

City of Richardson City Plan Commission Agenda Packet October 16, 2012

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AGENDA

**CITY OF RICHARDSON – CITY PLAN COMMISSION
OCTOBER 16, 2012
7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD**

BRIEFING SESSION: 6:00 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the *City Manager's Conference room, Room 202*, located on the second floor, to receive a briefing on:

- A. Discussion of Regular Agenda items**
 - B. Staff presentation on Main/Central Expressway Enhancement/Redevelopment Study Update**
 - C. Staff Report on pending development, zoning permits, and planning matters.**
-

MINUTES

1. **Approval of minutes of the City Plan Commission regular business meeting of October 2, 2012.**

CONSENT AGENDA

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, Landscape Plan, and Elevation Plans – Noah Event Center (companion to Item 4):** A request for approval of site, landscape and building elevation plans for the development of a 9,256 square foot event center on 1.87-acres located at 2251 N. Greenville Avenue, north of Greenville Avenue, east of Glenville Avenue. The site is zoned I-M(1) Industrial. Applicant: Eldon Haacke, representing TerraForm Companies. *Staff: Israel Roberts.*
3. **Site Plan and Landscape Plan – Sara Grocery:** A request for approval of a site plan and landscape plan for a 66-space parking lot on 0.59-acres located at 808 S. Sherman Street, north of Spring Valley Road, on the west side of S Sherman Street. The site is zoned PD Planned Development.

PUBLIC HEARING

4. **Replat – Greenway Addition, Lots 8A and 9, Block 6 (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of the Greenway Addition, Lot 8, Block 6 to create two (2) lots, Lots 8A and 9 totaling 8.27-acres. The sites are located at 2210 Glenville Drive and 2251 N. Greenville Avenue, the northeast corner of Glenville Drive and Greenville Avenue. Applicant: Eldon Haacke, Terra Form Companies, representing Verizon Business Network Services. *Staff: Israel Roberts.*

PRESENTATIONS

5. Presentation by John Webb, Planning Manager – Development Services, City of Frisco titled “Underperforming Retail Centers.”
6. Presentation by Monica Heid, Community Projects Manager – Development Services, City of Richardson regarding an update on E. Arapaho/Collins Enhancement/Redevelopment Study.

ADJOURN

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

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, October 12, 2012.

Kathy Welp, Executive Secretary

Development Status Report



Development Status Report

City of Richardson, Texas • Development Services Department

Updated: October 11, 2012

#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS			
1	ZF 12-11 GreenVUE PD SE corner Greenville Ave. & Collins Blvd.	A request by John S. Kirk, representing Embrey Partners, Ltd., for a change in zoning from I-FP(2) Industrial with special conditions to PD Planned Development for the development of a multi-family community. The 12.75 acres site is located at the southeast corner of Greenville Avenue and Collins Boulevard and is zoned I-FP(2) Industrial. Applicant: John S, Kirk. Staff: Chris Shacklett.	City Plan Commission September 4, 2012 <i>Recommended Approval</i> City Council September 24, 2012 <i>Continued to the October 22, 2012 Council Meeting</i>
2	ZF 12-07 Texaco 1401 E. Belt Line Rd.	A request by Fahim U. Khan, representing DIBA Petroleum, Inc., for a Special Permit for a motor vehicle service station with modified development standards to be located at 1401 E. Belt Line Road (Northeast corner of Belt Line Road and Plano Road). The property is currently zoned LR-M(2) Local Retail. Staff: Chris Shacklett.	City Plan Commission September 18, 2012 <i>Recommended Approval</i> City Council October 8, 2012 <i>Approved</i>
3	ZF 12-16 Mermaid Karaoke Bar 1310 W. Campbell Rd.	A request by Duncan Kim, representing Bear Design-Build, for a Special Permit for a karaoke bar for a property located at 1310 W. Campbell Road (northeast corner of Campbell Road and Coit Road). The property is currently zoned LR-M(2) Local Retail. Staff: Chris Shacklett.	City Plan Commission September 18, 2012 <i>Recommended Approval</i> City Council October 8, 2012 <i>Approved</i>
4	ZF 12-17 Central Barbecue 1050 N. Central Expy.	A request by John T. Evans, representing SWC Beltline G.P. Inc., for a Special Permit for a restaurant with modified development standards in an I-M(1) Industrial District to be located at 1050 N. Central Expressway (east side of Central Expressway, north of Arapaho Road). The property is currently zoned I-M(1) Industrial. Staff: Chris Shacklett.	City Plan Commission November 6, 2012 <i>Tentative</i>
5	ZF 12-18 Office Development 1000 W. Campbell Rd.	A request by Michael J. Wright, representing M.J. Wright & Associates, Inc., to amend the O-M Office special conditions to accommodate the development of five (5) 1-story office buildings on a property located on the north side of Campbell Road, west of Waterview Parkway. The property is currently zoned O-M Office. Staff: Chris Shacklett.	City Plan Commission November 6, 2012 <i>Tentative</i>



