

City of Richardson City Plan Commission Agenda Packet February 15, 2011

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 15, 2011
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. Agenda items

B. Staff Reports

MINUTES

1. **Approval of minutes of the regular business meeting of February 1, 2011.**

PUBLIC HEARINGS

2. **Zoning File 11-02:** A request by Elise Bissell, representing Take Me Home Pet Rescue, for a Special Permit for a pet rescue and adoption organization at 561 W. Campbell Road (south of Campbell Road, east of Nantucket Drive). The property is currently zoned LR-M(2) Local Retail. *Staff: Chris Shacklett*
3. **Zoning File 11-03:** A request by the City of Richardson to rezone a tract of land at the southeast corner of President George Bush Turnpike and Shiloh Road from R-1500-M Temp to R-1500-M Single-family Residential with a Special Permit to allow a 200-foot monopole antenna tower for a City of Richardson radio communications tower. The site is currently occupied by a North Texas Municipal Water District facility. *Staff: Chris Shacklett*

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, February 11, 2011.

Kathy Welp, Executive Secretary

Staff Reports



Development Status Report

City of Richardson, Texas ♦ Development Services Department

Updated: February 10, 2011

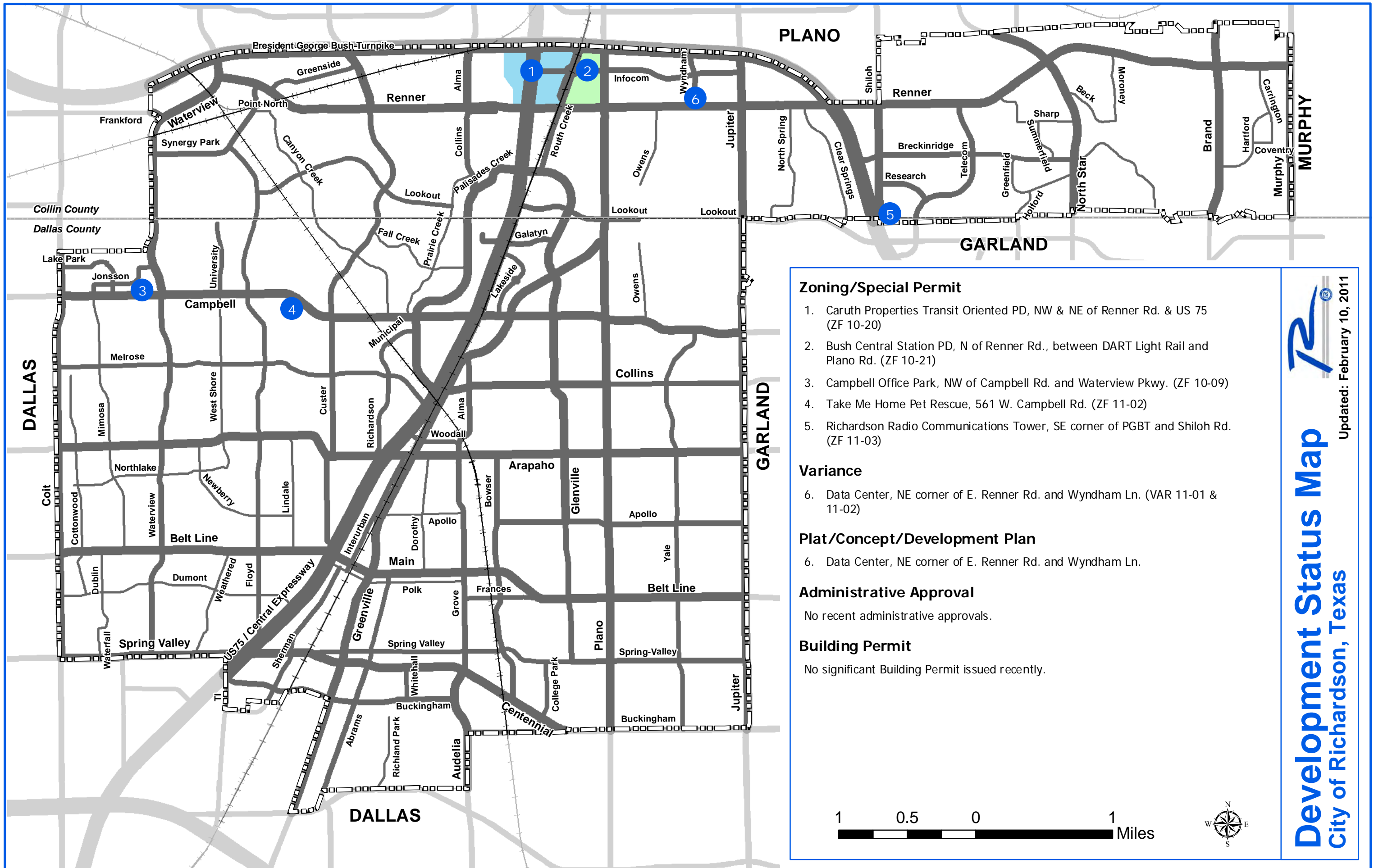
#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS			
1	ZF 10-20 Caruth Properties Transit Oriented PD Northwest & northeast corners of Renner Rd. & US 75	A request by Brian E. Moore, Good Fulton & Farrell Planning and the City of Richardson, representing the Estate of W.W. Caruth, Jr., US Trust, Bank of America, and the City of Plano, for a PD Planned Development for approximately 86 acres located at the northwest and northeast corners of US Hwy 75 and Renner Road.	City Plan Commission December 21, 2010 <i>Recommended Approval</i> City Council January 31, 2011 <i>Approved</i>
2	ZF 10-21 Bush Central Station PD North of Renner Rd., between DART Light Rail and Plano Rd.	A request by Scott Polikov, Gateway Planning Group, Inc., representing Bush/75 Partners LP, for a PD Planned Development for approximately 57 acres located on the north side of Renner Road between the DART Light Rail and Plano Road.	City Plan Commission December 21, 2010 <i>Recommended Approval</i> City Council January 31, 2011 <i>Approved</i>
3	ZF 10-09 Campbell Office Park Northwest of Campbell Rd. and Waterview Pkwy.	A request by Bill Peavy, representing Cloudloft Investments, to amend the O-M Office zoning on a property located on the north side of Campbell Road, west of Waterview Parkway. The property is currently zoned O-M Office.	City Plan Commission June 1, 2010 <i>Recommended Denial</i> City Council February 14, 2011 <i>(continued from the July 12, 2010 Council Meeting)</i>
	ZF 11-01 CZO Amendment: Residential Rainwater Harvesting Regulations	A request by City of Richardson for amendments to the Comprehensive Zoning Ordinance by adding the definition of rainwater harvesting system and by adding rainwater harvesting system to the permitted use regulations of all single-family, patio home, and duplex zoning districts.	City Plan Commission January 18, 2011 <i>Recommended Approval</i> City Council February 14, 2011
4	ZF 11-02 Take Me Home Pet Rescue 561 W. Campbell Rd.	A request by Elise Bissell, representing Take Me Home Pet Rescue, for a Special Permit for a pet rescue center and adoption organization at 561 W. Campbell Road (South of Campbell Road, east of Nantucket Drive). The property is currently zoned LR-M(2) Local Retail.	City Plan Commission February 15, 2011
5	ZF 11-03 Richardson Radio Communications Tower SE corner of PGBT and Shiloh Rd.	A request by the City of Richardson to rezone a tract of land south of Research Drive, on the east side of Shiloh Road from R-1500-M Temp to R-1500-M Residential and to request a Special Permit to allow a 199-foot monopole antenna tower for a City of Richardson radio communications tower.	City Plan Commission February 15, 2011



Development Status Report

City of Richardson, Texas ♦ Development Services Department

#	Name/Location	Project Information	Status
VARIANCES			
6	VAR 11-01 and 11-02 Data Center NE corner of E. Renner Rd. and Wyndham Ln.	A request for an approval of a variance from Article III, Section 21-47(d), <i>Open Space and Screening</i> , and Article III, Section 21-52(i), <i>Off-street Parking</i> , for a proposed data center. The 7.15-acre tract of land is located at the northeast corner of Renner Road and Wyndham Lane. Applicant: Hugo Morales, representing Kimley-Horn and Associates.	City Plan Commission February 1, 2011 <i>Approved</i>
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
6	Data Center NE corner of E. Renner Rd. and Wyndham Ln.	A request for approval to permit a data center in Tract R-13B of a PD (Planned Development) located on a 7.15-acre tract of land at the northeast corner of Renner Road and Wyndham Lane. Applicant: Hugo Morales, representing Kimley-Horn and Associates.	City Plan Commission February 1, 2011 <i>Approved</i>
ADMINISTRATIVE APPROVALS			
		No recent Administrative Approvals	
RECENTLY ISSUED BUILDING PERMITS			
		No recent Building Permits	



Zoning/Special Permit

- 1. Caruth Properties Transit Oriented PD, NW & NE of Renner Rd. & US 75 (ZF 10-20)
- 2. Bush Central Station PD, N of Renner Rd., between DART Light Rail and Plano Rd. (ZF 10-21)
- 3. Campbell Office Park, NW of Campbell Rd. and Waterview Pkwy. (ZF 10-09)
- 4. Take Me Home Pet Rescue, 561 W. Campbell Rd. (ZF 11-02)
- 5. Richardson Radio Communications Tower, SE corner of PGBT and Shiloh Rd. (ZF 11-03)

Variance

- 6. Data Center, NE corner of E. Renner Rd. and Wyndham Ln. (VAR 11-01 & 11-02)

Plat/Concept/Development Plan

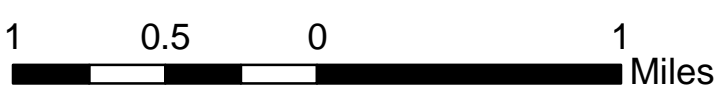
- 6. Data Center, NE corner of E. Renner Rd. and Wyndham Ln.

Administrative Approval

No recent administrative approvals.

Building Permit

No significant Building Permit issued recently.



Development Status Map
City of Richardson, Texas

Updated: February 10, 2011

Agenda

Item 1

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – FEBRUARY 1, 2011**

The Richardson City Plan Commission met February 1, 2011, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman
Bill Hammond, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Barry Hand, Commissioner
Jim Henderson, Commissioner
Thomas Maxwell, Alternate
Don Bouvier, Alternate

CITY STAFF PRESENT: Sam Chavez, Asst. Director of Dev. Svcs. – Planning
Susan Smith, Asst. Director of Dev. Svcs – Dev. & Engr.
Chris Shacklett, Planner
Cindy Wilson, Administrative Secretary

BRIEFING SESSION

Prior to the regular business meeting, the Plan Commission met with staff to receive a briefing on:

A. Agenda Items

Ms. Smith briefed the Commission on the agenda items. No action was taken.

B. Staff Reports

Mr. Chavez briefed the Commission on upcoming development items. No action was taken.

MINUTES

1. Approval of the minutes of the regular meeting of January 18, 2011.

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

PERMITTED USES

- Galatyn Park North:** A request for approval of an office use (data center) on a 7.15-acre tract within Tract R-13B. The subject 7.15-acre site is located at the northeast corner of Renner Road and Wyndham Lane and zoned PD (Planned Development).

Ms. Smith advised that Galatyn Park North and Variances 11-01 and 11-02 were related to the same piece of property and would be briefed together.

Smith said the property was currently zoned PD (Planned Development) for uses allowed in the A-950-M Apartment District including other residential uses; however, there was a special condition under the existing ordinance that allowed the applicant to request additional uses including "office," and the applicant was proposing to develop a data center.

Ms. Smith noted that the first variance, 11-01, was a request to allow a wrought iron fence in lieu of a masonry wall along the eastern property line. She stated that the City requires a masonry screening wall when there is a non-residential use adjacent to residentially zoned property; however, even though the property to the east was zoned residential, there is a City fire station at that location and the Fire Department had no objection to the variance request.

The next variance request, 11-02, was a request to reduce the required parking for a data center. Smith stated that the City currently parks data centers at 1:250 for the manned area of a data center, and 1:1,000 for the unmanned (computer equipment), but the applicant was requesting to reduce the parking ratio to 1:3,000 square feet of building area. Based on the applicant's proposed development of a building with slightly over 72,000 square feet, the current City regulations would require 115 parking spaces, but with the requested reduction, 24 parking spaces would be required, or a reduction of 91 spaces.

Ms. Smith remarked that the proposed parking ratio complied with the Traffic Impact Analysis, and pointed out that the data center in Collins Technology Park had requested and received a parking variance for 1:300 for the manned area, and 1:3,000 for the unmanned area. She also noted that the City was in the process of concluding a parking study for data centers and the results seemed to be suggesting similar ratios to what the applicant was proposing.

Commissioner Hand asked if the fence along the east side was a security or financial issue.

Mr. Jerry Mays, representing Steam Data Centers, 434 Fall Creek Drive, Richardson, Texas, stated they would prefer to have the same type of fence on all four sides of the property, and the fence would be wrought iron with stone pilasters.

Commissioner Bright asked for more information regarding the parking study mentioned earlier by staff.

Ms. Smith replied that the City did not have parking standards for data centers, and when the centers started coming into the City they were parked as office, which would be 1:250; however, if the location was within an industrial area, staff allowed the parking for the unmanned area to be parked at 1:1,000.

Smith pointed out that only one previous parking variance for a data center had gone through the City's variance process; however, many other data centers had expressed interest in the process, but from a timing stand point they were not willing to wait and found it easier to just go ahead and construct the parking. She added that the staff had conducted a site visit to the data center just north of the proposed location and the property manager indicated the only time they used most of their 30 spaces was during a shift change.

Chairman Gantt asked if most of the other data centers in the City had retrofitted existing buildings.

Ms. Smith said that was correct and most of the parking was already in place.

Commissioner Henderson asked if the property would be part of the 600-foot buffer mentioned in Zoning Case 10-21. He also wanted to know if the property was included in that buffer, would it preclude the developer from building apartments in that area.

Chairman Gantt replied that based on the length of the eastern property line, the buffer would extend beyond the property.

Regarding building apartments, Ms. Smith replied that if there was a deed restriction for a buffer zone that included the property in question, then the answer would be yes; however, that had not been determined or confirmed.

With no further questions or comments, Chairman Gantt called for a motion on Item 2.

Motion: Vice Chair Hammond made a motion to recommend approval of Item 2 as presented; second by Commissioner Bright. Motion passed 7-0.

VARIANCES

- 3. Variances 11-01 and 11-02 Richardson Private Data Center II (companion to Item 2):**
A request for approval of a variance from Article III, Section 21-47(d), *Open Space and Screening*, and Article III, Section 21-52(i), *Off-street Parking*, for a proposed data center. The 7.15-acre tract of land is located at the northeast corner of Renner Road and Wyndham Lane.

Chairman Gantt noted that two separate motions would be required: one for Variance 11-01, and another for 11-02.

Motion: Commissioner Bright made a motion to recommend approval of Variance 11-01 as presented; second by Commissioner DePuy. Motion passed 7-0.

Motion: Commissioner Hand made a motion to recommend approval of Variance 11-02 as presented; second by Commissioner Henderson. Motion passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:24 p.m.

