

# City of Richardson City Plan Commission Agenda Packet Thursday, October 5, 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**  
**THURSDAY, OCTOBER 5, 2023, AT 7:00 P.M.**  
**RICHARDSON CITY HALL**  
**2360 CAMPBELL CREEK BOULEVARD, SUITE 525**  
**RICHARDSON, TX 75082**

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The City Plan Commission meeting will be held in the Multipurpose Room #CH 157 of the Richardson City Hall located at 2360 Campbell Creek Boulevard, Richardson, TX 75082. Members of the public may also watch City Plan Commission (CPC) meetings online (<https://www.cor.net/city>). **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: 6:00 P.M.** Prior to the regular business meeting, the City Plan Commission will meet with staff in Multipurpose Room #CH 157 at the above listed address to receive a briefing on:

- A. Review and discuss the Comprehensive Plan Update and Community Summit Two**
  - B. Discussion of regular agenda items**
  - C. Staff report on pending development, zoning permits, and planning matters**
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**REGULAR BUSINESS MEETING: 7:00 P.M. – MULTIPURPOSE ROOM #CH 157**

**MINUTES**

1. **Approval of minutes of the regular business meeting of September 19, 2023.**

**PUBLIC HEARING**

2. **Zoning File 23-10 – Special Permit – Shredder:** Consider and act on a request for approval of a Special Permit for a Commercial Entertainment, Indoor use (indoor ski and snowboard school) located within an existing building on an 8.1-acre lot currently zoned Collins/Arapaho TOD & Innovation District PD Planned Development (Station Area Sub-District), located at 1002 N. Central Expressway, at the northeast corner of Central Expressway and Arapaho Road. *Property Owner: Rick Currey, representing AF 1002 N. Central Ltd. Staff: Derica Peters.*
3. **Zoning File 23-11 – Special Permit – Boss Nail Academy:** Consider and act on a request for approval of a Special Permit for a nail technician school located within an existing building on a 3.2-acre lot currently zoned LR-M(2) Local Retail, located at 521 W. Campbell Road, on the south side of Campbell Road, east of Nantucket Drive. *Property Owner: Genesis Sanchez, representing Prosperity Assets, Ltd. c/o TY Commercial Group. Staff: Derica Peters.*

**ADJOURN**

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT RICHARDSON CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, SEPTEMBER 29, 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 [ADACCOORDINATOR@COR.GOV](mailto:ADACCOORDINATOR@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.



# Briefing Item A

Review and Discuss the Envision Richardson  
Comprehensive Plan Update  
and Community Summit 2



TO: City Plan Commission

FROM: Keith Krum, AICP *KBK*  
Planning Projects Manager

DATE: September 29, 2023

SUBJECT: Envision Richardson Comprehensive Plan Update Briefing

At your meeting on Thursday, October 5, 2023, staff will present a briefing on status of the Envision Richardson Comprehensive Plan Update project. Topics will include:

- A look at the goals and intended outcomes for the project's three Community Summits
- A summary of public engagement activities for Community Summit 2.
- An overview of Community Summit 2 public input topics and content
- Summit 2 will take place October 1 through November 5 with two open house events:
  - o Open House 1 is scheduled for Tuesday, October 10 at City Hall.
  - o Open House 2 is scheduled for Saturday, October 28 at Heights Recreation Center.



# Agenda Item 1

Approval of the Minutes of the September 19, 2023  
City Plan Commission Meeting

**CITY OF RICHARDSON**  
**CITY PLAN COMMISSION MINUTES – SEPTEMBER 19, 2023**

The Richardson City Plan Commission met on September 19, 2023, at 7:00 p.m. at the Richardson ISD Administration Building, 400 S. Greenville Avenue, Richardson, TX 75081.

**MEMBERS PRESENT:** Bryan Marsh, Chairman  
Kenneth Southard, Vice Chairman  
Nate Roberts, Commissioner  
Gary Beach, Commissioner  
Sebrena Bohnsack, Commissioner

**MEMBERS ABSENT:** Byron Purdy, Commissioner  
Joe Costantino, Commissioner  
Gwen Walraven, Commissioner  
Michael Keller, Commissioner

**CITY STAFF PRESENT:** Chris Shacklett, Asst. Director of Development Svcs. – Planning  
Dan Tracy, Asst. Director of Development Svcs – Development & Engineering  
Derica Peters, Senior Planner  
Aaron Zilz, Planner II  
Anna Jo Castaneda, Executive Secretary  
Alayna Pangus, 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 September 5, 2023.**

**Motion:** Vice Chairman Southard made a motion to approve the minutes as presented. Seconded by Commissioner Bohnsack. Motion passed 5-0.

**CONSENT AGENDA**

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

- 2. Replat – Spring Valley Business Park Addition Lot 1A, Block B:** Consider and act on a request for approval of a replat of Lot 1, Block B of Spring Valley Business Park Addition to abandon easements and dedicate easements and right-of-way to accommodate a proposed multi-family development. The 3.78-acre tract of land is located at 111 W. Spring Valley Road, at the southeast corner of W. Spring Valley Road and S. Sherman Street. *Property Owner: Lang Spring Valley, LLC. Staff: Aaron Zilz.*

**Motion:** Commissioner Bohnsack made a motion to approve the Consent Agenda as presented. Seconded by Commissioner Roberts. Motion Passed 5-0.

### **PUBLIC HEARING**

- 3. Zoning File 23-09 – Planned Development & Special Permit – Clearwater Express:** Consider and act on a request to rezone 3.4 acres located at 524 and 528 Centennial Boulevard, on the south side of Centennial Boulevard, west of Audelia Road, from PD Planned Development for the O/C Office/Commercial District with modified development standards to PD Planned Development for the O/C Office/Commercial District with modified development standards for a revised concept plan and for approval of a Special Permit for a carwash. *Property Owner: Sreelakshmi Tinnanooru, Vensha Group Property, LLC and Tim Hughes, Centennial Blvd LP. Staff: Derica Peters.*

Ms. Peters began by stating the subject property was zoned PD Planned Development for the O/C Office/Commercial District with modified development standards per Ordinance 4266. The adjacent properties have been developed with a mix of commercial uses. The subject property is part of the original Town of Buckingham and is regulated by the Buckingham Area Zoning Ordinance. In 2018, the zoning on the subject properties was modified to allow the western lot to be developed as a childcare center on a lot without frontage (Tract 1) and to allow the eastern lot (Tract 2) to be developed as a flag lot. Tract 1 has been developed with a 10,000-square foot, single story childcare center. Tract 2 is an undeveloped lot, however, the approved concept plan reflected a 22,000-square foot office or commercial building.

Ms. Peters stated the applicant has requested to rezone the property to provide a revised concept plan reflecting a carwash on Tract 2. The applicant has proposed a 1-story, 4,954-square foot carwash building with a drive-through wash tunnel and (20) covered vacuum bays. There would be no exterior mechanical equipment. There will be four (4) employees, and the proposed hours of operation are 7:30 a.m. to 8:00 p.m. during the summer and 7:30 a.m. to 7:00 p.m. during the winter.

Ms. Peters presented an exhibit that demonstrated how cars would enter the site, circulate through the payment station and wash tunnel, and then exit the site or circulate into the vacuum bay area. The Buckingham Area Zoning Ordinance does not provide a parking ratio for a carwash. Staff requested the applicant to provide parking for the office use at the Code required parking ratio of one (1) space per 333 square feet. The building contains a 273-square foot office; the applicant stated they would provide five (5) parking spaces on site to accommodate their employees.

Ms. Peters stated a 4-foot-tall evergreen shrub row would be planted along the west property line to provide a buffer between the vehicle queuing area and the childcare center to the west. The applicant stated it takes a vehicle approximately 2.5 minutes to exit the wash tunnel once the customer has paid at the pay station. During peak hours there would be an estimated seventy (70) vehicles being washed in an hour. Staff reviewed the applicant's proposed trip generation and determined no additional traffic studies were necessary. The most recently approved Special Permit for a carwash was at the southeast corner of Campbell Road and Plano Road.

The carwash is a similar self-service carwash facility that provides fourteen (14) vacuum bays and four (4) parking spaces.

Ms. Peters presented the approved childcare center elevations which would continue to be part of the PD ordinance; no modifications were proposed to the existing building. She also presented the proposed building elevations for the carwash. She stated the building height would be 29.5 feet tall. The building would be constructed of beige and gray split-face CMU with metal trim and cast stone accents. She also presented a detail of the pay station canopy and vacuum bay canopies. She discussed the architectural features and windows located on the east and west sides of the building. Ms. Peters also presented site photos of the subject property and surrounding properties.

Ms. Peters provided a summary of the request and the conditions to be included if the Commission recommended approval.

Ms. Peters concluded her presentation stating staff received one (1) speaker card in opposition to this request. The opposition was not from an owner within the 200-foot notification area. Ms. Peters then made herself available for questions.

With no questions of staff from the Commission, Chairman Marsh invited the applicant forward to present the request.

Ms. Heather Rimmer, 4317 Marsh Ridge, Carrollton, Texas, representing Cross Development, came forward to address the Commission.

Commissioner Roberts asked how much water would be used to wash seventy (70) vehicles per hour or how much water was used per vehicle.

Ms. Rimmer stated she did not know specifically how many gallons of water was used for each vehicle. She stated the carwash uses water reclaim tanks so that water can be filtered and reused.

Commissioner Roberts restated the question and asked about how much water would be used.

