

Zoning Board of Adjustment Agenda Packet May 15, 2024

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 side of your screen.



AGENDA

**CITY OF RICHARDSON – ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MAY 15, 2024, AT 6:30 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75082**

BRIEFING SESSION: 6:00 P.M. Prior to the business meeting, the Zoning Board of Adjustment will meet with staff in Multipurpose Room #CH 157 to receive a briefing on:

A. Briefing of Regular Agenda Items

REGULAR BUSINESS MEETING: 6:30 P.M. – MULTIPURPOSE ROOM #CH 157

MINUTES

1. **Approval of minutes of the regular business meeting of March 20, 2024.**

PUBLIC HEARING

2. **V 24-03** - A request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article VII, Sec. 4(g) for a 3-foot variance to the required 25-foot rear setback to accommodate the attachment of an existing detached garage on the property located at 2023 Sandy Trail and zoned R-1100-M Residential.
3. **V 24-04** - A request for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article XXIII-A, Sec. 1(a)(7) and Sec. 1(b)(7) to allow five (5) temporary accessory buildings in lieu of the maximum of three (3) temporary accessory buildings for the property located at 1301 Custer Road, on the west side of Custer Road between Malden Drive and Lowell Lane, being approximately 11.6 acres, and zoned R-1100-M Residential.

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, MAY 10, 2024.

NORMA MENDOZA, ADMINISTRATIVE SECRETARY
DEVELOPMENT SERVICES

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, LOCATED AT 2360 CAMPBELL CREEK BLVD, SUITE 550, RICHARDSON, TX 75082, VIA PHONE AT (972) 744-4168 OR VIA EMAIL AT 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.

Agenda Item 1

Approval of the minutes of the March 20, 2024
Zoning Board of Adjustment Meeting

**CITY OF RICHARDSON
ZONING BOARD OF ADJUSTMENT MINUTES
MARCH 20, 2024**

The Zoning Board of Adjustment met on Wednesday, March 20, 2024, at 6:30 p.m. Chairman Lemons convened the Board into Regular Session. A quorum was present.

MEMBERS PRESENT: Jason Lemons, Chairman
Scott Rooker, Vice Chairman
Brent Sturman, Member
Phil Thames, Member
Lisa Kupfer, Alternate
Moosa Madha, Alternate

MEMBERS ABSENT: None

CITY STAFF PRESENT: Sam Chavez, Director of Development Services
Derica Peters, Senior Planner
Norma Mendoza, Administrative Secretary

BRIEFING SESSION

Prior to the start of the regular business meeting, members of the Zoning Board of Adjustment met with staff to receive a briefing on agenda items. No action was taken.

REGULAR BUSINESS MEETING

Opening comments: Chairman Lemons introduced City staff and explained that the staff serves in an advisory capacity and does not influence any decisions the Board might make. Chairman Lemons summarized the function, rules, and appeal procedures of the Zoning Board of Adjustment.

1. APPROVAL OF MINUTES FROM FEBRUARY 21, 2024.

Motion: Vice Chairman Rooker made a motion to approve the minutes as presented. Member Kupfer seconded the motion. Motion passed 5-0.

PUBLIC HEARING

- 2. V 24-02 (continued from February 21, 2024),** a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IV, Sec. 4(f)(1)(c) to allow a 5-foot variance to the required 15-foot side setback, and a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article IV, Sec. 4(g) for a 10-foot variance to the required 25-foot rear setback to accommodate the construction of a new structure on the property located at 421 E. Spring Valley Road and zoned R-1500-M Residential.

Ms. Derica Peters provided background on the case and said this meeting is a continuation of the February 21, 2024, Board meeting. To summarize that meeting, staff and the applicant introduced the project, one neighbor spoke in opposition, and after further questions and discussion by the Board, they voted unanimously 4-0 to continue the public hearing to March 20, 2024.

