

City Council Meeting Handouts

April 22, 2024

I. Zoning File 24-02

ZONING FILE 24-02

SPECIAL PERMIT – CORAM DEO ACADEMY

1301 ABRAMS ROAD

April 22, 2024

1301 Abrams Road

- Location: East side of Abrams Road, North of Walnut Street
- Current Zoning: LR-M (2) Local Retail
- Request: Special Permit for a private school limited to a maximum of 748 students



SITE PHOTOS

1 - North Elevation



2 - East Elevation



SITE PHOTOS

3. South Elevation

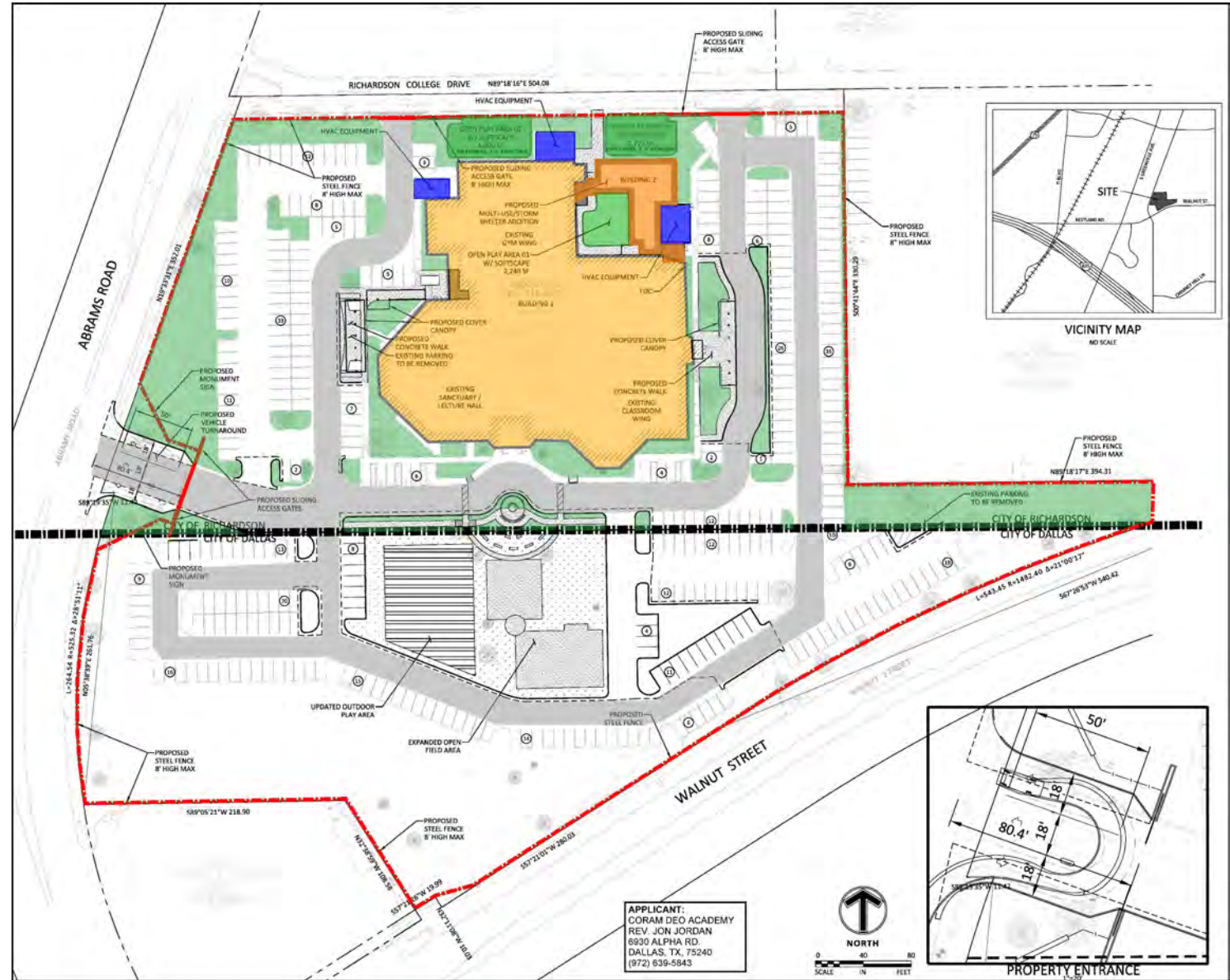


4. West Elevation



CONCEPT PLAN

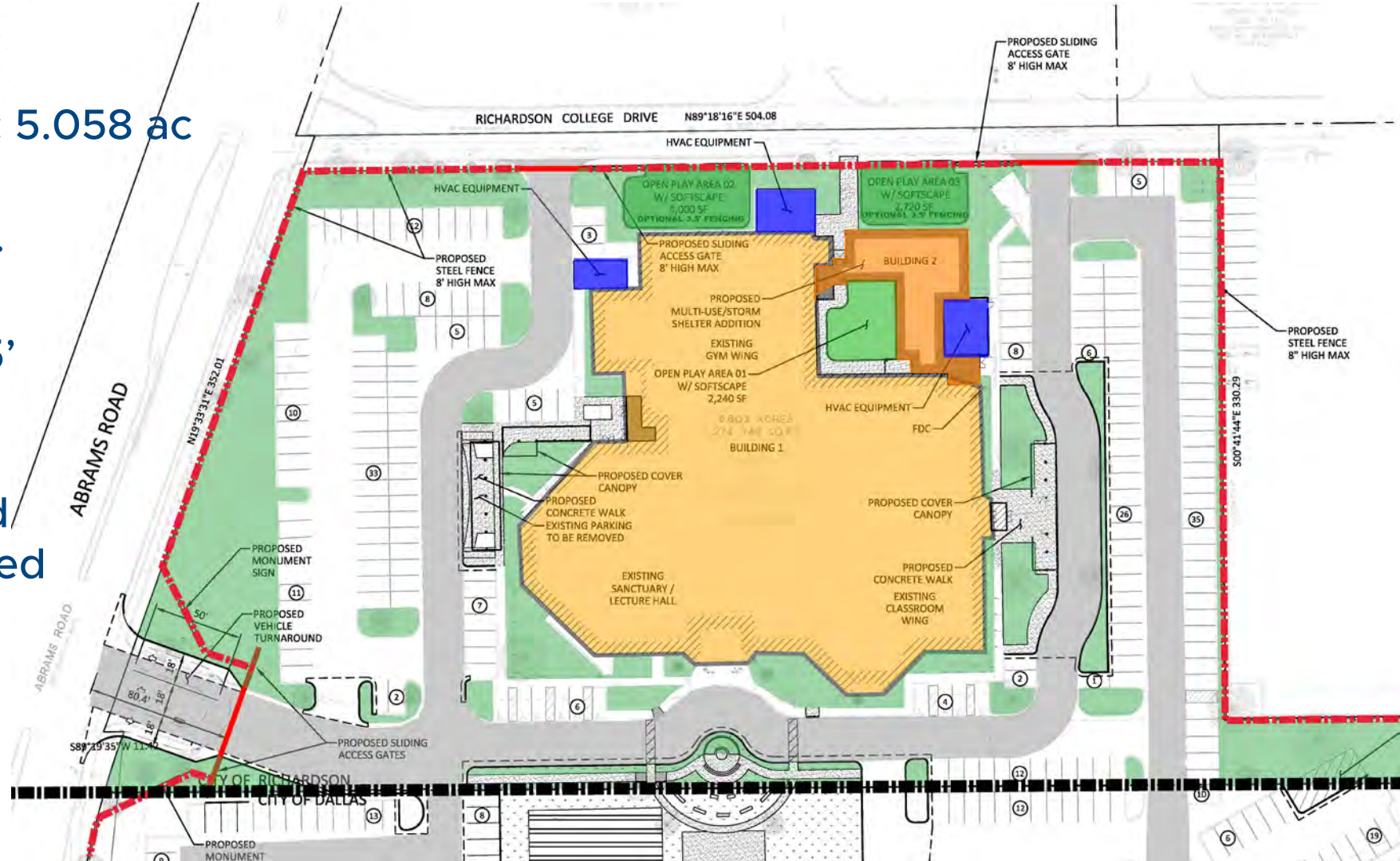
<p>Site Area</p> <p>Building Area</p> <p>Building Height</p> <p>Parking</p> <p>Landscape Area</p>	<p>Total: 8.603 Richardson: 5.058 ac Dallas: 3.545 ac</p> <p>74,846 S.F.</p> <p>2-story / 45'</p> <p>367 spaces</p> <p>7% required 36% provided</p>
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CONCEPT PLAN

