

City of Richardson City Plan Commission Agenda Packet Tuesday, April 6, 2021

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

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, APRIL 6, 2021 AT 7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

City Plan Commission Meetings are held in the City Council Chambers. Due to social distancing, seating in the Council Chambers will be limited. Members of the public are encouraged to watch City Plan Commission meetings online (<https://www.cor.net/video>) or on cable.

Persons not attending the meeting who would like their views to be made a part of the public record may utilize the online Public Comment Card (<https://www.cor.net/PublicCommentForm>).

BRIEFING SESSION: 6:30 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the City Council Chambers to receive a briefing on:

- A. Discussion of Regular Agenda items**
 - B. Staff Report on pending development, zoning permits, and planning matters**
-

REGULAR BUSINESS MEETING: 7:00 P.M. – COUNCIL CHAMBERS

MINUTES

1. **Approval of minutes of the regular business meeting of March 16, 2021.**

CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine by the City Plan Commission and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless desired, in which case any item(s) may be removed from the Consent Agenda for separate consideration.

2. **Final Plat – Cityline Townhome Addition:** Consider and act on a request for approval of a final plat of 4.9122 acres to subdivide the property and to dedicate easements to accommodate the development of a 58-lot townhome development. The 4.9122-acre site is located at the northeast corner of Renner Road and Red Moon Way. *Property Owner: Bobby Samuel, representing CLH20, LLC. Staff: Chris Shacklett*

PUBLIC HEARING

3. **Zoning File ZF 21-07 PD Amendment – JJ Pearce High School:** Consider and act on a request for an amendment to the existing PD Planned Development for an amended Concept Plan to allow the construction of two (2) building additions (northwest and southeast corners of the existing high school building), construction of additional parking and the relocation of the softball field adjacent to Melrose Drive. *Owner: Richardson Independent School District. Staff: Daniel Harper*

ADJOURN

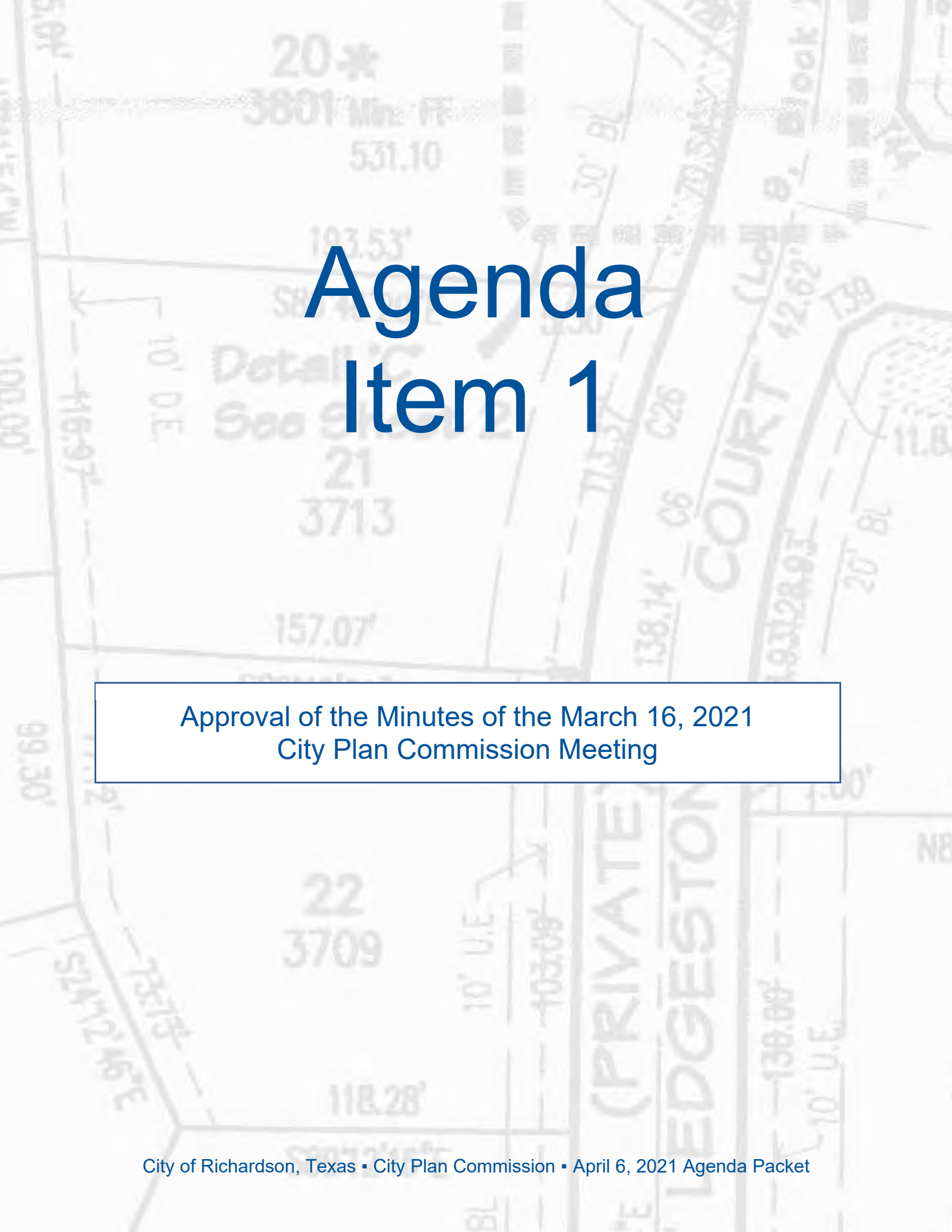
I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, APRIL 2, 2021.

CONNIE ELWOOD, 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 March 16, 2021
City Plan Commission Meeting

**CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – MARCH 16, 2021**

The Richardson City Plan Commission met on March 16, 2021, at 7:00 p.m. in the City Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: Ron Taylor, Chairman
Randy Roland, Vice Chairman
Ken Southard, Commissioner
Stephen Springs, Commissioner
Joe Costantino, Commissioner
Bryan Marsh, Commissioner

MEMBERS ABSENT: Gwen Walraven, Commissioner
Michael Keller, Commissioner
Gary Beach, Commissioner

CITY STAFF PRESENT: Sam Chavez, Assistant Director – Dev. Services – Planning
Daniel Harper, Senior Planner
Connie Ellwood, Executive Secretary

BRIEFING SESSION

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

REGULAR BUSINESS MEETING

1. Approval of Minutes of the regular business meeting on March 16, 2021.

Motion: Commissioner Southard made a motion to approve as presented; second by Commissioner Costantino. Motion passed 6-0.

PUBLIC HEARING

2. Zoning File 21-04 – Jasmine Cafe: Consider and act on a request for a Special Development Plan with modifications to the development standards of the Main Street/Central Expressway PD Planned Development (Railside Sub-District) on approximately 2.01 acres located at 820 and 850 S. Sherman Street, north of W. Spring Valley Road, on the west side of S. Sherman Street to allow a flag lot associated with a new 2,555 square foot single story office building, a new 1,800 square foot single-story addition and an amended concept plan. Owner: Sammy Jibrin, Majestic Cast Inc. Staff: Sam Chavez

Mr. Chavez began his presentation stating the applicant's request was for a Special Development Plan with modifications to the development standards of the Main Street/Central Expressway PD Planned Development. The subject property was in the Railside Sub-district.

In December of 2019, the applicant requested approval of a Special Permit for a smoking establishment for the property. As part of that request and the fact that he was not proposing any major site modifications, staff chose not to go through the Special Development Plan process. The Special Permit that was approved in 2019 was for a smoking establishment which was applied to two (2) outdoor areas that abutted 'Building A'. The Special Permit was limited to Sammy Jibrin who was with Majestic Cast Inc. with the hours of operation limited to the hours of operation of the restaurant 10:00 a.m. to 12:00 a.m., Monday through Sunday.

He stated the applicant requested a Special Development Plan as they intended to demolish "Building B" and replace it with a new building and the future construction of an 1,800 square foot single story structure on the west end of Building A that would be utilized for storage capacity for a future grocer. The Special Development Plan as requested was non-compliant with the required build-to-zone which was (0-15) foot, the building frontage buildout which was a percentage of the lots' width that needed to be occupied with buildings within the build-to-zone and building orientation. The Code required the main entry of the building face the street. In this case, because of the existing site conditions, the main entries for both buildings were internal (south side of Building A and north side of Building B).

Mr. Chavez stated the applicant was also requesting application of the parking ratio for only the net increase in building square footage for Building B, which would be applied to the additional 703 square feet. Existing Building B which was an 1,852 square foot building and replacement with a new 2,600 square foot single story office building.

Application of the Code would require a total of 111 parking spaces, while 107 parking spaces were being provided. Consideration could be given to the fact that the uses may not occur at the same time. There was an office proposed for Building B and a restaurant and a future grocer for Building A. As proposed a total of 106 spaces would be required, while 107 spaces were being provided.

The final item was to allow for a flag lot configuration of the original lot. The intent was to sub-divide the building area for Building B into its own lot thus creating the flag lot for the remainder of the original lot. Upon platting, mutual access easements would be provided to ensure access to both lots.

Mr. Chavez concluded his presentation stating should the Commission recommend approval of the request; it was staff's intent to keep the original conditions of the Special Permit which were not part of the request and combine them into the new ordinance. He then made himself available for questions.

Vice Chairman Roland asked how close the applicant would build up to the build-to-zone for Building B.

Mr. Chavez responded approximately 2 ½ feet.

Commissioner Marsh asked for clarity on the following: Would demolition of the current Building B be replaced with a new structure that would be reconfigured to allow for a wider driveway and thus increase the width of the fire lane.

Mr. Chavez confirmed yes on all points.

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

Mr. Edward Arshouk, 105 E. Oak Street, Mansfield, Texas came forward to speak in favor of the application and made himself available for questions.

Vice Chairman Roland asked why Building B as not all the way to the 15-foot build-to-zone when the direction of the City was to push newer buildings forward to the street front.

Mr. Arshouk stated there was a drainage easement located at the southeast corner of the lot and the building encroached in the drainage easement. The intent would be to modify the easement at the time of platting, in addition to wanting Building A to have more exposure for vehicles coming from the south going north.

Vice Chairman Roland responded regarding exposure and stated Building A was one-story but appeared taller. He asked if it would be substantially taller than Building B or similar in height.

Mr. Arshouk responded the new Building B would be shorter approximately 14 foot in height.

Mr. Chavez confirmed Building B would be 14 foot in height and Building A was approximately 24 foot in height.

With no further questions of the applicant and no one in favor or in opposition to the request, Chairman Taylor closed the public hearing and asked the Commission for additional comments or a motion.

Commissioner Marsh commented that the orientation of Building B and the widening of the driveways would be a big improvement for the subject area. Regarding the build-to-zone for existing structure Building A it already had improvements which were necessary to keep in place as opposed to extending it out to the street. The enhancements to both Buildings A and B were favorable. He concluded by stating that the parking being short by 4 spaces was not an issue.

Chairman Taylor concurred with Commissioner Marsh's comments.

Motion: Commissioner Springs made a motion to recommend approval of Zoning File 21-04 – Jasmine Cafe with stipulations as presented by staff; seconded by Commissioner Marsh. Motion Passed 6-0.

- 3. Zoning File 21-05 – Fuzzy Tails:** Consider and act on a request for a special permit for a dog daycare within a 2,640 square foot lease space of a 15,000 square foot single-story building on a 1.38-acre lot currently zoned LR-M(2) Local Retail located at 810 W. Arapaho Road, west of West Shore Drive, on the north side of W. Arapaho Road. Owner: Michelle Norwood, Quine & Associates. Staff: Daniel Harper.

Mr. Harper began his presentation stating the request was for approval of a Special Permit for a dog daycare. The property was zoned LR-M (2) Local Retail and located at 810 W. Arapaho Road, west of West Shore Drive, north side of W. Arapaho Road.

Fuzzy Tails Grooming currently occupied a 1,200 square feet lease space and would expand into an abutting 1,440 square foot lease space for a total 2,640 facility to allow dog daycare services as part of their existing grooming business. The applicant anticipates around 10 dogs a day will be in the facility during a normal business day for day care services exclusively. The grooming business typically receives around 35 dogs per day. The daycare service would allow clients to drop off their dogs and that the dogs do not need to have a grooming appointment to be accepted for the day care service. Dogs that had a grooming appointment would be kept in the daycare for their grooming appointment and then returned to a specific area awaiting their owners to pick them up before 6:00pm. There would be no overnight boarding of dogs.

The proposed daycare area would be modified to accommodate dogs of different sizes as well as a specific area for dogs with grooming appointments. Because the space would not have a designated enclosed outdoor area for off leash activities, dogs would be kept indoors except when brought outside by leash. Any dog waste that may occur would be cleaned up and then disposed of both inside and outside.

Mr. Harper concluded his presentation stating the Special Permit would be limited to the applicant; Mr. George Hamilton, and the Fuzzy Tails Grooming Boutique with proposed dog daycare's hours of operations being 8:00 a.m. to 6:00 p.m. Tuesday through Saturday. He then made himself available for questions.

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

Mr. George Hamilton, 1907 (inaudible) Drive, Richardson came forward to speak in favor of the request. He provided historical information stating Fuzzy Tails was opened in 2013 and had doubled in size. They were interested in expanding their business and the timing was favorable as well as resources. The day care business would not be advertised to anyone, it would be strictly for existing customers who had requested this service on numerous occasions. He then made himself available for questions.

Chairman Taylor asked why they would be closed on Mondays.

Mr. Hamilton responded all groomers were closed on Mondays.

Commissioner Marsh asked if the Meditation Center located to the east of the subject property would be adjoining the Boutique.

Mr. Hamilton responded no; they would be expanding to the west next to Bella Beauty Salon.

Commissioner Southard asked how many regular grooming customers Fuzzy Tails currently had.

Mr. Hamilton responded roughly 1,500 customers.

With no further questions for the applicant, Chairman Taylor asked if anyone present wished to speak in favor or in opposition to the request. With there being none, Chairman Taylor closed the public and asked the Commission for additional comments or a motion.

Motion: Vice Chairman Roland made a motion to recommend approval of Zoning File 21-05 – Fuzzy Tails with special conditions listed by staff; seconded by Commissioner Costantino. Motion Passed 6-0.