Ms. Peters presented the subject site as a 0.58-acre lot at 421 E. Spring Valley Road and zoned R-1500-M Residential. The applicant intends to subdivide the lot into two lots to construct a new home on each lot. During the February meeting, limitations and conditions of the lot were discussed and the decision was made to re-examine the plans. The applicant his request to by reducing the home for proposed Lot 11B to 1,800 square-feet for a 2-story home, which would meet the front and side setbacks, but will encroach into the rear 25-foot setback by 5 feet.

Ms. Peters shared that the applicant has stated his hardship is related to the triangular shape of the lot and the required setback would not provide adequate space to build the desired home. In conclusion, based on the information provided by the applicant, and applicable codes and ordinances, staff's opinion is that a physical hardship does not exist, and the applicants' request should be denied.

Ms. Peters stated that no correspondence has been received and was available to answer any questions.

With no questions for staff, Chairman Lemons asked the applicant to come forward and present the request.

Mr. Jamal Gharbieh, 423 E. Spring Valley, Richardson, Texas stated he owns the property, and he purchased the property with the intent of subdividing it. He is not encroaching on neighbors with this proposal, and they have downsized the proposed footprint of the new house which could make it difficult to sell in the future.

Member Kupfer asked the applicant if he planned on living there for long, because he said the lot may be difficult to resell in the future.

Mr. Gharbieh confirmed that they are planning on living there for a long time.

Member Sturman suggested that they should be able to find a solution that would comply if the applicant were working with an architect.

Mr. Gharbieh replied that the architect has indicated the house would be odd shaped in order to the comply with the required rear setback.

Member Rooker asked about the size and location of the garage.

Mr. Gharbieh highlighted the proposed location of the garage on the exhibit.

Mr. Chavez responded that a typical garage would be approximately 400 square feet in size.

Member Kupfer asked the applicant to explain how this is not considered self-imposed since he bought the property knowing it was a triangular shaped lot.

Mr. Gharbieh responded that he did not know there would be issues until they started the planning process.

Member Thames asked staff to explain the purpose of the rear setback requirements.

Mr. Chavez responded the 25-foot rear setback is to allow vehicles to maneuver in and out of the garage if rear entry and it also provides separation between structures.

Member Thames asked if there would be an additional 15-feet of separation if there was an alley in the rear of this property, and asked to confirm there was vehicular access needed for the properties abutting the drainage channel.

Mr. Chavez responded yes there would be additional separation provided and the lots abutting the drainage did not have alley access because they were front loaded.

Seeing no one else to speak in favor or opposition of the request, Chairman Lemons closed the public hearing and opened the floor for discussion between the Board.

Member Sturman asked City staff to elaborate on the criteria of the Board's decision.

Mr. Chavez explained that this situation is self-created, but the Board can also take public health, safety, and welfare into consideration.

Member Sturman asked for clarity on how these setbacks differ from those with an alley.

Mr. Chavez responded that this is an unusual situation. Although it does not have an alley, it still has a 30-foot-wide drainage easement that provides separation between structures.

Member Sturman stated this hardship might have been created by the City since the application of the Code may not apply to every situation.

Chairman Lemons commented that there could have been a justification for hardship if they had requested a variance before subdividing the property.

Member Thames suggested that a modification to Lot 11B's east property line would create a problem for the neighbor to the east, but the encroachment to the rear should not impact the neighbors.

Member Rooker asked City staff about other options the applicant may have, such as building two (2) homes on one lot.

Mr. Chavez responded two homes could not be constructed on one lot because the Code only allowed one principal building or structure on a lot.

Mr. Chavez explained that the Board also has the option to grant a side yard variance instead of a rear yard variance if the applicant shifted the house to the east.

Member Madha asked if the applicant could replat the lot into 3 lots.

Mr. Chavez responded no, because the third lot would not meet the minimum lot area dimensions.

Chairman Lemons asked the applicant if he was open to other options.

Mr. Gharbieh confirmed he was.

Member Rooker suggested shifting the interior lot line 5 feet to the east.

Mr. Chavez replied that this would not work because the required interior side yard setbacks would increase as the lot got wider. Lot 11A meets the maximum lot width for the subject zoning district.

Vice Chairman Rooker asked if the applicant could subdivide the property into 2 residential lots and 1 open space lot that could be used as a garden, for example.

