

# City of Richardson City Plan Commission Agenda Packet Tuesday, March 7, 2023

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, MARCH 7, 2023, AT 7:00 P.M.**  
**RICHARDSON ISD ADMINISTRATION BUILDING**  
**400 S. GREENVILLE AVENUE**  
**RICHARDSON, TX 75081**

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City Plan Commission Meetings are held in the School Board Meeting Room at the Richardson ISD Administration Building. Members of the public may also watch City Plan Commission (CPC) meetings online (<https://www.cor.net/CITV>). **Cablecast viewing of CPC meetings for U-verse and Spectrum customers is temporarily unavailable due to a fire which damaged Richardson City Hall. Cablecast services will be restored as soon as possible.**

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>).

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**BRIEFING SESSION: 6:15 P.M.** Prior to the regular business meeting, the City Plan Commission will meet with staff in in the School Board Meeting Room at the above listed address to receive a briefing on:

- A. Discussion of Regular Agenda items**
  - B. Staff Report on pending development, zoning permits, and planning matters**
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**REGULAR BUSINESS MEETING: 7:00 P.M. – SCHOOL BOARD MEETING ROOM**

**MINUTES**

1. **Approval of minutes of the regular business meeting of February 7, 2023.**

**PUBLIC HEARING**

2. **Zoning File 23-02 – Major Modification – La Mirada Apartments:** Consider and act on a request for a Major Modification to the West Spring Valley Corridor PD Planned Development standards to allow the addition of outdoor amenities on an approximately 37-acre non-conforming property located on the east side of Coit Road, north of Spring Valley Road. *Property Owner: Jerney Thomasson, CAF Management, representing NTHP La Mirada, Inc. and CAF Capital. Staff: Derica Peters.*
3. **Zoning File 23-03 – Special Permit – Galen Nursing School:** Consider and act on a request for approval of a Special Permit for a private university located within an existing building on a 10.34-acre lot currently zoned TO-M Technical Office, located at 1301 W. President George Bush Highway, on the south side of President George Bush Highway and the north side of Waterview Parkway. *Property Owner: Allison Hasselteg, CIO 190, Limited Partnership. Staff: Derica Peters.*

**ADJOURN**

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL AND AT THE RICHARDSON ISD ADMINISTRATION BUILDING ON OR BEFORE 5:30 P.M., FRIDAY, MARCH 3, 2023.

\_\_\_\_\_  
CHRIS SHACKLETT, ASST. DIRECTOR OF  
DEVELOPMENT SERVICES – PLANNING

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, LOCATED AT 2003 E. RENNER ROAD, RICHARDSON, TX 75082, VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT [ADACoordinator@cor.gov](mailto:ADACoordinator@cor.gov).

PURSUANT TO SECTION 46.03, PENAL CODE (PLACES WEAPONS PROHIBITED), A PERSON MAY NOT CARRY A FIREARM OR OTHER WEAPON ON THIS PROPERTY. \*

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE RICHARDSON ROOM AND/OR COUNCIL CHAMBERS OR ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY PLAN COMMISSION IS HELD.

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.', '16.97'', '157.07'', '103.09'', and '139.00'' are visible. A 'Detail' and 'See Sheet 2' note is also present.

# Agenda Item 1

Approval of the Minutes of the February 7, 2023  
City Plan Commission Meeting

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – FEBRUARY 7, 2023**

The Richardson City Plan Commission met on February 7, 2023, at 7:00 p.m. in the School Board Meeting Room at the Richardson ISD Administration Building, 400 S. Greenville Avenue, Richardson, Texas 75081.

**MEMBERS PRESENT:** Bryan Marsh, Chairman  
Kenneth Southard, Commissioner  
Joe Costantino, Commissioner  
Sibyl LaCour, Commissioner  
Nate Roberts, Commissioner  
Gary Beach, Commissioner

**MEMBERS ABSENT:** Gwen Walraven, Commissioner  
Michael Keller, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Director - Development Services  
Chris Shacklett, Asst. Director of Development Svcs. – Planning  
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 of January 17, 2023.**

**Motion:** Chairman Marsh made a motion to approve the minutes as presented; Seconded by Commissioner Costantino. Motion passed 6-0.

**PUBLIC HEARING**

- 2. Zoning File 22-18 – Planned Development – Greenwood Square:** Consider and act on a request to rezone approximately 4.4 acres located on the north side of Arapaho Road, east of West Shore Drive, from O-M Office to PD Planned Development for the R-1100-M Residential District with amended development standards to accommodate the development of up to 31 single family residential lots. *Property Owner: Ben Caldwell, Shaddock Caldwell Builders & Developers. Staff: Chris Shacklett.*

Mr. Shacklett began by stating Zoning File 22-18 was a request to rezone 4.4 acres from O-M Office to PD Planned Development District for the R-1100-M Residential District to accommodate the development of a 31-lot single family residential subdivision.

The subject property was located on the north side of Arapaho Road to the east of West Shore Drive. Mr. Shacklett displayed the zoning and land use of the surrounding properties. He stated a similar request was brought before the Commission in 2022 for a 33-lot development, but the request was withdrawn at City Council to allow the applicant time to address issues related to limitations on parking on shared driveways, on-street parking issues, and concerns related to the proximity of proposed homes to the building on the property to the east.

Mr. Shacklett stated that the property was designated as Enhancement/Redevelopment – West Arapaho district on the City’s Future Land Use Plan. The plan stated further study in the area was necessary with a focus on better serving the retail and office needs of the surrounding neighborhoods. He continued stating certain residential uses such as townhomes, duplexes or senior housing may be appropriate in the area, and although the proposed housing type was not listed as a use in compliance with that future land use category, it was a similar density to the townhome and duplex housing types listed in the Future Land Use Plan.

Mr. Shacklett presented the proposed concept plan for the 31-lot development. He stated access to the site was from Arapaho Road and that the developer would be constructing a median opening and left turn lanes to accommodate the development and the property across the street. He also stated that a secondary emergency point of access would be provided at the northwest corner of the site and controlled by City emergency personnel. He also stated the alley to the north of the property would be widened by five (5) feet.

He continued stating the applicant had provided a trip generation memo with their previous zoning request, and it was determined that the number of peak hour trips did not warrant any additional roadway modifications other than the addition of the median opening. He stated a new trip generation memo was not required since the proposed development had less lots than the previous request. He stated the density was approximately seven (7) units per acre and that the applicant was requesting to reduce the minimum required lot size and dimensions while allowing an increased lot coverage.

Mr. Shacklett described the proposed public streets stating the minimum right-of-way width was twenty (20) feet and that the minimum paved street section would be 20-foot-wide with no parking allowed. He compared the proposed street section with a typical 27-foot-wide residential street section with parking allowed on both sides. The Richardson Fire Department had been engaged in conversations regarding this to ensure they would be able to maneuver within the area, and they confirmed they would be able to do so.

He continued stating the concept plan showed twenty-one (21) on-street parking spaces with (16) parallel parking spaces located along the fronts of those lots in Blocks B and C with an additional five (5) head-in parking spaces located at the northwest corner of the property. These parking spaces were located within open space lots and not within the right-of-way. He explained that if the parking spaces were located within the open space, it would be subject to maintenance and regulation by the HOA who could control who may park in the parking spaces. They could designate the spaces as visitor only parking spaces. In the previous request, they were located within the public right-of-way. The HOA would not have been allowed to designate those spaces as visitor parking or control who parked in the spaces. Additionally, the

City did have restrictions stating you could not park in front of a lot unless you are the legal occupant between the hours of 2:00 a.m. – 8:00 a.m. This restriction would not apply to parking spaces located in open space lots.

Mr. Shacklett discussed the proposed 5-foot buffer and easement along the east property line. The previous request had lots backing up to the east property line with homes within three (3) feet of the rear property line. There was concern regarding difficulty in maintaining the building to the east, which was located on the property line, because the owner of the development would have to work with those individual residential owners to access their backyards should the owner to the east need to get to the outside wall of the building to maintain it. With the proposed request, there was a 5-foot buffer along the east property line which would be landscaped, and no homes were located along the east property line. The buffer would also have a platted landscape, access and maintenance easement to grant the ability to the business owner to access and maintain that side of the building if necessary.

Mr. Shacklett spoke regarding Exhibit “C” or the fencing exhibit, which would also be part of the PD. The exhibit showed where specific HOA fencing would be required and where private residential lot fencing would be allowed. Along the north property line, an 8-foot-tall wooden fence would be maintained by the HOA. As presented on the exhibit, the fence goes from the northeastern residential lot, running south to the northwest corner of the existing office building and then stops at the office building. The applicant would be speaking to some possible changes related to this fence. Along Arapaho Road a 6-foot-high masonry wall which would be in conformance with City development standards was proposed. Previously, the applicant had requested to utilize a wooden fence along Arapaho Road; however, there was concern regarding maintenance issues and durability at the previous Commission and City Council meetings. A 4-foot-tall metal fence would be located along the west property line that would be maintained by the HOA. Maximum 6-foot-tall wood fences would be allowed on residential lots as shown on the exhibit.

Mr. Shacklett then presented a comparison between the current R-1100-M Residential zoning requirements and the proposed standards. He discussed changes related to lot size and dimensions, setbacks and subdivision regulation modifications.

Mr. Shacklett then discussed items that may be considered, including the Future Land Use Plan, the addition of allowable parking on residential lots and on-street and modifications to the design along the east property line.

Mr. Shacklett concluded his presentation by summarizing the proposed conditions. He also stated staff had received one (1) letter stating a neutral position and one (1) online speaker card stating opposition to the request. He then made himself available for questions.

Chairman Marsh asked if the maximum height restriction would be two (2) stories.

Mr. Shacklett confirmed that was correct.

Chairman Marsh asked staff to address concerns regarding the left turn lane out of the development onto Arapaho Road. He asked about existing conditions and that staff comment regarding their recommendation.

Mr. Shacklett responded there was a continuous median from West Shore Drive continuing to a median opening at the Heights Recreation Center property. The City's request was that a left turn lane be constructed to prevent drivers from making U-turns to access or leave the subject property. Since there was adequate separation between the existing median openings, staff requested a median opening be installed with proper left turn lanes. A left turn lane would also be constructed to allow access to the church across Arapaho Road from the subject property.

Chairman Marsh commented it made access easier for the church.

Mr. Shacklett concurred.

Chairman Marsh further commented the biggest challenge for individuals exiting the subject property going eastbound was the amount of traffic and the fact that there was no signal.

Mr. Shacklett concurred. He stated examples of other similar situations along Arapaho Road to the west of the subject property.

Chairman Marsh asked if there was a sidewalk on the north side of Arapaho Road.

Mr. Shacklett responded yes. He continued by stating it may be rebuilt with this project.

Commissioner Roberts asked if the property was in the floodplain.

Mr. Shacklett stated there were portions of the property that were within the floodplain. The applicant did understand what the current floodplain restrictions were for the property and would make modifications to ensure lots were out of the floodplain. The applicant had completed some of this work up front to understand the actual buildable area of the site. Should the zoning be approved, the City engineers would still review development plans to verify that what was being done was allowed.

Commissioner Beach asked if the HOA would have anything in the covenants, conditions and restrictions (CC&Rs) that would preclude short-term rentals.

Mr. Shacklett deferred the question to the applicant. He stated the City had recently adopted regulations related to short-term rentals, but the HOA could add additional restrictions.

Mr. Ben Caldwell, 1436 Cheyenne Drive, Richardson came forward and thanked the Commission for their assistance with this project. He stated changes were incorporated because of feedback from the Commission, City Council and residents. This plan was better than before because of that feedback. He specifically addressed the concern regarding shared parking, stating that all shared driveways were removed, and all units at the perimeter of the development would have private driveways which increased available parking. Next, he spoke

regarding the property owner to the east who previously expressed opposition to this request because of the concern for having usable access to maintain his property. Those concerns were addressed, and the changes put forth dramatically changed the accessibility for his property. He also commented the project was two (2) units less in density which was a result of incorporating the private driveways. He also stated they were not requesting an exception to the masonry wall requirement along Arapaho Road.

Mr. Caldwell provided renderings of the project. The units were approximately 2,200 square feet to 3,200 square feet. He stated the homes met a real need for new quality single-family residential options in the area. He spoke regarding the retaining wall at the entrance to the property to show grade separation between Arapaho Road and the subject property. It would be lifted, particularly on the western portion of the site to obey the requirements of having two (2) feet of free-board over the 100-year Federal Emergency Management Agency (FEMA) flood elevation. All the units were 95% designed due to the compact nature of the development and taking into consideration the feel and function of the development as well as utilities and other site constraints. The renderings were based on actual architectural plans and 3-D models of what the community would look like.

He concluded his comments and stated they had considered adhering to the standard street section of a 27-foot-wide street section; however, they elected to propose a dedicated 20-foot-wide clear section with associated parallel parking outside the 20-foot section to ensure it would be clear for emergency personnel. He then made himself available for questions.

Commissioner Roberts asked if the front entry masonry wall would be brick. He also asked if the structures would have a stucco finish.

Mr. Caldwell responded it was currently designed as a brick wall. Thoughtful consideration was being given as to how to build the front entry, so it was welcoming. The finer details as to what masonry type, coarseness, type of brick, mortar, color, thickness, treatment and column type had not yet been defined. The buildings would be comprised of cementitious siding, many of which were a combination of Hardi-board materials. A portion of it would be horizontal cementitious lap siding combined with the masonry fireplaces.

Chairman Marsh asked what the timing or phasing of build-out was expected.

Mr. Caldwell responded if the request is approved by the Commission and Council, it would move forward to developing civil construction documents by the developer as well as receiving FEMA approval regarding flood plain concerns which could take up through the fourth quarter of 2023 before breaking ground. At this juncture, there would be approximately twelve (12) months of the civil development process, at which point structures could be built.

The development of the structures could be impacted by how the thirty-one (31) units would be phased. Factors would be pre-sales, as well as how much speculative product would need to be brought forth. His opinion was the development would build out within about three (3) years.



Chairman Marsh asked if design standards would be put in place to keep the units consistent in terms of their design.

Mr. Caldwell confirmed yes. To achieve the price point, a level of standardization was necessary. By creating a level of standardization, or allowing less options, negotiations are better for pricing for the buyer. There could be options for selecting a 3-bedroom versus a 4-bedroom plan or some smaller choices; however, the look and feel of the development would be dictated by the developer to create the continuity of design style.

Chairman Marsh asked the applicant to expand on the open space and dog park areas.

Mr. Caldwell commented the largest open space area would be located at the southwest corner which would act as a dog park area but also as an area for water storage during a flood event. This area would also be open access for pets. He referenced areas at the northwest corner of the property where residents could also take their pets. He stated the units in the center of the property will have private, fenced yard areas.