David Gantt, Chairman
City Plan Commission

Agenda

Item 2

ZONING FILE 11-02

Attachments:

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Oblique Aerial Looking South
5. Zoning Exhibit (Exhibit B)
6. Applicant's Statement
7. Notice of Public Hearing
8. Notification List
9. Correspondence in Favor



Staff Report

TO: City Plan Commission

FROM: Chris Shacklett, Planner **CS**

DATE: February 11, 2011

RE: **Zoning File 11-02:** Take Me Home Pet Rescue (TMHPR) – Headquarters & Adoption Center

REQUEST:

Special Permit for a pet rescue center and adoption organization

APPLICANT:

Elise Bissell – Take Me Home Pet Rescue

PROPERTY OWNER:

Larry J. Ward

TRACT SIZE AND LOCATION:

2.6-acre site, south of Campbell Road, east of Nantucket Drive.

EXISTING DEVELOPMENT:

The site currently consists of an approximately 25,600-square foot retail building as well as a freestanding 3,080-square foot restaurant building.

ADJACENT ROADWAYS:

Campbell Road: Six-lane, divided arterial; 38,900 vehicles per day on all lanes, eastbound and westbound (April 2009).

Nantucket Drive: Four-lane, undivided local street; no traffic counts available.

SURROUNDING LAND USE AND ZONING:

North: Single-Family; R-1100-M Residential
South: Vacant; O-M Office
East: Retail/Commercial; LR-M(2) Local Retail
West: Retail/Commercial; LR-M(2) Local Retail

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 Residential
South: Neighborhood Service
East: Neighborhood Service
West: Neighborhood Service

EXISTING ZONING:

The subject property is zoned LR-M(2) Local Retail per Ordinance 273-A.

TRAFFIC/ INFRASTRUCTURE IMPACTS:

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

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement)

STAFF COMMENTS:

Background:

The proposed 2,800 square foot lease space is located within an existing 25,617-square foot retail building located on the south side of Campbell Road, east of Nantucket Drive. The organization is a non-profit organization with a goal of reducing the homeless pet population by removing cats and dogs from local shelters and having them spayed/neutered, vaccinated and micro-chipped, and placed for adoption. TMHPR desires to lease this space to become the headquarters for their rescue and adoption organization.

The space was previously occupied by a veterinarian's office and boarding kennel so adequate separation from the other lease spaces is already in place. The interior walls separating the lease space for the balance of the retail building's lease spaces include gypsum board, cellulose fiber

insulation and two additional layers of gypsum board as required by the Comprehensive Zoning Ordinance for veterinary offices and boarding kennels.

Proposed Facility Functions and Activities:

- General office use
- Storage of organization files and supplies
- Photography studio for the purpose of photographing animals for adoption and fundraising purposes
- Adoption center where families can meet pets available for adoption
- Housing of small animals being prepared for adoption
- Sale of pet related items to raise money
- Future spay/neuter clinic

The applicant states the facility will house fewer animals at any one time than are typically housed in a veterinarian's office, which is an allowed use in the district. Staff has informed the applicant of what is expected of them with regard to animal waste disposal per the City of Richardson Health Codes.

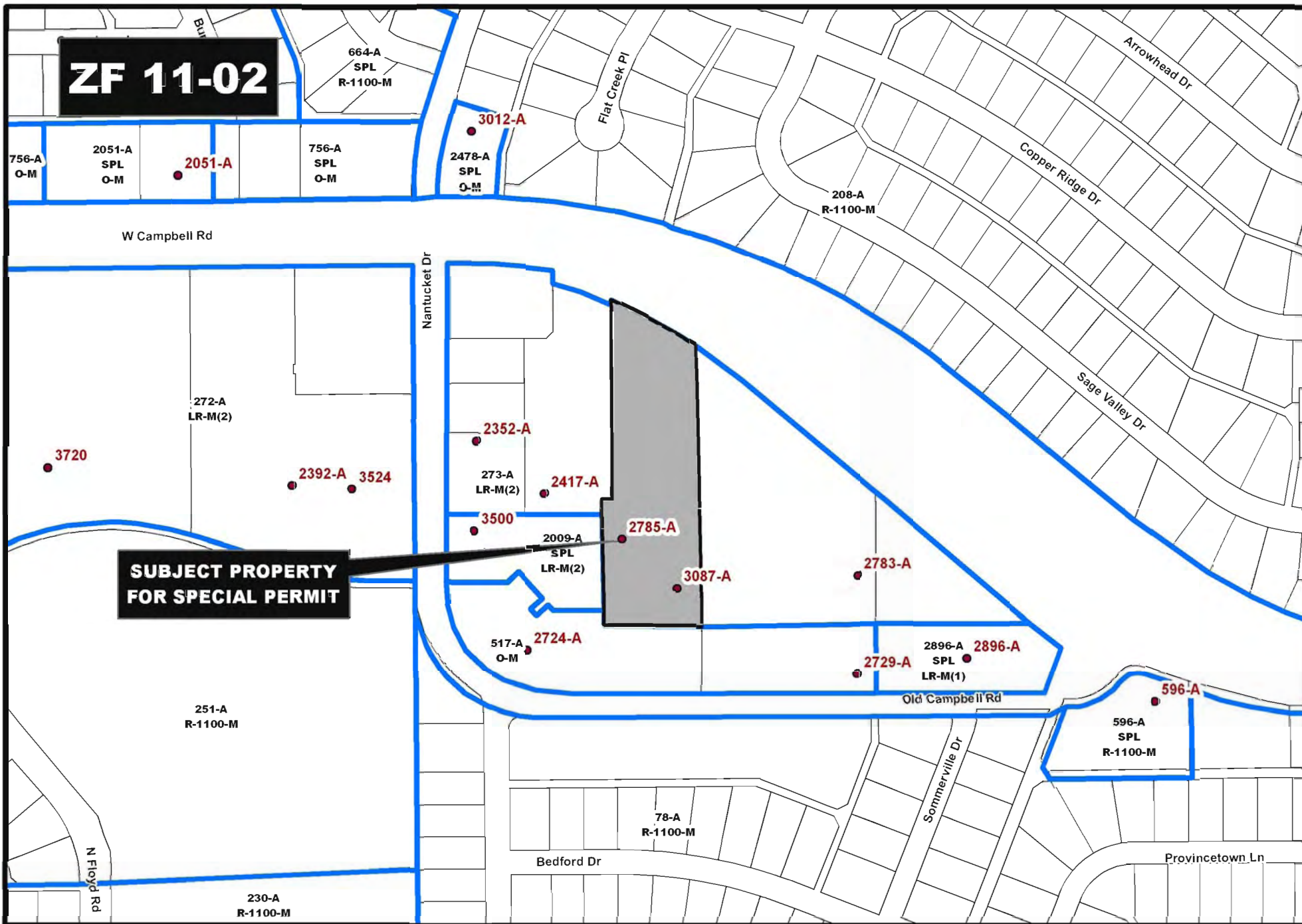
Correspondence: See attached correspondence.

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 accept the applicant's request as presented, the motion should include the following special condition:

1. The Special Permit is for a pet rescue and adoption organization and is limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof, and which is hereby approved.

Council Hearing Date: The earliest possible City Council hearing date is March 14, 2011.



ZF 11-02 Zoning Map

Updated By: shacklett, Update Date: January 18, 2011
 File: DSI\mapping\Cases\Z\2011\ZF1102\ZF1102 zoning.mxd





ZF 11-02

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 11-02 Aerial Map

Updated By: shacklett, Update Date: January 18, 2011
File: DSI\Mapping\Cases\Z\2011\ZF1102\ZF1102 ortho.mxd



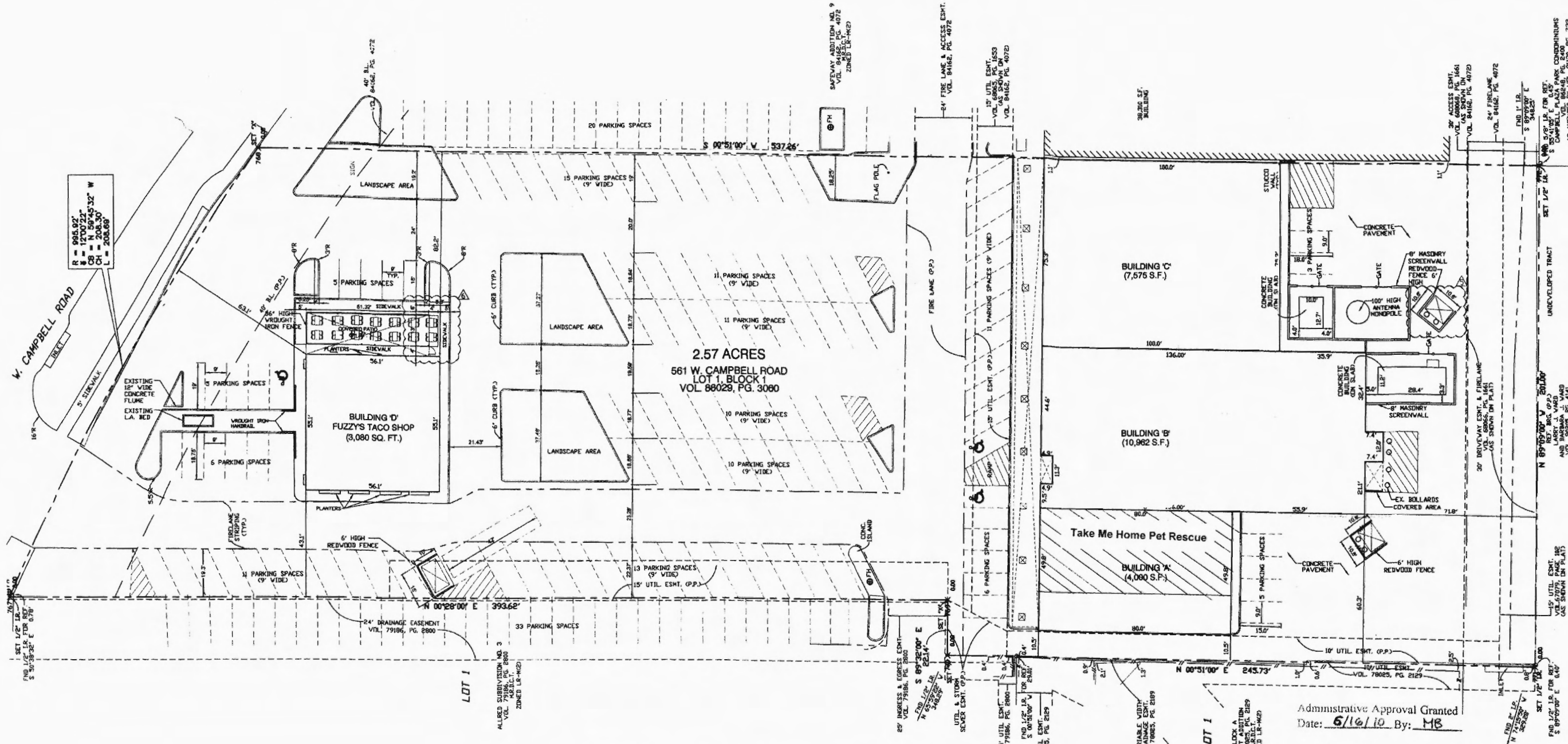


Subject Lease Space

Nantucket Dr

Campbell Rd

**Oblique Aerial
Looking South**



ARCHITECT:
CROSS ARCHITECTS, PLLC.
 1255 W. 15TH ST., SUITE 129
 PLANO, TEXAS 75075
 PH: 972.398.6644
 FAX: 972.312.8666
 brumsey@crossarchitects.com



TAKE ME HOME PET RESCUE
 & ADOPTION
 (ZONING EXHIBIT)
Richardson, Texas

PROJECT:

REVISIONS

NO	DATE	DESCRIPTION
1	5/12/10	PATRIE ISSUE
2	6/07/10	PATRIE RE-ISSUE
3	6/11/10	PATRIE RE-ISSUE

DRAWINGS ISSUED FOR:

DATE: 2/8/2010

PROJ. NO.: 9137

SHEET NUMBER

SP1.0

SITE PLAN

Copyright © 2010

LEASE SPACE FOR TAKE ME HOME PET RESCUE (TMHPR)

Approximately 2,800 square feet, which was previously used as a Veterinarian's Office. Intended uses of space are:

- Adoption center where potential adoptees can meet pets up for adoption
- General office and storage for TMHPR
- Photography studio for photographing pets and people
- Housing of a small number of animals, primarily cats, awaiting adoption
- Sale of pet related items
- Eventually, the group also hopes to offer a low cost spay/neuter clinic as well

The use is similar to a Pet Store, which IS an allowed use in this zoning district.

Take Me Home Pet Rescue is a 100% nonprofit organization dedicated to ending the homeless pet overpopulation by removing dogs and cats from shelters and other unfortunate situations and having them spayed, neutered, vaccinated and microchipped before being adopted to their forever families.

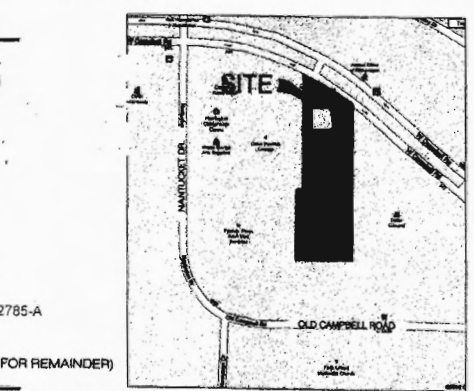
Applicant	Owner
Take Me Home Pet Rescue 508 W. Lookout Drive, Suite 14-40 Richardson, Texas 75080 214.908.0074	Larry Ward 9883 Fallbrook Drive Dallas, Texas 75243 972.301.8212 (Chuck Westinher)

NOTES:
 THE CITY NO LONGER REQUIRES FIRE LANES TO BE DEDICATED BY PLAT. IF THE PROPERTY SHOULD EVER REPLAT/AMEND THE PLAT, THE DEDICATED FIRE LANE EASEMENT WILL BE ABANDONED.

- NOTES:**
1. REPAIR ALL DAMAGED CONCRETE PAVING ADJACENT TO BUILDING 'D' AND REBEAL ALL JOINTS IN PAVING INCLUDING ALL OPEN CRACKS.
 2. CONFIRM ALL PAVING HAS POSITIVE DRAINAGE AWAY FROM BUILDING.

- NOTES:**
1. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.
 2. OUTDOOR LIGHTING TO BE ORIENTED SO THAT LIGHTING LEVELS ARE 1 FOOT-CANDLE OR LESS.
 3. PROVIDE NEW IRRIGATION SYSTEM FOR NEW LANDSCAPING PER CITY REQUIREMENTS.

