

The background is a technical survey map. It features several property lots with their boundaries defined by bearings and distances. For example, one lot is bounded by a north-south line of 157.07' and an east-south-east line of S86°46'20"E. Another lot has a north-south line of 118.28' and an east-south-east line of S89°12'16"E. The map also includes street names like 'COUN...' and 'LEDGESONE' and various lot numbers such as 3801, 21, 3713, 3709, and 3715. A 'Detail 'C'' label is also visible.

City of Richardson City Plan Commission Agenda Packet Tuesday, February 21, 2017

To advance to the background material for each item in the agenda, click on the item title in the agenda or click on Bookmarks in the tool bar on the left side of your screen.

AGENDA
CITY OF RICHARDSON - CITY PLAN COMMISSION
FEBRUARY 21, 2017, 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 6:30 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 February 7, 2017.**

PUBLIC HEARINGS

2. **Replat – Main Central Addition, Lots 1-4, Block A:** Consider and take the necessary action on a request for approval of a replat of all of the revised Citbank Subdivision Installment No. 1, Lot 5, Block 1, Citbank Subdivision, a remaining portion Block V, original Town of Richardson, and an abandoned street right-of-way known as West Tyler Street and an abandoned alley right-of-way. The purpose of the replat is to combine multiple tracts of land into four (4) lots and abandon a portion of Tyler Street and alley right-of-way to accommodate the relocation of a motor bank. The 17.473-acre site is located at the northeast corner of Central Expressway and Main Street and bounded by Central Expressway, Interurban Street, Greer Street and Main Street. Applicant: Scott Scherer, Harris Kocher Smith, represent SAF 100 N. Central, Ltd. *Staff: Chris Shacklett.*
3. **Zoning File 16-31 – The Shire:** Consider and take the necessary action on a request for approval for a change in zoning from LR-M(1) Local Retail and LR-M(2) Local Retail to PD Planned Development for approval of a concept plan to accommodate modifications of the development standards and the development of the northern portion of the tract. The approximate 8.4-acre tract is located at the northwest corner of Jupiter Road and Infocom Drive. *Staff: Amy Mathews.*

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, FEBRUARY 3, 2017.

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 ADACCOORDINATOR@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: February 16, 2017

#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMIT			
1	Fadi's Mediterranean Grill 1601 N. Central Expy.	Zoning File 16-29: A request for approval of a Special Permit for a smoking establishment located at 1601 N. Central Expressway, the northwest corner of Gateway Blvd. and Central Expressway. The property is currently zoned C-M Commercial. Applicant: Chadi Merched representing Fadi's Mediterranean Grill. Staff: Amy Mathews.	City Plan Commission January 3, 2017 <i>Recommended Approval</i> City Council February 20, 2017
2	Massage Establishment 2050 N. Collins Blvd.	Zoning File 16-30: A request for approval of a Special Permit for a massage establishment to be located at 2050 N. Collins Boulevard on the south/east side of Collins Boulevard, north of Campbell Road. The property is currently zoned C-M Commercial. Applicant: Li Kao. Staff: Amy Mathews.	City Plan Commission January 3, 2017 <i>Recommended Approval</i> City Council February 20, 2017
3	Bilingual Whiz Kidz Preschool 720 W. Lookout Dr.	Zoning File 17-01: A request for approval of a Special Permit for a childcare center and private school located at 720 W. Lookout Drive. The property is currently zoned R-1250-M Residential. Applicant: Monica M Duran-Reid representing Bilingual Whiz Kids. Staff: Amy Mathews.	City Plan Commission February 7, 2017 <i>Recommended Approval</i> City Council February 27, 2017 <i>Tentative</i>
4	Carpe Diem Private School 271 E. Renner Rd.	Zoning File 17-02: A request for approval of a Special Permit for a childcare center located at 271 E. Renner Road. The property is currently zoned O-M Office. Applicant: Wesley Bailey, Coffin & Bailey, PLLC and Ricardo Campo representing the Endeavor Schools (Carpe Diem) Staff: Amy Mathews.	City Plan Commission February 7, 2017 <i>Recommended Approval</i> City Council February 27, 2017 <i>Tentative</i>
5	The Shire NW of Jupiter Rd. & Infocom Dr.	Zoning File 16-31: A request for a change in zoning from LR-M(1) Local Retail and LR-M(2) Local Retail to PD Planned Development for approval of a concept plan to accommodate modifications of the development standards and the development of the northern portion of the tract on approximately 8.4 acres located at the northwest corner of Jupiter Road and Infocom Drive. The property is currently zoned LR-M (1) and LR-M(2). Applicant: Tommy Cromwell representing The Shire at Cityline II LTD. Staff: Amy Mathews.	City Plan Commission February 21, 2017



Development Status Report

City of Richardson, Texas • Development Services Department

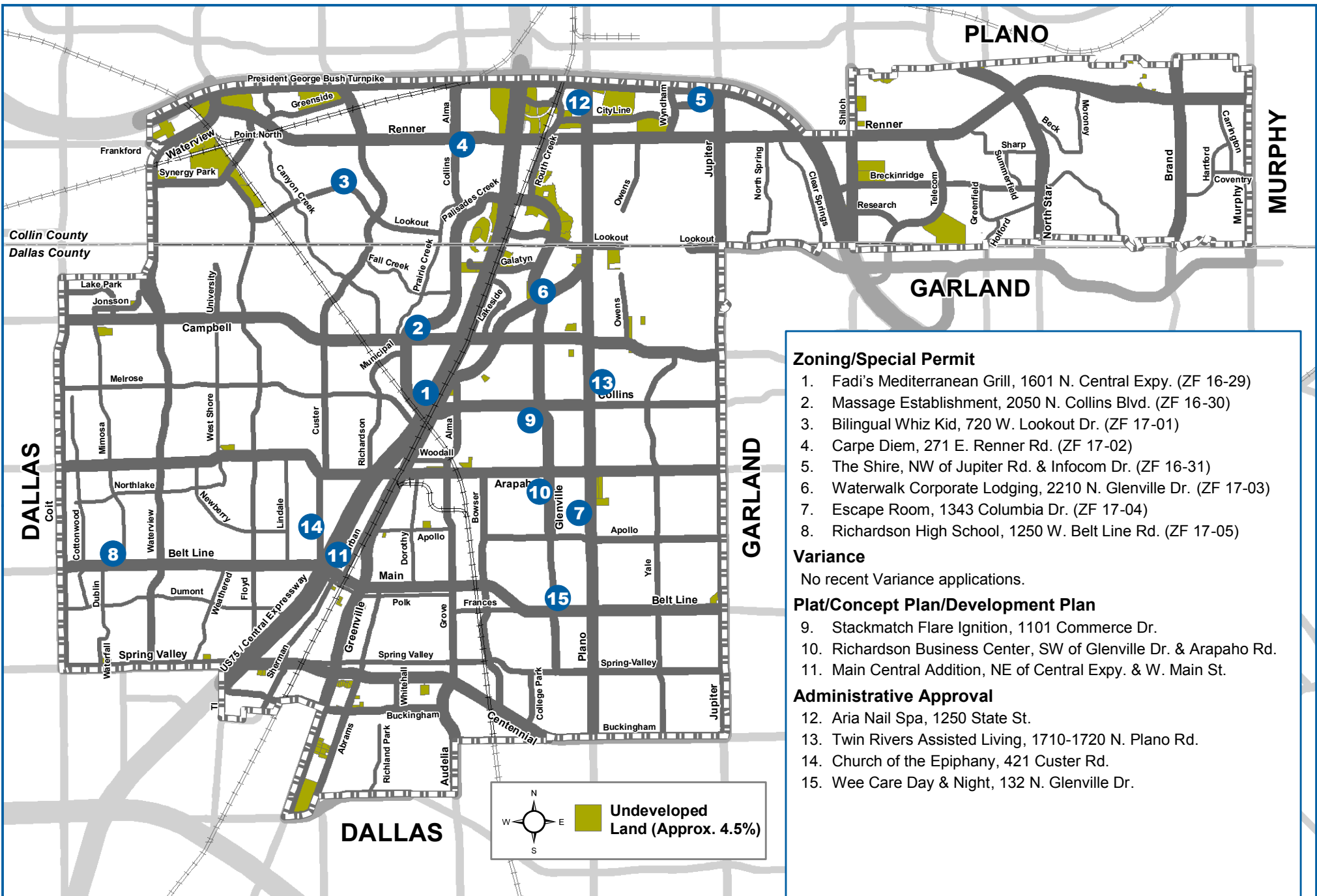
#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMIT (CONT'D)			
6	Waterwalk Corporate Lodging 2210 N. Glenville Dr.	Zoning File 17-03: A request for approval of a change in zoning from I-M(1) Industrial to PD Planned Development for corporate lodging on 4.056 acres located at 2210 N. Glenville Dr., the northeast corner of Glenville Drive and Greenville Avenue. Applicant: Bill Dahlstrom, representing Waterwalk. <i>Staff: Amy Mathews</i>	City Plan Commission March 7, 2017 <i>Tentative</i>
7	Escape Room 1343 Columbia Dr.	Zoning File 17-04: A request for approval of a Special Permit for a commercial amusement center located at 1343 Columbia Drive (north side of Columbia Drive, west of Plano Road). The property is currently zoned I-M(1) Industrial. Applicant: Marty L. Parker, Bucket List Productions, LLC. <i>Staff: Amy Mathews.</i>	City Plan Commission March 7, 2017 <i>Tentative</i>
8	Richardson High School 1250 W. Belt Line Rd.	Zoning File 17-05: A request for approval of a change in zoning from R-1500-M Residential and R-950-M Residential to PD Planned Development to accommodate additions and renovations to Richardson High School, located at 1250 W. Belt Line Road. Applicant: T. John Casey, Glenn Engineering Corp. representing Richardson Independent School District. <i>Staff: Sam Chavez.</i>	City Plan Commission March 7, 2017 <i>Tentative</i>
VARIANCE			
		<i>No recent Variance applications.</i>	
PLAT/CONCEPT PLAN/DEVELOPMENT PLAN			
9	Stackmatch Flare Ignition 1101 Commerce Dr.	Site and Landscape Plans: A request for approval of a revised site and landscape plan for the construction of a 7,950-square foot second floor within the existing 20,555-square foot single story building. The 1.16-acre site is located at 1101 Commerce Drive, on the north side of Commerce Drive, west of Glenville Drive. Applicant: Norman Patten, Norman Patten & Associates, representing Stackmatch Flare Ignition, Inc. <i>Staff: Mohamed Bireima.</i>	City Plan Commission February 7, 2017 <i>Approved</i>
10	Richardson Business Center SW of Glenville Dr. & Arapaho Rd.	Replat: A request for approval of a replat of Lot 4, Block 1 to subdivide a single lot into two (2) lots to accommodate the sale of a 1.72-acre lot. The 8.13-acre site is located at 701-715 N. Glenville Drive, west side of Glenville Drive, south of Arapaho Road. Applicant: Maxwell J. Fisher, Masterplan Consultants representing Industry Capital, LLC. <i>Staff: Mohamed Bireima.</i>	City Plan Commission February 7, 2017 <i>Approved</i>