4. **Zoning File 21-06 – ATR Richardson Square:** Consider and act on a request to amend the current zoning on approximately 13.143 acres currently zoned PD Planned Development for LR-M(2) Local Retail with Special Permits for three (3) restaurants with drive-through service located southeast of the southeast corner of S. Plano Road and E. Belt Line Road related to a revised concept plan, elimination of a required turn lane along E. Belt Line Road, and to allow for a flag lot configuration for proposed Lot 10B, including modified development standards. Property Owners: John Dickey, ATR Corinth Beltline & Plano, LLC., David Vu Tran, VM Holding Companies and Trust of Koutzoglou A & Helene KK 1978 Family. Staff: Sam Chavez.

Mr. Chavez began his presentation stating the applicant was requesting to amend the zoning on approximately 13 acres of property currently zoned PD Planned Development District for LR-M(2) Local Retail District. The site included (3) Special Permits for restaurants with drive through service. The subject property was located at the southeast corner of S. Plano Road and E. Belt Line Road. The request would allow for a flag lot configuration for proposed Lot 10B, a modification of the required deceleration turn lane on Belt Line Road and the inclusion of a Retail Beauty Supply use as an allowed use.

The first request was to allow the creation of a flag lot. Lot 10B and future Lot 16 are currently one (1) lot. The applicant intended to subdivide the property by creating Lot 16 which by doing so would create a flag lot of Lot 10B. The subdivision ordinance did not allow the platting of flag lots. There were two avenues to achieve the proposed subdivision of the lot in the desired configuration; 1) through the Planned Development District process where the development standards could be modified to allow the configuration, or, 2) seek a variance. In this case, the applicant chose to utilize the Planned Development process for consideration of the flag lot configuration.

As part of the original zoning of the subject property, there were requirements to construct deceleration turn lanes at specific driveway locations. All had been met with exception of the deceleration turn lane to the divided driveway in front of what used to be the Sears building. The ordinance required the deceleration turn lane to be constructed at the time the first Certificate of Occupancy (CO) was issued for the Sears building.

The applicant was requesting that the transition + storage length be shortened because of an existing ONCOR transmission power pole at that location. To get the full transition + storage, several power poles would have to be relocated which would cost upwards of 1.2 million dollars. The applicant provided staff with a Right-Turn Deceleration Lane Evaluation Study to support the request. In general, the study itself did not meet the threshold for the required turn lane, however, it was staff's opinion the proposed turn lane would be a better solution than not having a turn lane at that particular intersection since it would act as a main driveway for future occupancy of the Sears building. The applicant agreed to construct the turn lane although it would be truncated instead of the 320 lineal foot for the storage + transition, the turn lane (storage + transition) it would now be 121 lineal foot to avoid the power pole.

The Retail Beauty Supply use was requested to clarify in the ordinance an intended use for the site. The intended use is considered a retail use but is not specifically identified in the LR-M(1) and LR-M(2) list of allowable uses.

A staff-initiated item was included for the Commission to consider was the possibility of a future loading dock area for what could be a future grocer that would like to locate in the Sears building. Should the request be granted there was a condition requiring the loading dock area to be recessed from the façade of the building to reduce the visual impact of the truck dock area from the public.

The applicant's submittal also included proposed elevations for the remodel of the Sears building which would incorporate much of the same material or similar materials to what was developed along the perimeter.

Mr. Chavez concluded his presentation stating there were existing conditions that applied to the subject property via adopted ordinances which would be incorporated into the ordinance for this specific request. He said there was no correspondence received in favor or opposition of this request. He then made himself available for questions.

Vice Chairman Roland stated with regard to the deceleration turn lanes on Beltline Road, after subdividing Lot 16 it appeared there may be a requirement for a deceleration turn lane to be added there also and asked if that was the deceleration turn lane which was the subject of this request or would it be the deceleration turn lane located to the east of the existing ONCOR power pole.

Mr. Chavez responded it would be the deceleration turn lane east of the ONCOR power pole. The deceleration turn lane for Building D (Lot 16) was already in place.

Vice Chairman Roland stated then the request was to shorten the turn lane.

Mr. Chavez stated yes.

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

Mr. Gerald Luecke, 13642 Omega, Dallas, Texas came forward to speak in favor of this request. In attendance with Mr. Luecke was Mr. John Dickey representing the developer and Mr. Drew Donosky of Claymore Engineering. Mr. Luecke briefly summarized the subject request. He clarified the beauty supply use was for potential tenant within the building. Next regarding the deceleration lane, their submittal did include the deceleration lane in the truncated version. A traffic study was later presented to staff illustrating turn movements that were lower than required for a deceleration lane. He spoke regarding the flag lot stating that it was very common in development such as this to subdivide lots into flag lots. Having the flag lots on the periphery of the property and the larger buildings towards the rear of the property represents a natural configuration. He continued by stating there were cross access agreements that have the property functioning as one large development. In conclusion, Mr. Luecke addressed the loading dock scenario and expressed their appreciation for that consideration as the developer was in negotiations with a grocery chain to occupy the Sears building. He then made himself available for questions.

Commissioner Marsh asked what part of the Sears building would be occupied by a grocery store and if the docks located on the east side of the building were considered.

Mr. Luecke responded that they've identified 3 different positions the grocery store could be located. The northwest corner, the southwest corner or on the north side but further to the east. He also stated the docks located on the east side of the building would be utilized for other tenants. A major grocer would not be in that corner of the property.

With no further comments in favor or in opposition to the request, Chairman Taylor closed the public hearing and asked the Commission for additional comments or a motion.

Vice Chairman Roland stated he felt it was important that it be a requirement for them to build the deceleration turn lane even though it would be truncated.

Mr. Chavez pointed out that Staff Condition Number 3 addressed the deceleration turn lane: It would have the same trigger only on a truncated basis as depicted on the zoning exhibit.

Commissioners Southard concurred with Vice Chairman Roland concerning the deceleration turn lane. He further commented that the site essentially qualified for flag lot status from Plano Road and from Beltline Road.

Commissioner's Constantino and Marsh concurred with Commissioner Southard comments regarding flag lots.

Motion: Commissioner Southard made a motion to recommend approval of Zoning File 21-06 – ATR Richardson Square with conditions listed; seconded by Commissioner Marsh. Motion Passed 6-0.

Adjourn

With no further business before the Commission, Chairman Taylor adjourned the regular business meeting at 7:42 p.m.

Ron Taylor, Chairman

DRAFT

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top with a 3801 Min. FF and 531.10. Lot 21 is in the middle with a 3713. Lot 22 is at the bottom with a 3709. Street names include 'COURT' and 'LEDGESTON'. Dimensions like '10' D.E.', '10' U.E.', and '138.14' C6 C26' are visible.

Agenda Item 2

Final Plat:
Cityline Townhome Addition

Cityline Townhome Addition

Attachments:

1. Locator
2. Final plat staff report
3. Final plat



Cityline Townhome Addition
NEC Renner Road and Red Moon Way



RICHARDSON
TEXAS

TO: City Plan Commission
FROM: Chris Shacklett, Development Review Manager
DATE: April 6, 2021
RE: **Replat – Cityline Townhome Addition**

SUMMARY

Subdivision: **Cityline Townhome Addition**
Being a final plat of a 4.9122-acre tract

Location: NEC Renner Road and Red Moon Way.

Staff Comments: The purpose of the final plat is to create fifty-eight (58) residential lots, fourteen (14) common area lots, and to dedicate right-of-way for the internal streets for the development.

The final plat complies with City subdivision and PD zoning regulations.

CPC Action: **Final Decision**

BACKGROUND INFORMATION

Tract Size: 4.9122 acres / 213,977 square feet

Zoning: PD Planned Development (Ordinance 4080)

Right-of-way Dedication: 1.197 acres / 52,125 square feet

Easements/Setbacks:

Existing to Remain: Multiple NTMWD water line easements along Renner Road;

Fill easement to City of Richardson along Renner Road;

Pedestrian and street easements along Renner Road; and

Sanitary sewer easement along Renner Road;

Texas Power and Light easement at the north end of the property.

Dedicated by this Plat:

Multiple utility easements throughout the site;

Multiple water easements throughout the site;

Multiple Oncor Electric easements throughout the site;

Multiple pedestrian and utility easements throughout the site;

Drainage, utility, and wall maintenance easements along the north and east property lines; and a

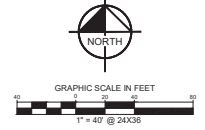
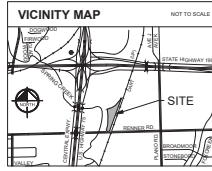
15' drainage easement on the east side of the property.

Abandoned by this Plat:

None.

BLOCK A			BLOCK B			BLOCK B					
LOT NO.	ACRES	SG. FT.	ADDRESS	LOT NO.	ACRES	SG. FT.	ADDRESS	LOT NO.	ACRES	SG. FT.	ADDRESS
1	0.052	2,257	3412 Red Moon Way	1	0.034	1,484	3488 Red Moon Way	28	0.039	1,700	3436 Heritage Place
2	0.041	1,795	3414 Red Moon Way	2	0.033	1,483	3488 Red Moon Way	29	0.040	1,738	3434 Heritage Place
3	0.041	1,792	3416 Red Moon Way	3	0.034	1,471	3470 Red Moon Way	30	0.048	2,004	3430 Heritage Place
4	0.042	1,814	3418 Red Moon Way	4	0.041	1,782	114 Endeavor Way	31	0.054	2,346	3430 Curves Lane Drive
5	0.037	1,596	3422 Red Moon Way	5	0.035	1,714	112 Endeavor Way	32	0.067	2,522	3430 Curves Lane Drive
6	0.036	1,517	3424 Red Moon Way	6	0.030	1,701	110 Endeavor Way	33	0.052	2,247	3434 Red Moon Way
7	0.034	1,484	3426 Red Moon Way	7	0.030	1,708	108 Endeavor Way	34	0.041	1,777	3430 Red Moon Way
8	0.033	1,456	3428 Red Moon Way	8	0.040	1,735	106 Endeavor Way	35	0.040	1,762	3430 Red Moon Way
9	0.033	1,433	3430 Red Moon Way	9	0.029	2,560	104 Endeavor Way	36	0.051	2,223	3410 Red Moon Way
10	0.033	1,451	3432 Red Moon Way	10	0.055	2,414	3478 Heritage Place				
11	0.033	1,433	3436 Red Moon Way	11	0.039	1,700	3474 Heritage Place				
12	0.032	1,394	3438 Red Moon Way	12	0.039	1,700	3474 Heritage Place				
13	0.032	1,394	3440 Red Moon Way	13	0.039	1,700	3472 Heritage Place				
14	0.032	1,394	3442 Red Moon Way	14	0.039	1,700	3470 Heritage Place				
15	0.032	1,394	3444 Red Moon Way	15	0.040	1,734	3468 Heritage Place				
16	0.033	1,430	3446 Red Moon Way	16	0.040	1,734	3464 Heritage Place				
17	0.033	1,430	3450 Red Moon Way	17	0.039	1,700	3462 Heritage Place				
18	0.032	1,394	3452 Red Moon Way	18	0.039	1,700	3460 Heritage Place				
19	0.032	1,391	3454 Red Moon Way	19	0.039	1,700	3458 Heritage Place				
20	0.032	1,406	3456 Red Moon Way	20	0.039	1,700	3456 Heritage Place				
21	0.033	1,420	3458 Red Moon Way	21	0.039	1,700	3454 Heritage Place				
22	0.040	1,942	3460 Red Moon Way	22	0.040	1,734	3452 Heritage Place				
				23	0.039	1,700	3448 Heritage Place				
				24	0.039	1,700	3446 Heritage Place				
				25	0.039	1,700	3444 Heritage Place				
				26	0.040	1,734	3442 Heritage Place				
				27	0.040	1,734	3438 Heritage Place				

RIGHT-OF-WAY		
LOT NO.	ACRES	SG. FT.
1	1.197	52,125



STATE OF TEXAS §
 COUNTY OF COLLIN §
 CITY OF RICHARDSON §

WHEREAS **CLH20, LLC** is the owner of a tract of land situated in the James G. Vance Survey, Abstract No. 938, City of Richardson, Collin County, Texas and being all of a 4.9122 acre tract of land described in the Special Warranty Deed to CLH20, LLC, recorded in instrument No. 20200730001231410, Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a "X" cut in concrete set at the intersection of the north right-of-way line of Renner Road (a variable width right-of-way) and the west right-of-way line of that certain tract of land described in deed to Dallas Area Rapid Transit recorded in Volume 2828, Page 001, Land Records of Collin County, Texas;

THENCE with said north right-of-way line, South 89°16'28" West, a distance of 70.31 feet to an "X" cut in concrete set at the southernmost end of a right-of-way corner clip at the intersection of said north right-of-way line and the east right-of-way line of Red Moon Way (a 31-foot wide right-of-way, Volume 2016, Page 88, Official Public Records of Collin County, Texas);

THENCE with said right-of-way corner clip, North 45°49'45" West, a distance of 35.32 feet to an "X" cut in concrete set at the northernmost end of said right-of-way corner clip;

THENCE with said east right-of-way line, the following courses and distances:

North 0°46'07" West, a distance of 28.21 feet to a 5/8" iron rod with plastic cap stamped "GH4" set at the beginning of a tangent curve to the right having a central angle of 15°5'04", a radius of 184.50 feet, a chord bearing and distance of North 7°08'55" East, 50.83 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 59.99 feet to a 5/8" iron rod with plastic cap stamped "GH4" set at the beginning of a reverse curve to the left having a central angle of 24°50'11", a radius of 1465.50 feet, a chord bearing and distance of North 2°34'21" East, 633.63 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 638.67 feet to a 5/8" iron rod with plastic cap stamped "GH4" set at the beginning of a compound curve to the left having a central angle of 6°13'32", a radius of 515.50 feet, a chord bearing and distance of North 14°01'01" West, 73.94 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 74.01 feet to a 5/8" iron rod with plastic cap stamped "GH4" set in the south line of that certain tract of land described in the Special Warranty Deed to the City of Richardson, recorded in instrument No. 201506000072750, Official Public Records of Collin County, Texas and at the beginning of a non-tangent curve to the left having a central angle of 50°10'42", a radius of 782.00 feet, a chord bearing and distance of North 51°08'21" East, 663.18 feet.

