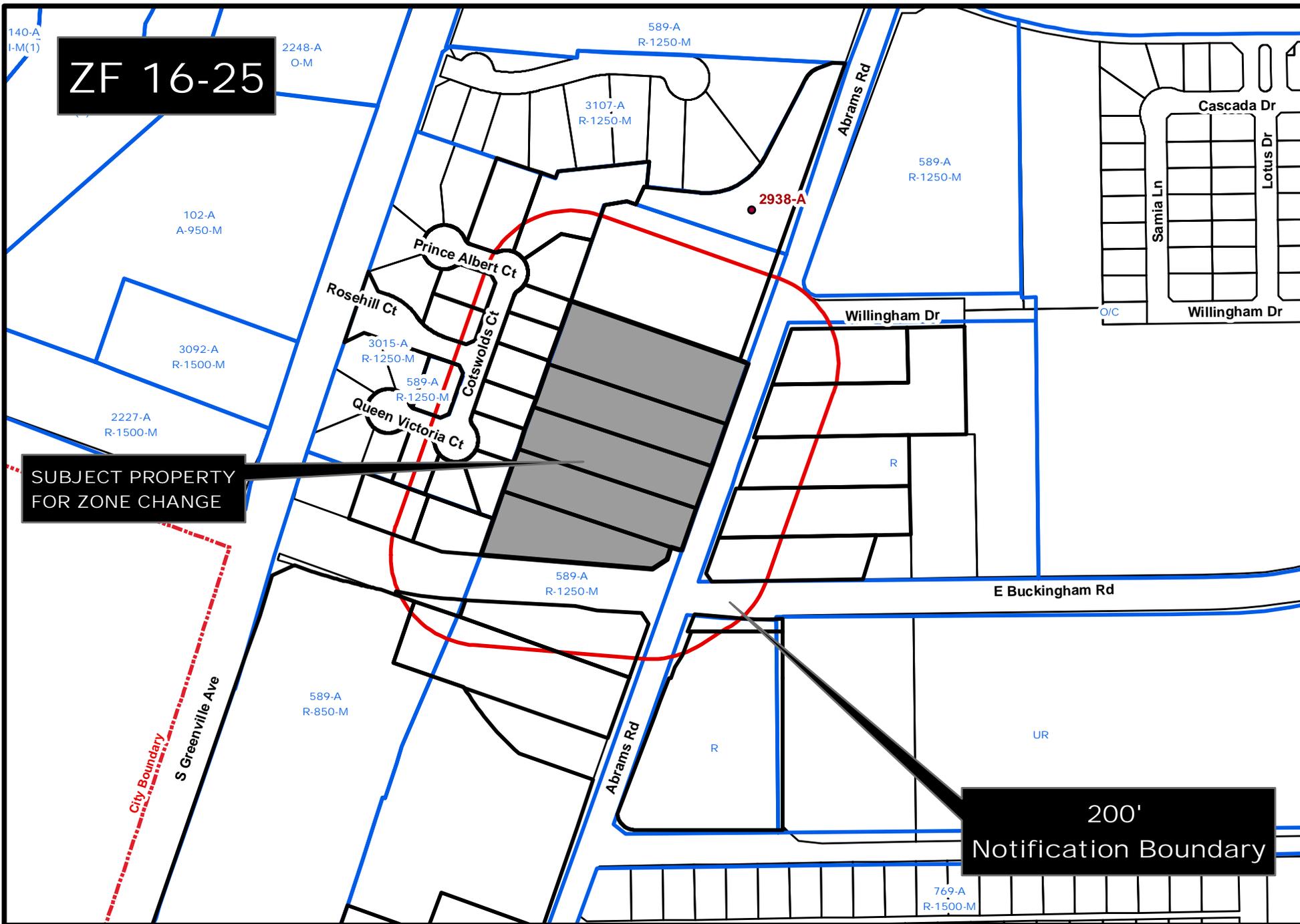
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 16-25.