Ms. Rimmer stated it depends on the volume of the wash, but the demand for water will be less than older carwashes.

Vice Chairman Southard asked if Clearwater employees would monitor the activity in the vacuum bay areas.

Ms. Rimmer stated a manager was always present along with employees guiding vehicles into the wash tunnel and employees in the vacuum bay area providing towels and window washing fluid. She also stated the carwash would be well lit and continually monitored during business hours.

Vice Chairman Southard asked if Ms. Rimmer represented any other carwash operators.



Ms. Rimmer stated she only represented Clearwater, and the closest location would be the recently opened location in McKinney; other locations included Cleburne and Terrell.

Vice Chairman Southard asked how supplies were delivered.

Ms. Rimmer stated supplies are delivered in smaller box trucks and the carwash has an equipment room to store supplies.

Vice Chairman Southard asked if all the storage for vacuum compressors and filtration equipment was all located inside the building.

Ms. Rimmer replied yes.

Chairman Marsh asked if Clearwater would be the owner of the property if the zoning were approved.

Ms. Rimmer stated they would be the owner.

Chairman Marsh asked Ms. Rimmer if she was aware of any issues regarding access with the soccer fields to the south.

Ms. Rimmer stated there were no access issues due to the multiple entry points and that they vetted the site by observing the soccer field to monitor the traffic flow.

Chairman Marsh asked why they selected the site since there is no frontage on a major street.

Ms. Rimmer stated that they look for synergy with other tenants such as being located near a grocery store.

Vice Chairman Southard asked if they would share the existing monument along Centennial with the childcare center.

Ms. Rimmer stated they would share the sign with the childcare center.

Commissioner Beach asked how much fresh water the carwash would use in a day. He stated the water recycling was positive, but he was still concerned with how much water the carwash might use.

Ms. Rimmer stated it depended on the volume, but the underground reclamation system, which costs \$150,000, would reduce the amount of water usage.

Vice Chairman Southard asked when construction would start and how long would it take if they were approved.

Ms. Rimmer stated there was a 6-month building period and it would take six (6) weeks to prepare plans once the Special Permit was approved. She estimated the date to be in the Spring of 2024. She also stated that they use a 2-inch water meter.

Chairman Marsh asked staff if they could comment on the size of the meter.

Mr. Dan Tracy stated a 2-inch water meter was typical for a retail site.

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

Seeing none, Chairman Marsh asked for a motion to close the public hearing.

Vice Chairman Southard made a motion to close the public hearing. Commissioner Beach seconded the motion. Motion passed 5-0.

Chairman Marsh stated he wanted to see the property developed. He did not see any carwashes in the immediate area. He felt the use was similar to the carwash at Campbell Road and Plano Road, and he did not anticipate any queuing issues. He also did not have concern with access around the site.

**Motion:** Chairman Marsh made a motion to approve the request as presented. Vice Chairman Southard seconded the motion. Motion passed 3-2 (Commissioner Roberts and Commissioner Beach opposed).

**ADJOURN**

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 7:28 p.m.

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Bryan Marsh, Chairman

# Agenda Item 2

Zoning File 23-10:  
Shredder Ski School

## ZONING FILE 23-10

### **Attachments:**

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



**TO:** City Plan Commission  
**FROM:** Derica Peters, AICP, Senior Planner – Planning *DP*  
**DATE:** October 5, 2023  
**RE:** **Zoning File 23-10: Special Permit –Shredder Ski School**

### REQUEST

A request for approval of a Special Permit for a Commercial Entertainment, Indoor use (indoor ski and snowboard school) located within an existing building on an 8.1-acre lot currently zoned Collins/Arapaho TOD & Innovation District PD Planned Development (Station Area Sub-district), located at 1002 N. Central Expressway, at the northeast corner of Central Expressway and Arapaho Road.

### APPLICANT/PROPERTY OWNER

Robert Lacey, Shredder / Rick Currey, representing AF 1002 N. Central Ltd.

### EXISTING DEVELOPMENT

The site is developed with six (6) single-story buildings totaling approximately 117,000 square feet of commercial lease space.

### ADJACENT ROADWAYS

**U.S. Highway 75:** 199,120 vehicles per day on all lanes, northbound and southbound, north of Belt Line Road (2020).

**E. Arapaho Road:** 35,200 vehicles per day on all lanes, eastbound and westbound, west of Grove Road (2021).

### SURROUNDING LAND USE AND ZONING

**North:** Restaurant; PD Planned Development  
**South:** Retail/Commercial; PD Planned Development, O-M Office, LR-M(2) Local Retail and I-M(1) Industrial  
**East:** Public (DART Arapaho Center Station); PD Planned Development  
**West:** Institutional; O-M Office

## FUTURE LAND USE PLAN

### **Collins/Arapaho TOD & Innovation District:**

Although the subject property is designated as Transit Village on the Future Land Use Plan, the property was recently rezoned as part of the Station Area Sub-district of the Collins/Arapaho TOD & Innovation District Form Based Code. The vision for the Station Area Sub-district is to position the DART Arapaho Center Station as a high density, transit-oriented, mixed-use gateway to the Innovation District by increasing flexibility to maximize development potential around the station. The Sub-district will encourage efficient, compact land use patterns and will be highly walkable and bikeable to connect residents and employers to jobs and amenities and further capitalize on the Sub-district's light rail and bus transit assets. Greenville Avenue will be redesigned to function as a multi-modal signature street with active ground-floor uses fronting the station. High quality building design and construction materials are encouraged that will support existing and new business uses, promote new residential uses, and bring a wider range of service, support and activities to the Sub-district.

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

North: Collins/Arapaho TOD & Innovation District

South: Enhancement/Redevelopment & Main Street/Central Expressway Form Based Code

East: Collins/Arapaho TOD & Innovation District

West: Community Commercial

## EXISTING ZONING

PD Planned Development Collins/Arapaho TOD & Innovation District Form Based Code – Station Area Sub-district (Ordinance 4322).

## 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:**

The subject property was developed in 1973 with six (6) buildings that contain office, retail, and warehouse space, totaling approximately 117,000 square feet. The property was zoned I-M(1) Industrial in 1961. The property was subsequently rezoned in 1972 and 1983 to allow retail uses in addition to those industrial uses allowed in the I-M(1) Industrial District. In 2019, the site was rezoned to PD Planned Development Collins/Arapaho TOD & Innovation District Form Based Code – Station Area Sub-district.

### **Request:**

The applicant is requesting a Special Permit for an indoor ski and snowboard school, which is defined as a “Commercial Entertainment, Indoor” use in the PD. The use is defined as:

*Commercial Entertainment, Indoor – a facility for any indoor profit-making activity which is providing participatory or spectator activities, such as, but not limited to, motion picture theatres, bowling alleys, video game rooms, e-sports, billiard halls, indoor skating rinks, bingo parlors, rock climbing walls, indoor playgrounds, trampoline parks, bounce house facilities, escape rooms and similar entertainment activities.*

Although the facility will be utilized for training purposes rather than entertainment purposes, staff determined the proposed use was most closely aligned with this definition.

The applicant intends to occupy a 4,700-square foot lease space located in the southern portion of the southern-most building, Building #2, as shown on the Concept Plan (Exhibit “B”). The facility will offer indoor activities to introduce and strengthen skiing and snowboarding fundamentals for children of all ability levels from the ages of ten (10) months up to ten (10) years of age. The proposed floor plan (Exhibit “C”) illustrates how the facility will be designed to accommodate equipment and structures to simulate the elements of mountain skiing and snowboarding. The facility will include a 6-foot-tall and 10-foot-tall ramp to simulate a ski slope. Open areas for pre-training instruction, balance activities and strength training are also provided.

The facility will be open for classes daily from 8:00 a.m. to 9:00 p.m. The applicant has stated there will be a maximum of fifteen (15) students and three (3) staff on shift during operating hours. In addition to ski and snowboard instruction, the facility will also host birthday parties, parents’ night out events and summer/holiday camps. There are no proposed modifications to the exterior of the building.

The site provides 306 parking spaces; 178 parking spaces are required based on the parking regulations within the PD. However, this specific PD only requires additional parking for new building area; therefore, uses within the building may change without modifying the number of required parking spaces. Based on the anticipated occupancy of the facility, fifteen (15) to twenty (20) parking spaces would accommodate the use.

**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 accept the applicant’s request as presented, the motion should include the following special conditions:

1. A Special Permit shall be granted to allow a commercial entertainment, indoor use for an indoor ski and snowboard school and shall be limited to the lease space as shown on the Concept Plan attached hereto as Exhibit “B” and made a part thereof.
2. No other person, company, business, or legal entity may operate a commercial entertainment, indoor use for an indoor ski and snowboard school on the Property other than Shredder. The Special Permit granted pursuant to this Ordinance

automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

3. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.

**Council Hearing Date:** The earliest possible City Council hearing date is October 23, 2023.



**ZF 23-10**

C-M 749

O-M 2163

Central Expy

N Greenville Ave

Woodall Dr

PD 4322

**SUBJECT PROPERTY**

W Arapaho Rd

E Arapaho Rd

C-M 3011

O-M / I-M(1) / LR-M(2) 634/688

Winterurban St

PD 4191

2782

N Dorothy Dr

**ZF 23-10 Aerial & Zoning Map**  
**Special Permit - Shredder Ski School**  
**1002 N. Central Expressway**

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

**SURVEYOR'S NOTES:**

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000136506.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0205K, with an effective date of July 7, 2020, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

**NOTE REGARDING UTILITIES**

Source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.