Development Status Report

City of Richardson, Texas • Development Services Department

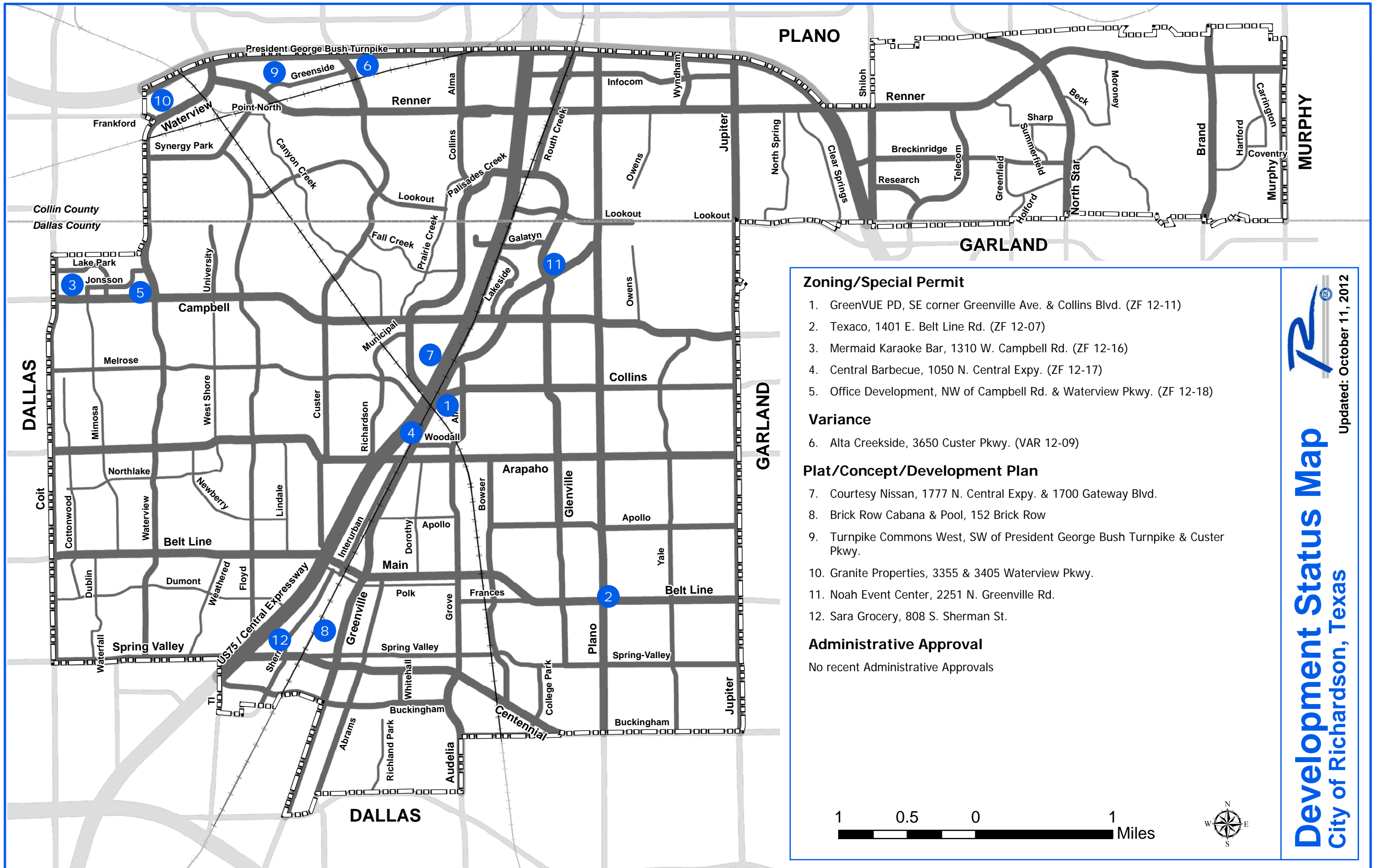
#	Name/Location	Project Information	Status
VARIANCES			
6	VAR 12-09 Alta Creekside 3650 Custer Pkwy.	A request by Mark Housewright, representing Masterplan, for approval of variance to the Subdivision and Development Code, Article III, Section 21-58(b) to remove a perimeter fence at Alta Creekside. The site is located at the southeast corner of President George Bush Turnpike and Custer Parkway and is zoned PD Planned Development. <i>Staff: Susan M. Smith.</i>	City Plan Commission October 2, 2012 <i>Approved</i>
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
7	Courtesy Nissan 1777 N. Central Expy. & 1700 Gateway Blvd.	Replat—Gateway Plaza Addition, Lots 2B and 3, Block A being a replat of the Gateway Plaza Addition Lots 2A and 2, Block A: Two lots totaling 5.00-acres, located at 1777 N. Central Expressway and 1700 Gateway Boulevard; on the west side of Central Expressway, south of Municipal Drive. Applicant: Mark Calavano, representing Dynamic Engineering. <i>Staff: Israel Roberts.</i> Site Plan, Landscape Plan, and Building Elevations—Courtesy Nissan: A 21,611 square foot motor vehicle repair facility on 1.74-acres located at 1700 Gateway Boulevard; on the east side of Gateway Boulevard, south of Municipal Drive. Applicant: Mark Calavano, representing Dynamic Engineering. <i>Staff: Israel Roberts.</i>	City Plan Commission October 2, 2012 <i>Approved</i>
8	Brick Row Cabana & Pool 152 Brick Row	Site Plan, Landscape Plan and Building Elevations—Brick Row Cabana and Pool: A 362 square foot cabana with a pool on a 0.24-acre site located at 152 Brick Row; north of Spring Valley Road and west of Greenville Avenue. Applicant: Richard Heidenreich, representing Centennial Park Richardson LTD. <i>Staff: Israel Roberts.</i>	City Plan Commission October 2, 2012 <i>Approved</i> City Council October 22, 2012 <i>Elevations</i>
9	Turnpike Commons West SW of President George Bush Highway & Custer Pkwy.	Revised Concept Plan—Turnpike Commons West: Reflects the existing development of a 126-room full-service hotel; two (2) multi-family communities totaling 360 units; two (2) proposed apartment communities totaling 360 units; and approximately 30-acres of undeveloped land within the nearly 94-acres (Tracts R-1 and R-2 under ordinance 2588-A) located at the southwest corner of President George Bush Highway and Custer Parkway. Applicant: Kevin Gaskey, representing Edentree Properties, LTD. <i>Staff: Susan M. Smith.</i>	City Plan Commission October 2, 2012 <i>Approved</i>



