

Zoning Board of Adjustment Agenda Packet July 15, 2020

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AGENDA

**CITY OF RICHARDSON – ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JULY 15, 2020 AT 6:30 P.M.
CITY HALL
411 W. ARAPAHO ROAD**

BRIEFING SESSION: Briefing Session has been cancelled.

This Zoning Board of Adjustment Meeting will be held via videoconference, with the Zoning Board of Adjustment, supporting staff, and the public participating remotely. Members of the public are entitled to participate in the conversation remotely. To participate remotely, please call (214) 997-0297.

REGULAR BUSINESS MEETING: 6:30 P.M. – RICHARDSON ROOM

MINUTES

1. **Approval of minutes of the regular business meeting of May 20, 2020.**

PUBLIC HEARING

2. **V 20-06**, A request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article IV, Sec. 4 (f)(1) to allow a side yard setback of 11’-6” for the side yard on Willow Crest Drive in lieu of the required 20-foot side yard setback on corner lots adjacent to a side street. The property is located at 1501 Fair Oaks Drive and zoned FP-R-1500-M Residential.
3. **V 20-07**, Appeal of the Building Official’s interpretation of a land use classification resulting in the subsequent denial of a certificate of occupancy for a plasma donation center as an office use on property located at 300 S. Plano Road, south of E. Belt Line Road, on the west side of S. Plano Road.

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M. FRIDAY, July 10, 2020.

CONNIE ELLWOOD, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING LINDSAY TURMAN, ADA COORDINATOR, VIA PHONE AT 972 744-0908, 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.

Agenda Item 1

Approval of the minutes of the May 20, 2020
Zoning Board of Adjustment Meeting

**CITY OF RICHARDSON
ZONING BOARD OF ADJUSTMENT MINUTES
MAY 20, 2020**

The Zoning Board of Adjustment met on Wednesday, May 20, 2020 at 6:30 p.m. Chairman Lemons convened the Board into Regular Session via videoconference. A quorum was present.

MEMBERS PRESENT: Jason Lemons, Chairman
Scott Rooker, Vice Chairman
Brent Sturman, Member
Shamsul Arefin, Member
Marsha Mayo, Alternate
Nick Robison, Alternate
Sebrena Bohnsack, Member

CITY STAFF PRESENT: Sam Chavez, Assistant Director of Development Services
Daniel Harper, Senior Planner
Connie Ellwood, Executive Secretary

BRIEFING SESSION

The Briefing Session was cancelled.

REGULAR BUSINESS MEETING

Opening comments: Chairman Lemons introduced City staff and explained that the staff serves in an advisory capacity and does not influence any decisions the Board might make. Chairman Lemons summarized the function, rules, and appeal procedures of the Zoning Board of Adjustment.

1. APPROVAL OF MINUTES FROM FEBRUARY 19, 2020.

Motion: Member Shamsul Arefin) made a motion to approve the minutes as presented; Member Sebrena Bohnsack seconded the motion. Motion passed 5-0.

2. PUBLIC HEARING ON ZBA V 20-05, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VI, Sec. 4 (d)(1) to allow 37% lot coverage in lieu of the required 35% lot coverage for a building on a lot. The property is located at 2213 Canyon Creek Plaza and zoned R-1250-M Residential.

Staff Comments

Daniel Harper stated the property was located at 2213 Canyon Creek Plaza and was zoned R-1250-M Residential. The request was to allow for a variance from Article VI, Sec. 4 (d)(1) Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances to allow for a 37% lot coverage in lieu of the maximum allowable 35% lot.

The applicant was proposing to construct a new home on the property with a pad area of 3,802 square feet. The pad area would exceed the maximum allowable lot coverage by one-hundred and eighty-seven (187) square feet or 2% lot coverage.

Based on the information provided by the applicant, and applicable codes and ordinances, it is staff's opinion that a physical property hardship does not exist and should therefore be denied.

Board Discussion

With no further comments of staff, Chairman Lemons opened the public hearing.

Public Comments

Mr. Ben Caldwell; 1436 Cheyenne Drive, the applicant, spoke in favor of this request.

Member Arefin asked if staff had provided any comments about the impervious coverage on the front yard and if comments had been received from other residents.

Mr. Caldwell responded no, staff only provided comments on the lot coverage and he did not receive any comments from the adjoining residents.

Member Bohnsack asked for clarity on where the hardship was for this variance request.

Mr. Caldwell stated within the subject neighborhood most properties were zoned R-1500-M and were subject to a 40% lot coverage allowance. The subject area as zoned allowed a 35% maximum lot coverage presenting more challenges for new construction. The proposed lot was smaller than two-thirds of lots within the cul-de-sac with lower usable percentage for lot coverage. This posed more challenges for the applicant to have a master bedroom, guest bedroom (parent accommodation), study, garage and outdoor living spaces within the 35% maximum lot coverage.

Member Bohnsack asked what the impact would be long term to the neighborhood should the lot coverage be extended.

Mr. Harper responded the long-term impact would be minimal because it was only one lot within the neighborhood. The requirement for the lot coverages is two-fold. The first is to account for non-permeable surfaces and water drainage in the community to prevent an overflow of water runoff and flooding. The second is to reduce the building density of neighborhoods. The impact from one residential lot would have a negligible impact in the long term, however, if many single-family lots were built over the allowable lot coverage, it could be impactful.

- The following members commented on why they would support the request. (Audio Inaudible).
Member Rooker, Member Arefin, Chairman Lemons.

With no further comments of staff, Chairman Lemons closed the public hearing.

Board Action

Motion: Member Arefin made a motion for approval; Member Bohnsack seconded the motion.
Motion passed 5-0.

There being no further business, the meeting was adjourned at 6:58 p.m.

Jason Lemons, Chairman
Zoning Board of Adjustment

DRAFT

Agenda Item 2

Variance 20-06:
1501 Fair Oaks Drive

ZBA File V 20-06

Attachments:

1. Staff Report
2. Aerial Map
3. Variance Exhibit
4. Application
5. Applicant's Statement
6. Notice of Public Hearing and Map
7. Notification List
8. DMN Public Hearing Notice



TO: Zoning Board of Adjustment
FROM: Daniel Harper, Senior Planner **DH**
DATE: July 15, 2020
RE: **V 20-06: 1501 Fair Oaks Drive**

REQUESTED VARIANCES

A request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IV, Sec. 4 (f)(1) to allow a side yard setback of 11'-6" for the side yard on Willow Crest Drive in lieu of the required 20-foot side yard setback on corner lots adjacent to a side street. The property is located at 1501 Fair Oaks Drive and zoned FP-R-1500-M Residential.

APPLICANT/PROPERTY OWNER

Maria L. Harris – BRY-JO Roofing and Remodeling / Abel and Karen Vasquez

EXISTING ZONING

FP-R-1500-M Residential

SURROUNDING LAND USE

Residential

STAFF COMMENTS

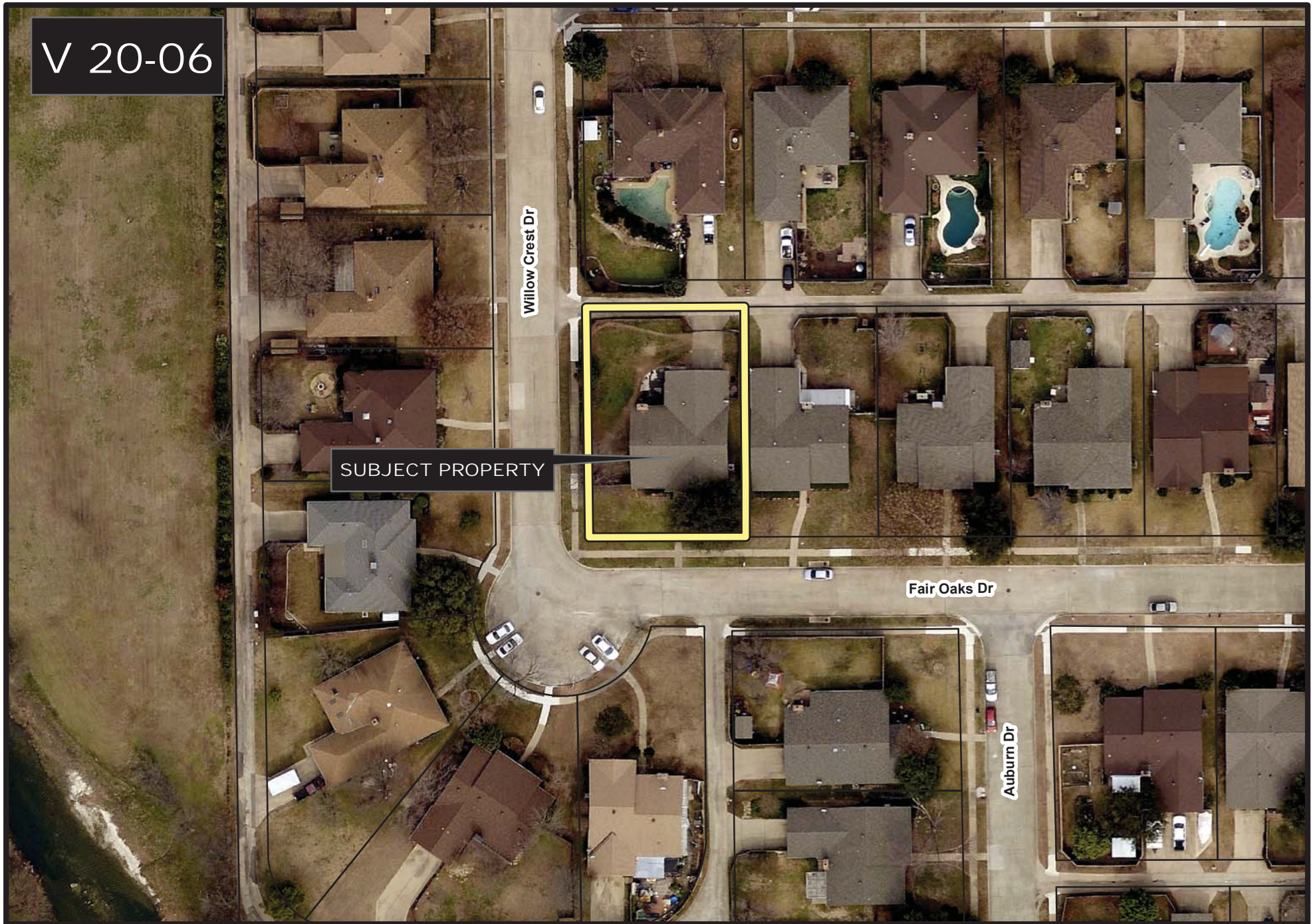
The property is located in the Willow Crest Estates subdivision. The applicant is requesting the following variance from the Richardson Code of Ordinances: Article IV, Sec. 4 (f)(1) to allow a side yard setback of 11'-6" along Willow Crest Drive in lieu of the required 20-foot side yard setback on corner lots adjacent to a side street.

The applicant is requesting the 8'6" encroachment to western side yard setback in order to accommodate an approximately 670 square foot addition. The proposed addition includes a bedroom, closet, bathroom and sitting area to meet accessibility needs of a family member.

TECHNICAL RECOMMENDATION

Variance Request: Based on the information provided by the applicant, and applicable codes and ordinances, it is staff's opinion that a physical property hardship does not exist and should therefore be denied.