Utility locations are per observed evidence and the below sources:  
 DigTess - Ticket #2058349313  
 Maps/Plans:  
 Water & Sanitary Sewer plans prepared by Cook and Hultt, Inc. signed by Jack C. Cook, March 4, 1970.  
 Paving & Drainage Improvements Construction Plans prepared by Forrest and Cotton, Inc. Consulting Engineers, signed by J. Carroll Finkles.

**ALTA/NSPS NOTES**

- Regarding Table "A" Item 2: Property address: "1002 N. Central Expressway" & "1002 N. Central Expressway" according to Dallas County Appraisal District and posted on the existing building.
- Regarding Table "A" Item 6: No zoning report was provided at time of survey.
- Regarding Table "A" Item 14: The southwest corner of the site is located at the northeast intersection of N. Central Expressway and Arapaho Road.
- Regarding Table "A" Item 16: No evidence of recent earth moving work, building construction, or building additions was observed during the process of conducting fieldwork.
- Regarding Table "A" Item 17: No information regarding changes in proposed right-of-way was provided to the surveyor. No Evidence of recent street or sidewalk construction was observed during the process of conducting fieldwork.

**STRIPED UNMARKED SPACES:** 313

**STRIPED HANDICAP-MARKED SPACES:** 3

**SITE BENCHMARKS:**

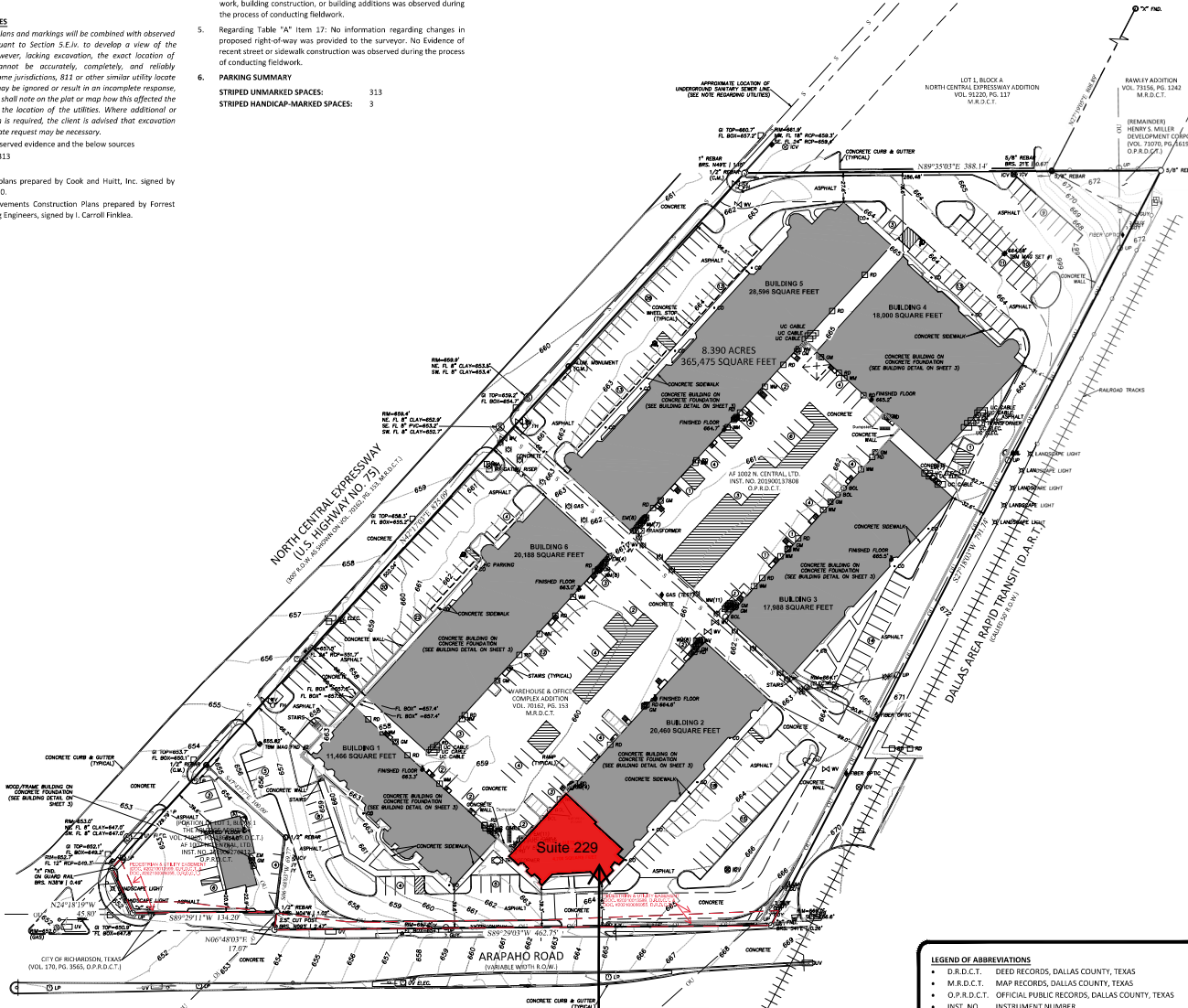
- The site benchmark is a MAG nail set in an asphalt parking lot, being located approximately 124 feet southwest of the terminus of a concrete wall near the northeast corner of the site, and being approximately 252 feet southeast of a fire hydrant located near the northeast corner of the site. ELEVATION=664.58' (NAVD '88)
- The site benchmark is a MAG nail found in an asphalt parking lot, being located approximately 25 feet southeast of the nearest curb return to the westernmost corner of the site, and being approximately 38 feet south of a fire hydrant located immediately south of said curb return. ELEVATION=655.82' (NAVD '88)



**1002 NCX SHREDDER SKI SCHOOL ZONING EXHIBIT**

ZONING AND SITE REQUIREMENTS

SITE INFORMATION TABLE	
NAME	1002 NCX/ARAPAHO CENTRAL PARK
ADDRESS	1002 N. CENTRAL EXPY
PROPERTY SIZE	8.07-AC/351,548 SF
EXISTING ZONING	STATION AREA SUBDISTRICT - COLLINS/ARAPAHO PLANNED DEVELOPMENT ORD. 4322
PROPOSED ZONING	COMMERCIAL AMUSEMENT
REQUIRED SETBACKS	
FRONT	NONE
SIDE	NONE
REAR	NONE
BUILDING AREA TOTAL	116,698 SF
BLDG 1	11,466 SF
BLDG 2	20,460 SF
BLDG 3	17,988 SF
BLDG 4	18,000 SF
BLDG 5	28,596 SF
BLDG 6	20,188 SF
MAX. BUILDING HEIGHT	NONE
BUILDING HEIGHT	1 STORY/18 FT
FLOOR AREA RATIO	0.75:1
REQUIRED PARKING	NON-RESIDENTIAL >5,000 SF (1 SPACE PER 500 SF ABOVE 5,000 SF) = 142 INDUSTRIAL >5,000 SF (1 SPACE PER 1,000 SF ABOVE 5,000) = 36
TOTAL	178
PARKING PROVIDED	306



**Subject Lease Space  
4,700 SF**

**LEGEND OF SYMBOLS**

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- billiard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- light
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- trash fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- electric utility vault
- water utility vault
- utility service pole
- utility sign
- water shutoff
- water valve
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrubs/decorative tree or tree with diameter < 4 in.
- contour lines

