

Zoning Board of Adjustment
Agenda Packet
February 6, 2019



RICHARDSON

TEXAS

AGENDA
CITY OF RICHARDSON – ZONING BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 6, 2019
6:30 P.M.
CIVIC CENTER/COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 6:00 P.M. Prior to the business meeting, the Zoning Board of Adjustment will meet with staff in the **Large Conference Room** located on the 2nd floor, Room 206 to receive a briefing on:

A. Discussion of Regular Agenda Items

1. **PUBLIC HEARING ON ZBA FILE V 19-06**, a request by Yueli Ke, Pure Massage to appeal the Building Official's revocation of the certificate of occupancy issued to Yueli Ke for the property located at 1889 N. Plano Road, Richardson, Texas.

The property is located at 1889 N. Plano Road, Richardson

2. **ADJOURN**

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

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

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

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, FEBRUARY 1, 2019.

AMBER HOGG, ADMINISTRATIVE SECRETARY

Agenda Item 1

Zoning Variance 19-06 (Appeal):
1889 N. Plano Road

ZONING VARIANCE FILE 19-06

Attachments:

1. Staff Report
2. Aerial Map
3. Site Photo
4. Notice of Public Hearing
5. Notification List
6. Dallas Morning News Notice of Public Hearing
7. Building Official's Revocation Authority (Building Code Section 111.4)
8. Zoning Board of Adjustment Authority (Part I, Charter, Article 9.10 (b))
9. Exhibits
 - A. July 13, 2015 Certificate of Occupancy (Guozhen Shang)
 - B. March 20, 2018 Certificate of Occupancy (Yueli Ke)
 - C. April 1, 2018 Transfer of Lease
 - D. November 30, 2018 Notice of Intent & Pre-Determination Hearing Letter
 - E. December 20, 2018 Notice of Revocation Letter
 - F. December 27, 2018 Appeal Letter



TO: Zoning Board of Adjustment
FROM: Brent Tignor, Building Official **BT**
DATE: February 6, 2019
RE: **V 19-06:** 1889 N. Plano Road - Appeal

REQUESTED APPEAL

Appeal of the Building Official’s revocation of the Certificate of Occupancy (C.O.) issued to Yueli Kee for the property located at 1889 N. Plano Road, Richardson Texas.

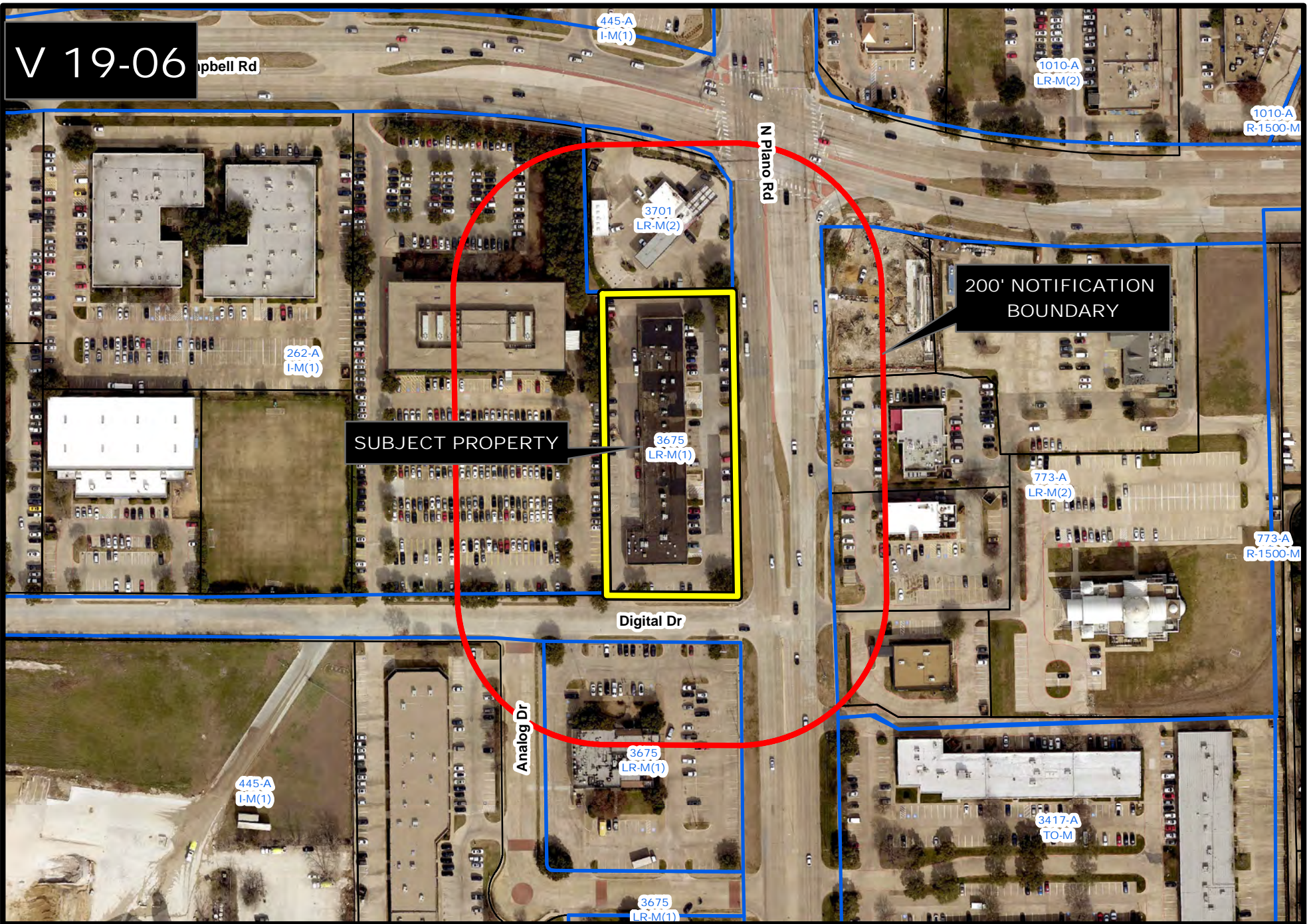
APPLICANT/PROPERTY OWNER

Yueli Ke, Pure Massage / S.K. Lee, SKL Investment

STAFF COMMENTS

Please see the following timeline and attachments to be considered with this appeal request:

July 13, 2015 – March 20, 2018	C.O. holder was Guozhen Shang, business operator of Pure Massage.
July 2017, January & February 2018	Attempted prostitution charges/citations issued by the Richardson Police Department to Guozhen Shang and employees of Pure Massage, operating under the C.O. issued to Guozhen Shang
March 20, 2018	A new C.O. for change of ownership issued to Yueli Ke, business operator of Pure Massage, listed as the highest ranking official on the application. The applicant’s name listed on this application was Xu Shen.
April 1, 2018	Copy of Transfer of Lease Agreement between SKL Investment Company, Ltd and Guozhen Shang to Yueli Ke
April, May, and July 2018	Attempted prostitution charges/citations issued by Richardson Police Department to employees of Pure Massage, operating under the C.O. issued to Yueli Ke. Police Department received an online crime tip by a customer who was propositioned by an employee of Pure Massage, operating under the C.O. issued to Yueli Ke.
November 30, 2018	Written notice of intent to revoke the C.O. and request for a pre-determination hearing sent to Yueli Ke.
December 20, 2018	Written notice of revocation of the C.O. and results of the December 12, 2018 pre-determination hearing sent to Andrew L. Farkas; Yueli Ke’s attorney.
December 27, 2018	Appeal submitted on behalf of Yeuli Ke by Andrew L. Farkas, Yeuli Ke’s attorney.