V 20-06



V 20-06 Aerial Map
1501 Fair Oaks Drive

Updated By: HarperD, Update Date:06/23/2020

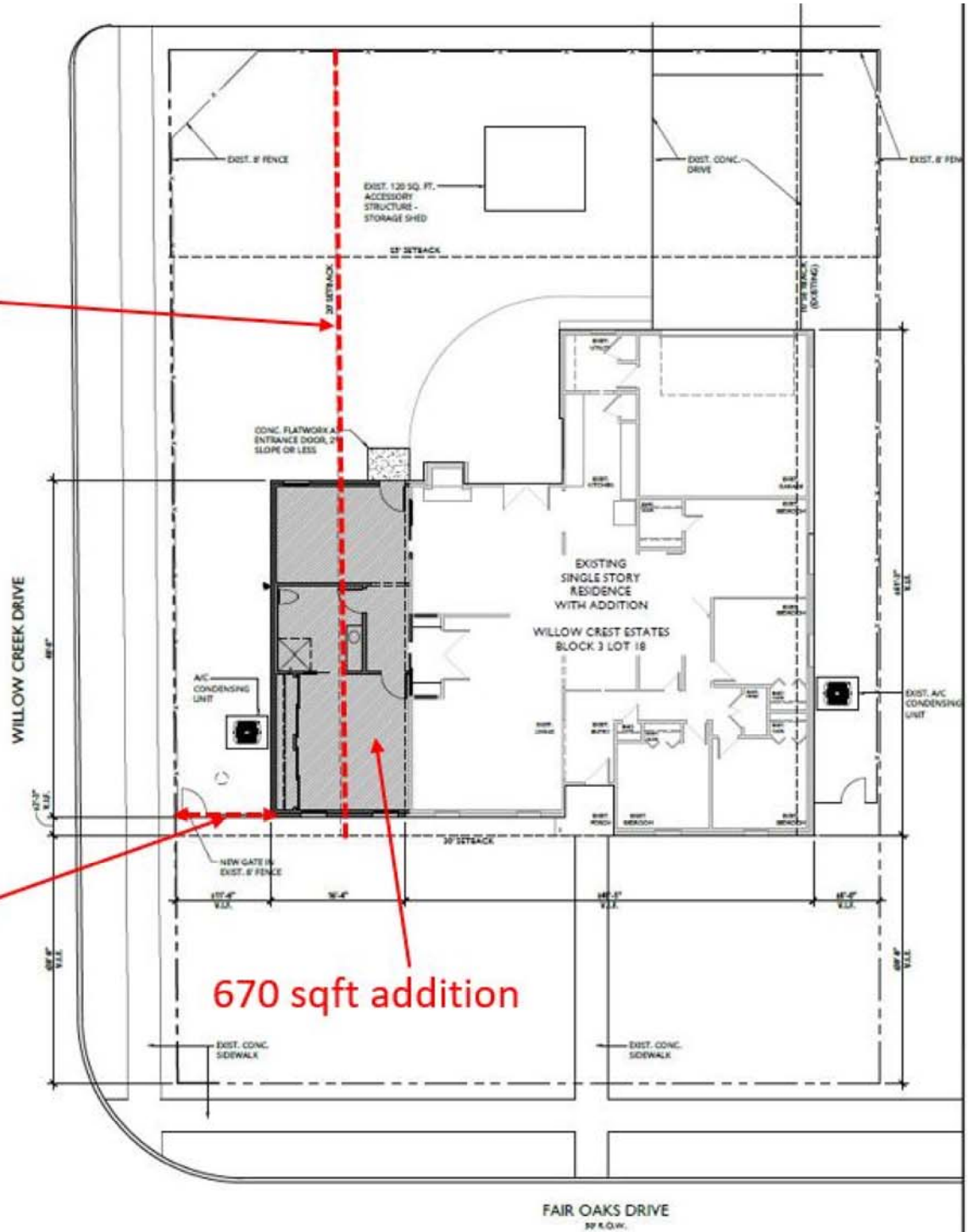
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



20 ft Required
Side Yard Setback

11'-6" Requested
Side Yard Setback

670 sqft addition



I SITE PLAN

SCALE 1/8" = 1'-0"

For Department Use Only

Date Received: _____ Fee Paid: _____ Accepted by: _____



**Board of Adjustment
Variance or Appeal
Application**

City of Richardson, Texas

Development Services Department
411 W. Arapaho Road, Suite 204
Richardson, Texas 75080
Phone: 972-744-4240
Fax: 972-744-5804

Note: Pre-submittal meeting required with staff before application can be submitted.

Please answer the following pre-qualifying questions:

1. Have you filed an appeal or variance on this property within the last six (6) months?
(If yes, six (6) month waiting period required on same variance for the property.) **No**
2. Have you applied for a building permit (applicable to residential property only)?
(If no, please speak with the Building Inspection Department prior to submitting the variance request.) **YES Permit 20-2257**

Applicant		Property Owner	
<i>Maria L. Harris</i>	Signature	<i>Abel and Karen Vasquez</i>	
Maria L. Harris	Printed Name	Abel and Karen Vasquez	
BRY-JO Roofing and Remodeling	Company Name		
913 18th Street	Mailing Address	1501 Fair Oaks Drive	
Plano, TX 75074	City, State, ZIP	Richardson, TX 75081	
972-669-7807	Telephone Number	(214) 517-7110	
info@brvio.com	Email Address	abel.vasquez209@gmail.com	

Property Information

Address of Subject Property	1501 Fair Oaks Drive
Legal Description	Willow Crest Estates BLK 3 LT 18
Existing Zoning and Ordinance	Residential, R 1500-M, Ordinance 1078-A
Requested Variance	Encroach the building line on the west side by 9'5"

Submittal Requirements

- Completed Application Form
- Completed Board of Adjustment Variance Checklist
- Building Permit Denial Letter
- Applicant's Statement (Completely describe the variance you are requesting and give the reason for the hardship and justification for the variance.)
- Twelve (12) copies of reproducible plans to support the application (fold if 24" x 36").
- Filing fee: Residential = \$250.00, Non-residential = \$325.00

Board of Adjustment Variance Checklist

Does a hardship exist? If so, explain below.

Yes No

SEE ATTACHED EXPLANATION.

Will literal enforcement of the ordinance result in an unnecessary hardship?
If so, explain below.

Yes No

SEE ATTACHED EXPLANATION.

Is the condition unique to the property requesting the variance and not common
to other properties in the area? If so, explain below.

Yes No

SEE ATTACHED EXPLANATION.

Is the need for the variance created by the applicant? If so, explain below.

Yes No

SEE ATTACHED EXPLANATION.

Is the hardship only financial? If so, explain below.

Yes No

SEE ATTACHED EXPLANATION.

Will granting of the variance be contrary to the public's interests and will it impact
the public health, safety, and welfare? If so, explain below.

Yes No

SEE ATTACHED EXPLANATION.

VASQUEZ VARIANCE APPLICATION RESPONSES

DOES A HARDSHIP EXIST:

Yes. 1501 Fair Oaks Drive is a corner lot. It is an 85' wide lot located on the corner of Fair Oaks Drive and Willow Crest Drive. As it is a corner lot, it has a 20' building line on the west side of the house, but only a 10' building line on the east side.

This property is Lot 18, Block 3 of R-1500M Residential District. There are 4 corner lots that have Willow Crest Drive as the adjacent street on their west side.

- Lot 18, the Vasquez' property is 85'x 125'
- Lot 19 is 2' wider and 10' deeper
- Lot 16 is 10' wider and the same depth as Lot 18
- Lot 1 is at least 2/3 larger than Lot 18.

There are not many corner lots in the Willow Creek Estate subdivision. 1501 Fair Oaks is one of the smallest corner lots, if not the smallest.

The interior lots in the subdivision only have a 7' building line requirement. The applicant would need to build a room addition that is 16'4" x 40'8". That will be an encroachment of the 20' building setback line on the west side by 8'6", leaving an 11'6" setback.

WILL LITERAL ENFORCEMENT OF THE ORDINANCE RESULT IN AN UNNECESSARY HARDSHIP?

Yes. Without the variance approval to build a reasonable addition, Nate will not be able to move back in with his parents. He does not currently have a way to support himself and the property, as it currently exists, does not meet any accessibility guidelines. The hallway, bathrooms, bedrooms, kitchen or living room are not ADA accessible.

There are currently 5 people living in the 4 bedroom, 2 bathroom home. Both the maternal grandmother and paternal grandmother as well as the youngest son live there with Abel and Karen Vasquez. The following options for home modifications and/or additions were considered:

1. FRONT (SOUTH SIDE) OF THE HOUSE- Room addition is not possible because the front of the house is already at the building line.
2. BACK OF THE HOUSE- GARAGE CONVERSION- The garage could be converted and would not require a variance. If the garage was converted, only an accessible bedroom and bathroom could be built. The only way to access the rest of the house from the converted space would be through the galley kitchen, which is narrow and not accessible, which would isolate Nate. Also, the City of Richardson requires if a garage is converted, it is replaced with another garage of similar size. The homeowners permitted and had a storage building built 2 years ago in the Northwest corner of the property. The only place to build a detached 2 car garage is where the current storage building is located.
3. East Side Room Addition would encroach on the 10' building line.

4. 2ND STORY ROOM ADDITION- a second story addition could be built on the house and would not require a variance. While it increases square footage, a second story addition does not resolve the accessibility issue. The maternal and paternal grandmothers (in their 80's) cannot climb stairs and the first floor would still require major renovations to get a bedroom, bathroom and living space accessible for Nate.

For ADA accessibility purposes and the condition of the property, the best option is a Room Addition on the West Side of the house.

IS THE CONDITION UNIQUE TO THE PROPERTY REQUESTING THE VARIANCE AND NOT COMMON TO OTHER PROPERTIES IN THE AREA?

As far as the other corner lots in the subdivision, this property is unique in that it has the smallest lot. Many of the interior lots in this subdivision are smaller lots and would not have the additional space on their property to build a first- floor addition. The other corner lots certainly have the space for a first-floor addition.

All interior lots have 7' building lines.

IS THE NEED FOR THE VARIANCE CREATED BY THE APPLICANT?

Yes. The Vasquez family is close and they take care of one another. It is Abel and Karen's desire to bring Nate back home with them to live. They recognize, as a 24- year old man, that Nate will need to have some sort of independence as well as being close enough for them to assist him. That is why they are wanting to build the equivalent of a "mother-in-law" suite onto the west side of their home. It will include a bedroom, closet, bathroom and sitting area and will have access into two of the main living spaces in the existing home. Consideration was given in the design to make sure the addition matched the existing home. If not for this tragic, life-altering accident the Vasquez' would not be requesting a variance to add onto their home.

IS THE HARDSHIP ONLY FINANCIAL? IF SO, EXPLAIN BELOW.

The hardship is not a financial one. Abel and Karen Vasquez purchased this home 20 years ago as their "forever home". They raised their 3 boys in this house, dug deep community roots through youth baseball and at The Heights Baptist Church, where they served as worship leaders at The Heights in Spanish for 12 years. A year ago, they invested in updates throughout the house. Their home as it exists will not allow them to bring Nate home from rehabilitation and live with them. They would have to leave a community and the home they have known and loved for 20 years and move out of Richardson. There are currently no homes on the market in Richardson that meet their accessibility needs as well as care for their two elderly mothers. They do not want to move. It would be a sad day for Richardson to lose such invested and committed residents.

WILL GRANTING OF THE VARIANCE BE CONTRARY TO THE PUBLIC'S INTEREST AND WILL IT IMPACT THE PUBLIC HEALTH, SAFETY, AND WELFARE?

1501 Fair Oaks Drive is a beautiful, well maintained property.

Granting this variance will not negatively impact the neighbors, public interest, public health or safety in any way. As a matter of fact, the proposed room addition will add property value and will allow the property to be used in the future as a "mother-in-law" suite. In other words, it will be a versatile space. Additionally, it will be contained within the current fence line on the west side and will be built to look as if it were the original structure. There will be 11'6" setback on the west side of the house after the addition.

As the smallest corner lot in this area of the subdivision, the approved variance will not impact the property owners of the larger corner lots in a negative way as they are already capable of building a first floor addition should they choose to.

The addition will not impact access, egress or any easements. It will not create any difficulties for city vehicles and it will not be an eyesore for any neighbors. It will not put any additional cars on the street overnight or have a negative impact on traffic flow on Willow Crest Drive or Fair Oaks Drive.

Granting this variance allows the Vasquez family to stay in Richardson and continue to serve their community.

APPLICANTS' STATEMENT

Abel and Karen Vasquez purchased 1501 Fair Oaks Drive, Richardson 20 years ago, intending for it to be their "forever" home. They have raised their 3 boys here, Nate, Chase and Caleb who are now 24, 22 and 20 years old respectively. All three boys attended RISD schools. Over the past two decades, they have dug deep community roots in local youth baseball programs (all three boys played baseball) and in their church community. Abel, Karen and their family are members of The Heights Baptist Church. Abel and Karen stepped out in leadership at the church 12 years ago as the Worship Ministers and were pivotal in building The Heights in Spanish.

Approximately 10 years ago, Abel discovered that he has a disease that causes visual impairment. It was difficult news, but the family pulled together and adapted to the changes that needed to be made for Abel's visual challenges.

As their sons became adults and moved out, both Abel and Karen's mothers required assistance, so they moved in with them. For the past few years, Abel, Karen, Caleb and both grandmothers have been living in the 4 bedroom 2 bathroom home.

In October 2017, Hurricane Maria devastated the island of Puerto Rico and the Virgin Islands. At that time, Nate and Chase were approached with the opportunity to become journeyman electricians with a company that travels to different parts of the country that have been devastated by hurricanes, tornadoes, etc. and help to rebuild their infrastructure. They accepted the opportunity and spent the next 9 months in Puerto Rico and St. Croix rebuilding. While working on St. Croix, they discovered a baseball training center that had been destroyed by Hurricane Maria. They started volunteering their personal time to help the director clean up and rebuild the facility. Nate and Chase reached back to their baseball and faith families in Texas and had used baseball equipment shipped to St. Croix. Before they left, the training center was operational again, using the equipment sent from here.

On or about January 11, 2020 nine tornadoes ripped through Missouri, Tennessee and Mississippi. Nate and Chase were dispatched to Mississippi to help repair the electrical and restore power. On February 27, 2020 Nate was 25' in the air working on an electric pole with Chase close by. Nate was electrocuted and thrown from the pole to the ground, where he landed on his back. Nate should not have survived the fall or the electrocution. Electricity coarsed through his body, exiting under his right arm. He received 3rd degree burns on his left side and the fall resulted in a spinal cord injury. After weeks of skin graft surgeries, spinal fusion and much pain, Nate and his family were told that Nate would be in a wheelchair for the rest of his life. He (and his family) were transferred in March 2020 to Shephard Center in Atlanta, GA for his spinal cord injury and rehabilitation. It has been a slow and painful process. He seems to progress and then have complications or regress in rehab. As a result of Covid-19, Shephard Center was locked down and no outside visitors were permitted. Being without his family had a negative impact on Nate's rehabilitation process. As they wait for the out-patient program to reopen at Shepherd's Center (closed indefinitely due to Covid-19), the medical team of Worker's Compensation pushed for the family to be moved to an off-site accessible apartment until either the out-patient program is reopen or the Vasquez home can be modified for Nate to live there with the family. It is time to plan and modify the family home so that Nate can come home again.