**LEGEND OF ABBREVIATIONS**

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

**ALTA/NSPS LAND TITLE SURVEY**

A TRACT OF LAND OUT OF THE LEMUEL BASS SURVEY, ABSTRACT NO. 87 CITY OF RICHARDSON DALLAS COUNTY, TEXAS



1002 N. CENTRAL EXPRESSWAY  
RICHARDSON TEXAS

ALTA/NSPS LAND TITLE SURVEY  
SHEET

2 OF 3 OVERALL TOPOGRAPHIC SURVEY

**EXHIBIT B**

# ARAPAHO CENTRAL PARK

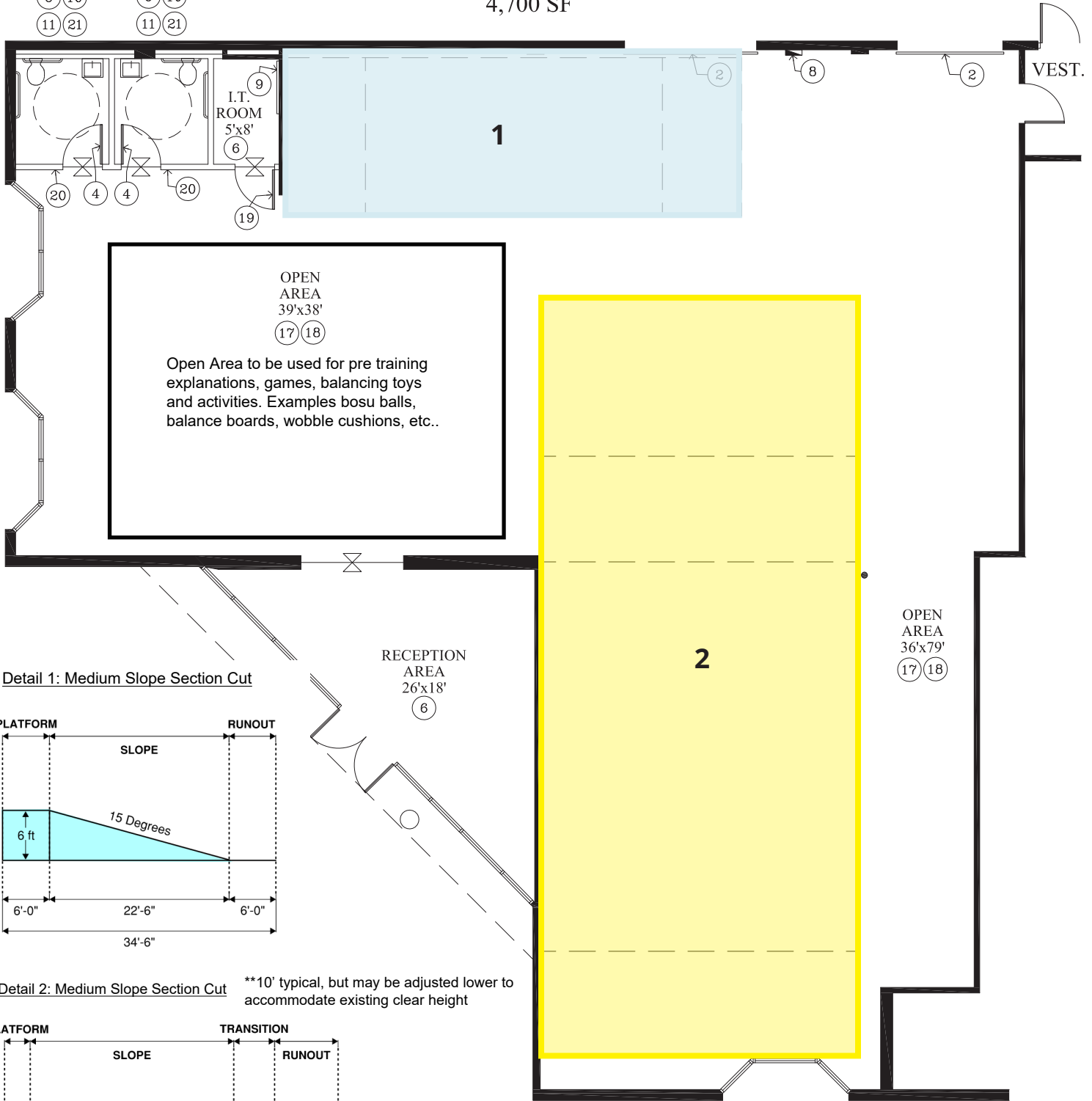
1002 N. Central Expressway, Richardson, Texas

SUITE 229

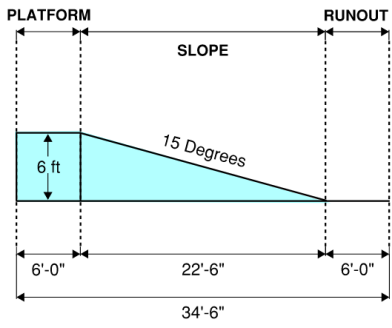
TENANT: SHREDDER SKI SCHOOL  
PRELIMINARY PRICING PLAN  
4,700 SF

ADA REST ROOM  
7'1"x8'  
6 (10)  
11 (21)

ADA REST ROOM  
7'1"x8'  
6 (10)  
11 (21)

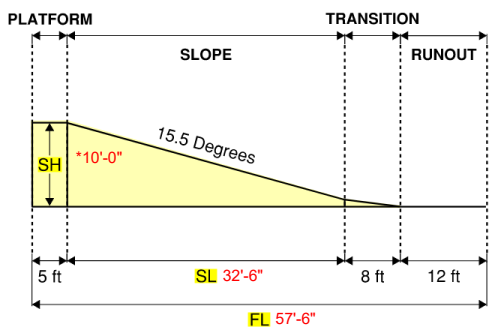


Detail 1: Medium Slope Section Cut



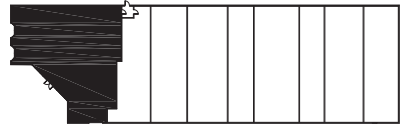
Detail 2: Medium Slope Section Cut

\*\*\*10' typical, but may be adjusted lower to accommodate existing clear height



RECEPTION AREA  
26'x18'  
6

OPEN AREA  
36'x79'  
17 (18)



BUILDING 2

All dimensions and square footages are approximate.

August 14, 2023



THOMPSON CONSULTING SERVICES, INC.

12024 Golden Meadow Lane, Forney, Texas 75126 (972)564-5252

**Max occupants: 18** (15 students + 3 staff)

**Hours of operation 8am – 9pm.** (See chart with class schedule)

### **Program and Service Delivery**

These groups are designed to be age appropriate as follows:

- Yeti School (Parent/Child program - ages 10 months through 3 years). Our Yeti School parent-child classes introduce ski and snowboard lessons to children ages 10 months to 3 years. This unique program is the perfect opportunity for your child to discover there's more to playing in the snow. These indoor kids ski and snowboard lessons focus on balance and strength training. Yetis also cheer during the opening circle chant, practice coordination in the warm-up, and have tons of fun learning in a fun and safe environment.
- Little Shredders (ages 3-5 years). Our Little Shredders indoor ski and snowboard lessons are designed to introduce and strengthen skiing and snowboarding fundamentals for children of all ability levels. Shredder's indoor ski and snowboard arenas make practice and repetition possible year-round. This enables kids to gain more confidence, progress faster on the mountain, and maximize time with their families.
- Ski & Snowboard School (ages 5-10 years). Our professionally developed Ski and Snowboarding School curriculum focuses more on the technical aspects of skiing and riding, since these kids are typically more physically independent. In addition to learning advanced skiing and snowboarding skills, these shredders learn about mountain safety, practice simulating getting on and off a chairlift, and much more.

Shredder programs are fun, and kids love the progressive based activities, games and challenges. The Shredder curriculum is built around our four Core Values of safety, fun, development, and equality, allowing children to develop an early love for snow sports to create life-long skiers and snowboarders. Not only is the curriculum extremely fun for the kids, it has been scientifically designed to mimic the exact training that would be received at the resorts' ski schools. Shredder is a member school with the Professional Ski Instructors of America (PSIA) and The American Association of Snowboard Instructors (AASI) and our curriculum was created with their progressions in mind aligning our program with industry standards.

Additional Programs offered by Shredder International include:

- Birthday Parties: Shredder's indoor snowboarding and ski facilities are terrific birthday party places. Our superstar Shredder instructors entertain kids and guests for a fun and unique event with activities on and off our indoor slopes.
- Parents Night Out: Parents can treat themselves to an evening out while Shredder takes care of the kids during Parents Night Out evenings. PNOs take place on select Fridays during the Fall and Winter sessions. We watch the kids from 4:30 – 8:30pm. The evening includes kids snowboarding and skiing, games, crafts, movies and a pizza dinner. \$40-60 for the first child; 10% discount for each additional sibling. Ages ~3 – 10 are welcome (must be potty trained)
- Summer and Holiday Camps: Our kids snowboarding, and ski summer camps are designed to have fun while strengthening their skills. Participants get prime time on the slope, working on fundamentals and strengthening techniques. Each day, kids spend significant time getting instruction and honing their ski and snowboard skills for the upcoming season. These packets provide customers the flexibility to sign up their children based on their summer schedule. Additionally, Shredder receives a steady flow of revenue from January to July.

### **Staff**

- Shredder's staffing plan is critical to the success of the business. Experience within the Shredder system shows that the children will bond with instructors and develop a sense of belonging to the group. Our recruiting effort will target high-energy, charismatic, outgoing instructors with strong teaching and sports backgrounds. Above all else, instructors must have the ability and desire to work with children. The Gym Manager will lead the location recruiting efforts and will focus on college students, teachers, and childcare professionals with experience in skiing and snowboarding, physical education, or child development.

Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8:00am - 8:40am	Yeti School	Yeti School	Yeti School	Yeti School	Yeti School	LS Ski	LS Ski
8:20am - 9:00am	Yeti School	Yeti School	Yeti School	Yeti School	Yeti School	Yeti School	Yeti School
9:00am - 9:40am	Yeti School	Yeti School	Yeti School	Yeti School	Yeti School	LS Ski	LS Ski
9:20am - 10:00am	LS Ski	LS Ski	LS Ski	LS Ski	LS Ski	Yeti School	Yeti School
10:00am - 10:40am	LS Ski	LS Ski	LS Ski	LS Ski	LS Ski	Yeti School	Yeti School
10:20am - 11:00am	LS Ski	LS SB	LS Ski	LS SB	LS Ski	LS Ski	LS Ski
11:00am - 11:40am	Yeti School	LS Ski	Yeti School	LS Ski	Yeti School	LS SB	LS SB
11:20am - 12:00pm	LS SB	LS Ski	LS SB	LS Ski	LS SB	LS Ski	LS Ski
12:00pm - 1:00pm	LUNCH	LUNCH	LUNCH	LUNCH	LUNCH	LUNCH	LUNCH
1:00pm - 1:40pm	Private	Private	Private	Private	Private	LS Ski	LS Ski
1:20pm - 2:00pm						LS SB	LS SB
2:00pm - 2:40pm	Private	Private	Private	Private	Private	Private	Private
2:20pm - 3:00pm						Ski School	Ski School
3:00pm - 3:40pm	LS Ski	LS Ski	LS Ski	LS Ski	LS Ski	SB School	SB School
3:20pm - 4:00pm						LS Ski	LS Ski
4:00pm - 4:40pm	LS Ski	LS SB	LS Ski	LS SB	LS Ski	Ski School	Ski School
4:20pm - 5:00pm	LS Ski	LS Ski	LS Ski	LS Ski			
5:00pm - 5:20pm	Ski School	Ski School	Ski School	Ski School	PNO	Birthday	
5:20pm - 6:00pm	SB School	SB School	SB School	SB School	PNO	Birthday	
6:00pm - 6:40pm	LS Ski	LS Ski	LS Ski	LS Ski	PNO	Birthday	
6:20pm - 7:00pm	Ski School	Ski School	Ski School	Ski School	PNO	Birthday	
7:00pm - 7:40pm					PNO		
7:20pm - 8:00pm					PNO		
8:00pm - 8:40pm					PNO		
8:20pm - 9:00pm					PNO		