Chairman Marsh asked the applicant to speak to the potential changes on the eastern property line regarding fencing.

Mr. Caldwell responded currently an 8-foot fence extending from the northeast corner of the property and tying into the northwest corner of Mr. Friman's building was proposed. It was approximately two (2) feet from his property line. This would allow space on the adjoining property for more overhang room for parking. Mr. Friman requested the fence be built all the way to the south, so the fence ran along the entirety of the west side of his building. Mr. Caldwell stated he agreed to do that and stated he had discussed with Mr. Shacklett that the zoning exhibits would need to be modified.

Chairman Marsh asked staff if this update would require modifications to the exhibit.

Mr. Shacklett confirmed if a motion was made to recommend approval and the Commission wanted to allow this change, it would be to recommend approval as presented with the extension of the 8-foot fence along the east property line going south to the residential lot. Then, prior to going to Council, staff would modify the exhibits showing that fence along the east property line.

Commissioner Southard asked if the fence on the eastern property line would have gates or points of access.

Mr. Caldwell responded no. It would be created to show clarity of separation between the commercial use to the east and the residential use.

Commissioner Roberts asked if there would be any dog park amenities provided such as signage or bag dispensers that would invite pet owners to utilize those areas.

Mr. Caldwell responded although locations had not been finalized, those amenities would be provided to include signage and bag dispenser stations.

Commissioner LaCour asked how emergency personnel would access the gate at the northwestern portion of the property and was this the only area for them to enter the site.

Mr. Shacklett responded the emergency personnel would use something like a Knox-Lock or something similar to secure the gate.

Mr. Caldwell stated emergency personnel would typically enter the property through the front from Arapaho Road. The only reason for the access point at the northwestern gate was to provide a secondary point of access should the other be blocked.

Mr. Shacklett responded the first preference for emergency personnel access would be from Arapaho Road and not from the northwestern part of the property.

With no further questions for the applicant, Chairman Marsh opened the public hearing and asked if there was anyone wishing to speak in favor or opposition of the request.

The following individual came forward to speak in favor of the request:

- Shlomo Friman, 1810 Cheyenne Drive, Richardson, Texas (owner of 720 W. Arapaho Road)

The following individuals came forward to speak in opposition of the request:

- Kay Pavlic, 3904 Rive Lane, Addison, Texas (owner of 1110 West Shore Drive)

The following individuals submitted a card stating opposition but did not speak:

- Candee Fields, 709 Terryland Drive, Richardson, Texas
- Daniel Maynard, 709 Terryland Drive, Richardson, Texas

The following individual came forward with a neutral position to the request:

- Mark Stratton, 104 N. Gentle Drive, Richardson, Texas

Mr. Brian Weisgerber, 1720 W. Virginia Street, McKinney, Texas came forward as the civil engineer for the project. He spoke about the floodplain and floodway located on the west side of the property. He stated that during a 100-year storm event, water would back up and over top Arapaho Road due to the undersized box culverts under Arapaho Road. He stated they were not creating an adverse impact, but they were just raising the site to get it out of the floodplain.

Chairman Marsh asked where the storm drain would be located.

Mr. Weisgerber responded it would most likely be located at (referring to rendering) Block E, Lots 2 & 4. Additionally, there would be another located at the northwest corner of the property or Lot 7. He stated the detailed storm drain plans have not been finalized. He further discussed the locations where the discharge points would be located.

Commissioner Costantino asked Mr. Weisgerber to confirm if he was stating the flooding concerns were less for the adjacent properties because the low point was at the intersection of the creek and Arapaho Road, and that would be the first location to flood.

Mr. Weisgerber responded yes. The first thing to occur during flooding would be it overtopping Arapaho Road which what was currently taking place. As the property sits at the present time, the box culverts could not handle the amount of flow currently going to it resulting in water slowly backing up, increasing water surface elevations, causing flow towards the east, then overtopping Arapaho Road. In the proposed model, there was no rise so there was no adverse impact because of the project. He reiterated there would be grading work done in the southwest portion of the property to provide additional volume to help the current conditions. The only improvement in that area would be a ramp for residents to access the open space.

Chairman Marsh asked about the current topography of the site.

Mr. Weisgerber stated the water flowed from the northeast to the southwest in its current state. The slope was approximately 3% to 5%.

Mr. Caldwell came forward in response to public comment. He stated he had met with Ms. Pavlic on multiple occasions to solicit her feedback and listen to her concerns. He stated he had communicated to Ms. Pavlic that thousands of dollars had been invested on hydrology models to better understand exactly what was taking place regarding the floodplain. He commented the City would not consider a project that would raise water surface elevations and flood adjacent properties. He stated he has confidence in his engineering team and the City engineering team regarding the details of the flood study. He addressed the concern with individuals turning left from the development onto Arapaho Road stating that providing the median break along with the two (2) left turn lanes was a significant improvement to existing conditions regarding safety. He further stated any type of development on the subject property would be challenged with the exact constraints that existed as it related to the exiting roadway and how it curved. He felt it would be more dangerous if the median opening was not provided.

Chairman Marsh asked staff if they had any comments concerning the 'S' curve and the line of the sight heading west.

Mr. Shacklett responded the City's Transportation and Mobility Department had been involved in the review of this request during the previous project and during the current project. Their foremost concern was an increase in individuals traveling to West Shore Drive and U-turning in the middle of that intersection.

Commissioner Roberts asked staff what their involvement had been with the applicant's civil engineer as it related to flood control.

Mr. Shacklett responded the applicant's civil engineer had been working with the City's Development Engineer and the Assistant Director of Development Services over Development & Engineering prior to the submittal of the previous zoning case from a preliminary standpoint.

The City engineers are aware of what the modeling demonstrates, but nothing has been formally approved. Should the zoning be approved, the applicant would formally submit their plans for a review which would either be approved or denied. Should the project get to this point, and the applicant submits a model illustrating a rise in the water surface elevation, it would not move forward. The City's engineers would become more heavily involved once zoning was approved.

Mr. Caldwell also commented they had invested significant funds related to topography and modeling and had extensive meetings with the City engineers because it was imperative to understand what could be done on the property. Detailed models and conversations with City staff to check all assumptions to ensure accuracy have occurred. A formal submittal will be made to the FEMA, but the applicant first needs approval of the zoning case.

With no further questions of the applicant, Chairman Marsh made a motion to close the public hearing, seconded by Commissioner Beach. Motion passed 6-0.

Chairman Marsh asked for further deliberation or a recommendation from the Commission.

Commissioner Roberts commented that there had been many positive changes to the development to include much consideration and feedback from residents. The parking issue had been addressed which was a past concern. Other concerns were looked at and addressed which was positive.

Commissioner Costantino concurred with Commissioner Roberts adding he felt the applicant was thoughtful with consideration to neighbors' concerns. He felt it was also cleaner along the eastern border.

Commissioner Beach encouraged the applicant to look at precluding short-term rentals in the CC&Rs. This could mitigate having to secure legal counsel in the future.

Chairman Marsh echoed the sentiments of the Commissioners thanking the applicant for being mindful of concerns and taking the time to address those. He felt it was a better plan. He supported the request when it was before the Commission previously and would support the request this evening as it was better. He encouraged the City to continue to take a closer look at the drainage with the amount of paving and roofing that could contribute to potentially more water draining off the site. With the box culvert already undersized, he could envision how it could potentially have negative consequences.

**Motion:** Chairman Marsh made a motion to recommend approval of Zoning File 22-18 – Planned Development – Greenwood Square with a modified condition allowing the extension of the fence along the east property line to the south. Seconded by Commissioner LaCour. Motion Passed 6-0.

**ADJOURN**

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 8:11 p.m.

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Bryan Marsh, Chairman

DRAFT

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top with a 20\* symbol and 3801 Min. FF. Lot 21 is in the middle with 'Detail C' and 'See Sheet 21' written on it. Lot 22 is at the bottom. Street names include 'COURT' and 'LEDGESTON'. Dimensions and bearings are shown along the property lines.

# Agenda Item 2

Zoning File 23-02:  
La Mirada Apartments

## **ZONING FILE 23-02**

### **Attachments:**

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Zoning Exhibit (Exhibit "B")
5. Applicant's Statement
6. Site Photos
7. Notice of Public Hearing
8. Notification List



**TO:** City Plan Commission  
**FROM:** Derica Peters, AICP, Senior Planner-Planning *DP*  
**DATE:** March 7, 2023  
**RE:** **Zoning File 23-02: Major Modification – La Mirada Apartments**

### REQUEST

Request for a Major Modification to the West Spring Valley Corridor PD Planned Development standards to allow the addition of outdoor amenities on an approximately 37-acre non-conforming property located on the east side of Coit Road, north of Spring Valley Road.

### APPLICANT/PROPERTY OWNER

Jeremy Thomason, CAF Management / NTHP La Mirada Inc./CAF Capital

### EXISTING DEVELOPMENT

The site is currently developed as a multi-building garden style apartment complex.

### ADJACENT ROADWAYS

**Coit Road:** Six-lane, divided arterial; 51,600 vehicles per day on all lanes, northbound and southbound, north of Spring Valley Road (2021).

**Spring Valley Road:** Six-lane, divided arterial; 28,700 vehicles per day on all lanes, eastbound and westbound, east of Coit Road (2021).

**Dublin Drive:** Two-lane, neighborhood collector; no traffic counts available.

### SURROUNDING LAND USE AND ZONING

**North:** Single Family; R-1100-M Residential  
**South:** Retail/Commercial; PD Planned Development & City of Dallas  
**East:** Multi-Family; PD Planned Development  
**West:** City of Dallas



## FUTURE LAND USE PLAN

### **West Spring Valley Corridor:**

The subject property is located in Area F of the West Spring Valley Corridor PD Planned Development. The District was adopted as part of the West Spring Valley Corridor Reinvestment Strategy establishing a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use to attract ongoing reinvestment.

### **Future Land Uses of Surrounding Area:**

North: Neighborhood Residential

South: West Spring Valley Corridor & City of Dallas

East: West Spring Valley Corridor

West: City of Dallas

## EXISTING ZONING

PD Planned Development per the West Spring Valley Corridor PD (Ordinance No. 3839 & 4004).

## INFRASTRUCTURE/TRAFFIC

The proposed request will not have a significant impact on the surrounding roadway system and will not impact existing utilities in the area.

## STAFF COMMENTS

### **Background:**

In May 2011, City Council adopted Ordinance Number 3818, the West Spring Valley PD Planned Development District (“PD”), rezoning approximately 197 acres of land generally located between Coit Road and US-75, on the north side of W. Spring Valley Road. The PD created a form-based code that allowed for dense, mixed-use, pedestrian-oriented development. The PD was further updated in October 2011 and March 2013.

The subject property is located within Area F of the PD. In accordance with the PD, a Major Modification may be approved by City Council after recommendation from the City Plan Commission. A Major Modification includes changes to the development standards that are expressly identified as a Major Modification or any other modification that is not identified as a Minor Modification within the PD. As defined, a “Major Modification” is processed in the same manner as a zoning change.

### **Request:**

The applicant proposes to amend the site plan and seeks approval of a Major Modification from the PD to reflect the recently constructed two (2) outdoor kitchens and dog park, in addition to two (2) proposed wooden shade arbors to serve the residents of the apartments. No additional building square footage is being proposed with the request. The applicant has stated they have been making

improvements to the property, both interior and exterior, to enhance the aesthetics of the community for the residents.

Although the existing use of the property as apartments are allowed by right, the structures and any existing site elements that were in place at the time the PD was established are considered non-conforming. The PD prohibits changes to the structures and its site elements unless the site is being brought into full compliance with the applicable development standards; however, it does allow maintenance and repair of the existing non-conforming structures and site elements. As proposed, the recently constructed site elements, which did not receive site plan or permit approval prior to their construction, and the proposed improvements do not qualify as maintenance or repair since they did not exist at the time the PD was established.

The following existing and proposed improvements are numbered and reflected on the Concept Plan for your consideration:

- #1 & #2 – Two (2) outdoor kitchen islands with stone veneer finish, each with two (2) propane gas grills to be located within two (2) existing pool areas as shown on the Concept Plan.
- #3 – Addition of a 25-foot by 60-foot dog park that is enclosed by a 4-foot to 5-foot-tall tubular steel fence, located in the northeast area of the property which is undeveloped and partially encumbered with sanitary sewer easements.
- #4 – Two (2) wooden shade arbors, each 16-foot-tall and 4-foot-wide, located in the courtyard in the southwest portion of the property.