Development Status Report

City of Richardson, Texas • Development Services Department

#	Name/Location	Project Information	Status
PLAT/CONCEPT PLAN/DEVELOPMENT PLAN (CONT'D)			
11	Main Central Addition NE of Central Expy. & W. Main St.	Replat: Consider and take the necessary action on a request for approval of a replat of all of the revised Citbank Subdivision, Installment No. 1, Lot 5, Block 1, Citbank Subdivision, a remaining portion Block V, original Town of Richardson, and an abandoned street right-of-way known as West Tyler Street and an abandoned alley right-of-way. The purpose of the replat is to combine multiple tracts of land into four (4) lots and abandon a portion Tyler Street and alley right-of-way to accommodate the relocation of a motor bank. The 17.473-acre site is located at the northeast corner of Central Expressway and Main Street and bounded by Central Expressway, Interurban Street, Greer Street and Main Street. Applicant: Scott Scherer, Harris Kocher Smith, represent SAF 100 N. Central, Ltd. <i>Staff: Chris Shacklett.</i>	City Plan Commission February 21, 2017
ADMINISTRATIVE APPROVAL			
12	Aria Nail Spa 1250 State St.	Building Elevations: Administrative approval of façade elevations for the subject space. <i>Staff: Mohamed Bireima.</i>	Staff January 31, 2017 <i>Approved per Bush</i> <i>Central Station PD Code</i> Approval Memo & Plans
13	Twin Rivers Assisted Living 1710-1720 N. Plano Rd.	Site & Landscape Plans: Revised the site and landscape plans to reflect the elimination of the rehabilitation building and the maintenance buildings from the site plan; installation of a wrought iron fence in lieu of a wood fence around the Memory Courtyard; and installation of a retaining wall along the north property line adjacent to the Church. <i>Staff: Mohamed Bireima.</i>	Staff January 31, 2017 <i>Approved</i> Approval Memo & Plans
14	Church of the Epiphany 421 Custer Rd.	Site & Landscape Plans: Revised the site and landscape plans to reflect final configuration of the new building footprint; and the installation of A/C units on the north side of the new building, which will be screened from view by a living screen. <i>Staff: Mohamed Bireima.</i>	Staff January 31, 2017 <i>Approved</i> Approval Memo & Plans
15	Wee Care Day & Night 132 N. Glenville Dr.	Site & Landscape Plan: Revised the site and landscape plans to reflect the installation of a masonry dumpster enclosure on the east side of the building; and the installation of a playground with a six-foot high chain link fence on the east and south sides of the building. <i>Staff: Mohamed Bireima.</i>	Staff February 3, 2017 <i>Approved</i> Approval Memo & Plans



Development Status Map

City of Richardson, Texas

Updated: February 16, 2017



Agenda Item 1

Approval of the Minutes of the February 7, 2017
City Plan Commission Meeting

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – FEBRUARY 7, 2017**

The Richardson City Plan Commission met on February 7, 2017, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Ron Taylor, Chairman
Janet DePuy, Vice Chair
Bill Ferrell, Commissioner
Tom Maxwell, Commissioner
Randy Roland, Commissioner
Stephen Springs, Commissioner
Ken Southard, Alternate
Dorothy McKearin, Alternate

MEMBERS ABSENT: Marilyn Frederick, Commissioner

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Svcs. – Planning
Chris Shacklett, Senior Planner
Mohamed Bireima, Planner
Amy Mathews, Senior 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 January 17, 2017.

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

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 and Landscape Plans – Stackmatch Flare Ignition: A request for approval of a revised site and landscape plan for the construction of a 7,950-square foot second floor within the existing 20,555-square foot single story building. The 1.16-acre site is located at 1101 Commerce Drive, on the north side of Commerce Drive, west of Glenville Drive.

Motion: Commissioner DePuy made a motion to approve the Consent Agenda as presented; second by Commissioner Roland. Motion approved 7-0.

PUBLIC HEARINGS

3. **Replat – Richardson Business Center, Lots 4A & 5, Block 1:** Consider and take the necessary action on a request for approval of a replat of Lot 4, Block 1 to subdivide a single lot into two (2) lots to accommodate the sale of a 1.73-acre lot. The 8.13-acre site is located at 701-715 N. Glenville Drive, west side of Glenville Drive, south of Arapaho Road.

Mr. Bireima stated the purpose of the replat was to subdivide the property into two lots to accommodate the sale of a 1.73-acre lot. He added there was no new development associated with the replat and the request complied with the City's subdivision and zoning regulations.

With no questions from staff, Chairman Taylor opened the public hearing.

Mr. Maxwell Fisher, Masterplan, 900 Jackson Street, Dallas, Texas, representing Industry Capital, stated the purpose of the replat was to separate the 705 N. Glenville Drive building from the remaining buildings, and he reiterated that no substantial improvement was being proposed at the current time.

No other comments, in favor or opposed, were received and Chairman Taylor closed the public hearing.

Motion: Commissioner Ferrell made a motion to approve the replat as presented; second by Commissioner Southard. Motion approved 7-0.

4. **Zoning File 17-01 – Bilingual Whiz Kids Private School:** Consider and take the necessary action on a request for approval of a Special Permit for a childcare center and private school. The site is located at 720 W. Lookout Drive and is zoned R-1250-M Residential.

Ms. Mathews stated the applicant was requesting a Special Permit to operate a childcare center and private school within the education building at an existing synagogue. She added the private school would provide a full immersion language program with the goal of achieving bilingualism.

Ms. Mathews said the applicant indicated the maximum enrollment capacity would be within the approved state ratios (170 students); however, the enrollment most likely would go no higher than 120 students.

In concluding her presentation, Ms. Mathews reviewed the size and location of the site, as well as presenting photographs of the buildings, playground and drop off location.

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

Mr. Randall Reid, 801 Charlotte Drive, McKinney, Texas, stated he and his wife, Monica Reid, would be the co-owners and operators of the language immersion pre-school with an emphasis on Chinese and Spanish languages. He explained the process and benefits of working with children starting in infancy to develop bilingual capabilities and the advantages gained from those skills.

Mrs. Reid said all five children of her children were participants in early childhood language immersion programs and felt the ability to be bilingual fostered pride in the students as well as an appreciation of another culture. She asked the Commission to think of what children could realize when they were able to speak, read and write fluently in the three most spoken languages in the world: English, Spanish and Mandarin.

Commissioner DePuy asked if the applicants had previously owned a language immersion school.

Mr. Reid replied the proposed school would be their first time opening and running an immersion school, but they had participated in a language immersion school as parents while previously living in Arizona.

Mrs. Reid added that most multi-lingual, immersion programs came from grass-roots efforts by the parents, which was where they received most of their experience.

Commissioner Southard asked how they would market their school.