**SITE PHOTO – ZF 23-10**

**1 – Looking West at Subject Property**



**Subject Lease Space Entrance**



# Notice of Public Hearing

## City Plan Commission

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

### Special Permit

**File No.:** ZF 23-10  
**Applicant:** Robert Lacey  
**Location:** (See map on reverse side)  
**Request:** **ZF 23-10 Special Permit – Shredder Ski School:** Consider and act on a request for approval of a Special Permit for a Commercial Entertainment, Indoor use (indoor ski and snowboard school) located within an existing building on an 8.1-acre lot currently zoned Collins/Arapaho TOD & Innovation District PD Planned Development (Station Area Sub-District), located at 1002 N. Central Expressway, at the northeast corner of Central Expressway and Arapaho Road. Owner: Rick Currey, representing AF 1002 N. Central Ltd. Staff: Derica Peters.

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

**THURSDAY, OCTOBER 5, 2023**  
**7:00 p.m.**  
**Richardson City Hall**  
**2360 Campbell Creek Boulevard, Suite 525**  
**Richardson, TX 75082**

*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>.

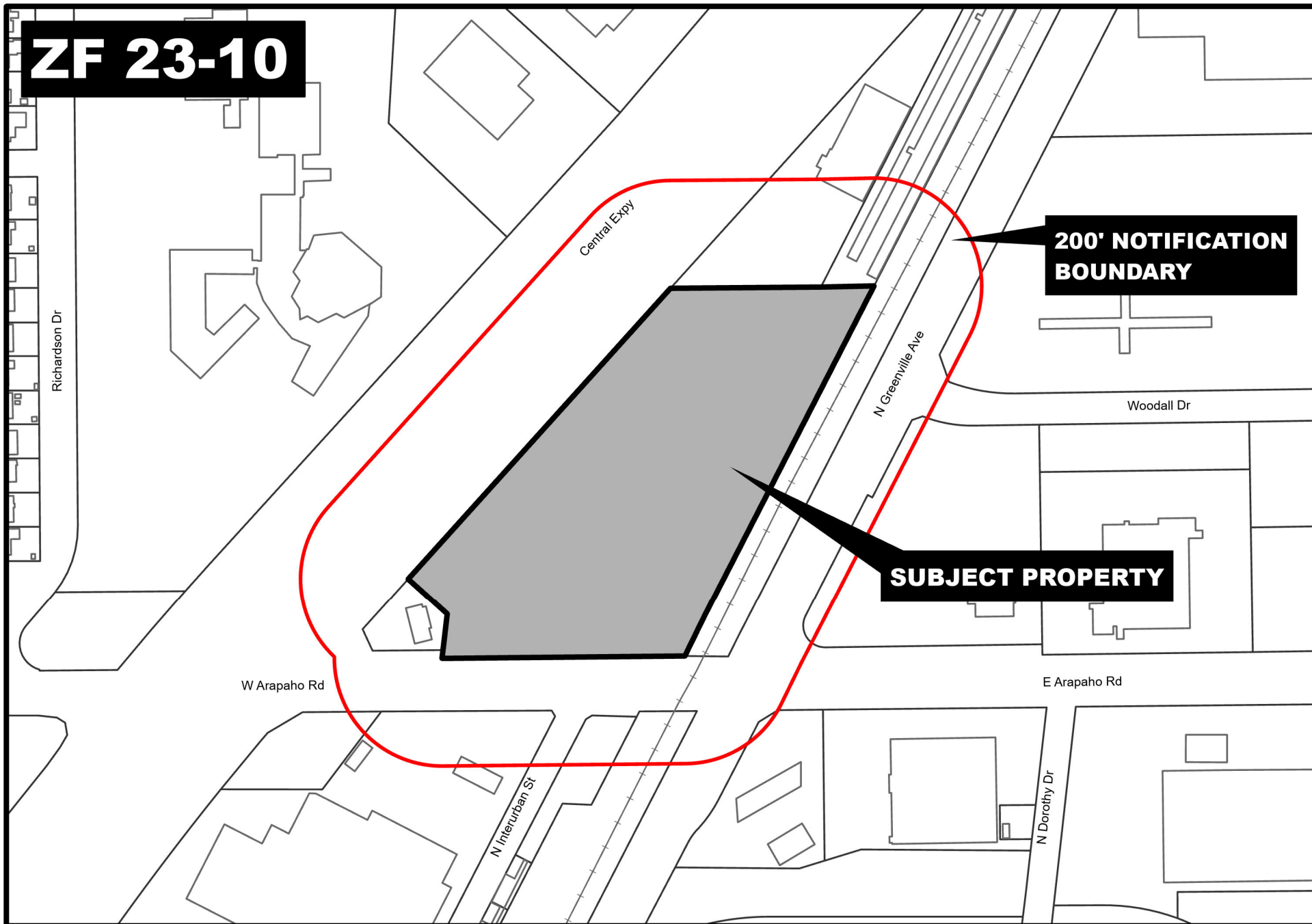
*The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions, or recommend denial. Final approval of this application requires action by the City Council.*

**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 23-10.

Date Posted and Mailed: September 22, 2023

**ZF 23-10**



**ZF 23-10 Notification Map**  
**Special Permit - Shredder Ski School**  
**1002 N. Central Expressway**

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



AF 101 E ARAPAHO LTD  
18111 PRESTON RD STE 1000  
DALLAS, TX 75252

GREENWAY ARAPAHO &  
AF 1002 N CENTRAL LTD  
2808 FAIRMOUNT ST STE 100  
DALLAS, TX 75201

BIG DIAMOND INC  
ATTN REAL ESTATE DEPT  
PO BOX 690110  
SAN ANTONIO, TX 78269

DART  
MB 7230  
P O BOX 660163  
DALLAS, TX 75266

800 N CENTRAL LP  
% BHA REAL ESTATE HOLDINGS  
8333 ROYAL RIDGE PKWY # 100  
IRVING, TX 75063

800 N CENTRAL LP  
% BHA REAL ESTATE HOLDINGS  
8333 ROYAL RIDGE PKWY # 100  
IRVING, TX 75063

ARAGREEN PROPERTIES LC  
% BHA REAL ESTATE HOLDINGS  
8333 ROYAL RIDGE PKWY # 100  
IRVING, TX 75063

DALLAS AREA RAPID TRANSIT  
PO BOX 660163  
DALLAS, TX 75266

STORAGE TRUST PPTIES LP  
DEPT PT TX 28121  
PO BOX 25025  
GLENDALE, CA 91221

TRIANGLE 75 LTD  
STE 100-310  
25 HIGHLAND PARK VILLAGE  
DALLAS, TX 752052789

DART  
MB 7230  
P O BOX 660163  
DALLAS, TX 75266

AF 1002 N CENTRAL LTD  
18111 PRESTON RD STE 1000  
DALLAS, TX 75252

**ROBERT LACEY  
SHREDDER  
8514 COLUMBIA DR  
ROWLETT, TX 75089**

**RICK CURREY  
AF 1002 N CENTRAL LTD  
18111 PRESTON RD STE 1000  
DALLAS, TX 75252**

**ZF 23-10 SHREDDER**

# Agenda Item 3

Zoning File 23-11:  
Boss Nail Academy

## ZONING FILE 23-11

### **Attachments:**

1. Staff Report
2. Zoning/Aerial Map
3. Concept Plan (Exhibit “B”)
4. Floor Plan (Exhibit “C”)
5. Applicant’s Statement
6. Site Photo
7. Notice of Public Hearing
8. Notification List



**TO:** City Plan Commission  
**FROM:** Derica Peters, AICP, Senior Planner – Planning *DP*  
**DATE:** October 5, 2023  
**RE:** **Zoning File 23-11: Special Permit –Boss Nail Academy**

**REQUEST**

A request for approval of a Special Permit for a nail technician school located within an existing building on a 3.2-acre lot currently zoned LR-M(2) Local Retail, located at 521 W. Campbell Road, on the south side of Campbell Road, east of Nantucket Drive.

**APPLICANT/PROPERTY OWNER**

Hanan Ibrahim, Boss Nail Academy / Genesis Sanchez, representing Prosperity Assets, Ltd c/o TY Commercial Group.

**EXISTING DEVELOPMENT**

The 3.2-acre site is developed with a 38,310-square foot retail building. The site is developed as part of a larger commercial shopping center located on multiple lots.