V 19-06

ipbell Rd

445-A
I-M(1)

1010-A
LR-M(2)

1010-A
R-1500-M

N Plano Rd

3701
LR-M(2)

200' NOTIFICATION
BOUNDARY

262-A
I-M(1)

SUBJECT PROPERTY

3675
LR-M(1)

773-A
LR-M(2)

773-A
R-1500-M

Digital Dr

Analog Dr

3675
LR-M(1)

445-A
I-M(1)

3417-A
TO-M

3675
LR-M(1)

V 19-06 Aerial Map
1889 N. Plano Road

Updated By: HarperD, Update Date:01/18/2019

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



N Plano Rd



Richardson, Texas

Google

Street View - Aug 2018

Image capture: Aug 2018 © 2019 Google



E Comabel Rd



Notice of Public Hearing

Zoning Board of Adjustments – Richardson, TX

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

APPEAL OF BUILDING OFFICIAL'S DECISION

File No./Name: V 19-06
Property Owner: S.K. Lee, SKL Investment
Applicant: Yueli Ke, Pure Massage
Location: 1889 N. Plano Road
Current Zoning: LR-M(1) Local Retail
Request: Appeal of the Building Official's revocation of the certificate of occupancy issued to Yueli Ke for the property located at 1889 N. Plano Road, Richardson, Texas.

The Zoning Board of Adjustment will consider this request at a public hearing on:

WEDNESDAY, FEBRUARY 6, 2019
6:30 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 Zoning Board of Adjustment. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the Zoning Board of Adjustment 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.

Agenda: The Zoning Board of Adjustment agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1332>

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance Number V 19-06.

Date Posted and Mailed: **January 25, 2019**

V 19-06

ipbell Rd

445-A
I-M(1)

1010-A
LR-M(2)

1010-A
R-1500-M

N Plano Rd

3701
LR-M(2)

262-A
I-M(1)

SUBJECT PROPERTY

3675
LR-M(1)

**200' NOTIFICATION
BOUNDARY**

773-A
LR-M(2)

773-A
R-1500-M

Digital Dr

445-A
I-M(1)

Analog Dr

3675
LR-M(1)

3417-A
TO-M

3675
LR-M(1)

V 19-06 Notification Map
1889 N. Plano Road

Updated By: HarperD, Update Date:01/18/2019

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



CARMEL CAR WASH RICHARDSON
6140 E MOCKINGBIRD LN
DALLAS, TX 752142601

DOLLINSMIHALOPOULOS GROUP I
2623 WOODS LN
GARLAND, TX 750442805

TURBO RESTAURANT
MANAGEMENT LLC
DALLAS, TX 752347784

TEXAS HEALTH RESOURCES
SYSTEM
ARLINGTON, TX 760114121

1300 CAMPBELL LP
1301 W 25TH ST STE 510
AUSTIN, TX 787054236

EZ STAR INC
10550 WALNUT ST
DALLAS, TX 752435346

SKL INVESTMENT
COMPANY LTD
DALLAS, TX 752257122

ANALOG DIGITAL JV ET AL
% MCNEFF COMMERCIAL REAL ES
RICHARDSON, TX 750811944

PEETO PEETO INC
13 EDGEFIELD LN
ALLEN, TX 750027756

RMB SPRING CREEK LTD
PO BOX 794005
DALLAS, TX 753794005

ANDREW L FARKAS, P.C.
6200 CHASE OAKS BLVD., SUITE 102 B
PLANO, TX 75023



Remit Payments (with Acct Number) to:
The Dallas Morning News, P.O. BOX 660040, DALLAS, TX 75266-0040

Order Confirmation

Customer: CITY OF RICHARDSON **Customer Account:** 100010162
Ad Order #: 0001716143 **PO Number:** CPN 8101
Sales Rep: Lynda Black **Order Taker:** Lynda Black

Net Amount:	\$86.30	Tax Amount:	\$0.00	Total Amount:	\$86.30	
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	<table border="1"><tr><td>\$86.30</td></tr></table>	\$86.30
\$86.30						

Ad Order #: 0001716143

Ad Number: 0001716143-01

Color: **Ad Size:** 1 X 27.00 Li

Ad Content

NOTICE OF PUBLIC HEARING
The Richardson Zoning Board of Adjustment will hold a public hearing in the Council Chambers on February 6, 2019 at 6:30 p.m. at City Hall, 411 W. Arapaho Road, Richardson, Texas to consider:

1) V 19-06, a request by Yueli Ke, Pure Massage to appeal the Building Official's revocation of the certificate of occupancy issued to Pure Massage for the property located at 1889 N. Plano Road, Richardson, Texas.

For more information, call 972-744-4240.

CPN 8101 Pub. 01/25/2019

Run Dates		Product	Placement/Classification - Position
Publish Date: 01/25/2019	Stop Date: 01/25/2019	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 01/25/2019	Stop Date: 01/31/2019	DallasNews.com	Legals Bids Notices - LN Legal Notices

[A] **110.6 Approval required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the *permit* holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.

SECTION 111 CERTIFICATE OF OCCUPANCY

[A] **111.1 Use and occupancy.** A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2.

[A] **111.2 Certificate issued.** After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department of building safety, the *building official* shall issue a certificate of occupancy that contains the following:

1. The building *permit* number.
2. The address of the structure.
3. The name and address of the *owner* or the *owner's* authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the *building official*.
7. The edition of the code under which the *permit* was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design *occupant load*.
11. If an *automatic sprinkler system* is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building *permit*.

[A] **111.3 Temporary occupancy.** The *building official* is authorized to issue a temporary certificate of occupancy

before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary certificate of occupancy is valid.

[A] **111.4 Revocation.** The *building official* is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 112 SERVICE UTILITIES

[A] **112.1 Connection of service utilities.** A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until released by the *building official*.

[A] **112.2 Temporary connection.** The *building official* shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel or power.

[A] **112.3 Authority to disconnect service utilities.** The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The *building official* shall notify the serving utility, and wherever possible the *owner* and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the *owner* or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113 BOARD OF APPEALS

[A] **113.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

[A] **113.2 Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall not have authority to waive requirements of this code.

[A] **113.3 Qualifications.** The board of appeals shall consist of members who are qualified by experience and training to

Part I, Charter, Article 9, Boards and Commissions

Section 9.10. - Zoning board of adjustment.

(a) *Purpose.* The zoning board of adjustment shall, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions to the terms of the comprehensive zoning ordinance, or any successor thereto, in harmony with its general purpose and intent and in accordance with general or specific rules therein contained.

(b) *Powers.* The zoning board of adjustment shall have the following powers:

- (1) To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of any zoning ordinance.
- (2) To hear and decide special exceptions to the terms of the comprehensive zoning ordinance, or any successor thereto, when the comprehensive ordinance requires the board to do so under such ordinance.
- (3) To authorize upon appeal in specific cases such variance from the terms of a zoning ordinance if the variance is not contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the zoning ordinance will result in unnecessary hardship, and so that the spirit of the zoning ordinance shall be observed and substantial justice done.

In exercising the above-mentioned powers, such board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to the end shall have all the powers of the administrative official from whom the appeal is taken.

The concurring vote of seventy-five percent (75%) of the members of the board shall be necessary to reverse any order, requirement, decision or determination of any such administrative official or to decide in favor of the applicant on any matter upon which it is required to pass under any such ordinance or to effect any variation in such ordinance.

Any person or persons, jointly or severally, aggrieved by any decision of the board of adjustment, or any taxpayer, or any officer, department, board or bureau of the municipality, may present to the District Court a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality, as allowed by state law. Such petition shall be presented to the District Court within ten (10) days after the filing of the decision in the office of the board.

(c) *Membership and terms.* The board shall consist of at least five (5) regular members and two (2) alternate members, who shall be appointed for two (2) year terms. At least one (1) member shall reside in each of Districts 1 through 4 of the city. An alternate member shall at the request of the chairperson sit for and in place

of an absent regular member and shall for the duration of the absence be as a regular member.

- (d) *Procedures.* A chairperson and vice-chairperson shall be appointed by the city council. Meetings shall be held monthly or as required. All matters heard by the board of adjustment shall be heard by the minimum of seventy-five percent (75%) of the members of the board.

The board shall adopt rules in accordance with the provisions of any ordinance adopted pursuant to this section. Meetings of the board shall be held at the call of the chairperson and at such other times as the board may determine. Such chairperson, or in the absence of the acting chairperson, may administer oaths and compel the attendance of witnesses. The board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.

