

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

The Richardson City Plan Commission met on March 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  
Gwen Walraven, Commissioner  
Joe Costantino, Commissioner  
Nate Roberts, Commissioner  
Gary Beach, Commissioner

**MEMBERS ABSENT:** Michael Keller, Commissioner

**CITY STAFF PRESENT:** Sam Chavez, Director - Development Services  
Chris Shacklett, Asst. Director of Development Svcs. – Planning  
Derica Peters, Senior Planner  
Connie Ellwood, Executive Secretary  
Danika Endevoets, Administrative 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 February 7, 2023.**

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

**PUBLIC HEARINGS**

- 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: Jeremy Thomasson, CAF Management, representing NTHP La Mirada, Inc. and CAF Capital. Staff: Derica Peters.*

Ms. Peters began by stating Zoning File 23-02 was a request for a Major Modification to allow outdoor amenity improvements at the La Mirada Apartments. The subject site was located east of Coit Road and north of Spring Valley Road. The subject site was zoned as part of the West Spring Valley Corridor Planned Development and was developed as a multiple-building

garden apartment style complex comprising approximately 660 units. The area to the north was developed as single-family residential. To the east was multi-family and condos. South of the property was more multi-family as well as commercial and retail uses. To the west, across Coit Road was the City of Dallas and further to the south was the City of Dallas across Spring Valley Road.

Ms. Peters explained the West Spring Valley Corridor Planned Development (PD) is unique in that if a property was considered non-conforming, they were not allowed to make modifications unless they were related to repair or maintenance. The site was considered legal non-conforming and had been since the PD was adopted. Since the proposed amenities were not related to repair or maintenance, the applicant was requesting a Major Modification which would need to go through the public hearing process and be considered by the City Plan Commission (CPC) and City Council in the same manner as a zoning change.

Ms. Peters continued by describing the proposed amenities which included two (2) outdoor kitchen islands with two (2) gas grills in each island, a dog park and two (2) wooden arbors within the southwest courtyard area. The outdoor kitchen islands were constructed with a stone facade and located in two (2) of the pool areas. The dog park was fully enclosed by a four (4) to five (5) foot tall tubular steel fence. It was approximately 25-foot by 60-foot. Ms. Peters showed a photo of the courtyard where the wooden shade arbors are proposed.

In summary, the applicant requested a Major Modification because they were going beyond what was allowed for a non-conforming property in this PD. The Major Modification would be limited to the four (4) items listed on the concept plan, to include the two (2) outdoor kitchen islands, the dog park, and the installation of the arbors.

Ms. Peters concluded her presentation stating there had not been any correspondence related to the request, then made herself available for questions.

Commissioner Costantino wanted to clarify the improvement process had started, but the applicant realized they were not allowed to install amenities because of the restrictive nature of the PD where the subject site was located. He also clarified there were other locations in the City where the amenities could be installed without coming before the Commission.

Ms. Peters confirmed that was correct. The restrictive language of the ordinance limits the improvements to those on the property at the time of ordinance adoption.

With no further questions for staff, Chairman Marsh asked the applicant to come forward for presentation.

Mr. Jeremy Thomasson, 3301 Canyon Creek Drive, Richardson, Texas came forward to speak on behalf of the request. He stated CAF Companies was a property management company that owned and managed over seventy-five (75) properties and explained where these were located. He stated they own and manage properties as well as fee manage others' properties. They acquired the subject property in 2021. Planned improvements amounted to approximately

\$8,000 per unit and were related to interior renovations. This included the renovation of a clubhouse to offer KidsU services which was an after-school care program free for residents.

Mr. Thomasson concluded his presentation addressing questions from the briefing session. He stated the outdoor kitchen islands would have propane grills. He also spoke to the amenities that were already put in place stating the improvements were typical for these types of multi-family developments and were not aware the PD did not allow the improvements. They have acknowledged they made upgrades without a permit that violated the PD; therefore, they were requesting approval of the Major Modification to allow for the upgrades to remain. He then made himself available for questions.

Commissioner Southard asked how many children participate in the KidsU program.

Mr. Thomasson responded that the census reflected there were fifty-five (55) kids signed up for the program. KidsU was a professional non-profit company who provided this service to the residents. The service would run from the end of the school day until approximately 6:00 p.m. when parents typically pick their children up.

Chairman Marsh asked about the status of the \$7,000,000 in planned improvements and if those would rise to the status of a Major Modification.

Mr. Thomasson responded the improvements were designed to address updating interiors, facades, and roof repairs, all of which were allowed. The issue arose when the proposed amenities were constructed. The funds were allocated primarily for unit upgrades.

Chairman Marsh asked staff if there were plans to make changes to this zoning district and the standards that were in place.

Mr. Shacklett responded nothing in the near term was planned for this district. The City had begun the update process of the Comprehensive Plan, and it was possible that West Spring Valley could be further studied.

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 submitted a card stating support but did not speak:

- Jacob Faulkner, 12330 Research Road, Frisco, Texas

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

- Jacalyn Durrett, 1252 Donna Drive, Richardson, Texas

Mr. Thomasson stated there was no plan for adding parking to the subject property, and it was not part of their budget. The current parking ratios were in conformance with current parking requirements. No changes would be made to the footprint of the site as it relates to buildings, parking or parking structures.

Commissioner Southard asked what the occupancy rate was when the property was purchased versus what it was currently. He also asked about the status of the unit upgrades.

Mr. Thomasson responded the occupancy rate was approximately 95% and was about 90% when it was purchased. He then stated they were approximately 50% complete with the upgrades.

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

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

**Motion:** Commissioner Roberts made a motion to recommend approval of Zoning File 23-02 – Major Modification – La Mirada Apartments as presented. Seconded by Commissioner Beach. Motion Passed 6-0.