**ADJACENT ROADWAYS**

**W. Campbell Road:** Six-lane, divided arterial; 28,700 vehicles per day on all lanes, eastbound and westbound, east of West Shore Drive (2021).

**Nantucket Drive:** Two-lane, undivided local street; no traffic counts available.

**SURROUNDING LAND USE AND ZONING**

**North:** Single-Family/Park; R-1100-M Residential  
**South:** Office; O-M Office  
**East:** Retail/Commercial; LR-M (2) Local Retail  
**West:** Retail/Commercial; LR-M (2) Local Retail

**FUTURE LAND USE PLAN**

**Neighborhood Service:**

*Neighborhood Service includes service-related uses such as retail sales; personal services such as cleaners, barbers and beauty shops; entertainment; recreation; and office uses oriented to the immediate area. Retail centers often contain a major or junior anchor, but may not. Office uses in this category are usually integrated into retail centers, but may include small freestanding office buildings that provide services for the surrounding neighborhood. Some Neighborhood Service districts may include senior housing.*

**Future Land Uses of Surrounding Area:**

North: Parks and Open Space/Neighborhood Residential

South: Neighborhood Service

East: Neighborhood Service

West: Neighborhood Service

**EXISTING ZONING**

LR-M(2) Local Retail (Ordinance 273).

**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:**

The subject property was developed in 1985 and is the eastern most portion of a shopping center located on multiple lots containing various retail and restaurant uses. The property is currently occupied with two (2) retail stores totaling approximately 27,000 square feet in the eastern portion of the building. A health club intends to occupy a 5,000-square foot lease space on the western end of the building. The applicant intends to occupy the remaining vacant lease space, a 6,261-square foot lease space located in the western portion of building, as shown on the Concept Plan (Exhibit “B”).

**Request:**

The applicant is requesting a Special Permit for nail technician school. Boss Nail Academy is a professional manicurist school that is accredited through the Texas Department of Licensing and Regulation and offers a specialty license after completion of a 600-hour program. They currently offer classes at their location in Wylie, Texas and intend to open an additional at the subject property. The applicant has stated students receive comprehensive training through hands-on experience with eight (8) nail stations, eight (8) pedicure stations, a separate room for theory and a dedicated classroom for practical sessions. The applicant has provided a possible floor plan layout attached as Exhibit “C”.

The applicant anticipates the need for fifteen (15) parking spaces per shift to accommodate both students and staff. The students may serve a maximum of five (5) customers per morning shift and

evening shift. Classes will be held in the mornings from 9:30 a.m. to 1:30 p.m. and in the evenings from 5:30 p.m. to 9:30 p.m. In between these class sessions, some students may be in attendance to make up missed class time as needed. There are no proposed modifications to the exterior of the building.

As part of the request, a minimum parking requirement will be established for the proposed use since the City's Parking Regulations do not provide a specific parking ratio for a nail technician school. Based on the expected number of students, staff and customers in the facility at a given time, a minimum of twenty (20) parking spaces shall be provided.

**Correspondence:** Staff has received correspondence from the representative of property owner to the west. They have stated their concern is that parking from the nail technician school may encroach upon their property since there is no physical delineation between the parking lot areas on their property and the subject property.

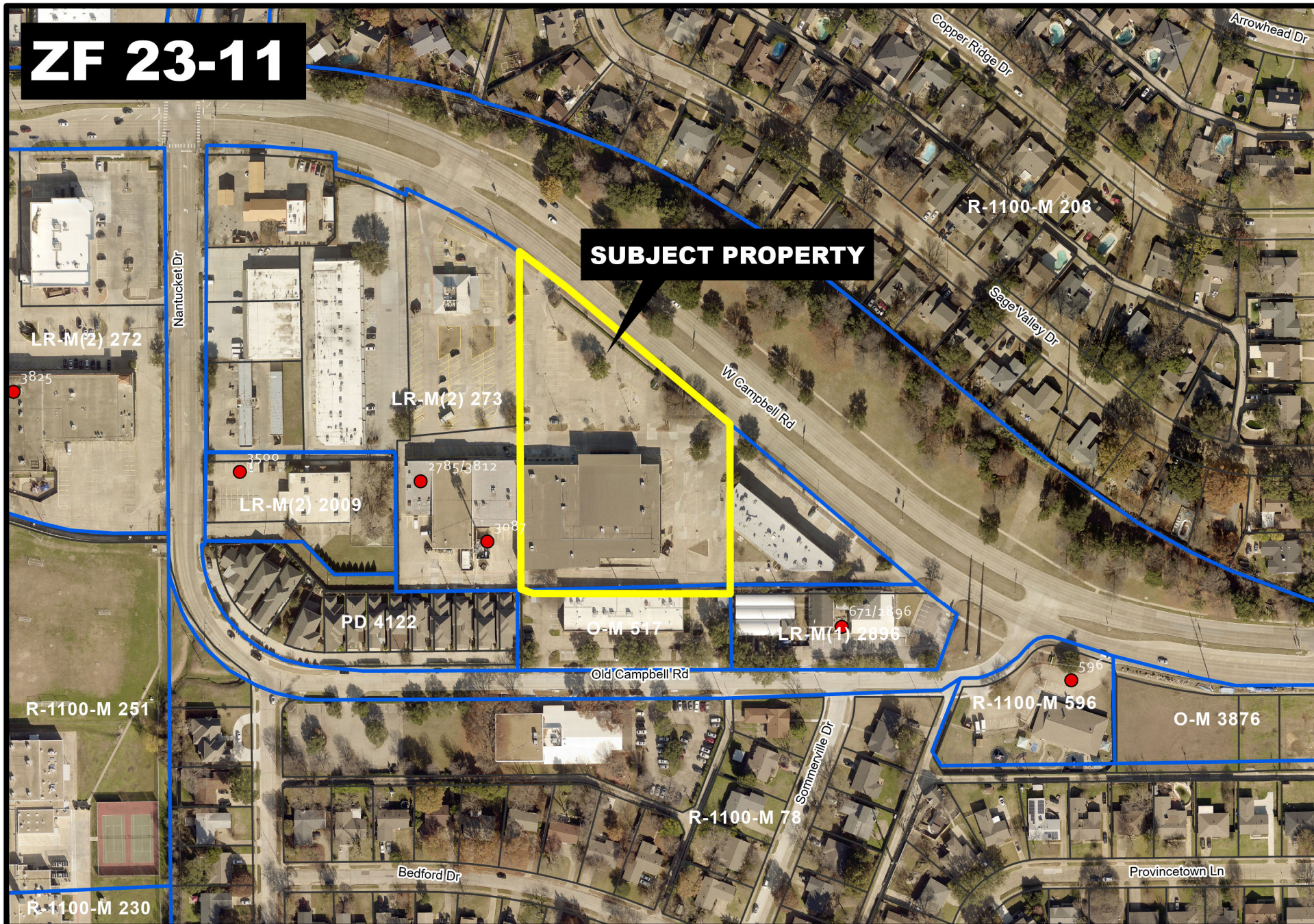
**Motion:** The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add, or amend conditions, or recommend denial of the request.

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

1. A Special Permit shall be granted to allow a nail technician school and shall be limited to the lease space as shown on the Concept Plan attached hereto as Exhibit "B" and made a part thereof.
2. No other person, company, business, or legal entity may operate a nail technician school on the Property other than Boss Nail Academy. The Special Permit granted pursuant to this Ordinance automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
3. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.
4. A minimum of twenty (20) parking spaces shall be provided on the Property for the nail technician school use.