Administrative Approval Granted
 Date: 6/16/10 By: MB



SITE DATA

ZONING:	LR-M2) LOCAL RETAIL
ORDINANCES:	ORD. 273-A, ORD. 3087-A, ord. 2785-A
SPECIAL CONDITIONS:	ORD. 3087-A, ord. 2785-A
SETBACKS:	40' (FRONT)
BUILDING HEIGHT:	SINGLE STORY (25' MAX)
FLOOR AREA RATIO:	0.5:1.0 (MAX) = 23%
LOT AREA:	2.57 ACRES 111,826 SQ. FT.
BUILDING 'A' AREA:	4,080 SQ. FT.
BUILDING 'B' AREA:	10,962 SQ. FT.
BUILDING 'C' AREA:	7,575 SQ. FT.
BUILDING 'D' AREA:	3,080 SQ. FT.
TOTAL BUILDING AREA:	25,617 SQ. FT.
LANDSCAPE REQUIRED:	5.00% (5,591 SQ. FT.) - per ord 2785-A
LANDSCAPE PROVIDED:	5.77% (6,449 SQ. FT.)
PARKING RATIO:	1/100 S.F. (RESTAURANT)
	30 SPACES/10,000 S.F. + 1/200 S.F. FOR REMAINDER)

PROPOSED PARKING

RETAIL	22,537 SQ. FT.	93 SPACES
RESTAURANT	3,080 SQ. FT.	31 SPACES
TOTAL REQUIRED		= 124 SPACES
W/ 4 SPACE VARIANCE (ORD. 3087)		= 120 SPACES
TOTAL PROVIDED		= 122 SPACES

Exhibit B - Part of Ordinance



Take Me Home Pet Rescue

508 W. Lookout Drive, Suite 14-40
Richardson, Texas 75080

www.takemehomepetrescue.com
214.908.0074

January 17, 2011

Take Me Home Pet Rescue (TMHPR) is a 100% nonprofit organization committed to reducing the homeless pet population by removing dogs and cats from shelters and other unfortunate situations and having them spayed, neutered, vaccinated and microchipped before being adopted to forever families. Having many years of experience, we have formally been in existence since April 2008 and have already rescued and re-homed over 550 dogs and cats. Many of the pets are from local shelters including the Richardson Animal Shelter. Elise Bissell, co-founder and Executive Director of Take Me Home Pet Rescue, serves on the City's Animal Shelter Advisory Commission.

TMHPR wishes to establish its headquarters in lease space at 561 W. Campbell Road. The lease space in question was formerly a veterinarian's office, but has been vacant for at least 5 years. TMHPR intends to use the space for the following:

- General office use
- Storage of crates, files, and other items used by the group
- Photography studio (all animals are professionally photographed to promote their qualities for adoption. In addition, photographs of people and pets are taken for fund raising purposes.)
- Adoption Center where families can meet pets available for adoption in a positive environment and fill out paperwork for intended adoption
- Community Center for outreach groups to earn service hours by volunteering
- Housing of small animals recovering from treatment needed to prepare them for adoption
- Sale of pet related items to raise money to support the group's mission
- Eventually the group also hopes to offer a low cost spay/neuter clinic

It is anticipated that the volume of animals being housed at any one time will be less than the number housed in a typical veterinarian's office. Our pets are kept in homes with families. Living in a family environment increases the adoptability of the pet. The only time a dog may be housed at the facility will be when it is under observation to ensure its health status after being taken from a shelter environment and before being placed with a family. At any one time there could be between zero to three dogs.

The cats will be housed in the facility on a rotating basis. We will be using the same model as PetsMart where the cats may be brought in for a week at a time. Cats do not handle moving from one place to another like dogs do, so it is easier on them to stay for longer periods. We anticipate having no more than 10 cats or kittens being housed there at one time.

The reuse of the long vacant space by TMHPR would be viewed as a positive to the community and a low impact use relative to the use for which the space is zoned.

Board Members

Pam Nachajski/President	Kristi Cameron/Foster Coordinator
Elise Bissell/Vice President/Executive Director	Sally Seegers/Treasure
Sara Barnes/Secretary	Nikki Williamson/Communications

Advisory Board Members

Robert Barker, CPA	JC Barnes, PhD	Charley Bissell, MAI, CRE
Jonathan LaMendola, Esq.	Aron Neeman, DVM	Rebecca Poling, CPA
Kelly Richert/Feral Friends President	DJ Verrett, MD	Cheryl Wyly



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

SPECIAL PERMIT

File No./Name: ZF 11-02 / Take Me Home Pet Rescue
Property Owner: Larry J. Ward
Applicant: Elise Bissell / Take Me Home Pet Rescue
Location: 561 W. Campbell Road (See map on reverse side)
Current Zoning: LR-M(2) Local Retail District
Request: Special Permit for a pet rescue center and adoption organization

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

TUESDAY, FEBRUARY 15, 2011
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.

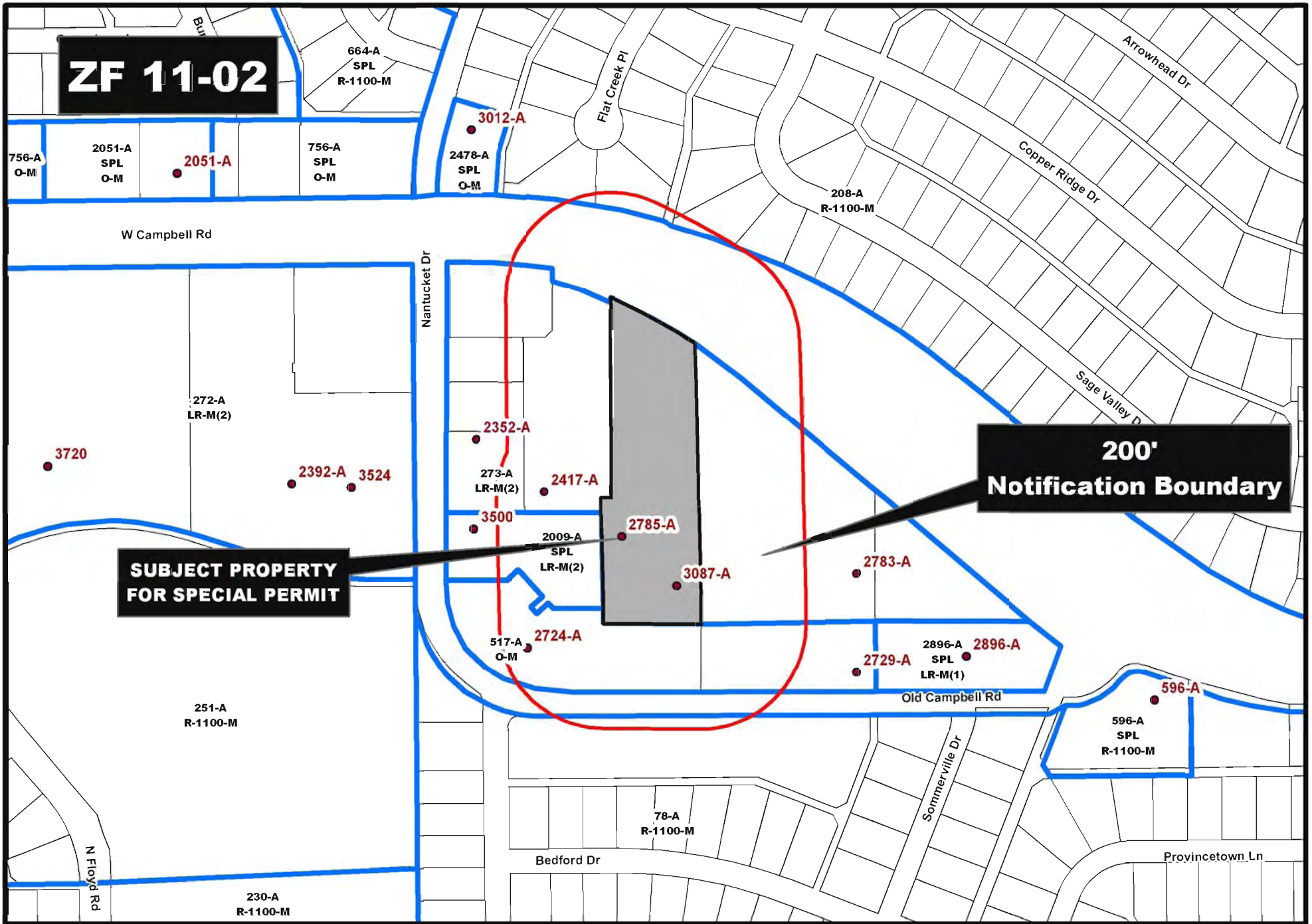
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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/DevelopmentServices.aspx?id=11512>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 11-02.

Date Posted and Mailed: 02/04/11



ZF 11-02 Notification Map

Updated By: shacklett, Update Date: January 18, 2011
 File: DSI\mapping\Cases\Z\2011\ZF1102\ZF1102 notification.mxd



QUINE DAVID N
2006 FLAT CREEK PL
RICHARDSON, TX 75080-2318

HYDER REHAN & BETSY
537 SAGE VALLEY DR
RICHARDSON, TX 75080-2324

BAINS BROTHERS LLC
591 W CAMPBELL RD
RICHARDSON, TX 75080-3326

MARINO MICHAEL J
6901 NORTHWOOD RD
DALLAS, TX 75225-2437

GRIFFITH BALIE & BEVERLY
1206 W 6TH ST
AUSTIN, TX 78703-5209

ACCUPUNCUTURE &
SPORT INJURY CLINIC LLC
610 OLD CAMPBELL RD #100
RICHARDSON, TX 75080-3379

SCHLOBOHM JONEEN LIV TRST
%MARIBETH SCHLOBOHM, TRUSTEE
1207 ETON DR
RICHARDSON, TX 75080-2908

**ELISE BISSELL
TAKE ME HOME PET RESCUE
508 W LOOKOUT, #14-40
RICHARDSON, TX 75080**

MIXON KEN D &
MARTHA CAROL MIXON
2003 FLAT CREEK PL
RICHARDSON, TX 75080-2318

WILSON MARION E
535 SAGE VALLEY DR
RICHARDSON, TX 75080-2324

WARD LARRY J
% BRAUMS ICE CREAM
PO BOX 833009
RICHARDSON, TX 75083-3009

PROSPERITY ASSETS LTD
% TY EQUITY GROUP INC
5930 LBJ FWY STE 400
DALLAS, TX 75240-6372

**WARD LARRY J &
BARBARA J WARD
9683 FALLBROOK DR
DALLAS, TX 75243-6151**

VAJRA CHIH MIN & HWEI HWA
MASTERS FOUNDATION
610 OLD CAMPBELL RD #104
RICHARDSON, TX 75080-3379

CLARK GEORGE R & JUDITH
610 OLD CAMPBELL RD #4
RICHARDSON, TX 75080-3379

HARRIS DAVID C & JANET M
2009 SAGE VALLEY DR
RICHARDSON, TX 75080-2326

CAMPBELL PLAZA LTD
7005 CHASE OAKS BLVD # 20
PLANO, TX 75025-5943

TENG SHAN MEI CHU
11029 SHADY TRL STE 123
DALLAS, TX 75229-7653

**WARD LARRY J
9683 FALLBROOK DR
DALLAS, TX 75243-6151**

FAITH UNITED METHODIST
CHURCH
615 OLD CAMPBELL RD
RICHARDSON, TX 75080-3338

MIAW DANIEL
610 OLD CAMPBELL RD #108-A
RICHARDSON, TX 75080-3379

**CHUCK WESTENHISER
QUINE & ASSOCIATES, INC.
301 S SHERMAN ST #100
RICHARDSON, TX 75081**

ZF 11-02

Correspondence in Support of Application

RE: Take Me Home Pet Rescue needs your VOICE by THURSDAY, Feb. 10, 2011

Alan Balsler

to:

elise@bissellphotography.com

02/07/2011 03:06 PM

Cc:

"Chris.Shacklett@cor.gov", "info@takemehomepetrescue.com"

Hide Details

From: Alan Balsler <awb@palaura.com>

To: "elise@bissellphotography.com" <elise@bissellphotography.com>

Cc: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>, "info@takemehomepetrescue.com" <info@takemehomepetrescue.com>

The Balsers support your plans.

Alan Balsler

From: Elise Bissell [<mailto:elise@bissellphotography.com>]

Sent: Monday, February 07, 2011 12:51 PM

To: elise@bissellphotography.com

Cc: Chris.Shacklett@cor.gov; info@takemehomepetrescue.com

Subject: Take Me Home Pet Rescue needs your VOICE by THURSDAY, Feb. 10, 2011

Importance: High

Dear Friends and Supporters of Take Me Home Pet Rescue:

As you may already know, Take Me Home Pet Rescue is planning on opening an office and weekend Adoption Facility at 561 W. Campbell Road in Richardson, Texas. The space, which belonged to a veterinarian and has been vacant for at least six years, is located in an older strip mall. The shopping center is very vibrant and caters to the local families in the surrounding neighborhoods and to UTD students.

The space we have carefully chosen is visible from Campbell Road and easy to get to. The owner has agreed to lease the space at half the going rate since we are a 501C3 nonprofit organization. By having actual office space our group will be able to do more than ever to help the homeless pet population and at the same time educate the community in the proper care of their pet including having them spayed or neutered.

Our plans for the space are as followings:

- Open room for the cats where they will be rotated in and out of their foster homes on a

weekly basis

- Weekend adoption facility where the foster families can bring their foster dogs for the public to meet and complete applications.
- Occasional isolation for dogs and/or cats when bringing in new pets from local shelters
- Photography studio to allow us to professionally photograph the animals before they go up for adoption
- Storage for our many crates/cages and other rescue supplies
- Eventual spay/neuter clinic

The space will have enough room to bring in volunteers for training and also even have a small retail shop for pet related items. We have already had several requests from local high schools and community groups who have expressed an interest in helping out while earning community service hours. Within the following year we hope to offer a low cost spay neuter clinic as well. Our goal is to have the Adoption Facility open and functional between May 1 and June 1, 2011.

Because our concept is a fairly new one and the space is currently zoned for a veterinary office and pet store, we will need the city to approve its usage as an "Adoption Facility". Chris Shacklett who is handling our case at the City of Richardson has requested that we ask our supporters to send an email to him acknowledging your support.

Please take a moment from your day and send Mr. Shacklett a quick email indicating your support for our plans. He will be presenting the information to the Zoning Board next Monday and needs your response by THIS Thursday, February 10, 2011. His email address is Chris.Shacklett@cor.gov.

Thank you in advance for your time. Please let me know if you have any questions regarding this request.

Sincerely,

Elise Bissell, RN, BSN

214.908.0074

www.bissellphotography.com

www.takemehomepetrescue.com

www.neighborsgo.com



TMHPR Space
Alex Welgehausen

to:

Chris.Shacklett@cor.gov

02/07/2011 07:55 PM

Hide Details

From: Alex Welgehausen <spiker642@yahoo.com>

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>

Please respond to Alex Welgehausen <spiker642@yahoo.com>

Mr. Shacklett,

I have worked with Take Me Home Pet Rescue on many occasions. I am a Girl Scout working towards my Gold Award. They have been very accepting to volunteer opportunities for service hours. I was also a part of NJHS at my middle school. They provided me with alot of my service hours and they helped whenever they could. I hope you are considering letting them rent the space for an Adoption Facility. It will provide alot of opportunities for younger Girl Scout troops for them to continue being a Girl Scout. Thank You.