Appeals to the board of adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of the municipality affected by any decision of the administrative official. Such appeal shall be taken within a reasonable time, as provided by the rules of the board, by filing with the administrative official from whom the appeal is taken and with the board of adjustment a notice of appeal specifying the grounds thereof. The administrative official from whom the appeal is taken shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken.

Except as otherwise provided by state law, an appeal stays all proceedings in furtherance of the action appealed from, unless the administrative official from whom the appeal is taken certifies to the board of adjustment after the notice of appeal shall have been filed and that by reason of facts stated in the certificate a stay would cause imminent peril to life or property. The board of adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing any party may appear in person or by agent or by attorney.

(Ord. No. 4144, § 2(exh. A, 11-16-15)

Exhibits

- A. July 13, 2015 Certificate of Occupancy (Guozhen Shang)
- B. March 20, 2018 Certificate of Occupancy (Yueli Ke)
- C. April 1, 2018 Transfer of Lease
- D. November 30, 2018 Notice of Intent & Pre-Determination Hearing Letter
- E. December 20, 2018 Notice of Revocation Letter
- F. December 27, 2018 Appeal Letter



Community Services

Office Phone - (972) 744-4180 • Inspection Request - (972) 744-4181 • FAX - (972) 744-5802

C E R T I F I C A T E O F O C C U P A N C Y

P E R M A N E N T

Issue date 7/13/15

Property Address . . . 1889 N PLANO RD
RICHARDSON TX 75081

Tenant number, name . . . PURE MASSAGE

Legal Description . . . SPRING CREEK BUSINESS PARK
BLK 1 LT 2 ACS 1.719
VOL96217/3297 DD011696

Property Zoning LR-M(1)

Owner SKL INVESTMENT

Contractor

Application number . . . 15-00003227 000 000

Description of Work . . . CERTIFICATE OF OCCUPANCY

Occupancy type BUSINESS - GROUP B

Special conditions . . .
PURE MASSAGE
1889 N PLANO RD
RICHARDSON, TX 75081
BUSINESS OWNERSHIP CHANGE

Approved



Building Official



CITY OF RICHARDSON

JUL 02 2015

Emailed to FM 7-7-15



COMMUNITY SERVICES CERTIFICATE OF OCCUPANCY APPLICATION

COMMUNITY SERVICES

OFFICE PHONE - 972/744-4180 • INSPECTION REQUEST - 972/744-4181 • FAX - 972/744-5802

Property Address: 1889 N Plano Rd. Richardson, TX 75081 Suite # _____

Name of Business: Pure Massage

New Tenant? Y N Property Owner Change? Y N

Business Name Change? Y N Business Ownership Change? Y N

If relocation; relocation from what city/physical address? _____

Highest Ranking Official: Guozhen Shang Ph # 917 705 8086

Home Address: 33-37 Prince St.

State TX Zip 75027 Email Bangni@ymail.com

Applicant Name: Guozhen Shang Ph # _____

Home Address: _____

State _____ Zip _____ Email _____

Property Owner: SKL Investment Company LTD Ph # 214-741-3293

Address: 2050 N Stemmons Fwy

State TX Zip 75027 Email _____

Business/Property Use: Retail Manufacturing Restaurant
Office Warehouse ****In addition please check all applicable uses listed on back****

Describe Specific Operations (Primary & Accessory Uses) _____ Place on lines below
massage

Total Employees At This Site: 2 Square Feet At This Site: _____

Business Hours of Operation: 9:00 am - 10:00 pm

Business Web Address: _____

I hereby certify that the above information is true and correct to the best of my knowledge.
Shang Guozhen
(Signature of Applicant)

TODAY'S DATE: 7/2/15 MOVE IN DATE: _____ INSPECTION DATE/TIME: 7-7-15 PM

- Check only the items your store, sell or use in your occupancy or business.
- Alcoholic beverages
 - * Food Products
 - Food and/or beverage processing, storage or sales
 - * Flammable or combustible liquids (10 gal. or more only)
 - ◆ Poisonous or hazardous chemicals / acids
 - ◆ Compressed gases
 - ◆ Painting with flammables
 - * Car Washing
 - * Creates waste water
 - Dry Cleaning (flammable solvents)
 - * Woodworking
 - * Dust producing process
 - Welding or cutting
 - Fireworks, Explosives or Ammunition
 - ◆ Liquid propane gas
 - High Piled Stock
 - * Metal finishing/plating
 - * Circuit board manufacturing/assembly
 - * Semiconductor manufacturing
 - * Electronic assembly
 - * Cooling tower/systems
 - Other hazards (specify) _____
- * Review required by the Health Department.
- ◆ Provide Chemical Data Sheets to the Fire Marshal listing the maximum quantity of all hazardous material.

FOR OFFICE USE ONLY					
APPLICATION #	DEPARTMENT	APPROVAL	DATE	SPECIAL NOTES	
<u>15-3227</u>	BLDG INSP.	<u>BT</u>	<u>7/2/15</u>		
	FIRE MARSHAL	<u>ST</u>	<u>7/6/15</u>		
	POLICE				
	HEALTH				
	CBO	<u>BT</u>	<u>7/7/15</u>		
Date <u>7-2-15</u>	Amount \$ <u>100.00</u>	Rec. # <u>15-3935</u>	Cash / Ck # <u>CV</u>	By <u>JIA</u>	

RELEASED 7-13-15



Texas Department of State Health Services

DOES HEREBY CERTIFY THAT

Guozhen Shang

meets the qualifications established in Texas Occupations Code, Chapter 455 to practice the profession of massage therapy and is authorized to employ the title

Licensed Massage Therapist

in the State of Texas, so long as this certificate is not revoked or suspended and is renewed according to applicable law and rules.

License Number MT112554

Effective 3/2/2011

INVALID WITHOUT CURRENT RENEWAL
CARD

A handwritten signature in cursive script, reading "David Lakey MD".

David L. Lakey, M.D. Commissioner of
Health



Texas Department of State Health Services

certifies that the person identified below is a

Licensed Massage Therapist

Guozhen Shang

License Number MT112554

Control Number 106517

Expires 7/31/2015

Shang Guozhen

Cardholder Signature

A handwritten signature in cursive script, likely belonging to the Commissioner, positioned above a horizontal line.

Commissioner

Carry this card with you



COMMUNITY SERVICES DEPARTMENT

OFFICE PHONE – 972/744-4180 • INSPECTION REQUEST – 972/744-4181 • FAX – 972/744-5802

PREPARED 7/10/15, 11:11:58
CITY OF RICHARDSON

INSPECTION TICKET
INSPECTOR: MATT SQUIRE

PAGE 1
DATE 7/07/15

ADDRESS . . . :	1889 N FLAND RD	SUBDIVISION . . :	
TENANT, NBR . . :	PURE MASSAGE	PHONE :	(000)
CONTRACTOR . . :		PHONE :	(000)
OWNER :	SKL INVESTMENT	APPL NUMBER . . :	15 00003227 000 000
APPLICATION . . :	CERTIFICATE OF OCCUPANCY	LAND ID :	94547
PERMIT TYPE . . :	CERTIFICATE OF OCCUPANCY		