After a detailed review of the property and Nate's situation we discussed the following facts about making 1501 Fair Oaks accessible for Nate.

1. The existing home has narrow hallways, narrow doorways, a galley kitchen, dropped floor in the living room. For someone in a wheelchair, their home is impossible to navigate. A year ago, Karen & Abel invested in many improvements throughout the house- but the footprint stayed the same. It would be cost prohibitive to attempt a total renovation of the house and would still not give them the additional space needed for Nate.
2. A second -floor renovation would give them the additional square footage that they need, but it would not work for Nate. Karen and Abel could move to the 2nd floor, but neither of their elderly mothers could, which means that they house would have to be completely renovated as well. This would displace the grandmothers while the work was being done and would likely overbuild for the neighborhood. This creates a financial hardship and a living hardship for the grandmothers.
3. A garage conversion would allow a bedroom and bathroom ONLY to be built for Nate, but limit his access to the rest of the house and the new storage building on the northwest corner of the property would have to be removed for a detached garage to be built. This option would likely create a space of isolation for Nate, which his therapists do not recommend.
4. The west side of the house had plenty of room for an addition, aside from the building line requirement

The conclusion was that the best option is to build an approximate 17'x41' room addition of accessible space for Nate. This addition will include a bedroom, closet, bathroom and sitting/tv room and will have 2 access points to living spaces in the existing house. In Nate's situation, it is an important part of his therapy and creating a new normal that he has privacy. He needs to have the ability to be an independent young man as much as possible.

Although we encroach the building line by 8'6" with this proposed addition, we are staying within the fence line. We will have at least 11' of side yard between the new west side of the house and the fence line. There will also still be a backyard and patio area.

Mr. and Mrs. Vasquez are participating in the Remodeling Incentive Program through the City of Richardson. We will be adopting many Universal Design or "Aging-in-Place" concepts throughout the redesign of the house, which will add value and versatility to the house.

Thank you for your consideration of this variance on behalf of Abel and Karen Vasquez.

Karen & Abel Vasquez
City of Richardson Variance Request
for
1501 Fair Oaks Drive, Richardson, TX 75081
to
Mr. Daniel Harper
Senior Planner at the City of Richardson
411 W. Arapaho Road, Richardson TX 75080

I am aware that Karen & Abel Vasquez at 1501 Fair Oaks Drive plan to add an addition to the west side of their current residence. I have no concern about this project and support the addition.

1. Printed Name: Anna Balderras Date: 6/28/20
Signature: Anna Balderras Phone: (972) 348-8213
Address: 801 Willow Crest Dr Richardson TX 75081
2. Printed Name: FRANK LOPEZ Date: 6-28-20
Signature: Frank Lopez Phone: 972-388-6111
Address: 88 WILLOW CREST DR, RICHARDSON TX 75081
3. Printed Name: Katherine Daffer Date: 6/28/2020
Signature: Katherine Daffer Phone: 214-519-9719
Address: 807 Willow Crest Dr Richardson TX 75081
4. Printed Name: Hugo A. Buisday Date: 06/28/20
Signature: Hugo Buisday Phone: 214-753-9657
Address: 1502 Meadowgate Dr. Richardson TX 75081
5. Printed Name: Keith D. Hess Date: 6/28/2020
Signature: Keith D. Hess Phone: 972-603-6872
805 Willow Crest Dr
6. Printed Name: Tony Mack Date: 6-28-20
Signature: Tony Mack Phone: 214-558-3185
Address: 1501 Fair Oaks DR



A Remodel/Addition for
THE VASQUEZ FAMILY

FLOOR PLANS

CPV
KDV
WSP
CPV
WSP
06-22-2020

A2.01
 Project No. 20-06

DEMO KEYNOTES

- Ⓒ1 REMOVE EXISTING WALL. VERIFY WALL IS NON-LOAD BEARING PRIOR TO REMOVAL. IF LOAD BEARING, COORD. NEW FRAMING AND BEAMS WITH STRUCTURAL ENGINEER.
- Ⓒ2 COORD. NEW FLUSH BEAM DESIGN WITH STRUCTURAL ENGINEER.
- Ⓒ3 CUT NEW OPENING IN EXISTING WALL.
- Ⓒ4 REMOVE EXISTING DOORS, FRAME AND CASING.
- Ⓒ5 REMOVE EXIST. WINDOWS, FRAME AND CASING.
- Ⓒ6 REMOVE EXIST. CABINET.
- Ⓒ7 CAP AND REMOVE EXISTING PLUMBING FIXT. PREP. FOR NEW FIXTURE.
- Ⓒ8 SAWCUT & REMOVE EXIST. CONCRETE PORCH SLABSTEP.
- Ⓒ9 BRACE ROOF & BEAMS ABOVE. REMOVE & REPLACE EXIST. POSTS, REF. FLOOR PLANS.

DEMO ENERGY CODE NOTES

BASED ON THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), "SECTION R603 ALTERATIONS", SPECIFICALLY "SECTION R603.1.1 BUILDING ENVELOPE", STATES:

"EXCEPTION: THE FOLLOWING ALTERNATIONS NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THE ENERGY USE OF THE BUILDING IS NOT INCREASED:

3. CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED."

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO THIS REQUIREMENT THAT ALTERNATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE CODE FOR NEW CONSTRUCTION, WITH EXCEPTIONS NOTED.

DEMOLITION PLAN LEGEND

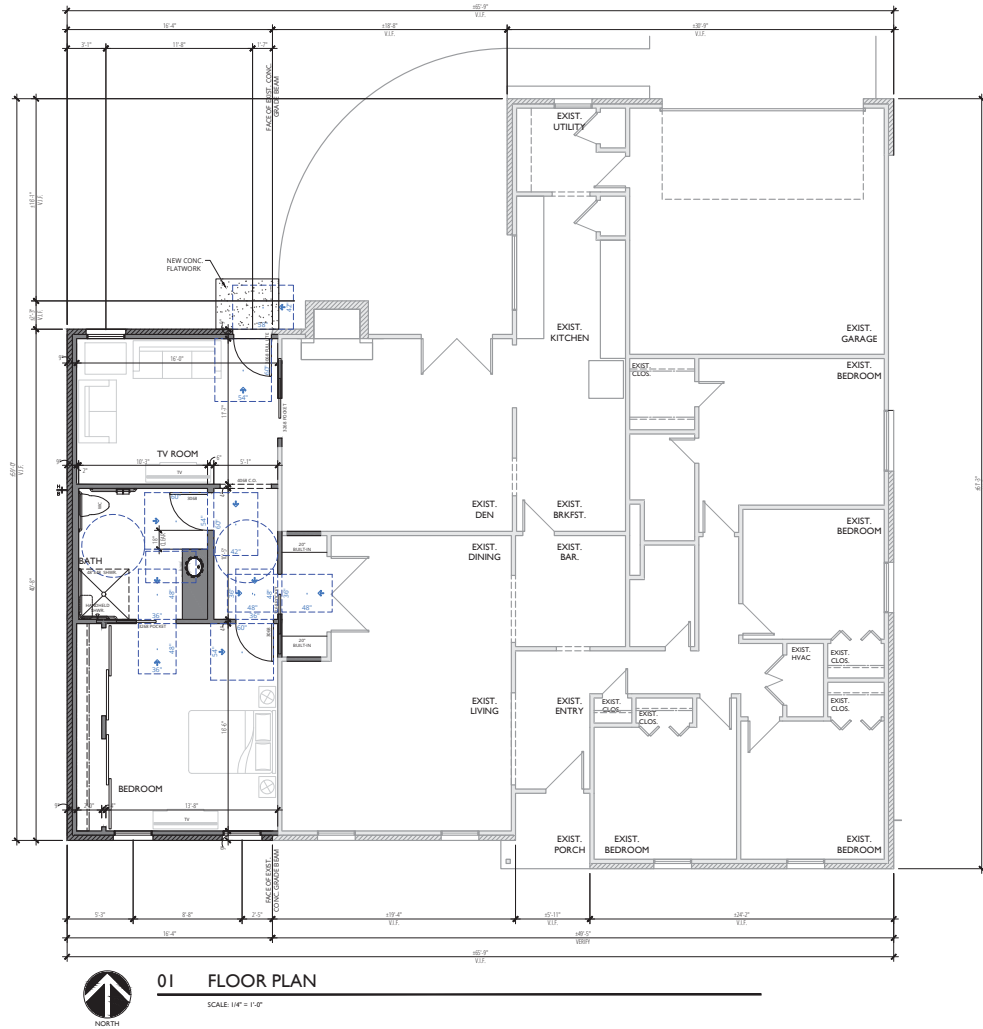
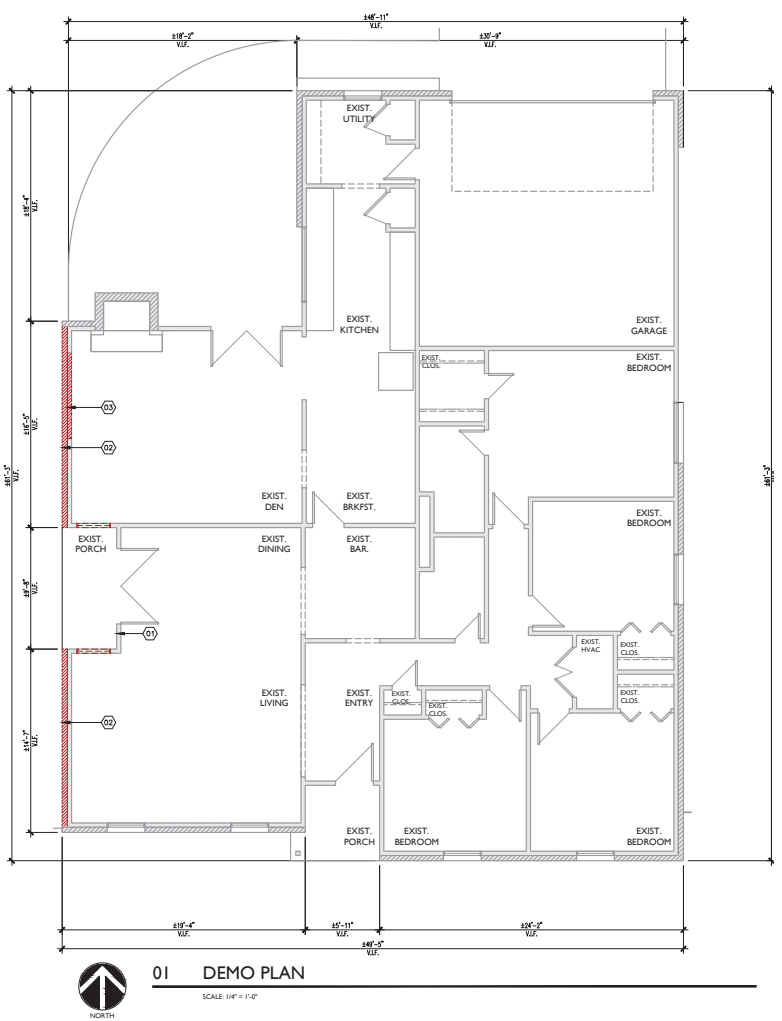
	EXISTING AREA NOT IN SCOPE OF WORK		EXISTING DOOR TO REMAIN
	EXISTING WALL PARTITION TO REMAIN		EXISTING WINDOW TO BE REMOVED
	EXISTING PARTITION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED
			EXISTING WINDOW TO BE REMOVED