THENCE departing said east right-of-way line and with said south line of the City of Richardson tract, the following courses and distances:

In a northeasterly direction, with said curve to the left, an arc distance of 684.86 feet to a 5/8" iron rod with plastic cap stamped "GH4" set for corner;

South 69°53'07" East, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "GH4" set for corner in said west right-of-way line of the Dallas Area Rapid Transit tract;

THENCE with said west right-of-way line, South 20°06'53" West, a distance of 1298.98 feet to the **POINT OF BEGINNING** and containing a computed area of 4.9122 acres or 213,577 square feet of land.

SURVEYOR'S STATEMENT

I, David J. De Weirdt, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown therein were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City of Richardson, Texas.

David J. De Weirdt
 Registered Professional Land Surveyor No. 5066
 Kimley-Horn and Associates, Inc.
 13455 Noel Road
 Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 Ph. (972) 770-1300
 david.deweirdt@kimley-horn.com

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public in and for said State, on this day personally appeared David J. De Weirdt, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

Printed Name

- LEGEND:**
- INST. NO. = INSTRUMENT NO.
 - IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "GH4" SET
 - IRF = IRON ROD FOUND
 - D.E. = DRAINAGE EASEMENT OF COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 - P.O.B. = POINT OF BEGINNING
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 - O.E. = ONCOR ELECTRIC DELIVERY COMPANY LLC EASEMENT
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 - D.U.W.M.E. = PRIVATE DRAINAGE, UTILITY AND WALL MAINTENANCE EASEMENT
 - P.E. = PEDESTRIAN EASEMENT
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 - W.E. = WATER EASEMENT
 - W.M.E. = PRIVATE WALL MAINTENANCE EASEMENT
 - 12 = OPEN SPACE LOT IN BLOCK X
 - ◆ = STREET NAME CHANGE
 - ⊙ = EASEMENT RECORDING REFERENCE NOTE

NOTES:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "GH4" SET.
- ALL CORNERS SHOWN ARE RELATIVE TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 BASED ON THE CITY OF RICHARDSON CONTROL MONUMENT SYSTEM (NORTH CENTRAL ZONE 4202). ALL DIMENSIONS SHOWN ARE GROUND DISTANCES (BEARING SCALE FACTOR OF 0.9998730782). ALL COORDINATES SHOWN ARE GRID COORDINATES BASED ON MONUMENTS N10 AND M11.
- ALL OPEN SPACES LOTS OR COMMON AREA LOTS ARE DENOTED WITH AN "X" AS SHOWN HEREON AND ARE TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION.
- ALL EASEMENTS ARE BY THIS PLAT UNLESS OTHERWISE NOTED.
- SIDE YARD FENCES ARE ONLY PERMITTED ON LOT LINES ADJACENT TO HOA MANAGED OPEN SPACE LOTS. SIDE YARD FENCES ARE PROHIBITED BETWEEN RESIDENTIAL LOTS.

EASEMENT RECORDING REFERENCES:

- WATER LINE EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT, INST. NO. 20150217000168840, O.P.R.C.C.T.
- WATER LINE EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT, INST. NO. 98-0080887, L.R.C.C.T.
- WATER LINE EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT, VOL. 912, PG. 287, D.R.C.C.T.
- FILL EASEMENT CITY OF RICHARDSON, VOL. 1853, PG. 184, L.R.C.C.T.
- PEDESTRIAN EASEMENT, INST. NO. 20160106000016380, O.P.R.C.C.T.
- STREET EASEMENT, INST. NO. 20160106000016370, O.P.R.C.C.T.
- APPROXIMATE LOCATION OF WATER LINE EASEMENT NORTH TEXAS MUNICIPAL WATER DISTRICT, INST. NO. 20110826000092000, L.R.C.C.T.
- SANITARY SEWER EASEMENT, INST. NO. 20150217000168820, O.P.R.C.C.T.

FLOOD STATEMENT:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NOS. 48085C0390K AND 48085C0509K, FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 7, 2017, AS AFFECTED BY LETTER OF MAP REVISION CASE NO. 1706-1709P, EFFECTIVE DATE FEBRUARY 22, 2018, THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

STATE OF TEXAS §
 COUNTY OF COLLIN §
 CITY OF RICHARDSON §

That, **CLH20, LLC**, being the owner of the hereinafter described property, acting by and through its duly authorized agent, do hereby adopt this plat designating the herein described property as **CITYLINE TOWNHOME ADDITION**, an addition to the City of Richardson, Collin County, Texas. I (we) do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown; said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.

EXECUTED THIS ____ day of _____, 2021.

By: **CLH20, LLC**, a Texas limited liability company

By: Bobby Samuel, Authorized Signatory

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said state, on this day personally appeared Bobby Samuel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public in and for the State of Texas

THE PURPOSE OF THIS PLAT IS TO CREATE 72 LOTS AND DEDICATE STREETS AND EASEMENTS

CITYLINE TOWNHOME ADDITION

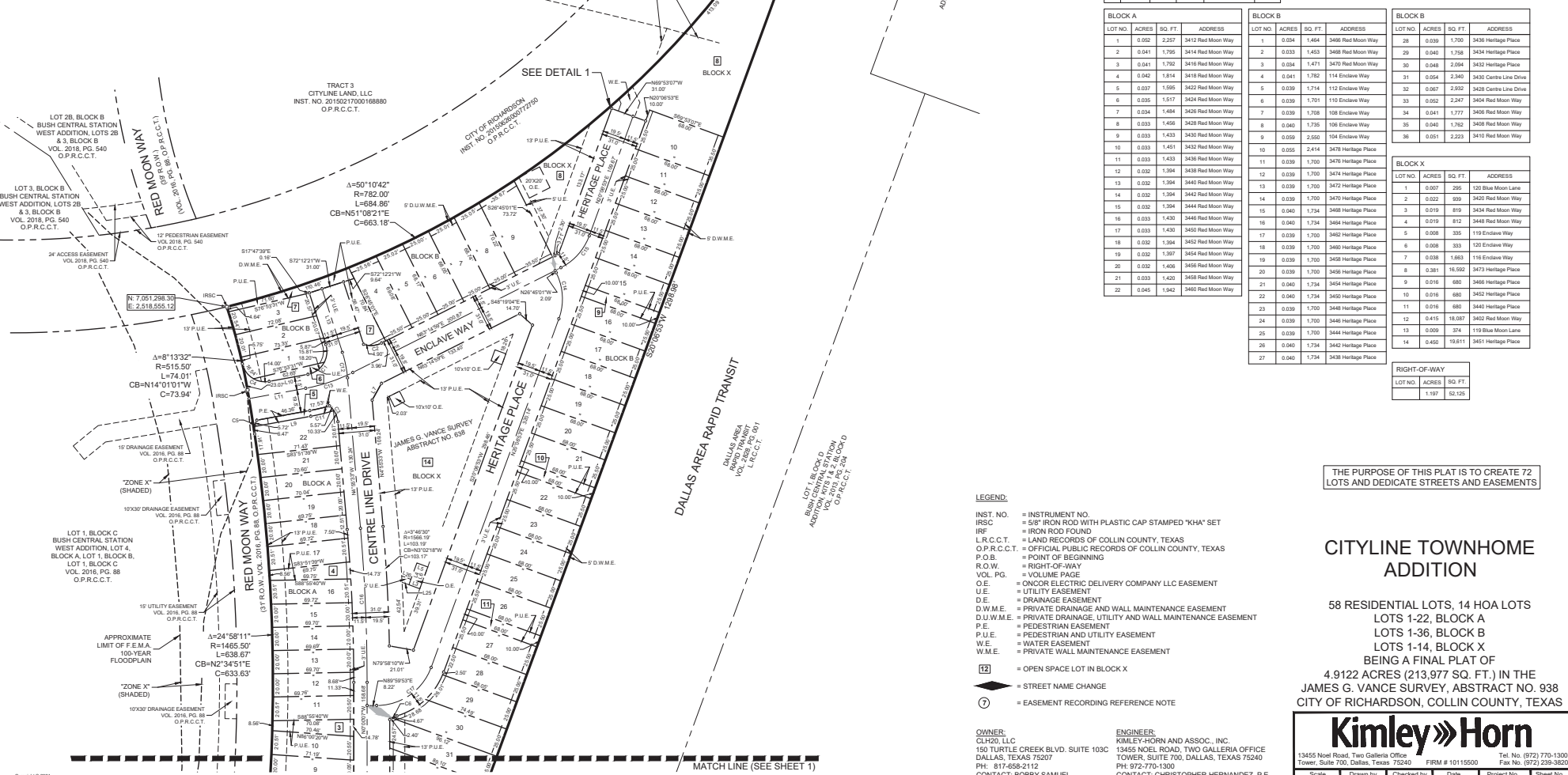
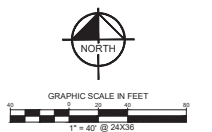
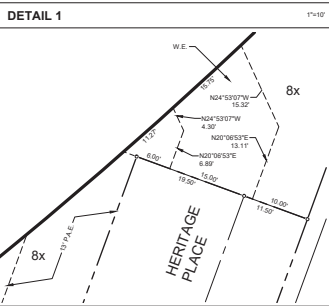
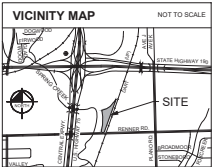
58 RESIDENTIAL LOTS, 14 HOA LOTS
 LOTS 1-22, BLOCK A
 LOTS 1-36, BLOCK B
 LOTS 1-14, BLOCK X
 BEING A FINAL PLAT OF

4.9122 ACRES (213,977 SQ. FT.) IN THE
 JAMES G. VANCE SURVEY, ABSTRACT NO. 938
 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

Kimley»Horn

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE
 TOWER, SUITE 700, DALLAS, TEXAS 75240
 PH: 972-770-1300
 CONTACT: CHRISTOPHER HERNANDEZ, P.E.
 CHRISTOPHER.HERNANDEZ@KIMLEY-HORN.COM

Scale: 1" = 40'
 Drawn by: SRD
 Checked by: DJD
 Date: Mar 2021
 Project No.: 064537503
 Sheet No.: 1 OF 2



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	57°27'00"	20.00	34.02	N30°55'46"	30.96
C2	45°49'34"	20.00	16.00	N86°09'46"	15.57
C3	45°33'51"	20.00	15.00	N07°44'49"W	15.49
C4	87°32'25"	20.00	33.34	S86°20'25"E	29.66
C5	34°54'19"	20.00	13.18	S09°42'27"W	12.05
C6	13°22'57"	20.00	4.07	S66°42'37"W	4.46
C7	88°53'20"	20.00	31.03	N69°33'01"E	28.01
C8	88°44'09"	20.00	30.97	S34°38'01"E	27.97
C9	59°37'00"	20.00	12.43	S30°02'27"W	12.23
C10	37°58'43"	20.00	13.26	N06°53'05"W	13.02
C11	6°43'58"	174.50	20.51	N79°17'28"E	20.49
C12	12°52'08"	100.00	22.46	N11°13'38"W	22.41
C13	15°24'27"	100.00	22.95	N7°17'31"E	22.81
C14	48°53'59"	50.00	40.90	N03°10'04"W	38.77
C15	43°58'07"	50.00	37.94	N41°49'56"E	36.76
C16	4°59'29"	1646.89	132.92	N02°27'57"W	132.88
C17	89°53'01"	50.00	66.98	N55°03'22"E	57.27
C18	12°06'23"	500.00	105.65	N06°03'55"E	105.45
C19	1°04'34"	532.51	10.00	N01°57'23"E	10.00
C20	2°12'34"	532.51	20.59	N07°02'01"E	20.53

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S77°34'34"E	14.38	L21	N20°08'53"E	20.00
L2	S11°04'47"W	32.51	L1	N69°53'07"W	18.91
L3	N69°53'07"W	10.00	L22	S88°07'59"E	10.00
L4	N20°08'53"E	20.00	L23	S10°10'27"W	10.00
L5	N69°53'07"W	10.00	L24	N88°07'59"W	10.00
L6	N20°08'53"E	20.00	L25	S69°53'07"E	9.26
L7	N20°08'53"E	16.96	L26	S69°53'07"E	8.42
L8	N14°44'16"E	5.01			
L9	S79°32'27"W	49.59			
L10	S79°32'27"W	33.94			
L11	N79°32'27"E	49.62			
L12	N79°32'27"W	67.38			
L13	N17°17'30"W	57.51			
L14	N44°54'47"W	10.59			
L15	S89°53'07"E	10.79			
L16	N20°08'53"E	10.00			
L17	S69°53'07"E	9.30			
L18	S12°06'17"W	15.10			
L19	S69°53'07"E	23.56			

BLOCK A			
LOT NO.	ACRES	SQ. FT.	ADDRESS
1	0.052	2,257	3412 Red Moon Way
2	0.041	1,795	3414 Red Moon Way
3	0.041	1,795	3416 Red Moon Way
4	0.042	1,814	3418 Red Moon Way
5	0.037	1,595	3422 Red Moon Way
6	0.035	1,517	3424 Red Moon Way
7	0.034	1,484	3426 Red Moon Way
8	0.033	1,456	3428 Red Moon Way
9	0.033	1,433	3430 Red Moon Way
10	0.033	1,451	3432 Red Moon Way
11	0.033	1,433	3436 Red Moon Way
12	0.032	1,394	3438 Red Moon Way
13	0.032	1,394	3440 Red Moon Way
14	0.032	1,394	3442 Red Moon Way
15	0.032	1,394	3444 Red Moon Way
16	0.033	1,430	3446 Red Moon Way
17	0.033	1,430	3450 Red Moon Way
18	0.032	1,394	3452 Red Moon Way
19	0.032	1,397	3454 Red Moon Way
20	0.032	1,406	3456 Red Moon Way
21	0.033	1,420	3458 Red Moon Way
22	0.045	1,942	3460 Red Moon Way

BLOCK B			
LOT NO.	ACRES	SQ. FT.	ADDRESS
28	0.039	1,700	3436 Heritage Place
29	0.040	1,758	3434 Heritage Place
30	0.048	2,094	3432 Heritage Place
31	0.054	2,340	3430 Centre Line Drive
32	0.067	2,932	3428 Centre Line Drive
33	0.052	2,247	3426 Red Moon Way
34	0.041	1,777	3426 Red Moon Way
35	0.040	1,762	3428 Red Moon Way
36	0.051	2,223	3410 Red Moon Way