TYP/SQ	REQUESTED	COMPLETED	INSP	RESULTS	DESCRIPTION/RESULTS/COMMENTS
BCOI 01	7/07/15	7/07/15	DMP	DA	CERTIFICATE OF OCC, BUILDING REQ TIME: PM VRUH: 004924122 MASSAGE THERE IS AN OPEN PERMIT FROM 2013 PERMIT #13-2063 PLUMBING WAS SIGNATURED AND OTHER INSPECTIONS NEVER CALLED IN T/S: 07/07/2015 11:30 AM ADAMST _____ T/S: 07/07/2015 03:23 PM PERRYD _____ NEED DRYER VENT RUN IN PIPE TO EXTERIOR, CANNOT HAVE FLEX DUMPING INTO CLNG. NEED WIRES TERMINATED BEHIND DRYER AND COVER PLATE. NEED RECEPT COVER IN BRK RM.
EEOI 01	7/07/15	7/07/15	DMP	DA	CERTIFICATE OF OCC, ELECTRICAL REQ TIME: PM VRUH: 004924130 T/S: 07/07/2015 11:31 AM ADAMST _____ T/S: 07/07/2015 03:26 PM PERRYD _____ ALL NOTES ON BCOI.
FMCO 01	7/07/15	7/07/15	SLJ	AP	CERTIFICATE OF OCC, FIRE REQ TIME: PM VRUH: 004924189 T/S: 07/07/2015 11:31 AM ADAMST _____ T/S: 07/07/2015 12:39 PM SMITHP _____
PCOI 01	7/07/15	7/07/15	DMP	DA	CERTIFICATE OF OCC, PLUMBING REQ TIME: PM VRUH: 004924148 T/S: 07/07/2015 11:31 AM ADAMST _____ T/S: 07/07/2015 03:26 PM PERRYD _____ ALL NOTES ON BCOI.
SNCO 01	7/07/15	7/07/15	SJ	AP	CERTIFICATE OF OCC, SIGN REQ TIME: PM VRUH: 004924155 NOTE: ANY EXISTING SIGNAGE RELATED TO PREVIOUS TENANT MUST BE REMOVED PRIOR TO OCCUPANCY. T/S: 07/07/2015 11:31 AM ADAMST _____ T/S: 07/07/2015 02:45 PM JACKSONS _____
STCO 01	7/07/15	7/07/15	SJ	AE	CERTIFICATE OF OCC, SITE REQ TIME: PM VRUH: 004924171 T/S: 07/07/2015 11:31 AM ADAMST _____ T/S: 07/07/2015 02:45 PM JACKSONS _____ Potholes need to be repaired, trash needs to be cleaned up and property needs to be mowed.
BCOI 02	7/10/15	7/10	MS2	OK	CERTIFICATE OF OCC, BUILDING REQ TIME: PM VRUH: 004926499 MASSAGE

LEAVE BOTTOM COPY ON JOB SITE



COMMUNITY SERVICES DEPARTMENT

OFFICE PHONE – 972/744-4180 • INSPECTION REQUEST – 972/744-4181 • FAX – 972/744-5802

PREPARED: 7/10/15, 11:11:58
CITY OF RICHARDSON

INSPECTION TICKET
INSPECTOR MATT SQUIRE

PAGE 2
DATE 7/07/15

ADDRESS . . . :	1589 N PLANO RD	SUBDIVISION . . :	
TENANT, MER . . :	PURE MASSAGE	PHONE :	(000)
CONTRACTOR . . :		PHONE :	(000)
OWNER :	SKL INVESTMENT	APPL NUMBER . . :	15 00003227 000 000
APPLICATION . . :	CERTIFICATE OF OCCUPANCY	LAND ID :	94547
PERMIT TYPE . . :	CERTIFICATE OF OCCUPANCY		

TYP/90	REQUESTED	COMPLETED	INSP	RESULTS	DESCRIPTION/RESULTS/COMMENTS
					THERE IS AN OPEN PERMIT FROM 2013 PERMIT #13 2905 PLUMBING WORK DISAPPROVED AND OTHER INSPECTIONS NEVER CALLED IN <i>OK</i>
ECCI 02	7/10/15	<i>7/10</i>	MS2	<i>OK</i>	CERTIFICATE OF OCC, ELECTRICAL REQ TIME: PM VRUH: 004926507 T/S: 07/09/2015 02:49 PM SMITHP T/S: 07/10/2015 11:07 AM SHINER T/S: 07/10/2015 11:09 AM SHINER
PCDI 02	7/10/15	<i>7/10</i>	MS2	<i>OK</i>	CERTIFICATE OF OCC, PLUMBING REQ TIME: PM VRUH: 004926515 T/S: 07/09/2015 02:49 PM SMITHP T/S: 07/10/2015 11:07 AM SHINER T/S: 07/10/2015 11:09 AM SHINER

COMMENTS AND NOTES

LEAVE BOTTOM COPY ON JOB SITE



COMMUNITY SERVICES DEPARTMENT

OFFICE PHONE – 972/744-4180 • INSPECTION REQUEST – 972/744-4181 • FAX – 972/744-5802

PREPARED 7/07/15, 11:32:14
CITY OF RICHARDSON

INSPECTION TICKET
INSPECTOR Ferry, David

PAGE 1
DATE 7/07/15

ADDRESS :	1889 N FLAND RD	SUBDIVISION . . :	
TEHANT, NBR . . :	PURE MASSAGE	PHONE :	(000)
CONTRACTOR . . :		PHONE :	(000)
OWNER :	SKL INVESTMENT	APPL NUMBER . . :	15 00003227 000 000
APPLICATION . . :	CERTIFICATE OF OCCUPANCY	LAND ID :	94547
PERMIT TYPE . . :	CERTIFICATE OF OCCUPANCY		

TYPE/SQ	REQUESTED	COMPLETED	INSP	RESULTS	DESCRIPTION/RESULTS/COMMENTS
EODI 01	7/07/15	1.7	DWP	DA	CERTIFICATE OF OCC, BUILDING REQ TIME: PM VRL# 004924122 PURE MASSAGE THERE IS AN OPEN PERMIT FROM 2013 PERMIT #13-2983 PLUMBING WAS DISAPPROVED AND OTHER INSPECTIONS NEVER CALLED IN
EODI 01	7/07/15		DWP	DA	T/S: 07/07/2015 11:30 AM ADAMST CERTIFICATE OF OCC, ELECTRICAL REQ TIME: PM VRL# 004924130 T/S: 07/07/2015 11:31 AM ADAMST
FHCD 01	7/07/15	XXXXXXXX	FM	XXXXXX	CERTIFICATE OF OCC, FIRE REQ TIME: PM VRL# 004924189 T/S: 07/07/2015 11:31 AM ADAMST
FOCI 01	7/07/15		DWP	DA	CERTIFICATE OF OCC, PLUMBING REQ TIME: PM VRL# 004924148 T/S: 07/07/2015 11:31 AM ADAMST
SHCD 01	7/07/15	XXXXXXXX	SJ	XXXXXX	CERTIFICATE OF OCC, SIGN REQ TIME: PM VRL# 004924155 NOTE: ANY EXISTING SIGNAGE RELATED TO PREVIOUS TENANT MUST BE REMOVED PRIOR TO OCCUPANCY. T/S: 07/07/2015 11:31 AM ADAMST
STCD 01	7/07/15	XXXXXXXX	SJ	XXXXXX	CERTIFICATE OF OCC, SITE REQ TIME: PM VRL# 004924171 T/S: 07/07/2015 11:31 AM ADAMST

NEED DRYER VENT PROPERLY
INSTALLED TO EXTERIOR.
NEED COVER PLATES ON ALL
ELECTRICAL DEVICES.
NEED WIRES BEHIND DRYER
TERMINATED & COVER.

LEAVE BOTTOM COPY ON JOB SITE



COMMUNITY SERVICES DEPARTMENT

OFFICE PHONE – 972/744-4180 • INSPECTION REQUEST – 972/744-4181 • FAX – 972/744-5802

PREPARED 7/07/15, 11:32:14
CITY OF RICHARDSON

INSPECTION TICKET
INSPECTOR Jackson, Stephanie

PAGE 2
DATE 7/07/15

ADDRESS :	1889 N PLANO RD	SUBDIVISION . . :	
TENANT, NBR . . :	PURE MASSAGE	PHONE :	(000)
CONTRACTOR . . :		PHONE :	(000)
OWNER :	SKL INVESTMENT	APPL NUMBER . . :	15 00003227 000 000
APPLICATION . . :	CERTIFICATE OF OCCUPANCY	LAND ID :	94547
PERMIT TYPE . . :	CERTIFICATE OF OCCUPANCY		