DEMO & RENOVATION NOTES

1. THE GC IS RESPONSIBLE FOR BECOMING FAMILIAR WITH BOTH THE DESIGN DOCUMENTS AND THE EXISTING BUILDING PRIOR TO CONSTRUCTION. SHOULD A CONFLICT ARISE BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, THE GC SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
2. DEMOLITION AS NOTED ON DRAWINGS, CONTRACTOR TO COORDINATE DEMOLITION TO ACCOMMODATE NEW WORK.
3. THE GC SHALL TAKE ALL PRECAUTIONS NECESSARY TO ENSURE SAFETY OF PERSONS AND PROPERTY.
4. IF THE OWNER IS OCCUPYING THE BUILDING, THE GC SHALL ENSURE THAT THE EXISTING FIRE AND SMOKE DETECTION WILL REMAIN OPERATIONAL.
5. GC TO PROVIDE ADEQUATE SHORING AND BRACING TO CARRY LOADS AND STRESSES WITHSTOOD BY ITEMS REMOVED AND BE RESPONSIBLE FOR THE ADEQUACY OF SUCH CONSTRUCTION AS WELL AS ANY DAMAGES TO THE EXISTING BUILDING.
6. PROCEED WITH DEMOLITION SYSTEMATICALLY AND COORDINATE DEMOLITION WITH CONSTRUCTION TO REMAIN. DEMOLISH IN SMALL SECTIONS AND AVOID OVERLOADING STRUCTURE AND UTILITIES.
7. REMOVE WASTE AND HAZARDOUS MATERIALS IN A MANNER AS REQUIRED BY LAW.
8. PROVIDE TEMPORARY ENCLOSURES AT EXTERIOR WALLS AND ROOF CAREFULLY CONSTRUCTED TO FIT TIGHTLY AND RESIST WATER INTRUSION.
9. EXERCISE CARE IN REMOVING SALVAGEABLE ITEMS SCHEDULED FOR REUSE. STORE SUCH ITEMS IN AN AREA APPROVED BY THE OWNER AND PROTECT FROM DAMAGE DURING CONSTRUCTION. CLEAN ITEMS AS NECESSARY FOR REUSE PRIOR TO STORAGE.
10. NEW ROOF TO BEAR ON EXISTING PLATE, WHERE APPLICABLE.
11. PROTECT EXISTING STRUCTURE & FURNISHINGS ETC. TO PREVENT ANY DAMAGE. REPAIR AND/OR REPLACE EXISTING ITEMS.
12. EXTEND & RE-ROUTE EXISTING PLUMBING VENTS ETC. UP THRU NEW ROOF.
13. INSTALL SOLID 2X BLOCKING IN NEW & EXISTING WALLS AS NECESSARY FOR HANDRAILS, SHELVES, RODS, COUNTERTOPS, TOWEL BARS, CABINETS, TRIPS, ETC.
14. VERIFY WITH OWNER EXISTING DOORS AND WINDOWS TO BE REFINISHED AND REUSED.
15. SHORE AND BRACE EXISTING STRUCTURE ABOVE TO PERMIT REMOVAL OF EXISTING WALLS AS SHOWN. CONTRACTOR TO VERIFY LOAD-BEARING WALLS AND COORD. REMOVAL WITH STRUCT. ENGINEER.
16. SAW CUT EXISTING CONCRETE SLAB TO PERMIT INSTALLATION OF NEW PLUMBING, PIPES, FIXTURES, ETC.) BACKFILL WITH COMPACTED GRAVEL & PATCH SLAB W/3000 LB. CONCRETE. EPOXY BEAR INTO EXIST.
17. REMOVE EXISTING WALL MATERIALS AS NECESSARY TO PERMIT INSTALLATION OF NEW ELECTRICAL WIRING & PLUMBING MATERIALS & COMPONENTS. PATCH & FINISH SURFACES TO MATCH EXISTING.
18. ALL JOINTS & PENETRATIONS SHALL BE SEALED AND/OR WEATHERSTRIPPED.
19. PROVIDE ADEQUATE PROTECTION TO ALL EXISTING CONSTRUCTION TO REMAIN. G.C. IS RESPONSIBLE TO RE-VERIFY ALL EXISTING CONDITIONS PRIOR TO RESUMPTION OF THE WORK.
20. NOTIFY OWNER OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
21. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF CONFLICT. PROMPTLY SUBMIT A WRITTEN REPORT TO THE OWNER.
22. PROTECT IN-PLACE EXISTING CONSTRUCTION DURING DEMOLITION TO PREVENT DAMAGE. PROVIDE PROTECTION FROM ADVERSE WEATHER CONDITION FOR PORTIONS OF THE PROJECT THAT MIGHT BE EXPOSED DURING CONSTRUCTION AND DEMOLITION OPERATIONS.
23. USE MATERIALS IDENTICAL TO EXISTING IN-PLACE MATERIALS FOR EXPOSED SURFACES. USE MATERIALS THAT VISUALLY MATCH IN-PLACE ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE.
24. PATCH, REPAIR OR RE-INPLACE CEILING AS NECESSARY TO PROVIDE AN EVEN PLANE SURFACE OF UNIFORM APPEARANCE.
25. WHERE WALLS OR PARTITIONS THAT ARE REMOVED, EXTEND ONE FINISHED AREA INTO ANOTHER. PATCH AND REPAIR FLOOR AND WALL SURFACES IN THE NEW SPACE. PROVIDE AN EVEN SURFACE OF UNIFORM FINISH, COLOR, TEXTURE AND APPEARANCE. REMOVE IN PLACE FLOOR AND WALL COVERINGS AND REPLACE WITH NEW MATERIALS. IF NECESSARY, TO ACHIEVE UNIFORM COLOR AND APPEARANCE.
26. REMOVE WASTE AND HAZARDOUS MATERIALS IN A MANNER AS REQUIRED BY LAW.
27. EXERCISE CARE IN REMOVING SALVAGEABLE ITEMS SCHEDULED FOR REUSE. STORE SUCH ITEMS IN AN AREA APPROVED BY THE OWNER AND PROTECT FROM DAMAGE DURING CONSTRUCTION. CLEAN ITEMS AS NECESSARY FOR REUSE PRIOR TO STORAGE.

FLOOR PLAN LEGEND

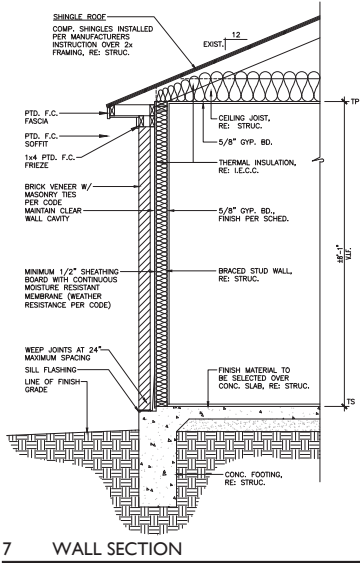
	EXISTING AREA NOT IN SCOPE OF WORK		EXISTING DOOR TO REMAIN
	EXISTING WALL PARTITION TO REMAIN		EXISTING WINDOW TO BE REMOVED
	EXISTING PARTITION TO BE REMOVED		EXISTING WINDOW TO BE REMOVED
			EXISTING WINDOW TO BE REMOVED
	NEW WALL PARTITION		NEW DOOR AND FRAME
			NEW WINDOW AND FRAME



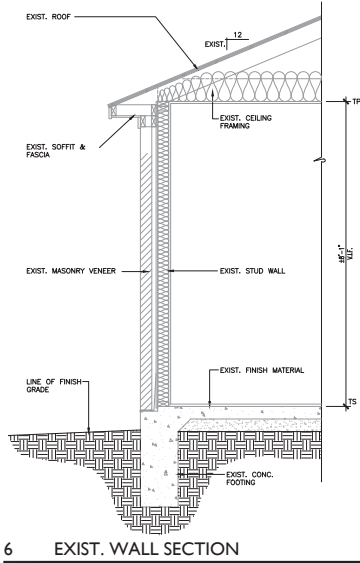
EXTERIOR MATERIALS - NEW ONLY				
ELEVATION	FRONT	LEFT	RIGHT	REAR
TOTAL WALL AREA	123.7 sf	489.8 sf	na	124.4 sf
LESS TOTAL OPENINGS & EXEMPTED WALL AREA	36.6 sf	0.0 sf	na	45.4 sf
TOTAL MASONRY	88.8 sf	317.1 sf	na	77.0 sf
TOTAL SIDING	4.9 sf	182.1 sf	na	25.0 sf
TOTAL MASONRY %	92.1%	87.5%	na	91.6%
TOTAL SIDING %	7.8%	12.5%	na	8.3%

EXTERIOR MATERIALS - NEW/EXIST.				
ELEVATION	FRONT	LEFT	RIGHT	REAR
TOTAL WALL AREA	598.5 sf	612.1 sf	612.1 sf	598.5 sf
LESS TOTAL OPENINGS & EXEMPTED WALL AREA	128.0 sf	32.4 sf	37.3 sf	188.4 sf
TOTAL MASONRY	308.3 sf	480.4 sf	226.1 sf	227.2 sf
TOTAL SIDING	183.7 sf	188.1 sf	348.8 sf	182.7 sf
TOTAL MASONRY %	65.1%	88.0%	39.3%	55.4%
TOTAL SIDING %	34.4%	11.9%	60.7%	44.5%

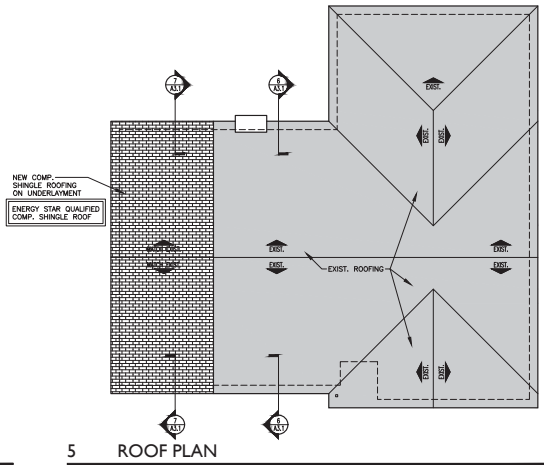
I. NOTE EXIST. HOUSE WAS CONSTRUCTED PRIOR TO 2003.



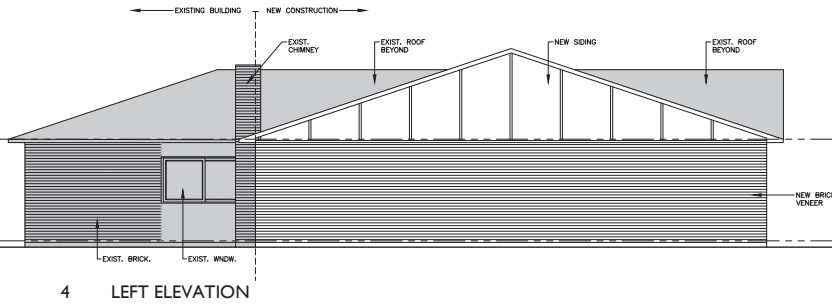
7 WALL SECTION
 SCALE: 3/4" = 1'-0"



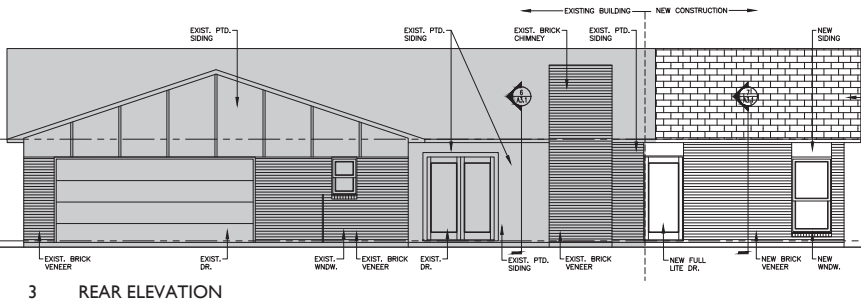
6 EXIST. WALL SECTION
 SCALE: 3/4" = 1'-0"



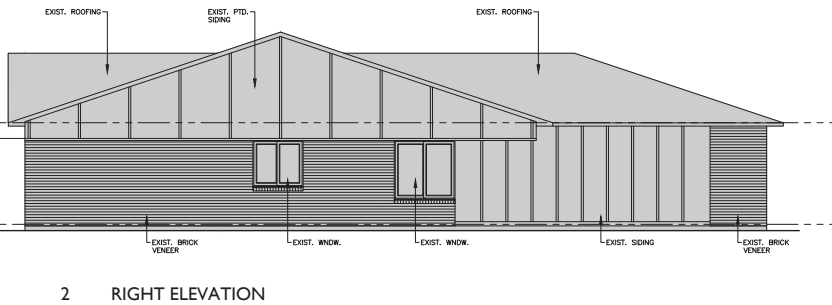
5 ROOF PLAN
 SCALE: 1/8" = 1'-0"



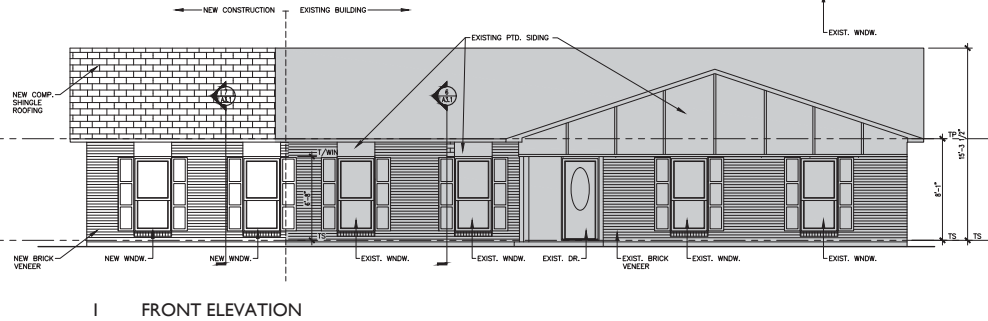
4 LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

Vaughn Architecture, Inc. is a registered professional engineering firm in the State of Texas, License No. 22,496. The seal of the State of Texas Professional Engineer is hereby acknowledged.