Development Status Report

City of Richardson, Texas • Development Services Department

#	Name/Location	Project Information	Status
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS (CONT'D)			
10	Granite Properties 3355 & 3405 Waterview Pkwy.	Replat—Synergy Park Addition, Lots 4A and 5, Block A being a replat of the Synergy Park Addition Lot 4, Block A: Two lots totaling 20.87-acres, located at 3355 Waterview Parkway and 3405 Waterview Parkway; on the east side of Waterview Parkway, north of Frankford Road. Applicant: Roy Wilshire, representing Granite Properties, Inc. <i>Staff: Israel Roberts.</i>	City Plan Commission October 2, 2012 <i>Approved</i>
11	Noah Event Center 2251 N. Greenville Ave.	Replat – Greenway Addition, Lots 8A and 9, Block 6: Consider and take necessary action on a request for approval of a replat of the Greenway Addition, Lot 8, Block 6 to create two (2) lots, Lots 8A and 9 totaling 8.27-acres. The sites are located at 2210 Glenville Drive and 2251 N. Greenville Avenue, the northeast corner of Glenville Drive and Greenville Avenue. Applicant: Eldon Haacke, Terra Form Companies, representing Verizon Business Network Services. <i>Staff: Israel Roberts.</i> Site Plan, Landscape Plan, and Elevation Plans – Noah Event Center: A request for approval of site, landscape and building elevation plans for the development of a 9,256 square foot event center on 1.87-acres located at 2251 N. Greenville Avenue, north of Greenville Avenue, east of Glenville Avenue. The site is zoned I-M(1) Industrial. Applicant: Eldon Haacke, representing TerraForm Companies. <i>Staff: Israel Roberts.</i>	City Plan Commission October 16, 2012
12	Sara Grocery 808 S. Sherman St.	Site Plan and Landscape Plan – Sara Grocery: A request for approval of a site plan and landscape plan for a 66-space parking lot on 0.59-acres located at 808 S. Sherman Street, north of Spring Valley Road, on the west side of S Sherman Street. The site is zoned PD Planned Development.	City Plan Commission October 16, 2012
ADMINISTRATIVE APPROVALS			
		<i>No recent Administrative Approvals</i>	



Zoning/Special Permit

- 1. GreenVUE PD, SE corner Greenville Ave. & Collins Blvd. (ZF 12-11)
- 2. Texaco, 1401 E. Belt Line Rd. (ZF 12-07)
- 3. Mermaid Karaoke Bar, 1310 W. Campbell Rd. (ZF 12-16)
- 4. Central Barbecue, 1050 N. Central Expy. (ZF 12-17)
- 5. Office Development, NW of Campbell Rd. & Waterview Pkwy. (ZF 12-18)

Variance

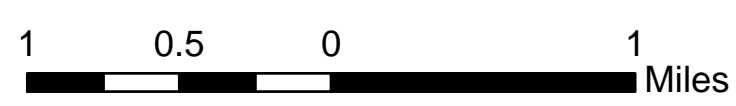
- 6. Alta Creekside, 3650 Custer Pkwy. (VAR 12-09)

Plat/Concept/Development Plan

- 7. Courtesy Nissan, 1777 N. Central Expy. & 1700 Gateway Blvd.
- 8. Brick Row Cabana & Pool, 152 Brick Row
- 9. Turnpike Commons West, SW of President George Bush Turnpike & Custer Pkwy.
- 10. Granite Properties, 3355 & 3405 Waterview Pkwy.
- 11. Noah Event Center, 2251 N. Greenville Rd.
- 12. Sara Grocery, 808 S. Sherman St.

Administrative Approval

No recent Administrative Approvals



Agenda

Item 1

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – OCTOBER 2, 2012**

The Richardson City Plan Commission met October 2, 2012, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman
Barry Hand, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Eron Linn, Commissioner
Thomas Maxwell, Commissioner
Randy Roland, Alternate

MEMBER ABSENT: Don Bouvier, Alternate

CITY STAFF PRESENT: Michael Spicer, Director- Development Services
Sam Chavez, Asst. Director of Dev. Svcs – Planning
Susan Smith, Asst. Director of Dev. Svcs – Dev. & Eng.
Israel Roberts, Development Review Manager
Kathy Welp, Executive Secretary

BRIEFING SESSION

Prior to the start of the regular business meeting, the City Plan Commission met with staff to receive a briefing on staff reports and agenda items. No action was taken.

MINUTES

1. Approval of the minutes of the regular business meeting of September 18, 2012.

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

CONSENT AGENDA

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, Landscape Plan, and Building Elevations – Courtesy Nissan (companion to Item 5):** A 21,611 square foot motor vehicle repair shop on 1.72-acres located at 1700 Gateway Boulevard; on the east side of Gateway Boulevard, south of Municipal Drive.
- 3. Site Plan, Landscape Plan and Building Elevations – Brick Row Cabana and Pool:** A 362 square foot cabana with a pool on a 0.24-acre site located at 152 Brick Row; north of Spring Valley Road, west of Greenville Avenue.

4. **Revised Concept Plan – Turnpike Commons West:** Reflects the existing development of a 126-room full-service hotel; two (2) multi-family communities totaling 360 units; two (2) proposed apartment communities totaling 360 units; and approximately 30 acres of undeveloped land within the nearly 94 acre area (Tracts R-1 and R-2 under Ordinance 2588-A) located at the southwest corner of President George Bush Highway and Custer Parkway.

Motion: Commissioner Bright made a motion to approve the Consent Agenda as presented; second by Commissioner DePuy.