BLOCK X			
LOT NO.	ACRES	SQ. FT.	ADDRESS
1	0.007	295	120 Blue Moon Lane
2	0.022	939	3420 Red Moon Way
3	0.019	819	3434 Red Moon Way
4	0.019	812	3448 Red Moon Way
5	0.028	935	110 Enclave Way
6	0.028	933	120 Enclave Way
7	0.038	1,663	118 Enclave Way
8	0.361	15,592	3473 Heritage Place
9	0.016	680	3462 Heritage Place
10	0.016	680	3452 Heritage Place
11	0.016	680	3440 Heritage Place
12	0.015	18,087	3402 Red Moon Way
13	0.009	374	110 Blue Moon Lane
14	0.450	19,611	3451 Heritage Place

RIGHT-OF-WAY		
LOT NO.	ACRES	SQ. FT.
1	1.197	52,125

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 - L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
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CITYLINE TOWNHOME ADDITION

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 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
 Towers, Suite 700, Dallas, Texas 75240
 Scale: 1" = 40'
 Drawn by: SRD
 Checked by: D.J.D.
 Date: Mar. 2021
 Project No.: 064537503
 Sheet No.: 2 OF 2

OWNER:
 CLK20, LLC
 150 TURTLE CREEK BLVD., SUITE 103C
 DALLAS, TEXAS 75207
 PH: 817-858-1112
 CONTACT: BOBBY SAMUEL

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE
 TOWER, SUITE 700, DALLAS, TEXAS 75240
 PH: 817-770-1300
 CONTACT: CHRISTOPHER HERNANDEZ, P.E.
 CHRISTOPHER.HERNANDEZ@KIMLEY-HORN.COM

Agenda Item 3

Zoning File 21-07:
JJ Pearce High School

ZONING FILE 21-07

Attachments:

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Zoning Exhibit (Exhibit "B")
5. Enlarged Zoning Exhibit "B"
6. Current JJ Pearce Zoning Exhibit
7. Ordinance Number 4256
8. Applicant's Statement
9. Notice of Public Hearing
10. Notification List



TO: City Plan Commission
FROM: Daniel Harper, Senior Planner-Planning *DH*
DATE: April 6, 2021
RE: Zoning File 21-07: PD Amendment – JJ Pearce High School

REQUEST

Approval of an amendment to the PD Planned Development for an amended Concept Plan to allow the construction of two (2) building additions (northwest and southeast corners of the existing high school building), construction of additional parking and the relocation of the softball field adjacent to Melrose Drive. (See applicant’s statement for further explanation)

APPLICANT/ PROPERTY OWNER

Greg Estes, Glenn Partners / Sandra Hayes, Richardson ISD

EXISTING DEVELOPMENT

JJ Pearce High School

ADJACENT ROADWAYS

N. Coit Road: Six-lane, divided arterial; 45,400 vehicles per day, north and south bound (September 2019).

Melrose Drive: Two-lane, undivided minor collector; 3,000 vehicles per day, east and west bound (September 2019).

Mimosa Drive: Two-lane, undivided neighborhood collector; no traffic counts available.

SURROUNDING LAND USE AND ZONING

North: Residential; R-1500-M Residential
South: Residential; R-1100-M Residential
East: Residential and School; R-1500-M and R-1500-M Residential Temp
West: Residential (City of Dallas)

FUTURE LAND USE PLAN

Public/Semi-Public/School

A land use classification located throughout Richardson, and includes hospitals, major municipal or other governmental facilities and schools (public schools and universities).

Future Land Uses of Surrounding Area (property north side of W. Belt Line Road):

North: Neighborhood Residential

South: Neighborhood Residential

East: Neighborhood Residential and Public/Semi-Public/School

West: City of Dallas

EXISTING ZONING

PD Planned Development (Ordinance 4256)

TRAFFIC/INFRASTRUCTURE IMPACTS

The requested PD amendment will not have any significant impacts on the existing utilities or traffic in the area. A Traffic Impact Analysis was not required.

STAFF COMMENTS

Background:

The school was initially constructed in 1967 and subsequent building additions took place through the 2001 R.I.S.D. Bond Program which included a fine arts addition, administrative offices, visitor parking and drop-off area, library, gymnasium, and additional classrooms. Approximately 92,000 square feet of floor space was added to the existing 355,000 square foot facility, for a total of 447,000 square feet. The property was rezoned in 2002 to accommodate building height, parking ratio, and fence needs from RISD.

The property was rezoned again in 2018 from R-1500-M Residential to PD Planned Development for R-1500-M Residential with modified development standards to accommodate a Multi-Purpose Activity Center. This PD Planned Development included a concept plan in which development must be in accordance with as well as conditions requiring a minimum of 992 parking spaces for the campus and allowing all existing pole mounted lighting that did not conform with R-1500-M height requirements to be considered legal conforming.

Request:

The applicant is proposing an amendment to the currently approved concept plan to accommodate an expansion of two wings of the high school building, a revision of the campus's southern parking lot, the relocation of the softball field and the addition of an unlit soccer field.

The building additions are identified on the proposed concept plan as Building J and Building Q. Building J is a two story addition to the northwest side of the existing high school and is 12,847 square feet on the first floor and 12,536 square feet on the second floor. This addition is 29 feet and 4 inches in height. Building Q is located on the southeast wing of the building and is 8,861 square feet. This addition is 22 feet and 10 inches in height.

Due to the proposed location of the parking lot addition, the softball field is proposed to be relocated south of the existing baseball field. Batting cages, field house, bullpen, bleachers, backstop, and dugouts will be part of this relocation. The softball field would be oriented towards Melrose Drive.

Four (4) existing light poles will be relocated to serve the new softball field location and are approximately 60 feet in height. The PD Planned Development for the property states: “all existing pole mounted lighting that does not conform with the current height requirement shall be considered legal conforming. Any new lighting installations shall meet the current height regulations of the R-1500-M Residential District regulations.” Because these poles are currently existing on the property and will be relocated, they are considered to still be legal conforming in accordance with the ordinance.

The school district has worked on options to reduce the overall light glare as much as possible before effecting neighboring properties; however, the Comprehensive Zoning Ordinance exempts lighting for recreational fields managed by the independent school district from the allowable maximum intensity of light measured at the property line to not exceed one-foot candle. The proposed plan shows a maximum light intensity of 2.41-foot candles at the school’s property line with a maximum light intensity of 1.13-foot candles at the neighboring residential properties on the south side of Melrose Drive. To mitigate illumination impact to the abutting neighborhood, the Commission should consider establishing a cut off time for the field lighting. RISD has reported that lighting for athletic events at the softball field should not extend past 10:00 pm and that 30 additional minutes to 10:30 pm should be allowed in case of inclement weather delays.

Other changes to the concept plan include the addition of an unlit soccer field located in the southeast corner of the campus and the inclusion of an existing baseball/softball concession building (Building H) which was not included in the current Concept Plan.

To accommodate these modifications, the south centrally located parking lot is being reconfigured from the original concept plan to improve on-site traffic circulation and new parking spaces will be constructed. The net increase is eight (8) additional parking spaces from the current Zoning Concept plan for a total of 1,079 spaces, while a minimum of 992 parking spaces are required.

In general, the proposed future 79 parking spaces depicted on the current Zoning Concept Plan will remain as a landscape area and additional parking spaces will be constructed in the new proposed location. As a result of the reconfiguration of the south end of the existing parking lot and the use of the south portion of the parking lot for marching band practice, the required landscape islands required by the City’s Landscape Policy will not be constructed. The islands will be painted, thereby removing trip hazards from the parking lot for band practice.

Correspondence: To date, staff has not received any correspondence regarding this request.

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

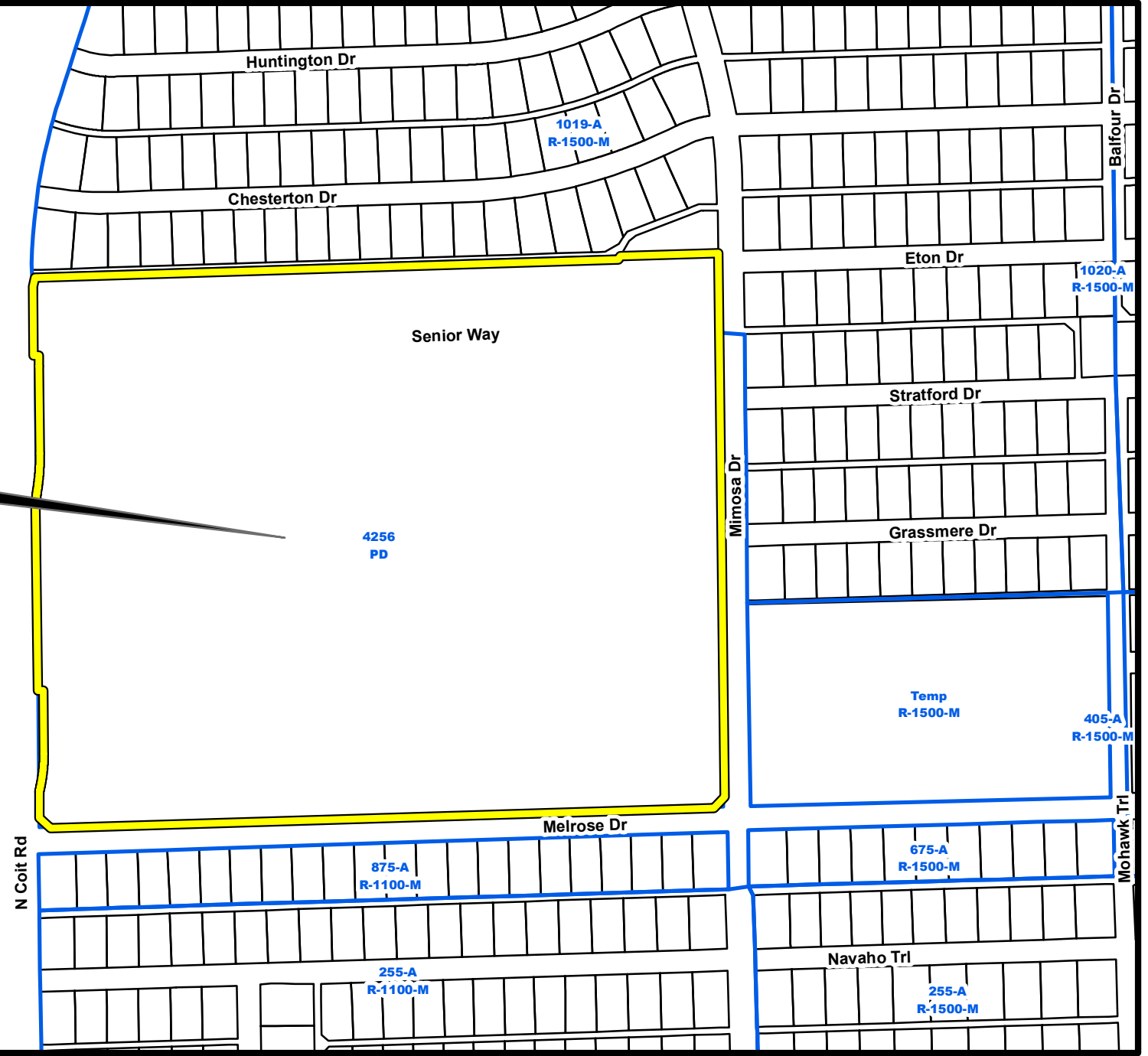
Should the CPC accept the applicant's request as presented, the motion should include the following:

1. That the Property shall be developed in accordance with the revised concept plan attached as Exhibit "B" ("Zoning Concept Plan").
2. Field lights for the softball field shall not operate past 10:00 pm except for inclement weather delays in which case the field lights shall not operate past 10:30 pm.

Council Hearing Date: The earliest possible City Council hearing date is May 24, 2021.