TYP/SQ	REQUESTED	COMPLETED	INSP	RESULTS	DESCRIPTION/RESULTS/COMMENTS
BOOI 01	7/07/15	XXXXXXXX	DWP	XXXXXX	CERTIFICATE OF OCC, BUILDING REQ TIME: PM VRUM: 004924122 MASSAGE THERE IS AN OPEN PERMIT FROM 2013 PERMIT #13-2983 PLUMBING WAS DISAPPROVED AND OTHER INSPECTIONS NEVER CALLED IN T/S: 07/07/2015 11:30 AM ADAMST
EEOI 01	7/07/15	XXXXXXXX	DWP	XXXXXX	CERTIFICATE OF OCC, ELECTRICAL REQ TIME: PM VRUM: 004924130 T/S: 07/07/2015 11:31 AM ADAMST
FIPO 01	7/07/15	XXXXXXXX	FM	XXXXXX	CERTIFICATE OF OCC, FIRE REQ TIME: PM VRUM: 004924189 T/S: 07/07/2015 11:31 AM ADAMST
PCOI 01	7/07/15	XXXXXXXX	DWP	XXXXXX	CERTIFICATE OF OCC, PLUMBING REQ TIME: PM VRUM: 004924148 T/S: 07/07/2015 11:31 AM ADAMST
SNCO 01	7/07/15	<u>7/7/15</u>	SJ	<u>AL</u>	CERTIFICATE OF OCC, SIGN REQ TIME: PM VRUM: 004924155 NOTE: ANY EXISTING SIGNAGE RELATED TO PREVIOUS TENANT MUST BE REMOVED PRIOR TO OCCUPANCY. T/S: 07/07/2015 11:31 AM ADAMST
STCO 01	7/07/15	<u>7/7/15</u>	SJ	<u>AL</u>	CERTIFICATE OF OCC, SITE REQ TIME: PM VRUM: 004924171 T/S: 07/07/2015 11:31 AM ADAMST

COMMENTS AND NOTES

potholes need to be repaired
 trash needs to be picked up
 property needs to be mowed

LEAVE BOTTOM COPY ON JOB SITE



CITY OF RICHARDSON

JUL 02 2015



CERTIFICATE OF OCCUPANCY APPLICATION

OFFICE PHONE - 972/744-4180 • INSPECTION REQUEST - 972/744-4181 • FAX - 972/744-5802

Property Address: 1889 N Plano Rd. Richardson, TX 75081 Suite # _____
 Name of Business: Pure Massage
 New Tenant? Y N Property Owner Change? Y N
 Business Name Change? Y N Business Ownership Change? Y N
 If relocation; relocation from what city/physical address? _____

Highest Ranking Official: Guozhen Shang Ph # 917 705 8686
 Home Address: 33-37 Prince St.
 State NY Zip 11354 Email Bangni@ymail.com
 Applicant Name: Guozhen Shang Ph # _____
 Home Address: _____
 State _____ Zip _____ Email _____
 Property Owner: SKL Investment Company LTD Ph # 214-741-3293
 Address: 2050 N Stemmons Fwy
 State TX Zip 75027 Email _____

Business/Property Use: Retail Manufacturing Restaurant
 Office Warehouse **In addition please check all applicable uses listed on back**
 Describe Specific Operations (Primary & Accessory Uses) _____ Place on lines below
massage
 Total Employees At This Site: 2 Square Feet At This Site: _____
 Business Hours of Operation: 9:00 am - 6:00 pm
 Business Web Address: _____

I Herby Certify That The Above Information Is True and Correct To The Best Of My Knowledge.
Shang Guozhen
 (Signature of Applicant)
 TODAY'S DATE: 7/2/15 MOVE IN DATE: _____ INSPECTION DATE/TIME: 7-6-15 PM

- Check only the items you store, sell or use in your occupancy or business.
- Alcoholic beverages
 - * Food Products
 - Food and/or beverage processing, storage or sales
 - * Flammable or combustible liquids (10 gal. or more only)
 - * Poisonous or hazardous chemicals / acids
 - * Compressed gases
 - * Painting with flammables
 - * Car Washing
 - * Creates waste water
 - * Dry Cleaning
 - * (Flammable solvents)
 - * Woodworking
 - * Dust producing process
 - * Welding or cutting
 - * Fireworks Explosives or Ammunition
 - * Liquid propane gas
 - * High Piled Stock
 - * Metal finishing/plateing
 - * Circuit board manufacturing/assembly
 - * Semiconductor manufacturing
 - * Electronic assembly
 - * Cooling tower/systems
 - * Other hazards (specify) _____
- Review required by the Health Department.
- Provide Chemical Data Sheets to the Fire Marshal listing the maximum quantity of all hazardous material.

FOR OFFICE USE ONLY					
APPLICATION #	DEPARTMENT	APPROVAL	DATE	SPECIAL NOTES	
<u>15-3227</u>	BLDG INSP.				
	FIRE MARSHAL	<u>SJ OK</u>	<u>7/6</u>		
	POLICE				
	HEALTH				
	CBO				
Date <u>7-2-15</u>	Amount \$ <u>100.00</u>	Rec. # <u>15-3935</u>	Cash / Ck # <u>CV</u>	By <u>JA</u>	



Community Services

Office Phone - (972) 744-4180 • Inspection Request - (972) 744-4181 • FAX - (972) 744-5802

C E R T I F I C A T E O F O C C U P A N C Y

P E R M A N E N T

Issue date 3/20/18

Property Address . . . 1889 N PLANO RD
RICHARDSON TX 75081

Tenant number, name . . . PURE MASSAGE

Legal Description . . . SPRING CREEK BUSINESS PARK
BLK 1 LT 2 ACS 1.719
VOL96217/3297 DD011696

Property Zoning LR-M(1)

Owner SKL INVESTMENT

Contractor

Application number . . 18-00001238 000 000

Description of Work . . CERTIFICATE OF OCCUPANCY

Occupancy type BUSINESS - GROUP B

Special conditions . . .
PURE MASSAGE
1889 N PLANO RD
RICHARDSON, TX 75081
BUSINESS OWNERSHIP CHANGE

Approved

Brent Lyman

Building Official

MAR 15 2018



COMMUNITY SERVICES

CERTIFICATE OF OCCUPANCY APPLICATION

COMMUNITY SERVICES

OFFICE PHONE - 972/744-4180 • INSPECTION REQUEST - 972/744-4181 • FAX - 972/744-5802

Property Address: 1889 N. Plano Road, Richardson, TX 75081 Suite # 1889

Name of Business: Pure Massage

New Tenant? Y N Property Owner Change? Y N

Business Name Change? Y N Business Ownership Change? Y N

If relocation; relocation from what city/physical address? N/A

Highest Ranking Official Yueli Ke Ph # (626) 235-8931

Home Address 8355 Harwood Rd, Apt 1736, North Richland Hills

State TX Zip 76180 Email None

Applicant Name Xu Shen Ph # 214 7999838

Home Address 2037 Camelot Dr. Allen

State TX Zip 75013 Email Bangni@ymail.com

Property Owner SKL Investment Company Ph # 214 752 6780

Address 2050 N Stemmons Freeway, Dallas

State TX Zip 75207 Email _____

Business/Property Use: Retail Manufacturing Restaurant
 Office Warehouse **In addition please check all applicable uses listed on back**

Describe Specific Operations (Primary & Accessory Uses) Massage Stone

Total Employees At This Site 1 Square Feet At This Site 1250

Business Hours of Operation 9:00am - 8:00pm

Business Web Address None

I Hereby Certify That The Above Information Is True and Correct To The Best Of My Knowledge.

(Signature of Applicant) [Signature]

TODAY'S DATE: 3/15/18 MOVE IN DATE: _____ INSPECTION DATE/TIME: 3-16-18 PM

Check only the items you store, sell or use in your occupancy or business.

- Alcoholic beverages
- * Food Products
 - Food and/or beverage processing, storage or sales
- * Flammable or combustible liquids
 - (10 gal. or more only)
- ◆ Poisonous or hazardous chemicals / acids
- ◆ Compressed gases
- ◆ Painting with flammables
- * Car Washing
- * Creates waste water
- ◆ Dry Cleaning (flammable solvents)
- * Woodworking
- * Dust producing process
- ◆ Welding or cutting
- ◆ Fireworks, Explosives or Ammunition
- ◆ Liquid propane gas
- ◆ High Piled Stock
- * Metal finishing/plating
- * Circuit board manufacturing/assembly
- * Semiconductor manufacturing
- * Electronic assembly
- * Cooling tower/systems
- ◆ Other hazards (specify)

* Review required by the Health Department.