Notice of Public Hearing

Zoning Board of Adjustment – Richardson, TX

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

VARIANCE REQUEST

File No. V 20-06
Property Owner: Maria L. Harris – BRY-JO Roofing and Remodeling
Applicant: Abel and Karen Vasquez
Location: (See map on reverse side)
Request: V 20-06, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article IV, Sec. 4 (f)(1) to allow a side yard setback of 11’-6” for the side yard on Willow Crest Drive in lieu of the required 20-foot side yard setback on corner lots adjacent to a side street. The property is located at 1501 Fair Oaks Drive and zoned FP-R-1500-M Residential.

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

WEDNESDAY, JULY 15, 2020
6:30 p.m.
Richardson Room
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 5 minutes will be allocated to each person in favor of the request for purposes of addressing the Zoning Board of Adjustment. A maximum of 5 minutes will also be allocated to each person in opposition to the request. Time required to respond to questions by the Zoning Board of Adjustment is excluded from each 5-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 20-06.

Date Posted and Mailed: July 2, 2020

V 20-06

**200' NOTIFICATION
BOUNDARY**

Meadowgate Dr

Willow Crest Dr

SUBJECT PROPERTY

Fair Oaks Dr

Auburn Dr

V 20-06 Aerial Map
1501 Fair Oaks Drive

Updated By: HarperD, Update Date:06/23/2020

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.



PHAN BICHVAN THI
3022 GLADIOLA CT
GARLAND, TX 750402812

HEO SUN SEONG
901 WILLOW CREST DR
RICHARDSON, TX 75081

BUISLAY HUGO R & MAYRAN
1502 MEADOWGATE DR
RICHARDSON, TX 75081

MAUK TERRY TR
1502 FAIR OAKS DR
RICHARDSON, TX 75081

BRADLEY VICKY L
1506 MEADOWGATE DR
RICHARDSON, TX 75081

ATIQ ZEBA
1503 FAIR OAKS DR
RICHARDSON, TX 75081

VASQUEZ ABEL & KAREN S
5250 HIGHWAY 78 #750 527
SACHSE, TX 75048

SELLERS DANIEL W & ELAINE SUSAN
1506 FAIR OAKS DR
RICHARDSON, TX 750813061

WONG YEW MUN & JEANNETTE NHU
LIEU
903 WILLOW CREST DR
RICHARDSON, TX 75081

KANG SUE
6515 BROOK LAKE DR
DALLAS, TX 752483914

HUANG CHIA LI
1507 FAIR OAKS DR
RICHARDSON, TX 75081

HELT DANIEL & JANICE
1501 MEADOWGATE DR
RICHARDSON, TX 75081

DAFFER ROBERT R & KATHERINE
807 WILLOW CREST DR
RICHARDSON, TX 75081

HESS KEITH D
805 WILLOW CREST DR
RICHARDSON, TX 75081

ABDULLAH HAMZAH G & HALIMATON
YUSOF
707 AUBURN DR
RICHARDSON, TX 75081

VO HUY DINH
5605 INDIAN HILLS DR
GARLAND, TX 75044

GREGOIRE LANETTE MARGARET
1503 MEADOWGATE DR
RICHARDSON, TX 75081

LAM SANG & SHAYNA
809 WILLOW CREST DR
RICHARDSON, TX 75081

BALDERAS ANNA C
801 WILLOW CREST DR
RICHARDSON, TX 75081

COX JOHN T JR & NATALIE R
1508 MEADOWGATE DR
RICHARDSON, TX 75081

LAWRENCE ROBERT HOFF & LAUR
1505 FAIR OAKS DR
RICHARDSON, TX 75081

LOPEZ FRANK
803 WILLOW CREST DR
RICHARDSON, TX 750813052

ROMERO JAMES & KATELYNN
705 AUBURN DR
RICHARDSON, TX 750813031

Order Confirmation

Customer:	CITY OF RICHARDSON	Customer Account:	100010162
Ad Order #:	0001769007	PO Number:	CPN 9012
Sales Rep:	Max (Mert) Tezkol	Order Taker:	Max (Mert) Tezkol

Net Amount:	\$176.45	Tax Amount:	\$0.00	Total Amount:	\$176.45
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	\$176.45

Ad Order #: 0001769007

Ad Number: 0001769007-01

Color: **Ad Size:** 2 X 33.00 Li

Ad Content

NOTICE OF PUBLIC HEARING

The Richardson Zoning Board of Adjustment will hold a public hearing in the Council Chambers on Wednesday, July 15, 2020 at 6:30 p.m. at City Hall, 411 W. Arapaho Road, Richardson, Texas to consider:

V 20-06, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IV, Sec. 4 (f)(1) to allow a side yard setback of 11'-6" for the side yard on Willow Crest Drive in lieu of the required 20-foot side yard setback on corner lots adjacent to a side street. The property is located at 1501 Fair Oaks Drive and zoned FP-R-1500-M Residential.

V 20-07, an appeal of the Building Official's interpretation of a land use classification and subsequent denial of a certificate of occupancy for a plasma donation center as an office use on property located at 300 S. Plano Road; south of E. Belt Line Road, on the west side of S. Plano Road, and zoned LR-M (1) Local Retail.

For more information, call 972-744-4240.
CPN 9012 Pub Date 07/02/2020

Run Dates	Product	Placement/Classification - Position
Publish Date: 07/02/2020 Stop Date: 07/02/2020	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 07/02/2020 Stop Date: 07/08/2020	DallasNews.com	Legals Bids Notices - LN Legal Notices

Agenda Item 3

File 20-07
Appeal of Building Official's Decision

ZBA File V 20-07

Attachments:

1. Staff Report
2. Aerial Map
3. Variance Exhibit
4. Application
5. Applicant's Statement
6. Notice of Public Hearing and Map
7. Notification List
8. DMN Public Hearing Notice



TO: Zoning Board of Adjustment
FROM: Daniel Harper, Senior Planner **DH**
DATE: July 15, 2020
RE: **V 20-07:** Appeal of the Building Official's interpretation of a land use classification

REQUEST

An appeal of the Building Official's interpretation of a land use classification resulting in the subsequent denial of a building permit for a plasma collection center as an office use on property located at 300 S. Plano Road; south of E. Belt Line Road, on the west side of S. Plano Road.

The applicant is appealing the determination that a plasma center requires zoning approval (i.e., approval of a Special Permit). The applicant maintains that a plasma center should be considered an office use similar to other medical and dental office uses and therefore, should be allowed by right in any zoning district that allows office uses (see Attachment 5, Applicant's Statement).

APPLICANT/PROPERTY OWNER

Maxwell Fisher, AICP – Master Plan / Nandakumar Ramani – Scuben Plano, LLC

BACKGROUND

Article XXII-A of the Comprehensive Zoning Ordinance (CZO) provides that any use not listed as an allowed use in the CZO shall be deemed a Special Permit use in any zoning district. Special Permit uses require the City Plan Commission to hold a public hearing to consider the appropriateness of the use and forward a recommendation to the City Council. The City Council is then required to hold a public hearing and make a final determination whether to approve or deny a Special Permit.

In March 2019, BioLife Plasma Services applied for a Special Permit for a plasma collection center (a use not listed in the CZO) to be located at 1425 E. Beltline Road, on the north side of E. Beltline Road, east of N. Plano Road. On April 16, 2019 the City Plan Commission unanimously recommended denial of the Special Permit. The applicant withdrew the application on April 22, 2019 precluding the need for City Council action.

On May 7, 2020 an application for a building permit was filed on behalf of BioLife Plasma Services for property located at 300 S. Plano Road; south of E. Belt Line Road, on the west side of S. Plano Road. The building permit application related to the remodel of lease space as a plasma collection center.

On May 20, 2020 issuance of the building permit for property located at 300 S. Plano Road was denied because a plasma center is not a listed use in the CZO and first requires zoning approval by City Council.

CONSIDERATIONS

Comprehensive Zoning Ordinance:

Office uses are allowed by right in all non-residential zoning districts.

The Comprehensive Zoning Ordinance defines “Office” as follows:

- *Office means a room, studio suite or group thereof used for administrative, executive, or management functions or for the conduct or transaction of a business, profession, service industry, occupation or government, provided no goods are offered for sale on the premises except the incidental sale of medical or optical goods in a medical or dental office. An office does not include or involve the manufacture, fabrication, production, processing, assembly, cleaning, testing or storage for sale of materials, goods and products.*

Plasma collection center is not a listed use in the Comprehensive Zoning Ordinance.

A use not listed in the Comprehensive Zoning Ordinance requires approval of a Special Permit by City Council.

Plasma Collection Centers:

According to the BioLife website:

- *“Plasma is collected through a process called plasmapheresis. When donating plasma, whole blood is withdrawn from the body. The whole blood is then separated into plasma and the other whole blood elements using a sterile system. The plasma is retained and other whole blood elements – red blood cells, white blood cells and platelets - are returned to the donor during the plasmapheresis process”.*

Plasma collection centers are involved in the processing of whole blood to collect plasma for sale to pharmaceutical companies and research organizations. The production of materials, goods and products for sale (plasma) is contrary to the definition of an office use.

BioLife plasma collection centers obtain plasma from individuals in return for compensation in the form of debit cards.

Medical Offices:

Medical offices (medical clinics, dialysis clinics, medical testing facilities, dental clinics and optical clinic) have historically been classified as office uses as they provide services where no goods are for sale on the premises except for the incidental sale of medical or optical goods in a medical or dental office. In addition, services provided by medical offices are associated with the diagnosis or treatment of a patient's medical condition. These types of services are found in medical clinics, wellness and prevention clinics, dialysis clinics, medical testing facilities (lab testing, MRI/CT facilities and rehabilitation facilities). While some biological material may be collected on-site, this material collection is ***provided as a service to patients; it is not collected for further re-sale.*** The process conducted by BioLife and other plasma centers collect biological material for eventual resale.

BioLife plasma centers – Richardson:

The BioLife plasma collection center for which the building permit application was denied encompassed approximately 17,000 square feet, with approximately 55% of the lease space devoted to receiving and processing areas and sixty (60) beds or “stations.” where blood components are collected from and returned to individuals.

Aside from the definition of an office use, the parking demand study provided by BioLife as part of its 2019 Special Permit application concluded that the intended use (i.e., plasma collection center) generates a higher parking demand than that of an office use of similar square footage. The parking demand for the plasma collection center was based on the number of beds and number of full-time employees resulting in the need for 95 parking spaces compared to 56 parking spaces for a similar sized office use.

Although the parking demand was not the reason for the May 2020 building permit denial, the parking demand study further supports the determination that a plasma collection center is not comparable to an office use relative to parking demand.

STAFF CONCLUSION

A plasma collection center:

- differs both in design and function from office use in general;
- is not consistent with the definition of “Office” as established in the CZO; and
- as an unlisted use, requires City Council approval of a Special Permit.

ZONING BOARD FINDINGS

Should the Zoning Board conclude that a plasma collection center is an office use, plasma collection centers or similar type businesses would be allowed by-right in all non-residential zoning districts that allow office uses.

Should the Zoning Board uphold the determination that a plasma collection center is not an office use, approval of a Special Permit will continue to be required, as the use is an unlisted use in the Comprehensive Zoning Ordinance.

V 20-07

SUBJECT PROPERTY



V 20-07 Aerial Map
300 S. Plano Road

Updated By: HarperD, Update Date:06/30/2020

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.

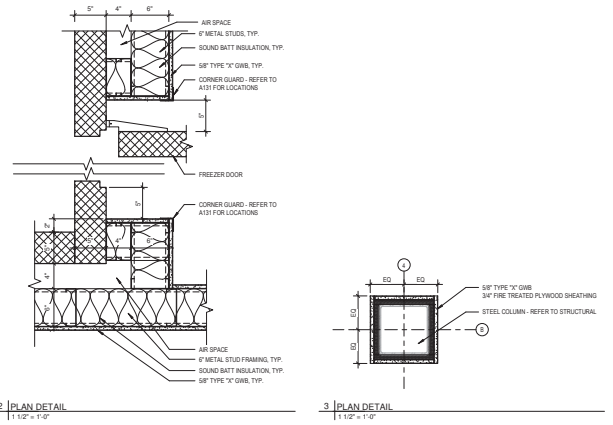


GENERAL NOTES

1. DIMENSIONS ARE MEASURED STUD TO STUD OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
2. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
3. REFER TO FINISHES PLANS FOR ADDITIONAL WALL TYPE LOCATIONS, DIMENSIONS AND FINISHES.
4. TYPICAL DOOR LOCATIONS ARE NOT DIMENSIONED. ROUGH DOOR OPENINGS AT THREE ANGLES ARE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE. REFER TO AFD REFLECTED CEILING PLAN FOR CONTROL JOINT LOCATIONS.
5. ALL WALLS AT DONOR FLOOR TO HAVE LEVEL 3 SDR WALL FINISH. REFER TO AFD REFLECTED CEILING PLAN FOR CONTROL JOINT LOCATIONS.
6. REFER TO STRUCTURAL DRAWINGS FOR FLOOR SLAB CONTROL JOINT LOCATIONS AND REFER TO CONCRETE SEALANT FINISH SPECIFICATION ON AFD FOR CONTROL JOINT FILLER.
7. GC TO CONFIRM EXISTING WALL CONSTRUCTION. WALLS CONTAINING SOUND BATT INSULATION - IF SOUND BATTING IS NOT PRESENT GC IS TO INSTALL TO CODE.
8. REFER TO FLOOR PLANS & INTERIOR ELEVATIONS FOR CRITICAL "HOLD UP" DIMENSIONS TO WALLS. DIMENSIONS LABELED WITH "HOLD UP" ARE TAKEN FROM FACE OF DRYWALL WALL BOARD ON BOTH SIDES OF WALL AND ARE INTENDED TO ALLOW CUSTOM CASEWORK TO BE RETALLED TIGHT TO WALL.
9. WHERE FINISHED ONCE IS ABOVE FINISH FLOOR APPLY MEMBRANE WATERPROOFING TO WALL TYP. - SEE SPECIFICATION.