**Correspondence:** To date, staff has not received 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.

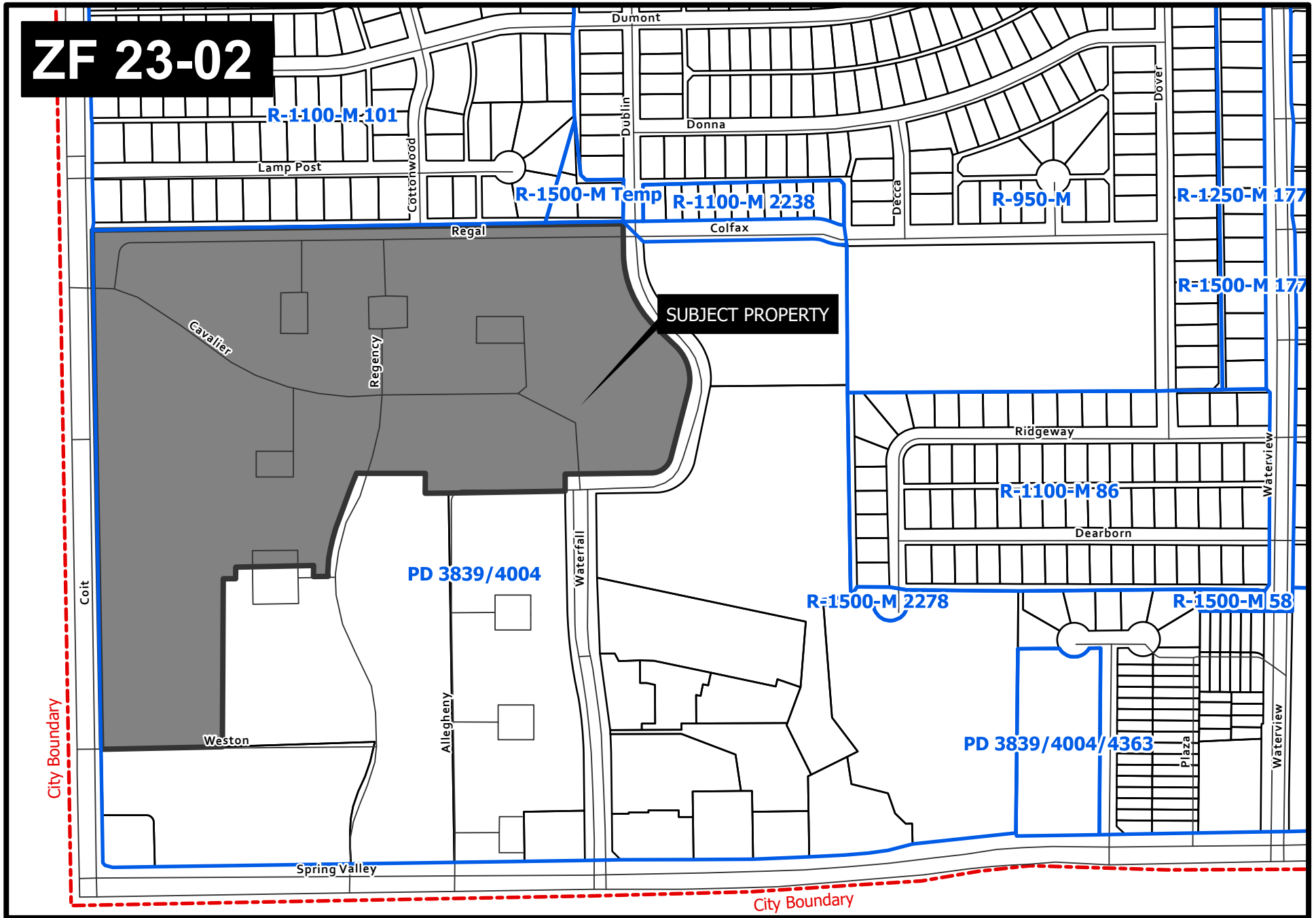
Should the CPC recommend approval of the applicant’s request, the motion should include the following special conditions:

That Major Modifications for the Property are hereby granted, as depicted on Concept Plan, attached hereto as Exhibit “B” and shall only allow the following site elements as depicted on the Concept Plan:

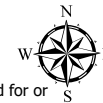
- a. #1 & #2 - Two (2) outdoor kitchen islands with stone veneer finish, each with two (2) propane gas grills to be located within two (2) pool areas as shown on the Concept Plan.
- b. #3 - Addition of a 25-foot by 60-foot dog park that is enclosed by a 4-foot to 5-foot-tall tubular steel fence, located in the northeast area of the property which is undeveloped and partially encumbered with sanitary sewer easements.
- c. #4 – Two (2) wooden shade arbors, each 16-foot-tall and 4-foot-wide, located in the courtyard in the southwest portion of the property.

**Council Hearing Date:** The earliest possible City Council hearing date is March 27, 2023.

# ZF 23-02



## ZF 23-02 Zoning Map Major Modification La Mirada Apartments

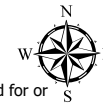


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

# ZF 23-02



## ZF 23-02 Aerial Map Major Modification La Mirada Apartments



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To Whom it May Concern,

We are reaching out on behalf of CAF Management in Frisco TX and La Mirada Apartments in Richardson TX. As you may be aware, our company purchased La Mirada Apartments with a mission to improve community togetherness and leave an imprint of social impact. Our goal is to serve the community and assist those who need it the most.

Since being at La Mirada, we have made numerous improvements not only to the aesthetics of the community but also to the lives of those who live there. In January of this year, we launched our Kids U Center. This center is available to our residents at absolutely no cost which provides a place for children to go after school for tutoring/homework help, art, computer time, games, but most importantly, time with friends. Our summer camp extends from 9am to 3pm and includes music, field trips, computer camp, swimming lessons, game zones, discovery, arts/crafts, internet access, outdoor games, library zones, and study halls. We feel it to be instrumental that parents can go to work and have the peace of mind that their children are in good hands, out of trouble, and surrounded by educators who will help in furthering their education and not have to juggle being away from the home while trying to provide.

In addition to the Kids U Center, we have made numerous improvements to La Mirada in hopes that we would build on the feeling of community and togetherness. Our company has budgeted over 6.8 million dollars into the community. Some of these improvements include, but are not limited to:

- Interior unit renovations
- Irrigation repairs and landscape enhancements
- Plumbing repairs
- Gutter repairs/replacement
- Creek clean up
- Pool repairs
- Tree trimming
- Balcony, landings, and stair thread repairs
- Brick repair, tuck work
- Exterior wood rot
- Window sealants
- Implemented a water conversation program
- Re-model of the sports court
- ..and so much more!

We write you this letter because it has been brought to our attention that one of our improvements, we made to all the pool locations, which were outdoor kitchens, is against ordinance and must be removed. These outdoor kitchens have not only added visually pleasing aesthetics to the community, improving the exterior appearance, but have also benefited the residents by having a place to gather with friends, family, and neighbors. We ask that you please understand our viewpoint on this added amenity and allow us to maintain the structure so that we can continue our mission of togetherness at La Mirada. We ask that if at minimal, we could keep the stone grilling areas, and remove only the wood trellis if need be. Our intention here was never to go against City code, as we truly have the best at heart which are our residents.

We also installed a small area for a dog park. It is basically just a small fenced in area with some agility equipment. Our residents and furry friends have been so appreciative, and we would hate to take that amenity away from them, since this was one of the most requested items from our community residents. We are asking to please be allowed to keep it.

We hope you will allow some sort of exception or lenience to this by allowing us to continue our mission of impacting the community in such positive ways. I feel we work closely with the City of Richardson and have a good relationship with a common goal to only improve the area.

We appreciate you taking the time to read this and look forward to your response.

Thank you,  
**Meredith Foerster** on behalf of CAF Management  
District Manager

# ZF 23-02 SITE PHOTOS



**#1-Outdoor  
Gas Grill**



**#2-Outdoor  
Gas Grill**

## ZF 23-02 SITE PHOTOS



**#3-Dog  
Park**



**#4-Southwest Courtyard-  
Proposed location of wood  
shade arbors**





# Notice of Public Hearing

## City Plan Commission

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

### MAJOR MODIFICATION

**File No.:** ZF 23-02  
**Applicant:** Jeremy Thomason, CAF Management  
**Location:** (See map on reverse side)  
**Request:** **ZF 23-02 Major Modification– La Mirada Apartments:** Consider and act on a request for a Major Modification to the West Spring Valley Corridor PD Planned Development standards to allow the addition of outdoor amenities on an approximately 37-acre non-conforming property located on the east side of Coit Road, north of Spring Valley Road. Owner: NTHP La Mirada, Inc./CAF Capital. Staff: Derica Peters.

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

**TUESDAY, MARCH 7, 2023**  
**7:00 p.m.**  
**Richardson ISD Administration Building**  
**400 S. Greenville Avenue**  
**Richardson, Texas 75081**

*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 will be allocated a maximum of 3 minutes each to address the City Plan Commission to express whether they are in favor or opposed 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>.

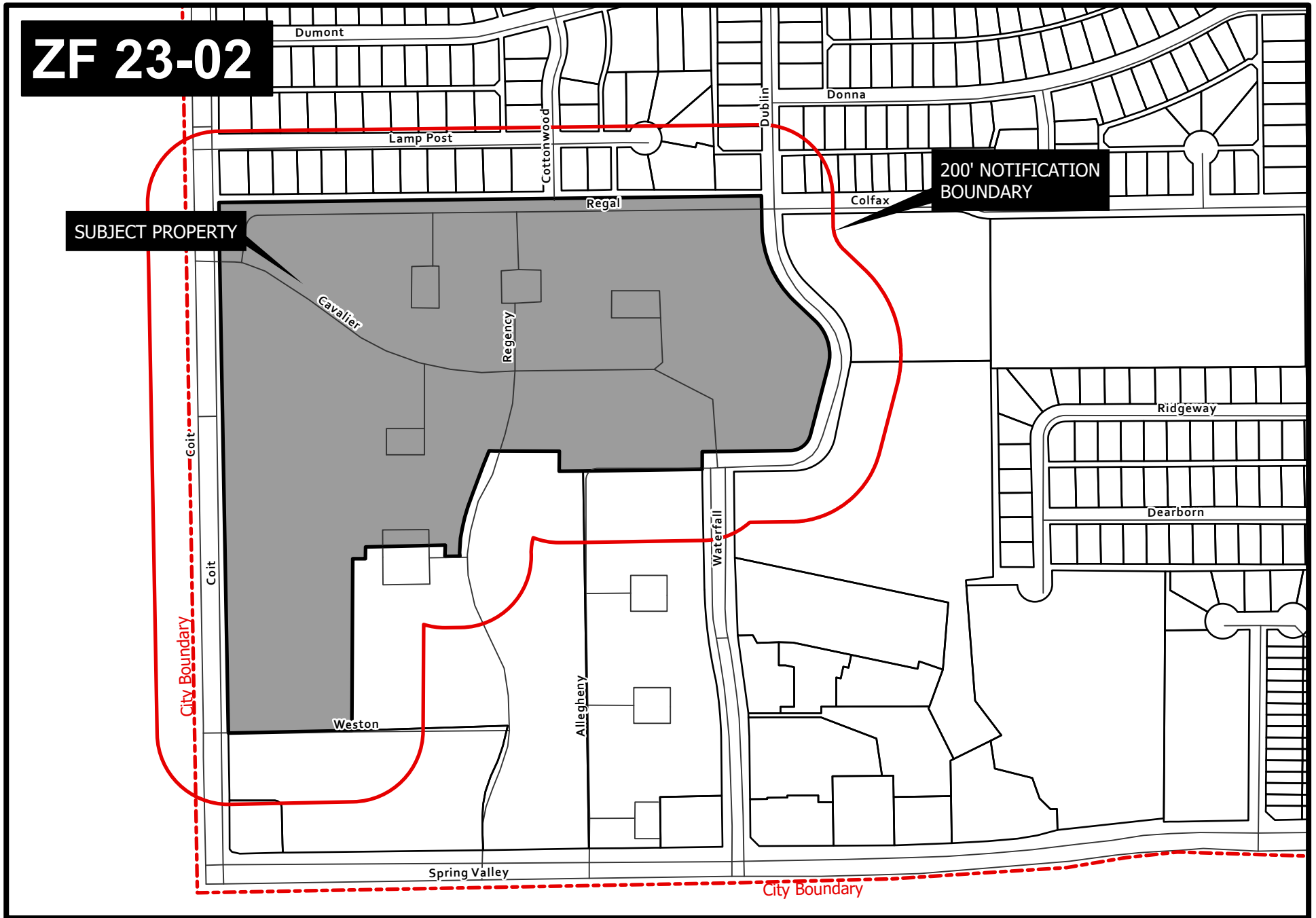
*The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions, or recommend denial. Final approval of this application requires action by the City Council.*

**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 23-02.

Date Posted and Mailed: February 24, 2023

# ZF 23-02



## ZF23-02 Notification Map Major Modification La Mirada Apartments

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HSU TZUCHING &  
2420 HEADS & TAIL  
MCKINNEY, TX 750713168