Mrs. Reid replied that language immersion schools were very popular and word of mouth recommendations among parents were the norm. She added they anticipated that within three years they would be at full capacity.

With no other comments in favor, Chairman Taylor called for comments in opposition.

Mr. Bill Witten, 723 Pleasant Valley Lane, Richardson, Texas, said his property was immediately behind the property in question and noted there was already an English language school operating on the site and wondered if the two schools would be operating at the same time. He also noted there was a problem with individuals loitering around the area as well as problems with trash and the landscaping being trampled.

Mr. Witten said that although he was in favor of the language immersion school, he had concerns about two schools operating out of the same site.

Mr. Reid replied that the existing school would be leaving at the end of March and the language immersion school would open in August.

No other comments or questions, in favor or opposed, were received and Chairman Taylor closed the public hearing.

Commissioner Ferrell asked if the Special Permit would be issued to the applicant or the location.

Mr. Chavez replied the Special Permit would be tied to the property. He added that in regards to the concerns about the landscaping, staff would review the site and landscape plans and contact would be made with the Community Services Department to conduct a site visit to check for compliance.

Motion: Commissioner Maxwell made a motion to recommend approval of Zoning File 17-01 as presented including the special conditions listed in the staff report; second by Commissioner McKearin. Motion approved 7-0.

5. **Zoning File 17-02 – Carpe Diem Private School:** Consider and take the necessary action on a request for approval of a Special Permit for a childcare center. The site is located at 271 E. Renner Road and is zoned O-M Office.

Ms. Mathews advised the existing private school/childcare received a Special Permit in September of 2000, which was limited to Ashley Murphree, Carpe Diem School. Ms. Murphree no longer owns the facility and the new owner was requesting the condition limiting the Special Permit to Ms. Murphree, Carpe Diem School be removed. She added that no changes were being proposed to the building or the site and that it would still operate as the Carpe Diem School.

Commissioner Springs asked staff if the special conditions required in the previous permit regarding bricks and mortar were in place and would carry over to the new Special Permit.

Ms. Mathews confirmed the special conditions had been confirmed by staff.

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

Mr. Wesley Bailey, Coffin & Bailey, representing the Endeavor Schools, 7557 Rainbow Road, Dallas, Texas, stated he was available for any questions the Commission might have, however, none were asked.

No other questions or comments, in favor or opposed, were received and Chairman Taylor closed the public hearing.

Motion: Commissioner Springs made a motion to recommend approval of Zoning File 17-02 as presented; second by Commissioner Roland. Motion approved 7-0.

ADJOURN

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 7:40 p.m.

Ron Taylor, Chairman
City Plan Commission

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top with address 3801 and area 531.10. Lot 22 is at the bottom with address 3709 and area 118.28. A street named 'COURT' runs diagonally across the middle. Another street, 'LEDGESTO', is visible at the bottom. Various measurements in feet are scattered throughout the map.

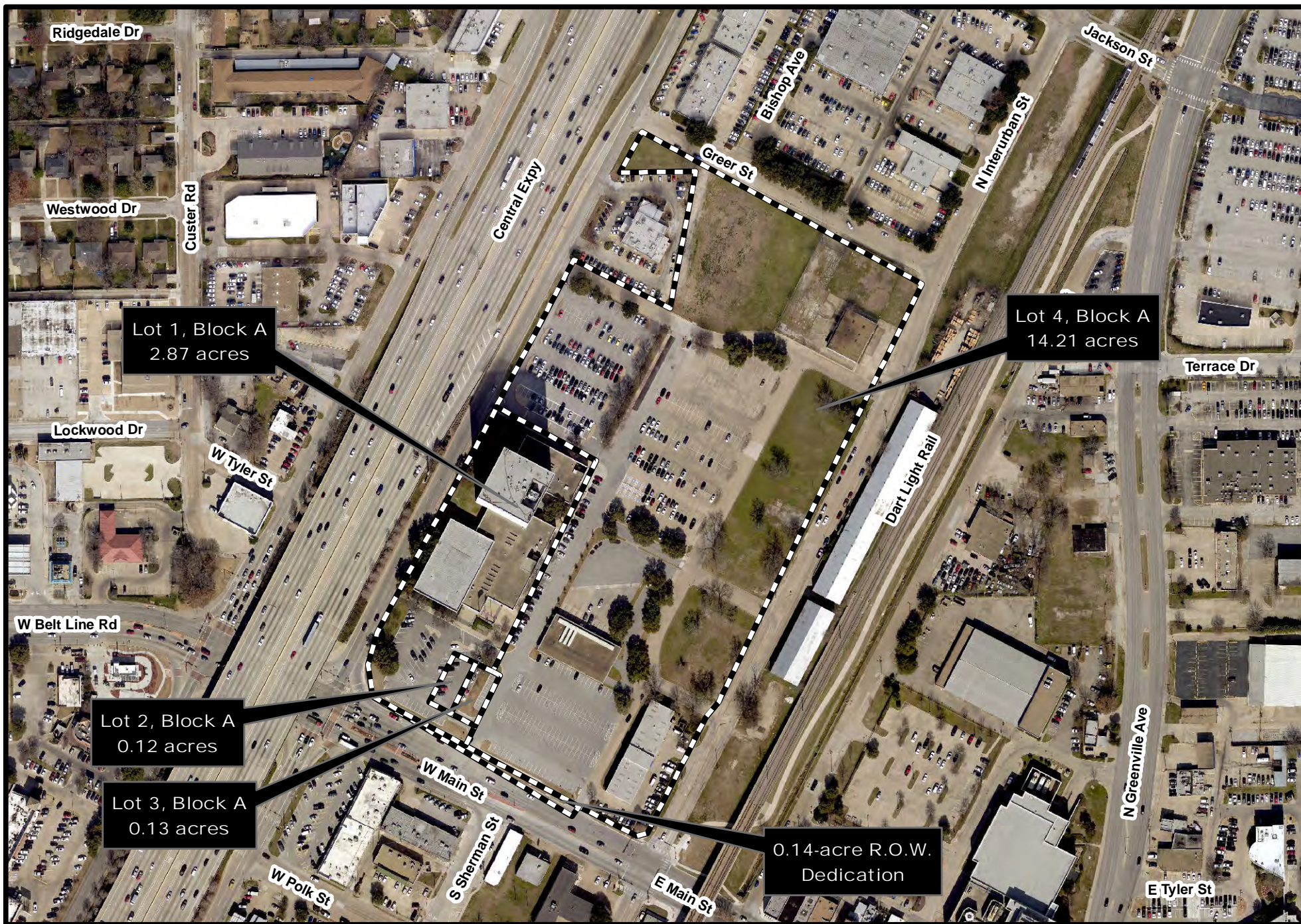
Agenda Item 2

**Replat:
Main Central Addition**

Main Central Addition Lots 1-4, Block A

Attachments:

1. Locator Map
2. Replat Staff Report
3. Replat



Main Central Addition
 Lots 1-4, Block A



**CITY PLAN COMMISSION
BACKGROUND INFORMATION
February 21, 2017**

Replat

PROJECT SUMMARY

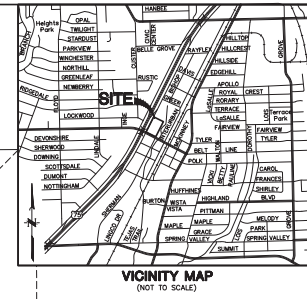
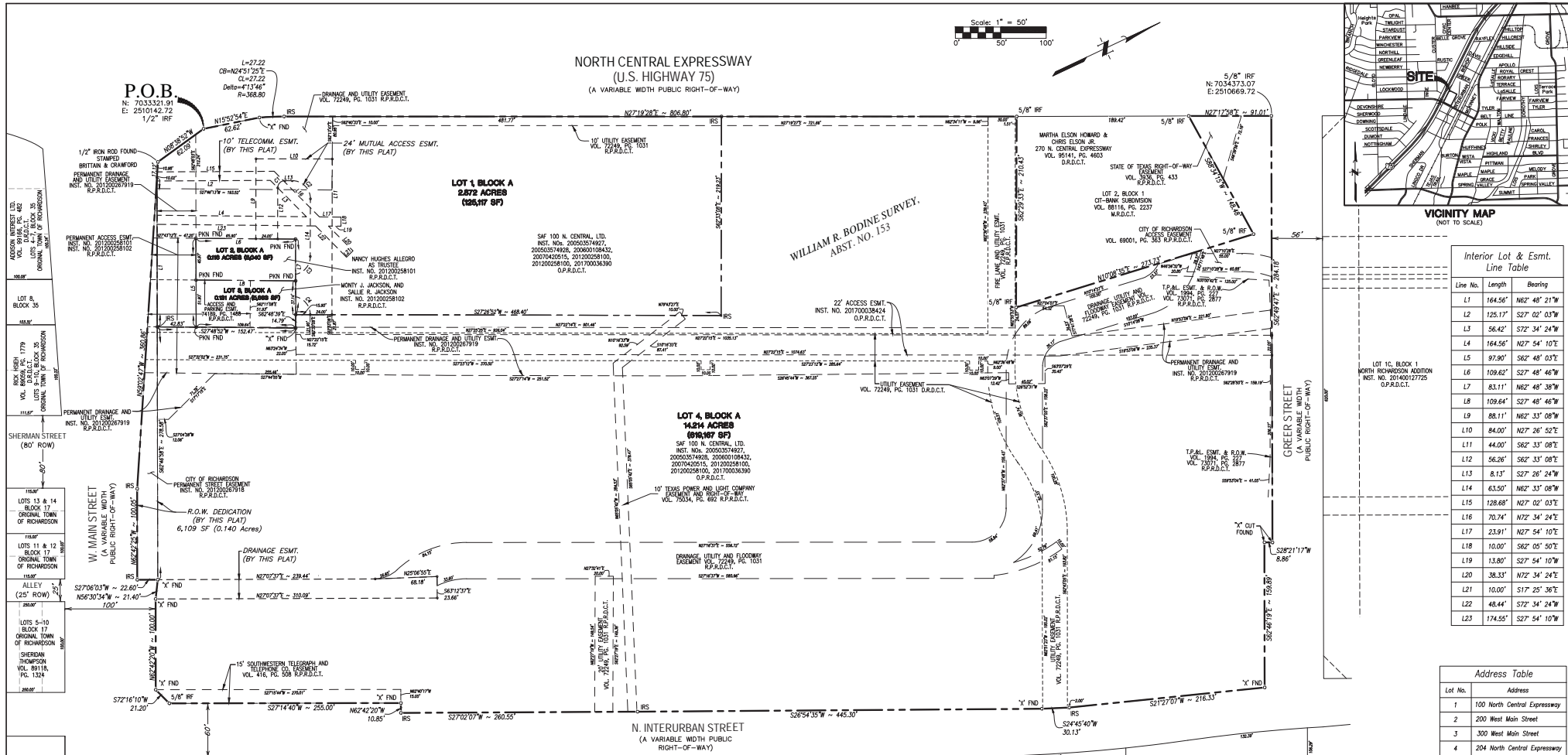
Subdivision:	Main Central Addition, Lots 1-4, Block A <i>being a replat of 17.473 acres of land</i>
Location:	Northeast corner of US-75 and Main Street
Staff Comments:	<p>The purpose of the replat is to create four (4) lots, abandon/dedicate easements, and dedicate right-of-way to accommodate the relocation of the existing motor bank and to accommodate future development of Lot 4. Additionally, the replat will incorporate recently abandoned Tyler Street right-of-way and abandoned alley right-of-way in the southeast portion of Lot 4.</p> <p>The replat complies with City zoning and subdivision regulations.</p>
CPC Action:	Final decision

BACKGROUND

Tract Size (total):	17.473 acres (761,132 square feet)
<i>Lot 1:</i>	<i>2.872 acres (125,117 square feet)</i>
<i>Lot 2:</i>	<i>0.116 acres (5,040 square feet)</i>
<i>Lot 3:</i>	<i>0.131 acres (5,693 square feet)</i>
<i>Lot 4:</i>	<i>14.214 acres (619,167 square feet)</i>
Zoning:	PD Planned Development – Main Street/Central Expressway Form Based Code (Ordinance 4191); and Ordinance 4198 – Special Development Plan to allow platting of lots as proposed.
Right-of-Way Dedication:	0.14-acre dedication for W. Main Street

Easements/Setbacks:

Existing to Remain	Various drainage, utility and floodway easements; Various access and parking easements; 15' Southwestern Telegraph and Telephone easement; 22' access easement; T.P.&L. easement; and State of Texas right-of-way easement.
Dedicated by this Plat	24' mutual access easement; 10' telecommunications easement; and Variable width drainage easement.
Abandoned by this Plat	Multiple lot and tract lines; Previous 40' building line along Main Street and Interurban Street; Multiple fire lanes; Mutual access easement; and 5' alley easement.



Interior Lot & Esmt. Line Table

Line No.	Length	Bearing
L1	164.56'	N62° 45' 21" W
L2	125.17'	S27° 02' 03" W
L3	56.42'	S72° 34' 24" W
L4	164.56'	N27° 54' 10" E
L5	97.90'	S62° 45' 03" E
L6	109.62'	S27° 45' 46" W
L7	83.11'	N62° 45' 38" W
L8	109.64'	S27° 45' 46" W
L9	88.11'	N62° 33' 08" W
L10	84.00'	N27° 26' 52" E
L11	44.00'	S62° 33' 08" E
L12	56.26'	S62° 33' 08" E
L13	8.13'	S27° 26' 24" W
L14	63.50'	N62° 33' 08" W
L15	128.88'	N27° 02' 03" E
L16	70.74'	N72° 34' 24" E
L17	23.91'	N27° 54' 10" E
L18	10.00'	S62° 05' 50" E
L19	13.80'	S27° 34' 10" W
L20	38.33'	N72° 34' 24" E
L21	10.00'	S17° 25' 36" E
L22	48.44'	S72° 34' 24" W
L23	174.55'	S27° 54' 10" W

Address Table

Lot No.	Address
1	100 North Central Expressway
2	200 West Main Street
3	300 West Main Street
4	204 North Central Expressway

MAIN CENTRAL ADDITION

LOTS 1, 2, 3 & 4, BLOCK A

17.473 ACRES (761,132 SQUARE FEET)
BEING A REPLAT OF ALL OF THE REVISED CITBANK SUBDIVISION, INSTALLMENT NO. 1,
LOT 5, BLOCK 1, CIT-BANK SUBDIVISION, A REMAINING PORTION BLOCK V, ORIGINAL TOWN OF RICHARDSON, AND AN ABANDONED STREET RIGHT-OF-WAY KNOWN AS WEST TYLER STREET & AN ABANDONED ALLEY RIGHT-OF-WAY IN THE WILLIAM R. BODINE SURVEY, ABSTRACT NUMBER 153 CITY OF RICHARDSON, DALLAS COUNTY, TEXAS
FEBRUARY 2017

- LEGEND**
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - R.P.R.D.C.T. REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS
 - IRF IRON ROD FOUND
 - FND FOUND
 - IRF POINT OF BEGINNING
 - IRS 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BIG" SET
 - "X" FND "X" MARK CHISELED IN CONCRETE FOUND
 - PG PAGE
 - INST. NO. INSTRUMENT NUMBER
 - SF SQUARE FEET
 - CM CONTROLLING MONUMENT
 - R.O.W. RIGHT-OF-WAY
 - ESMT. EASEMENT
 - PKN PKN FOUND
 - ORD. ORDINANCE
 - T.P.&L. TEXAS POWER & LIGHT
- GENERAL NOTES:**
- BEARINGS ARE BASED ON PROPERTY CORNERS FOUND USING THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS, ABANDON/DEDICATE EASEMENTS, AND DEDICATE RIGHT-OF-WAY.
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- FLOOD NOTE:**
- INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 48110C029K, REVISED JULY 7, 2014, THE SUBJECT PROPERTY LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

Easement Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.43'	8.00'	89°03'02"	S18° 01' 37" E	11.22'
C2	31.42'	20.00'	90°00'00"	S72° 26' 52" W	28.28'
C3	27.52'	20.00'	78°50'49"	N23° 07' 43" W	25.40'
C4	27.39'	20.00'	78°28'48"	S78° 12' 28" W	25.30'