Site Area	Richardson: 5.058 ac
Building Area	74,,846 S.F.
Building Height	2-story / 45'
Parking	201 spaces
Landscape Area	7% required 25% provided

- All improvements and required parking spaces are within the City of Richardson.

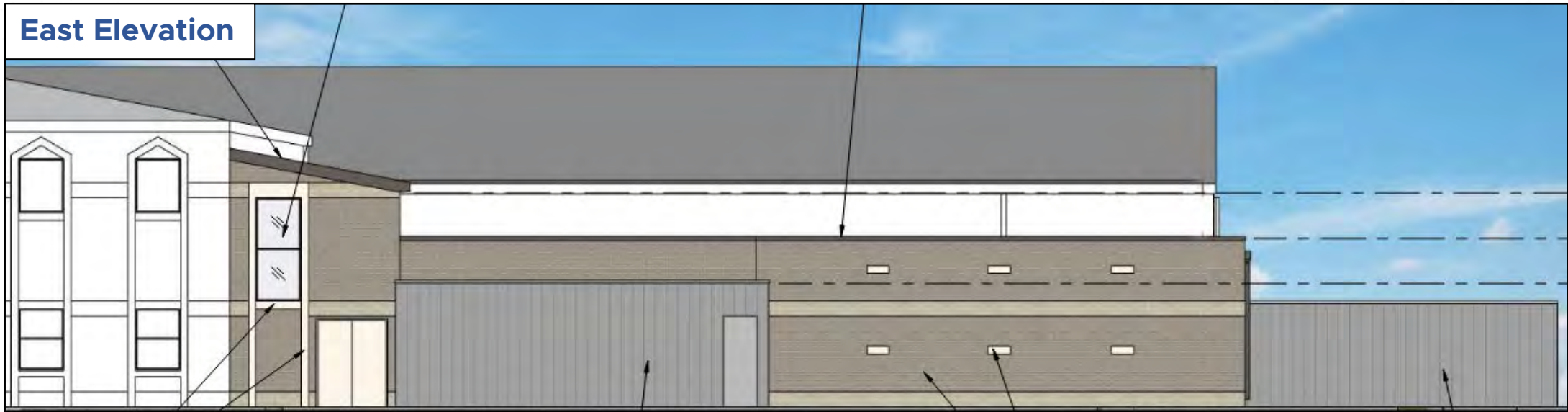
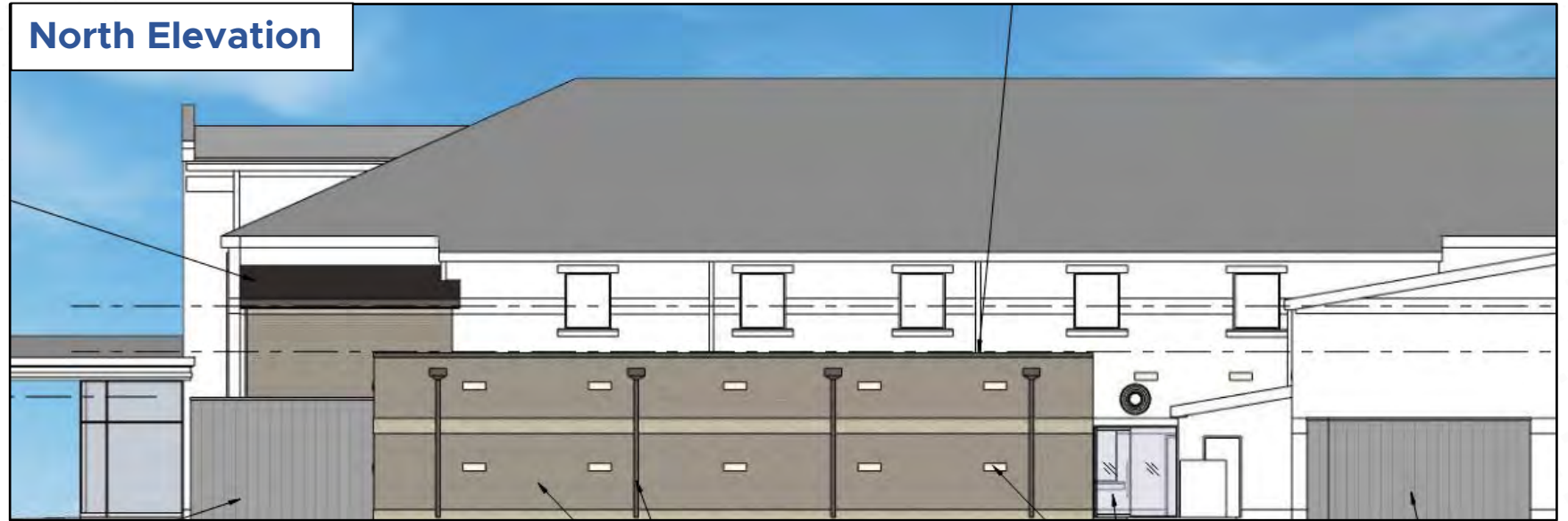


STORM SHELTER ELEVATIONS

Required Storm Shelter

Building Area 4,016 S.F.

Building Height 1-story / 15'