ZF 21-07

SUBJECT PROPERTY

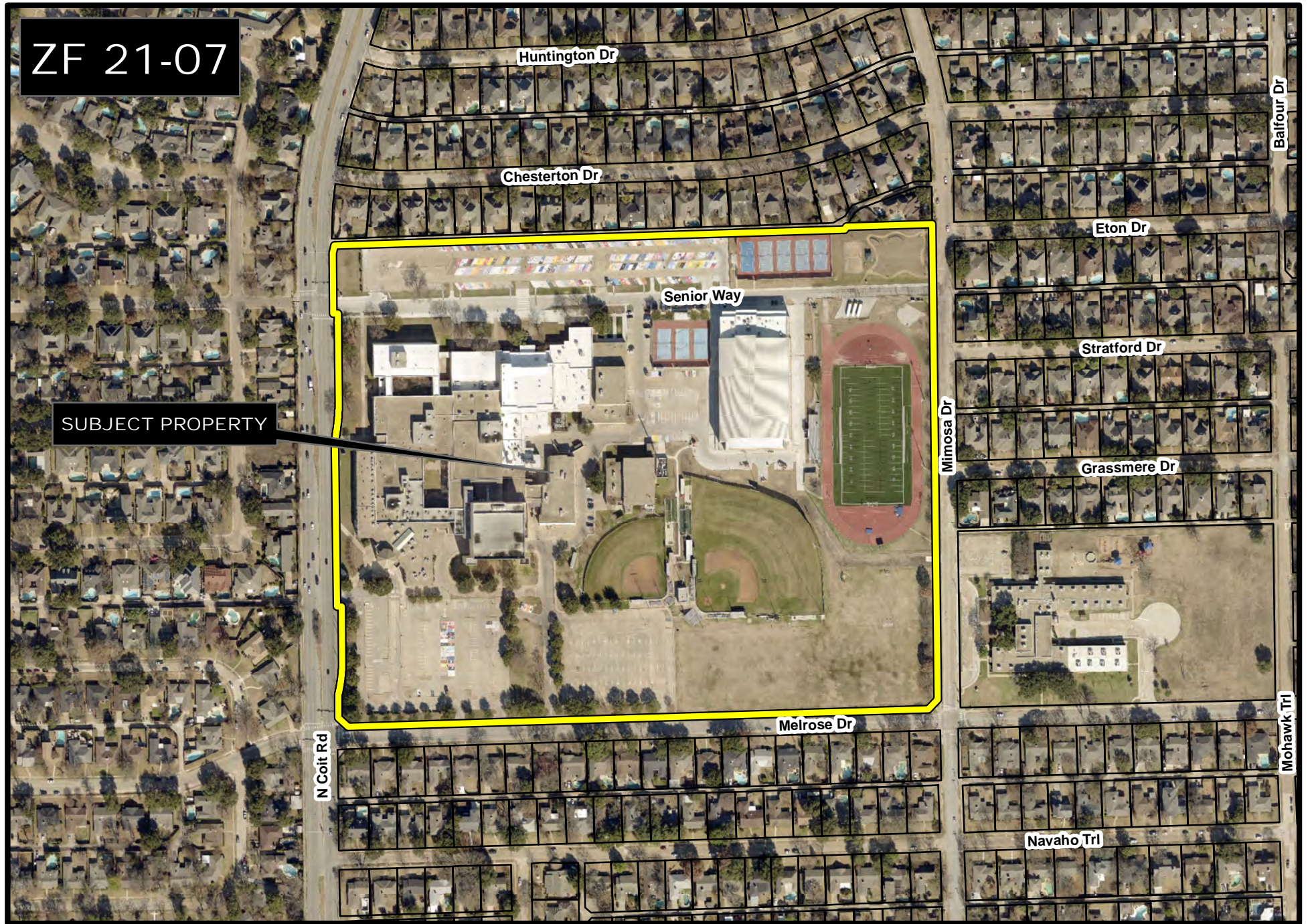


ZF 21-07 Zoning Map PD Amendment JJ Pearce High School

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



ZF 21-07



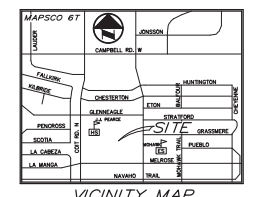
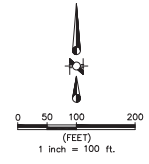
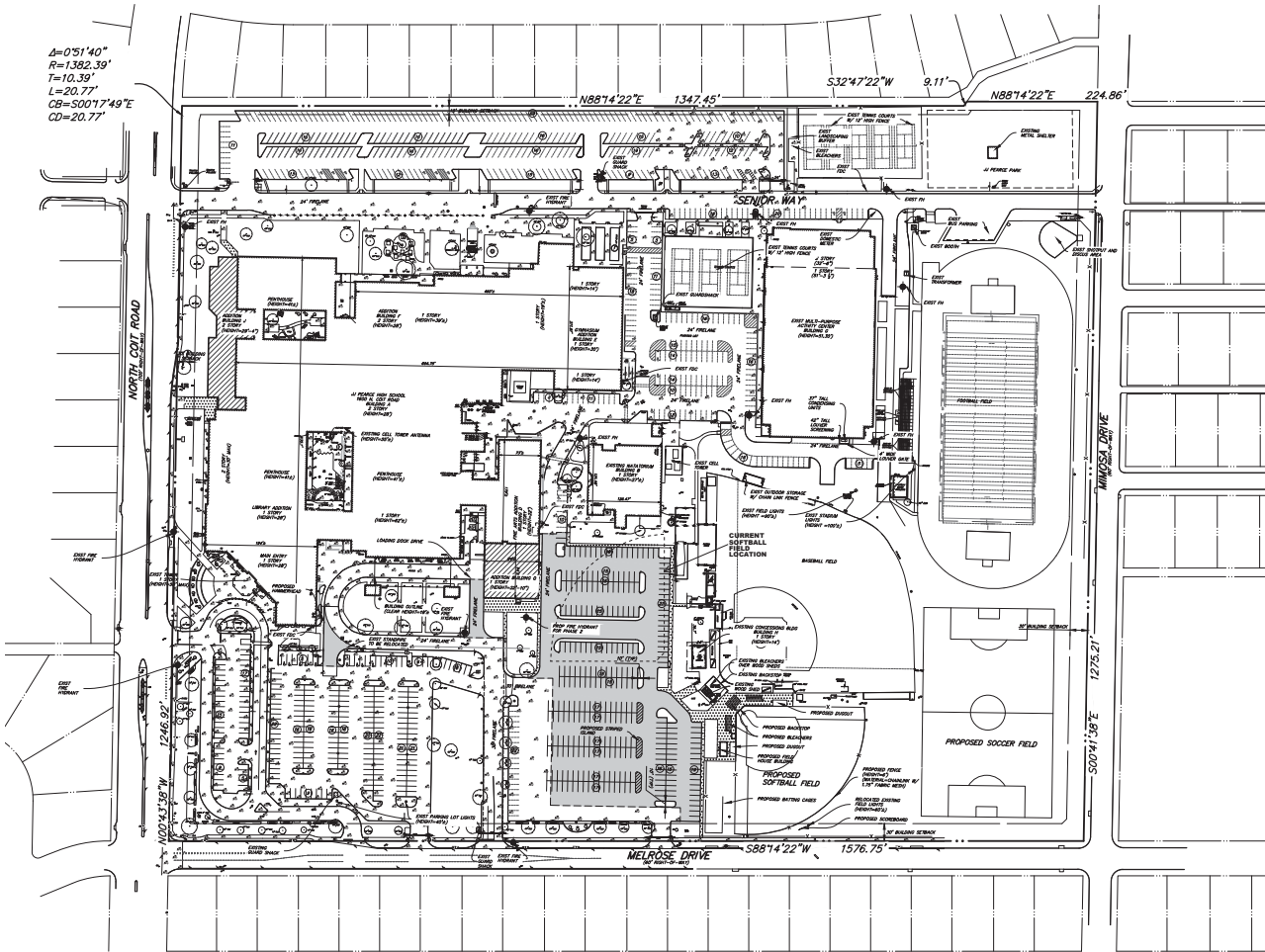
SUBJECT PROPERTY

ZF 21-07 Aerial Map
PD Amendment
JJ Pearce High School

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A=051'40"
 R=1392.39'
 L=20.77'
 CB=500'17'49"E
 CD=20.77'



- LEGEND**
- ⊙ PARKING COUNT
 - ⊕ FIRE HYDRANT
 - PROPOSED BUILDING ADDITION LIMITS
 - PROPOSED PAVING/PARKING
 - PROPOSED SIDEWALK

J.J. PEARCE HIGH SCHOOL SITE DATA
 LEGAL DESCRIPTION: LOT 1A, BLOCK A J.J. PEARCE ADDITION
 ADDRESS: 1600 N. COIT ROAD, RICHARDSON TX
 ZONING: PD PLANNED DEVELOPMENT, ORDINANCE NO. 4256

SITE AREA (GROSS ACREAGE):	45.9294 AC = 2,000,685 S.F.	Building J (NORTHWEST ADDITION)	Allowed Height: 40'-0"	
BLDG AREA:		Building A (Main High School)	Actual Height: 29'-4"	
			1 st Floor:	12,847 s.f.
			2 nd Floor:	12,536 s.f.
		Building B (Natorium):	Allowed Height: 27'-2"	Building Q (SOUTHEAST ADDITION):
			Actual Height: 27'-2"	8,861 s.f.
		Building C (Library/Main Entry Addition)	Allowed Height: 30'/32"	
			Actual Height: 28'	
			1 st Floor:	29,860 s.f.
			2 nd Floor:	24,278 s.f.
		Building D (Fine Arts Addition):	Allowed Height: 25'	
			Actual Height: 22'	
		Building E (Addition):	Allowed Height: 32'	
			Actual Height: 30'	
		Building F (Gymnasium Addition)	Allowed Height: 30'	
			Actual Height: 28'	
			1 st Floor:	1,352 s.f.
			2 nd Floor:	855 s.f.
		Building G (Multi-Purposes Activity Ctr.):	80,000 s.f.	
			Allowed Height: 53'	
			Actual Height: 51'-30"	
		Building H (Concessions Building):	928 s.f.	
			Allowed Height: 40'	
			Actual Height: 14'	
		Existing Subtotal:	527,713 s.f.	
PARKING REQUIRED:	Spaces:	992		
PARKING PROVIDED:	Spaces:	1,079		
EXISTING LOT COVERAGE:	18.27% (40% MAXIMUM ALLOWED)			
PROPOSED LOT COVERAGE:	19.41% (40% MAXIMUM ALLOWED)			
LOT SETBACK:	30' ALONG STREETS 15' ALONG NORTH PROPERTY LINE			

SHEET NO.
 1
 1

RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
 5601 BRIDGE STREET #420 FORT WORTH, TX 76112
 WWW.RLGINC.COM TSP# FIRM REC. F-453

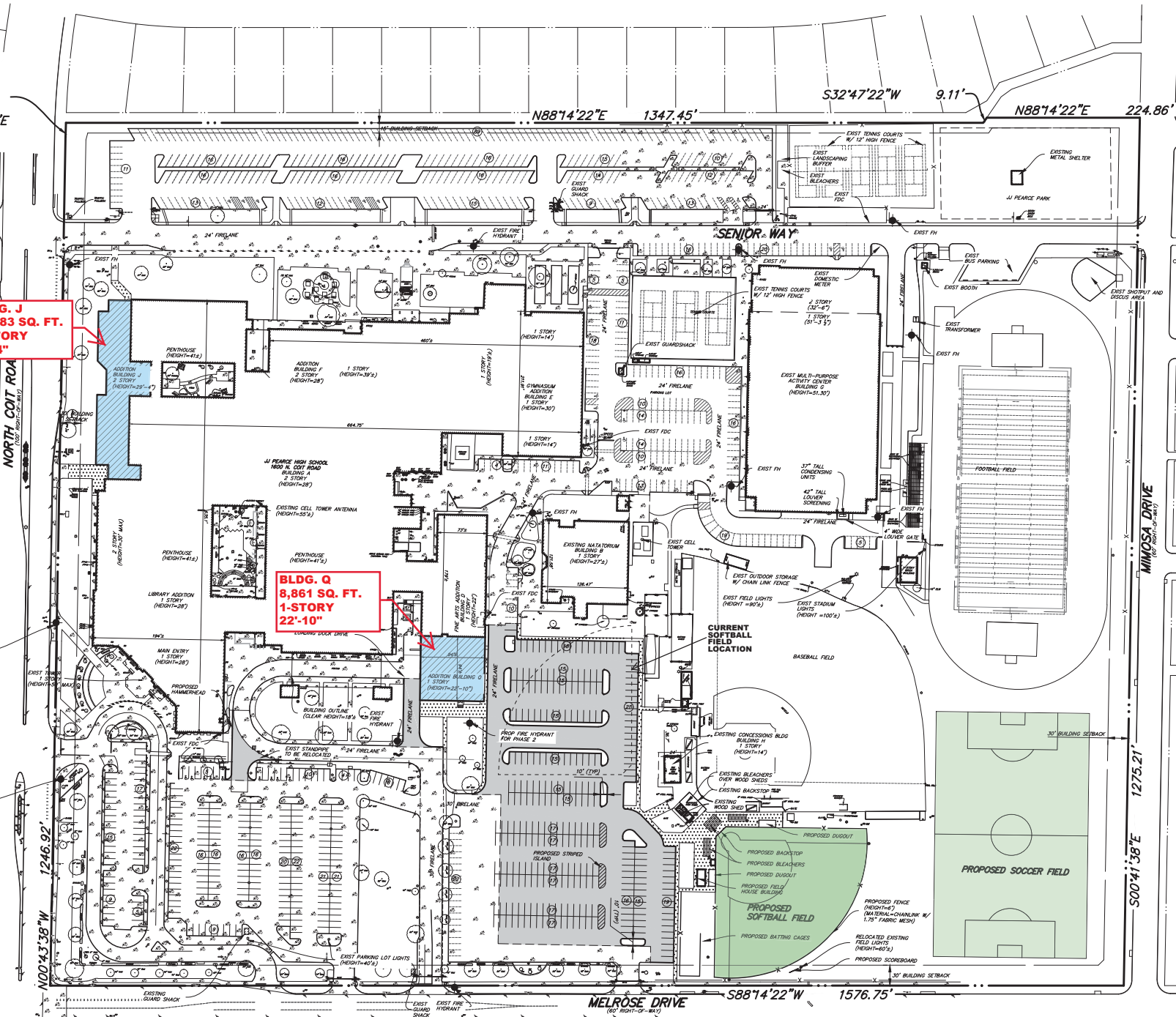
ZONING EXHIBIT "B"
J.J. PEARCE HIGH SCHOOL
ADDITIONS & RENOVATIONS
 LOT 1A, BLOCK A
 CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	03/30/2021	2013	052	

$\Delta=0'51'40''$
 $R=1382.39'$
 $T=10.39'$
 $L=20.77'$
 $CB=S00'17'49''E$
 $CD=20.77'$

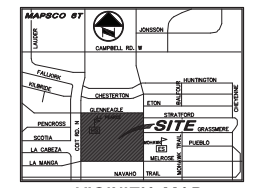
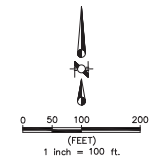
BLDG. J
25,383 SQ. FT.
2-STORY
29'-4"

BLDG. Q
8,861 SQ. FT.
1-STORY
22'-10"