OWNER

NANCY HUGHES ALLEGRO
8329 Forest Hills Blvd.
Dallas, Texas 75218

OWNER

MONTY J. JACKSON & SALLIE R. JACKSON
P.O. Box 830668
Richardson, Texas 75083

OWNER

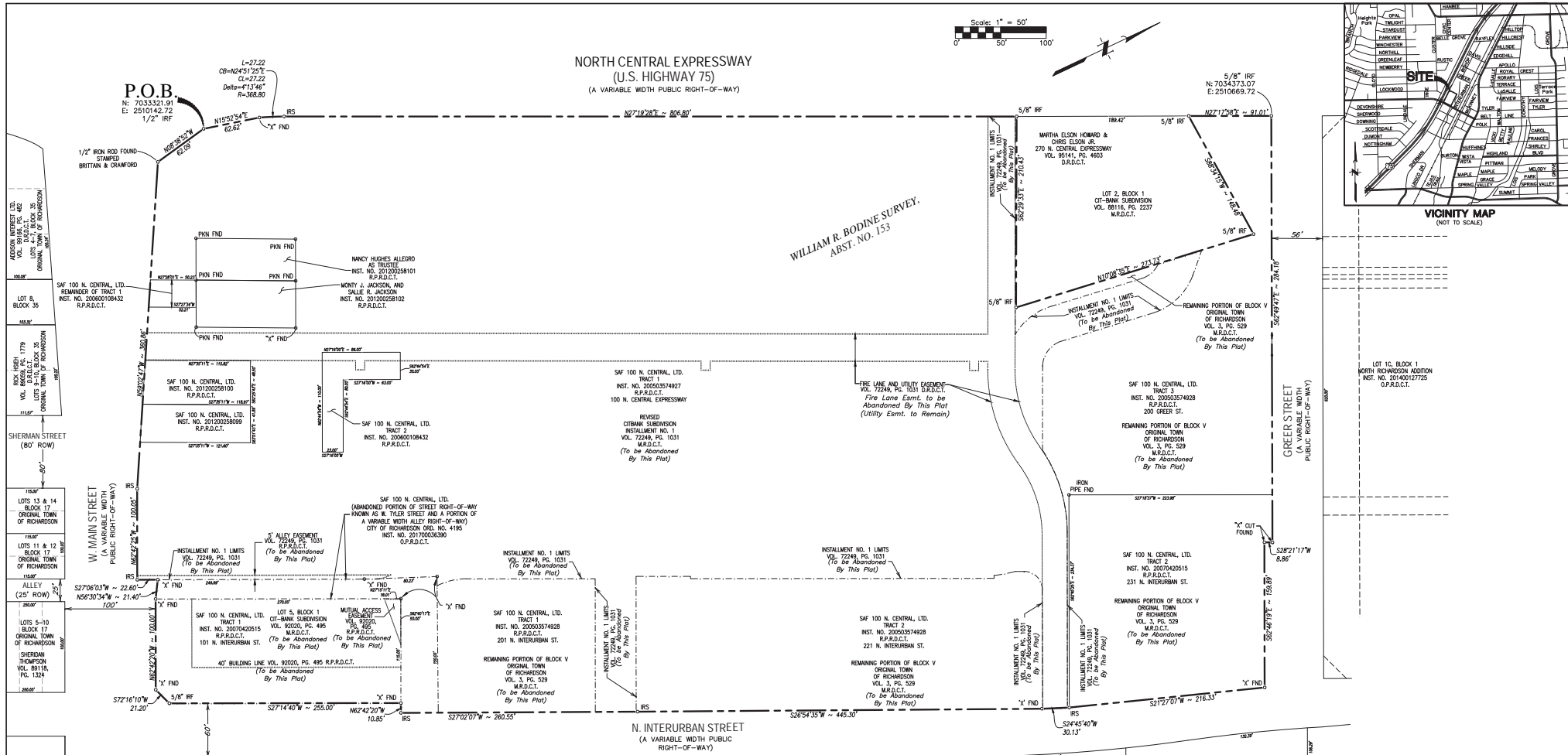
SAF 100 N. CENTRAL, LTD.
18111 Preston Road, Suite 1000
Dallas, Texas 75252

SURVEYOR

Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204, Frisco, TX 75034
Tel: 972-454-4800 • www.browngay.com
TBPLS Registration No. 10193953

ENGINEER / APPLICANT

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Kocher
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P: 817.769.6279 F: 817.769.6298
HKS@hks-smith.com



**NORTH CENTRAL EXPRESSWAY
(U.S. HIGHWAY 75)**
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**WILLIAM R. BODINE SURVEY,
ABST. NO. 153**

MAIN CENTRAL ADDITION
LOTS 1, 2, 3 & 4, BLOCK A

17.473 ACRES (761,132 SQUARE FEET)
**BEING A REPLAT OF ALL OF THE REVISED CITBANK
SUBDIVISION, INSTALLMENT NO. 1,
LOT 5, BLOCK 1, CIT-BANK SUBDIVISION, A REMAINING
PORTION BLOCK V, ORIGINAL TOWN OF RICHARDSON,
AND AN ABANDONED STREET RIGHT-OF-WAY KNOWN AS
WEST TYLER STREET & AN ABANDONED ALLEY RIGHT-OF-WAY
IN THE WILLIAM R. BODINE SURVEY, DALLAS COUNTY, TEXAS
FEBRUARY 2017**

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS
IRF	IRON ROD FOUND
FOUND	POINT OF BEGINNING
IRS	5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "BIG" SET
"X" FND	"X" MARK CHISELED IN CONCRETE FOUND
PG.	PAGE
VOL.	VOLUME
INST. NO.	INSTRUMENT NUMBER
SF	SQUARE FEET
CM	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
PKN	PK NAIL FOUND
ORD.	ORDINANCE

- GENERAL NOTES:**
- BEARINGS ARE BASED ON PROPERTY CORNERS FOUND USING THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS, ABANDON DEDICATE EASEMENTS, AND DEDICATE RIGHT-OF-WAY.
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

FLOOD NOTE:

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

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 48110D028K, REVISED JULY 7, 2014, THE SUBJECT PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

NOTE:
THIS SHEET REFLECTS THE FOLLOWING:
1. EXISTING DEAD LINES
2. THOSE EXISTING EASEMENTS AND LOT LINES THAT WILL BE ABANDONED BY THIS PLAT

OWNER	OWNER	OWNER	SURVEYOR	ENGINEER / APPLICANT
NANCY HUGHES ALLEGRO 8329 Forest Hills Blvd. Dallas, Texas 75218	MONTY J. JACKSON & SALLIE R. JACKSON P.O. Box 830068 Richardson, Texas 75083	SAF 100 N. CENTRAL, LTD. 18111 Preston Road, Suite 1000 Dallas, Texas 75252	BGE Brown & Gay Engineers, Inc. 2595 Dallas Parkway, Suite 204, Frisco, TX 75034 Tel: 972-454-4800 • www.browngay.com TBPLS Registration No. 10193953	HKS HARRIS KOEHLER SMITH 101 Summit Avenue, Suite 1014 Fort Worth, Texas 76102 P: 817.789.8279 F: 817.789.8298 HarrisKoehl@hks.com

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top with address 3801 and area 531.10. Lot 22 is at the bottom with address 3709 and area 118.28. A street named 'COURT' runs diagonally across the middle. Another street, 'LEDGESTO', is visible at the bottom. Various measurements in feet are scattered throughout the map.

Agenda Item 3

**Zoning File 16-31:
The Shire**

ZONING FILE 16-31

Attachments:

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Oblique Aerial
5. PD Conditions (Exhibit “B”)
6. Zoning Exhibit (Exhibit “C”)
7. Applicant’s Statement
8. Notice of Public Hearing
9. Notification List



Staff Report

TO: City Plan Commission
FROM: Amy Mathews, Senior Planner *AM*
DATE: February 17, 2017
RE: **Zoning File 16-31:** Shire Phase I

REQUEST:

Rezone approximately 8.4 acres from LR-M(1) Local Retail and LR-M(2) Local Retail to PD Planned Development to accommodate modifications of the development standards and the development of the northern portion of the tract on approximately 8.408 acres located at the northwest corner of Jupiter Road and Infocom Drive. The property is currently zoned LR-M(1) and LR-M(2). (See applicant's statement for further explanation.)

APPLICANT & PROPERTY OWNERS:

Tommy Mann and David Martin representing Winstead PC, and Tommy Cromwell representing The Shire at Cityline II LTD

EXISTING DEVELOPMENT:

The Shire Phase I is developed with approximately 46,500 square feet of office, medical, retail, restaurant, and a child care center located along President George Bush Turnpike.

ADJACENT ROADWAYS:

President George Bush Turnpike: Freeway/Turnpike; 25,700 vehicles per day on all lanes, eastbound and westbound, east of Custer/Waterview (2015).

Shire Boulevard: Two-lane, undivided local street with on-street parking; no traffic counts available.

Jupiter Road: Four-lane, divided major collector; no traffic counts available.

Infocom Drive: Four-lane, divided major collector; no traffic counts available.

SURROUNDING LAND USE AND ZONING:

North: Commercial & Industrial; City of Plano
South: Multi-Family/Group Quarters; A-950-M
East: Retail/Commercial; PD Planned Development,
West: Office; C-M Commercial

FUTURE LAND USE PLAN:

Neighborhood Mixed-use

These are areas characterized by mixed of multiple land uses occurring within a single development and/or single building typically built around small, pedestrian-friendly blocks and common open space. Uses include various types of residential, retail, personal service, and neighborhood scale offices. The overall intensity of the development is generally low to medium depending upon surrounding land uses and the transportation infrastructure serving the area.

Future Land Uses of Surrounding Area:

North: City of Plano; Employment Center

South: Regional Employment

East: Regional Employment

West: Regional Employment

EXISTING ZONING:

LR-M(1) and LR-M(2) (Ordinances Numbers, 3052, 3472, 3477, and 3718).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested amendments will not have any significant impacts on the surrounding roadway system or the existing utilities in the area.

STAFF COMMENTS:

Background:

In 1995, Ordinance 3052 rezoned 2.79 acres, including Lot 5 (1.08 acres) of this project and the lot adjacent to the east (not a part of this project) to LR-M(2) Local Retail and included Special Conditions regarding sales of beer and wine for off-site consumption.

In July 2004, Ordinance 3472 rezoned 1.492 acres to LR-M(1) Local Retail at the northwest corner of Jupiter Road and Infocom Drive with Special Conditions regarding front setbacks, height, and site/elevation plan approval.