TRAFFIC MANAGEMENT & QUEUING PLAN

DROP OFF

8:00 AM - 8:10 AM MIDDLE & HIGH SCHOOL

8:15 AM - 8:30 AM ELEMENTARY

PICK UP

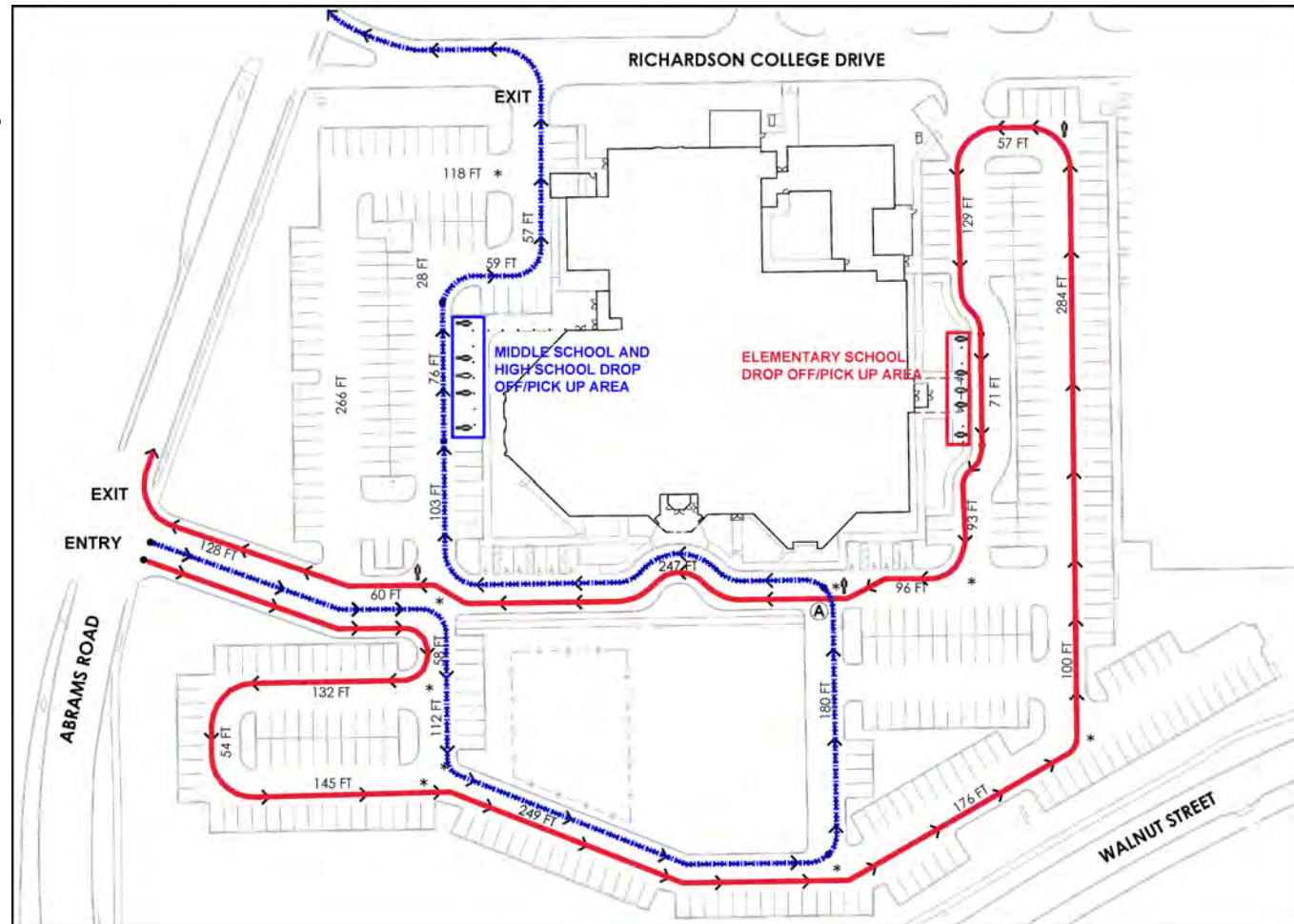
2:45 PM - 3:00 PM MIDDLE SCHOOL

3:00 PM - 3:15 PM ELEMENTARY

3:45 PM - 4:00 PM HIGH SCHOOL

 1,643 LF/approx. 75 vehicles

 1,155 LF/approx. 53 vehicles



ITEMS TO CONSIDER

City Plan Commission (CPC) Action – March 19, 2024

- No public comments received.
- CPC voted 7-0 to recommend APPROVAL of the request with the following amendments:
 - Condition 1.b. - From maximum enrollment of 748 students to maximum of 400 students attending per day.
 - Condition 1. e. - From pre-finished steel fencing to pre-finished metal fencing of existing and proposed mechanical equipment areas.

City Council Action

- City Council may approve the request as presented, approve with conditions or amended conditions, or deny the request....



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Coram Deo Academy

April 22, 2024

Site Plan



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THESE DOCUMENTS MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

SITE PLAN SUMMARY

BUILDING DATA

- (E) BUILDING AREA: +/- 70,830 SQ. FT.
- (E) BUILDING COVERAGE: 45,521 SQ. FT.
- NUMBER OF STORIES: 2

- NEW STORM SHELTER: +/- 4,017 SQ. FT.
- NUMBER OF STORIES: 1

- SITE AREA: 8.603 ACRES / 374,748 SQ. FT. (SPLIT BETWEEN TWO CITIES)
- EXISTING USE: CHURCH W / PAROCHIAL SCHOOL
- PROPOSED USE: SCHOOL, PRIVATE
- (E) CONSTRUCTION TYPE: TYPE IV, NS (E) SANCTUARY/GYM TYPE IIA, S (E) CLASSROOM A-3/E
- OCCUPANCY GROUP: A-3/E

CITY OF RICHARDSON

- ADDRESS: 1301 ABRAMS STREET RICHARDSON, TX 75081
- ZONING DISTRICT: LR-M(2)
- ORDINANCE: 722-A, SPL
- SITE AREA: 4.275 ACRES / 186,219 SQ. FT.
- DESCRIPTION: LOT 2, BLOCK 1 RICHLAND BUSINESS PARK L03
- SUBDIVISION: RICHLAND BUSINESS PARK L03
- ATLAS MAP:

CITY OF DALLAS

- ADDRESS: 9401 WALNUT STREET DALLAS, TX 75243
- ZONING DISTRICT: CR
- PROPOSED USE: SURPLUS PARKING

OFF-STREET PARKING DATA

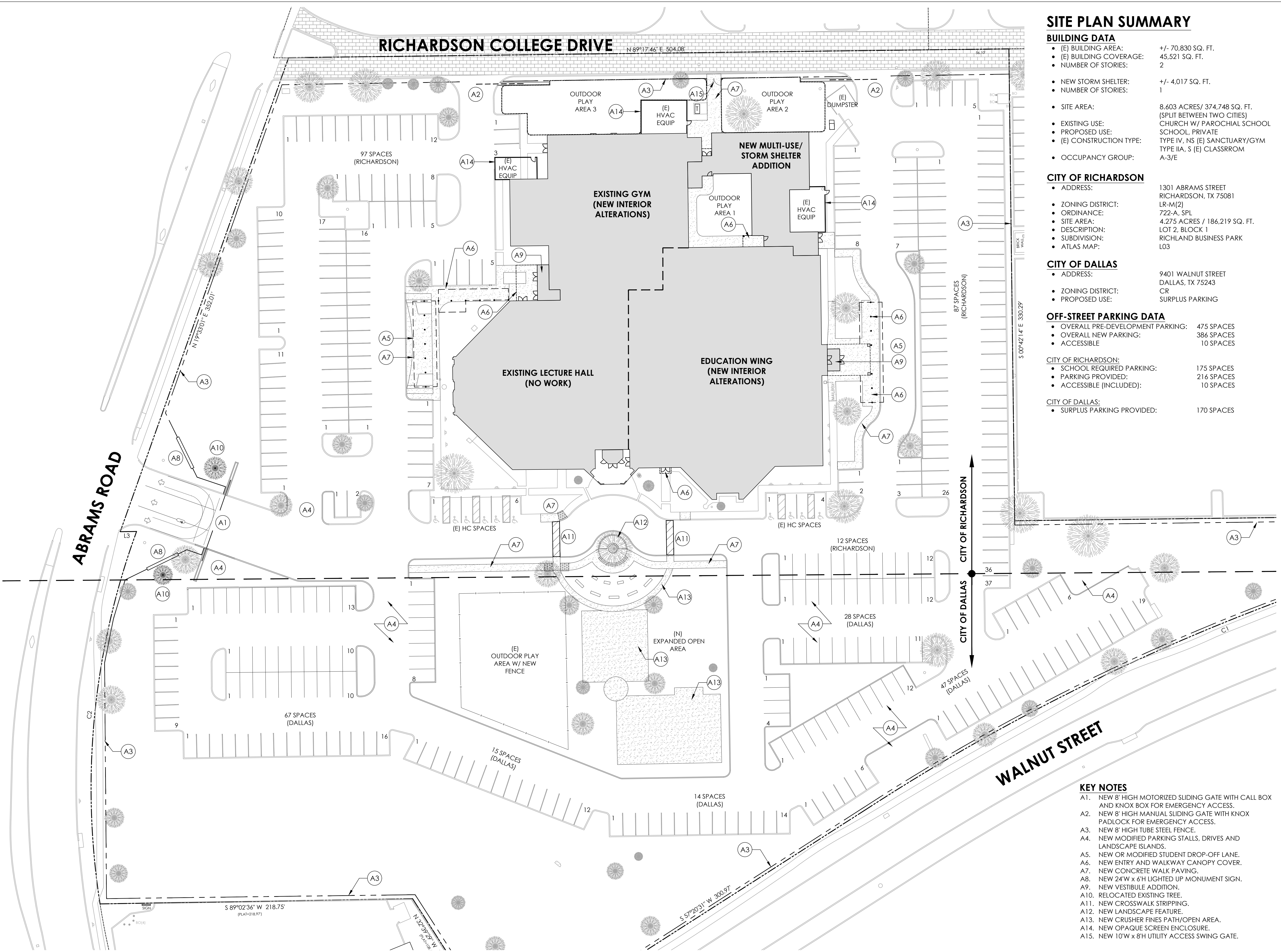
- OVERALL PRE-DEVELOPMENT PARKING: 475 SPACES
- OVERALL NEW PARKING: 386 SPACES
- ACCESSIBLE: 10 SPACES