CHITRBHANDH BANCHA & PORNPIMOL  
& CHITRBHANDH PHITCHA  
821 DUBLIN DR APT 181  
RICHARDSON, TX 750806789

NUNEZ SABEL S &  
821 DUBLIN DR # 113  
RICHARDSON, TX 750806721

LOPEZ LUZ DARY  
10275 DARKWOOD DR  
FRISCO, TX 750354715

GYRUSSIMMO LLC  
10514 AMBERGATE LANE  
FRISCO, TX 750352934

ALIGNED INVESTMENTS LLC  
539 W COMMERCE ST UNIT 2367  
DALLAS, TX 752080000

PURDY SCOTT M  
BLDG A UNIT 185  
821 DUBLIN DR BLDG A  
RICHARDSON, TX 750806776

BERRY MARVIN LEE JR &  
BERRY PAMELA JO  
821 DUBLIN DR #161 BLDG D  
RICHARDSON, TX 750806789

MORA GABRIELA P  
821 DUBLIN DR #207  
RICHARDSON, TX 750806789

EHLERMANN RYAN  
821 DUBLINE DR #227  
RICHARDSON, TX 750806790

JANSEN ANDREA  
821 DUBLIN DR APT 177B  
RICHARDSON, TX 750806789

HUBER TRACY ELAINE & ROBERT  
821 DUBLIN UNIT 247  
RICHARDSON, TX 750806790

DAI JUN  
821 DUBLIN DR UNIT 259  
RICHARDSON, TX 750806790

KEEN TERESA A  
APT 215  
500 WATERS EDGE DR  
LAKE DALLAS, TX 750653085

SNYDER SHARON A  
821 DUBLIN DR APT 149  
RICHARDSON, TX 750806721

KOELEMAN MARTIN FREDERICUS &  
MAYS CHRISTINE  
821 DUBLIN DR APT 131  
RICHARDSON, TX 750806721

ALVARADO DAVID &  
KATIA IRENE GOMEZARGOTE  
821 DUBLIN DR #117  
RICHARDSON, TX 750806721

FANTA YESHIMEBET T  
821 DUBLIN DR UNIT 205  
RICHARDSON, TX 750806789

SIKE BRANDON  
821 DUBLIN DR # 221  
RICHARDSON, TX 750806789

WALLACE DAVID  
821 DUBLIN DR #151  
RICHARDSON, TX 750806784

UPPOLE JOHN  
821 DUBLIN DR # 235  
RICHARDSON, TX 750806790

PALACIOZ JERRY T JR  
821 DUBLIN DR APT 251  
RICHARDSON, TX 750806790

JIANG HAO & YUJING PAN  
2709 FLAMINGO LN  
PLANO, TX 750742027

LO CHINHSING  
821 DUBLIN DR UNIT 163  
RICHARDSON, TX 750806789

MARTINEZ EDUARDO  
821 DUBLIN DR APT 167  
RICHARDSON, TX 750806789

ZHONG FAMILY REVOCABLE LIVIGN  
TRUST  
1008 BASILWOOD DR  
COPPELL, TX 750196335

DENG YONGZHAO &  
ZUOFENG ZHENG  
821 DUBLIN DR APT 111  
RICHARDSON, TX 750806721

YIN WEN  
821 DUBLIN DR APT 203  
RICHARDSON, TX 750806789

VANDERHOOF JOHN W  
BLDG V  
821 DUBLIN DR #233  
RICHARDSON, TX 750806790

SMIERS LESLIE J  
100 MONTGOMERY CT  
BUDA, TX 786103104

LIN SHUWEN  
13484 CRESTMOOR DR  
FRISCO, TX 750351412

KAUFMAN CHRISTOPHER & KYLIE KNIEP  
821 DUBLIN DR APT 103  
RICHARDSON, TX 750806721

MACHADO MIGUEL ANGEL  
821 DUBLIN DR #217  
RICHARDSON, TX 750806789

COPPAGE PAUL D & ELIZABETH M  
821 DUBLIN DR UNIT 223  
RICHARDSON, TX 750806790

MORNING STAR PROPERTIES LLC  
8054 CAPTAIN MARY MILLER DR  
SHREVEPORT, LA 711152947

MOKHTARI MOHAMAD & AZAR  
IRREVOCABLE TRUST  
5013 KESSLER DR  
N RICHLAND HLS, TX 761802014

BAXTER RONALD CRAIG  
BLDG C  
821 DUBLIN DR APT 171  
RICHARDSON, TX 750806789

TRAN HUNG  
UNIT 137  
821 DUBLIN DR APT 137  
RICHARDSON, TX 750806721

RIFFE ROXANA  
821 DUBLIN DR UNIT 139  
RICHARDSON, TX 750806721

CREASEY CHRISTOPHER BRIAN  
821 DUBLIN UNIT 127  
RICHARDSON, TX 750806721

WILLIAMS TERAH  
BLDG K UNIT 121  
821 DUBLIN DR #121  
RICHARDSON, TX 750806721

GRAHAM MATTHEW  
BLDG C UNIT 169  
821 DUBLIN DR APT 169C  
RICHARDSON, TX 750806789

MCNIEL MICHAEL COY  
821 DUBLIN DR # L119  
RICHARDSON, TX 750806776

MINOR DANIEL JOSEPH  
821 DUBLIN DR #211  
RICHARDSON, TX 750806789

ARNOLD LOGAN  
821 DUBLIN DR #229  
RICHARDSON, TX 750806790

COSENTINO ANTHONY  
821 DUBLIN UNIT 225  
RICHARDSON, TX 750806790

HSU RUTH HSU  
821 DUBLIN DR APT 179B  
RICHARDSON, TX 750806789

FERGUSON MECKE COLLETTE  
821 DUBLIN DR APT 147  
RICHARDSON, TX 750806721

NIDAM SAGI  
7331 WESTER WAY  
DALLAS, TX 752481627

GREEN ROBERT B  
821 DUBLIN DR #155  
RICHARDSON, TX 750806789

CUNNINGHAM ASHLEY NICOLE  
821 DUBLIN DR #125  
RICHARDSON, TX 750806721

UHL BRITTNEY I  
821 DUBLIN DR # 123  
RICHARDSON, TX 750806721

SERVIN STEPHEN  
13666 PEYTON DR  
DALLAS, TX 752405524

DIAZ HANA L  
821 DUBLIN DR APT 165  
RICHARDSON, TX 750806789

GONZALEZ ACENETTE R  
821 DUBLIN DR STE 143  
RICHARDSON, TX 750806721

WARDELL TAMMY E  
BLDG M UNIT 115  
821 DUBLIN DR BLDG M  
RICHARDSON, TX 750806776

KURUGANTI KATHY &  
SRIDHAR  
2011 JITTERBUG LN  
KATY, TX 774935046

RONASZEKI HAJNALKA & GABOR  
UNIT 175 BLDG C  
821 DUBLIN DR APT 175  
RICHARDSON, TX 750806789

SHI SHELDON & JENNY  
202 WELLINGTON OAKS CT  
DENTON, TX 762105572

JOHNSON BRENDA L  
UNIT 257  
821 DUBLIN UNIT 257  
RICHARDSON, TX 750806790

HAGELE ANNETTE M  
821 DUBLIN DR APT 145  
RICHARDSON, TX 750806721

MAGNIA MICHAEL P  
821 DUBLIN DR #237  
RICHARDSON, TX 750806790

2LR HOLDINGS LLC  
1230 SEMINOLE DR  
RICHARDSON, TX 750803966

DAVIS HANNAH &  
DAVIS CARRIE  
821 DUBLIN DR UNIT 187  
RICHARDSON, TX 750806789

CHOW PETER S &  
CHEN YIYU  
100 N CENTRAL EXPY STE 813  
RICHARDSON, TX 750805325

PARSLEY KATRINA  
831 DUBLIN DR #2  
RICHARDSON, TX 750806745

LUNA ARTURO & ADELLNA  
118 NORTHVIEW DR  
FATE, TX 751894369

MALONDRAS ARVIN TIMOTHY F &  
HAMILTON LETOYA  
15480 DALLAS PKWY  
DALLAS, TX 752484633

PHAM HILLARY  
835 DUBLIN DR APT A  
RICHARDSON, TX 750806797

BRUNER CONNIE  
BLDG D UNIT 4  
837 DUBLIN DR APT D  
RICHARDSON, TX 750806799

GRIDIN ROMAN  
821 DUBLIN DR UNIT 135  
RICHARDSON, TX 750806721

DELLAVECCHIA SHUFANG  
821 DUBLIN DR #239  
RICHARDSON, TX 750806790

ARMAGHAN MILAD  
821 DUBLIN DR UNIT 107  
RICHARDSON, TX 750806721

LI YIBO &  
ZHANG SHOZHUE  
821 DUBLIN DR APT 201  
RICHARDSON, TX 750806789

GAUTHIER JOHN P &  
WIERZBICKI STEPHANIE R  
821 DUBLIN DR H-133  
RICHARDSON, TX 750806776

GARCIA NORA CLAUDIA MORALES  
831 DUBLIN DR UNIT 4  
RICHARDSON, TX 750806745

TIRMIZEY SYED H & LUBNA HAMID  
833 DUBLIN DR D  
RICHARDSON, TX 750806795

SAADOON MUHAMMED K  
835 DUBLIN DR UNIT 4  
RICHARDSON, TX 750806797

CARRILLO MARIA E  
835 DUBLIN DR APT B  
RICHARDSON, TX 750806797

FETTING JOELLEN &  
ROBIN  
837 DUBLIN DR #3  
RICHARDSON, TX 750806799

ROSAS JOSE HUMBERTO ABLANEDO &  
ANDRADE PATRICIA MORALES  
6375 FRANKLIN VIEW  
EL PASO, TX 799128147

ZHENG QIHUA LIFE ESTATE  
REM: AINSLEY CHEN  
821 DUBLIN DR APT 153  
RICHARDSON, TX 750806784

GILSON BURT W &  
DEMARQUE SHARON D  
7233 FERNMEADOW DR  
DALLAS, TX 752485604

ALEJL HAYTHAM &  
ABUGOSH SARAH  
821 DUBLIN DR #245  
RICHARDSON, TX 750806790

CHAN LONG SANG  
831 DUBLIN DR APT C  
RICHARDSON, TX 750806745

OLSON SONJA LYNNE  
831 DUBLIN DR UNIT 1  
RICHARDSON, TX 750806745

SHEN FRANK & SUYUN  
833 DUBLIN DR APT C  
RICHARDSON, TX 750806795

WHITE BRIANNA  
835 DUBLIN DR # C  
RICHARDSON, TX 750806797

GODWIN GEORGE & JOYCE  
837 DUBLIN DR APT A  
RICHARDSON, TX 750806799

KESHAVARZ IMAN &  
HAGHIGHI PEGAH  
16400 LEDGEMONT LN STE 226  
ADDISON, TX 750015901

SERIES 839 DUBLIN  
PO BOX 863733  
PLANO, TX 750863733

CHEN KAICHENG  
839 DUBLIN DR UNIT C  
RICHARDSON, TX 750807711

DBS REALTY SERVICES LLC  
SERIES H  
1750 N COLLINS BLVD STE 202  
RICHARDSON, TX 750803625

VALADEZ VICTOR  
839 DUBLIN DR APT B  
RICHARDSON, TX 750807711

HU DEYING  
841 DUBLIN DR #2  
RICHARDSON, TX 750807712

BALRAJ PRAMOTH  
BLDG F  
841 DUBLIN DR #3  
RICHARDSON, TX 750807712

ISLAM VERA H  
BLDG F  
841 DUBLIN DR #1  
RICHARDSON, TX 750807712

PITT DANIEL L &  
EDNA M MELO RAYO  
841 DUBLIN DR APT D  
RICHARDSON, TX 750807712

HAUGEN VERA I  
BLDG G UNIT 2  
843 DUBLIN DR BLDG G  
RICHARDSON, TX 750807713

KIM SUNDO  
BLDG G  
843 DUBLIN DR UNIT 3  
RICHARDSON, TX 750807713

HUANG NINGYANG  
843 DUBLIN DR # D  
RICHARDSON, TX 750807713

WILLIAMS JACKSON LATINA L  
BUILDING G UNIT 1  
3130 ROME CT SW  
MARIETTA, GA 300644423

HUNDE MILKYAS D  
BLDG H STE 1  
845 DUBLIN DR STE 1  
RICHARDSON, TX 750807714

HAMMOND SHERRY BENGE  
845 DUBLIN DR STE 2  
RICHARDSON, TX 750807714

FEREJA SAMUEL D &  
SELAMAWIT L TSION  
1803 DRAKE DR  
ALLEN, TX 750025804

WALKER MONIQUE  
845 DUBLIN DR 3  
RICHARDSON, TX 750807714

TAN ROSINI C  
APT B  
847 DUBLIN DR APT B  
RICHARDSON, TX 750807715

EDREES NAYF  
4316 MAYBELLE LN  
WEST PALM BEACH, FL 334170000

TOSCANO JOSE C & REYNA  
847 DUBLIN DR UNIT 1  
RICHARDSON, TX 750807715

HES RACHEL  
PO BOX 702423  
DALLAS, TX 753702423

AAKRE PAUL M  
APT B  
849 DUBLIN DR  
RICHARDSON, TX 750807716

POLINCHAK RAYMOND  
849 DUBLIN DR BLDG J UNIT 3  
RICHARDSON, TX 750807716

KEEN TERESA ANN FAMILY TRUST  
APT 215  
500 WATERS EDGE DR  
LAKE DALLAS, TX 750653085

STANLEY WILLIAM EST OF  
849 DUBLIN DR APT D  
RICHARDSON, TX 750807716

CHAN YUK LING JOLLY  
UNIT 4  
851 DUBLIN DR  
RICHARDSON, TX 750807717

EBALLA MYLA  
BLDG K UNIT 2  
851 DUBLIN DR BLDG K  
RICHARDSON, TX 750807717

KOENIG ALEKSANDER  
346 BARRETT DR B 5578  
STATELINE, NV 894490000

SHAGUFTA SHANILA &  
SYED IKRAMULLAH  
2051 W ONTARIO AVE  
CORONA, CA 928825650

BERUMEN LUIS  
8347 LULLWATER DR  
DALLAS, TX 752181149

JEMAL NASSER &  
RABIA SHAMIL  
855 DUBLIN DR APT B  
RICHARDSON, TX 750807718

CHANG GARY  
855 DUBLIN DR # 3  
RICHARDSON, TX 750807718

TAFESSE ABIEY Z &  
WOLDEMICHAEL HELEN  
855 DUBLIN DR UNIT D  
RICHARDSON, TX 750807718

BALBUENA DULCE MARIA  
857 DUBLIN DR UNIT 1  
RICHARDSON, TX 750807719

WONG FUNG HA  
UNIT D  
857 DUBLIN DR APT D  
RICHARDSON, TX 750807719

CHANGWE MWANGALA N  
857 DUBLIN DR #2  
RICHARDSON, TX 750807719

SARBINSKI SIMEIN & SONYA  
BLDG N UNIT 3  
857 DUBLIN DR BLDG N  
RICHARDSON, TX 750807719

ORTAMORA NELSON A &  
CLAUDIA V ARIZALETA-ROJAS  
1232 PONCA ST  
CARROLLTON, TX 750101134

VARGAS MARIA CECILIA  
859 DUBLIN DR APT D  
RICHARDSON, TX 750807720

YUE SUKMAN P  
885 DUBLIN DR APT B  
RICHARDSON, TX 750807733

DEMISSIE TENSAE  
859 DUBLIN DR #3  
RICHARDSON, TX 750807720

FLANNIGAN KATHE  
%RODE  
41 HIDDEN VALLEY AIRPARK  
SHADY SHORES, TX 762087321

MANARD JOAN  
UNIT 2  
861 DUBLIN DR  
RICHARDSON, TX 750807721

BONNER JAN ELISE  
861 DUBLIN DR # P-4  
RICHARDSON, TX 750807721

HEIRONIMUS WILLIAM K &  
WILLNER MINDA S  
1429 CADDO ST UNIT G  
DALLAS, TX 752045212

CASCO SELENE & REYES A  
863 DUBLIN DR UNIT D  
RICHARDSON, TX 750807722

DONLEY FRANCINE  
863 DUBLIN DR APT B  
RICHARDSON, TX 750807722

CONRAD PATNAREE & JOSEPH  
228 NORTH 39TH ST  
ALLENTOWN, PA 181045112

TJ OUTLOOK SERIES LLC  
SERIES DUBLIN 863  
1612 HUMBOLT DR  
ALLEN, TX 750026455

ALLEN MICHAEL  
4509 HACKBERRY LN  
ALLEN, TX 750025631

WILLNER MINDA  
1429 CADDO ST APT G  
DALLAS, TX 752045212

LOREZ MICHELLE  
865 DUBLIN DR UNIT 3  