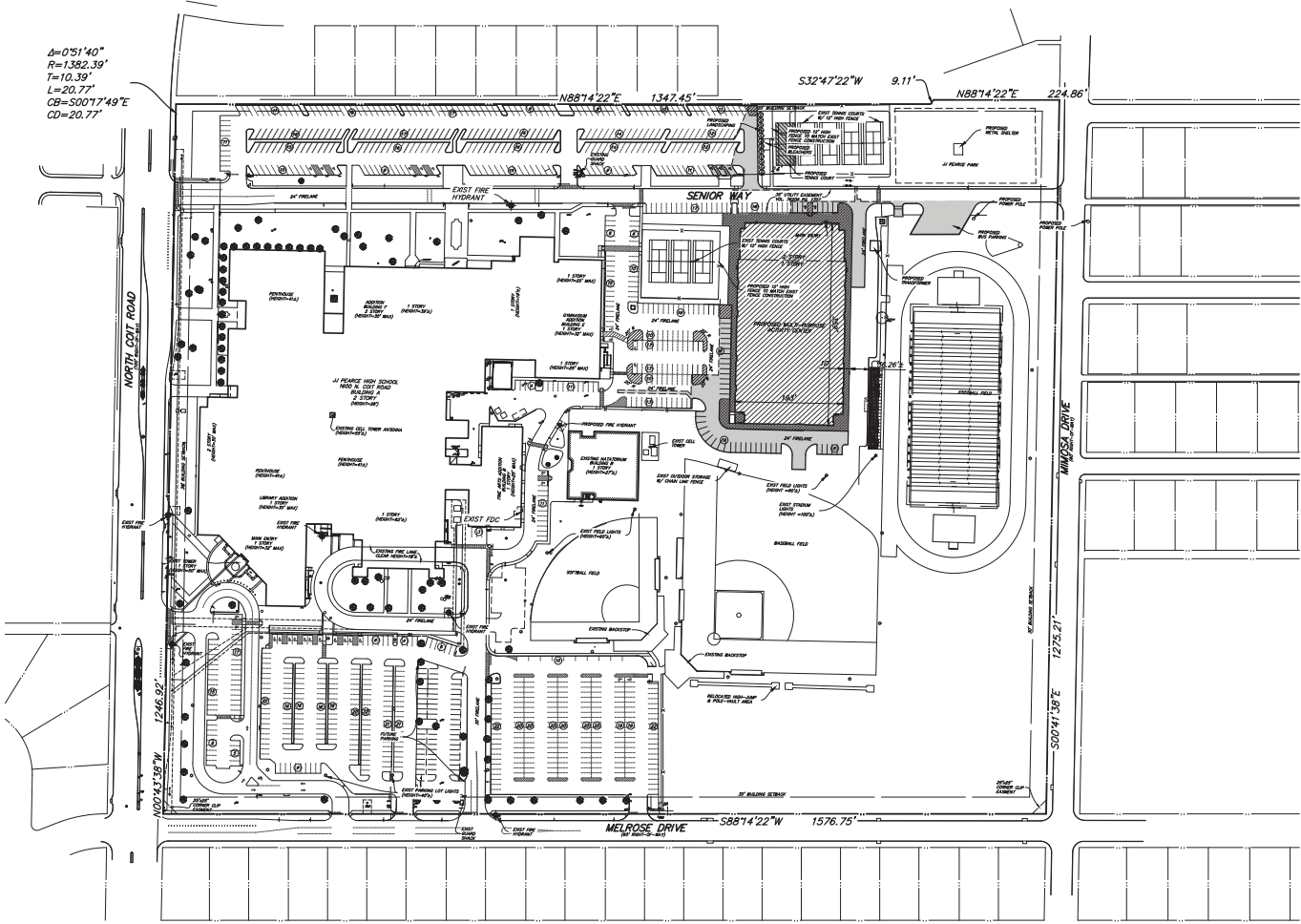


Zoning Exhibit
"B"
Enlarged

$\Delta=0^{\circ}51'40"$
 $R=1392.39'$
 $r=10.39'$
 $L=20.77'$
 $CB=S00^{\circ}17'49"E$
 $CD=20.77'$



VICINITY MAP



JJ PEARCE HIGH SCHOOL SITE DATA

LEGAL DESCRIPTION: LOT 1, BLOCK A JJ PEARCE ADDITION

ADDRESS: 1600 N COIT ROAD, RICHARDSON TX

EXISTING ZONING: R-1500 - M RESIDENTIAL (ORDINANCE NO. 1019 AND 3413 WITH A SPECIAL PERMIT FOR A CELLULAR ANTENNA (ORDINANCE NO. 3456))

PROPOSED ZONING: PD PLANNED DEVELOPMENT - R-1500-M RESIDENTIAL WITH SPECIAL PERMIT FOR A CELLULAR ANTENNA (ORD. NO. 3456)

SITE AREA: 45.9294 AC = 2,000,685 S.F.

EXISTING BLDG AREA:

- Building A (Main High School)
 - 1st Floor: 204,531 s.f.
 - 2nd Floor: 136,048 s.f.
- Building B (Natoratorium) 14,488 s.f.
- Building C (Library/Math Entry Addition)
 - 1st Floor: 29,860 s.f.
 - 2nd Floor: 24,278 s.f.
- Building D (Fine Arts Addition): 15,667 s.f.
- Building E (Addition): 19,706 s.f.
- Building F (Gymnasium Addition)
 - 1st Floor: 1,352 s.f.
 - 2nd Floor: 855 s.f.
- Existing Subtotal: 446,785 s.f.

PROPOSED BLDG AREA: Building G (Multi-Purposes Activity Ctr): 80,000 s.f.

PROPOSED TOTAL: 526,785 S.F.

PARKING PROVIDED: Spaces: 992 (963 + 29 HC Accessible)
 Future Spaces: 79
 FUTURE TOTAL SPACES: 1,071

EXISTING LOT COVERAGE: 14.3% (40% MAXIMUM ALLOWED)

PROPOSED LOT COVERAGE: 18.27% (40% MAXIMUM ALLOWED)

CURRENT APPROVED ZONING EXHIBIT

- LEGEND**
- PROPOSED BUILDING ADDITION LIMITS
 - PROPOSED PAVING/PARKING
 - PROPOSED SIDEWALK
 - PROPOSED TENNIS COURT

RAYMOND L. GOODSON JR., INC.
 CONSULTING ENGINEERS
 1800 N. CENTRAL EXPRESSWAY, SUITE 200
 DALLAS, TEXAS 75201 214-758-7800
 C-MAIL: rlg@rlg.com FPM REC. F-683

SHEET NO.

ZONING EXHIBIT "B"					
JJ PEARCE HIGH SCHOOL					
RISD					
HKS ARCHITECTS					
CITY OF RICHARDSON, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
RLG	RLG	5/8/18	1"=100'		1813 016
JOB NO.	1813.016	E-FILE		DWG. NO.	

FILE LOCATION: P:\1813\1813.016\1813.016 - JJ Pearce High School\016\1813.016 - 5/8/2018 11:17:59 AM - 016 - 1813.rvt
 PLOT DATE: 5/8/2018 11:17:59 AM

ORDINANCE NO. 4256

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FROM R-1500-M RESIDENTIAL DISTRICT TO PD PLANNED DEVELOPMENT FOR THE R-1500-M RESIDENTIAL DISTRICT WITH DEVELOPMENT REGULATIONS FOR A 45.9294 ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF N. COIT ROAD AND MELROSE DRIVE, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 18-11).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning from R-1500-M Residential District to PD Planned Development for the R-1500-M Residential District with development regulations for a 45.9294 acre tract of land (Property) located at the northeast corner of N. Coit Road and Melrose Drive, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the Property shall be zoned PD Planned Development for the R-1500-M Residential District and shall be developed and used in accordance with the concept plan attached as Exhibit "B" ("Concept Plan"), the building elevations attached as Exhibits "C-1" and "C-2" (the "Building Elevations") which are hereby approved and made a part hereof, and the R-1500-M Residential District zoning regulations, except as provided herein:

1. Base Zoning District: The Property shall be developed and used in accordance with R-1500-M Residential District regulations except as otherwise provided herein.
2. Building Regulations:
 - a. The exterior façade of the Multi-Purpose Activity Center shall be in accordance with the attached Building Elevations. Three-step stucco material may be used for the purpose of calculating masonry material percentages when located above thirty (30) feet in height.
3. Building Height:
 - a. The Multi-Purpose Activity Center shall be limited to a maximum building height of fifty-three (53) feet measured to the top of the roof.
 - b. The maximum building height of all one and two-story buildings, other than the Multi-Purpose Activity Center, shall be forty (40) feet.
 - c. Building heights of existing buildings shall be limited per the Concept Plan. All other structures constructed prior to 2003 that do not comply with the height regulations shall be considered legal conforming structures.
4. Area Regulations
 - a. Parking: A minimum of 992 parking spaces shall be provided, with additional parking provided in the future as the need arises as depicted on the Concept Plan.
 - b. Parking: No new head-in parking shall be allowed adjacent to Melrose Drive.
5. Miscellaneous
 - a. The development submittal package for the Multi-Purpose Activity Center shall only include the area(s) being disturbed for its development and shall be approved by the Director of Development Services, or designee.
 - b. Ordinance Number 3456 adopted on March 22, 2004, granting approval of a Special Permit for a cellular antenna on the Property shall remain in full force and effect.
 - c. Fencing for athletic facilities shall be exempt from the maximum 8' height requirements.
 - d. All existing pole mounted lighting that do not conform with the current height requirements shall be considered legal conforming. Any new lighting installations shall meet the current height regulations of the R-1500-M Residential District regulations.

SECTION 4. That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended.

SECTION 5. That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

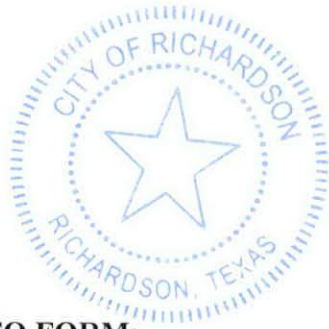
SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 8. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 11th day
of June, 2018.



APPROVED:



MAYOR

APPROVED AS TO FORM:



CITY ATTORNEY
(PGS:TM99730)

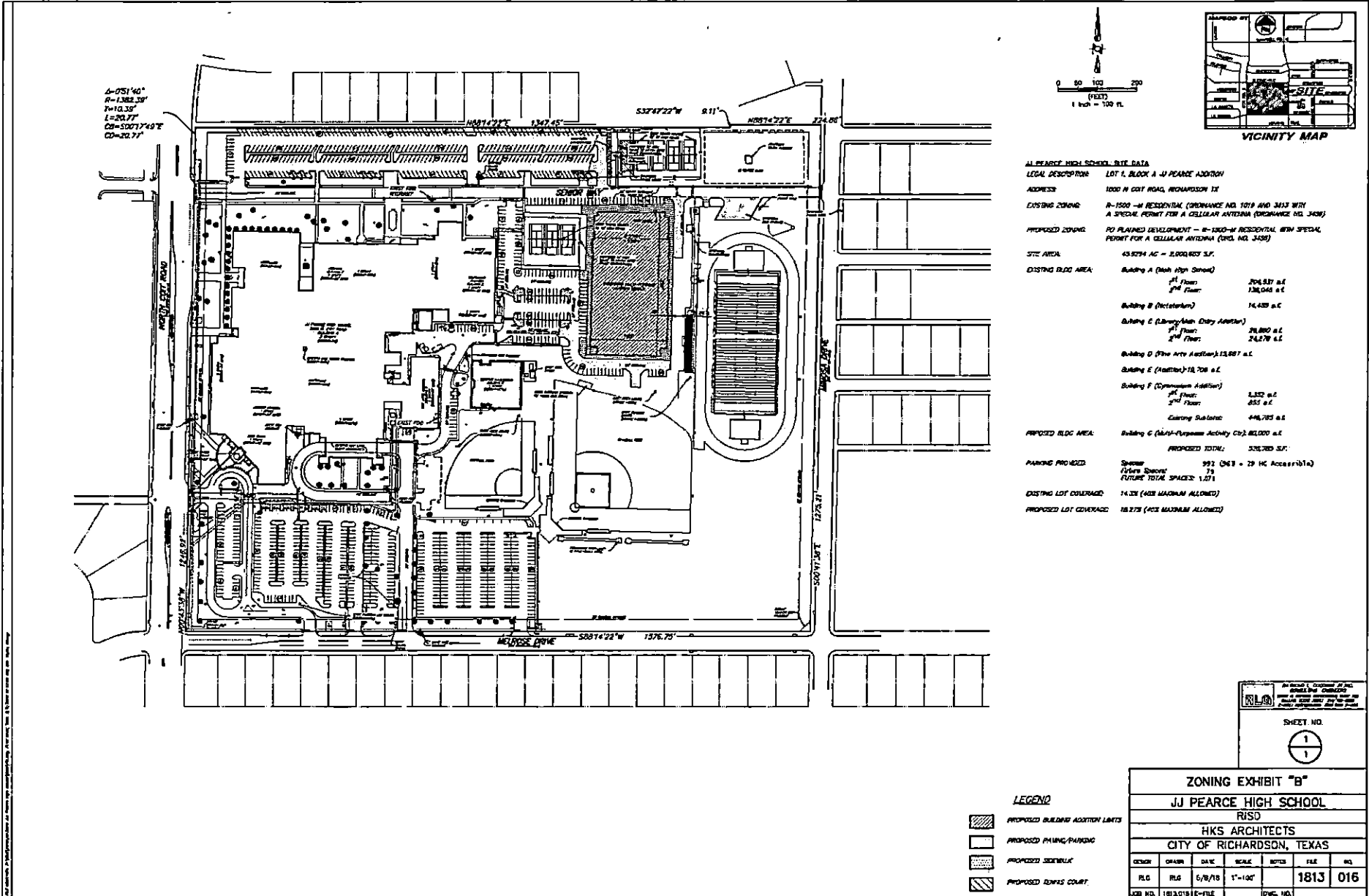
CORRECTLY ENROLLED:



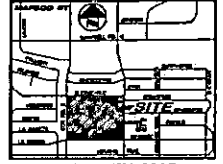
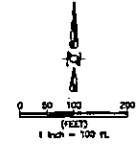
CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 18-11

LOT 1, BLOCK A, JJ PEARCE ADDITION, an addition to the City of Richardson, Dallas County, Texas, according to the plat thereof recorded in Volume 20003138, Page 00114, Map Records, Dallas County, Texas.