CITY OF RICHARDSON:

- SCHOOL REQUIRED PARKING: 175 SPACES
- PARKING PROVIDED: 216 SPACES
- ACCESSIBLE (INCLUDED): 10 SPACES

CITY OF DALLAS:

- SURPLUS PARKING PROVIDED: 170 SPACES



KEY NOTES

- A1. NEW 8' HIGH MOTORIZED SLIDING GATE WITH CALL BOX AND KNOX BOX FOR EMERGENCY ACCESS.
- A2. NEW 8' HIGH MANUAL SLIDING GATE WITH KNOX PADLOCK FOR EMERGENCY ACCESS.
- A3. NEW 8' HIGH TUBE STEEL FENCE.
- A4. NEW MODIFIED PARKING STALLS, DRIVES AND LANDSCAPE ISLANDS.
- A5. NEW OR MODIFIED STUDENT DROP-OFF LANE.
- A6. NEW ENTRY AND WALKWAY CANOPY COVER.
- A7. NEW CONCRETE WALK PAVING.
- A8. NEW 24'W x 6'H LIGHTED UP MONUMENT SIGN.
- A9. NEW VESTIBULE ADDITION.
- A10. RELOCATED EXISTING TREE.
- A11. NEW CROSSWALK STRIPPING.
- A12. NEW LANDSCAPE FEATURE.
- A13. NEW CRUSHER FINES PATH/OPEN AREA.
- A14. NEW OPAQUE SCREEN ENCLOSURE.
- A15. NEW 10'W x 8'H UTILITY ACCESS SWING GATE.

CHECKED BY: AJT

PREPARED BY: SDL/AJT

01 Architectural Concept Site Plan (Preliminary)
Scale: 1" = 30'-0"

Coordination	02/13/2024
No. Issued	Date

Coram Deo Academy Richardson

Exterior Improvements

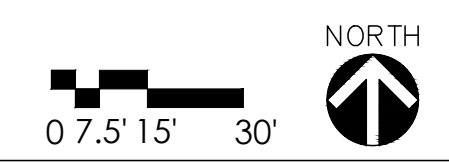
1301 Abrams Road
Richardson, Texas 75081