RICHARDSON, TX 750807723

FAILY ATOUSA & KEVIN KAYVANI  
865 DUBLIN RD UNIT 4  
RICHARDSON, TX 750807723

TWO C THREE C INC  
% JERRY CALDWELL  
PO BOX 462426  
GARLAND, TX 750462426

MANSFIELD JARUE  
867 DUBLIN DR UNIT D  
RICHARDSON, TX 750807724

SIMPSON THOMAS DANIEL II  
BLGD S  
867 DUBLIN DR #1  
RICHARDSON, TX 750807724

JIANG SHENG L  
867 DUBLIN DR # 2-S  
RICHARDSON, TX 750807724

BENJAMIN EDWARD ESTATES LLC  
627 ANSLEY WAY  
ALLEN, TX 750135106

KEASLER ANDREW M & ELIZABETH  
869 DUBLIN DR UNIT 4  
RICHARDSON, TX 750807725

WALKER SUZANNE V  
9711 WOLF CREEK DR  
IRVING, TX 750635033

TRAN HUYENMONG THI &  
HOANG CHIENHGOC  
869 DUBLIN DR UNIT 3  
RICHARDSON, TX 750807725

ROW SCOTT  
871 DUBLIN DR #3  
RICHARDSON, TX 750807726

YUE SUK MAN POLLY  
885 DUBLIN DR #B  
RICHARDSON, TX 750807733

NORPEG PROPERTIES LLC  
617 18TH ST STE 101  
PLANO, TX 750741401

LACSAMANA EFREN T  
871 DUBLIN DR # U1  
RICHARDSON, TX 750807726

WANG VIENNA L  
85 ROCK ROAD WEST  
GREEN BROOK, NJ 088122024

CHEN ZHI & LING DING  
4039 MIDROSE TRL  
DALLAS, TX 752872789

ABRAHAM JOSHUA BAIJU  
873 DUBLIN DR UNIT A  
RICHARDSON, TX 750807727

PILAT EWA  
873 DUBLIN DR APT D  
RICHARDSON, TX 750807727

GAW MONALIZA A & GERRY C  
10011 STONELAKE BLVD APT 324  
AUSTIN, TX 787590010

KO TZEMAN &  
875 DUBLIN DR UNIT B  
RICHARDSON, TX 750807728

WEEMS CHRISTOPHER E  
UNIT D  
875 DUBLIN DR APT D  
RICHARDSON, TX 750807728

THOMAS BARBARA J  
875 DUBLIN DR UNIT 3  
RICHARDSON, TX 750807728

ROWELL LEE  
877 DUBLIN DR APT B  
RICHARDSON, TX 750807729

DAVIS MARILYN L  
BLDG X3  
877 DUBLIN DR APT C  
RICHARDSON, TX 750807729

ROBBINS MERILYN  
877 DUBLIN DR UNIT A  
RICHARDSON, TX 750807729

QUINLAN BRANDON  
BLDG X  
877 DUBLIN DR #4  
RICHARDSON, TX 750807729

DENTON MATTHEW D  
879 DUBLIN DR UNIT 1  
RICHARDSON, TX 750807730

WANG MAY YUN  
APT B  
879 DUBLIN DR APT B  
RICHARDSON, TX 750807730

JACKSON ANGELA HOPE &  
DAVID LYLE  
203 OAK CREEK CIRCLE  
MC GREGOR, TX 766579514

CHOW PETER S &  
CHEN YIYU  
100 N CENTRAL EXPY STE 813  
RICHARDSON, TX 750805325

GRAVES PRISCILLAH WANJOHI  
881 DUBLIN DR # B  
RICHARDSON, TX 750807731

SAQIB MOHAMMAD &  
SAQIB SAIRAH H  
5441 BANDELIER TRL  
FORT WORTH, TX 761374960

TAPIA ALAN PATRICK LIFE ESTATE  
4809 PINEHURST DR  
FRISCO, TX 750346815

TUNGCMITTRONG TAWEESAK  
881 DUBBLIN DR #3  
RICHARDSON, TX 750807731

ANUMBOR JUSTINA UZONWANNE  
BLDG AA  
883 DUBLIN DR #1  
RICHARDSON, TX 750807732

HOWARD MICHAEL P  
883 DUBLIN DR UNIT 3  
RICHARDSON, TX 750807732

CHANG WAYNE  
UNIT 4  
883 DUBLIN DR  
RICHARDSON, TX 750807732

CALDWELL JAMES B  
11698 CARMEL CREEK RD # 203  
SAN DIEGO, CA 921306625

RUNGNAPASIRI BOONSERM  
885 DUBLIN DR UNIT D  
RICHARDSON, TX 750807733

YUE SUK MAN POLLY  
BLDG BB  
885 DUBLIN DR #2  
RICHARDSON, TX 750807733



CUI XIAOLI  
1008 PASEO DEL RIO NE  
ST PETERSBURG, FL 337021457

OLIVER YUE SHUK MAN  
885 DUBLIN DR UNIT 1  
RICHARDSON, TX 750807733

DBS REALTY SRVES LLC  
SERIES F  
1750 N COLLINS BLVD STE 202  
RICHARDSON, TX 750803625

MCGEEHORN SUE E  
887 DUBLIN DR APT C  
RICHARDSON, TX 750807734

TAN BOON C  
ATTN: LISZU CHUNG  
23120 SE BLACK NUGGET RD #BB2  
ISSAQUAH, WA 980298937

FIEVET CAROLINE &  
PERSUY CEDRIC  
1415 HARMONY LN  
CARROLLTON, TX 750062975

GIBSON MARY LOUISE  
3309 BLUERIDGE LN  
GARLAND, TX 750424818

WINDLAND JOSHUA LYNN  
889 DUBLIN DR 4  
RICHARDSON, TX 750807735

CUSACKACOCELLA KIMBERLY  
889 DUBLIN DR #A  
RICHARDSON, TX 750807735

NGUYEN LAN H  
1306 WILDWOOD LN  
KATY, TX 774944229

UNDERWOOD JULIA  
8302 E OLD MILL ST  
WICHITA, KS 672264235

LIN LEI WENHUEI  
6245 PARK MEADOW LN  
PLANO, TX 750938863

BRUNER SHARON A  
#2  
891 DUBLIN DR # 2  
RICHARDSON, TX 750807736

QIU YAN LIN  
% SANDY LAWAL  
10510 GREENBRIAR LN  
ROWLETT, TX 750898307

LAWSON SUSAN M &  
LAWSON WOODIE R  
893 DUBLIN DR APT C  
RICHARDSON, TX 750807737

BRAGG BARRY  
893 DUBLIN DR #D  
RICHARDSON, TX 750807737

BERNABE ARVIN  
BLDG FF UNIT 2  
893 DUBLIN DR BLDG FF  
RICHARDSON, TX 750807737

FENG ZHUOWEI & BIYAN CHEN  
893 DUBLIN DR APT A  
RICHARDSON, TX 750807737

PHAM VU  
895 DUBLIN DR #3  
RICHARDSON, TX 750807738

HO HA T  
APT D  
895 DUBLIN DR  
RICHARDSON, TX 750807738

LIN WANG HUEI  
895 DUBLIN DR APT B  
RICHARDSON, TX 750807738

JIMENEZDOMINGUEZ SANTIAGO &  
GAMBOA EVELIA  
895 DUBLIN DR APT A  
RICHARDSON, TX 750807738

OMENKEUKWU VITUS C & NNENNE B  
4510 RIDGEWAY DR  
MANSFIELD, TX 760638612

ALBRIGHT JOSHUA  
897 DUBLIN DR # 2B  
RICHARDSON, TX 750807739

ISLAMOVIC SALKO & ESMA G  
BELMA ISLAMOVIC  
897 DUBLIN DR APT A  
RICHARDSON, TX 750807739

ELLIOTT LUKE  
3604 TEXAS DR  
SACHSE, TX 750481905

TASHAKKOR SHAHLA  
PO BOX 851152  
RICHARDSON, TX 750851152

KO HYUNJOO E  
47 N PENTENWELL CIR  
SPRING, TX 773821790

WHITE TINA M  
885 WATERFALL WAY #1  
RICHARDSON, TX 750807701

BALDWIN MEGAN  
887 WATERFALL WAY # 2  
RICHARDSON, TX 750807701

ROWANRICHARDSON LLC  
14785 PRESTON RD STE 475  
DALLAS, TX 75254

LA MIRADA PROPERTY OWNER LLC  
2600 NETWORK BLVD STE 590  
FRISCO, TX 75034

JHR INTERESTS CORPORATION  
3324 MIRO PL  
DALLAS, TX 75204

MULLER DIANA K  
1254 COLFAX DR  
RICHARDSON, TX 75080

AZZAM MAGD  
1256 COLFAX DR  
RICHARDSON, TX 75080

DYE JAMES P  
606 S COTTONWOOD DR  
RICHARDSON, TX 75080

FREDERICK MICHAEL W  
607 S COTTONWOOD DR  
RICHARDSON, TX 75080

KARICK PPTIES LLC  
PO BOX 836792  
RICHARDSON, TX 75083

CUMMINGS DEANN  
6409 WESTOVER DR  
GRANBURY, TX 76049

LUCIANO LUCY ROXANA  
610 DUBLIN DR  
RICHARDSON, TX 75080

BRADFORD WENDY  
612 DUBLIN DR  
RICHARDSON, TX 75080

RODGERS W HOMES INC  
495 RIM ROCK RD  
KERRVILLE, TX 78028

UHRIK STEPHEN L & FRANCISCA N  
1304 LAMP POST LN  
RICHARDSON, TX 75080

ZALTA JAY & CAROLYN  
1306 LAMP POST LN  
RICHARDSON, TX 75080

BARNARD SHANE & BETHANY  
1307 LAMP POST LN  
RICHARDSON, TX 75080

PERRY JOHN P & POKROSS AMY E  
1308 LAMP POST LN  
RICHARDSON, TX 75080

FLYWHEEL SFR FUND I BORROWER LLC  
1195 BANGTAILL WAY  
STEAMBOAT SPRINGS, CO 80487

RAMIREZ RAUL H & SYLVIA A  
1310 LAMP POST LN  
RICHARDSON, TX 75080

CHMIEL MATTHEW MORGAN &  
ARTHUR RHEA E  
1311 LAMP POST LN  
RICHARDSON, TX 75080

LAMINACK BRENDA K  
1313 LAMP POST LN  
RICHARDSON, TX 75080

MOLITOR BRADFORD J EST OF %  
REBECCA MOLITOR  
1412 LAMP POST LN  
RICHARDSON, TX 75080

FARRACH H ALEX & THELMA FARRACH  
LIVING TRUST  
P O BOX 835385  
RICHARDSON, TX 75083

BYERS PATRICK M & DAGMAR C  
1414 LAMP POST LN  
RICHARDSON, TX 75080

MONTAGUE CASEY I & CHRISTA  
1415 LAMP POST LANE  
RICHARDSON, TX 75080

DEVLIEGER ANDREW  
1416 LAMP POST LN  
RICHARDSON, TX 75080

GRIESWELL BONNIE G  
1417 LAMP POST LN  
RICHARDSON, TX 75080

CHAVERS BRITTANY D & LEHMAN  
WILLIAM M  
1418 LAMP POST LN  
RICHARDSON, TX 75080

SHELBY ADRIANA P & RYAN E  
1419 LAMP POST LN  
RICHARDSON, TX 75080

KOPECK THOMAS & PATRICIA  
MONKHOUSE  
1420 LAMP POST LN  
RICHARDSON, TX 75080

TORRES ANTHONY R & KATHLEEN A  
1421 LAMP POST LN  
RICHARDSON, TX 75080

CASTRO DEVELOPMENT LLC  
STE 100-200 4849 GREENVILLE AVE  
DALLAS, TX 75206

WILSON JENNA N & HAWKINS  
ZACHARY W  
1423 LAMP POST LN  
RICHARDSON, TX 75080

WANG YIPING  
1617 NAVARRO DR  
ALLEN, TX 75013

BUCKLEY BRYCE AVANT & STEPHANIE  
ALICE  
1425 LAMP POST LN  
RICHARDSON, TX 75080

THREE TIMES BETTER LLC  
4335 IRVIN SIMMONS DR  
DALLAS, TX 75229

YORK ROSALIE VAN  
1427 LAMP POST LN  
RICHARDSON, TX 75080

STONE TALMADGE W  
1428 LAMP POST LN  
RICHARDSON, TX 75080

TRAN EDWARD DANG & TANG LYNDA  
LAN  
1429 LAMP POST  
RICHARDSON, TX 75080

MARQUEZ ERICA M & REGINALDO  
1430 LAMP POST LN  
RICHARDSON, TX 75080

PFEIFER JEFFREY P & EMILY K  
1431 LAMP POST LN  
RICHARDSON, TX 75080

OLDS AARON & DANIELLE M  
1433 LAMP POST LN  
RICHARDSON, TX 75080

GLASER PHILIP GREGORY & LEA SHAFER  
1435 LAMP POST LN  
RICHARDSON, TX 75080

SPRING VALLEY 1330 LLC  
3203 MCKINNEY AVE  
DALLAS, TX 75204

COIT SQUARE LTD  
PO BOX 116223  
CARROLLTON, TX 75011

2 ENERGY INC  
1436 W SPRING VALLEY RD  
RICHARDSON, TX 75080

SUPERINTENDENT OF SCHOOLS  
RICHARDSON ISD  
400 S. GREENVILLE AVE  
RICHARDSON, TX 75081

**JEREMY THOMASON  
CAF MANAGEMENT  
2601 NETWORK BLVD, SUITE 400  
FRISCO, TX 75034**

**NTHP LA MIRADA INC/CAF CAPITAL  
2601 NETWORK BLVD, SUITE 400  
FRISCO, TX 75034**

CITY OF DALLAS  
PLANNING & URBAN DESIGN DEPT  
1500 MARILLA STREET, ROOM 1FN  
DALLAS, TX 75201

**ZF 23-02 - LA MIRADA**

A background map showing property lines, lot numbers, and street names. Lot 20 is at the top with a 20\* symbol and 3801 Min. FF. Lot 21 is in the middle with 'Detail C' and 'See Sheet 21' written on it. Lot 22 is at the bottom. Street names include 'COURT' and 'LEDGESTON'. Dimensions and bearings are also visible on the map.

# Agenda Item 3

Zoning File 23-03:  
Galen Nursing School

## **ZONING FILE 23-03**

### **Attachments:**

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Zoning Exhibit (Exhibit "B")
5. Applicant's Statement
6. Traffic Memo
7. Site Photo
8. Notice of Public Hearing
9. Notification List



**TO:** City Plan Commission  
**FROM:** Derica Peters, AICP, Senior Planner-Planning *DP*  
**DATE:** March 7, 2023  
**RE:** **Zoning File 23-03: Special Permit – Private University – Galen College of Nursing**

## REQUEST

Request for approval of a Special Permit for a private university located within an existing building on a 10.34-acre lot currently zoned TO-M Technical Office, located at 1301 W. President George Bush Highway, on the south side of President George Bush Highway and the north side of Waterview Parkway.

## APPLICANT/PROPERTY OWNER

Trenton Robertson, Masterplan / Allison Hasselteg, CIO 190, Limited Partnership

## EXISTING DEVELOPMENT

The site is currently developed with a 3-story, 157,592-square foot multi-tenant office building.

## ADJACENT ROADWAYS

**President George Bush Highway:** Six-lane highway; 35,600 vehicles per day on eastbound frontage road, west of Custer Parkway (2021); 130,000 vehicles per day on all lanes, eastbound and westbound on the highway lanes, west of US-75 (2021).

**Waterview Parkway** Six-lane divided arterial; 23,000 vehicles per day on all lanes, northbound and southbound, south of President George Bush Highway (2021).