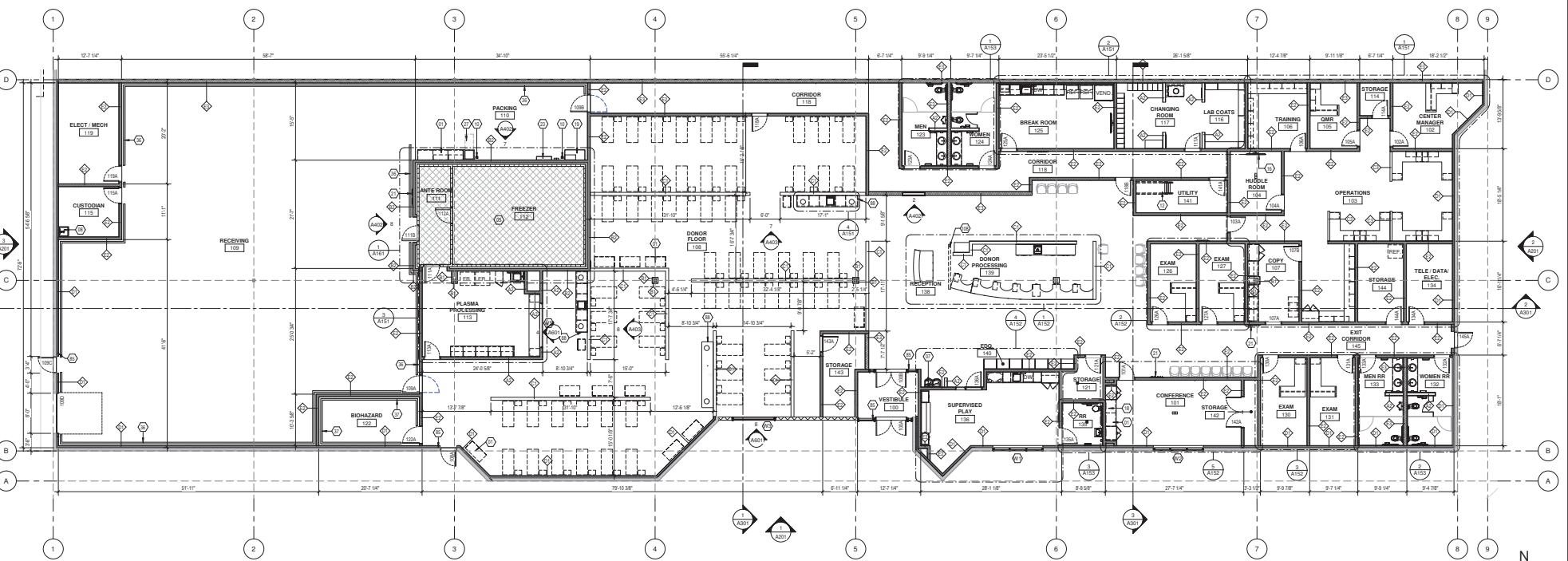
KEYNOTE LEGEND

- 01 CASEWORK - SEE INTERIOR ELEVATIONS
- 02 FREEZER UNIT W/ RECESSED SLAB - SEE STRUCTURAL FOR AREA OF RECESSED SLAB
- 03 ELAY TWO LEVEL ELECTRIC WATER COOLER WITH BOTTLE FILLING STATION OR APPROVED EQUAL BY ARCHITECT
- 04 MOP SINK W/ MOP RAIL AND FRP # 2" A.F.F. ALL SIDES
- 05 FLOOR DRAIN FOR CONDENSATE LINES - REFER TO MECHANICAL VERIFY LOCATION BY MECH
- 06 TO REMOVE SHIP LADDER TO ROOF HATCH - OWNER'S SD3
- 07 OWNER PROVIDED TV - CONTRACTOR TO INSTALL TV @ 4" A.F.F. W/ SHIMS WALL MOUNT
- 08 OWNER PROVIDED TV - CONTRACTOR TO INSTALL TV ON CENTER OF CASEWORK - VERIFY HEIGHT BY ARCHITECT
- 09 FREEZER CHART RECORDER BY OTHERS - REFER TO A181 & FREEZER DRAWINGS
- 10 COAT HOOK RAIL LOCATION - OWNER'S 2" BELLAGS ROSEN HOOK SHESHA TYP. MOUNT COAT WALL @ 8" O.C. A.F.F. MOUNT (1) @ 7" A.F.F. AT ANTE ROOM
- 11 FREEZER CONTROL BOX - COORDINATE LOCATION W/ FREEZER INSTALLER
- 12 ADJUSTABLE HEIGHT TABLE PROVIDED BY OWNER
- 13 APPLY PERMANENT 2" SAFETY TAC YELLOW TAPE LINE - OFFSET 6" FROM PERIMETER WALL TO OUTSIDE EDGE OF TAPE AT RECEIVING AREA WHERE INDICATED ON PLANS
- 14 APPLY PERMANENT 2" SAFETY TAC RED TAPE LINE - OFFSET 6" FROM PERIMETER WALL TO OUTSIDE EDGE OF TAPE AT BIOPHAZARD AREA WHERE INDICATED ON PLANS
- 15 DUCTILE EXIT SIGN SEE SIGN SHEET FOR REQUIREMENTS
- 16 GC TO INSTALL GLOVE BOUTER (SUPPLIED BY SHES) COUNTER MOUNTED UNITS TO BE INSTALLED BELOW THE BOTTOM OF THE COUNTERTOP FOR WALL MOUNTED UNITS SEE ELEVATION
- 17 EQUIS ENTRANCE SIGN BY SIGN VENDOR MOUNT @ 5' SIGN @ 7" A.F.F. GC TO VERIFY FINAL LOCATION



2 PLAN DETAIL
 1 1/2\"/>

3 PLAN DETAIL
 1 1/2\"/>



1 FIRST FLOOR PLAN
 1/8\"/>



For Department Use Only

Date Received: _____ Fee Paid: _____ Accepted by: _____



Board of Adjustment Variance or Appeal Application


City of Richardson, Texas

Development Services Department
411 W. Arapaho Road, Suite 204
Richardson, Texas 75080
Phone: 972-744-4240
Fax: 972-744-5804

Note: Pre-submittal meeting required with staff before application can be submitted.

Please answer the following pre-qualifying questions:

1. Have you filed an appeal or variance on this property within the last six (6) months?
(If yes, six (6) month waiting period required on same variance for the property.)
2. Have you applied for a building permit (applicable to residential property only)?
(If no, please speak with the Building Inspection Department prior to submitting the variance request.)

Applicant	Property Owner
	Signature 
	Printed Name
	Company Name
	Mailing Address
	City, State, ZIP
	Telephone Number
	Email Address

Property Information
Address of Subject Property
Legal Description
Existing Zoning and Ordinance
Requested Variance

- | Submittal Requirements |
|---|
| <ul style="list-style-type: none"> • Completed Application Form • Completed Board of Adjustment Variance Checklist • Building Permit Denial Letter • Applicant's Statement (Completely describe the variance you are requesting and give the reason for the hardship and justification for the variance.) • Twelve (12) copies of reproducible plans to support the application (fold if 24" x 36"). • Filing fee: Residential = \$250.00, Non-residential = \$325.00 |

Board of Adjustment Variance Checklist

Does a hardship exist? If so, explain below.	Yes	No
Will literal enforcement of the ordinance result in an unnecessary hardship? If so, explain below.	Yes	No
Is the condition unique to the property requesting the variance and not common to other properties in the area? If so, explain below.	Yes	No
Is the need for the variance created by the applicant? If so, explain below.	Yes	No
Is the hardship only financial? If so, explain below.	Yes	No
Will granting of the variance be contrary to the public's interests and will it impact the public health, safety , and welfare? If so, explain below.	Yes	No

Introduction: On behalf of BioLife Plasma Services (BioLife), Masterplan requests appeal of the City of Richardson Building Official's interpretation of the land use classification for a plasma center. BioLife requests that the city deem this facility as a medical clinic or office, and classify as such. The following information on the business, and how other municipalities have treated BioLife, as well as documentation on Richardson medical facilities support our position of appeal. BioLife merely asks to be treated as other established Richardson medical facilities have been treated.

BioLife Facilities: BioLife Plasma Services, licensed by the Food and Drug Administration, is an industry leader in the collection of high-quality plasma that is processed into life-saving plasma based therapies. Plasma-based therapies are used in the treatment of serious conditions such as hemophilia, immune deficiencies and to treat victims of shock and burns. BioLife operates over 80 facilities in the United States and in Austria. With the on-going pandemic, Plasma is now more than ever, an essential life-sustaining component in the medical industry. BioLife supplies, Takeda Pharmaceutical, BioLife's parent company, with the plasma needed in developing a plasma derived-therapy to treat coronavirus patients.

BioLife Facility Facts:

- Around 17,000 square feet in floor area
- Collects plasma only; no processing or analysis of material
- Operate Monday-Saturday 6AM-8PM and Sunday 8AM-5PM
- Use debit cards for donor compensation, no cash
- Online appointment scheduling to manage traffic
- Are safe, well-lit and attractive

Economic Impact: BioLife creates lasting partnerships with the communities for which they serve. A single BioLife facility is valued at \$7.5 million and generates 50 to 80 jobs. As a strong economic development driver, BioLife supplies quality jobs, contributes significantly to the tax base, and creates approximately \$3.2 million year in consumer fees, of which, much of it will be spent within 2 miles of the BioLife facility. A Georgia Life Science Report concluded for every direct job in the plasma center, an additional 2.2 jobs will be created locally because of spending related to that job. BioLife offers well paid careers and hires quality staff that also volunteer their time back to the communities they serve.

Donors: Donors, most living within seven miles of the facility, mirror the demographics of the surrounding community. Approximately 86% of donors are either employed, students, retired or are homemakers. All donors must provide proof of residency, identification and must be in good general health.

The City of Richardson does not have a specific land use classification for a medical clinic as these facilities are classified as "Office." The definition is as follows:

"Office means a room, studio, suite, or group thereof used for administrative, executive, or management functions or for the conduct or transaction of a business, profession, service industry, occupation or government, provided no goods are offered for sale on the premises except the incidental sale of medical or optical goods in a medical or dental office. An office does not include or involve the manufacture, fabrication, production, processing, assembly, cleaning, testing, or storage of sale of materials, good or products."

BioLife facilities conform to the aforementioned definition based on the following factors:

- The facility is a medical service business that collects plasma only
- There is no on-site testing, processing, or analysis of collected plasma
- Nothing is offered for sale on the premises
- Donors must arrive on an appointment basis only akin to a medical clinic

Richardson Medical Facilities: BioLife facilities are like medical clinic, kidney dialysis and medical testing facilities in that out-patient arrive for treatment by scheduled appointment. Within the City of Richardson, there are the following medical facilities that were allowed by right and did not require a special permit:

FACILITY/ADDRESS	ZONING	USE/ OCCUPANCY	DATE OF CO ISSUED	PERMITTED USES
U.S. Renal Care 1621 N. Central Expressway, Suite 200	Ord. 2084-A (C-M Commercial District)	Dialysis Clinic – Business Group B	11/16/12	C-M District allows LR Uses including Office and Retail
Elik Dialysis 1778 N. Plano Road, Suite 118	Ord. 3417-A (TO-M Technical Office)	Dialysis Clinic – Business Group B	8/20/13	TO-M District allows Office and Research laboratories and Manufacturing facilities.
Fresenius Kidney Care Renner Road Home 3517 Spectrum	768-A/2944-A SPL I-M(2)	Office - Business – Group B	12/21/16	I-M(2) allows Office, Research Labs, and Manufacturing
US Renal Care 3321 E Renner Road	I-M(2)	Business – Group B	7/20/15	I-M(2) allows Office, Research Labs, and Manufacturing
Quest Diagnostics 819 W. Arapaho, Suite 39	91-A SPL (C-M Commercial District)	Under Tom Thumb as Mercantile – Group M	10/13/15	C-M District allows LR Uses including Office and Retail
LabCorp 399 W Campbell, Suite 210	3131-A SPL PD	Business – Group B	2/12/15	Special Zoning for Hospital
PrimaCare Medical Center 1810 N Plano Road	773-A LR-M(2)	Medical Center Group B	11/01/95	I-M(2) allows Office, Research Labs, and Manufacturing

All of these by right medical facilities are classified as office as a land use with a Business Group B occupancy.