$\Delta = 051^{\circ}40'$
 $R = 1,382.29'$
 $T = 12.35'$
 $L = 20.77'$
 $CB = S0017^{\circ}49'E$
 $CD = 20.77'$



AL PEARCE HIGH SCHOOL SITE DATA
LEGAL DESCRIPTION: LOT 1, BLOCK A JJ PEARCE ADDITION
ADDRESS: 1000 N COT ROAD, RICHARDSON TX
EXISTING ZONING: R-1500 - R RESIDENTIAL (ORDINANCE NO. 1079 AND 3413 WITH A SPECIAL PERMIT FOR A CELLULAR ANTENNA (ORDINANCE NO. 3408))
PROPOSED ZONING: PD PLANNED DEVELOPMENT - R-1500-R RESIDENTIAL WITH SPECIAL PERMIT FOR A CELLULAR ANTENNA (ORD. NO. 3408)
SITE AREA: 43.8294 AC = 1,900,803 S.F.
EXISTING BLDG AREA:
 Building A (Tech High School) 704,837 s.f.
 1st Floor 138,048 s.f.
 2nd Floor 566,789 s.f.
 Building B (Octetorium) 14,428 s.f.
 Building C (Library/Arch. Entry Annex) 16,890 s.f.
 1st Floor 14,428 s.f.
 2nd Floor 2,462 s.f.
 Building D (The Arts Auditorium) 12,887 s.f.
 Building E (Auditorium) 12,708 s.f.
 Building F (Cycloplexum Addition) 1,320 s.f.
 1st Floor 855 s.f.
 2nd Floor 465 s.f.
 Existing Subtotal: 446,785 s.f.
PROPOSED BLDG AREA: Building G (Arch-Purposeless Activity Ctr): 81,000 s.f.
 PROPOSED TOTAL: 527,785 S.F.
PARKING PROVIDED: Spaces 992 (963 + 29 HC Accessible)
 Future Spaces 78
 Future Total Spaces: 1,071
EXISTING LOT COVERAGE: 14.2% (40% MAXIMUM ALLOWED)
PROPOSED LOT COVERAGE: 18.27% (40% MAXIMUM ALLOWED)

LEGEND

- PROPOSED BUILDING ADDITION LIMITS
- PROPOSED PAVING/PARKING
- PROPOSED SIDEWALK
- PROPOSED EDWARDS COURT

SHEET NO. 1

ZONING EXHIBIT "B"

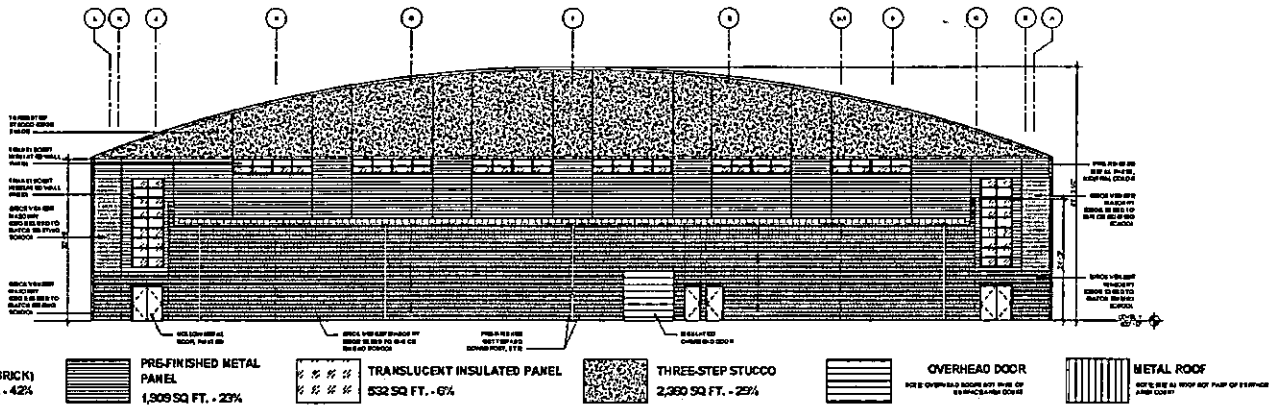
JJ PEARCE HIGH SCHOOL

R1500

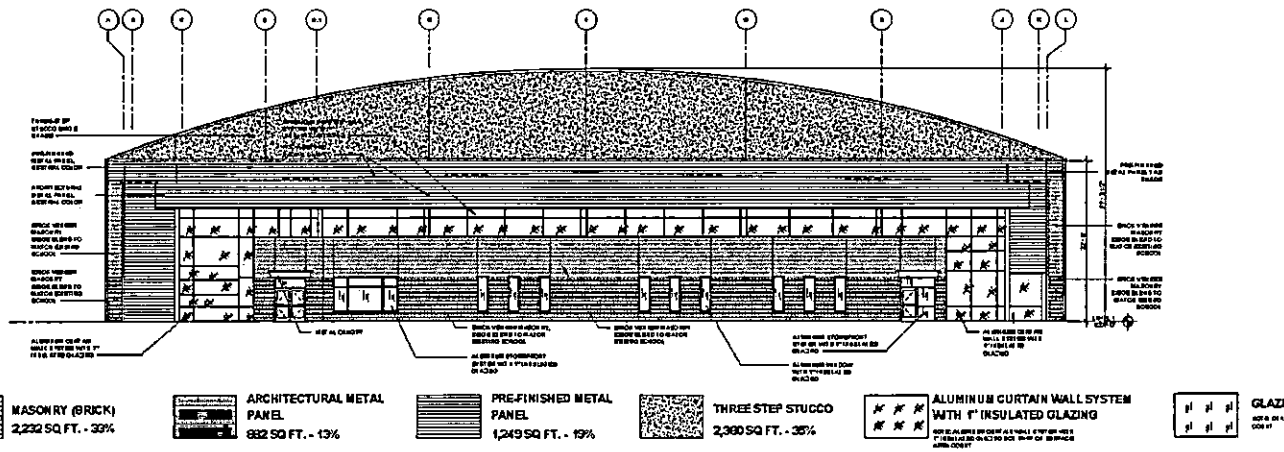
HKS ARCHITECTS

CITY OF RICHARDSON, TEXAS

DESIGN	ORIGIN	DATE	SCALE	NOTES	FILE	NO.
PLG	PLG	5/8/18	1"=100'		1813	016
JOB NO.	1813.016		E-FILE		[DWG. NO.]	



01 SOUTH ELEVATION - SURFACE AREAS JJPHS
337-142



02 NORTH ELEVATION - SURFACE AREA JJPHS
337-143

FACADE MATERIAL PERCENTAGES

SOUTH ELEVATION TOTAL: 8,510 S.F.		
211 S.F.	GLAZING & DOORS	
8,299 S.F.	FACADE (LESS GLAZING & DOORS)	100%
3,468 S.F.	MASONRY (BRICK)	42%
1,909 S.F.	PRE-FINISHED METAL PANEL	23%
832 S.F.	TRANSLUCENT INSULATED PANEL	6%
2,360 S.F.	THREE-STEP STUCCO	29%
TOTAL MASONRY (BRICK & STUCCO) = 71%		

NORTH ELEVATION TOTAL: 6,536 S.F.		
1,913 S.F.	GLAZING & DOORS	
6,723 S.F.	FACADE (LESS GLAZING & DOORS)	100%
2,232 S.F.	MASONRY (BRICK)	33%
882 S.F.	ARCHITECTURAL METAL PANEL	13%
1,249 S.F.	PRE-FINISHED METAL PANEL	19%
2,360 S.F.	THREE-STEP STUCCO	35%
TOTAL MASONRY (BRICK & STUCCO) = 68%		

WEST ELEVATION TOTAL: 11,466 S.F.		
911 S.F.	GLAZING & DOORS	
10,565 S.F.	FACADE (LESS GLAZING & DOORS)	100%
6,427 S.F.	MASONRY (BRICK)	60%
640 S.F.	TRANSLUCENT INSULATED PANEL	6%
300 S.F.	ARCHITECTURAL METAL PANEL	3%
1,198 S.F.	PRE-FINISHED METAL PANEL	11%
TOTAL MASONRY (BRICK & STUCCO) = 60%		

EAST ELEVATION TOTAL: 11,466 S.F.		
854 S.F.	GLAZING & DOORS	
10,518 S.F.	FACADE (LESS GLAZING & DOORS)	100%
6,438 S.F.	MASONRY (BRICK)	60%
640 S.F.	TRANSLUCENT INSULATED PANEL	6%
300 S.F.	ARCHITECTURAL METAL PANEL	3%
1,204 S.F.	PRE-FINISHED METAL PANEL	11%
TOTAL MASONRY (BRICK & STUCCO) = 60%		



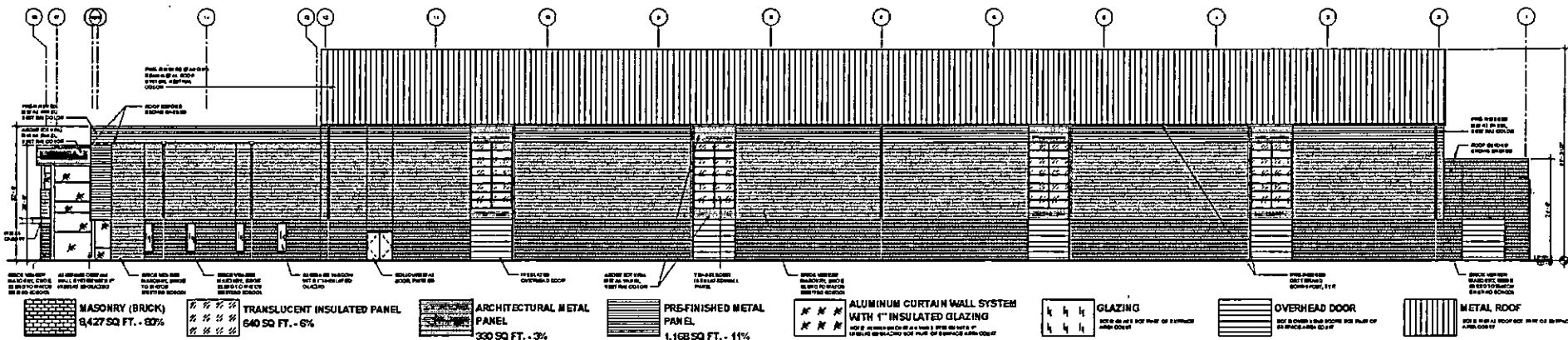
JJ PEARCE HIGH SCHOOL MULTI-PURPOSE ACTIVITY CENTER

ZONING EXHIBIT C-1

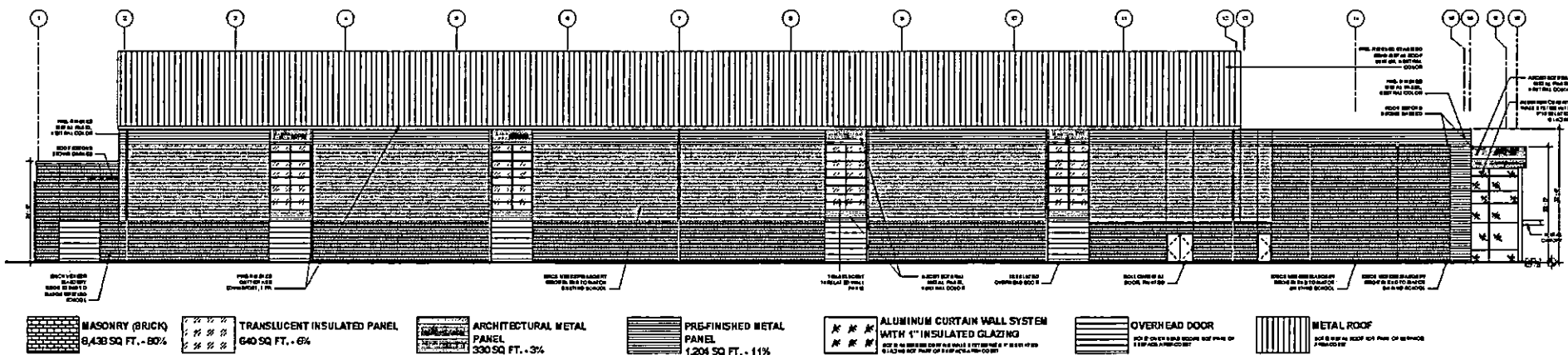
OWNER: RICHARDSON INDEPENDENT SCHOOL DISTRICT
400 S. GREENVILLE AVE.
RICHARDSON, TX 75081

ARCHITECT: HKS, INC.
350 N. SAINT PAUL ST., SUITE 100
DALLAS, TX 75201-4240





01 WEST ELEVATION - SURFACE AREAS JJP/HS
3/27 - 1/2



02 EAST ELEVATION - SURFACE AREAS JJP/HS
3/27 - 1/2

JJ PEARCE HIGH SCHOOL MULTI-PURPOSE ACTIVITY CENTER

ZONING EXHIBIT C-2

OWNER: RICHARDSON INDEPENDENT SCHOOL DISTRIC
400 S. GREENVILLE AVE
RICHARDSON, TX 75081

ARCHITECT: HKS, INC
350 N. SAINT PAUL ST., SUITE 100
DALLAS, TX 75201-4240

ELEVATIONS - JJP/HS
SCALE: 1" = 8'-0"
00.01.JJP 04/24/2018 21091.000





March 8, 2021

City of Richardson
Development Services Department
411 W. Arapaho Road
Room 204
Richardson, Texas 75080

J.J. Pearce High School's PD Applicant Statement

Dear City of Richardson,

The purpose of this request is to revise the zoning exhibit that is included in Planned Development, Ordinance No. 4256. The property in which J.J. Pearce High School (Lot 1A, Block A – 1600 N. Coit Road, Richardson TX) resides on, will be receiving two building additions and site updates. The building additions will be located on the Northwest corner and the other on the Southeast corner of the current school. The addition on the Southeast corner will require a revision to the current fire lane and relocation of the softball field. The softball field will be moving just south of the existing baseball field. The revised fire lanes will be connecting to existing fire lanes and will exit the site through existing curb cuts. There will be no new curb cuts off the property.

Sincerely,

Greg Estes
Partner | Senior Project Architect



Notice of Public Hearing

City Plan Commission

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

Planned Development Amendment

File No.: ZF 21-07
Applicant: Greg Estes, Glenn Partners
Location: (See map on reverse side)
Request: ZF 21-07 PD Amendment – JJ Pearce High School: Consider and act on a request for an amendment to the Planned Development Concept Plan to allow the construction of two (2) building additions (northwest and southeast of the existing high school), construction of additional parking and the relocation of the softball field adjacent to Melrose Drive. *Owner: Richardson Independent School District Staff: Daniel Harper*

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

TUESDAY, APRIL 6, 2021
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

DUE TO SOCIAL DISTANCING, SEATING IN THE COUNCIL CHAMBERS WILL BE LIMITED. MEMBERS OF THE PUBLIC ARE ENCOURAGED TO WATCH CITY PLAN COMMISSION MEETINGS ONLINE OR ON CABLE.

This notice has been sent to all owners of real property affected by the zoning request and those who are within 200 feet of the request as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting in person will be allocated a maximum of 5 minutes to address the City Plan Commission to express whether they are in favor or oppose the request.