◆ Provide Chemical Data Sheets to the Fire Marshal listing the maximum quantity of all hazardous material.

FOR OFFICE USE ONLY					
APPLICATION #	DEPARTMENT	APPROVAL	DATE	SPECIAL NOTES	
<u>18-1238</u>					
OCCUP. CLASS	BLDG INSP.	<u>R. Shi</u>	<u>3-16-18</u>		
CONST. TYPE	FIRE MARSHAL	<u>SFE</u>	<u>3-16-18</u>		
ZONING	POLICE				
	HEALTH				
	CBO	<u>IST</u>	<u>3/21/18</u>		
Date <u>3-15-18</u>	Amount \$ <u>100.00</u>	Rec. # <u>18-1490</u>	Cash / Ck # <u>CV</u>	By <u>JJA</u>	

RELEASED 3-20-18

List of Uses

Please indicate the intended use proposed for the subject location from the list below:

* Special Permit required. Please see Article XXII-A of the City of Richardson's Comprehensive Zoning Ordinance for details.

A and B

- Accessory buildings (as defined)
- Ambulance service *
- Amusement arcade *
- Antenna — Accessory
- Antenna — Commercial, up to three antennas or equipment buildings
- Antenna — Commercial, more than 3 antennas or equipment buildings *
- Antenna — Freestanding *
- Antenna — Mounted
- Antique shop
- Apartments
- Art gallery
- Assisted living facility *
- Bakery
- Bank or financial institution
- Barber or beauty salon
- Beer & wine package sales that derive 75% or more revenue from sales of beer and/or wine *
- Boarding kennel *
- Book, card, or stationery store
- Bowling alley

C and D

- Camera and photographic supply shop
- Carwash *
- Catering service
- Check cashing, payday advance/loan business or car title loan business *
- Childcare center *
- Church
- Church parking lot in any residential district where parking lot is abutting church lot, but separated by dedicated public street/alley *
- Clothing or apparel store
- Commercial amusement center *
- Contracting operation
- Controlled substance paraphernalia shop *
- Convenience store
- Convenience store with beer & wine sales for off-premise consumption
- Department store
- Distribution center
- Driving instruction school
- Drugstore or pharmacy

E and F

- Fabric store
- Fine arts studio *
- Florist
- Food or beverage - pre-package for off-premise consumption (drive-up/drive-thru/drive-in) *
- Fortune-teller/psychic reader/spiritual advisor *
- Fraternal organization *

- Furniture, home furnishings & appliance store

G and H

- Garage - detached
- Grocery store
- Grocery store with beer & wine sales for off-premise consumption
- Hardware store
- Health club
- Hospital *
- Hotel — Full service *
- Hotel — Limited service *
- Hotel — Suite *

I - L

- Incidental retail/restaurant/personal service in office building
- Incidental retail/restaurant/personal service in office or industrial building
- Independent living facility *
- Jewelry store
- Laundromat, less than 6,000 square feet, no pick-up and delivery service
- Laundry or dry cleaning service, less than 6,000 square feet, no pick-up or delivery service
- Laundry pick-up station

M

- Mailing service
- Manufacturing facility
- Manufacturing facility — Heavy *
- Manufacturing facility — High-tech
- Martial arts school
- Mortuary or funeral home *
- Motor freight terminal *
- Motor vehicle body shop *
- Motor vehicle parts and accessory sales, no outdoor storage or display
- Motor vehicle rental — maximum 10 light load vehicles in multi-tenant building
- Motor vehicle rental — 10 or more vehicles or in a single tenant building *
- Motor vehicle repair shop — Major *
- Motor vehicle repair shop — Minor *
- Motor vehicle sales/leasing — New
- Motor vehicle service station *
- Movie theater
- Musical instrument sales and repair

N - P

- Nursery or greenhouse, retail sales only *
- Nursing/convalescent home *
- Office
- Office furniture, equipment & supply store
- Parking lot or garage - commercial off-street
- Pawn shop
- Pet sales and grooming

- Photography or art studio

- Print shop — Major
- Print shop — Minor
- Private amenity center *
- Private club/bar *
- Private recreation club *
- Public building

Q and R

- Radio or television station
- Radio, recording, or television studio
- Repair shop — Household items
- Repair shop — Personal items
- Research laboratories and facilities
- Restaurant with food and beverage permit
- Restaurant with curb service *
- Restaurant with drive-thru service *
- Restaurant without drive-thru or curb service *
- Retail activities in conjunction with a wholesale activity
- Retail sales of pre-packaged food & beverage for off-premise consumption in a drive-up, drive-thru, drive-in facility *
- Riding academy/public stable *

S and T

- School — Parochial, located on same lot as religious institution
- School — Parochial, not located on same lot as religious institution *
- School — Private *
- Self-service warehouse *
- Self-service warehouse (secondary use) *
- Sexually-oriented business *
- Smoking establishment *
- Sporting goods store
- Tailor shop
- Technical training school
- Tobacco store — Retail
- Toy or hobby shop

U - W

- Veterinary office
- Video rental store
- Warehouse
- Wholesale establishment
- Wrecker service *



Texas Department of State Health Services

DOES HEREBY CERTIFY THAT

Na Ding

meets the qualifications established in Texas Occupations Code, Chapter 455 to practice the profession of massage therapy and is authorized to employ the title

Licensed Massage Therapist

in the State of Texas, so long as this certificate is not revoked or suspended and is renewed according to applicable law and rules.

License Number MT125482

Effective 7/26/2016

INVALID WITHOUT CURRENT RENEWAL
CARD

A handwritten signature in black ink, appearing to read "John Hellerstedt".

John Hellerstedt, M.D., Commissioner of
Health



Texas Department of State Health Services

certifies that the person identified below is a

Licensed Massage Therapist

Na Ding

License Number MT125482

Control Number 172937

Expires 9/30/2019

Na Ding

Cardholder Signature

John Lee

Commissioner

R



COMMUNITY SERVICES DEPARTMENT

OFFICE PHONE – 972/744-4180 • INSPECTION REQUEST – 972/744-4181 • FAX – 972/744-5802

PREPARED 3/20/18, 8:01:19
CITY OF RICHARDSON

INSPECTION TICKET
INSPECTOR Perry, David

PAGE 6
DATE 3/16/18

ADDRESS . . . : 1889 N PLANO RD
TENANT, NBR . : PURE MASSAGE
CONTRACTOR . :
OWNER : SKL INVESTMENT
APPLICATION . : CERTIFICATE OF OCCUPANCY
PERMIT TYPE . : CERTIFICATE OF OCCUPANCY

SUBDIVISION . :
PHONE : (000)
PHONE : (000)
APPL NUMBER . : 18 00001238 000 000
STRUCTURE DESC: MASSAGE THERAPY
LAND ID : 94547

TYP/SQ	REQUESTED	COMPLETED	INSP	RESULTS	DESCRIPTION/RESULTS/COMMENTS
ECCI 02	3/20/18	<u>3-20</u>	DWP	AR	T/S: 03/19/2018 02:48 PM SMITHP CERTIFICATE OF OCC, ELECTRICAL REQ TIME: AM VRUH: 005756135
PCDI 02	3/20/18	<u>3-20</u>	DWP	AR	T/S: 03/19/2018 02:48 PM SMITHP CERTIFICATE OF OCC, PLUMBING REQ TIME: AM VRUH: 005756143
					T/S: 03/19/2018 02:48 PM SMITHP

COMMENTS AND NOTES

OK

LEAVE
BOTTOM COPY ON
OF
SITE

R



COMMUNITY SERVICES DEPARTMENT

OFFICE PHONE - 972/744-4180 • INSPECTION REQUEST - 972/744-4181 • FAX - 972/744-5802

PREPARED 3/16/18, 8:03:47
CITY OF RICHARDSON

INSPECTION TICKET
INSPECTOR Perry, David

PAGE 5
DATE 3/16/18

ADDRESS . . . : 1889 N PLAND RD
TENANT, NBR . . : PURE MASSAGE
CONTRACTOR . . :
OWNER : SKL INVESTMENT
APPLICATION . . : CERTIFICATE OF OCCUPANCY
PERMIT TYPE . . : CERTIFICATE OF OCCUPANCY