Commissioner Frederick stated she would like to thank the applicant for making improvements to the concept plan and asked to read a statement into the record:

“I would like to know how many high-end apartments do we think Richardson can handle. When will the “Move Special” banners start appearing in some of the older complexes that are around, and just because we can get financing, is this the highest and best use of this prime real estate that is next to a major road, whether it be a toll road or Highway 75? Are we looking at what is the best for Richardson? The citizens of Richardson really do deserve responsible decisions and so do the school districts that are affected by the higher density housing. My calculations are, in a rectangular area of approximately $\frac{3}{4}$ of a mile by $\frac{1}{2}$ mile, we are going to ultimately have 1,750 apartments. I strongly suggest that for the future, Council give serious consideration to adjust the decisions and zoning that were made many years ago, especially regarding multi-family zoning along these corridors. You just have to look at LBJ and some of the cities west of Addison to see what can happen; is this what we are willing to accept?”

Motion passed 7-0.

PUBLIC HEARINGS

5. **Replat – Gateway Plaza Addition, Lots 2B and 3, Block A being a replat of the Gateway Plaza Addition Lots 2A and 2, Block A (companion to Item 2):** Two lots totaling 5 acres located at 1777 N. Central Expressway and 1700 Gateway Boulevard; on the west side of Central Expressway, south of Municipal Drive.

Mr. Roberts stated that the applicant was requesting approval of a replat for Gateway Plaza Addition Lots 2A and 2 into two (2) lots with the proposed replat dedicating a mutual access easement across the two lots, and abandoning unnecessary fire lane and electrical easements. He added that the proposed replat met the subdivision and design standards.

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

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

Motion: Vice Chair Hand made a motion to approve Item 5 as presented; second by Commissioner Bright. Motion passed 7-0.

6. **Replat – Synergy Park Addition, Lots 4A and 5, Block A being a replat of the Synergy Park Addition Lot 4, Block A:** Two lots totaling 20.87 acres, located at 3355 Waterview Parkway and 3405 Waterview Parkway; on the east side of Waterview Parkway, north of Frankford Road.

Mr. Roberts stated the requested replat would divide the property and create a new lot, Lot 5, for future sale. He noted that an additional easement would be added to extend the drainage easement to Lot 4, and the proposed replat met all subdivision and design standards.

Chairman Gantt asked if Lot 5 was bisected by the red line shown on the graphic.

Mr. Roberts replied that Lot 5 extended to the west side of the mutual access easement next to Waterview Parkway.

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

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

Motion: Commissioner Frederick made a motion to approve Item 6 as presented; second by Commissioner Maxwell. Motion passed 7-0.

VARIANCE

7. **Variance 12-09 – Alta Creekside:** Consider and take necessary action on a request by Mark Housewright, representing Custer Creekside, LLC, for a variance to Chapter 21 of the Subdivision and Development Code, Article III, Section 21-58(b) to waive the requirement of a perimeter fence for an apartment community. Alta Creekside apartment community is located at 3650 Custer Parkway; southeast corner of President George Bush Highway and Custer Parkway.

Ms. Smith stated that the property had previously received approval for the development of a 162-unit, two-story, apartment community, which is currently under construction. She added the applicant was requesting approval to waive the required perimeter fence and that the community was isolated by streets, railroad, and an office complex so security and separation between properties would not be a concern. In addition, eliminating the perimeter fence projected a more attractive image for the community, and allowed for the incorporation of a gateway feature that would benefit the City and development as suggested previously by the Commission during the development plan approval process.

Ms. Smith noted the proposed gateway feature would be located at the intersection and measured 46 feet in length, 10 feet in height, and the base utilized limestone, lueder stone caps and blade, and metal lettering, which was similar to materials used in many of the City's gateway projects.

Ms. Smith concluded her presentation by stating that if the Commission recommended approval of the applicant's request, the motion should include a statement requiring the construction of the gateway feature as presented.

Commissioner Roland asked if there were existing fences along the rail tracks due to his concern about the safety if the rail line becomes a light rail.

Ms. Smith replied there were some apartment complexes and businesses that backed up to the rail line right-of-way (ROW) that have perimeter fences, but there are also some retail developments that did not and it would be up to Dallas Area Rapid Transit (DART) to install a fence.

Commissioner Linn, who works for DART, stated that along the ROW at Central Expressway there were chain link fences separating the light rail line from the adjacent properties to keep individuals from crossing the tracks.

Chairman Gantt agreed with Mr. Roland, but pointed out that even if the applicant built a fence along the length of their property line, there would still be a large piece of property without a fence along the office complex.

Commissioner Roland asked if the complex to the west had a fence along the ROW.

Ms. Smith replied that she believed the complex had a wrought iron or chain link fence.

Chairman Gantt asked if the applicant wanted to come forward to address the Commission.

Mr. Dallas Cothrum, representing Wood Partners, 900 Dallas Street, Dallas, Texas, stated that after the Commission passed the original approval, a discussion was held with staff and a Council member representing the district about having a significant gateway feature that would be consistent with other gateway features in the City. In order to pay for the feature, they were seeking relief from constructing the perimeter fence, which he felt was not consistent with a townhome development.

Mr. Cothrum acknowledged staff's help in designing the gateway feature, and thought the type of resident they were anticipating would not have an impact on the local school district.

Chairman Gantt stated he thought a fence along the ROW would make the development look too enclosed, and the discussion about the fence was more of a safety issue than an aesthetic issue, but felt DART would take care of that if and when the Cotton Belt Line goes through. He liked the gateway feature and asked if the planters in the gateway feature would have irrigation.

Mr. Cothrum replied both he and the developer would work with DART to try and acquire a nicer looking fence when the Cottonbelt Rail line goes through, and confirmed the planter would have an irrigation system.

Commissioner Frederick asked if the leuder stone would have a similar pattern to the one depicted in the rendering, and would there be any landscaping around the base of the feature.