## SURROUNDING LAND USE AND ZONING

**North:** City of Plano  
**South:** Undeveloped; PD Planned Development  
**East:** Undeveloped; TO-M Technical Office  
**West:** Office; TO-M Technical Office

## FUTURE LAND USE PLAN

### **Regional Employment**

*Regional Employment districts are generally located along Richardson's highways north of Arapaho Road. Higher density development is appropriate, with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.*

### **Future Land Uses of Surrounding Area:**

North: City of Plano

South: Transit Village

East: Regional Employment

West: Regional Employment

## EXISTING ZONING

TO-M Technical Office (Ordinance Number 3128)

## INFRASTRUCTURE/TRAFFIC

A trip generation comparison memo was provided to assess if the proposed use would have a significant impact on the local traffic network. Based on the results of the memo, a slight increase in the number of total and peak hour trips is expected; however, a full traffic impact analysis was not required since the increase in the number of peak hour trips did not increase by at least fifty (50) trips, which is the City's threshold for requiring further study. The memo assumed a maximum of 300 students on campus at a given time; therefore, City staff has proposed a condition limiting the number of students allowed on-campus at a given time to 300 students. The applicant would be required to conduct further study and to amend the Special Permit in the future to increase the number of students allowed on-campus.

## STAFF COMMENTS

### **Background:**

The subject property was zoned TO-M Technical Office in 1997 with the adoption of Ordinance Number 3128 that included more than 233 acres flanking both sides of Waterview Parkway, on the south side of President George Bush Highway. The site was developed in 2001 with two (2) office buildings that are each three (3) stories tall and 157,592 square feet. Each building is located on a separate lot. The proposed private university is located in the eastern building on a 10.34-acre lot.

Universities owned, leased, controlled, occupied, managed, primarily used and/or occupied by the United States Government, the State of Texas, the city, an independent school district or political subdivision or agency of the State of Texas are allowed by right as public buildings in all zoning districts; however, the proposed use does not meet the above stated criteria.

The City's Comprehensive Zoning Ordinance (CZO) does not identify or define the proposed use, which the City considers a private university; therefore, a Special Permit for a private university (an unlisted use in the CZO) is being requested. Similar Special Permits were approved in 2011 for National American University (300 N. Coit Road), in 2007 for DeVry University (2201 N. Central Expressway) and in 2019 for West Coast University (2323 N. Central Expressway).

**Request:**

The applicant's request is for approval of a Special Permit for a private university, Galen College of Nursing (GCN), in the existing office building. The applicant intends to occupy an approximately 41,000-square foot lease space (approximately 15,810 square feet located on the first floor and 24,609 square feet located on the second floor). The site is accessed via three (3) driveways, one (1) on eastbound President George Bush Highway frontage road, and two (2) driveways along Waterview Parkway. There is no proposed change to access associated with this request.

The applicant states the university has been delivering nursing education since 1989 and that they are one of the largest nursing schools in the country. GCN currently has seventeen (17) campuses across the country. GCN is accredited to award an associate, baccalaureate, and master's degree.

The proposed university offers on-site classroom instruction in addition to online classes. The proposed hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. with occasional Saturday evening classes. The anticipated maximum enrollment for this campus is 1,000 students with a maximum of 150 employees. The applicant has stated approximately 50% of the students will be enrolled in clinical rotations at local hospitals and healthcare facilities and will not be on the campus. Furthermore, students in the beginning terms of the program take courses online, which further reduces the number of students on campus. Therefore, the applicant expects no more than approximately one-third of school's total enrollment on campus at a given time. Based on these projections and the assumption for the number of students used in the trip generation memo, daily on-campus attendance will be limited to a maximum of 300 students daily to conform to the findings of the memo.

The subject property provides 770 parking spaces. The proposed private university would occupy 41,000 square feet. The remaining 116,592 square feet of office space within the building requires 389 parking spaces based on the required parking ratio of one (1) parking space per 300 square feet. Therefore, 381 parking spaces are available for the proposed use.

A parking ratio is not identified in the City's Parking Regulations for a private university; however, the nearest comparison would be the parking ratio for a technical training school which is one (1) space per 100 square feet of classroom area. This ratio was utilized for the most recently approved private university in 2019, West Coast University. The applicant has stated approximately 20,000 square feet of the lease space will be utilized for classroom area and individual study areas. Based on that area, a minimum of 200 parking spaces would be required. As proposed, a surplus of 181 spaces would be available based on the above discussed parking ratios.

Should the classroom area be increased in the future; either through conversion of office space to classroom space or through an addition to the building, additional parking would be required. The latter would require the Special Permit to be amended through an additional zoning process, while



the conversion of office space to classroom space would be reviewed for compliance with the specified parking ratio. Although there is adequate parking to accommodate up to 38,100 square feet of classroom area and individual study areas, the maximum number of students allowed on-campus would remain limited to 300 students.

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

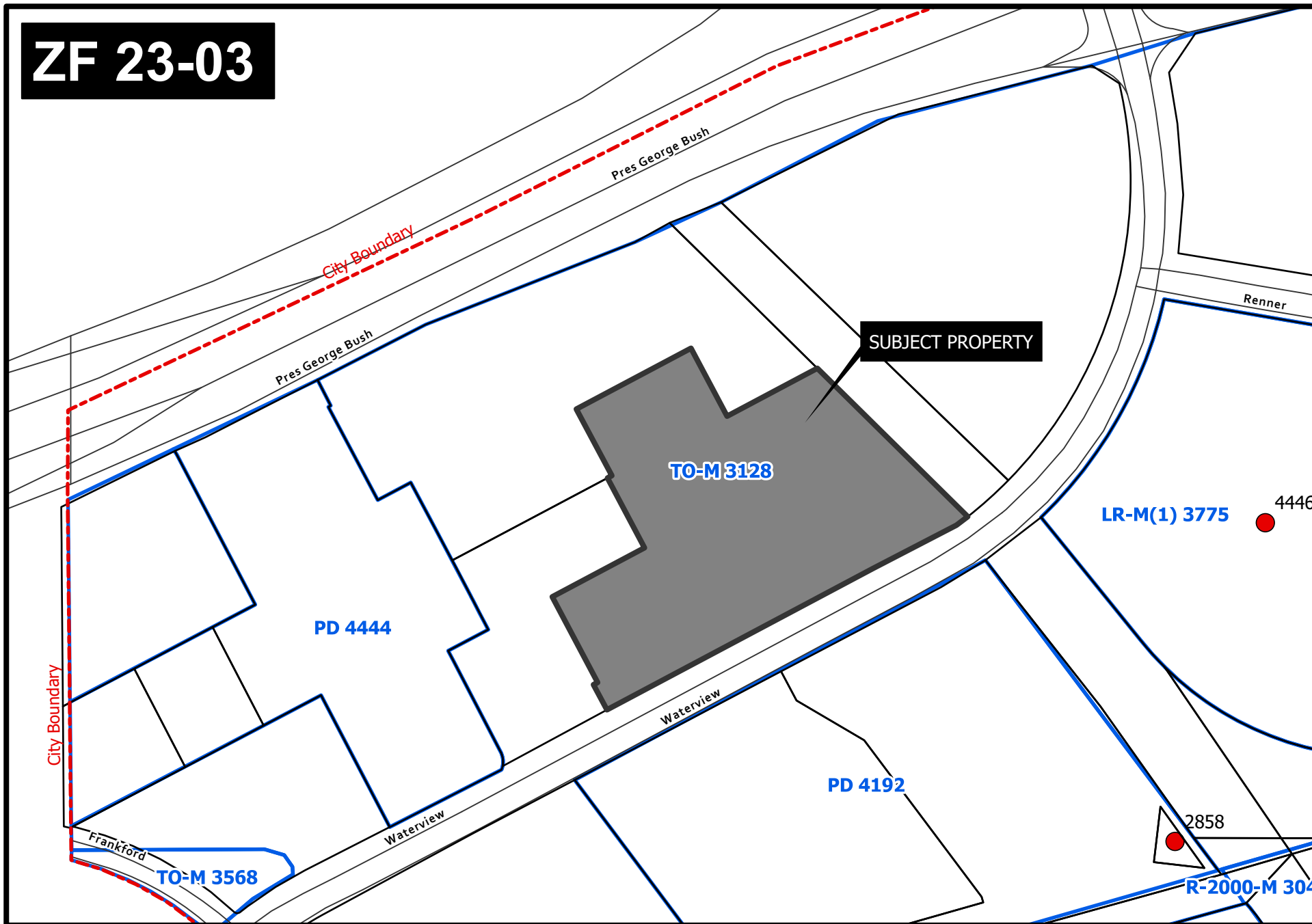
**Motion:** The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add, or amend conditions, or recommend denial of the request.

Should the CPC recommend approval of the applicant's request, the motion should include the following special conditions:

1. A Special Permit shall be granted to allow a private university which shall be limited to the 41,000 square foot lease space as shown on the concept plan attached as Exhibit "B" (the "Concept Plan") and made a part thereof and shall be limited to Galen College of Nursing. No other person(s), company, business or legal entity may operate a private university on the property other than Galen College of Nursing. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
2. The Special Permit shall expire and terminate, and this ordinance be of no further effect in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
3. The parking ratio for the private university shall be 1 (one) parking space per 100 square feet of classroom area.
4. No more than 300 students shall be allowed to attend on-campus classes at a given time.

**Council Hearing Date:** The earliest possible City Council hearing date is March 27, 2023.

# ZF 23-03



## ZF23-03 Zoning Map Special Permit - Galen College of Nursing 1301 W. President George Bush Highway

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.



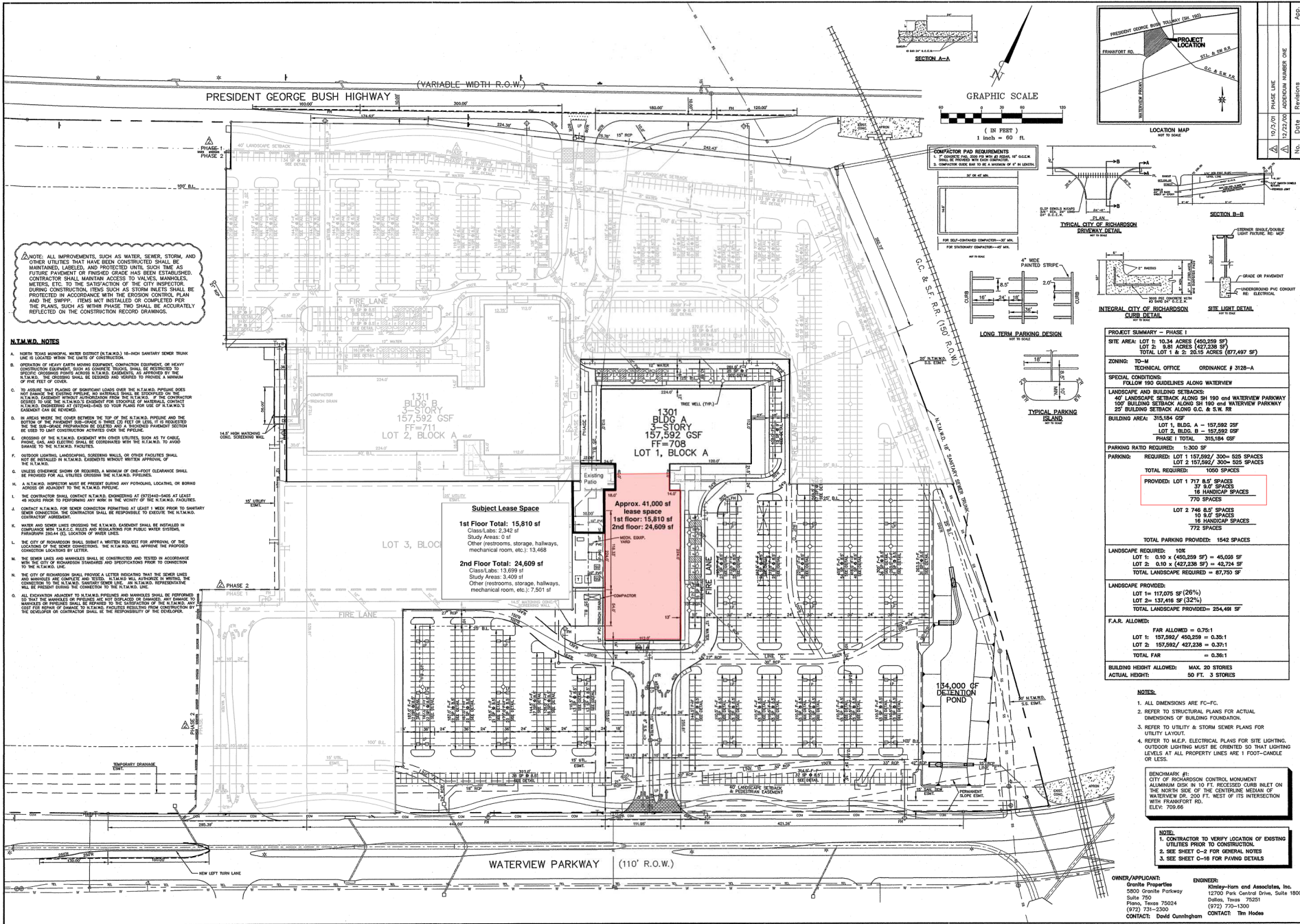
**ZF 23-03**



**ZF23-03 Aerial Map  
Special Permit  
Galen College of Nursing**

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.





**NOTE:** ALL IMPROVEMENTS, SUCH AS WATER, SEWER, STORM, AND OTHER UTILITIES THAT HAVE BEEN CONSTRUCTED SHALL BE MAINTAINED, LABELED AND PROTECTED UNTIL SUCH TIME AS FUTURE PAVEMENT OR FINISHED GRADE HAS BEEN ESTABLISHED. CONTRACTOR SHALL MAINTAIN ACCESS TO VALVES, MANHOLES, METERS, ETC. TO THE SATISFACTION OF THE CITY INSPECTOR. DURING CONSTRUCTION, ITEMS SUCH AS STORM INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND THE SWPPP. ITEMS NOT INSTALLED OR COMPLETED PER THE PLANS, SUCH AS WITHIN PHASE TWO SHALL BE ACCURATELY REFLECTED ON THE CONSTRUCTION RECORD DRAWINGS.