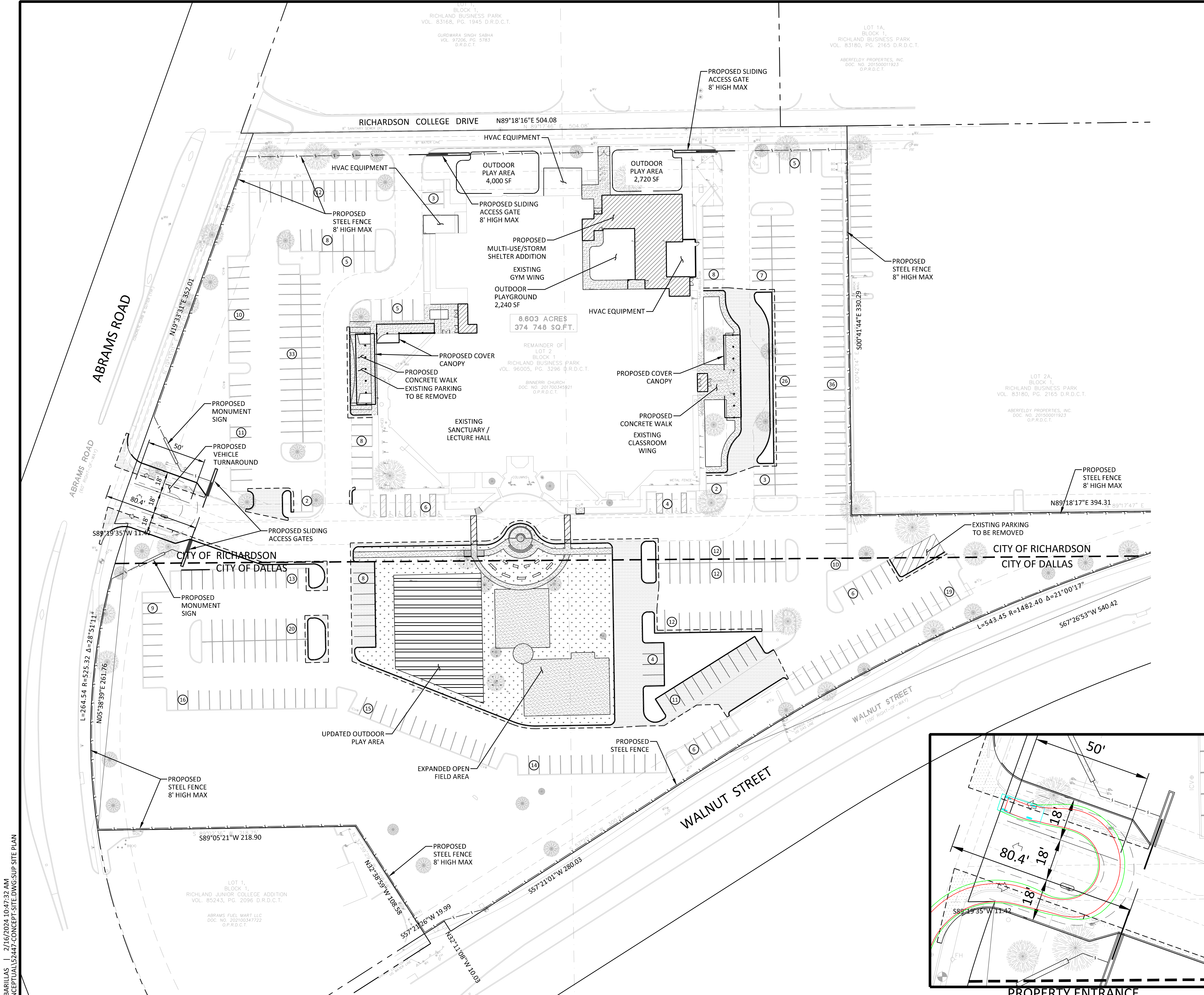
Project ID: 23-1114-L002

Sheet Title
Architectural Concept Site Plan

Sheet Number © 2023

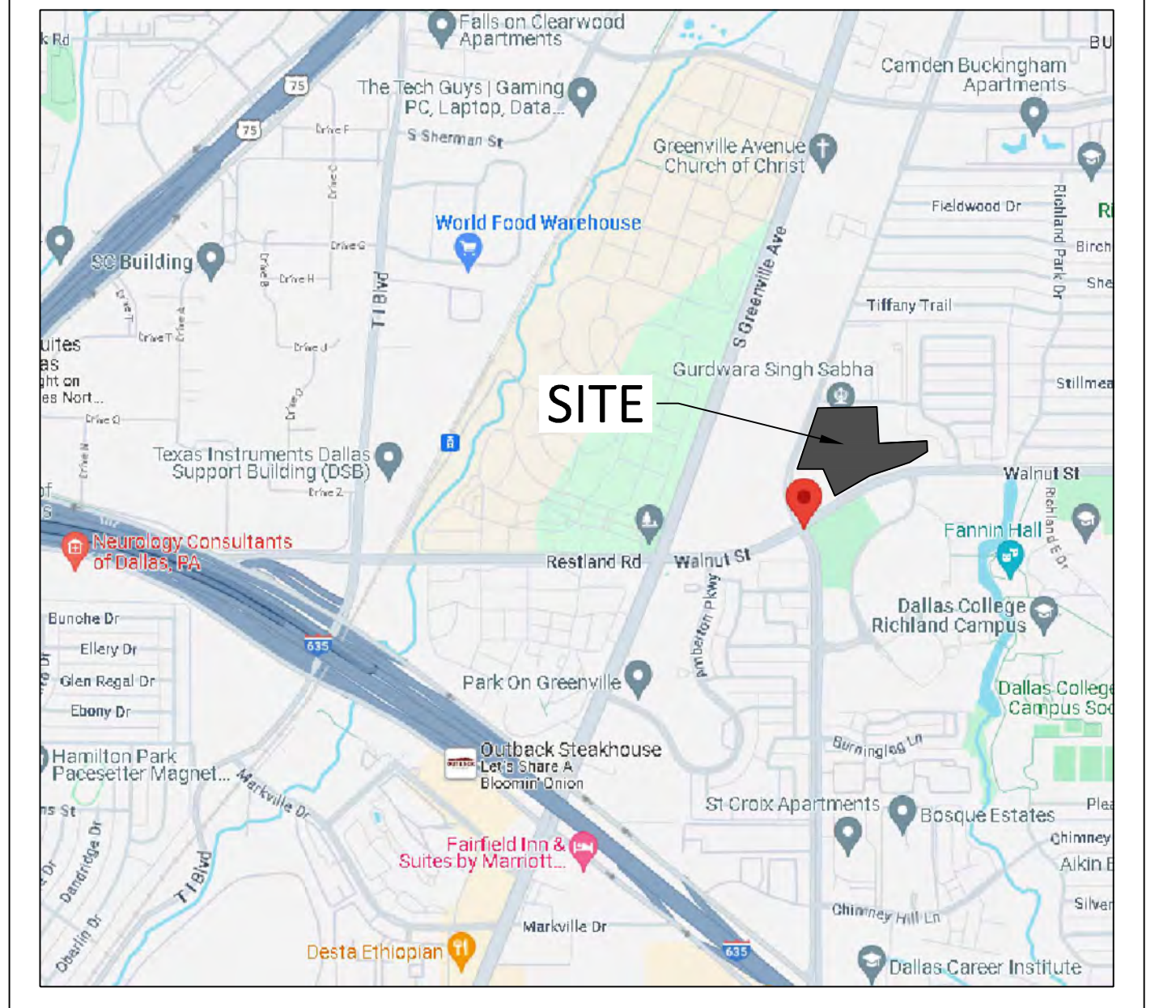
SP2.2



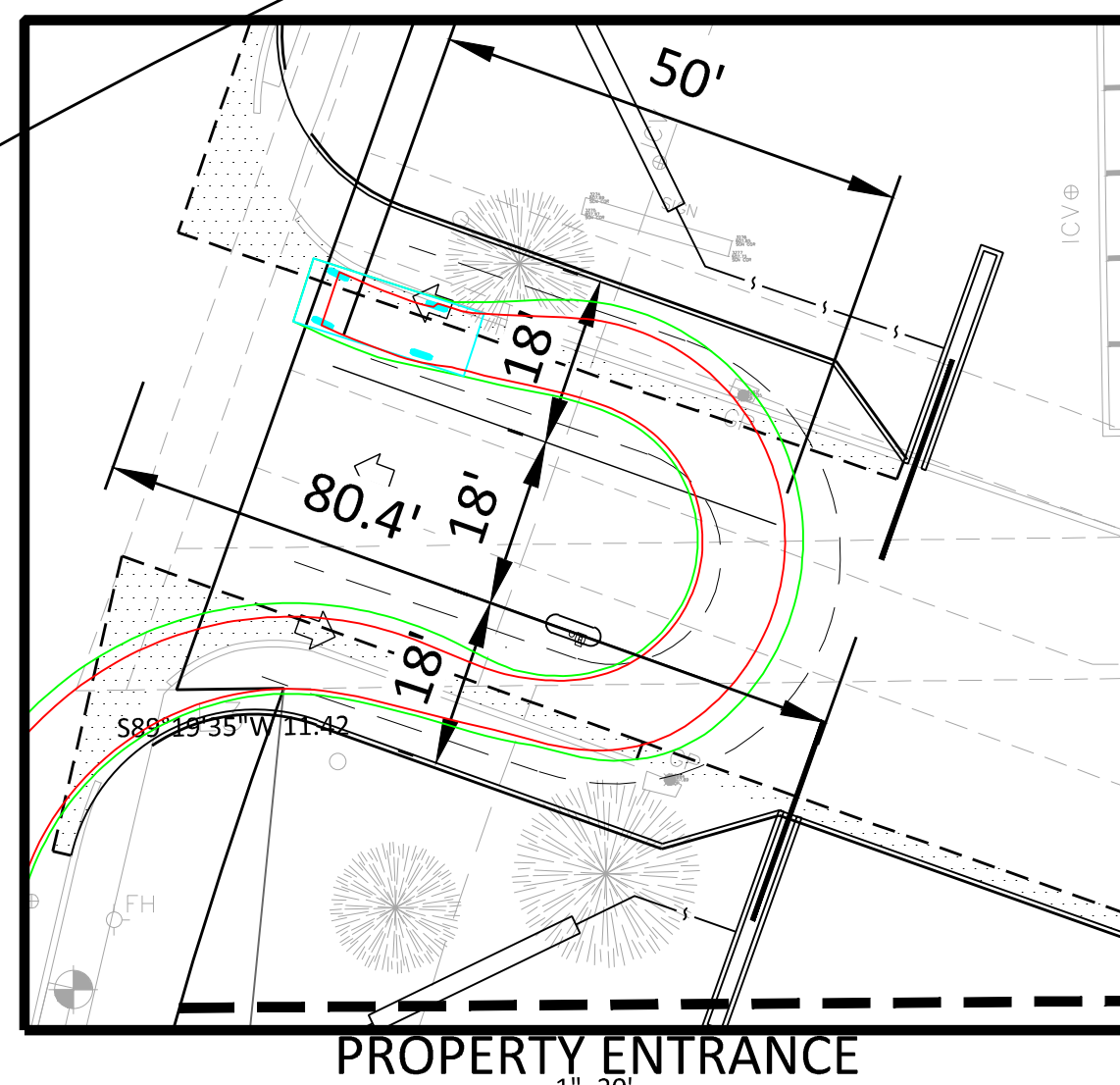


LEGEND	
	PROPOSED
	EXISTING
	BOUNDARY LINE
	CONCRETE CURB
	EASEMENT LINE
	BUILDING LINE
	RETAINING WALL
	WETLAND
	TREE LINE
	SAW CUT LINE
	SIGN
	BOLLARD
	REGULAR PARKING STALL COUNT
	KEYNOTE
	STANDARD DUTY ASPHALT PAVING