Sincerely,
Alex Welgehausen

Take me home Pet Rescue Adoption Facility

Anita Butler

to:

Chris.Shacklett

02/07/2011 09:44 PM

Hide Details

From: Anita Butler <nitebutler@yahoo.com>

To: Chris.Shacklett@cor.gov

Dear Mr. Shacklett,

I am writing to support Elise Bissell's Take Me Home Pet Rescue's concept to help our animals. This is something Richardson desperately needs. It would not only help our animals, but also provide volunteers with experience regarding animal rescue. This is vital to our community. I fully support this. This is taking us where we belong, into the future. If only all communities had this. Perhaps this will set an example to other cities. What a brilliant concept.

Thank you for presenting this and caring about our animals.

Kind regards,

Mrs. Anita Butler



Take Me Home Pet Rescue
Anne Fletcher to: chris.shacklett

02/07/2011 01:40 PM

From: Anne Fletcher <annefletcher85@yahoo.com>
To: chris.shacklett@cor.gov

To Whom it May Concern:

How exciting for Richardson to have such a reputable rescue group as Take Me Home Rescue planning on opening their doors within your community! I am so pleased for the city of Richardson to have an opportunity such as this to put a caring face on their city. How very convenient for your citizens who are wanting to find family companion animals or just to help out.

My daughter teaches in RISD and is so impressed with the city. She enjoyed the time she spent there so much that she just moved from a house in Garland to an apartment in Richardson. She will be making Richardson her permanent home soon. My children both attended UTD. You have much to offer. I hope this warm and fuzzy adoption facility will soon be added to your community. How wonderful for your citizens and the unwanted animals in need who will receive a second chance at life through this facility.

Regards,

S. Anne Fletcher
3802 Remington Dr.
Rowlett, TX 75088

972)475-2349

Take Me Home Pet Rescue

Robert Zadina

to:

Chris.Shacklett

02/07/2011 01:34 PM

Hide Details

From: "Robert Zadina" <rzadina@basaresources.com>

To: <Chris.Shacklett@cor.gov>

Dear Mr. Shacklett,

I'd like to take this opportunity to express my support of the work of Ms. Elise Bissell and request that you approve zoning of her Campbell Road space to an **"Adoption Facility"**. Thank you for your consideration of my request.

Cordially,

Bob Zadina

Bob Zadina
rzadina@basaresources.com

I support this
Christine
to:
Chris.Shacklett
02/07/2011 09:48 PM
Hide Details
From: Christine <christinecoutu@sbcglobal.net>

To: Chris.Shacklett@cor.gov

I support 561 W. Campbell Road being approved for becoming an Adoption Facility. It's a great idea!

Christine Coutu
1101 Pacific Drive
Richardson, TX 75081

My support for TMHPR

chuck williams

to:

Chris.Shacklett

02/07/2011 11:47 PM

Hide Details

From: chuck williams <faststrat@yahoo.com>

To: Chris.Shacklett@cor.gov

Mr Shacklett,

I am writing to express my support for the organization called Take Me Home Pet Rescue. These people are compassionate and responsible, and their noble cause is a win for all people in the community.

The services and efforts they provide are good for the community in many ways, They build positive relationships, they offer information to the public and network with other professionals in this field, and their work is truly humane.

For what it is worth, please add my name to the list of supporters and feel free to contact me if I can be of service to their efforts of securing a facility in Richardson.

Regards,

Chuck Williams

817-323-8671



To: Chris.Shacklett@cor.gov,
Elise Bissel <elise@bissellphotography.com>, Pam Waugehausen
<pnachajski@yahoo.com>,
Bcc:
Subject: support for Take Me Home Pet Rescue
From: Claire Burns <claireburns59@yahoo.com> - Monday 02/07/2011 09:48 PM

Dear Mr Shacklett,

I wholeheartedly support the efforts of Take Me Home Pet Rescue in their plans to open a weekend Adoption Facility. It would certainly revitalize the shopping center that has been looking worn for some time.

Please give your support in helping them get this zoned for their use.

Sincerely,
Claire Burns

I believe what is doing for our community is outstanding

Take Me Home Pet Rescue "Zoning Request"
Coby Moenning
to:
chris.shacklett
02/07/2011 05:27 PM
Hide Details
From: Coby Moenning <cobyalan@hotmail.com>

To: <chris.shacklett@cor.gov>

Chris Shacklett,

I am writing this in support of Elise Bissell and her organization, Take Me Home Pet Rescue, and the zoning issues she has with leasing space at 561 W. Campbell Road in Richardson. I personally have adopted two beautiful, happy and healthy dogs from her Rescue that would have been euthanized by the local city shelters if she hadn't saved them. I am an employee of Dr. Aron Neeman/Kindness Small Animal Hospital in Garland, Tx, the animal hospital that takes care of all TMHPR's pets before being exposed to the public or other animals. She has vetted almost 600 pets at our clinic since starting her organization. Cleanliness, health risks, proper care, handling and safety are top priorities of Elise Bissell and her organization. Her organization would benefit the local economy by bringing in people to a shopping center that normally wouldn't stop there. She believes highly in helping her neighbors, whether personally or professionally.

Thank you for your time,

Coby Moenning



Take Me Home Pet Rescue

Colleen Manders to: Chris.Shacklett@cor.gov

Cc: "elise@bissellphotography.com"

02/07/2011 01:53 PM

From: Colleen Manders <colleen.manders@att.net>
To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>
Cc: "elise@bissellphotography.com" <elise@bissellphotography.com>

Chris,

I am a resident of Canyon Creek and I fully support rezoning the location Take Me Home Pet Rescue is interested in.

Thanks,
Colleen

Sent from my iPhone

Take Me Home Pet Rescue - Adoption Facility

Dana Huffman

to:

Chris.Shacklett

02/07/2011 01:08 PM

Hide Details

From: Dana Huffman <huffmanlaw@gmail.com>

To: Chris.Shacklett@cor.gov

Dear Mr. Shacklett,

I wanted to state that I am in complete support for Take Me Home Pet Rescue's efforts to lease space in the City of Richardson as an "adoption facility." I am on the Board of Directors for the Richardson Humane Society and the City of Richardson Animal Services Advisory Commission. Additionally, I am a municipal judge for several surrounding municipalities and see first hand the effect of animal overpopulation. Any entity's willingness to lease space in our city, in a space that has long been vacant, and their efforts to assist our shelter in further reducing Richardson's animal euthanasia rate, has my full support.

Dana D. Huffman
Richardson resident
972-998-0679



I support the Take Me Home Adoption facility
lpayton1 to: Chris.Shacklett

02/07/2011 01:25 PM

From: <lpayton1@tx.rr.com>
To: Chris.Shacklett@cor.gov

I am sending this email to show my support for the proposed adoption facility that Take Me Home Pet Rescue wants to open.
Thank you
Darlene Payton

Proposed Adoption Facility

Elizabeth Young

to:

Chris.Shacklett

02/07/2011 01:12 PM

Hide Details

From: Elizabeth Young <lele4447@yahoo.com>

To: Chris.Shacklett@cor.gov

I am all in favor of the Adoption Facility being planned by Elise Bissel of Take Me Home Pet Rescue. I've been a "foster parent" for dogs for her group for some time now, and all of the dogs I've cared for have been adopted, and have been tremendous assets to their new families.

Please give this your "all"!! Elizabeth and Westy Young 4447 Irvin Simmons Dallas, Tx 75229
Thank you so ve3ry much!

Take Me Home Pet Rescue

Elizabeth Ann Bodden

to:

Chris.Shacklett

02/07/2011 03:50 PM

Cc:

"elise", lpayton1

Hide Details

From: "Elizabeth Ann Bodden" <elizabeth@toonces.org>

To: Chris.Shacklett@cor.gov

Cc: "elise" <elise@bissellphotography.com>, lpayton1@tx.rr.com

7-Feb-11

Mr. Shacklett,

I would like to take just a moment to express *my support* for the exciting endeavors under way at Take Me Home Pet Rescue. It is my understanding that Take Me Home Pet Rescue is planning to open an office and weekend Adoption Facility at 561 W. Campbell Road in Richardson, Texas. The space will be utilized as follows:

- *Open room for adoptable cats where they will be rotated in and out of their foster homes on a weekly basis
- *Weekend adoption facility where the foster families can bring their foster dogs for the public to meet and complete applications.
- *Photography studio to allow us to professionally photograph the animals before they go up for adoption
- *Eventual spay/neuter clinic

This is an amazing opportunity for the animals and the people of North Texas.

Thank you very much for helping to make this happen.

Most Sincerely,
Elizabeth Bodden
6316 Walling Lane
Plano, Texas 75093

Take Me Home Rescue

Johnnie Lee

to:

Chris.Shacklett

02/07/2011 07:42 PM

Hide Details

From: Johnnie Lee <johnnielee@sbcglobal.net>

To: Chris.Shacklett@cor.gov

I just wanted to let you know what a wonderful concept Take Me Home has come up with. I support their effort in acquiring a facility for their adoption program and for temporary housing of the cats and kittens. The option for having this serve as an isolation place for sick animals is also a wonderful ideal and will save fosters from exposing their own animals. Please know that everyone in the rescue field understands the challenges of acquiring a facility and hope they succeed in getting this zoned for their purpose. Thank you for your representation.

Thanks,

Johnnie Lee

Take Me Home Pet Rescue

Bonnely, Jean-Paul

to:

Chris.Shacklett@cor.gov

02/07/2011 01:11 PM

Hide Details

From: "Bonnely, Jean-Paul" <jp@therepublicofdog.com>

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>

Greetings Mr. Shacklett,

I wanted to write and ask that you please support the approval to allow Take Me Home Pet Rescue to use the space located at 561 W. Campbell Road in Richardson that is currently zoned for a veterinary office and pet store as and "Adoption Facility".

This is a group that benefits our community and helps lower city expenses by reducing the work load of the local animal control agency and reducing the number of stray animals on the streets.

They save lives that otherwise would be lost.

Thank you in advance for your support of Take Me Home Pet Rescue.

Regards,

Jean-Paul "JP" Bonnely
The Republic of Dog, Inc.

214-707-7005

www.therepublicofdog.com

jp@therepublicofdog.com

Richardson Pet Adoption Center
Karen Kraft
to:
Chris.Shacklett
02/07/2011 02:57 PM
Hide Details
From: "Karen Kraft" <kkraft@intlusventdev.com>

To: <Chris.Shacklett@cor.gov>

I am writing to lend my voice to this very important and necessary endeavor! There are so many animals that are surrendered, found, or taken away from bad people... and they need to have an opportunity to move from "animals" to "pets". As I sit here, I have my 2 furry children next to me... black cats, that are the children I never had. Whether you agree or not with that sentiment (children), it's important to match homes and animals and not chose the easy option... to kill the extras!

I believe that Richardson will do what it the best for the city, the animals/pets and families!

Sincerely,

Spirits Soar Productions
(a division of International Venture Development, LLC)

Karen Kraft
Founder | CEO | Managing Director
kkraft@intlUSventdev.com
214-707-8295

Grant me, Lord, courage as Your witness, gentleness in my dealing with people, and purity in my life, so that people may see in me the attractiveness of Jesus.

--IMPORTANT:

If you foreword this email, please delete the forwarding history including my email address.

It is a courtesy to me and others who may not wish to have their email addresses sent all over the world.

Erasing the history helps prevent spammers from mining addresses and viruses from being propagated

Take Me Home Pet Rescue

Parsons, Kelly

to:

Chris.Shacklett

02/07/2011 01:55 PM

Hide Details

From: "Parsons, Kelly" <Kelly.Parsons@mosaic.com>

To: <Chris.Shacklett@cor.gov>

Mr. Shacklett,

I am writing you to send my support for the TMHPR clinic and adoption facility to be located at 561 W. Campbell Road. The work this rescue does is important in not only saving many dogs and cats lives, but as importantly, educating the community on the critical need to spay and neuter our pets.

I would be grateful for your support with the zoning counsel to allow TMHPR to serve as both a vet clinic and adoption facility. The adoption facility will enable TMHPR to increase their adoptions and accordingly find homes for more dogs and cats, as well as offer the opportunity to educate the community.

Respectfully,

Kelly Parsons

Chief Financial Officer

Mosaic

6051 N State Hwy 161

Irving, TX 75038-2236

972.870.4891 direct

972.870.4810 fax

214.457.6966 wireless

www.mosaic.com



To: <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: FW: My support for plans to open the Adoption Facility at 561 W. Campbell Road in Richardson , Texas
From: "Elise Bissell" <elise@bissellphotography.com> - Monday 02/07/2011 01:57 PM

Please respond to <elise@bissellphotography.com>

Chris, for some reason Kim's email was returned to her as undeliverable so I am forwarding it for her to see if that makes a difference.

Thanks,

Elise Bissell
214.908.0074
www.bissellphotography.com
www.takemehomepetrescue.com

From: Kim K Wyatt [mailto:kim@thewyattlaw.com]
Sent: Monday, February 07, 2011 1:40 PM
To: 'Chris.Shacklett@cor.gov.'
Cc: elise@bissellphotography.com; 'Kim K Wyatt'
Subject: My support for plans to open the Adoption Facility at 561 W. Campbell Road in Richardson , Texas

Please note that I completely support the 'space that is currently zoned for a veterinary office and pet store' to be used as an "Adoption Facility"

Thanks!

Kim K. Wyatt
Attorney at Law



THE WYATT LAW FIRM
1000 E. Belt Line Rd.
Suite 210
Carrollton, TX 75006
p: 214.438.0250 f: 214.438.0251
alternate efax : 214.279.0043

Support

Marshall Hillman

to:

'chris.shacklett@cor.gov'

02/07/2011 01:37 PM

Hide Details

From: Marshall Hillman <mhillman@irr.com>

To: "'chris.shacklett@cor.gov'" <chris.shacklett@cor.gov>

Mr. Shacklett,

I support Take Me Home Pet Rescue and their proposed usage of a pet adoption facility on Campbell Road.

Thanks,

Marshall Hillman

Marshall Hillman, CPA

Analyst

Integra Realty Resources DFW, LLP

700 E. Campbell Rd, Suite #265

Richardson, TX 75081

Direct: (972)960-1222 ext. 119

Mobile: (214)663-1447

Fax: (972)960-2922

E-mail: mhillman@irr.com

Website: www.irr.com

Take me Home - Suite

Molly Peterson

to:

Chris.Shacklett

02/07/2011 04:32 PM

Hide Details

From: Molly Peterson <mrtpeterson@yahoo.com>

To: Chris.Shacklett@cor.gov

Hello Mr Shacklett, thank you for taking the time to consider working w/ Take me Home Pet Rescue. We are in support of the plans for their adoption suite. If you have any questions, let me know.

Molly Peterson

President/Director CCHS

www.CollinCountyHumaneSociety.org

PO Box 2733 McKinney, TX 75070

Take me home pet rescue

robb barker

to:

Chris.Shacklett

02/07/2011 12:57 PM

Hide Details

From: robb barker <robbscpa@gmail.com>

To: Chris.Shacklett@cor.gov

I am a supporter and the cpa for take me hm pet rescue. I have known elisse for many years and their operation iis a perfect fit for the availalble space. Pleaase accommodate their request for zoning.