In August 2004, Ordinance 3477 rezoned 4.74 acres to LR-M(1) Local Retail. A concept plan was approved in December 2004 for four (4) office/retail/restaurant buildings (existing Buildings A thru D). In 2006, a Special Permit was approved for Building “D” for a child care center.

The remaining northern most 1.038 acres was rezoned to LR-M(1) in 2008 per Ordinance 3718, which included a concept plan that was never constructed.

Applicant’s Request:

The applicant is requesting to combine the subject property, which currently includes four sets of regulations, into a single PD Planned Development district. The request will consolidate the area into a single set of cohesive regulations. The property currently contains four (4) buildings and the proposed Concept Plan (Exhibit “C”) includes two (2) additional retail/restaurant buildings totaling roughly 21,200 square feet.

The area to the west of the subject property is Phase II of the Shire which includes approximately 39,000 square feet of retail, restaurant, and office space along President George Bush Turnpike (PGBT) and an independent living facility with fifty-six (56) units along Infocom Drive. In 2015, the PD was amended to allow apartments as an additional use (maximum 56 units) located on the north side of Infocom Drive, between Wyndham Lane and Shire Boulevard. East of the subject property, across Jupiter Road are existing office uses, including Turnpike Commons and Cisco Systems, and Spring Pointe Apartments to the south.

No new driveways are proposed as a part of this project. Access to the site is from existing driveways on Shire Boulevard, Infocom Drive, Jupiter Road, and the PGBT. In addition, a ten-foot wide multi-use trail will be constructed along the entire frontage of the subject property adjacent to PGBT, which will connect to the existing trail at Jupiter Road.

The proposed development regulations are generally outlined below (see Exhibit “B” for a detailed list of the development regulations):

- The property will be developed according to the LR-M(2) Local Retail Zoning District except as otherwise stated in the attached Exhibit “B”.
- Two-story structures of up to 40 feet in height are permitted on portions of the property located within 100 feet from residential-zoned property. (Kept from Ordinances 3472 and 3477)
- The front building setbacks may be reduced to 25 feet if no parking is provided in the setback and the entirety of the setback is developed as landscaping, and if a 40-foot setback is provided, a minimum 10-foot wide landscape strip is required. (Kept from Ordinances 3472 and 3477)
- Parking calculations are for the entire property and the required parking ratio for all uses will be 1 parking space per 250 square feet.
- Dumpsters may be shared between uses located on different lots and will be maintained by those who use it. .
- Site plans and landscape plans will be approved by City Staff and elevations will be approved by the City Plan Commission.
- Buildings should generally match the color and materials of the existing shopping center buildings.

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

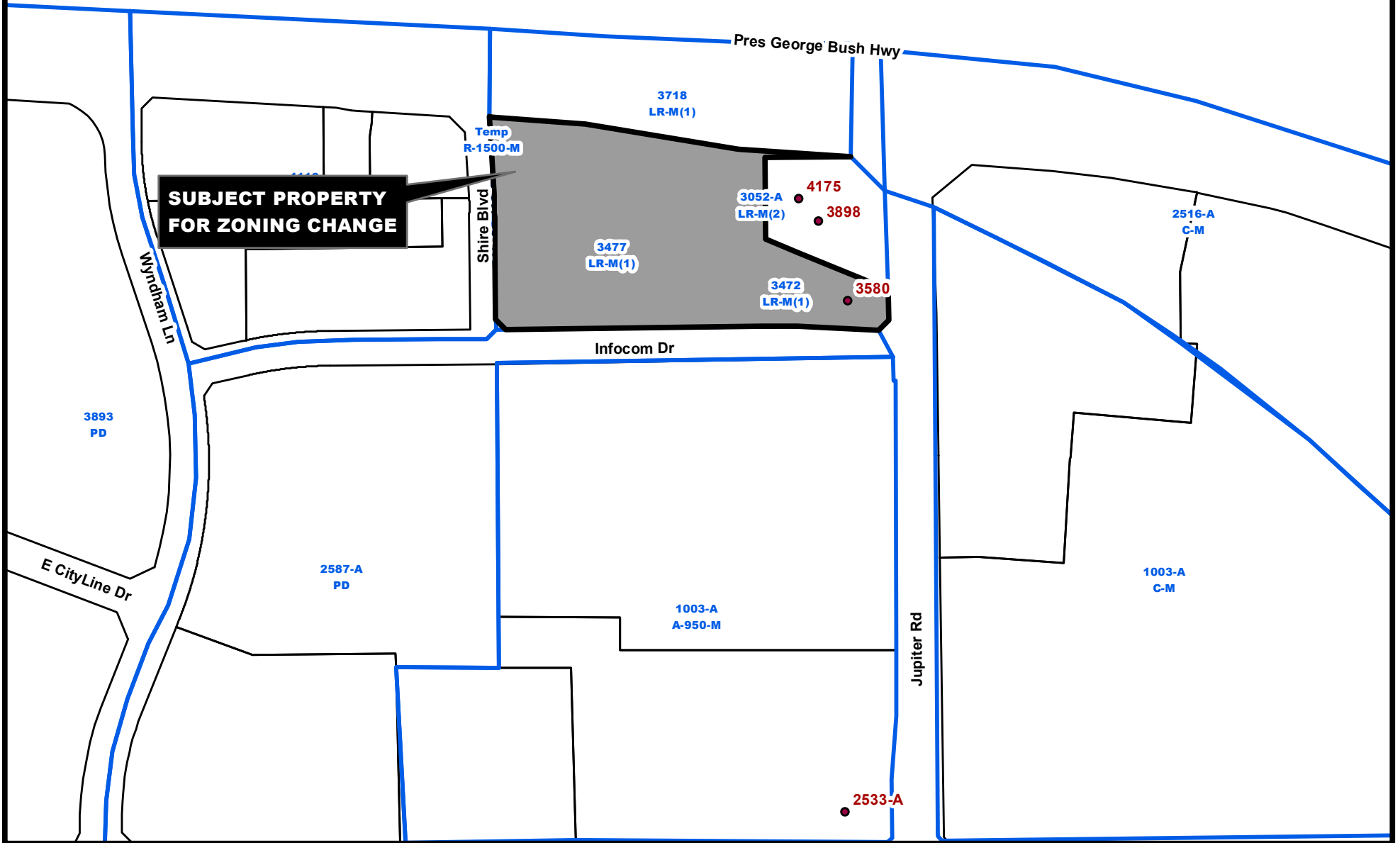
Motion: The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add or amend conditions, or recommend denial of the request.

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

1. The subject site shall be zoned PD Planned Development District for the LR-M(2) Retail District and shall be developed in accordance with the PD Development Regulations attached hereto as Exhibit “B”, the Concept Plans attached hereto as Exhibit “C”.

Council Hearing Date: The earliest possible City Council hearing date is March 27, 2017.

ZF 16-31



ZF 16-31 Zoning Map

Updated By: mathwsa, Update Date: January 4, 2017
File: DSI\Mapping\Cases\Z\2016\ZF1631\ZF1631 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 16-31

SUBJECT PROPERTY
FOR ZONING CHANGE

Pres George Bush Hwy

Wyndham Ln

Shire Blvd

Infocom Dr

E CityLine Dr

Jupiter Rd

ZF 16-31 Aerial Map

Updated By: mathwsa, Update Date: January 5, 2017
File: D:\Mapping\Cases\Z\2016\ZF1631\ZF1631 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.





PGBT

Shire Blvd.

Subject Property

Infocom Dr.

Jupiter Rd.

EXHIBIT "B"