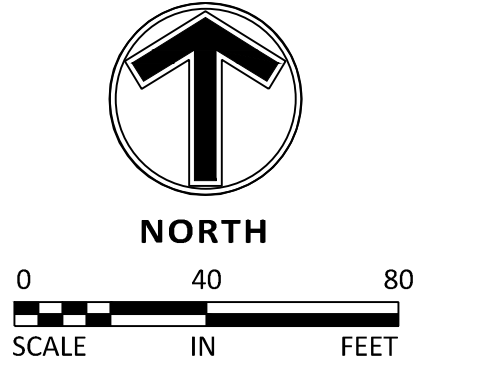
CITY OF RICHARDSON			
PARKING REQUIRED	175 SPACES	ZONING	LR-M (2)
STANDARD ACCESSIBLE TOTAL	196 SPACES	EXISTING ZONING	CHURCH PRIVATE SCHOOL
	10 SPACES	PROPOSED USE	
	206 SPACES		
LOT SUMMARY			
CITY OF DALLAS	3.545 ACRES +/-		
CITY OF RICHARDSON	5.058 ACRES +/-		
TOTAL SITE AREA	8.603 ACRES		
SITE INFORMATION TABLE			
LEGAL DESCRIPTION	RICHLAND BUSINESS PARK, LOT 2A / BLOCK 1		
ADDRESS	1301 ABRAMS RD, RICHARDSON TEXAS		
PROPERTY SIZE	8.602 AC		
EXISTING ZONING	COMMERCIAL		
BUILDING 1 AREA TOTAL	45,916 SF		
BUILDING 1 HEIGHT	2 STORY		
BUILDING 2 AREA TOTAL	4,016 SF		
BUILDING 2 HEIGHT	1 STORY		
LANDSCAPE REQUIRED	EXISTING		
LANDSCAPE PROVIDED	EXISTING		
PARKING PROVIDED	196 (CITY OF RICHARDSON)		
	166 (CITY OF DALLAS)		
PLAYGROUND AREA TOTAL	8,960 SF		



VICINITY MAP
NO SCALE



PROPERTY ENTRANCE
1"=20'



24.15 (LMS TECH) | JORGE BARRILLAS | 2/16/2024 10:47:32 AM
L:\PROJECTS\2447\CAD\CONCEPTUAL\2447-CONCEPT-SITE-DWG-SUP-SITE-PLAN

NO	DATE	BY	CKD	APPR	COMMENT

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.

Engineer: CONNOR MURRELL, P.E.
P.E. No. 143486 Date: 02/15/2024

PRELIMINARY
02/15/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
MRG
DESIGNED BY
CM
CHECKED BY
CM
PROJECT NO.
52447

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental
TEXAS BPELS REG. F-19014 | SURVEY REG. 10194760