**Council Hearing Date:** The earliest possible City Council hearing date is October 23, 2023.

# ZF 23-11

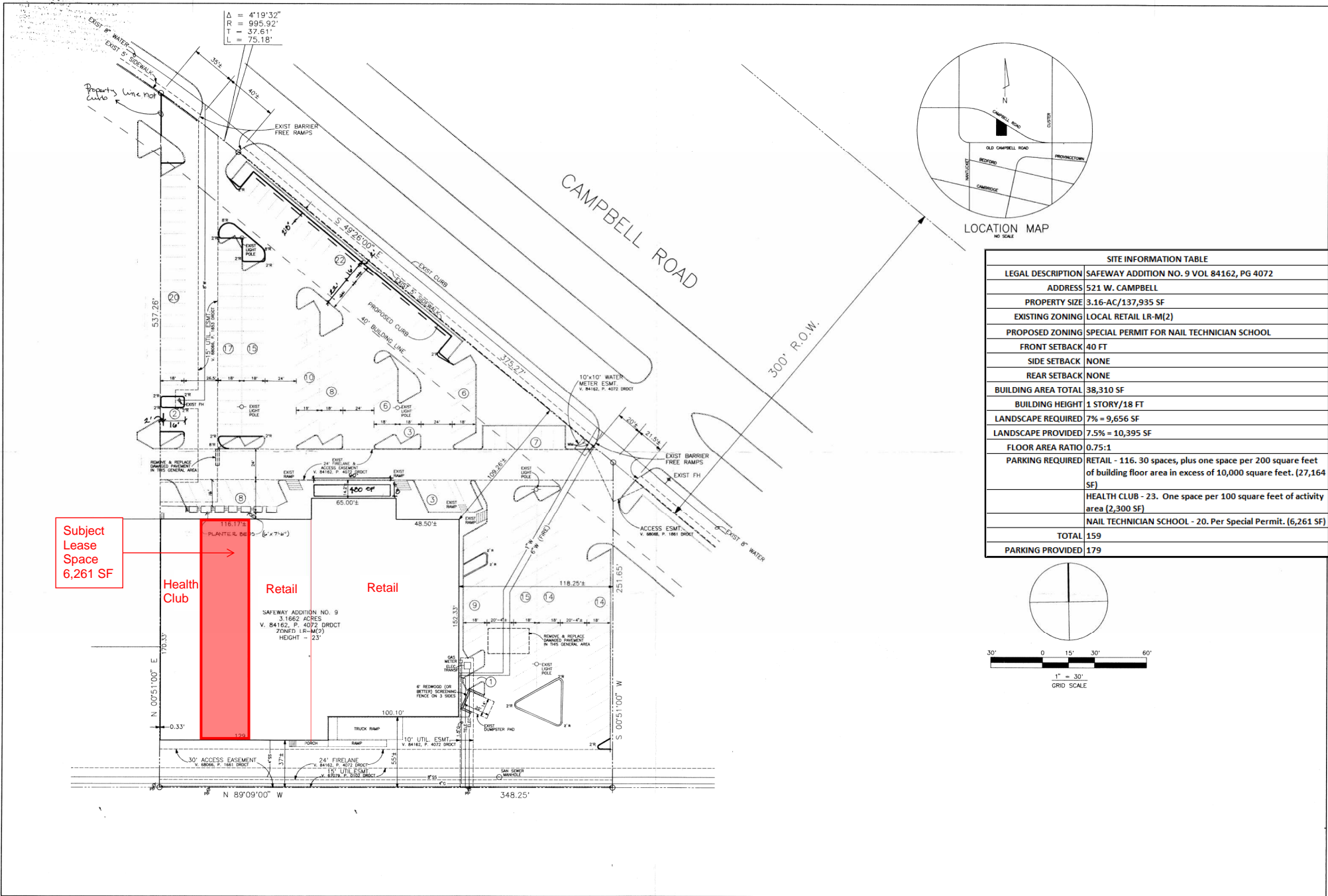


## ZF 23-11 Aerial & Zoning Map Special Permit - Boss Nail Academy 521 W. Campbell Road

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**RICHARDSON**  
TEXAS



Subject Lease Space  
6,261 SF

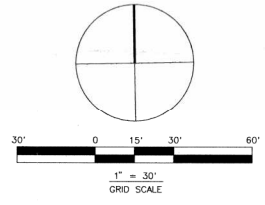
Health Club

Retail

Retail

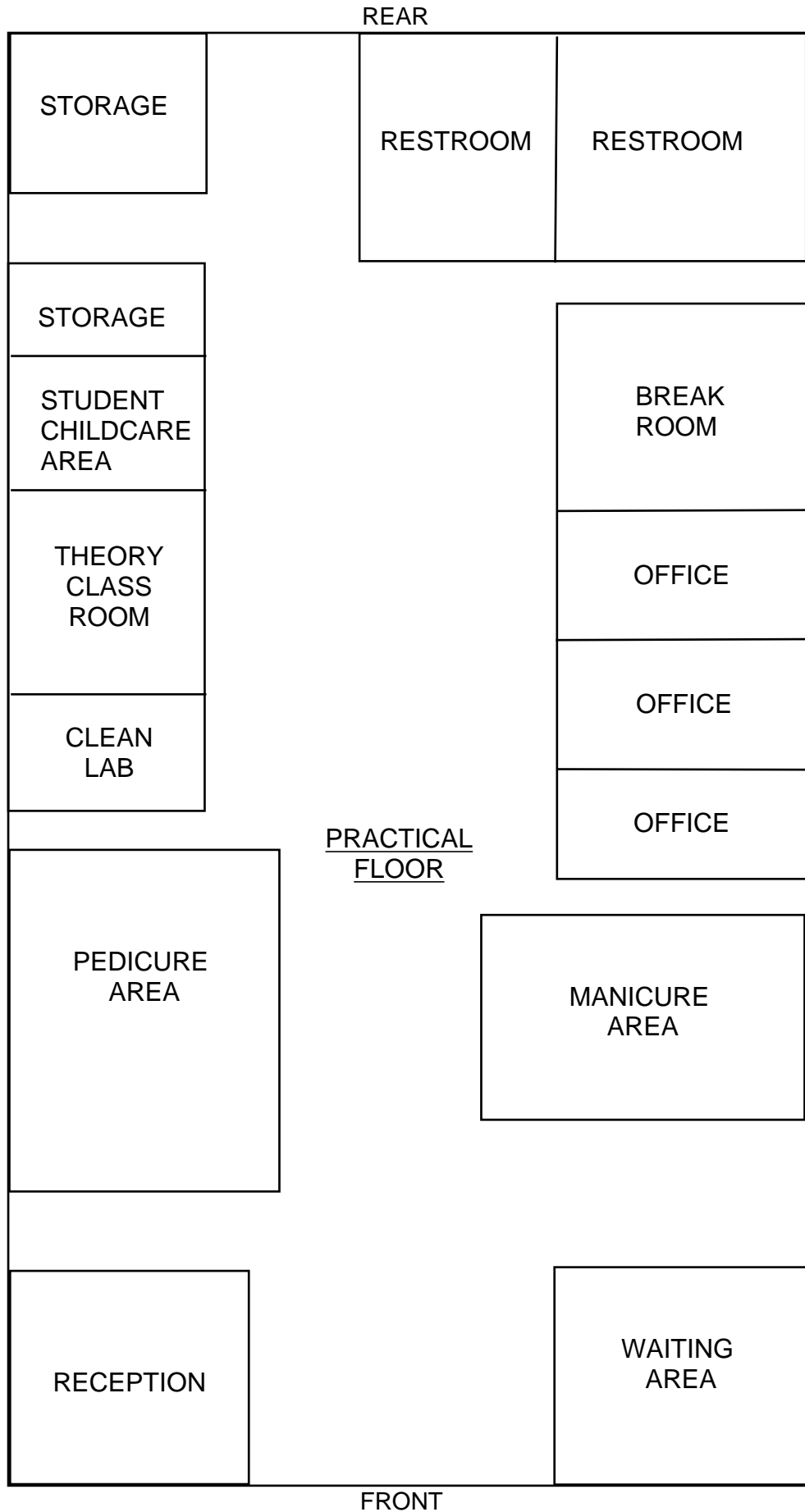
SAFeway ADDITION NO. 9  
3.1662 ACRES  
V. 84162, P. 4072 DRDCT  
ZONED I(R-M)(C)  
HEIGHT - 23'

SITE INFORMATION TABLE	
LEGAL DESCRIPTION	SAFeway ADDITION NO. 9 VOL 84162, PG 4072
ADDRESS	521 W. CAMPBELL
PROPERTY SIZE	3.16-AC/137,935 SF
EXISTING ZONING	LOCAL RETAIL LR-M(2)
PROPOSED ZONING	SPECIAL PERMIT FOR NAIL TECHNICIAN SCHOOL
FRONT SETBACK	40 FT
SIDE SETBACK	NONE
REAR SETBACK	NONE
BUILDING AREA TOTAL	38,310 SF
BUILDING HEIGHT	1 STORY/18 FT
LANDSCAPE REQUIRED	7% = 9,656 SF
LANDSCAPE PROVIDED	7.5% = 10,395 SF
FLOOR AREA RATIO	0.75:1
PARKING REQUIRED	RETAIL - 116. 30 spaces, plus one space per 200 square feet of building floor area in excess of 10,000 square feet. (27,164 SF) HEALTH CLUB - 23. One space per 100 square feet of activity area (2,300 SF) NAIL TECHNICIAN SCHOOL - 20. Per Special Permit. (6,261 SF)
TOTAL	159
PARKING PROVIDED	179





ZF 23-11 FLOOR PLAN



\*Not drawn to scale.



Dear City of Richardson, I hope this letter finds you well. I am writing to formally request a special use permit for Boss Nail Academy, an esteemed establishment founded by Hanan Ibrahim and led by Hanan as the Founder and CEO, along with Betsy Juarez as the Director of Education and Managing Party. Our academy is dedicated to providing exceptional education and training in the field of nail care and artistry. As the CEO of Boss Nail Academy, Hanan Ibrahim strongly believes in the importance of professional education and skill development in the beauty industry. Our academy aims to empower individuals by equipping them with the necessary tools and knowledge to excel in the nail care sector.

We aspire to create a nurturing and inclusive learning environment where aspiring nail technicians can receive comprehensive training and gain hands-on experience. Boss Nail Academy is committed to empowering individuals through comprehensive training and hands-on experience. With 8 pedicure stations, 8 nail stations, a separate room for theory, and a dedicated classroom for practical sessions, we have created a cutting-edge facility that meets the needs of aspiring nail technicians. Securing a special use permit for Boss Nail Academy is crucial for us to fulfill our mission of fostering excellence in the field of nail care. With this permit, we can ensure that our academy meets all necessary regulations and standards set by the city. It will also enable us to operate in a safe and compliant manner, guaranteeing the well-being of our students, staff, and clients. Students including staff, we will need 15 parking spaces per shift the max. There is morning class from 9:30am-1:30pm & evening class from 5:30pm-9:30pm. In between those hours there are students making up time, the expected amount of people in the building between 1:30-5:30 is about 10-12 people.