Persons not attending the meeting who 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 or by utilizing the Public Comment Card at <https://www.cor.net/PublicCommentForm>.

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

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>.

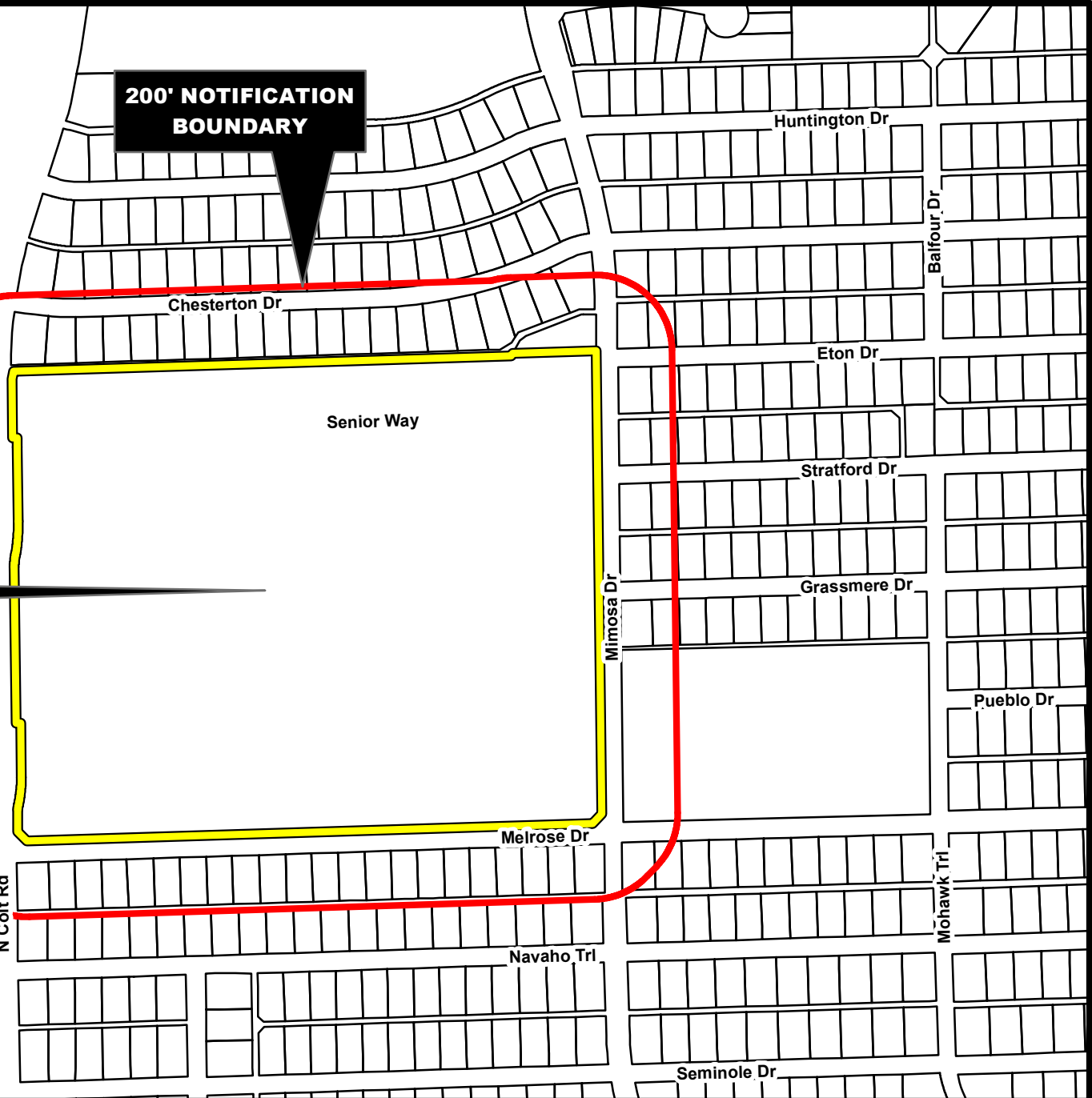
For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 21-07.

Date Posted and Mailed: March 26, 2021

ZF 21-07

**200' NOTIFICATION
BOUNDARY**

SUBJECT PROPERTY



ZF 21-07 Notification Map
PD Amendment
JJ Pearce High School

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.



RICHARDSON
TEXAS

GANDY MARSHALL M & SARA H 1310 CHESTERTON DR RICHARDSON, TX 75080	FLOWER HARRY T & ANA D 1312 CHESTERTON DR RICHARDSON, TX 75080	GUIN LISA C 1314 CHESTERTON DR RICHARDSON, TX 75080
BELCHER BRIAN & CHRISTINE 1316 CHESTERTON DR RICHARDSON, TX 75080	ANTHONY STEVEN & KRISTINE 1318 CHESTERTON DR RICHARDSON, TX 75080	RICHARD R & DOROTHY CLINE 1320 CHESTERTON DR RICHARDSON, TX 75080
SUDHIVORASETH SUMONRAT & KOMSON 1400 CHESTERTON DR RICHARDSON, TX 750802803	PANN KEH & CHI YUAN L 1402 CHESTERTON DR RICHARDSON, TX 75080	OLGUIN JOE M & AITCHISON JANE L 1404 CHESTERTON DR RICHARDSON, TX 75080
LEVIN STEPHEN D & CAROLYN FITZGERALD LEVIN 1406 CHESTERTON DR RICHARDSON, TX 75080	SCHERPER JANE A & JON 1408 CHESTERTON DR RICHARDSON, TX 750802803	BAKER MICHAEL & AMY 1410 CHESTERTON DR RICHARDSON, TX 75080
TAYLOR DARRELL & HANNAH 1412 CHESTERTON DR RICHARDSON, TX 75080	RAYLE MURPHY L & DENISE VASQUEZ 1414 CHESTERTON DR RICHARDSON, TX 75080	HODGES DAVID L & BETTE R 1303 CHESTERTON DR RICHARDSON, TX 75080
OMETZ FRANK W & CAROLINE 1305 CHESTERTON DR RICHARDSON, TX 75080	KARR MARK & JANET E 1307 CHESTERTON DR RICHARDSON, TX 75080	PASS DONALD LOYD & DIANE ELIZABETH 1221 CHESTERTON DR RICHARDSON, TX 75080
KNOX JOHN T & DEBRA S 1416 CHESTERTON DR RICHARDSON, TX 75080	LOCKHART GAYNEL 1309 CHESTERTON DR RICHARDSON, TX 75080	TSAI KYLE WAYNE & JENNIFER MEI TSAI 1218 ETON DR RICHARDSON, TX 75080
RICHARD & CHARLOTTE FOWLER 1311 CHESTERTON DR RICHARDSON, TX 75080	KING DONALD L 1313 CHESTERTON DR RICHARDSON, TX 75080	SOWERS WESLEY H JR 1315 CHESTERTON DR RICHARDSON, TX 75080
COBB KIMBERLY D & LINSTON R LOFLEY 1317 CHESTERTON DR RICHARDSON, TX 75080	ROGERS BOBBIE 1319 CHESTERTON DR RICHARDSON, TX 75080	LIVINGSTON J PETER 1321 CHESTERTON DR RICHARDSON, TX 75080
WARNER BARBARA L & BRIAN C 1401 CHESTERTON DR RICHARDSON, TX 75080	WELLS JOSEPH B ETAL 1403 CHESTERTON DR RICHARDSON, TX 75080	MCGARY MICHAEL D & SUSAN H ARCHER 1301 CHESTERTON DR RICHARDSON, TX 75080

HAMILTON GEORGE M III 1405 CHESTERTON DR RICHARDSON, TX 75080	1407 CHESTERTON LLC 3240 PURDUE AVE DALLAS, TX 75225	FITCH EDMUND E JR & JANA S 1701 MIMOSA DR RICHARDSON, TX 75080
RAMON A & CAROLYN G BUKHAIR 1409 CHESTERTON DR RICHARDSON, TX 75080	HEATON DONALD L LIFE EST WANDA Y HEATON LIFE EST 1411 CHESTERTON DR RICHARDSON, TX 75080	CHOW ATSUKO 1413 CHESTERTON DR RICHARDSON, TX 75080
HANCOCK STEPHEN & LAUREN K 1415 CHESTERTON DR RICHARDSON, TX 75080	LEE TING WHAI & HELENE YC 1417 CHESTERTON DR RICHARDSON, TX 75080	RICKER JAMES C 1220 ETON DR RICHARDSON, TX 75080
RICHARDSON ISD TAX OFFICE 420 S GREENVILLE AVE RICHARDSON, TX 75081	HUCKABEE GAIL L 1419 CHESTERTON DR RICHARDSON, TX 75080	SHOFNER BERKLEY E 1219 ETON DR RICHARDSON, TX 75080
BURGESS CHARLES H 1221 ETON DR RICHARDSON, TX 75080	WILPON JACK 1218 STRATFORD DR RICHARDSON, TX 75080	HOODENPYLE KREG & TIFFANY 1220 STRATFORD DR RICHARDSON, TX 75080
GLIDDEN BRIAN & SHARON 1219 STRATFORD DR RICHARDSON, TX 75080	MICHIE CHRISTIE H & SINCLAIR MICHIE IAIN STEWAR 1221 STRATFORD DR RICHARDSON, TX 75080	PENROSE MARY M 1218 GRASSMERE DR RICHARDSON, TX 75080
DAVIS JOE EDD & DAVIS GRETA MOODY 1220 GRASSMERE DR RICHARDSON, TX 75080	KISER CHARLES & JULIE 1219 GRASSMERE DR RICHARDSON, TX 75080	ZARTLER MARK & CHRISTINE 1221 GRASSMERE DR RICHARDSON, TX 75080
RICHARDSON ISD TAX OFFICE 420 S GREENVILLE AVE RICHARDSON, TX 75081	SORIA ANTONIO & AMARO ROCIO DC LOPEZ 1219 MELROSE DR RICHARDSON, TX 75080	SIM THOMAS P & CRYSTAL M 1303 MELROSE DR RICHARDSON, TX 75080
ANDERSON DAVID KEITH & ANDERSON BRANDI NICOLE 1305 MELROSE DR RICHARDSON, TX 750803739	HANCOCK TIMOTHY P & MELANIE 1307 MELROSE DR RICHARDSON, TX 75080	VOUSITA LLC % JING BAI 15745 TERRACE LAWN DR DALLAS, TX 75248
MENDOZA RHORY & LAURA MENDOZA 1311 MELROSE DR RICHARDSON, TX 75080	VOUSITA LIMITED LIABILITY C 15745 TERRANCE LAWN DR DALLAS, TX 75248	KERSTING FREDERICK L & JENNIFER A 1315 MELROSE DR RICHARDSON, TX 750803739

KERSTING MARGARET ELIZABETH 1317 MELROSE DR RICHARDSON, TX 75080	SHILLER PATRICK A & JENNIFE 1319 MELROSE DR RICHARDSON, TX 75080	ESCOBAR GREGORY P & ERIN M 1321 MELROSE DR RICHARDSON, TX 75080
GORMAN JAMES F & MARGARET M 1323 MELROSE DR RICHARDSON, TX 75080	GAFFNEY JAMES J JR & MARSHA 1325 MELROSE DR RICHARDSON, TX 75080	HARWOOD LYNDA 1327 MELROSE DR RICHARDSON, TX 75080
DOUBLE G LENDING LLC 7617 OLYMPIA DR HOUSTON, TX 77063	HINEMAN GILBERT N & SUE P 1331 MELROSE DR RICHARDSON, TX 75080	LESTER VERONICA M & LANCE G 1401 MELROSE DR RICHARDSON, TX 75080
BROOKSGILLIAM JENNIFER 1403 MELROSE DR RICHARDSON, TX 75080	CAMPOS VICTORIA E 1405 MELROSE DR RICHARDSON, TX 75080	PIERCE ANDY R & JIMMIE N 1407 MELROSE DR RICHARDSON, TX 75080
MOJAHID GHOLLAM & MITRA BABA AHMADI 1409 MELROSE DR RICHARDSON, TX 75080	MCMILLION STANLEY MARK 1221 MELROSE DR RICHARDSON, TX 750803937	ONEILL JON M 1301 MELROSE DR RICHARDSON, TX 75080
HAGER LINDA L 1300 NAVAHO TRAIL RICHARDSON, TX 750803741	PIERSON KERRY B 1302 NAVAHO TRL RICHARDSON, TX 75080	SULLIVAN CHARLOTTE B 1304 NAVAHO TRL RICHARDSON, TX 75080
THOMPSON BARBARA 1306 NAVAHO TRL RICHARDSON, TX 75080	COUCH NANCY JANE 1308 NAVAHO TRL RICHARDSON, TX 75080	BLAMIRE EDWARD A 1310 NAVAHO TRL RICHARDSON, TX 75080
STAGAMAN GREGORY JOSEPH 1312 NAVAHO TRL RICHARDSON, TX 75080	ORTON CHRISTIAN & ERIN 1314 NAVAHO TRL RICHARDSON, TX 75080	KING CAREY D & KRISTAN 1316 NAVAHO TRL RICHARDSON, TX 75080
LEFKOVITS TIBOR 1318 NAVAHO TRL RICHARDSON, TX 75080	FLEMING KENNETH R & PEGGY D 1320 NAVAHO TRL RICHARDSON, TX 75080	NOLEN MICHAEL J & JESSICA 1322 NAVAHO TRL RICHARDSON, TX 75080
BHAKTA MINAXI 2414 PISTACHIO DR IRVING, TX 75063	FRAZIER LYNN C TR 1324 NAVAHO TRL RICHARDSON, TX 75080	PANGBURN DAN & CATHERINE R 1326 NAVAHO TRAIL RICHARDSON, TX 75080

HOLMES CHRISTOPHER M & HOLMES CARY P

1328 NAVAHO TRL

RICHARDSON, TX 75080

SMILIE CLARK & JOSEPHINE

1404 NAVAHO TRL

RICHARDSON, TX 75080

POLLOCK BRADY M JR & RACHAE

1400 NAVAHO TRL

RICHARDSON, TX 75080

V 21-07
JJ PEARCE HS

HALE MATTHEW & CHRISTINA

1402 NAVAHO TRL

RICHARDSON, TX 750803733