Thank you,

Robb Barker cpa

Rezoning - 561 W. Campbell Road

Robert L. \Skip\ Trimble

to:

Chris.Shacklett

02/07/2011 04:14 PM

Hide Details

From: "Robert L. \"Skip\" Trimble" <skip@catlyn.net>

To: <Chris.Shacklett@cor.gov>

Mr. Shacklett:

I support Take Me Home Pet Rescue's plans request for rezoning of 561 W. Campbell Road for its usage as an "Adoption Facility". This organization does great work in rescuing and rehoming lost, abandoned and abused pets. Having a good facility to work from will make this work more effective. Thank you for your consideration.

Robert L. "Skip" Trimble
8333 Douglas Avenue, Suite 1350
Dallas, Texas 75225
Tel: (214) 855-2960
Fax: (214) 855-8858
Email: skip@catlyn.net

Elise Bissell
Sheila Theriot
to:
chris.shacklett@cor.gov
02/07/2011 02:16 PM
Hide Details
From: Sheila Theriot <stheriot@McKoolSmith.com>

To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>

*Elisa does wonderful things for the animals.....her new space will make it great for all of us to help the animals better.....please help herwe all need her !!!!!!!!!!!
Thank you!*

*Sheila L. Theriot
214-978-6347*

Take me Home Pet Rescue

Sondra York

to:

Chris.Shacklett

02/07/2011 08:17 PM

Hide Details

From: Sondra York <sondrasyork@yahoo.com>

To: Chris.Shacklett@cor.gov

Mr. Shacklett, I whole-heartedly support and encourage you to allow Take Me Home Pet Rescue to open the facility they are wanting to open. I work in Richardson and would like to see this happen. Thank you,

Sondra York

2325 Fountain Head Dr.

Plano, TX 75023

Take Me Home Pet Rescue proposal

Steven Butler

to:

Chris.Shacklett

02/07/2011 11:04 PM

Hide Details

From: Steven Butler <texian1846@yahoo.com>

To: Chris.Shacklett@cor.gov

Dear Mr. Shacklett:

As a Richardson taxpayer, voter, and resident of 27 years, I urge you to do all that you can to enable the non-profit Take Me Home Pet Rescue organization to open a facility on Campbell Road. I have read about their plans and it all sounds like a splendid idea to me, and one that I think will do our community a world of good.

Yours Sincerely,
Dr. Steven R. Butler
1114 Pacific Drive
Richardson, TX 75081
972-699-8823

Take Me Home Pet Rescue

Tom O'Keefe

to:

Chris.Shacklett

02/07/2011 06:28 PM

Hide Details

From: "Tom O'Keefe" <scubadiv2@verizon.net>

To: <Chris.Shacklett@cor.gov>

I would like to show my support for Take Me Home Pet Rescue and urge you to give support as well. This is a well organized group of experienced people whose heart is in the right place when helping animals when they are down. Thanks for your support!

Tom O'Keefe



Adoption Facility
Benjie Butler to: Chris.Shacklett

02/08/2011 08:16 AM

From: Benjie Butler <benjiebutler@yahoo.co.uk>
To: Chris.Shacklett@cor.gov

Dear Mr Shacklett,
I would like to add my name to the many that are in support of the proposed Take Me Home cat adoption facility on Campbell Road in Richardson. I feel that this is something that the area has needed desperately for a very long time. This facility would be an invaluable asset to the community. Please can you help to get them approved by the city as an adoption facility.
Sincerely,
Benjamin Butler

Take Me Home Pet Rescue

BEVERLY FYFE

to:

Chris.Shacklett

02/08/2011 01:46 PM

Hide Details

From: BEVERLY FYFE <tjfyfe@sbcglobal.net>

To: Chris.Shacklett@cor.gov

Mr. Shacklett - I am told that this animal rescue group wants to open an office and adoption venue at 561 W. Campbell Road. This is a wonderful idea from a dedicated animal rescue group. It would be beneficial to the area and to the city of Richardson.

As a citizen, please consider this my strong support of Take Me Home Rescue and their proposed plan for 561 W. Campbell Road. Thanks.

Beverly Fyfe
1208 Richland Oaks
Richardson 75081
972/690-9260

Metroplex Animal Coalition
Dallas Animal Cruelty Alliance
Angie's Friends



Take Me Home Pet Rescue
Candace Gray to: Chris.Shacklett

02/08/2011 01:41 PM

From: Candace Gray <cjgray@jcpenny.com>
To: <Chris.Shacklett@cor.gov>

I am so enthusiastic about this new Adoption Facility! It will truly bring Richardson another step closer to being a city of the future. I've been a resident for almost 10 years and the changes I've seen in just the past 2 years are so exciting. Please do what you can to make this Adoption Facility a reality.

Thank you!

Candace Gray
1932 N. Floyd Rd.
Richardson, TX 75080

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If the reader of this message is not the intended recipient, you are hereby notified that your access is unauthorized, and any review, dissemination, distribution or copying of this message including any attachments is strictly prohibited. If you are not the intended recipient, please contact the sender and delete the material from any computer.

Take Me Home Pet Rescue

CWilcox

to:

Chris.Shacklett

02/08/2011 10:36 AM

Hide Details

From: <CWilcox@SpencerStuart.com>

To: <Chris.Shacklett@cor.gov>

I support this organization and their desire to open a facility in Richardson. It will serve the community as well as homeless pets.

Carrie Wilcox
Spencer Stuart
Dallas

T 214.672.5240

F 214.672.5299

cwilcox@spencerstuart.com

To learn more about our approach to executive search, board-level recruitment, succession planning, and management assessment -- and to access our latest perspectives on leadership -- please visit:

<http://www.spencerstuart.com>.

Pet Adoption Facility - Take Me Home Rescue

Cindy Hosch

to:

Chris.Shacklett

02/08/2011 07:54 AM

Hide Details

From: Cindy Hosch <cindyhosch@yahoo.com>

To: Chris.Shacklett@cor.gov

Please respond to Cindy Hosch <cindyhosch@yahoo.com>

Mr. Shacklett -

I would like to express my support for allowing Take Me Home Rescue to open an adoption facility in Richardson. The proposed address for this facility is 561 W. Campbell Road.

Please help us convince the 'powers that be' that this is a necessary and important cause for society - to help reduce the amount of homeless animals in our neighborhoods.

Thank you

Cindy Hosch

972.345.7292

'Until one has loved an animal, part of their soul remains unawakened'

Take Me Home Pet Rescue

Holly Gemmell

to:

Chris.Shacklett

02/08/2011 12:26 PM

Hide Details

From: Holly Gemmell <hgemmell1@yahoo.com>

To: Chris.Shacklett@cor.gov

Chris,

I am sending this email to show my support for Take Me Home Pet Rescue to open an adoption facility on Campbell Road in Richardson. I am frequently in this part of Richardson and think it will be a wonderful addition to the neighborhood.

Holly Gemmell

Adoption Facility

Jackie Mumaw

to:

Chris.Shacklett@cor.gov

02/08/2011 10:19 AM

Hide Details

From: Jackie Mumaw <Jackie.Mumaw@exeltransportation.com>

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>

We ask for your support of Take me Home request for adoption facility in Richardson, Texas. They will be filling another void for the domesticated animals – thanks for listening.

Jackie Mumaw

Protective Animal League volunteer

Jackie Mumaw

Account Manager



Exel Transportation

6309 Industrial Drive
Sachse, Texas 75048
USA

Beginning Friday 6/4/2010 * I will be out of the office on Fridays.

Telephone 1-972-442-3303 Ext.119

Toll-Free 1-800-897-3303

Cell 1-214-725-6704

Facsimile 1-972-442-9008

jackie.mumaw@exeltransportation.com

www.exeltransportation.com

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Take Me Home Pet Rescue Support

Karrie Ronk

to:

Chris.Shacklett

02/08/2011 09:06 AM

Cc:

elise

Hide Details

From: Karrie Ronk <kare2bfit@gmail.com>

To: Chris.Shacklett@cor.gov

Cc: elise@bissellphotography.com

Mr Shacklett,

I am writing to express my support of the office space requested for a new location for Take Me Home Pet Rescue. I am a Richardson resident and have adopted a wonderful dog from this amazing organization and there is no doubt the access to office space will be very beneficial to the organization as well as to the Richardson community.

Karrie Ronk, RN, BSN

Exercise Rehabilitation LCMC

Clinical Consultant, Lifelines Medical Solutions

kare2bfit@gmail.com

214-704-0957



Take Me Home Pet Rescue - Support
Michelle Simmons to: Chris.Shacklett

02/08/2011 02:17 PM

From: Michelle Simmons <msimmon9@jcpenny.com>
To: <Chris.Shacklett@cor.gov>

Mr. Shacklett,

This email is to inform you and your office that I fully support the rezoning effort for the Take Me Home Pet Rescue to be able to open its doors on Campbell Road. I live in Richardson, off of Custer Rd, and would love to have a facility like this nearby.

Thank you for including me in the support of this initiative.

Michelle (Hoyt) Simmons

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New facility in Richardson

Michele M Stamm

to:

Chris.Shacklett

02/08/2011 06:35 PM

Hide Details

From: "Michele M Stamm" <mstamm@contractor.jcpenney.com>

To: <Chris.Shacklett@cor.gov>

I am a taxpayer in Richardson, I vote and have resided here for 30 years. I am encouraged by this new facility and hope you do all you can to help Take Me Home Pet Rescue organization to open their facility. I believe it will really help our city.

Michele Stamm

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If the reader of this message is not the intended recipient, you are hereby notified that your access is unauthorized, and any review, dissemination, distribution or copying of this message including any attachments is strictly prohibited. If you are not the intended recipient, please contact the sender and delete the material from any computer.

Take Me Home Pet Rescue

Rinaldi, Paul

to:

Chris.Shacklett

02/08/2011 07:55 AM

Hide Details

From: "Rinaldi, Paul" <Paul.Rinaldi@medpro.com>

To: <Chris.Shacklett@cor.gov>

Chris:

I am a strong proponent of allowing this wonderful non-profit entity the opportunity to do great things in our local animal community. I am fully supporting your endeavor to make this happen!

Paul Rinaldi
409 High Brook Drive
Richardson, TX 75080

Take Me Home Pet Rescue

Rebecca Poling

to:

Chris.Shacklett

02/08/2011 10:03 PM

Hide Details

From: "Rebecca Poling" <rpoling1@swbell.net>

To: <Chris.Shacklett@cor.gov>

Hi Chris,

I've lived in North Texas all my life – I grew up in Richardson. I'm the founder of a non-profit organization that promotes humane education and responsible pet ownership. I currently serve on the City of Dallas Animal Shelter Commission and write an on-line column about animal rescue in the DFW area. I'm familiar with Take Me Home Pet Rescue and their plans for the space on Campbell Road. It's a good plan, well thought out and responsible. Take Me Home has the financial resources and community support to be sure the facility is top-notch. And it's something this community greatly needs. I wholeheartedly support Take Me Home's efforts.

Please let me know if you have any questions or if there is anything I can do to make this happen.

Rebecca

Rebecca Poling

President, [Companions For Life](#)

[Dallas Animal Rescue Examiner](#)

Please give your support to Take Me Home Rescue
Sharon Saricopoulos

to:

Chris.Shacklett@cor.gov

02/08/2011 04:22 PM

Hide Details

From: Sharon Saricopoulos <ssaricopoulos@philipvogel.com>

To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>

I support Take Me Home Rescue and their plans for an Adoption Facility on W. Campbell Road in Richardson.

This would be a wonderful win/win opportunity for the community and the City.

Sharon Saricopoulos

Direct 214.346.5837

Fax 214.346.5899



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This email has been scanned for virus and spam by SecurePipe mailMAX.

RE: Take Me Home Pet Rescue
Tammy Lewis
to:
chris.shacklett
02/08/2011 12:05 AM
Hide Details
From: Tammy Lewis <canadatl@hotmail.com>

To: <chris.shacklett@cor.gov>

From: canadatl@hotmail.com
To: chris.shacklette@cor.gov
Subject: RE: Take Me Home Pet Rescue
Date: Tue, 8 Feb 2011 00:04:37 -0600

From: canadatl@hotmail.com
To: chris.shacklette@cor.gov
Subject: Take MHome Pet Rescue
Date: Mon, 7 Feb 2011 16:02:36 -0600

Chris,

I totally support the new Adoption Center that Take Me Home Pet Rescue wants to have on Campbell Rd. The whole endeavor could not be anymore of a plus for the area in my opinion. Please let me know if there is anything I can do to help the process move forward.

Tammy Lewis RN,
canadatl@hotmail.com
469-767-9454

Adoption Facility at 561 W. Campbell Road
Thomas A. Colaw
to:
Chris.Shacklett
02/08/2011 05:37 AM
Hide Details
From: "Thomas A. Colaw" <colaw@tx.rr.com>

To: <Chris.Shacklett@cor.gov>

Dear Chris –

I want to convey my upmost support for your zoning modification efforts for Elise Bissell's facility.

I have been to the Richardson Pound many times, received two pets from them over the years and they are doing a wonderful job given their limited funding. I have also visited the other area pounds. Irving impressed me the most since they provide on the spot vaccinations, handle all the necessary paperwork and subtly screen the prospective owners. They also allow 4 weeks to return the pet if there are problems in "settling in", a reasonably adequate time.

This facility can bring the education, training and the right information to the public to fulfill the needs of the future owners, the helpless pet and the responsibilities of the City.

The Civic Pounds can only go so far. This facility would definitely be a complimentary asset and once again let Richardson show our other communities how it should be done and how it can be done.

You definitely have my support. As a senior, I've wanted to get more involved in the solution to homeless animals. This is the perfect venue.

Tom Colaw
972-934-1556
Dallas, TX

I support Take Me Home Pet Rescue.

Beth Smith

to:

CHris.Shacklett

02/09/2011 04:22 PM

Hide Details

From: "Beth Smith" <smithx5@sbcglobal.net>

To: <CHris.Shacklett@cor.gov>

Dear Mr. Shacklett,

I am writing to indicate my support of Take Me Home Pet Rescue and their plans to open an office and weekend Adoption Facility at 561 W. Campbell Road in Richardson, Texas. I see it as a win-win for all involved.

Thank you for your consideration.

Beth Smith
Richardson Resident

Support for Take Me Home Pet Rescue
evie karlson
to:
chris.shacklett
02/09/2011 09:18 AM
Hide Details
From: evie karlson <eviekarlson@hotmail.com>

To: <chris.shacklett@cor.gov>

Mr. Shacklett,

I am a Richardson resident and I am in support of Take Me Home Pet Rescue's efforts to open an adoption facility on Campbell Road. I would appreciate your support in the matter as well.

Thank you!

Sincerely,

Evie Karlson-Hillman

Support for Take Me Home Pet Rescue

laura fine

to:

Chris.Shacklett

02/09/2011 10:15 PM

Cc:

elise

Hide Details

From: laura fine <rarkitty@aol.com>

To: Chris.Shacklett@cor.gov

Cc: elise@bissellphotography.com

Dear Mr. Shacklett,

i just want to let you know that i am emailing you to show my support for Take Me Home Pet Rescues plan to open an adoption facility at 561 W. Cambell Road in Richardson, Texas. i think its terrific, and as a pet lover and rescuer, i appreciate your support as well.