Date Posted and Mailed: 11/04/2016



ZF 16-25 Notification Map

Updated By: shacklett, Update Date: October 19, 2016
 File: D:\Mapping\Cases\Z\2016\ZF1625\ZF1625 notification.mxd

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ZF 16-25

EDUCATION SERVICE CENTER
REGION 10
400 E SPRING VALLEY RD
RICHARDSON, TX 750815101

ROSEHILL ESTATES
HOMEOWNERS ASSOCIATION
266 QUEEN VICTORIA CT
RICHARDSON, TX 750815060

RAFIQ SHAHIDA &
IMRAN IQBAL
875 COTSWOLDS CT
RICHARDSON, TX 750815062

SCHMITZ RAY E &
CHRISTY L
877 COTSWOLDS CT
RICHARDSON, TX 750815062

HSIEH RICK SHING CHANG &
JEAN CHING HSIEH
916 ABRAMS RD
RICHARDSON, TX 750815036

HOSSAIN SM
2710 MARY CT
MURPHY, TX 750943815

NICHOLAS RONALD D &
CYNTHIA L
887 COTSWOLDS CT
RICHARDSON, TX 750815062

CONTRERAS LAURA
305 BUCKINGHAM RD
RICHARDSON, TX 750815793

RICHARDSON CITY OF
TAX DEPT SUITE 101
411 W ARAPAHO RD STE 101
RICHARDSON, TX 750804543

SEGUNDA IGLESIA DE DIOS MANATIALES
DE VIDA ETERNA
919 ABRAMS RD
RICHARDSON, TX 750815037

GONZALEZ DANIEL ABOY &
GONZALEZ FRANCOISE V
307 PRINCE ALBERT CT
RICHARDSON, TX 750815059

KHETAN RAGHU R &
ELKE C
873 COTSWOLDS CT
RICHARDSON, TX 750815062

JETPURI MOHAMMED H & AFSHANA J CO-
TRUSTEES
876 COTSWOLDS CT
RICHARDSON, TX 750815061

ROUSSEAU WYATT E &
CAROLYN
879 COTSWOLDS CT
RICHARDSON, TX 750815062

WILLIAMS BURTON H TRUST &
MARY L WILLIAMS TRUST
881 COTSWOLDS CT
RICHARDSON, TX 750815062

FARISH PHILIP B &
NANCY L
268 QUEEN VICTORIA CT
RICHARDSON, TX 750815060

ELDREDGE JEFFREY E & JENNIFER J
84 CHESTER SQUARE
LONDON, ENGLAND SW1W 9HJ, QQ-
INTERNATIONAL 000000000 UNITED KINGDOM

HAZAYA, INC
19939 NE 85TH ST
REDMOND, WA 980537505

FLORIDA CO
3322 SHORECREST DR STE 235
DALLAS, TX 752352045

YIN & ZHENG COMPANY LLC
113 S BOWSER RD APT 47
RICHARDSON, TX 750816443

COLAO BRIAN A & NIDA R
305 PRINCE ALBERT CT
RICHARDSON, TX 750815059

KISER TANYA A &
CHARLES H KISER
874 COTSWOLDS CT
RICHARDSON, TX 750815061

ELDREDGE JEFFREY E &
JENNIFER
3574 AINSWORTH DR
DALLAS, TX 752295152

HART RICHARD & BETTY HART
267 QUEEN VICTORIA CT
RICHARDSON, TX 750815060

MIAO HSIANGFENG &
FEN SHENG LO MIAO
883 COTSWOLDS CT
RICHARDSON, TX 750815062

LARGE JEFFREY LEE &
BURNS CYNTHIA LEE
885 COTSWOLDS CT
RICHARDSON, TX 750815062

FLETCHER LISA
913 HILLSDALE DR
RICHARDSON, TX 750815233

JETPURI MOHAMMED I & FARIDA
REVOCABLE LIVING TRUST
905 TROON CIR
RICHARDSON, TX 750815137

SIGELS BEVERAGES LP
2960 ANODE LN
DALLAS, TX 752201406

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