THE SHIRE PD CONDITIONS

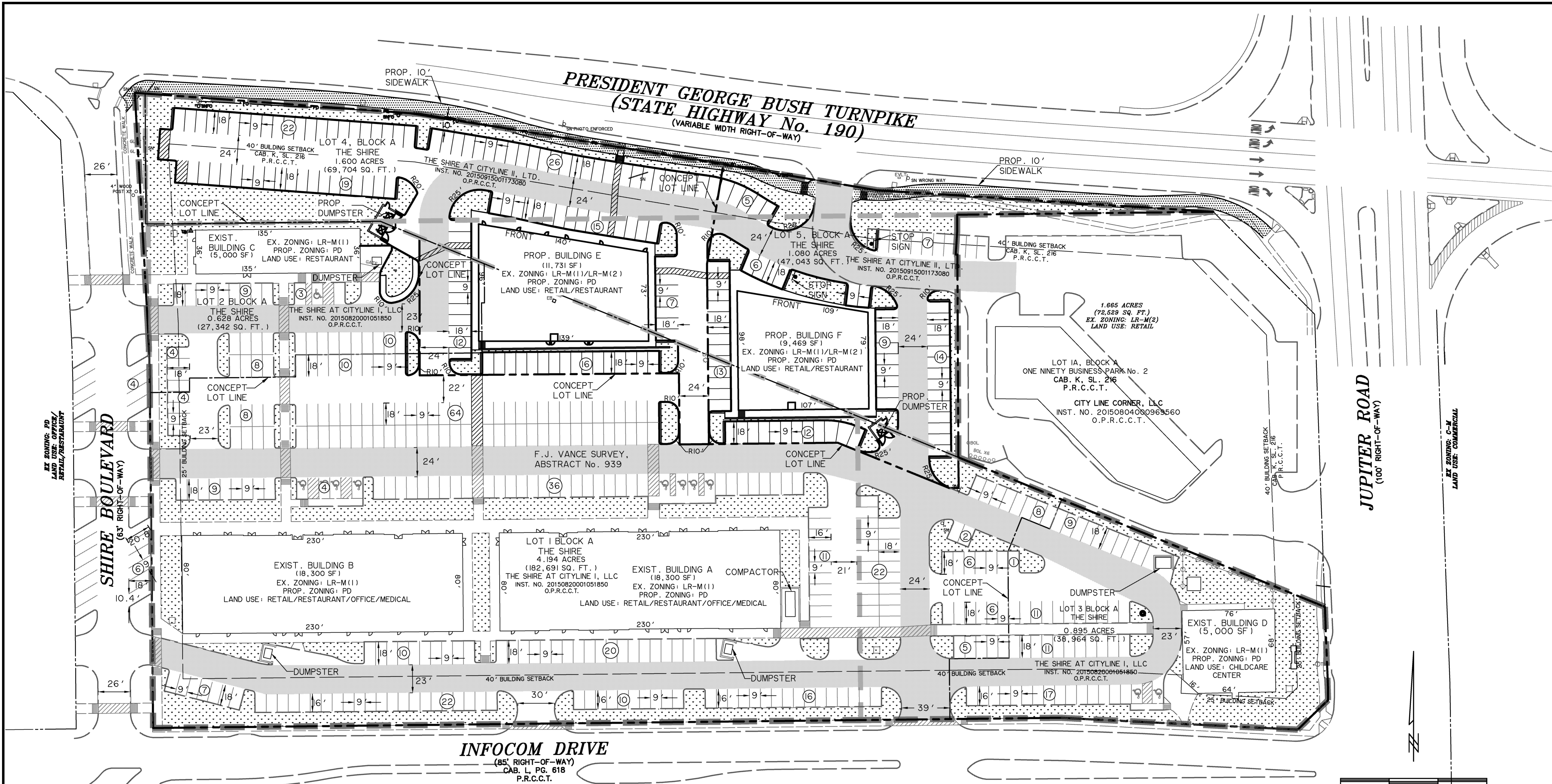
1. Base Zoning District: The property shall be developed and used in accordance with the Concept Plan attached as Exhibit "C" and in accordance with the LR-M(2) Local Retail Zoning District except as otherwise provided below:
 - A. Height Regulations.
 1. Two-story structures of up to 40 feet in height shall be permitted on portions of the property that are located a minimum of 100 feet from residential-zoned property. Cupolas and special architectural elements are exempt from the height limitations.
 - B. Minimum Front Building Setback.
 1. The front building setbacks may be reduced to 25 feet if no parking is provided in the setback area and the entirety of the setback is developed as landscaping. If a 40-foot setback is provided, a minimum 10-foot wide landscape strip shall be installed.
2. Phased Development.
 - A. The property may be developed in multiple phases.
3. Parking.
 - A. For the purposes of calculating required parking, the property shall be considered one lot.
 - B. The required parking ratio for all uses on the lot shall be 1 parking space per 250 square feet.
4. Dumpsters.
 - A. Dumpsters may be shared between uses located on different lots.
 - B. The owner or owners of the lot or lots on which the dumpsters are located shall cause the dumpsters to be maintained.

5. Staff Approval.

- A. Site plans and landscape plans shall be approved by City Staff.
- B. Prior to site plan review, the City Plan Commission shall review and approve building elevations for any new construction on the property.

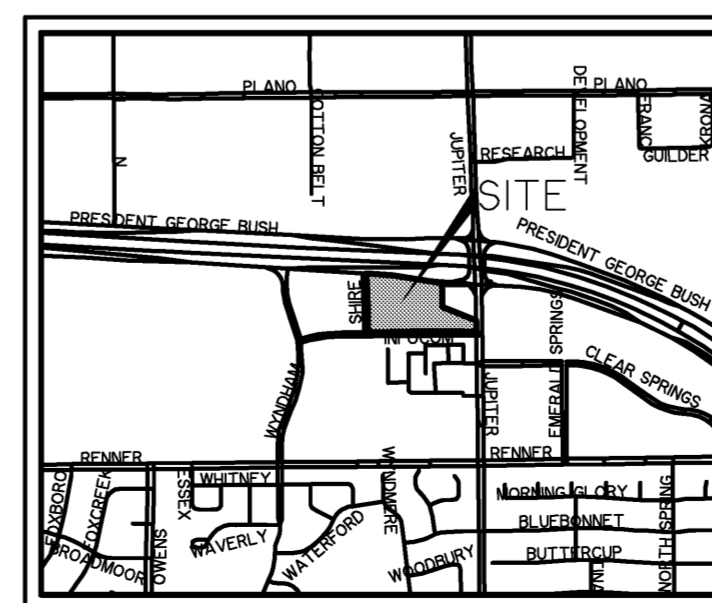
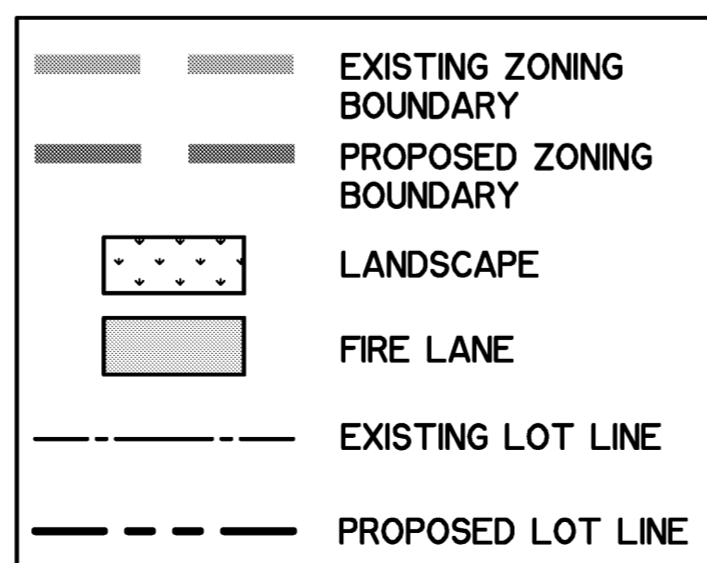
6. Building Materials

- A. Materials. Newly constructed buildings shall generally match the color and materials of the existing shopping center buildings.



BUILDING/PARKING SUMMARY FOR THE SHIRE						
	Lot 1, Block A	Lot 2, Block A	Lot 3, Block A	Lot 4, Block A	Lot 5, Block A	Total
EXISTING ZONING	LR-M(1)	LR-M(1)	LR-M(1)	LR-M(1)/LR-M(2)	LR-M(1)/LR-M(2)	
PROPOSED ZONING	PD	PD	PD	PD	PD	
SPECIAL CONDITIONS						
SETBACKS	40' BUILDING SETBACK ALONG INFOCOM DR. & 25' BUILDING SETBACK ALONG SHIRE BLVD.	25' BUILDING SETBACK ALONG SHIRE BLVD.	40' & 25' BUILDING SETBACK ALONG INFOCOM DR. & 25' BUILDING SETBACK ALONG JUPITER RD.	40' BUILDING SETBACK ALONG SH190	40' BUILDING SETBACK ALONG SH190	
LOT AREA (ACRES)	4.194	0.628	0.895	1.6	1.08	8.408
BUILDING USE	RETAIL/RESTAURANT/OFFICE/MEDICAL	RESTAURANT	DAYCARE	RETAIL/RESTAURANT	RETAIL/RESTAURANT	
BUILDING AREA	BUILDING A	BUILDING C	BUILDING D	BUILDING E	BUILDING F	
1ST FLOOR (SQ. FT.)	18,300	5,000	5,000	11,731	9,469	
2ND FLOOR (SQ. FT.)	18,300					
PARKING RATIO	1 space/250 SF	1 space/250 SF	1 space/250 SF	1 space/250 SF	1 space/250 SF	
REQUIRED PARKING	293	20	20	47	38	418
PROVIDED PARKING	290	34	49	117	66	556
LANDSCAPE % REQUIRED	7% (12,789 SF)	7% (1,913 SF)	7% (2,763 SF)	7% (4,879 SF)	7% (3,292 SF)	25,636 SF
LANDSCAPE % PROVIDED	15% (27,531 SF)	21% (5,257 SF)	31% (11,943 SF)	19% (12,909 SF)	21% (9,766 SF)	67,906 SF
FLOOR AREA RATIO	01:02.5	01:05.5	01:07.8	01:05.9	01:05.0	
BUILDING HEIGHT	MAX 40'					