Under the expert guidance of Betsy Juarez, our esteemed Director of Education and Managing Party, Boss Nail Academy is poised to become a catalyst for excellence in the beauty industry. Betsy brings a wealth of experience and a passion for education, ensuring that our students receive the highest quality training and mentorship. We have carefully chosen our location, considering its accessibility and convenience for our target audience. The premises at 521 W Campbell Rd Suite 200, Richardson, TX 75080, have been thoughtfully designed to provide a conducive learning environment, equipped with state-of-the-art facilities and equipment necessary for practical training. We have taken all necessary measures to minimize any potential impact on the surrounding community and have obtained the required approvals from relevant authorities. By granting us the special use permit, you would not only support the growth of Boss Nail Academy but also contribute to the development of skilled professionals in the beauty industry within our city.

This will ultimately lead to job creation, economic growth, and improved service quality in the local nail care sector. We assure you that Boss Nail Academy will operate with the utmost professionalism, abiding by all regulations and guidelines set by the city. We are committed to maintaining the highest standards of education, fostering creativity, and promoting a culture of excellence and integrity in the nail care profession. Thank you for considering our request for a special use permit for Boss Nail Academy. We are eagerly looking forward to the opportunity to contribute to the community and make a positive impact on the lives of aspiring nail technicians.

Please do not hesitate to contact me at (626) 227-5974 if you require any further information or if there are any additional steps we need to take to move this process forward. I am more than willing to meet in person or provide any necessary documentation for your review.

Thank you for your time and consideration.  
Sincerely,

Hanan Ibrahim  
Founder and CEO, Boss Nail Academy

**SITE PHOTO – ZF 23-11**

**1 – Looking South at Subject Property**





# Notice of Public Hearing

## City Plan Commission

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

### Special Permit

**File No.:** ZF 23-11  
**Applicant:** Hanan Ibrahim  
**Location:** (See map on reverse side)  
**Request:** **ZF 23-11 Special Permit – Boss Nail Academy:** Consider and act on a request for approval of a Special Permit for a nail technician school located within an existing building on a 3.2-acre lot currently zoned LR-M(2) Local Retail, located at 521 W. Campbell Road, on the south side of Campbell Road, east of Nantucket Drive. Owner: Genesis Sanchez, representing Prosperity Assets, Ltd c/o TY Commercial Group. Staff: Derica Peters

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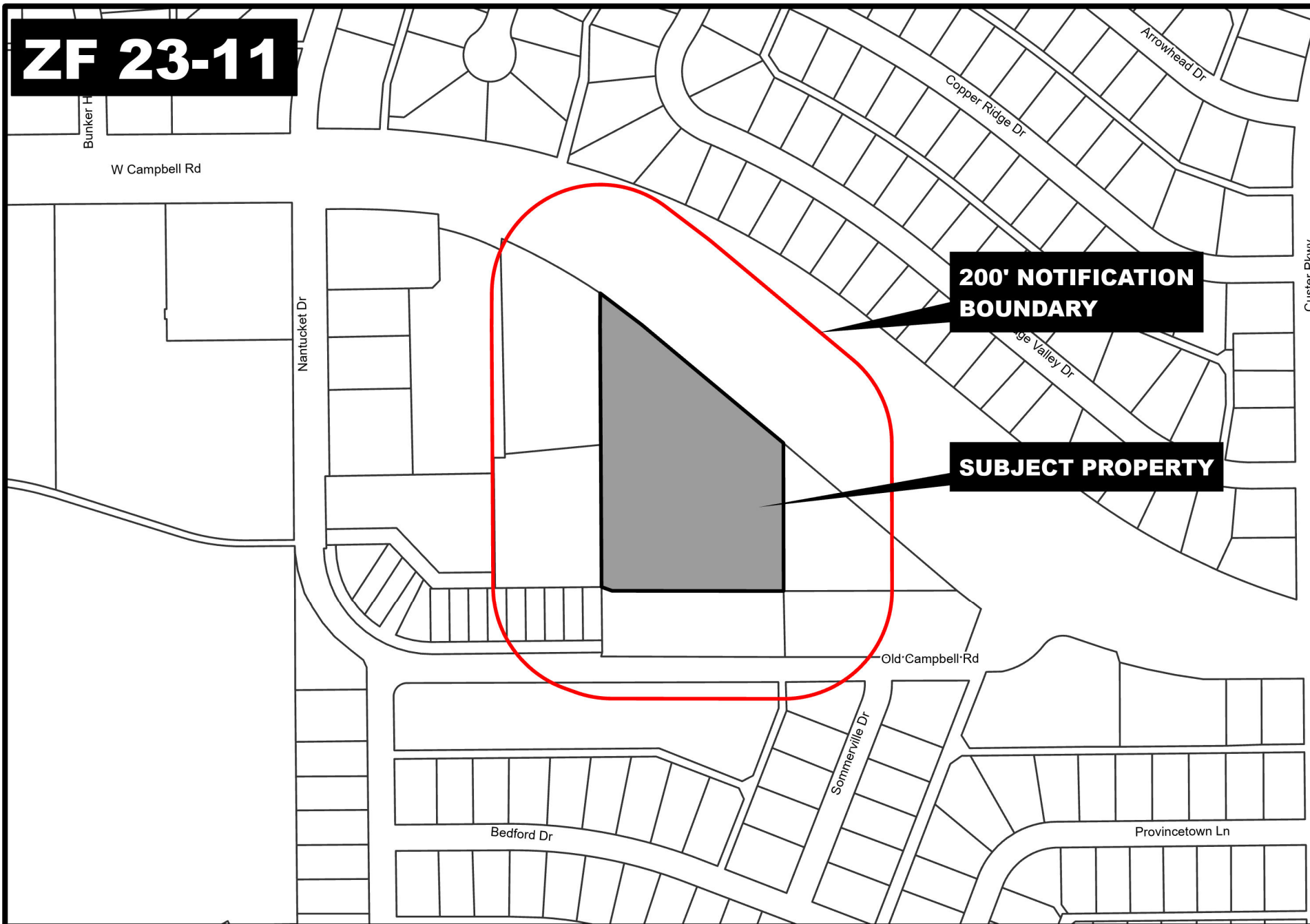
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For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 23-11.

Date Posted and Mailed: September 22, 2023

# ZF 23-11



## ZF 23-11 Notification Map Special Permit - Boss Nail Academy 521 W. Campbell Road

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FAITH UNITED METHODIST CHURCH  
615 OLD CAMPBELL RD  
RICHARDSON, TX 750803338

DEWELL DAVID J  
1911 SOMERVILLE DR  
RICHARDSON, TX 75080

DAYCHA CAMPBELL LLC  
5806 W LOVERS LN  
DALLAS, TX 75225

CAMPBELL SQUARE LTD  
PO BOX 116223  
CARROLLTON, TX 75011

PROSPERITY ASSETS LTD  
% TY EQUITY GROUP INC  
5930 LBJ FWY STE 400  
DALLAS, TX 75240

CAMPBELL PLAZA LTD  
7005 CHASE OAKS BLVD STE 200  
PLANO, TX 75025

WARD LARRY J  
PO BOX 833009  
RICHARDSON, TX 75083

BAKER WALTER & DONNA  
622 OLD CAMPBELL RD  
RICHARDSON, TX 750803337

FRAKER JAMES PATRICK &  
LYNN MARIE  
638 OLD CAMPBELL RD  
RICHARDSON, TX 75080

SUN DANIEL & KIMLY NGUYEN  
634 OLD CAMPBELL RD  
RICHARDSON, TX 75080

ELLIS CRYSTAL &  
GRANT JAQUANNA  
630 OLD CAMPBELL RD  
RICHARDSON, TX 75080

RAMIREZ JOSEPH M &  
MONICA FRUGIA  
626 OLD CAMPBELL RD  
RICHARDSON, TX 75080

KEE SUSAN R &  
RAUSCH JUSTIN T  
642 OLD CAMPBELL RD  
RICHARDSON, TX 75080

HPGC VENTURES LLC  
STE 3-400  
701 N CENTRAL EXPRESSWAY  
RICHARDSON, TX 75080

WARD PROPERTIES CAMPBELL LL  
PO BOX 833009  
RICHARDSON, TX 75083

MIAWRCPP TRUST  
610 OLD CAMPBELL RD STE 108A  
RICHARDSON, TEXAS 750803379

GRIFFITH BALIE J & BEVERLY D  
1206 W 6TH ST  
AUSTIN, TX 78703

GRIFFITH BALIE & BEVERLY  
1206 W 6TH ST  
AUSTIN, TX 78703

JOHNSON FAMILY REAL ESTATE LLC  
610 OLD CAMPBELL RD STE 112  
RICHARDSON, TEXAS 750803379

KIEU LEO  
1818 WARWICK ST  
GARLAND, TEXAS 750440000

ACCUPUNCTURE & SPORT INJURY  
CLINIC LLC  
610 OLD CAMPBELL RD STE 100  
RICHARDSON, TEXAS 750803379

CHIH MIN & HWEI HWA VAJRA  
MASTERS FOUNDATION  
610 OLD CAMPBELL RD STE 104  
RICHARDSON, TEXAS 750803379

**HANAN IBRAHIM  
BOSS NAIL ACADEMY  
521 W CAMPBELL RD STE 200  
RICHARDSON, TX 75080**

**GENESIS SANCHEZ  
PROSPERTY ASSESTS LTD  
TY COMMERCIAL GROUP  
5930 LBJ FREEWAY SUITE 400  
DALLAS, TX 75240**

**ZF 23-11 BOSS NAIL ACADEMY**