Thank you so much,

Laura T. Fine

6211 Turner Way
Dallas, Texas 75230

Adoption Facility at 561 W. Campbell Road in Richardson, Texas

Paul Breitzman

to:

Chris.Shacklett

02/09/2011 11:56 AM

Hide Details

From: Paul Breitzman <p.breitzman@gmail.com>

To: Chris.Shacklett@cor.gov

Please accept this e-mail as evidence of my support for the plans of Take Me Home Pet Rescue for the above referenced facility.

Thanks,

-Paul Breitzman



To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc: Elise TMHPR <info@takemehomepetrescue.com>,
Bcc:
Subject: FW: Support of Take Me Home Pet Rescue adoption facility
From: Paula Smith <pfierros@terremark.com> - Wednesday 02/09/2011 04:06 PM

Mr. Shacklett,

First off, thank you for taking on the plight for Take Me Home Pet Rescue and assisting in securing a location for this wonderful group. I would like to express my support for the Take Me Home Pet Rescue Adoption Center. As a fellow animal lover, rescuer and advocate for our 4 legged homeless friends, the shelter is, without a doubt, much needed in our area. The homeless rate and owners surrender of animals are growing expeditiously. The DFW kill shelters are full 100% of the time which pushes up the kill rate to create additional room for the daily mass intake of animals. Take Me Home Pet Rescue rescues shelter animals that are in need of medical attention or simply out of time and at risk of euthanasia. However, they do not have enough foster homes to accommodate all of the animals that they would like to rescue. This facility would be the portal to making this dream a reality.

One of the many objectives of Take Me Home Pet Rescue is to also educate the public about the importance of spay/neuter and proper pet care, as well as to assist them in resolving any basic behavioral issues they may be experiencing with their pet as an alternative to shelter relinquishment.

The adoption facility would provide vital care, love and socialization for some of the hundreds of unwanted animals given to local shelters every year. Fact: Over four million animals are put to death each year in the U.S. alone because they are abandoned and unwanted, pretty shocking and saddening statistics. TMHPR is ready, and willing, to help eliminate the euthanizing of the dogs and cats and provide them with a second chance. How can anyone say no to a group that is will to take on the financial burden to provide a better life for animals in need, and to help get them off the streets?

I know firsthand the commitment, love and caring that Take Me Home Pet Rescue provides to the pets in their program. I wish everyone could see the difference that rescue groups make in removing homeless abandoned pets from the street and shelter. This is a good thing! The need for a no kill shelters are greatly needed in our area.

My summation support philosophy- The community relies on Take Me Home Pet Rescue as a resource for adoption, foster homes, veterinary care, behavioral training and animal welfare advocacy. Elise and her group considers the unique needs of all the animals in their care and work compassionately to prepare every safe, appropriately socialized pet for a wonderful new life.

Regards,

Paula L. Smith

Finance Operations

psmith@terremark.com

469.461.9248 office (please note new phone number)

222 W Las Colinas Blvd Ste 350E

Irving, TX 75039

terremark north america, inc.

www.terremark.com / NASDAQ: TMRK

To the world, you're just a person...To a rescued dog, you are the world!



Take Me Home Pet Rescue
rt251 to: chris.shacklett

02/09/2011 03:22 PM

From: <rt251@tx.rr.com>
To: chris.shacklett@cor.gov

Dear Mr. Shacklett:

We support Take Me Home Pet Rescue/Elise Bissell in locating the pet adoption facility on Campbell Road in Richardson.

Richard & Laura Taylor
435 Valley Glen Drive
Richardson



To: <Chris.Shacklett@cor.gov>,
Cc: "Pam Nachajski" <pnachajski@yahoo.com>,
Bcc:
Subject: Take Me Home Pet Rescue
From: "Duryea, Cynthanne" <cduryea@cooper-clinic.com> - Thursday 02/10/2011 12:33 PM

Chris,

I fully support "Take Me Home Pet Rescue" acquiring the space at 561 West Campbell Road in Richardson, Texas. I understand they plan to use the space for an office and weekend adoption facility. I understand in order to be allowed to do this under the current zoning for that location; they are in need of proving they have support.

I have been a Richardson Resident for 10 years and have known Elise Bissell, the founder of "Take Me Home Pet Rescue" for the 10 years I have been a Richardson resident. She has spoken to me at length of her desire to have a local office, and I know she has been looking at this location with anticipation. I am proud to support her cause and do ask that the City of Richardson would allow "Take Me Home Pet Rescue" to lease the 561 West Campbell Road location, regardless of the current zoning.

Thank you,

Cynthanne Duryea, RD, LD
Registered Dietitian
Cooper Clinic Nutrition
A Cooper Aerobics Company

12200 Preston Road | Dallas TX 75230
O: 972.560.2655 | 866.906.2667 (COOP) | F: 972.560.3232
cduryea@cooper-clinic.com | cooperaerobics.com

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To: <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: FW: Take Me Home Pet Rescue needs your VOICE by THURSDAY, Feb. 10, 2011
From: "Kelly Richert" <krichert@verizon.net> - Thursday 02/10/2011 10:50 AM

Please respond to <krichert@verizon.net>

Dear Mr. Shacklett,

I would like to voice my support of my fellow rescue group, Take Me Home Pet Rescue in their endeavor to obtain space for their activities.

Thank you,

Kelly Richert
President
Feral Friends Community Cat Alliance

From: Elise Bissell [mailto:elise@bissellphotography.com]
Sent: Monday, February 07, 2011 12:51 PM
To: elise@bissellphotography.com
Cc: Chris.Shacklett@cor.gov; info@takemehomepetrescue.com
Subject: Take Me Home Pet Rescue needs your VOICE by THURSDAY, Feb. 10, 2011
Importance: High

Dear Friends and Supporters of Take Me Home Pet Rescue:

As you may already know, Take Me Home Pet Rescue is planning on opening an office and weekend Adoption Facility at 561 W. Campbell Road in Richardson, Texas. The space, which belonged to a veterinarian and has been vacant for at least six years, is located in an older strip mall. The shopping center is very vibrant and caters to the local families in the surrounding neighborhoods and to UTD students.

The space we have carefully chosen is visible from Campbell Road and easy to get to. The owner has agreed to lease the space at half the going rate since we are a 501C3 nonprofit organization. By having actual office space our group will be able to do more than ever to help the homeless pet population and at the same time educate the community in the proper care of their pet including having them spayed or neutered.

Our plans for the space are as followings:

- Open room for the cats where they will be rotated in and out of their foster homes on a weekly basis
- Weekend adoption facility where the foster families can bring their foster dogs for the public to meet and complete applications.
- Occasional isolation for dogs and/or cats when bringing in new pets from local shelters
- Photography studio to allow us to professionally photograph the animals before they go up for adoption
- Storage for our many crates/cages and other rescue supplies
- Eventual spay/neuter clinic

The space will have enough room to bring in volunteers for training and also even have

a small retail shop for pet related items. We have already had several requests from local high schools and community groups who have expressed an interest in helping out while earning community service hours. Within the following year we hope to offer a low cost spay neuter clinic as well. Our goal is to have the Adoption Facility open and functional between May 1 and June 1, 2011.

Because our concept is a fairly new one and the space is currently zoned for a veterinary office and pet store, we will need the city to approve its usage as an "Adoption Facility". Chris Shacklett who is handling our case at the City of Richardson has requested that we ask our supporters to send an email to him acknowledging your support.

Please take a moment from your day and send Mr. Shacklett a quick email indicating your support for our plans. He will be presenting the information to the Zoning Board next Monday and needs your response by THIS Thursday, February 10, 2011. His email address is Chris.Shacklett@cor.gov.

Thank you in advance for your time. Please let me know if you have any questions regarding this request.

Sincerely,

Elise Bissell, RN, BSN
214.908.0074
www.bissellphotography.com
www.takemehomepetrescue.com
www.neighborsgo.com





To: "Chris.Shacklett@cor.gov" <Chris.Shacklett@cor.gov>,
Cc:
Bcc:
Subject: Take Me Home - Pet Adoption Center
From: "Duncan, Lynne M [BMG]" <Lynne.M.Duncan@sprint.com> - Thursday 02/10/2011 01:31 PM

Mr. Shacklett,

I want to let you know that I am a huge advocate for the proposed Animal Adoption Center on Campbell Road in Richardson. As a foster family for the 'Take Me Home' organization, I cannot tell you enough how evident it is that more resources like this, along with volunteers, are necessary to address the on-going pet rescue efforts in our community.

This Adoption Center would be a wonderful opportunity to promote awareness and adoption prospects. This is a great neighborhood location that has sat empty for several years now. The adoption center would serve an extremely worthwhile cause for our community and thousands of homeless pets.

Thanks for your support!

Regards,

Lynne Duncan

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Fw: Take Me Home Pet Rescue needs your VOICE by THURSDAY, Feb. 10, 2011

Michelle Troop

to:

Chris.Shacklett

02/10/2011 11:44 AM

Hide Details

From: Michelle Troop <mtroop24@yahoo.com>

To: Chris.Shacklett@cor.gov

Hi Chris,

I can't begin to tell you how much a place like this is needed. I work pet adoptions and rescue care a minimum of 25 hours a week. Having a facility like this would help immensely. It would improve the communities ability to find homes and provide care for far more animals that we currently can. Plus, it fills a big void in the animal care, training and adoption space. There are lots of "stores" and shelters that provide some of these options, but most are not focused on the animals and forever homes that mean they are not coming back to shelters over and over again.

The space and location will greatly benefit from having something that promotes positive care, improved animal/family relationships and eventually a spay/neuter clinic to help reduce the feral population.

We can't thank you enough for helping Elise and TMHPR bring this much needed facility to life.

Sincerely,
Michelle Troop

----- Forwarded Message -----

From: Elise Bissell <elise@bissellphotography.com>

To: elise@bissellphotography.com

Cc: Chris.Shacklett@cor.gov; info@takemehomepetrescue.com

Sent: Mon, February 7, 2011 12:50:56 PM

Subject: Take Me Home Pet Rescue needs your VOICE by THURSDAY, Feb. 10, 2011

Dear Friends and Supporters of Take Me Home Pet Rescue:

As you may already know, Take Me Home Pet Rescue is planning on opening an office and weekend Adoption Facility at 561 W. Campbell Road in Richardson , Texas . The space, which belonged to a veterinarian and has been vacant for at least six years, is located in an older strip mall. The shopping center is very vibrant and caters to the local families in the surrounding neighborhoods and to UTD students.

The space we have carefully chosen is visible from Campbell Road and easy to get to. The owner has agreed to lease the space at half the going rate since we are a 501C3 nonprofit organization. By having actual office space our group will be able to do more than ever to help the homeless pet population and at the same time educate the community in the proper care of their pet including having them spayed or neutered.

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- Occasional isolation for dogs and/or cats when bringing in new pets from local shelters
- Photography studio to allow us to professionally photograph the animals before they go up for adoption
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- Eventual spay/neuter clinic

The space will have enough room to bring in volunteers for training and also even have a small retail shop for pet related items. We have already had several requests from local high schools and community groups who have expressed an interest in helping out while earning community service hours. Within the following year we hope to offer a low cost spay neuter clinic as well. Our goal is to have the Adoption Facility open and functional between May 1 and June 1, 2011.

Because our concept is a fairly new one and the space is currently zoned for a veterinary office and pet store, we will need the city to approve its usage as an "Adoption Facility". Chris Shacklett who is handling our case at the City of Richardson has requested that we ask our supporters to send an email to him acknowledging your support.

Please take a moment from your day and send Mr. Shacklett a quick email indicating your support for our plans. He will be presenting the information to the Zoning Board next Monday and needs your response by THIS Thursday, February 10, 2011. His email address is Chris.Shacklett@cor.gov.

Thank you in advance for your time. Please let me know if you have any questions regarding this request.

Sincerely,

Elise Bissell, RN, BSN
214.908.0074

www.bissellphotography.com

www.takemehomepetrescue.com

www.neighborsgo.com



Take Me Home Pet Rescue

Rekka Melby

to:

chris.shacklett

02/10/2011 09:55 AM

Hide Details

From: Rekka Melby <rekkamelby@yahoo.com>

To: chris.shacklett@cor.gov

Hi Chris,

I'm writing to tell you I'm in support of Take Me Home Pet Rescue and their desire to use the space in Richardson to do adoption events so we can save more homeless pets. Thank you for helping with the zoning efforts.

Rekka Melby



To: Chris.Shacklett@cor.gov,
Cc:
Bcc:
Subject: Take Me Home Pet Rescue Adoption Facility
From: Shannon Pinkston <atomic.casting@mac.com> - Thursday 02/10/2011 07:54 PM

RE: Take Me Home Pet Rescue is planning on opening an office and weekend Adoption Facility at 561 W. Campbell Road in Richardson, Texas. Because the concept is a fairly new one and the space is currently zoned for a veterinary office and pet store, we will need the city to approve its usage as an "Adoption Facility". Chris Shacklett who is handling our case at the City of Richardson has requested that we ask our supporters to send an email to him acknowledging your support for our plans. He will be presenting the information to the Zoning Board next Monday and needs your response by THIS Thursday, February 10. His email address is Chris.Shacklett@cor.gov

Hi Chris!

Just saw this and want to say I am 300% behind this idea - please do what you can to help it pass. And let me know if I can be of any help to you in your work to push this through.

Thanks so much!

Shannon

Shannon L. Pinkston
Casting Director | Atomic Casting
South Side on Lamar Building
1409 South Lamar
| Suite 254 |
Dallas Texas 75215
214.528.1188 W | 214.683.5354 C | 214.960.2775 F
atomic.casting@mac.com
www.atomic-casting.com

Feed shelter animals for Free @ www.theanimalrescuesite.com

Rid the world of pet over-population: Spay and Neuter your Pets

 Please consider the Environment before printing this email.

Take Me Home Pet Rescue Adoption Facility
Tran Steel
to:
chris.shacklett
02/10/2011 11:12 AM
Hide Details
From: Tran Steel <tranthegirl@hotmail.com>

To: <chris.shacklett@cor.gov>

Dear Chris,

It is exciting to think that there is a possibility that the city could provide an adoption facility for one of its local rescue groups, Take Me Home Pet Rescue. I was a Richardson resident for over 10 years and attended school there as well. I frequented the Richardson shelter as well. Two of our family dogs, Silas and Zoey, were rescues from the shelter. My husband and I are active fosters for Operation Kindness in Carrollton and have seen the great positives in an adoption facility to that area. Also now being a part of helping Rescues, I've seen different cities and how they've managed their shelters, Richardson has always done a fine job. I imagine that the adoption facility for TMHPR will be of additional benefit to the city and to its shelter. Thank you!

Sincerely,
Tran Steel

Agenda

Item 3

ZONING FILE 11-03

Attachments:

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Oblique Aerial Looking South
5. Zoning Exhibit (Exhibit B-1)
6. Zoning Exhibit Close-up (Exhibit B-2)
7. Tower Elevation (Exhibit C)
8. Applicant's Statement
9. Notice of Public Hearing
10. Notification List



Staff Report

TO: City Plan Commission
FROM: Chris Shacklett, Planner **CS**
DATE: February 11, 2011
RE: **Zoning File 11-03:** City of Richardson Radio Communications Tower

REQUEST:

Zone change from R-1500-M Temp to R-1500-M Residential with a Special Permit for a 199-foot radio communications tower

APPLICANT:

Brian Davis – City of Richardson

PROPERTY OWNER:

North Texas Municipal Water District (NTMWD)

TRACT SIZE AND LOCATION:

8.1-acre site, south of Research Drive, east of PGBT and Shiloh Road.