Mr. Cothrum replied that he did not have that level of information available, but thought there would be landscaping off to the side as opposed to in front of the feature.

Chairman Gantt reminded everyone that the landscape plan would have to be changed with the addition of the feature and will come back for review by the Commission.

Commissioner Maxwell asked if it was the intent of the applicant to keep the two fire access drives the same and not turn them into fully accessible drives. He also wanted to know how the applicant would keep residents from using those drives.

Mr. Cothrum replied the drives would remain as fire access drives and keeping the residents from using them as fully functioning driveways would be a management operational issue to enforce.

Vice Chair Hand stated that he was in agreement with the requested variance, and that removing the fence was an improvement, but reminded the Commission that he was still in favor of more vertical scale or gateway element along President George Bush Turnpike and the proposed feature was not what he had in mind. A 4 to 10 story building would be a gateway into the City for the scale of turnpike, and although he did not have a problem with the proposal as a sign for a townhome community, he did not think it was iconic or a gateway to the City.

Chairman Gantt stated he agreed and wanted to clarify that Mr. Hand's comments were not necessarily directed at the applicant since it was not the applicant's responsibility to build something iconic on their property just because the Commission would like to see something of a larger scale. He added that he would like the Texas Department of Transportation (TxDOT) to give the City permission to put something more iconic in the ROW at the corner; however, it was his understanding that the City had asked TxDOT and was denied.

Motion: Commissioner DePuy made a motion to recommend approval of Item 7 including requiring the construction of the gateway feature as presented; second by Commissioner Frederick. Motion passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:29 p.m.

David Gantt, Chairman
City Plan Commission

Agenda

Item 2

Agenda

Item 3

Agenda

Item 4

Greenway Addition

(Companion to Agenda Item No. 2)

Attachments:

1. Locator
2. Replat staff report
3. Replat



**Lots 8A and 9, Block 6
Greenway Addition**



**CITY PLAN COMMISSION
BACKGROUND INFORMATION
October 16, 2012**

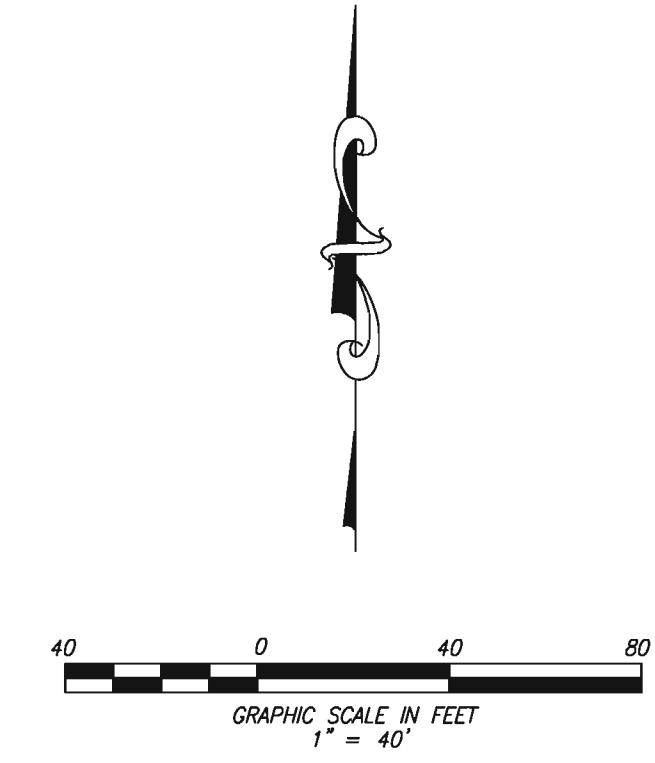
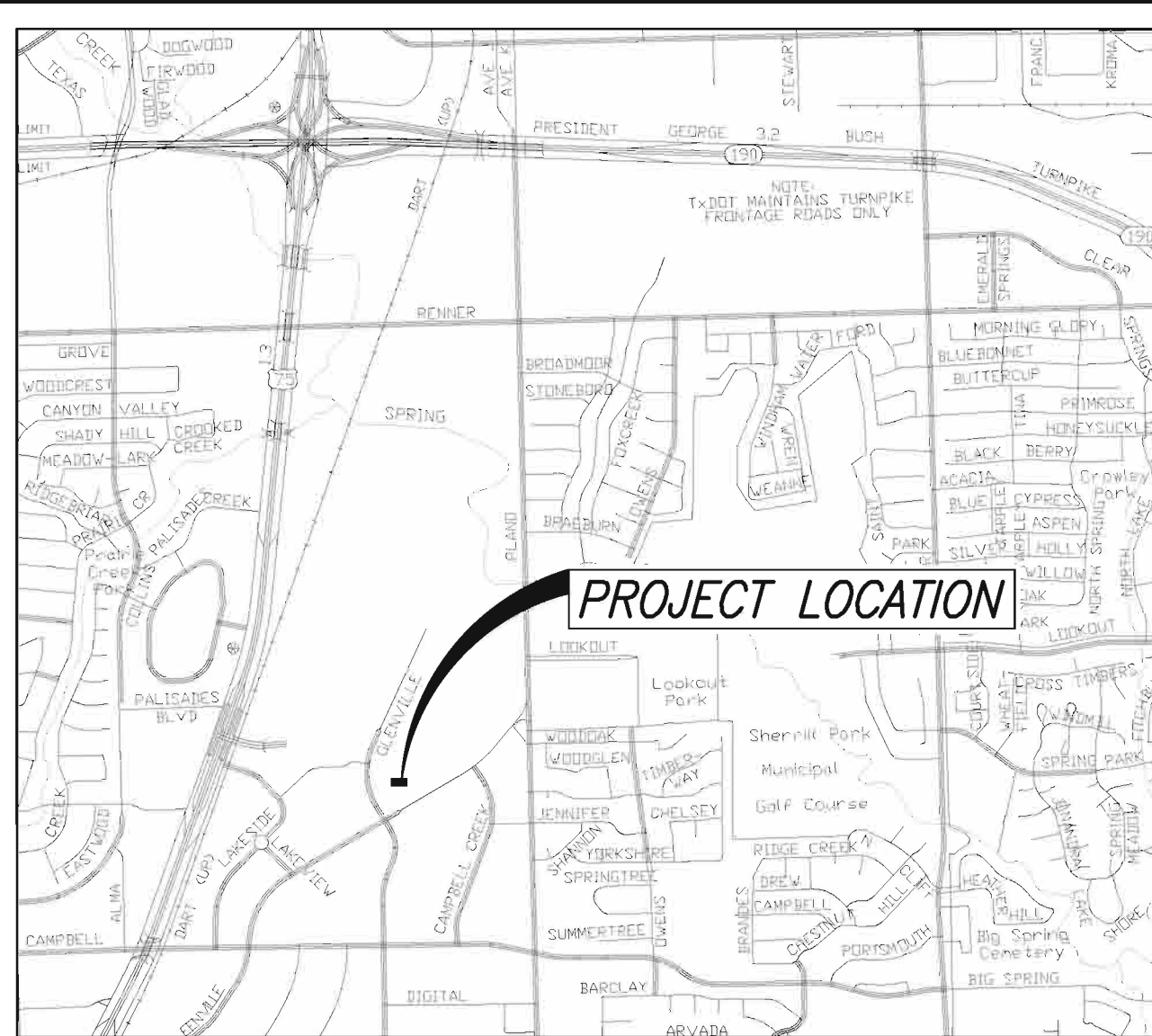
Public Hearing on a Replat