- 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.*

Ms. Peters began by stating Zoning File 23-03 was a request by Galen College of Nursing for a Special Permit for a private university. The site was 10.34 acres and was developed with a 3-story, 157,592-square foot multi-tenant office building. The site was part of a 2-lot development. The property adjoining it to the west was also developed with a similar 3-story office building. The subject site was zoned TO-M Technical Office and was surrounded by undeveloped property to the east also zoned TO-M Technical Office. There was undeveloped property to the south and to the west that was zoned PD Planned Development. To the north across the highway was the City of Plano.

The applicant intended to lease approximately 41,000 square feet and would be occupying a portion of the first and second floor. The applicant had stated they were accredited to award various degrees in the nursing field. Their college currently had seventeen (17) campuses across the country. Enrollment for the subject site was at a projected maximum enrollment of 1,000 students, of which 50% were expected to be off-site at clinical rotations. Additionally, students in the early stages of the program attend courses online, therefore only 1/3 of the total enrollment would be on campus at a given time. The applicant stated the projections were based on a similar campus in Austin, Texas. Based on the projections, they expected a maximum of 300 student on-site at a given time.

Ms. Peters continued stating the site was accessible by three (3) driveways. There was one (1) driveway to the north off the frontage road and two (2) driveways to the south on Waterview Parkway. As part of the application, a trip generation study was submitted comparing the traffic

impacts of a private university that was limited to 300 students per day, versus that of an office use. Findings were that there was a slight increase in the total daily trips. Staff reviewed the study and found it did not warrant a Traffic Impact Analysis (TIA) as long as the student attendance rate was limited to a maximum of 300 students. Based on this, a condition was added to the Special Permit limiting the maximum number of students allowed on campus.

Ms. Peters stated approximately 20,000 square feet of the 41,000-square foot lease space would be dedicated to classrooms and study areas. The City did not have a parking ratio established for a private university; therefore, staff was utilizing a similar ratio for a technical training school which required one (1) parking space per 100 square feet of classroom space. This parking ratio has also been applied to other private universities that had come before the CPC for a Special Permit. Based on the 20,000 square feet of classroom and study areas, the use would be required to provide 200 parking spaces. After accounting for the parking needs for the remainder of the tenants in the office building, the site could provide 381 parking spaces for the private university.

Ms. Peters concluded her presentation by providing a summary of the request and the proposed conditions related to the Special Permit.

Ms. Peters concluded her presentation stating no correspondence had been received regarding this request, then made herself available for questions.

Mr. Trenton Robertson, 2201 S. Main Street, Suite 1280, Dallas, Texas, with Masterplan, came forward to introduce Kathy Dwyer of Galen College of Nursing.

Ms. Kathy Dwyer, 3050 Terra Crossing Boulevard, Louisville, Kentucky came forward to speak on behalf of the request. She spoke about Galen's vision which was to change the life of one (1) person to impact the lives of many. They typically attract a more mature student, for example someone that may have already had a career or may have already attended some college. She provided statistical data on the diversity of the student population, and many were parents, first-time college students and had financial need. Galen College of Nursing focused on nursing and was the largest provider of nursing education in the south. She spoke to the extreme nursing shortage and that these schools are necessary. Galen has locations in Austin, San Antonio, and Houston, and they have graduated over 4,000 nurses in the State of Texas. She concluded her presentation and made herself available for questions.

Mr. Robertson came forward to speak about Galen expressing that they wanted to be a good partner for the community. He stated they would occupy a location where there would be no significant changes to the site or building architecture. He reiterated the use was consistent and complementary to the surrounding uses and would provide a positive impact. He concluded his comments and made himself available for questions.

Chairman Marsh asked why the building and location were selected and did the proximity to UTD have any influence on that decision.

Mr. Robertson responded stating access was a major factor, as well as being surrounded by Dallas and other major cities, and it would be centrally located.

Ms. Dwyer stated the building location was selected because of the location and that it was a beautiful building and provided great lighting. She stated that UTD being nearby was not a factor in the choice as it would not impact the nursing education programs.

Chairman Marsh confirmed that there were no other Galen locations within the Dallas area.

Ms. Dwyer confirmed that was correct.

Commissioner Costantino asked if the class schedules for the 300 on-site students was staggered.

Ms. Dwyer confirmed their attendance times would be staggered.

Chairman Marsh asked how late the school would be open.

Ms. Dwyer responded courses conclude between 5:00 p.m. and 6:00 p.m. They did have locations that offered evening programs. Evening courses could potentially be offered in the future.

Commissioner Roberts asked if food services would be available.

Ms. Dwyer responded yes, there was an on-site cafe. She continued stating there was also an on-site fitness center that would be available to students.

Commissioner Southard asked if students were currently enrolled.

Ms. Dwyer stated there were students currently enrolled. The first part of their education was general education consisting of online courses. The general education lasted approximately one (1) year. They did anticipate having students on-site in the summer.

Commissioner Southard asked if the interior of the building would be modified.

Ms. Dwyer responded they would be making some modifications to the interior.

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 individuals submitted a card stating support but did not speak:

- Dr. Nakia Troutman, 26850 US Highway 380 E, #4501, Aubrey, Texas
- Scott Booth, 6060 N. Central Expressway, Suite 400, Dallas, Texas
- Kevin Denman, 355 W. MLK, Charlotte, North Carolina

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

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

**Motion:** Commissioner Beach made a motion to recommend approval of Zoning File 23-03 – Special Permit – Galen Nursing School as presented. Seconded by Commissioner Roberts. Motion Passed 6-0.

**ADJOURN**

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 7:44 p.m.

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Bryan Marsh, Chairman