SUBDIVISION :
PHONE : (000)
PHONE : (000)
APPL NUMBER : 18 00001238 000 000
STRUCTURE DESC:
LAND ID : 94547

3:50 Call back from Ray Richardson & he will get started Mon removing tub

TYPE	REQ	COM	INSP	RESULTS	DESCRIPTION/RESULTS/COMMENTS
BCOI	01	3/16/18		DWP	CERTIFICATE OF OCC, BUILDING REG TIME: PM VRUH: 005753926 NEW TENANT/BUSINESS OWNERSHIP CHANGE MESSAGE STORE T/S: 03/15/2018 11:23 AM ADAMST
EEOI	01	3/16/18		DWP	CERTIFICATE OF OCC, ELECTRICAL REG TIME: PM VRUH: 005753934 T/S: 03/15/2018 11:23 AM ADAMST
FMCD	01	3/16/18	XXXXXXX	FM	XXXXXX CERTIFICATE OF OCC, FIRE REG TIME: PM VRUH: 005753975 T/S: 03/15/2018 11:23 AM ADAMST
PCOI	01	3/16/18		DWP	CERTIFICATE OF OCC, PLUMBING REG TIME: PM VRUH: 005753942 T/S: 03/15/2018 11:23 AM ADAMST
SNCD	01	3/16/18	XXXXXXX	RR	XXXXXX CERTIFICATE OF OCC, SIGN REG TIME: PM VRUH: 005753959 NOTE: ANY EXISTING SIGNAGE RELATED TO PREVIOUS TENANT MUST BE REMOVED PRIOR TO OCCUPANCY. T/S: 03/15/2018 11:23 AM ADAMST
STCD	01	3/16/18	XXXXXXX	RR	XXXXXX CERTIFICATE OF OCC, SITE REG TIME: PM VRUH: 005753967 T/S: 03/15/2018 11:23 AM ADAMST

13-2983 - Elect. & plumbing work only. Wash Mach. only.

Massage tub with spray wand installed without permit - Will need to remove - if not permitted. Need K.O. plug in elect. panel.

*3-16-18 V.M.
3:43 pm*

INSPECTOR COPY

*Ray Richards
972-345-5145*

LEAVE
BOTTOM COPY ON
OF
SITE



COMMUNITY SERVICES DEPARTMENT

OFFICE PHONE - 972/744-4180 • INSPECTION REQUEST - 972/744-4181 • FAX - 972/744-5802

PREPARED 3/16/18, 8:03:47
CITY OF RICHARDSON

INSPECTION TICKET
INSPECTOR RIC ROCHA

PAGE 48
DATE 3/16/18

ADDRESS . . . : 1889 N PLAND RD
TENANT, NBR . : PURE MASSAGE
CONTRACTOR . :
OWNER : SKL INVESTMENT
APPLICATION . : CERTIFICATE OF OCCUPANCY
PERMIT TYPE . : CERTIFICATE OF OCCUPANCY

SUBDIVISION . :
PHONE : (000)
PHONE : (000)
APPL NUMBER . : 18 00001238 000 000
STRUCTURE DESC:
LAND ID . . . : 94547

TYP/SQ	REQUESTED	COMPLETED	INSP	RESULTS	DESCRIPTION/RESULTS/COMMENTS
BCDI 01	3/16/18	XXXXXXXX	DMP	XXXXXX	CERTIFICATE OF OCC, BUILDING REQ TIME: PM VRUH: 005753926 NEW TENANT/BUSINESS OWNERSHIP CHANGE MESSAGE STORE T/S: 03/15/2018 11:23 AM ADAMST
ECDI 01	3/16/18	XXXXXXXX	DMP	XXXXXX	CERTIFICATE OF OCC, ELECTRICAL REQ TIME: PM VRUH: 005753934 T/S: 03/15/2018 11:23 AM ADAMST
FMCD 01	3/16/18	XXXXXXXX	FM	XXXXXX	CERTIFICATE OF OCC, FIRE REQ TIME: PM VRUH: 005753975 T/S: 03/15/2018 11:23 AM ADAMST
PCDI 01	3/16/18	XXXXXXXX	DMP	XXXXXX	CERTIFICATE OF OCC, PLUMBING REQ TIME: PM VRUH: 005753942 T/S: 03/15/2018 11:23 AM ADAMST
SNCD 01	3/16/18	<u>3/16/18</u>	RR	<u>AP</u>	CERTIFICATE OF OCC, SIGN REQ TIME: PM VRUH: 005753959 NOTE: ANY EXISTING SIGNAGE RELATED TO PREVIOUS TENANT MUST BE REMOVED PRIOR TO OCCUPANCY. T/S: 03/15/2018 11:23 AM ADAMST
STCD 01	3/16/18	<u>3/16/18</u>	RR	<u>AP</u>	CERTIFICATE OF OCC, SITE REQ TIME: PM VRUH: 005753967 T/S: 03/15/2018 11:23 AM ADAMST

Approved

COMMENTS AND NOTES

LEAVE BOTTOM COPY ON OF SITE



CITY OF RICHARDSON

MAR 15 2018



COMMUNITY SERVICES
CERTIFICATE OF OCCUPANCY APPLICATION
 COMMUNITY SERVICES

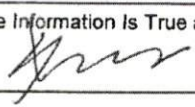
OFFICE PHONE - 972/744-4180 • INSPECTION REQUEST - 972/744-4181 • FAX - 972/744-5802

Property Address: 1889 N. Plano Road, Richardson, TX 75081 Suite # 1889
 Name of Business: Pure Massage
 New Tenant? Y N Property Owner Change? Y N
 Business Name Change? Y N Business Ownership Change? Y N
 If relocation; relocation from what city/physical address? N/A

Highest Ranking Official Yueli Ke Ph # (626) 235-8931
 Home Address 8355 Harwood Rd, Apt 1736 North Richland Hills
 State TX Zip 76180 Email None
 Applicant Name Xu Shen Ph # 214 7999838
 Home Address 2037 Camelot Dr. Allen
 State TX Zip 75013 Email Bangni@ymail.com
 Property Owner SKL Investment Company Ph # 214 752 6780
 Address 2050 N Stemmons Freeway, Dallas
 State TX Zip 75207 Email _____

Business/Property Use: Retail Manufacturing Restaurant
 Office Warehouse **In addition please check all applicable uses listed on back**
 Describe Specific Operations (Primary & Accessory Uses)
Massage store

Total Employees At This Site 1 Square Feet At This Site 1250
 Business Hours of Operation 9:00am - 8:00pm
 Business Web Address None

I Hereby Certify That The Above Information Is True and Correct To The Best Of My Knowledge.

 (Signature of Applicant)

TODAY'S DATE: 3/15/18 MOVE IN DATE: _____ INSPECTION DATE/TIME: 3-16-18 PM

- Check only the items you store, sell or use in your occupancy or business.
- Alcoholic beverages
 - Food Products
 - Food and/or beverage processing, storage or sales
 - Flammable or combustible liquids (10 gal. or more only)
 - Poisonous or hazardous chemicals / acids
 - Compressed gases
 - Painting with flammables
 - Car Washing
 - Creates waste water
 - Dry Cleaning (flammable solvents)
 - Woodworking
 - Dust producing process
 - Welding or cutting
 - Fireworks, Explosives or Ammunition
 - Liquid propane gas
 - High Piled Stock
 - Metal finishing/plating
 - Circuit board manufacturing/assembly
 - Semiconductor manufacturing
 - Electronic assembly
 - Cooling tower/systems
 - Other hazards (specify)
- * Review required by the Health Department.
- Provide Chemical Data Sheets to the Fire Marshal listing the maximum quantity of all hazardous material.