PROJECT SUMMARY

Subdivision:	Lots 8A and 9, Block 6 of the Greenway Addition being a replat of Lot 8, Block 6 of the Greenway Addition.
Location:	2210 Glenville Drive (Lot 8A) 2251 N. Greenville Avenue (Lot 9)
Staff Comments:	The purpose of this replat is to subdivide existing Lot 8 into two lots and to dedicate easements for the development of an event center on proposed Lot 9. The replat complies with City subdivision regulations.
CPC Action:	Final decision

BACKGROUND

Tract Size:	8.27-acres (360,551 square feet)
Lot 8A	6.40-acres (279,090 square feet)
Lot 9	1.87-acres (81,461 square feet)
Zoning:	I-(M)-1 Industrial District under Ordinance #3884 for an events center.
Right-of-way Dedication:	None
Easements/Setbacks:	
Existing to Remain	40' front yard setback along Greenville Avenue and Glenville Drive.
Dedicated by this Plat	24' access easement located along the north side of proposed Lot 9, and; 10' Oncor electric easement at the southeast corner of Lot 9, and; Various utility easements that serve the proposed development on Lot 9, and extends services to adjacent undeveloped property.
Abandoned by this Plat	None.

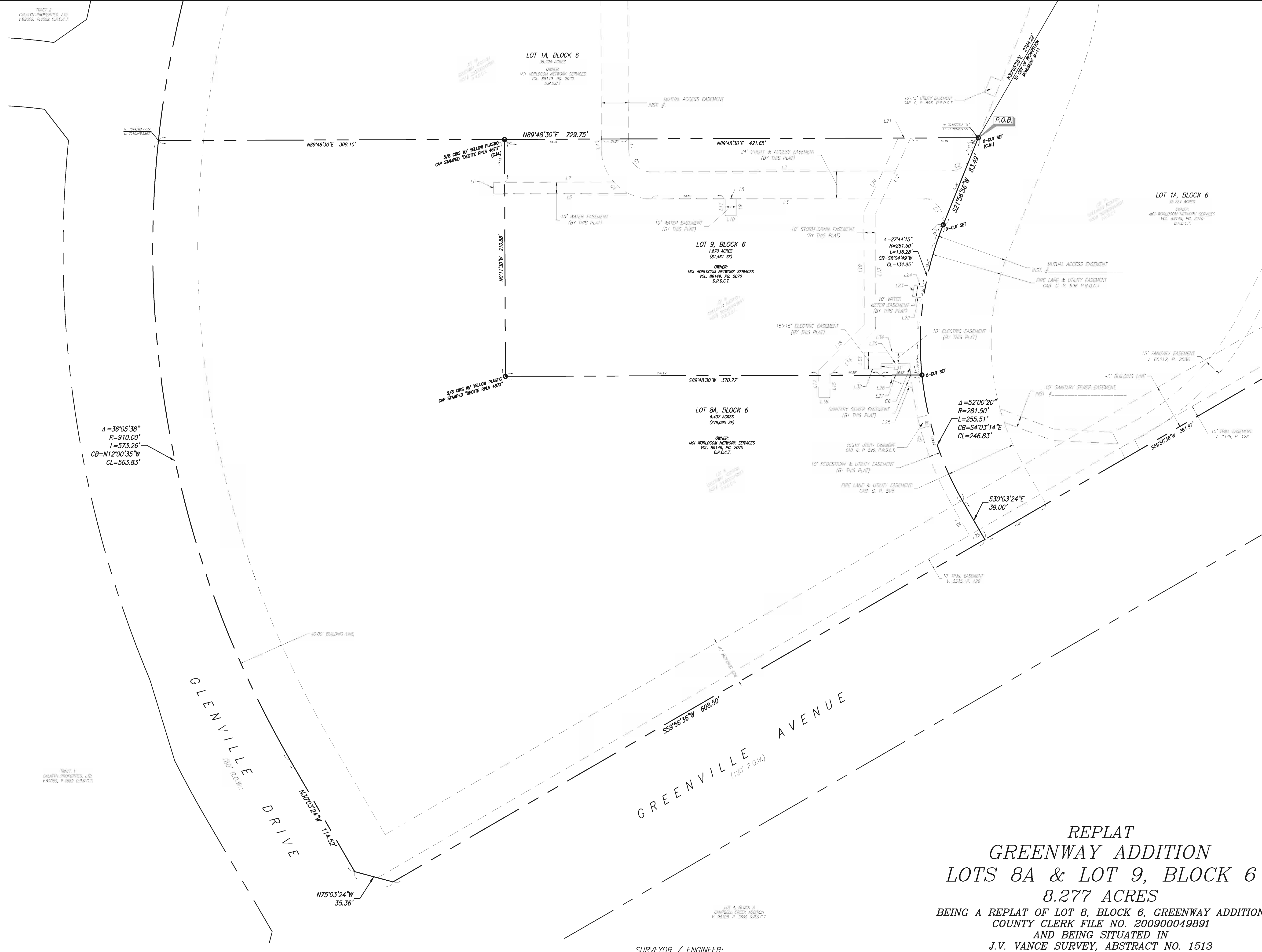


- * NOTES ***
1. BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.
 2. THE PURPOSE OF THIS PLAT IS TO CREATE A NEW LOT FROM LOT 8, BLOCK 6.
 3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

- * LEGEND ***
- CIRF CAPPED IRON ROD FOUND
 - CIRS CAPPED IRON ROD SET
 - IRF IRON ROD FOUND
 - X-CUT X-CUT ON CONCRETE
 - (CM) CONTROLLING MONUMENT
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
 - INST# INSTRUMENT NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - NO. NUMBER
 - R.O.W. RIGHT-OF-WAY
 - ESMT. EASEMENT
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - NTS NOT TO SCALE

Easement Line Table					
Line #	Length	Direction			
L1	9.31	S0° 16' 47"E			
L2	266.03	N89° 48' 30"E			