BioLife Plasma have several locations in Texas. Most of these municipalities classify BioLife as a medical office or clinic which is allowed by right in most commercial, retail, and office districts. A limited number of municipalities have a specific land use classification for such use. The Texas facilities include:

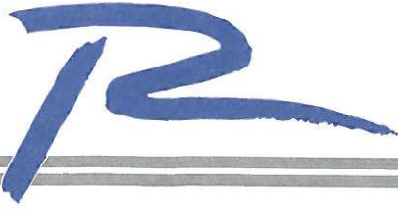
ADDRESS	TOWN	ZONING	APPROVED USE	DEFINITIONS
1455 W Arbrook Blvd	Arlington	CC: Community Commercial	Medical or Dental Office or Clinic	An establishment primarily engaged in furnishing, on an outpatient basis chiropractic, dental, medical, surgical, medical imaging, or other services to individuals, including the office of chiropractors, physicians, dentists, and other health practitioners, medical and dental laboratories, outpatient care, and outpatient care facilities. Patients are not kept overnight except under emergency conditions.
14415 Owen Tech Blvd	Austin	LO: Limited Commercial	Medical Offices	Use is the use of a site for the consultation, diagnosis, therapeutic, preventative or corrective personal treatment by doctors, dentists, medical or dental laboratories, or similar practitioners of medical and healing arts for humans, licensed for practice by the state. The use includes a compounding pharmacy that does not exceed 3,000 square feet of gross floor area. A compounding pharmacy may prepare and sell prescription drugs and also sell non-prescription drugs, medical supplies, and other health products. The sale of other merchandise is permitted only as an accessory use.
1511 SW Wilshire Blvd	Burleson	C: Commercial	Office, medical or dental	Office for the provision of medical and dental health services, not including other than ambulatory care. A medical office may include a permanent cosmetic makeup studio provided the office functions primarily to provide medical health services.
3455 Quail Creek Drive	Denton	MR: Mixed Use Regional	Medical Office. Medical Clinic.	An establishment for the provision of medical, psychiatric or surgical services on an outpatient basis. These facilities can be differentiated from a medical office in that such facilities may either be open to and operated for the general walk-in public, or require an appointment. This definition includes ambulatory surgical center (ASC); end-stage renal disease facility (dialysis), outpatient services, freestanding emergency medical care facility.

12335 FM 1960 Rd W	Houston - FM	Land Use: Office	Health Care Facility	An office or institution providing care or treatment of diseases, whether physical, mental, or emotional, physiological, or psychological conditions, including but not limited to, any hospital, rehabilitation hospital or other clinic, including any weight control clinic, nursing home, home for the aging or chronically ill, or the office of any surgeon, chiropractor, physical therapist, physician, dentist, or specialist with these professions. This definition shall include all waiting rooms, hallways, private rooms, semiprivate rooms, and wards within a health care facility.
13320 Richmond Avenue	Houston - Richmond	Land Use: Office	Health Care Facility	An office or institution providing care or treatment of diseases, whether physical, mental, or emotional, physiological, or psychological conditions, including but not limited to, any hospital, rehabilitation hospital or other clinic, including any weight control clinic, nursing home, home for the aging or chronically ill, or the office of any surgeon, chiropractor, physical therapist, physician, dentist, or specialist with these professions. This definition shall include all waiting rooms, hallways, private rooms, semiprivate rooms, and wards within a health care facility.
906 Seton Parkway	Kyle	R/S: Retail Service	Medical Clinics.	A public or private station or establishment for the examination and treatment of out patients by an individual or group of doctors, dentists, opticians, veterinarians, or other similar medical professionals.
1087 W Main Street Ste 101	Lewisville	GB: General Business	Clinic, medical and dental, and professional office.	The office of one or medical doctors, dentists, optometrists, or similar members of the medical professions.
6246 Rufe Snow Drive	North Richland Hills	C-1: Commercial District	Blood Plasma Center, by SUP. SUP received.	A building or area used primarily for the performance of plasmapheresis, which is the procedure whereby whole blood is removed from the plasma donor by venipuncture or phlebotomy, the plasma is separated from the whole blood for sale or transfer, and the formed elements of the blood are returned to the donor.

BioLife – Application Statement – Appeal - June 2020

7555 NW Loop 410 Ste 103	San Antonio	C-3: General Commercial	Medical - Clinic(Physician And/Or Dentist)	A building in which one(1) or more physicians, dentists, and other dental professionals carry on their profession. Medical clinics may include a laboratory, medical radiological equipment, and/or an apothecary limited to the sale of pharmaceutical and medical supplies. A clinic may also provide operating rooms for out-patient surgical procedures.
322 W Heritage Drive	Tyler	R/S: Retail Service	Medical and Dental Clinic	A health care facility designed and used for diagnosis and treatment of human patients, including offices, laboratories and related facilities, but not including hospital beds for overnight care or treatment.
3150 Pat Booker Road	Universal City	C2: Retail District	Health Care Offices.	A use providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by physicians, dentists, medical and dental laboratories and similar practitioners of medical and healing arts.

BioLife respectfully requests appeal of the Building Official’s decision regarding the land use. Biolife requests that the City treat the use as they would treat a kidney dialysis, blood lab, or similar facility. Given the City of Richardson classifies medical offices and clinics under “Office,” BioLife requests this facility to be classified under the general office classification. Moreover, other municipalities have historically classified Biolife as a medical clinic or office, and as such, the facility has been allowed by right. A favorable decision would align with a vast majority of Texas municipalities.



51801



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 2/12/15

Property Address . . . 399 W CAMPBELL RD
RICHARDSON TX 750803595

Tenant number, name . . 210 LABCORP

Legal Description . . . W HUGHES ABST 573 PG 730
TR 12.1 ACS 4.5597
VOL91214/2352 EX103191
DELETED FOR '94 TO #68743

Property Zoning PD

Owner RICHARDSON HOSPITAL AUTH

Contractor

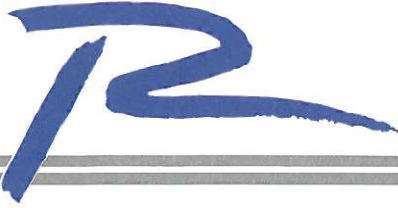
Application number . . 15-00000727 000 000

Description of Work . . CERTIFICATE OF OCCUPANCY

Occupancy type BUSINESS - GROUP B

Special conditions . . .
LABCORP
399 W CAMPBELL RD STE 210
RICHARDSON, TX 75080

Approved Brent Taylor
Building Official



15331



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 10/13/15

Property Address . . . 819 W ARAPAHO RD
 RICHARDSON TX 750805045

Tenant number, name . . 39 TOM THUMB

Legal Description . . . RICHARDSON HEIGHTS ESTATES 3 I
 BLK 83 LT 13 ACS 9.250
 INT201400108589 DD05012014 CO-

Property Zoning C-M

Owner WASA PROPERTIES ARAPAHO VIL

Contractor

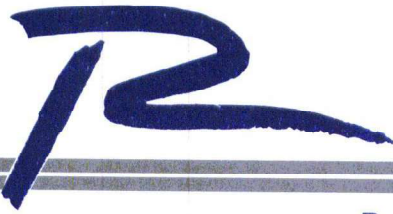
Application number . . 15-00005171 000 000

Description of Work . . CERTIFICATE OF OCCUPANCY

Occupancy type MERCANTILE - GROUP M

Special conditions . .
 TOM THUMB
 819 W ARAPAHO RD STE 39
 RICHARDSON, TX 75080

Approved Brent Lyman
 Building Official



Building Inspection Department

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 11/16/12

Property Address . . . 1621 N CENTRAL EXPY
RICHARDSON TX 750803504

Tenant number, name . . . 200 DIALYSIS CLINIC

Legal Description . . . HOUSLEY BROTHERS
BLK D LT 2
INT201000054419 DD02272010 CO-

Property Zoning C-M

Owner NAZNAT LP

Contractor LANDCORE DEVELOPMENT & CONSTR

Application number . . . 12-00003032 000 000

Description of Work . . . ADDN/REMODEL, OFFICE

Occupancy type BUSINESS - GROUP B

Special conditions . . .
LIBERTY DIALYSIS-RICHARDSON
1621 N CENTRAL EXPY #200
RICHARDSON, TX 75080

Approved Don Magner
Building Official

16929



40267



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 8/20/13

Property Address . . . 1778 N PLANO RD
RICHARDSON TX 750811968

Tenant number, name . . 118 ELIK DIALYSIS HOME THERAP

Legal Description . . . SPRING CREEK BUSINESS PARK REP
BLK 5 LOT 1 ACS 5.7272
INT201200277248 DD08312012 CO-

Property Zoning LR-M(2) SPL

Owner RMB SPRING CREEK LTD

Contractor

Application number . . 13-00003795 000 000

Description of Work . . CERTIFICATE OF OCCUPANCY

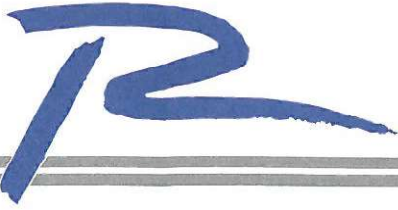
Occupancy type BUSINESS - GROUP B

Special conditions . . .
ELIK DIALYSIS HOME THERAPY MEMORIAL, INC
1778 N PLANO RD #118
RICHARDSON, TX 75081

Don Wagner

Approved

Building Official



73902



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 7/20/15

Property Address . . . 3321 E RENNER RD
RICHARDSON TX 750821804

Tenant number, name . . 100 U.S. RENAL CARE

Legal Description . . . TECHNOLOGY BS CAMPUS
BLOCK A
LOT 3A

Property Zoning I-M(2)

Owner JG HERITAGE TBC LTD

Contractor BELL-MANN CORPORATION

Application number . . . 15-00000270 000 000

Description of Work . . ADDN/REMODEL, OFFICE

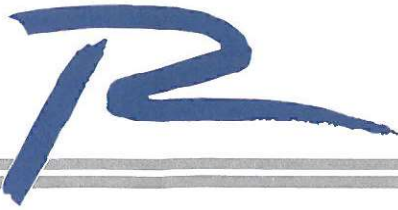
Occupancy type BUSINESS - GROUP B

Special conditions . . .
USRC RICHARDSON
DBA-U.S. RENAL CARE
3321 E RENNER RD STE 100
RICHARDSON, TX 75082

Approved



Building Official



75471



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 12/21/16

Property Address . . . 3517 SPECTRUM BLVD
 RICHARDSON TX 750829703

Tenant number, name . . . FRESENUIS MEDICAL CENTER

Legal Description . . . TECHNOLOGY BS CAMPUS PHASE II
 BLOCK D LOT 1
 ADDED PER AFC 2005

Property Zoning I-M(2)

Owner VANTAGE DEVELOPMENT #34 INC

Contractor Z CONSTRUCTORS NATIONWIDE

Application number . . 16-00005341 000 000

Description of Work . . INTERIOR FINISH, OFFICE

Occupancy type BUSINESS - GROUP B

Special conditions . . .
 FRESENUIS MEDICAL CENTER
 3517 SPECTRUM BLVD
 RICHARDSON, TX 75082

Approved Brent Lyman
 Building Official



CITY OF RICHARDSON
BUILDING INSPECTION DEPARTMENT
OFFICE PHONE - 238-4180 INSPECTION REQUESTS - 238-4181

CERTIFICATE
OF
OCCUPANCY

CERTIFICATE # 95-06263

DATE COMPLETED: 11/01/95

LOCATION: 1810 N. PLANO ROAD
SP. CRK. BS. PK LOT 2 BLOCK 5

TENANT PRIMACARE MEDICAL CENTER
PROPOSED USE MEDICAL CENTER

OWNER OF LAND PRESBYTARIAN HEALTH CARE SYS./PRIMA CORP
8200 WALNUT HILL
DALLAS, TX 75231 ()-345-8345

NOTES

ZONING: LR-M(2) OCCUPANCY GROUP: B FIRE ZONE: N
TYPE CONSTRUCTION: VIU MAXIMUM OCCUPANT CONTENT:

PERMIT IS REQUIRED FOR ALL ALARMS (EXCEPT FIRE ALARMS)
FROM THE POLICE DEPARTMENT. CALL 238-3800.