CONCEPT PLAN
ENTOS DESIGN
CORAM DEO ACADEMY
RICHARDSON, DALLAS COUNTY, TEXAS

SHEET
CON.1

CITY PERMIT NO. _____
CORAM DEO ACADEMY

Exterior Renderings















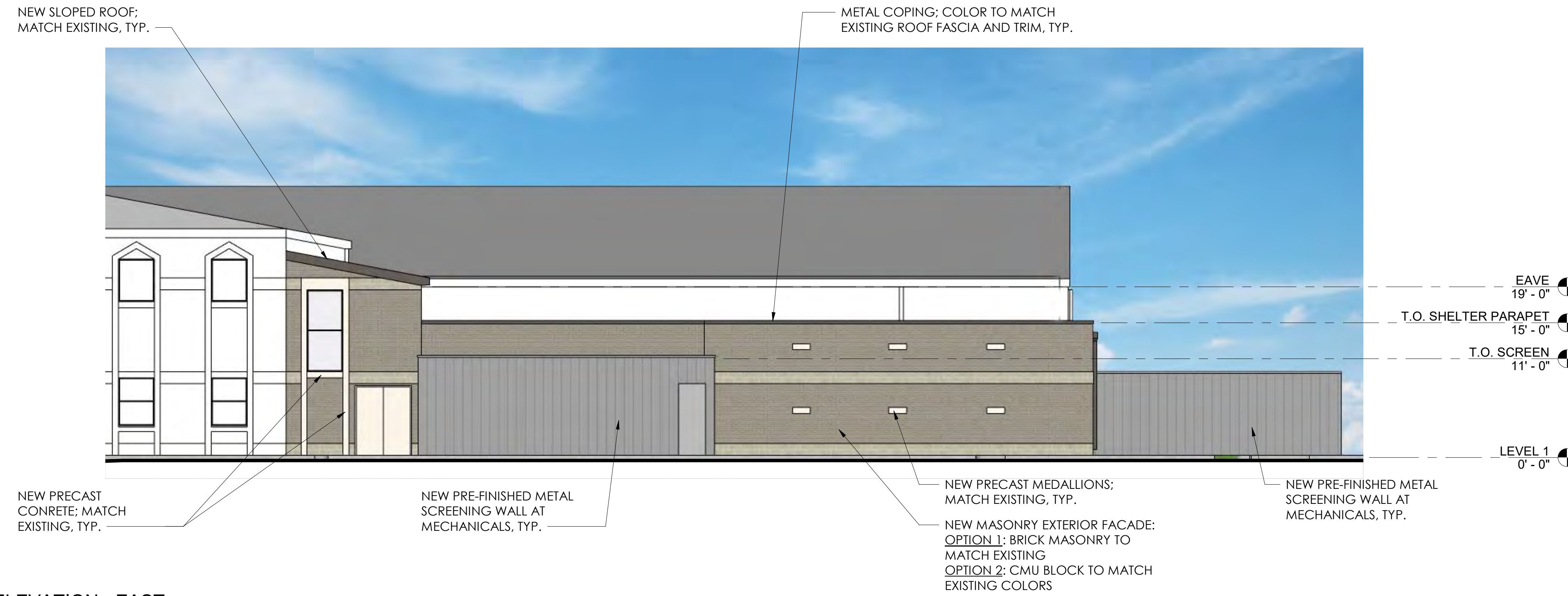




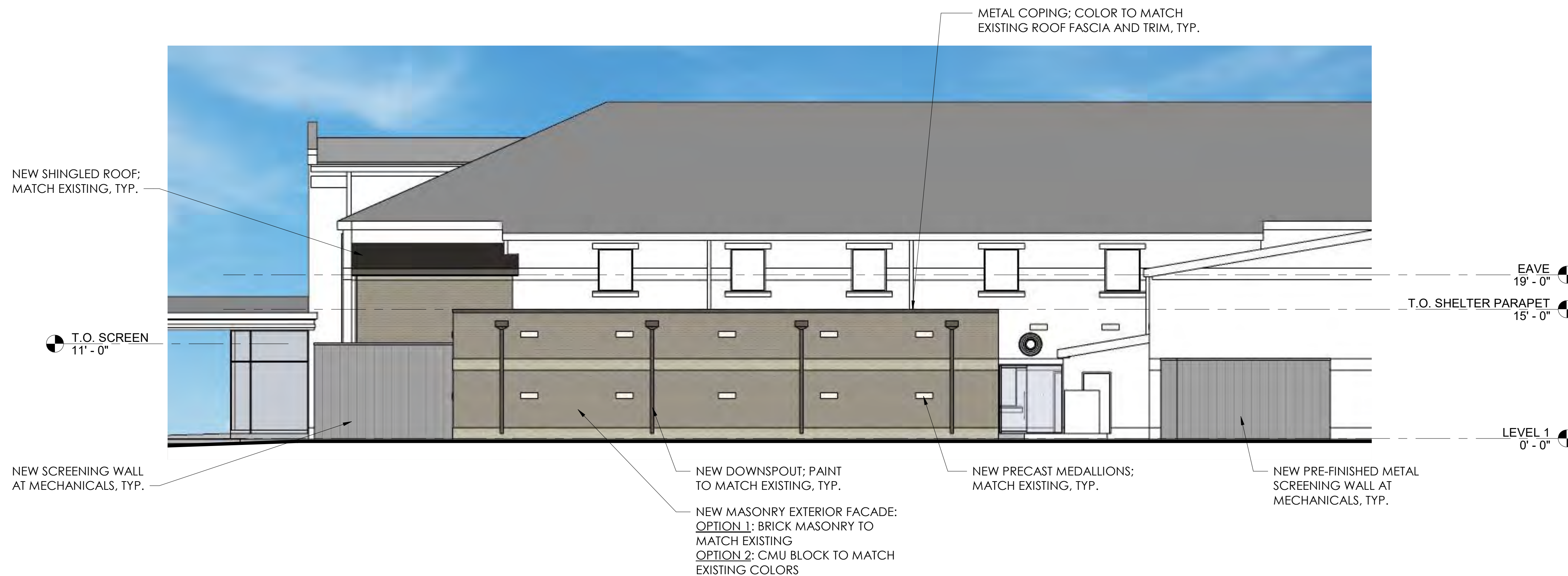


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02 ELEVATION - EAST
SCALE: 1/8" = 1'-0"