- N.T.M.A.D. NOTES**
- NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 18-INCH SANITARY SEWER TRUNK LINE IS LOCATED WITHIN THE CURB OF CONSTRUCTION. CONTRACTOR EQUIPMENT OR HEAVY USE IS PROHIBITED WITHIN THE CURB OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO VALVES, MANHOLES, METERS, ETC. TO THE SATISFACTION OF THE CITY INSPECTOR. DURING CONSTRUCTION, ITEMS SUCH AS STORM INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND THE SWPPP. ITEMS NOT INSTALLED OR COMPLETED PER THE PLANS, SUCH AS WITHIN PHASE TWO SHALL BE ACCURATELY REFLECTED ON THE CONSTRUCTION RECORD DRAWINGS.
  - TO AVOID THE PLACES OF EMBANKMENT LOADS OVER THE ALTAMIRA PIPELINE DOES NOT EXCEED THE DESIGN LOADS. NO MATERIAL SHALL BE STOCKPILED ON THE ALTAMIRA PIPELINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO VALVES, MANHOLES, METERS, ETC. TO THE SATISFACTION OF THE CITY INSPECTOR. DURING CONSTRUCTION, ITEMS SUCH AS STORM INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND THE SWPPP. ITEMS NOT INSTALLED OR COMPLETED PER THE PLANS, SUCH AS WITHIN PHASE TWO SHALL BE ACCURATELY REFLECTED ON THE CONSTRUCTION RECORD DRAWINGS.
  - IN AREAS WHERE THE COVER BETWEEN THE TOP OF THE ALTAMIRA PIPELINE AND THE BOTTOM OF THE PAVEMENT SURFACE IS THREE (3) FEET OR LESS, IT IS RECOMMENDED THAT THE SURFACE PREPARATION BE CEMENTED AND A SECONDARY PAVEMENT SECTION BE USED TO AVOID CONSTRUCTION ACTIVITIES OVER THE PIPELINE.
  - GROUNDING OF THE ALTAMIRA FACILITY WITH OTHER UTILITIES SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC SHALL BE COORDINATED WITH THE ALTAMIRA TO AVOID DAMAGE TO THE ALTAMIRA FACILITY.
  - OUTDOOR LIGHTING, LANDSCAPE, SOUNDING WALLS, OR OTHER FACILITIES SHALL NOT BE INSTALLED IN ALTAMIRA EASEMENTS WITHOUT WRITTEN APPROVAL OF THE ALTAMIRA.
  - UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF ONE-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE ALTAMIRA PIPELINES.
  - A ALTAMIRA INSPECTOR MUST BE PRESENT DURING ANY PORTHOLE LOCATION OR BORING ACROSS OR ALONGSIDE TO THE ALTAMIRA PIPELINE.
  - THE CONTRACTOR SHALL CONTACT ALTAMIRA ENGINEERING AT (972)442-1442 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE ALTAMIRA FACILITIES.
  - CONTACT ALTAMIRA FOR SEWER CONNECTION PERMITTING AT LEAST 1 WEEK PRIOR TO SANITARY SEWER CONNECTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALTAMIRA CONTRACTOR AGREEMENT.
  - WATER AND SEWER LINES CROSSING THE ALTAMIRA EASEMENT SHALL BE INSTALLED IN CONFORMANCE WITH THE CITY OF RICHARDSON SPECIFICATIONS FOR PUBLIC WATER SYSTEM, PERMITS, AND CONNECTIONS TO THE ALTAMIRA PIPELINE.
  - THE CITY OF RICHARDSON SHALL SUBMIT A WRITTEN REQUEST FOR APPROVAL OF THE LOCATION OF THE SEWER CONNECTIONS. THE ALTAMIRA WILL APPROVE THE PROPOSED CONNECTION LOCATION BY LETTER.
  - THE SEWER LINES AND MANHOLES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE CITY OF RICHARDSON SPECIFICATIONS AND PERMITS PRIOR TO CONNECTION TO THE ALTAMIRA LINE.
  - THE CITY OF RICHARDSON SHALL PROVIDE LETTERS INDICATING THAT THE SEWER LINES ARE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHARDSON SPECIFICATIONS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION TO THE ALTAMIRA SANITARY SEWER LINE. AN ALTAMIRA REPRESENTATIVE WILL BE PRESENT DURING THE CONSTRUCTION OF THE ALTAMIRA LINE.
  - ALL EROSION ADVISORY TO ALTAMIRA PIPELINES AND MANHOLES SHALL BE PERFORMED TO MEET THE MANHOLES AND ALTAMIRA FACILITIES INCLUDING FROM CONSTRUCTION OF THE DEVELOPER OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

**Subject Lease Space**

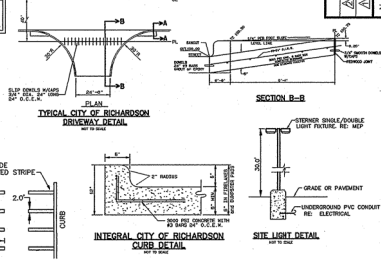
**1st Floor Total: 15,810 sf**  
Class A, etc.: 2,345 sf  
Study Areas: 0 sf  
Other (restrooms, storage, hallway, mechanical room, etc.): 13,468

**2nd Floor Total: 24,609 sf**  
Class A, etc.: 13,699 sf  
Study Areas: 3,469 sf  
Other (restrooms, storage, hallway, mechanical room, etc.): 7,501 sf

**Approx. 41,000 sf lease space**  
1st floor: 15,810 sf  
2nd floor: 24,609 sf

**CONTRACTOR PAD REQUIREMENTS**

- CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" GRADE
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" GRADE
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" GRADE



**PROJECT SUMMARY - PHASE I**

**SITE AREA:** LOT 1: 10.34 ACRES (450,259 SF)  
LOT 2: 0.81 ACRES (347,238 SF)  
**TOTAL LOT 1 & 2: 20.15 ACRES (877,497 SF)**

**ZONING:** TO-4  
TECHNICAL OFFICE ORDINANCE # 3128-A

**SPECIAL CONDITIONS:**  
FOLLOW 190 GUIDELINES ALONG WATERVIEW  
LANDSCAPE AND BUILDING SETBACKS:  
40' LANDSCAPE SETBACK ALONG SH 190 and WATERVIEW PARKWAY  
100' BUILDING SETBACK ALONG SH 190 and WATERVIEW PARKWAY  
20' BUILDING SETBACK ALONG G.C. & S.W. BL.

**BUILDING AREA:** 315,184 GSF  
LOT 1, BLDG. A - 157,592 GSF  
LOT 2, BLDG. B - 157,592 GSF  
**PHASE I TOTAL: 315,184 GSF**

**PARKING RATIO REQUIRED:** 1:300 SF

**PARKING:**  
REQUIRED: LOT 1 157,592/300= 525 SPACES  
LOT 2 157,592/300= 525 SPACES  
**TOTAL REQUIRED: 1050 SPACES**  
PROVIDED: LOT 1 717 8.5' SPACES  
37 9.0' SPACES  
18 HANDICAP SPACES  
LOT 2 746 8.5' SPACES  
10 9.0' SPACES  
18 HANDICAP SPACES  
772 SPACES  
**TOTAL PARKING PROVIDED: 1542 SPACES**

**LANDSCAPE PROVIDED:**  
LOT 1: 0.10 x (450,259 SF) = 45,026 SF  
LOT 2: 0.10 x (347,238 SF) = 34,724 SF  
**TOTAL LANDSCAPE PROVIDED = 79,750 SF**  
TOTAL LANDSCAPE REQUIRED = 87,750 SF

**F.A.R. ALLOWED:**  
FAR PROVIDED = 0.75:1  
LOT 1: 157,592/450,259 = 0.35:1  
LOT 2: 157,592/437,238 = 0.37:1  
**TOTAL FAR = 0.36:1**

**BUILDING HEIGHT ALLOWED:** MAX. 20 STORES  
**ACTUAL HEIGHT:** 50 FT., 3 STORES

**NOTES:**

- ALL DIMENSIONS ARE FC-FC.
- REFER TO STRUCTURAL PLANS FOR ACTUAL DIMENSIONS OF BUILDING FOUNDATION.
- REFER TO UTILITY & STORM SEWER PLANS FOR UTILITY LAYOUT.
- REFER TO M.E.P. ELECTRICAL PLANS FOR SITE LIGHTING. OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

**BENCHMARK #1:**  
CITY OF RICHARDSON CONTROL MONUMENT  
ALUMINUM DISK IN 10' RECESSED CURB RILET ON THE NORTH SIDE OF THE CENTERLINE MEDIAN OF WATERVIEW PARKWAY 300 FT. WEST OF ITS INTERSECTION WITH FRANKFORT RD.  
ELEV. 709.66

**NOTE:**  
1. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
2. SEE SHEET C-2 FOR GENERAL NOTES.  
3. SEE SHEET C-16 FOR PAVING DETAILS.

**Kimley-Horn and Associates, Inc.**  
12700 Park Central Drive, Suite 1800  
Dallas, Texas 75251  
Tel. No. (972) 730-1300  
Fax No. (972) 330-3500

**LOTS 1 & 2, BLOCK 4  
SYNERGY PARK  
1301 & 1311 W. PRES. GEORGE  
BUSH HIGHWAY  
RICHARDSON, TEXAS**

**SITE PLAN**

Scale: 1" = 60'  
Designed by: TMH  
Drawn by: JCH  
Checked by: TMH  
Date: APRIL 2001  
Project No.: 032841001

**OWNER/APPLICANT:** Granite Properties  
5800 Granite Parkway  
Suite 750  
Plano, Texas 75024  
(972) 731-2300  
CONTACT: Tim Hodas

**ENGINEER:** Kimley-Horn and Associates, Inc.  
12700 Park Central Drive, Suite 1800  
Dallas, Texas 75251  
(972) 730-1300  
CONTACT: Tim Hodas

**SHEET**  
C-3



# Masterplan

## Land Use Statement

Galen School of Nursing (1301 President George Bush Hwy)

2/27/2023

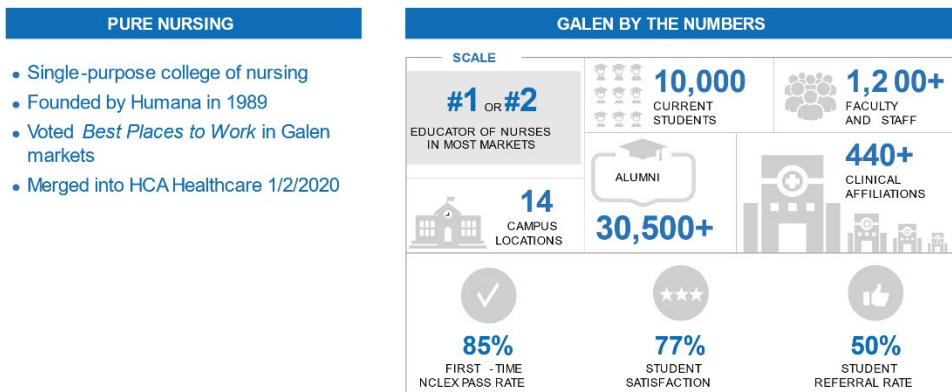
To the City of Richardson Planning Commission and City Council:

We are requesting a Special Permit to allow for the Galen School of Nursing to open at 1301 President George Bush Hwy. The school is planning to locate within an existing building on the subject property. The proposed use is consistent with the surrounding area and will continue to strengthen this corridor within the City of Richardson.

### Galen School of Nursing Statement

Galen has been delivering nursing education for over thirty years (1989) and are one of the largest nursing schools in the country. There are over 30,000 alumni and sixteen locations. With a sole focus on nursing and partnership with HCA Healthcare, they are part of the largest academic-practice partnerships in the country. Galen graduates to be well prepared for the profession of nursing due to their quality clinical experiences and dynamic critical thinking scenarios that are infused throughout the learning experience, allowing students to put theory into practice quickly. “At Galen, nursing is all we teach. It’s all we think about. It’s who we are. From day one, we start with one goal in mind: preparing you to pass your boards so you can practice the art and science that is nursing... Galen College of Nursing, driven by a culture dedicated to expanding access to nursing education, prepares diverse learners to demonstrate excellence and compassion in nursing through an educational approach immersed in innovation, technology, and student support. Galen College of Nursing is accredited to award an associate, baccalaureate, and master's degree.”

## Galen College of Nursing at a Glance



Largest educator of nurses in the south



### Requested Conditions

**Hours of Operation:** Monday-Friday, 8am – 5pm (with the occasional Saturday evening class)

**Anticipated Start Date:** June to August 2023 (online classes will begin immediately)

**Total Number of Students:** 800-1000 (within 3-4 years)

The total number of students at any given time will not exceed a maximum of 300 students' on campus. The reasoning for this is due to how the program is designed. During the cycle of a student a portion of their schooling will be held online, at campus, and in clinicals. The program is designed this way to ensure real hands-on experience is achieved and the best and most effective methods are utilized to guarantee that students become the most highly trained and skilled nurses upon graduation.

### Traffic Memo Details

Per the attached traffic memo, a detailed description is provided stating the reasons for the total number of needed parking spaces and the breakdown for the trip generation (pg. 2-3). The total number of parking spaces being provided was generated by *“the average number of students plus staff on campus each day ranges between a low of 220 and a high of 300. Therefore, the number of students used for trip generation was set at 300 (see traffic memo for additional details).”*

The trip generation that is anticipated to derive from this use is minimal and very similar to the existing use. The total number of AM and PM peak hour trips will only increase by a combined total of 57. This increase will not adversely impact the surrounding area or traffic operations.

If you have any questions, please feel free to contact me. Thank you.