BLDG PERMIT # 95-03644
DATE: 11/01/95

April J. [Signature]
CHIEF BUILDING OFFICIAL
CITY OF RICHARDSON, TEXAS

BIOLIFE PLASMA SERVICES AT A GLANCE

WHO WE ARE

- Industry leader in the collection of high-quality plasma that is made into life-saving therapies that benefit thousands of people every day. Plasma-based therapies are used in the treatment of serious conditions such as hemophilia, immune deficiencies and to treat victims of shock and burns.
- Part of Shire plc, a Fortune 500 company and the leading global biotechnology company focused on serving people affected by rare diseases and highly specialized conditions
- Operate over 80 plasma centers across the US
- Licensed by the Food and Drug Administration (FDA)
- To learn more about the products made from the plasma we collect, visit www.shire.com

WHAT WE BRING

• A STRONG COMMITMENT TO THE COMMUNITIES WE OPERATE IN

- Lasting partnerships--majority of our locations have been in the same city for at least 10 years

• AN INVESTMENT IN YOUR COMMUNITY

Initial Investment
Building and Land
\$7.5+ MILLION

Annual Donor
Compensation
\$3+ MILLION

Around **80% of all donor compensation is spent in the community** at places like local grocery stores, gas stations and retailers

• REWARDING CAREERS

- 50-80 employees per location
- Well-paying, with excellent benefits including vacation, health and tuition reimbursement (we even offer full benefits for part-time staff)
- Positions such as Operations Managers, Quality Managers, Plasma Technicians, Medical Supervisors and more
- Management and growth opportunities in a biotech company

• MULTIPLIER EFFECT

- A Georgia Life Science Report* concluded **for every direct job in the plasma center, an additional 2.2 jobs will be created locally** because of spending related to that job

*Source: https://www.terry.uga.edu/media/documents/selig/shaping_infinity_2012.pdf

• COMMUNITY ENGAGEMENT

- Our teams are active members of the Chamber, frequent participants at business expos and community events, and beneficial partners with surrounding area businesses
- As a whole, our employees volunteer **over 10,000 hours** per year in their communities



CONTINUED ON BACK

BIOLIFE PLASMA SERVICES AT A GLANCE CONTINUED

WHO WE HELP

- The plasma we collect is manufactured into life-saving therapies, including treatments for hemophilia, immune deficiencies, traumatic injuries and more.



EVIN

“I spent 12 years in and out of hospitals and missed most of elementary school due to a disorder called Immune Thrombocytopenic Purpura (ITP), which attacks platelets of the blood. My life was completely at the whim of my illnesses.

Then came IGIV. My fevers abated, my infections became less frequent and most amazingly, I began to grow. I now have the ability to carry on a healthy, happy life.

There is not a simple way to express my gratitude to BioLife Plasma Services and to all the caring donors who give to keep me alive.”

- Evin, recipient of IGIV, a plasma-based therapy



WHO OUR DONORS ARE

- Donors mirror the demographics of the surrounding community
- Majority come from within a 7-mile radius of the center
- Approximately 86% are either employed, students, retired or homemakers
- All donors must provide proof of residency, ID and be in good general health



WHERE WE OPERATE

BioLife operates:

- In growing, healthy communities with a strong desire to give back to others
- Near major retail in order for the donation to be a part of the individual's weekly routine.

BioLife operates in facilities that:

- Are around 17,000 sq. feet
- Are typically open from 6a-8p Mon-Sat & 8a-5p Sun
- Are safe, well-lit and attractive
- Offer **ample parking**
- Use **Debit Cards** for donor compensation (no cash on site)
- Utilize **online appointment scheduling** (no long lines)



WHAT OTHERS ARE SAYING

BioLife often receives testimonials thanking us for our contribution to the community. Here are a few:

- “BioLife is a great contribution to this community.” – **Sales Manager, Idaho Falls, ID**
- “I was impressed with the caring and family-friendly attitude of this new business.” – **City Official, Ammon, ID**
- “The chamber welcomes businesses like yours that help add to our wonderful city.” – **Chamber Ambassador, St. George, UT**
- “Large Business of the Year” – **Bellingham, WA Chamber of Commerce**

LEARN MORE AT BIOLIFEPLASMA.COM

For additional resources, please visit:

shire.com

youtube.com/user/BioLifePlasmaService

pptaglobal.org

youtube.com (search for “Shire what it takes to produce IG”)



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 20-07
Property Owner: Nandukmar Ramani – Scuben Plano, LLC
Applicant: Maxwell Fisher, AICP – Masterplan
Location: 300 S. Plano Road
Current Zoning: LR-M(1) Local Retail
Request: V 20-07, Appeal of the Building Official's interpretation of a land use classification and subsequent denial of a certificate of occupancy for a plasma donation center as an office use on property located at 300 S. Plano Road; south of E. Belt Line Road, on the west side of S. Plano Road.

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

WEDNESDAY, JULY 15, 2020
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>

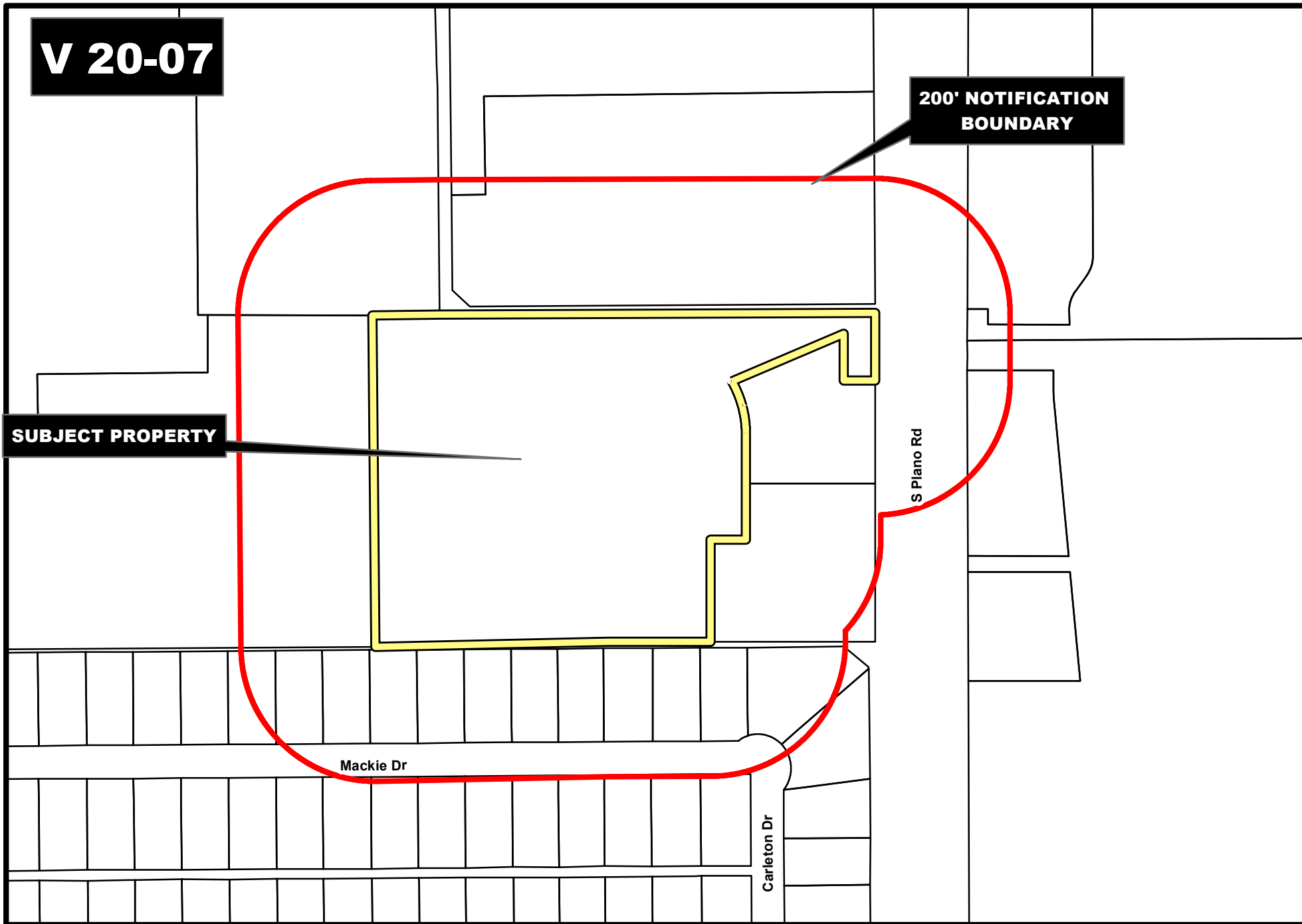
For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance Number V 20-07.

Date Posted and Mailed: **July 2, 2020**

V 20-07

**200' NOTIFICATION
BOUNDARY**

SUBJECT PROPERTY



V 20-07 Notification Map
300 S. Plano Road

Updated By: HarperD, Update Date:06/30/2020

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.



COFFEY R STEPHEN & BETH H 1331 MACKIE DR RICHARDSON, TX 75081	LEVY ROBERT L & LEVY MATTHEW CRAIG 1329 MACKIE DR RICHARDSON, TX 75081	LOCKRIDGE WALLACE A EST O 1327 MACKIE DR RICHARDSON, TX 750814532
CHOW SIU LEUNG & LINA YUEN WAH FUNG 1325 MACKIE DR RICHARDSON, TX 75081	LINDHOLM SUSAN B 1323 MACKIE DR RICHARDSON, TX 75081	PEREZ MARIBETH & ARTURO S 1321 MACKIE DR RICHARDSON, TX 75081
HETTWER PETER 1319 MACKIE DR RICHARDSON, TX 75081	ANDERSON ROBERT E JR 1317 MACKIE DR RICHARDSON, TX 75081	RODRIGUEZ SALVADOR 1315 MACKIE DR RICHARDSON, TX 75081
DELZER DENNIS R 1313 MACKIE DR RICHARDSON, TX 75081	BANKS JOHN L JR & SUSAN W 1311 MACKIE DR RICHARDSON, TX 75081	PRAIRIE CREEK CAPITAL LLC 404 FALL CREEK DRIVE RICHARDSON, TX 75080
RODRIGUEZ HUMBERTO & CAROL UDEL 501 CARLETON DR RICHARDSON, TX 75081	CHEN CHAW YUAN 1328 MACKIE DR RICHARDSON, TX 75081	BAI XU 321 COVINGTON CT MURPHY, TX 75094
LUAN XIAOLIANG & STEWART DAVID 1324 MACKIE DR RICHARDSON, TX 75081	KUO DIANA C & JEFF C H FAMI 1322 MACKIE DR RICHARDSON, TX 75081	KELLEY JOHN P & JEAN B LOVI TRUST 1320 MACKIE DR RICHARDSON, TX 750814531
BUSH PATRICIA S 1318 MACKIE DR RICHARDSON, TX 75081	LOPEZ RAYMUNDO G 1316 MACKIE DR RICHARDSON, TX 75081	HSU AMY 1314 MACKIE DR RICHARDSON, TX 75081
HURLEY MICHAEL P & TERI L HURLEY 1330 MACKIE DR RICHARDSON, TX 75081	DUANE TEXAS PROPERTIES LLC 4001 N JOSEY LN STE 200 CARROLLTON, TX 75007	RICHLAND FERRELL LP 7557 RAMBLER RD STE 1407 DALLAS, TX 75231
RICHARDSON IMPROVEMENT CORP 2100 E CAMPBELL RD STE 100 RICHARDSON, TX 75081	SP & DAUGHTERS CINEMA LLC 6850 TPC DR STE 108 MCKINNEY, TX 75070	SCUBEN PLANO LLC 1830 ROUTE 130 BURLINGTON, NJ 08016
JWR LIVING TRUST 6379 W 83RD ST LOS ANGELES, CA 90045	RICHARDSON LYNX LLC ATTN: DAN WATSON 5950 BERKSHIRE LN STE#200 DALLAS, TX 75225	RICHARDSON SQUARE LLC 225 W WASHINGTON ST INDIANAPOLIS, IN 46204

RICHARDSON LYNX LLC

1653 BLUE JAY WAY

WEST HOLLYWOOD, CA 90069

ATRCORINTH BELTLINE & PLANO LLC

4645 N CENTRAL EXPY

DALLAS, TX 75205

Order Confirmation

Customer:	CITY OF RICHARDSON	Customer Account:	100010162
Ad Order #:	0001769007	PO Number:	CPN 9012
Sales Rep:	Max (Mert) Tezkol	Order Taker:	Max (Mert) Tezkol

Net Amount:	\$176.45	Tax Amount:	\$0.00	Total Amount:	\$176.45
Payment Method:	Check/Money Order	Payment Amount:	\$0.00	Amount Due:	\$176.45

Ad Order #: 0001769007

Ad Number: 0001769007-01

Color: **Ad Size:** 2 X 33.00 Li

Ad Content

NOTICE OF PUBLIC HEARING

The Richardson Zoning Board of Adjustment will hold a public hearing in the Council Chambers on Wednesday, July 15, 2020 at 6:30 p.m. at City Hall, 411 W. Arapaho Road, Richardson, Texas to consider:

V 20-06, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IV, Sec. 4 (f)(1) to allow a side yard setback of 11'-0" for the side yard on Willow Crest Drive in lieu of the required 20-foot side yard setback on corner lots adjacent to a side street. The property is located at 1501 Fair Oaks Drive and zoned FP-R-1500-M Residential.

V 20-07, an appeal of the Building Official's interpretation of a land use classification and subsequent denial of a certificate of occupancy for a plasma donation center as an office use on property located at 300 S. Plano Road; south of E. Belt Line Road, on the west side of S. Plano Road, and zoned LR-M (1) Local Retail.

For more information, call 972-744-4240.
CPN 9012 Pub Date 07/02/2020

Run Dates	Product	Placement/Classification - Position
Publish Date: 07/02/2020 Stop Date: 07/02/2020	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 07/02/2020 Stop Date: 07/08/2020	DallasNews.com	Legals Bids Notices - LN Legal Notices