EXISTING DEVELOPMENT:

The site consists of a 3,000,000-gallon ground storage tank, an approximately 800-square foot control building for the City's Shiloh Road Pump Station as well as two (2) 3,000,000-gallon ground storage tanks operated by the NTMWD. There are also three (3) vertical turbine pumps with an associated approximately 800-square foot control building operated by NTMWD.

ADJACENT ROADWAYS:

President George Bush Turnpike: Freeway/Turnpike; 69,000 vehicles per day on all lanes, northbound and southbound, north of Shiloh Road (December 2009).

Shiloh Road: Six-lane, divided arterial; 7,900 vehicles per day on Shiloh Road, north of PGBT (March 2009).

Research Drive: Four-lane, undivided major collector; no traffic counts available.

SURROUNDING LAND USE AND ZONING:

North: Vacant; I-M(1) Industrial
South: Vacant; City of Garland - PD
East: Office; I-M(1) Industrial
West: PGBT and Multi-Family/Group Quarters; A-950-M Apartment

FUTURE LAND USE PLAN:

Office/Industry

Areas of low- and medium-density office, as well as manufacturing and distribution facilities.

Future Land Uses of Surrounding Area:

North: Office/Industry
South: City of Garland, Office & Professional Services and Campus Office/Industrial
East: Office/Industry
West: PGBT and Multi-Family Residential

EXISTING ZONING:

The subject property is zoned R-1500-M Temp.

TRAFFIC/ INFRASTRUCTURE IMPACTS:

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

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement)

STAFF COMMENTS:

Background:

The site is generally located south of Research Drive on the east side of Shiloh Road and PGBT, and is utilized by the City of Richardson and North Texas Municipal Water District (NTMWD) for water-related operations. The site is accessed by a gated driveway on Shiloh Road at the northeast corner of the property.

The City of Richardson is currently in the process of replacing its aging radio system. Additional radio sites are being constructed to address shortcomings that have been identified by police officers and firefighters to ensure adequate radio coverage in areas identified as having limited accessibility by personnel carrying portable radios. The City's RF consultants conducted

an extensive study and measurement of the system and identified the NTMWD site for the proposed antenna tower. The site provides a location that should have a minimal visual impact to residents, while providing signal strength currently lacking to Public Safety personnel.

Last year, a similar request was heard by the Commission and City Council for a 180-foot DART radio tower with 15-foot antennas located along the DART Red Line, south of Arapaho Road. The tower was needed to enhance DART's communication for public safety purposes, and the request was approved in August 2010.

Request:

The City is requesting to rezone the property from R-1500-M Temp to R-1500-M Residential with a Special Permit to allow a 180-foot freestanding antenna ("monopole") tower atop a concrete footing with three (3) whip antennas that are a maximum fifteen (15) feet each in height. The total height of the tower and antennas would be 199 feet at its highest point.

Zoning

The property is currently zoned R-1500-M Temp. The property never received a permanent zoning designation after it was annexed into the City of Richardson in 1970 (northern portion) and 1989 (southern portion), respectively. The proposed zoning would be R-1500-M Residential, which allows uses such as public buildings and freestanding antennas by right.

The Future Land Use Plan designates the area as Office/Industry; however, upon hearing concerns from the NTMWD that rezoning the property to a non-residential district could impact their insurance tax rate, retaining the R-1500-M Residential District without the Temp designation is appropriate and allows the proposed project to move forward, if approved, based on the following factors:

- The proposed zoning district does not place the NTMWD facility into a non-conforming status and allows the District to maintain its current operation as is
- It is highly unlikely that the site will ever be vacated by the NTMWD, and
- It is highly unlikely that the site would be redeveloped as residential since the site is surrounded by non-residential zoned and non-residential developed property

Special Permit

The purpose of the Special Permit is to grant additional height over what is allowed by right in the Comprehensive Zoning Ordinance for a freestanding antenna monopole. The proposed freestanding monopole, associated 10' x 20' masonry equipment building, and generator would be located along the northern property line as depicted in Exhibits "B-1" and "B-2". The Special Permit request includes the following exceptions to regulations in the Comprehensive Zoning Ordinance in the following areas:

- If the proposed zoning change to R-1500-M Residential is approved, the maximum height allowed in that district is forty (40) feet (*Article IV, Section 3. (a)*)
- The proposed freestanding monopole is 180 feet in height, while the Comprehensive Zoning Ordinance (*Article XXII-E, Section 1. (d) (1)*) limits the structure to 125 feet.

- The proposed antennas extend fifteen (15) feet above the top of the freestanding monopole, while the Comprehensive Zoning Ordinance (*Article XXII-E, Section 1. (d) (2)*) limits them to ten (10) feet above the top of the structure.

The applicant's Special Permit request also includes a request to not utilize screening around the proposed freestanding monopole and equipment building, while the Comprehensive Zoning Ordinance (*Article XXII-E, Section 1. (d) (4)*) requires the antenna and any equipment buildings to be enclosed by a decorative iron fence with a screening hedge or masonry wall.

- The applicant states the screening is not necessary since the entire NTMWD facility is already enclosed by screening walls, fences and landscaping (See attached aerials).

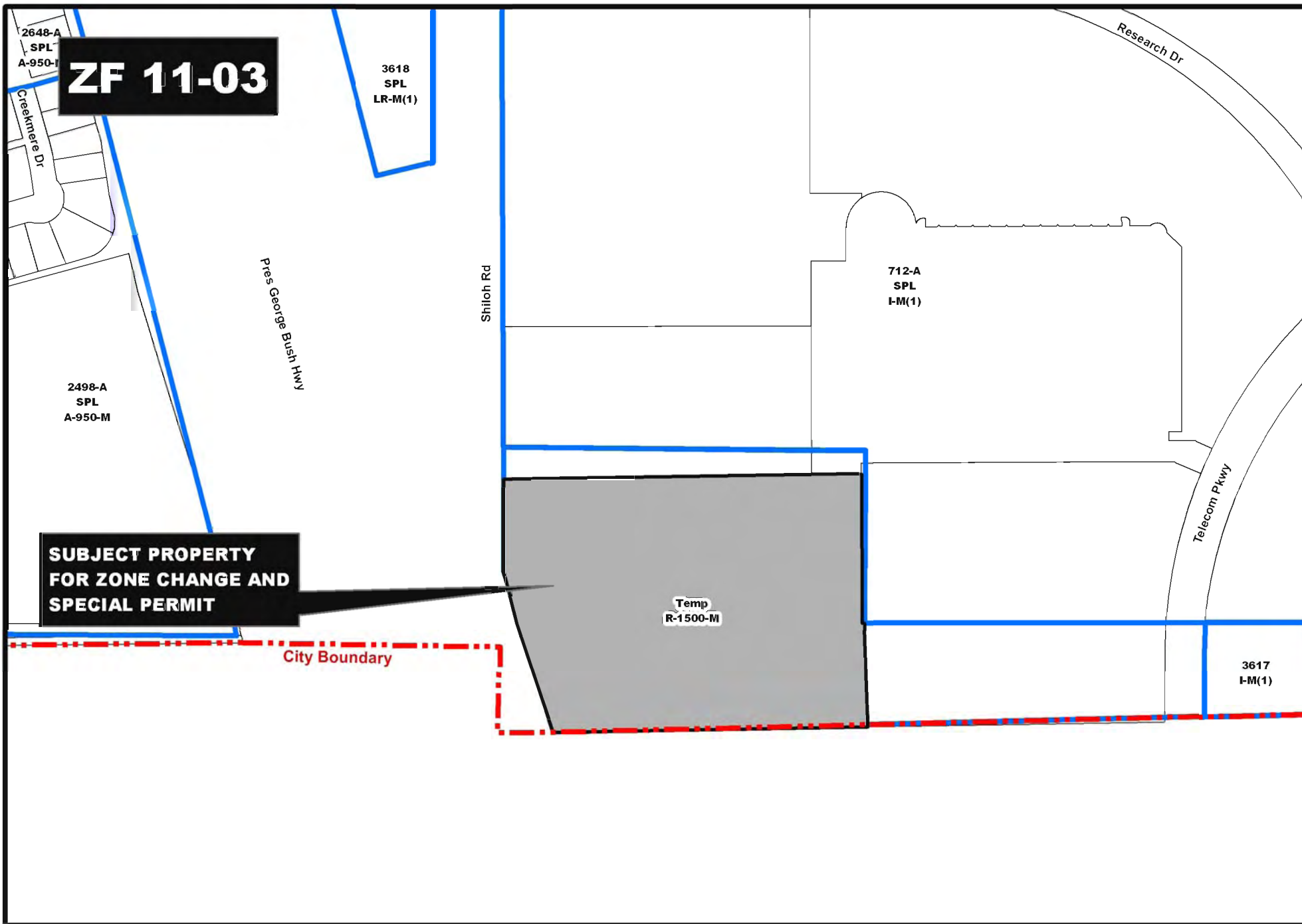
Correspondence: As of this date, no correspondence has been received.

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 accept the applicant's request as presented, the motion should include the following special conditions:

1. The subject 8.1-acre site shall be zoned for the R-1500-M Residential District.
2. A Special Permit shall be issued for a 180-foot freestanding antenna with antennas extending no more than fifteen (15) feet above the top of the freestanding antenna as depicted on the attached concept plans and elevation, marked Exhibit "B-1", Exhibit "B-2", and Exhibit "C" and made a part thereof.
3. No screening shall be required for the freestanding antenna or associated equipment building and generator.
4. The freestanding antenna shall be constructed in substantial conformance with the attached concept plans (Exhibit "B-1" and Exhibit "B-2") and elevation (Exhibit "C").

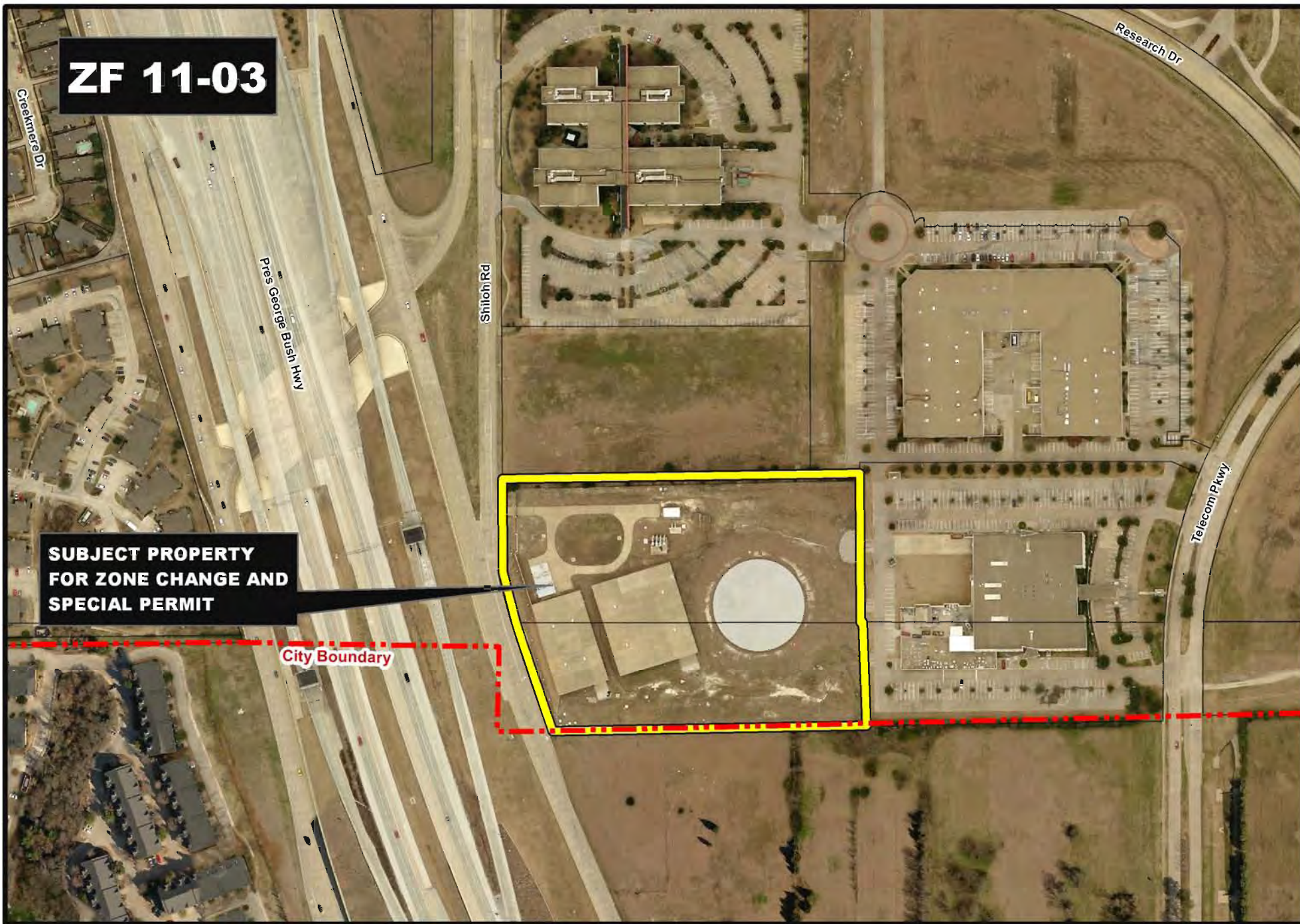
Council Hearing Date: The earliest possible City Council hearing date is February 28, 2011.