L3	240.01	S89° 48' 30"W			
L4	9.34	N0° 16' 47"W			
L5	119.80	S89° 48' 30"W			
L6	10.00	N0° 11' 30"W			
L7	107.12	N89° 48' 30"E			
L8	10.00	N89° 48' 30"E			
L9	15.00	S0° 11' 30"E			
L10	10.00	S89° 48' 30"W			
L11	15.00	N0° 11' 30"W			
L12	75.23	S24° 48' 27"W			
L13	101.62	S0° 11' 30"E			
L14	57.45	S44° 48' 30"W			
L15	20.29	S0° 04' 50"E			
L16	10.00	N90° 00' 00"W			
L17	24.41	N0° 04' 50"W			
L18	57.44	N44° 48' 30"E			
L19	99.70	N0° 11' 30"W			
L20	72.78	N24° 48' 27"E			
L21	11.03	N89° 48' 30"E			
L22	10.00	N80° 48' 51"W			
L23	10.00	N9° 11' 09"E			
L24	10.00	S80° 48' 51"E			
L25	8.34	N69° 28' 45"W			
L26	21.99	N67° 30' 00"W			
L27	26.78	N89° 48' 31"E			
L28	10.00	S59° 56' 36"W			
L29	26.99	N30° 03' 18"W			
L30	25.52	S89° 48' 30"W			
L31	5.02	S0° 00' 00"E			
L32	15.00	N90° 00' 00"W			
L33	15.00	N0° 00' 00"E			
L34	50.08	N89° 48' 30"E			

Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.39	20.00	89.91	S45° 14' 08"E	26.26
C2	23.69	20.00	67.86	N55° 52' 43"E	22.33
C3	38.69	20.00	110.84	N34° 46' 19"W	32.93
C4	69.05	44.00	89.91	N45° 14' 08"W	62.18
C5	134.88	291.50	26.51	N16° 48' 05"W	133.68
C6	134.88	291.50	26.51	N16° 48' 05"W	133.68



OWNER: (LOT 9, BLOCK 6)
NOAH PROPERTIES IRVING TX., LLC,
P.O. BOX 1289
RIVERTON, UTAH 84065

OWNER: (LOT 8A, BLOCK 6)
MCI WORLDCOM NETWORK SERVICES
22001 LOUDON COUNTY PARKWAY
ASHBURN, VIRGINIA 20147

SURVEYOR / ENGINEER:
JAMES DeOTTE ENGINEERING, INC.
6707 BRENTWOOD STAIR ROAD, SUITE 520
FORT WORTH, TEXAS 76112
PH: (817) 446-6877
CONTACT: JIM DeOTTE, PE, RPLS

**REPLAT
GREENWAY ADDITION
LOTS 8A & LOT 9, BLOCK 6
8.277 ACRES**

BEING A REPLAT OF LOT 8, BLOCK 6, GREENWAY ADDITION
COUNTY CLERK FILE NO. 200900049891
AND BEING SITUATED IN
J.V. VANCE SURVEY, ABSTRACT NO. 1513
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS
OCTOBER, 2012
(SHEET 1 OF 2)
ADDRESS LOT 8A - 2210 GLENVILLE DRIVE
ADDRESS LOT 9 - 2251 N. GREENVILLE AVE.