01 ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

No.	Revision	Date

Issue Status: SCHEMATIC DESIGN
Issue Date: 01.24.2024

**Coram Deo
Academy
Richardson**

**Interior +
Storm Shelter**

**1301 ABRAMS ROAD
RICHARDSON, TX**

Project #: 23-1114-L001

Sheet Title

**ELEVATIONS - STORM
SHELTER**

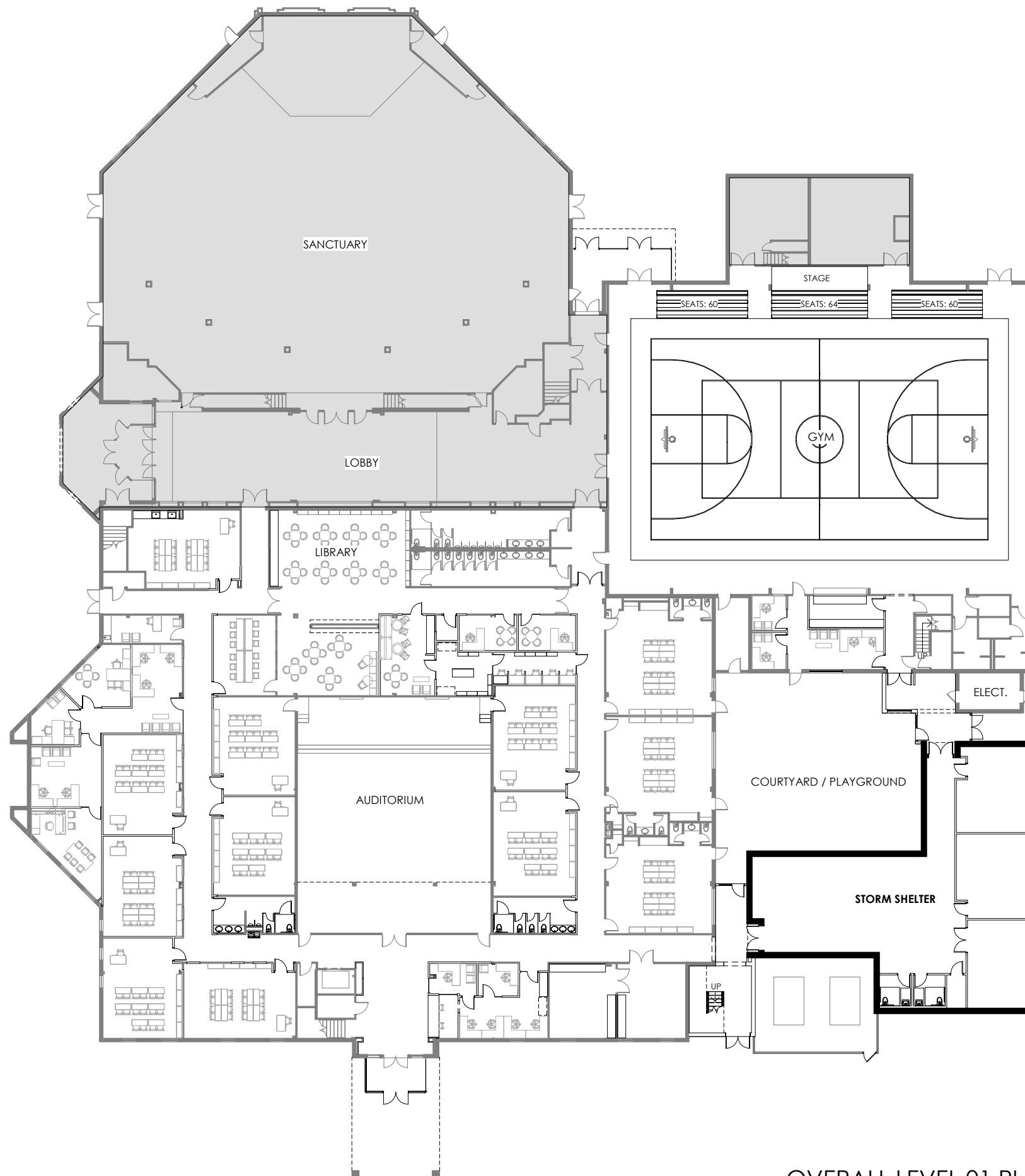
Sheet Number

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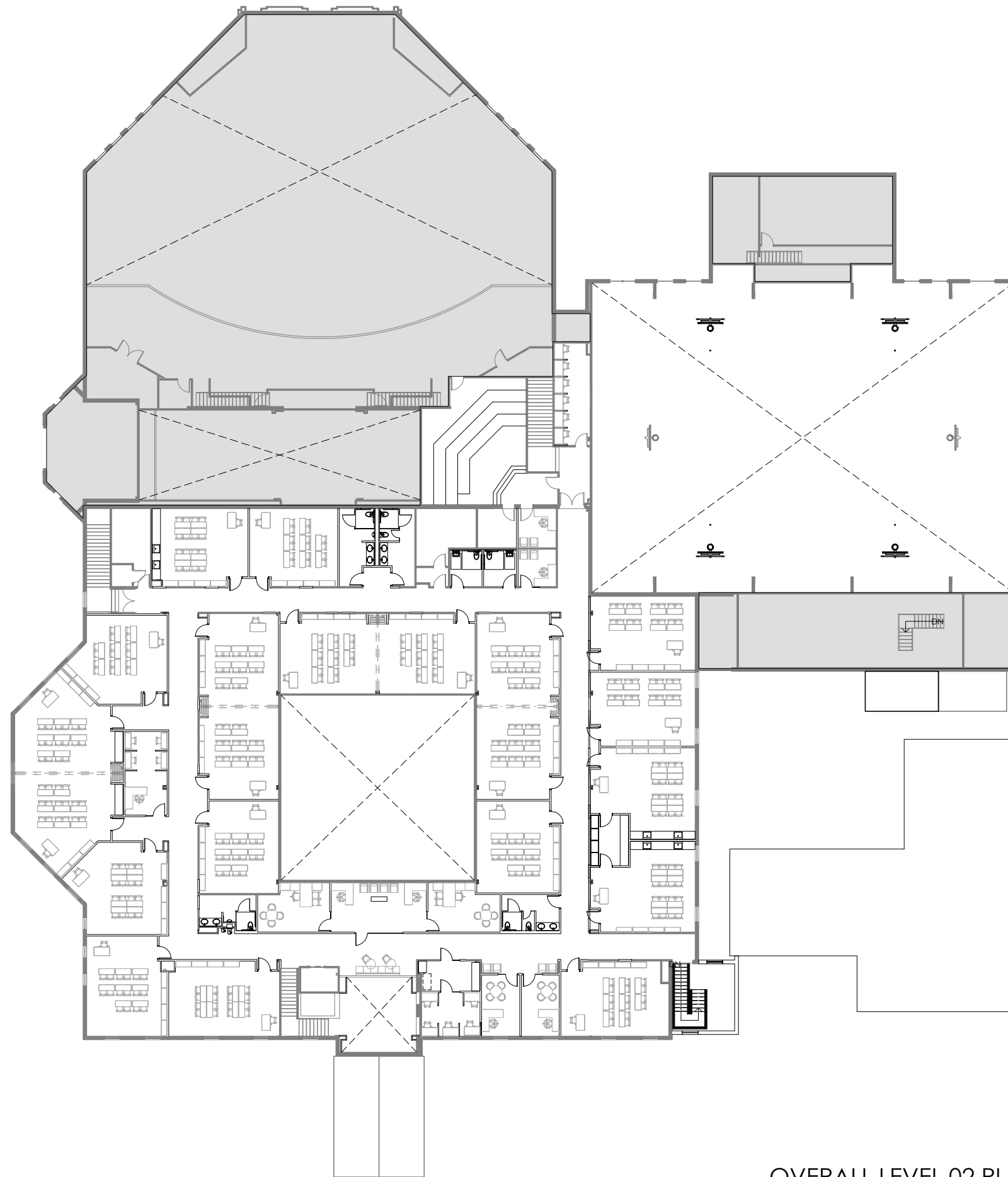


Floor Plans



OVERALL LEVEL 01 PLAN
MARCH 19, 2024

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OVERALL LEVEL 02 PLAN
MARCH 19, 2024

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- CLASSROOMS
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- PUBLIC/AUDITORIUM
- CIRCULATION
- RESTROOMS
- STAIRS/ELEVATORS
- MECHANICAL/ELECTRICAL

EDUCATION WING LEVEL 01 PLAN
 MARCH 19, 2024

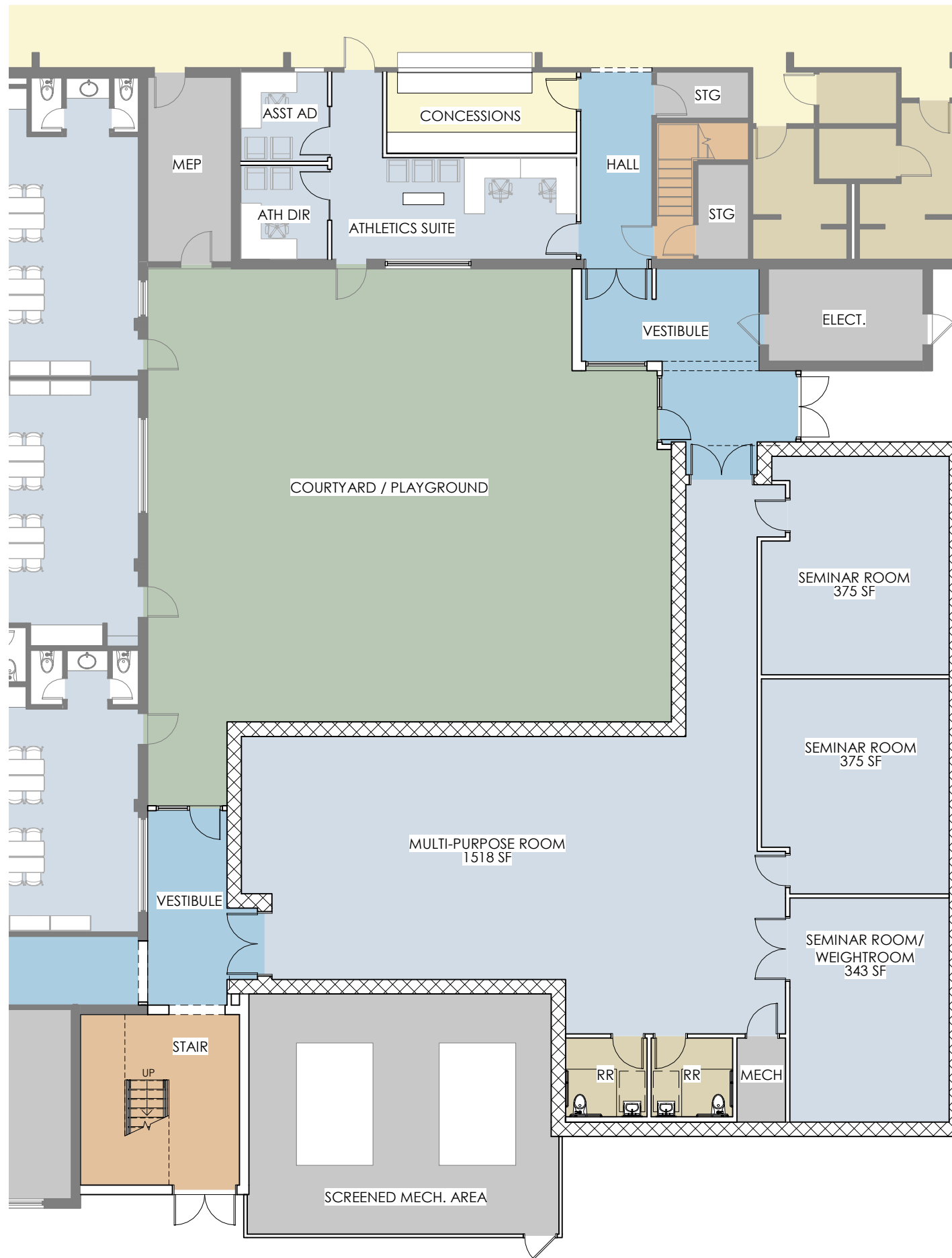
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EDUCATION WING LEVEL 02 PLAN
MARCH 19, 2024

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STORM SHELTER PLAN
 MARCH 19, 2024

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