Trenton Robertson, AICP  
Senior Consultant  
E trobertson@masterplantexas.com  
C 972-561-8732

## Technical Memorandum

**To:** City of Richardson

**From:** Scott Booth, PE, PTOE, RSP

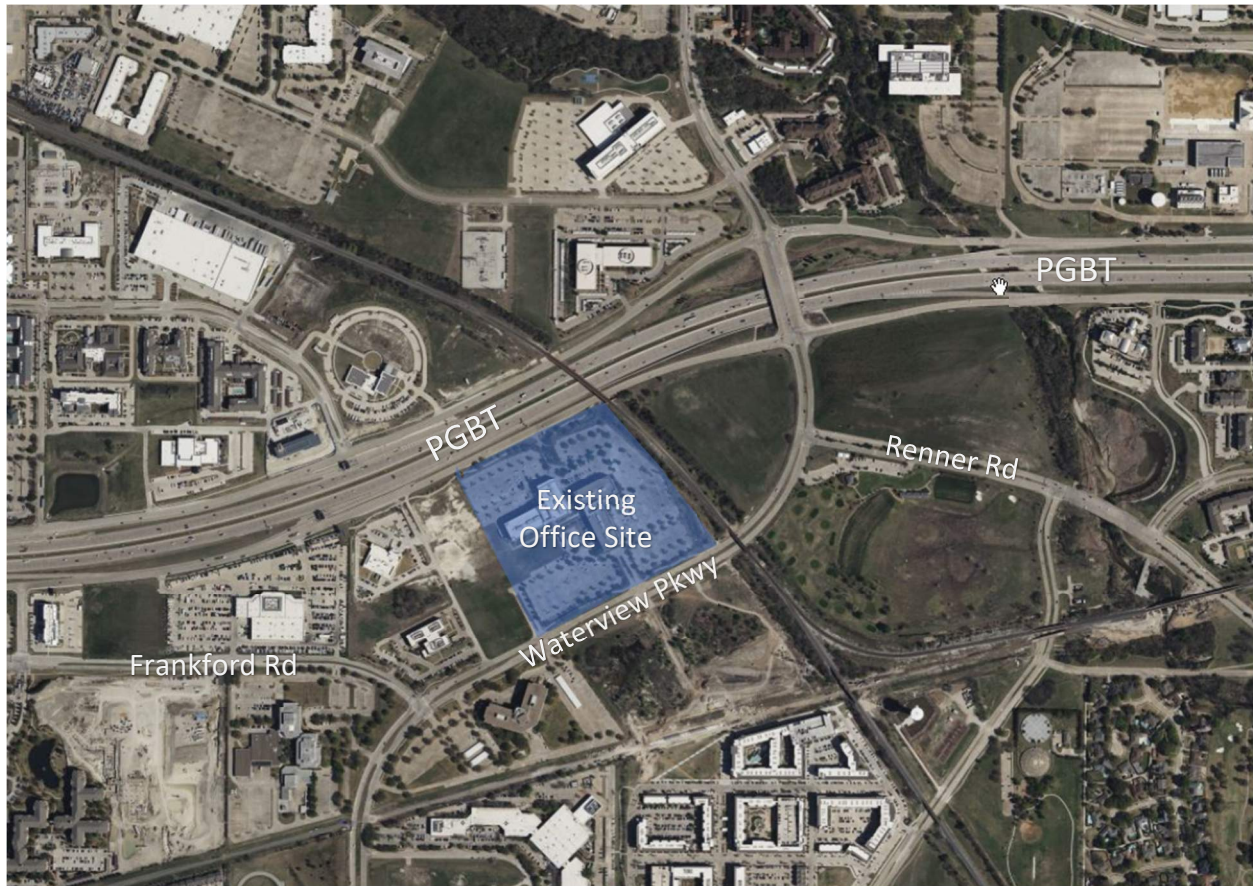
**Date:** February 23, 2023

**Re:** Trip Generation for Galen Nursing School - Richardson, Texas



*S. P. Booth*

LJA has been tasked with preparing a traffic review for the proposed Galen Nursing School Campus located in an existing office development in Richardson, Texas. The proposed school will utilize part of the existing space (approximately 41,000 square feet) in the office complex, which is located between President George Bush Turnpike (PGBT) and Waterview Parkway. Figure 1 below details the location of the existing office development.



**Figure 1 – Proposed Galen Nursing School Campus Location**

## SITE CHARACTERISTICS AND ACCESS

The existing development consists of two 3-story office buildings with a total square footage of 315,200. Per the original site plan, there are 1,542 parking spaces serving the development. The site is accessed via three driveways, one right-in/right-out driveway on the eastbound PGBT frontage road, and two full access driveways along Waterview Parkway. The eastbound PGBT frontage road is a one-way 3-lane roadway with a posted speed of 50 miles per hour. At the existing driveway there is a right-turn deceleration lane and an acceleration lane to the east of the driveway. Waterview Parkway is a 6-lane divided roadway with a posted speed of 40 miles per hour. There is no proposed change in access to the site associated with the addition of the Galen Nursing School Campus.

## BACKGROUND TRAFFIC

No traffic data was collected as part of this study. Using information from North Central Texas Council of Governments (NCTCOG) and TxDOT's traffic count databases, traffic volumes on key roadways near the development were identified. On the eastbound PGBT frontage road the Annual Average Daily Traffic (AADT) volume was recorded at nearly 8,800 vehicles per day. On Waterview Parkway, the bi-directional AADT was approximately 20,500 vehicles per day. In both cases, these volumes are less than half the projected capacity of the roadway per NCTCOG capacity estimates (21,000 vpd for a 3-lane frontage road and 44,000 vpd for a 6-lane divided roadway).

## TRIP GENERATION

The trip generation for the existing office building is shown in Table 1 below. The trip generation was calculated using the fitted equations from the *ITE Trip Generation Manual* for Land Use Code 710 (General Office Building). The unit variable is based on the gross leasable area (GLA) per 1,000 sqft units or 315.2 units total for the two buildings.

**Table 1 - Vehicle Trip Generation Totals for Proposed Development**

Land Use (ITE Code)	Units	AM Peak Trips (vph)			PM Peak Trips (vph)			Weekday 24-hour Trips
		In	Out	Total	In	Out	Total	
General Office Building (710)	315.2	395	54	449	73	358	431	3,150
<b>Total</b>		<b>395</b>	<b>54</b>	<b>449</b>	<b>73</b>	<b>358</b>	<b>431</b>	<b>3,150</b>

If 41,000 square feet is removed for the Galen Nursing School Campus the total units for trip generation for office calculations would be 274.2 units. It should be noted that this space was previously occupied by a call center. Since LJA, did not have specifics on the number of employees at the call center, the land use shown above was used to determine the trip generation. The call center likely generated higher traffic volumes than those for the General Office land use.

For the Galen Campus, the school provided student registration information that aided in development of generated trips in conjunction with ITE land use code 540 (Junior/Community College). The projected enrollment capacity for the Richardson campus is between 800 to 1,000 students. The College is not projected to grow to that size for several years. Of the total number of students enrolled at any given time approximately 50 percent will be enrolled in clinical rotations at local hospitals and healthcare



facilities and will not be at the campus. Students in the beginning terms of the program are taking general education courses online, greatly reducing the number of students on campus again, to leave at most, about a third of the school’s total enrollment that could potentially be scheduled for on campus classes. To more accurately project the number of students that may be on campus, Galen provided registration information from another campus in Austin that is similar to the proposed Richardson site.

Based on that registration information, the average number of students plus staff on campus each day ranges between a low of 220 and a high of 300. Therefore, the number of students used for trip generation was set at 300. From the ITE manual, the average number of students for a Junior College is 11,000. Because the number of on campus students is on the low end of the ITE trip generation, an average of the fitted equation and the average trip generation was used to calculate the trips shown in Table 2 below.

**Table 2 - Vehicle Trip Generation Totals for Proposed Development**

Land Use (ITE Code)	Units	AM Peak Trips (vph)			PM Peak Trips (vph)			Weekday 24-hour Trips
		In	Out	Total	In	Out	Total	
General Office Building (710)	274.2	351	48	399	65	319	384	2,791
Junior/Community College (540)	300	68	15	83	40	31	71	774
<b>Total</b>		<b>419</b>	<b>63</b>	<b>482</b>	<b>105</b>	<b>350</b>	<b>455</b>	<b>3,565</b>
<b>Change in Trip Generation</b>		<b>+24</b>	<b>+9</b>	<b>+33</b>	<b>+32</b>	<b>-8</b>	<b>+24</b>	<b>+415</b>

Based on the table above, the addition of the Galen Nursing School Campus at this site will result in a very slight net increase in development related trips. These minor increases are not unexpected given that school campus will generate trips throughout the day versus mainly at peak times like typical office use. Overall, the increase will have minimal impact to traffic operations at the site with 33 additional trips in the AM peak and 24 additional trips in the PM peak hour.

**ROADWAY CAPACITY**

As discussed above, both of the roadways adjacent to the site are at about 50 percent of capacity based on historical AADT traffic count data. The small increase in trip generation for the site will have minimal impact on the adjacent roadways. If the daily trip increase is equally split (approximately 208 vehicles per day) between the eastbound PGBT frontage road and Waterview Parkway, the traffic increase would be about 2.7 percent for the frontage road and approximately 1.2 percent for Waterview Parkway.

**PARKING**

The number of occupied parking spaces will vary during the day and the day of the week. Using the registration information, the peak number of students on campus is 300. The number of staff is 20 and does not vary. Using the peak number of students and staff on campus of 320 and assuming one vehicle per person, the potential maximum parking demand would be 320 spaces. It is recognized that some students may carpool, be dropped-off/picked-up, or use transit, but for the purpose of estimating maximum parking these were not accounted for.

## **SUMMARY**

Based on the traffic analysis presented above, it is anticipated that the conversion of existing space for the Galen Nursing School Campus will have minimal impact on the overall operation of the adjacent roadways. Capacity estimates and projected volumes (background plus the net increase in development trips) indicate that there is sufficient spare capacity to accommodate the minor increase traffic related to the proposed development.

**ZF 23-03 SITE PHOTO**





# Notice of Public Hearing

## City Plan Commission

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

### SPECIAL PERMIT

**File No.:** ZF 23-03  
**Applicant:** Trenton Robertson, Masterplan  
**Location:** (See map on reverse side)  
**Request:** **ZF 23-03 Special Permit – Galen Nursing School:** Consider and act on a request for approval of a Special Permit for a private university located within an existing building on a 10.34-acre lot currently zoned TO-M Technical Office, located at 1301 W. President George Bush Highway, on the south side of President George Bush Highway and the north side of Waterview Parkway. Owner: Allison Hasselteg, CIO 190, Limited Partnership. Staff: Derica Peters.

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

**TUESDAY, MARCH 7, 2023**  
**7:00 p.m.**  
**Richardson ISD Administration Building**  
**400 S. Greenville Avenue**  
**Richardson, Texas 75081**

*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 will be allocated a maximum of 3 minutes each to address the City Plan Commission to express whether they are in favor or opposed 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>.

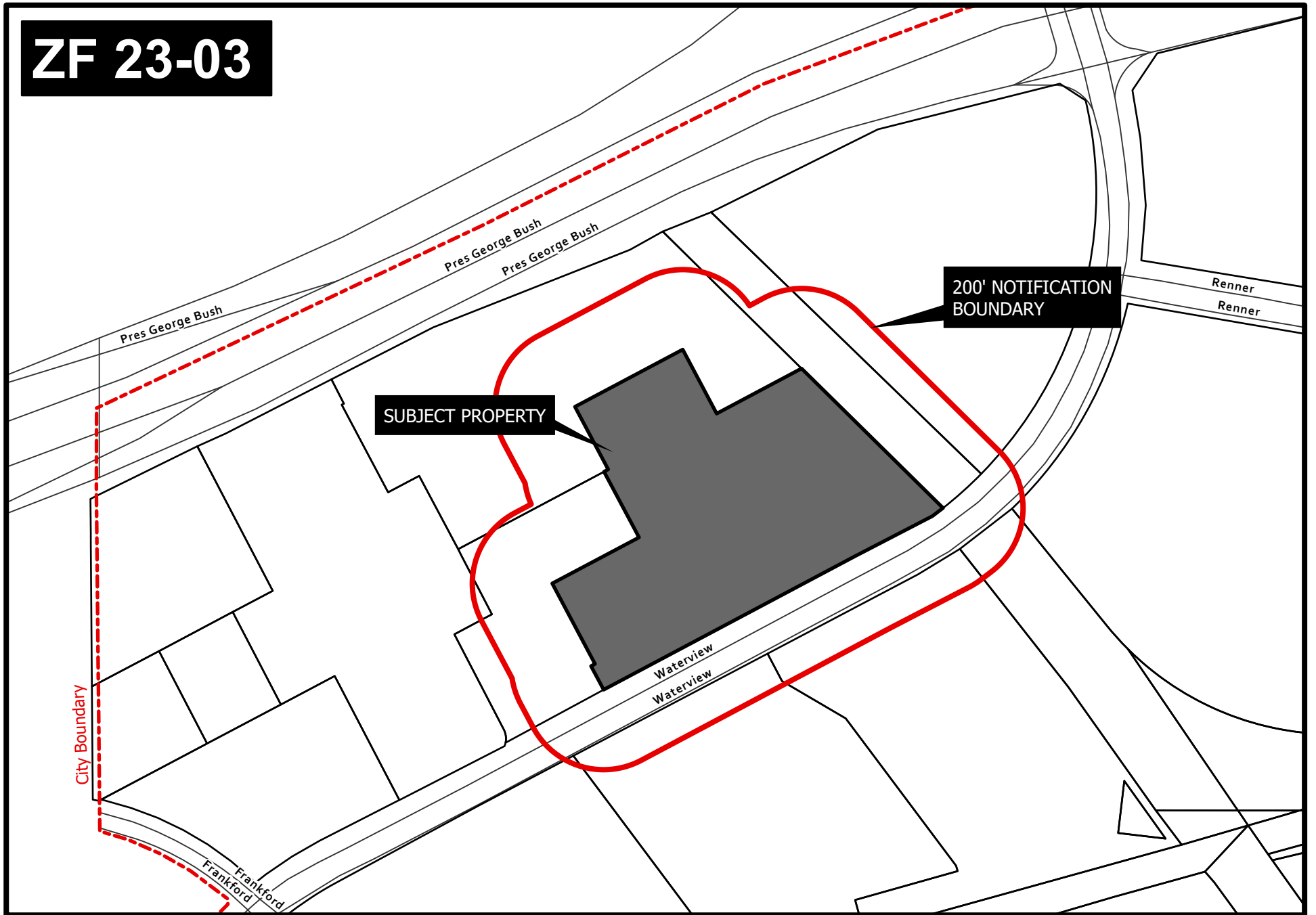
*The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions, or recommend denial. Final approval of this application requires action by the City Council.*

**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 23-03.

Date Posted and Mailed: February 24, 2023

**ZF 23-03**



**ZF23-03 Notification Map  
Special Permit  
Galen Nursing 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

3400 WATERVIEW LLC  
16250 KNOLL TRAIL DR STE 210  
DALLAS, TX 75248

BOARD OF REGENTS OF THE UNIVERSITY OF  
TEXAS SYSTEM-OFFICE OF GENERAL  
COUNSEL- REAL ESTATE OFFICE  
210 W 7TH ST  
AUSTIN, TX 78701

CIO 190 LIMITED PARTNERSHIP  
500 N AKARD ST STE 2960  
DALLAS, TX 75201

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KANSAS CITY SOUTHERN RAILROAD  
COMPANY-KANSAS CITY SOUTHERN LINES  
PO BOX 219335  
KANSAS CITY, MO 641219335

UNIVERSITY OF TEXAS  
ATTN; REAL ESTATE  
210 W 7TH ST  
AUSTIN, TX 78701

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COUNSEL- REAL ESTATE OFFICE  
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AUSTIN, TX 78701

GRANITE 190 CENTER LTD  
5601 GRANITE PKWY STE 1200  
PLANO, TX 75024

GEORGE BUSH HIGHWAY INVESTMENT LLC  
670 W CAMPBELL RD STE 100  
RICHARDSON, TX 750803395

**TRENTON ROBERTSON  
MASTERPLAN  
2201 MAIN ST, SUITE 1280  
DALLAS, TX 75201**

**ALLISON HASSELTEG  
CIO 190 LIMITED PARTNERSHIP  
901 MAIN ST, SUITE 4200  
DALLAS, TX 75201**

**ZF 2303  
GALEN NURSING SCHOOL**