OWNERS CERTIFICATE

COUNTY OF DALLAS §
STATE OF TEXAS §

BEING A 8.277 ACRE TRACT OF LAND SITUATED IN THE J.V. VANCE SURVEY, ABSTRACT NO. 1513, ALSO BEING A PORTION OF LOT 8, BLOCK 6, OF THE GREENWAY ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 200900049891, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT), SAID PROPERTY MORE PARTICULARLY BEING DESCRIBED AS FOLLOWS;

BEGINNING AT AN "X" CUT IN CONCRETE BEING AN INTERIOR SOUTHWEST CORNER OF LOT 1A, BLOCK 6, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 8, BLOCK 6, AND LYING IN THE WEST LINE OF A FIRE LANE AND UTILITY EASEMENT RECORDED IN CABINET G, PAGE 596 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE WEST LINE OF SAID FIRE LANE AND UTILITY EASEMENT THE FOLLOWING COURSES;

SOUTH 21 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 83.49 FEET TO AN "X" CUT IN CONCRETE FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 281.50 FEET, A CENTRAL ANGLE OF 52 DEGREES 00 MINUTES 20 SECONDS, AND A CHORD BEARING SOUTH 04 DEGREES 03 MINUTES 14 SECONDS EAST A CHORD DISTANCE OF 246.83 FEET;

ALONG SAID CURVE TO THE LEFT, PASSING AN "X" CUT AT AN ARC LENGTH OF 136.28 FEET FOR THE SOUTHEAST CORNER OF LOT 9, CONTINUING A TOTAL ARC LENGTH OF 255.51 FEET TO A POINT;

SOUTH 30 DEGREES 03 MINUTES 24 SECONDS EAST, A DISTANCE OF 39.00 FEET TO A POINT LYING IN THE NORTH RIGHT-OF-WAY LINE OF GREENVILLE AVENUE, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 6;

THENCE DEPARTING THE WEST LINE OF SAID FIRE LANE AND UTILITY EASEMENT, SOUTH 59 DEGREES 56 MINUTES 36 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF GREENVILLE AVENUE, A DISTANCE OF 608.50 FEET TO A POINT;

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF GREENVILLE AVENUE, NORTH 75 DEGREES 03 MINUTES 24 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A POINT LYING IN THE EAST RIGHT-OF-WAY LINE OF GLENVILLE DRIVE;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY OF GLENVILLE DRIVE THE FOLLOWING COURSES;

NORTH 30 DEGREES 03 MINUTES 24 SECONDS WEST, A DISTANCE OF 114.52 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 910.00 FEET, A CENTRAL ANGLE OF 36 DEGREES 05 MINUTES 38 SECONDS, AND A CHORD BEARING NORTH 12 DEGREES 00 MINUTES 35 SECONDS WEST A CHORD DISTANCE OF 563.83 FEET;

ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 573.26 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 8, BLOCK 6;

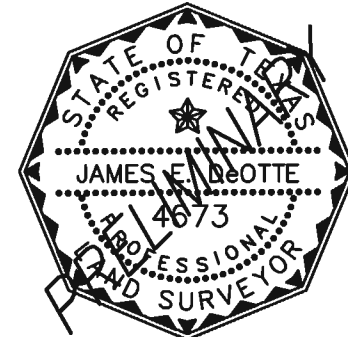
THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF GLENVILLE DRIVE, NORTH 89 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG THE COMMON LINE OF LOT 8, BLOCK 6 AND LOT 1A, BLOCK 6, PASSING A 5/8 INCH YELLOW CAPPED IRON ROD FOUND STAMPED "DeOTTE RPLS 4673" AT A DISTANCE OF 308.10 FEET FOR THE NORTHWEST CORNER OF LOT 9, CONTINUING A TOTAL DISTANCE OF 729.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 360,551 SQUARE FEET OR 8.277 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT:

THAT I, JAMES E. DeOTTE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND FROM OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF RICHARDSON DEVELOPMENT CODE, AND THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212. I FURTHER AFFIRM THAT THE MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF RICHARDSON DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 20_____.

JAMES E. DeOTTE, RPLS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4673



NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

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 (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS THE _____ OF _____, 20_____.

MY COMMISSION EXPIRES:

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

OWNERS DEDICATION

STATE OF TEXAS
DALLAS COUNTY
CITY OF RICHARDSON

THAT I (WE), NOAH PROPERTIES, LLC AND MCI WORLDCOM NETWORK SERVICES BEING THE OWNER(S) OF THE HEREINAFTER DESCRIBED PROPERTY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE GREENWAY ADDITION SUBDIVISION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS 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 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 PAVING ON THE 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 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 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 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, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT 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 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 LOT 8A

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

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 (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS THE _____ OF _____, 20_____.

MY COMMISSION EXPIRES:

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

EXECUTED THIS _____ DAY OF _____, 20_____.

OWNER LOT 9

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

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 (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS THE _____ OF _____, 20_____.

MY COMMISSION EXPIRES:

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

OWNER: (LOT 9, BLOCK 6)
NOAH PROPERTIES IRVING TX., LLC,
P.O. BOX 1289
RIVERTON, UTAH 84065

OWNER: (LOT 8A, BLOCK 6)
MCI WORLDCOM NETWORK SERVICES
22001 LOUDON COUNTY PARKWAY
ASHBURN, VIRGINIA 20147

SURVEYOR / ENGINEER:
JAMES DeOTTE ENGINEERING, INC.
6707 BRENTWOOD STAIR ROAD, SUITE 520
FORT WORTH, TEXAS 76112
PH: (817) 446-6877
CONTACT: JIM DeOTTE, PE, RPLS

REPLAT
GREENWAY ADDITION
LOTS 8A & LOT 9, BLOCK 6
8.277 ACRES

BEING A REPLAT OF LOT 8, BLOCK 6, GREENWAY ADDITION
COUNTY CLERK FILE NO. 200900049891
AND BEING SITUATED IN
J.V. VANCE SURVEY, ABSTRACT NO. 1513
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS
OCTOBER, 2012
(SHEET 2 OF 2)
ADDRESS LOT 8A - 2210 GLENVILLE DRIVE
ADDRESS LOT 9 - 2251 N. GREENVILLE AVE.

Agenda

Item 5

Agenda

Item 6