ZF 11-03 Zoning Map

Updated By: shacklett, Update Date: January 28, 2011
 File: DSI\Mapping\Cases\Z\2011\ZF1103\ZF1103 zoning.mxd





ZF 11-03

**SUBJECT PROPERTY
FOR ZONE CHANGE AND
SPECIAL PERMIT**

City Boundary

ZF 11-03 Aerial Map

Updated By: shacklett, Update Date: January 28, 2011
File: DSI\mapping\Cases\Z\2011\ZF1103\ZF1103 ortho.mxd





PGBT

Shiloh Rd

**Proposed Tower
& Equipment Building
Location**

©Oblique Aerial
Looking South

Shiloh Rd

PG&T Frontage Rd

52'

18'

10'

39'

55'

Communications
Shelter & Steel
MonoPole

Pump
Room

Reservoir

Reservoir

Reservoir

Exhibit B-1 - Part of Ordinance



CITY OF RICHARDSON
Shiloh Rd.
Communications Shelter
Project
2-1-2011
Not to Scale

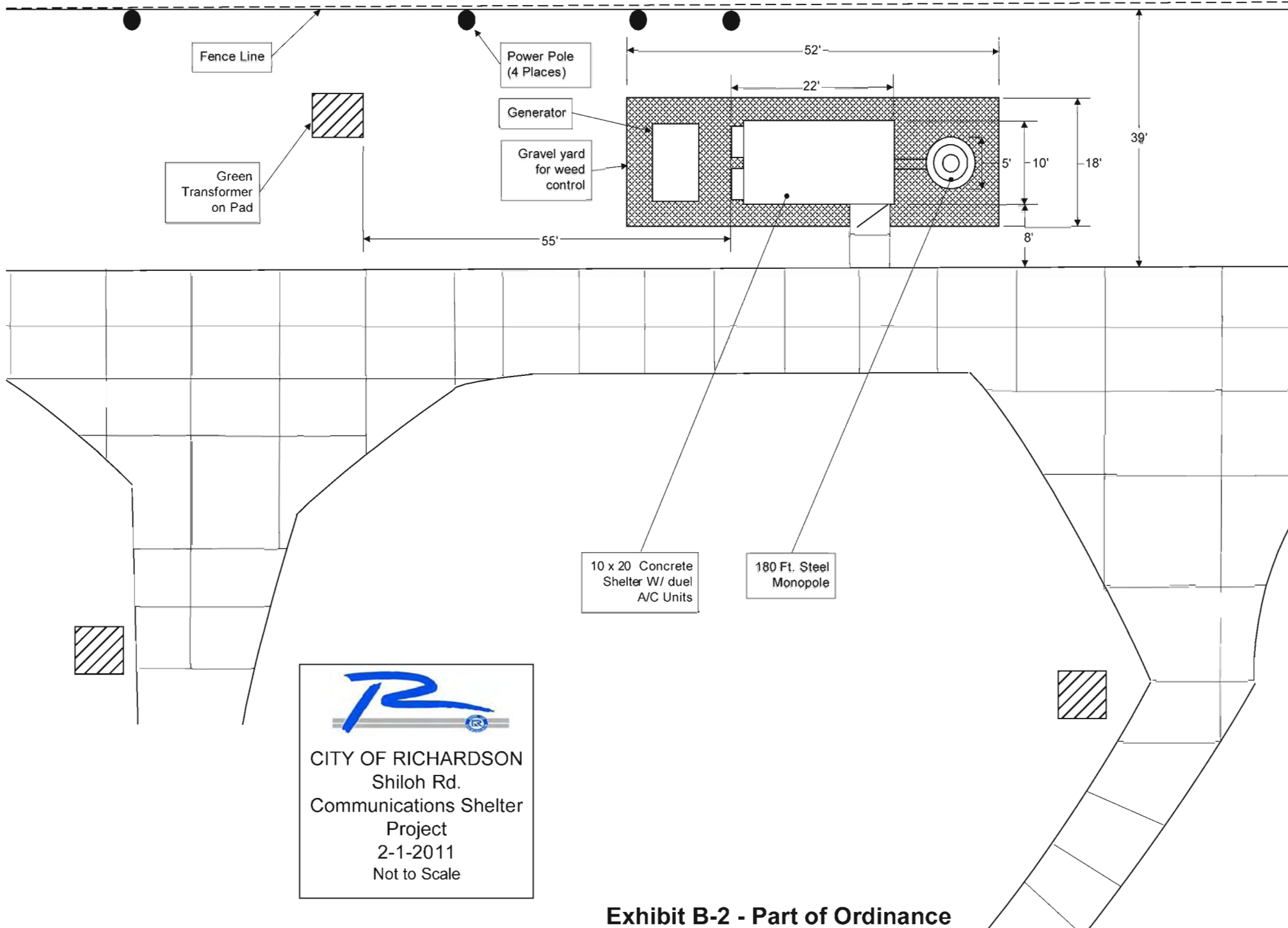
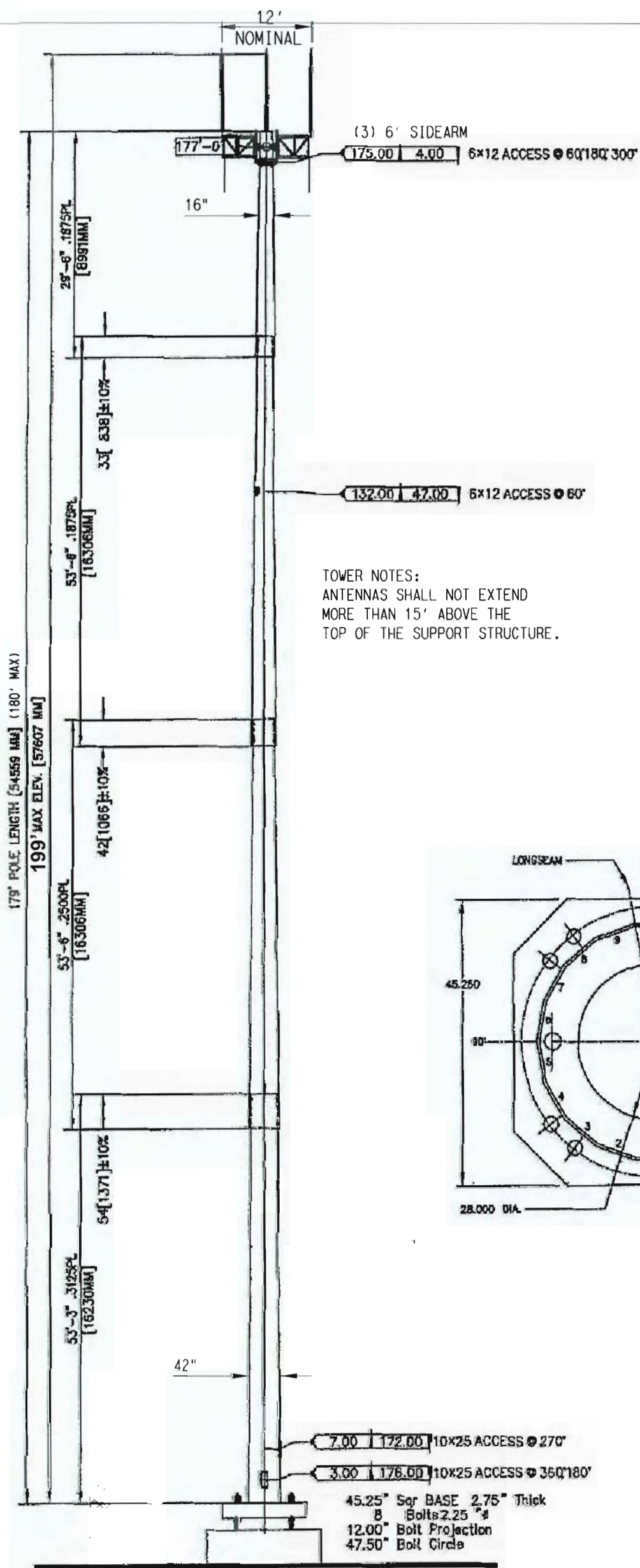
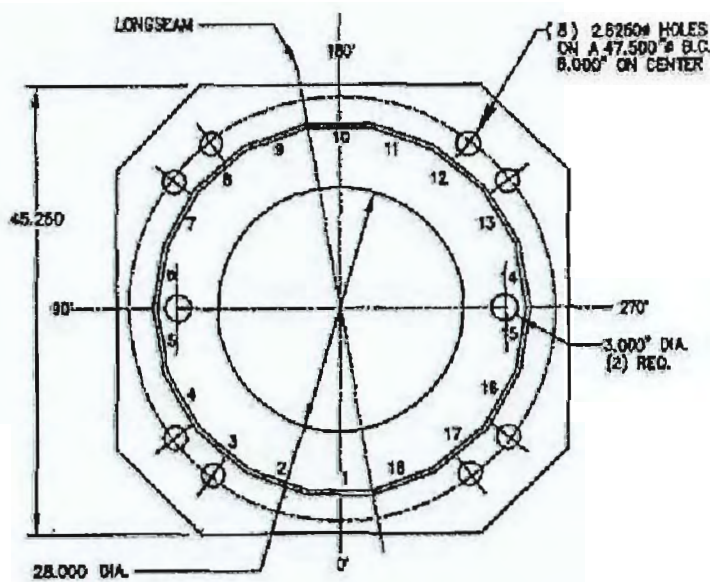


Exhibit B-2 - Part of Ordinance



TOWER NOTES:
 ANTENNAS SHALL NOT EXTEND
 MORE THAN 15' ABOVE THE
 TOP OF THE SUPPORT STRUCTURE.



Richardson Communication Radio Tower
 Zoning Exhibit
 SE Corner PGBT & Shiloh Road
 180' Monopole (Max 199' with antennas)

Owner: North Texas Municipal Water District
 Applicant: City of Richardson



desc
Brian Davis to: Chris Shacklett

01/31/2011 02:30 PM

From: Brian Davis/CH/Cor
To: Chris Shacklett/CH/Cor@Cor

The City of Richardson is in the process of replacing its aging trunking radio system. In order to address shortcomings in the system identified by firefighters and police officers, additional radio sites are being constructed to ensure adequate radio coverage in areas previously identified as having limited accessibility by personnel carrying portable radios.

After extensive study and measurement by the City's RF Consultants, the City now proposes to build a monopole radio tower at the location currently operated and owned by the North Texas Municipal Water District on the northbound frontage road of SH 190, just north of Shiloh Road. This site is not adjacent to any residential area, and due to its location in an area of light industrial or office activity, provides a locale which should provide minimal visual impact to residents, while providing signal strength sorely needed by our Public Safety personnel.

We propose to build a 180 foot high monopole tower, emplaced upon a concrete footing. This tower will have a cupola at its apex, which will mount three whip antennas of 15 feet in length or less, the entire height no taller than 199 feet at its highest point. Attached to the tower via a cable management tray, the City will also emplace a small masonry building of approximately 10 feet wide by 20 feet long, to house the transmitter equipment necessary to operate the site. The entire site is already enclosed by the screening walls, fences, and landscape of the existing NTMWD property.

Brian L. Davis
Deputy Chief Information Officer, Technology & Franchising
City of Richardson, Texas
Office: 972-744-4017
Fax: 972-744-5810



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

ZONING CHANGE & SPECIAL PERMIT

File No./Name: ZF 11-03 / City of Richardson Radio Communications Tower
Property Owner: North Texas Municipal Water District
Applicant: Brian Davis / City of Richardson
Location: South of Research Drive, on the east side of Shiloh Road
Current Zoning: R-1500-M Temp
Request: Rezone property from R-1500-M Temp to R-1500-M Residential and Special Permit for a 199-foot monopole antenna tower for a City of Richardson communications tower

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

TUESDAY, FEBRUARY 15, 2011
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.

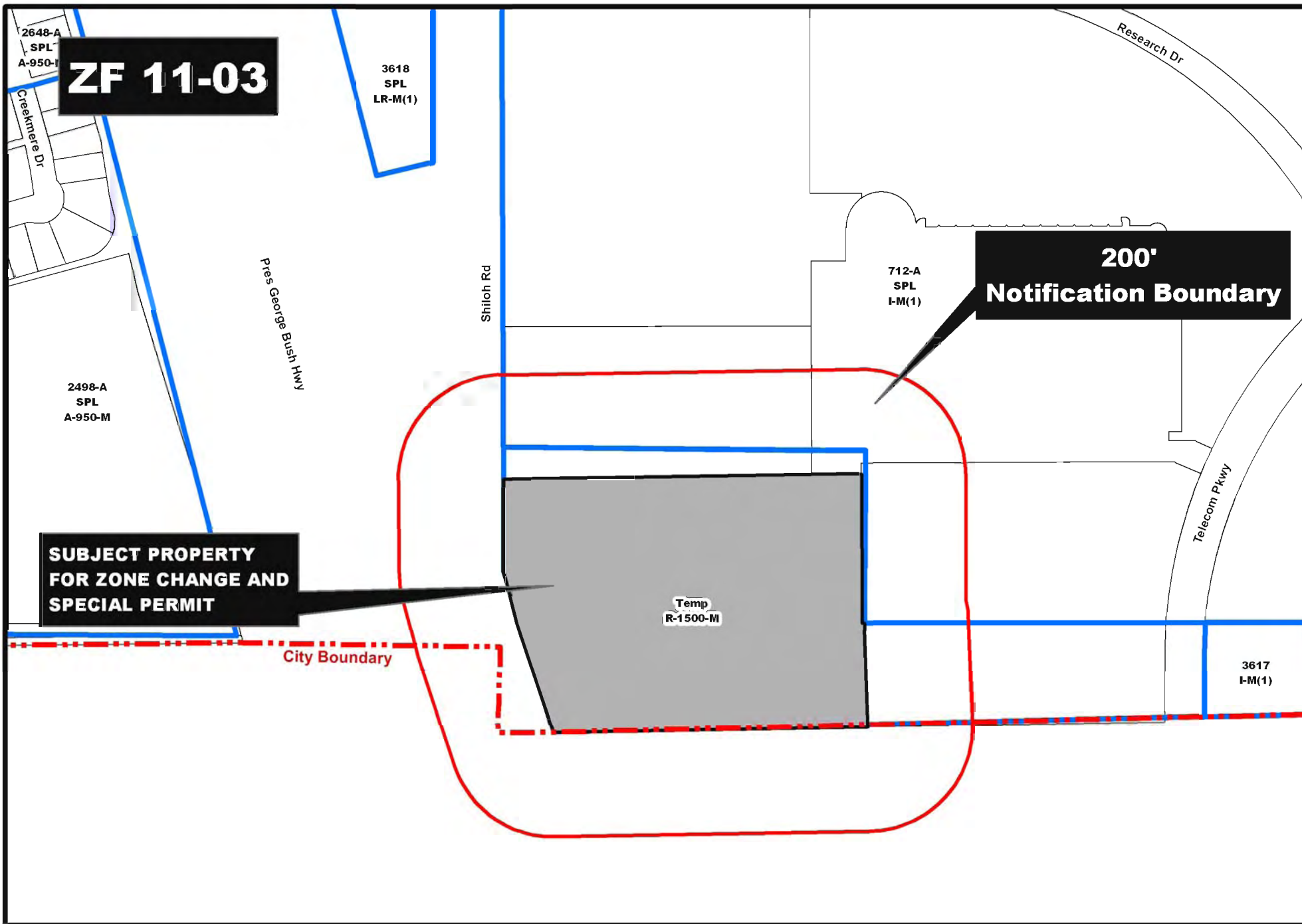
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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/DevelopmentServices.aspx?id=11512>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 11-03.

Date Posted and Mailed: 02/04/11



ZF 11-03

**200'
Notification Boundary**

**SUBJECT PROPERTY
FOR ZONE CHANGE AND
SPECIAL PERMIT**

City Boundary

Temp
R-1500-M

ZF 11-03 Notification Map

Updated By: shacklett, Update Date: January 28, 2011
 File: DSI\mapping\Cases\Z\2011\ZF1103\ZF1103 notification.mxd



COTNET 190 LTD
2855 E COTTONWOOD
PKWY #560
SALT LAKE CITY, UT 84121-7046

DCAP REAL ESTATE LLC
845 N LARCH AVE
ELMHURST, IL 60126-1114

ANDREW CORPORATION
ATTN LYNN ECKHARDT
2700 ELLIS RD
JOLIET, IL 60433-8459

ANDREW CORPORATION
ATT LYNN ECKHARDT #900
3 WESTBROOK CORP CTR # 90
WESTCHESTER, IL 60154-5703

N. TEXAS MUNICIPAL
WATER DIST
PO BOX 2408
WYLIE, TX 75098-2408

CITY OF GARLAND
PLANNING DEPARTMENT
PO BOX 469002
GARLAND, TX 75046-9002

ZF 11-03

Notification List