LEGEND



OWNERS
THE SHIRE AT CITYLINE I, LLC
THE SHIRE AT CITYLINE II, LTD.
TOMMY CROWELL
15640 QUORUM DRIVE
ADDISON, TX 75001
Phone: 214-363-1998
Email: tc@standridge-co.com

SURVEYOR
WIER & ASSOCIATES, Inc.
AARON STRINGFELLOW, RPLS
2201 E. LAMAR BLVD. STE. 200E
ARLINGTON, TX 76006
Phone: 817-467-7700
Email: AaronS@WierAssociates.com

DEVELOPER
STANDRIDGE COMPANIES
TOMMY CROWELL
15640 QUORUM DRIVE
ADDISON, TX 75001
Phone: 214-363-1998
Email: tc@standridge-co.com

ENGINEER
WIER & ASSOCIATES, Inc.
RANDY EARDLEY, P.E.
2201 E. LAMAR BLVD. STE. 200E
ARLINGTON, TX 76006
Phone: 817-467-7700
Email: RandyE@WierAssociates.com

EXHIBIT C
THE SHIRE
LOTS 1, 2, 3, 4, 5, BLOCK A
CITY OF RICHARDSON
COLLIN COUNTY, TEXAS
AN ADDITION TO THE CITY OF RICHARDSON,
COLLIN COUNTY, TEXAS. BEING 8.408 ACRES
OF LAND LOCATED IN THE F.J. VANCE SURVEY,
ABSTRACT No. 939
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS.

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.wierassociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

Applicant's Statement

The purpose of this +/- 8.408-acre request is to consolidate the zoning of the Property into a single set of regulations for developing structures consisting of retail, personal service, office, and restaurant uses. The proposed development is generally already allowed under the current zoning of the Property, which consists of four separate sets of regulations (Ordinance Nos. 3718, 3477, 3052, 3472). The request to consolidate the zoning of the Property into one set of cohesive regulations is an effort to simplify the current and future development and permitting of the Property.

The Property is located at the northwest corner of Infocom Drive and Jupiter Road. A portion of the Property is zoned Local Retail-LR-M(1), and a portion of the Property is zoned Local Retail-LR-M(2). The property to the east is zoned Commercial District (C-M) and is developed with an office building. The property to the south is zoned Apartment District (A-950-M) and is developed with apartments. The property to the west is zoned Planned Development District and is developed with retail, restaurant, office, and personal service uses. The property to the north, across President George Bush Highway, is outside the City limits.

The proposed project will add to an existing development which consists of retail, restaurant, office, and personal service uses. An "Existing Zoning Exhibit" and a proposed "Zoning Exhibit" are included with this submittal for convenience.



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 16-31 / The Shire
Property Owner: Tommy Cromwell
Applicant: Tommy Mann
Location: Northwest corner of Jupiter Road and Infocom Drive (See map on reverse side)
Current Zoning: LR-M (1) and LR-M(2) Local Retail
Request: A request for a change in zoning from LR-M(1) Local Retail and LR-M(2) Local Retail to PD Planned Development for approval of a concept plan to accommodate modifications of the development standards and the development of the northern portion of the tract on approximately 8.4 acres.

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

TUESDAY, FEBRUARY 21, 2017
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.

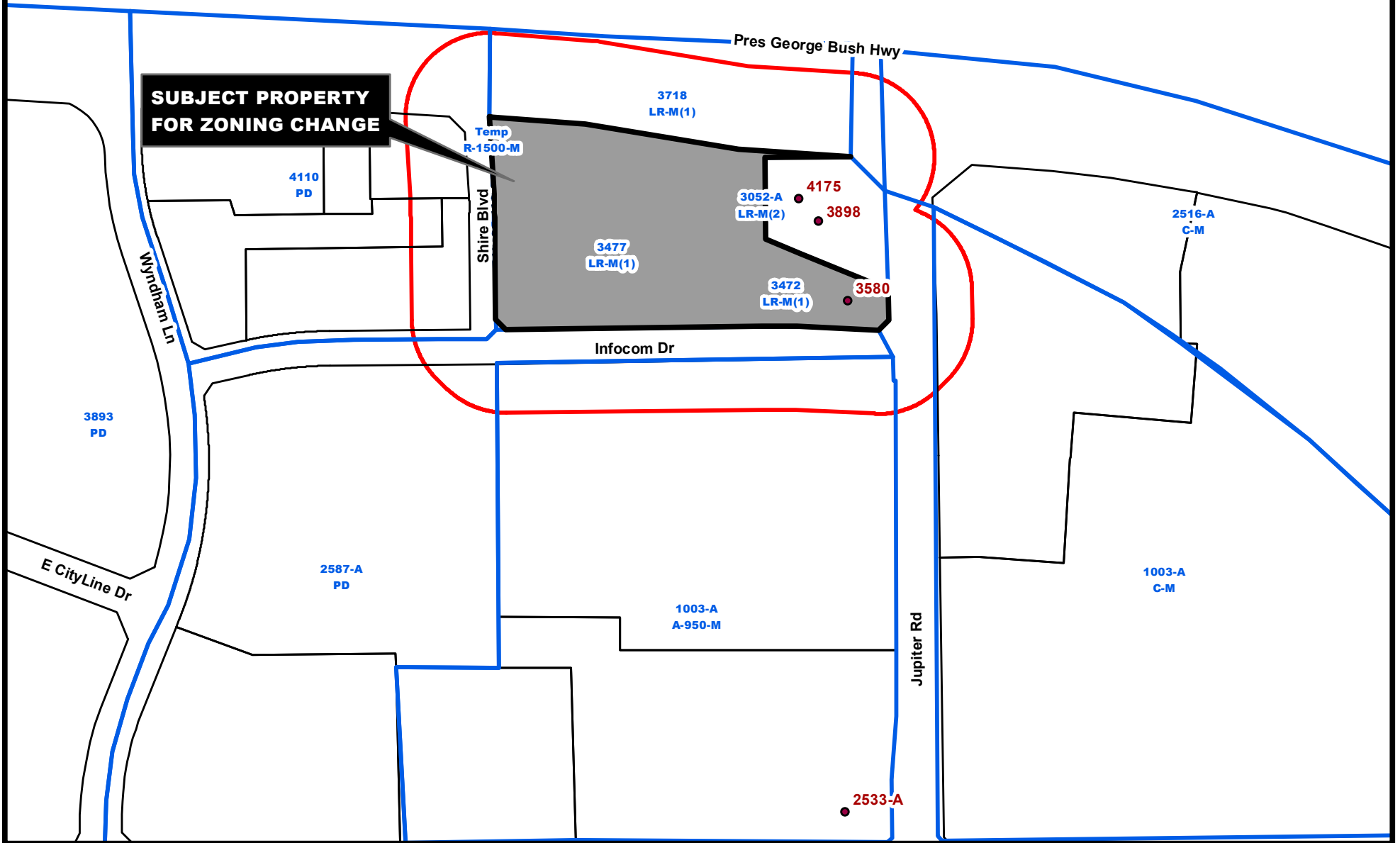
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

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 16-31.

Date Posted and Mailed: 02/10/2016

ZF 16-31



ZF 16-31 Notification Map

Updated By: mathwsa, Update Date: January 5, 2017
File: DSI\Mapping\Cases\Z\2016\ZF1631\ZF1631 notification.mxd

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CCI-RICHARDSON II LP
800 BRAZOS ST STE 600
AUSTIN, TX 78701-2770

CITY LINE CORNER LLC
8222 DOUGLAS AVE STE 390
DALLAS, TX 75225-5934

SHIRE AT CITYLINE II LTD THE
ATTN: STACY O STANDRIDGE
3008 E HEBRON PKWY BLDG 300
CARROLLTON, TX 75010-4470

SHIRE AT CITYLINE I LLC THE
3008 E HEBRON PKWY BLDG 300
CARROLLTON, TX 75010-4470

SHIRE AT CITYLINE I LLC THE
3008 E HEBRON PKWY BLDG 300
CARROLLTON, TX 75010-4470

SHIRE AT CITYLINE I LLC THE
3008 E HEBRON PKWY BLDG 300
CARROLLTON, TX 75010-4470

JEFFLYN PROPERTIES V LTD
3552 GRANADA AVE
DALLAS, TX 75205-2236

SPRING POINTE SPE-1 LLC & ETAL
COTTONWOOD SPRING POINTE H LLC
6340 S 3000 E STE 500
SALT LAKE CITY, UT 84121-3550

BRACEBRIDGE CORPORATION
C/O BOA NC1-001-03-81
101 N TYRON ST
CHARLOTTE, NC 28255-8255

JARA HOTELS 3 LLC
1263 DOGWOOD ST
UPLAND, CA 91784-7359

SHIRE EQUITY FUND LLC THE
6118 PASEO DELICIAS
RANCHO SANTA FE, CA 92067

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

RICHARDSON ISD MAINT. & OPER.
ATTN: MICHAEL LONGANECKER
400 S. GREENVILLE AVE.
RICHARDSON, TEXAS 75081

ZF 16-31