FOR OFFICE USE ONLY					
APPLICATION #	DEPARTMENT	APPROVAL	DATE	SPECIAL NOTES	
<u>18-1238</u>	BLDG INSP.				
OCCUP. CLASS	FIRE MARSHAL	<u>SFE</u>	<u>3/16/18</u>	<u>PASS</u>	
CONST. TYPE	POLICE				
ZONING	HEALTH				
	CBO				
Date <u>3-15-18</u>	Amount \$ <u>100.00</u>	Rec. # <u>18-1490</u>	Cash / Ck # <u>CV</u>	By <u>JA</u>	

Exhibit C

TRANSFER OF LEASE AGREEMENT BETWEEN

SKL INVESTMENT COMPANY LTD, LANDLORD

AND

*GUOZHEN SHANG
D/B/A MASSAGE SPA, TENANT*

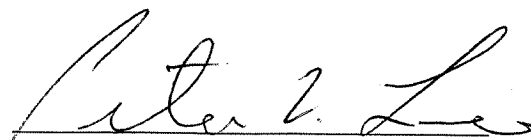
COVERING THE PROPERTY AT

1889 N. PLANO RD, RICHARDSON, TX 75081

Date of Lease Transfer: April 1, 2018

The Landlord agrees to the transfer of the above referenced Lease Agreement by Guozhen Shang, DBA Massage Spa, to Yueli Ke under the following terms:

1. The New Tenant's name is Yueli Ke, 8355 Harwood Road, Apt 1736, North Richland Hills, TX 76180
2. Effective April 1, 2018, Yueli Ke agrees to assume the Lease Agreement from Guozhen Shang, under the same terms and conditions stated in the original Lease Agreement signed on May 8th, 2013 and later extended on March 4, 2016.
3. Ms. Guozhen Shang agrees to personally guarantee the full compliance of the Lease Agreement and will be responsible for the remainder of the Lease until May 7, 2019.
4. The existing security deposit of \$3,600 will be transferred to the new Tenant.
5. All other terms and conditions of the original Lease Agreement signed on May 8, 2013 and extension signed on March 4, 2016 shall remain the same and in full effect.



SKL Investment Company Ltd
Landlord



Guozhen Shang
Guarantor

YUELI KE

Yueli Ke, Tenant

8355 Harwood Road, Apt 1736, North Richland Hills, TX 76180

DL # 40185832 SS# 091-96-2105

Exhibit D

November 30, 2018

***By Hand Delivery and
Cert. Mail, RRR No.***

Xu Chen
Pure Massage
1889 North Plano Road
Richardson, Texas 75081

Cert. Mail, RRR No.

Yueli Ke
Pure Massage
8355 Harwood Road
Apartment 1736
North Richland Hills, Texas 76180-5861

By Cert. Mail, RRR No.

Xu Chen
Pure Massage
2037 Camelot Drive
Allen, Texas 75013

Cert. Mail, RRR No.

S. K. Lee, President
S K L Investment Co., Ltd.
2050 N. Stemmons #130
Dallas, Texas 75207-3206

Re: Notice of Intent to Revoke Certificate of Occupancy
1889 N. Plano Rd. Richardson, Texas

Dear Sir or Madam:

This letter shall serve as the City of Richardson's ("City") Notice of Intent to revoke the Certificate of Occupancy issued on March 20, 2018 to Pure Massage for use of the property located at 1889 N. Plano Road, Richardson, Texas ("Property"), for a massage therapy business.

A pre-determination has been made that Pure Massage has failed to operate in accordance with the Certificate of Occupancy issued by the City – specifically, Pure Massage has failed to operate a lawful massage therapy business at the Property. The Richardson Police Department has provided information and evidence indicating that the Property was used for the unlawful activities of prostitution and attempt at prostitution on or about the following dates: 1/10/2018; 2/28/2018; 4/25/2018; and 5/03/2018.

Under the City's Building Code, the Building Official is authorized to revoke a certificate of occupancy if the use of the building is in violation of City ordinances. As stated above, the use of the Property for prostitution and attempt at prostitution are not permitted uses for the Property and no certificate of occupancy was issued for such use(s); therefore, such uses are unlawful.

Prior to the Building Official revoking the Certificate of Occupancy issued to Pure Massage for the Property, a pre-determination hearing will be held at 10:00 a.m. on 12/12/2018 in the Building Inspection Department, 411 W. Arapaho Rd., Suite 108, Richardson, Tx. 75080. You will have the opportunity to be heard at this hearing regarding this matter prior to the Building Official rendering a decision.

Xu Chen
Yueli Ke
S. K. Lee
November 30, 2018
Page 2

If you have any questions, please don't hesitate to contact me.

Sincerely,

By:

A handwritten signature in black ink, appearing to read "Brent Tignor", written over a horizontal line.

Brent Tignor
Building Official
City of Richardson
972-744-4183

Exhibit E

December 20, 2018

Cert. Mail, RRR No.

S. K. Lee, President
S K L Investment Co., Ltd.
2050 N. Stemmons #130
Dallas, Texas 72507-3206

Cert. Mail, RRR No.

and by Email Transmission
alfarkaslaw@gmail.com
Andrew L. Farkas
Andrew L. Farkas, P.C.
6200 Chase Oaks Blvd.
Suite 102B
Plano, Texas 75023

Re: Notice of Revocation of Certificate of Occupancy
1889 N. Plano Rd. Richardson, Texas

Dear Messrs. Lee and Farkas:

This letter shall serve as the City of Richardson's ("City") written notice of revocation of the Certificate of Occupancy issued on March 20, 2018 to Pure Massage for use of the property located at 1889 N. Plano Road, Richardson, Texas ("Property"), for a massage therapy business.

As a result of the pre-determination hearing which occurred on December 12, 2018, a determination has been made that Pure Massage has failed to operate in accordance with the Certificate of Occupancy issued by the City – specifically, Pure Massage has failed to operate a lawful massage therapy business at the Property. Specifically, the property was used for the unlawful activities of attempt at prostitution on or about the following dates: 4/25/2018; and 5/03/2018.

Under the City's Building Code, the Building Official is authorized to revoke a certificate of occupancy if the use of the building is in violation of City ordinances. As stated above, the use of the Property for attempt at prostitution are not permitted uses for the Property and no certificate of occupancy was issued for such use(s); therefore, such uses are unlawful and in violation of the City's Zoning Ordinance.

You may appeal my decision by filing a notice of your intent to appeal with my office on or before January 4, 2019. By filing an appeal, my decision is stayed and the Certificate of Occupancy will not be revoked until the Board renders a final decision. If you fail to appeal my decision, this notice is deemed to be the written notice of revocation as required under Section 111 of the 2015 International Building Code and such revocation will be effective January 5, 2019. Operating without a Certificate of Occupancy can result in a fine up to \$2,000.00 per day.

If you have any questions, please don't hesitate to contact me.

S. K. Lee
Andrew L. Farkas
December 20, 2018
Page 2

Sincerely,

By:



Brent Tignor
Building Official
City of Richardson
972-744-4183

Exhibit F

Andrew L. Farkas, P.C.

Attorney

Andrew L. Farkas

Mediator

Certification: Attorney Ad Litem

Member: College of the State Bar of Texas

Life Fellow, Texas Bar Foundation

Past President: Collin County Criminal

Defense Lawyers Association

6200 Chase Oaks Blvd., Suite 102B

Plano, Texas 75023

Telephone: (972) 423-9393

Telecopier: (972) 424-1636

Office E-mail: alfarkaslaw@gmail.com

SBN: 06819400

Cathy Compton Weatherhead

Paralegal

cweatherhead@yahoo.com

December 27, 2018

City of Richardson
Attn: Building Official
Brent Tignor
411 W. Arapaho Rd.
Suite 108
Richardson, Texas 75080

Re: Revocation of Pure Massage's Certificate of Occupancy Notice of Appeal

Dear Mr. Tignor:

Please be advised Yueli Ke, on behalf of Pure Massage, formally gives this Notice of Appeal of the decision dated December 20, 2018. This will confirm the Certificate of Occupancy will not be revoked until and unless the Zoning Board of Adjustments renders a decision. Please advise when the Board will review said appeal, or, if you prefer, we may discuss an appropriate date of hearing.

Thank you for your consideration in this matter.

Sincerely,



ANDREW L. FARKAS

ALF/ccw