Mr. Chavez stated the open space lot would not meet the minimum area dimensions of the zoning district so a variance would still be required.

Vice Chairman Rooker asked for clarity on determining hardship.

Mr. Chavez stated the Board has the authority to decide based on the circumstances, including financial consideration, health, safety, and welfare of the public.

Member Madha asked if the back part of Lot 11B could be carved out to allow lot 11A to expand.

Mr. Chavez answered no, as it would create three (3) side yard setbacks in addition to making it more difficult for the structure to comply with the rear yard setback.

Mr. Thames commented that the Board should consider the rights of homeowners to utilize their property as they needed if it did not compromise public health and safety.

BOARD ACTION

Motion: Member Madha made a motion to approve the 5-foot variance to the required 25-foot rear setback as presented and deny the second request of the side yard setback. Member Thames seconded the motion. Motion passed 5-0.

With no further business, the meeting was adjourned at 7:31 p.m.

Jason Lemons, Chairman
Zoning Board of Adjustment

Agenda Item 2

Variance 24-03:
2023 Sandy Trail

ZBA File V 24-03

Attachments:

1. Staff Report
2. Aerial Map
3. Variance Exhibit
4. Site Photos
5. Application
6. DMN Public Hearing Notice
7. Notice of Public Hearing and Map
8. Notification List



TO: Zoning Board of Adjustment
FROM: Derica Peters, AICP, Senior Planner **DP**
DATE: May 15, 2024
RE: **V 24-04: 2023 Sandy Trail**

REQUESTED VARIANCES

A request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VII, Sec. 4(g) for a 3-foot variance to the required 25-foot rear setback to accommodate the attachment of an existing detached garage on the property located at 2023 Sandy Trail and zoned R-1100-M Residential.

APPLICANT/PROPERTY OWNERS

Jennie Fuller

EXISTING ZONING

R-1100-M Residential

SURROUNDING LAND USE

Residential

STAFF COMMENTS

The applicant's request is to allow a 2-foot variance to the required 25-foot rear setback to allow the attachment of an existing detached garage.

The home was built in 1964 with a detached garage -- a common feature in the neighborhood and of this time. The detached garage was constructed 15 to 17 feet from the house. The applicant intends to attach and enclose this area with an approximately 330 square-foot addition.

The Comprehensive Zoning Ordinances requires single-family homes to provide two (2) enclosed parking spaces within a garage, which may be attached or detached. The Code provides different setbacks for attached and detached garages; for a detached garage, detached/attached carport, or any other accessory building that extends into the rear setback area, a minimum setback of 3-feet shall be provided from the rear lot line, or 18-inches if the rear lot line is adjacent to an alley. An attached garage is considered to be part of the primary structure so it must meet the required 25-foot rear setback.

The existing detached garage is setback approximately 23'6" from the rear property line. Once it is attached or enclosed, the garage will be considered part of the primary structure and would be non-conforming as it will not meet the required 25-foot rear setback.

Although staff notified the variance request for up to a 3-foot encroachment, the southwest corner of the building is approximately located 23'-6" from the rear lot line (18-inch encroachment into the 25-foot setback). For simplicity in the notice, staff notified for a 3-foot variance, but the Board may grant a lesser variance to match applicant's request and as shown on their variance exhibit.

The applicant has stated the hardship is related to the presence of an alley in both the rear and side of her property, and the interior side lot line is shorter than the other side lot line, making the rear setback skewed which creates the encroachment issue on one side of the garage. She also explained an enclosure would allow her the personal safety and security to directly access the home from the garage when she exits her car. She explained the only alternative would be to demolish the garage and rebuild with an attached garage.

TECHNICAL RECOMMENDATION

Variance Request: Based on the information provided by the applicant, applicable codes and ordinances, and the characteristics of the property, it is staff's opinion a physical property hardship does not exist, and the request should therefore be denied for the 2-foot rear setback variance.

V 24-03

SUBJECT PROPERTY

R-1100-M 208

Cap Rock

Sandy

**V 24-03 Aerial and Zoning Map
Variance
2023 Sandy Trl**

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.

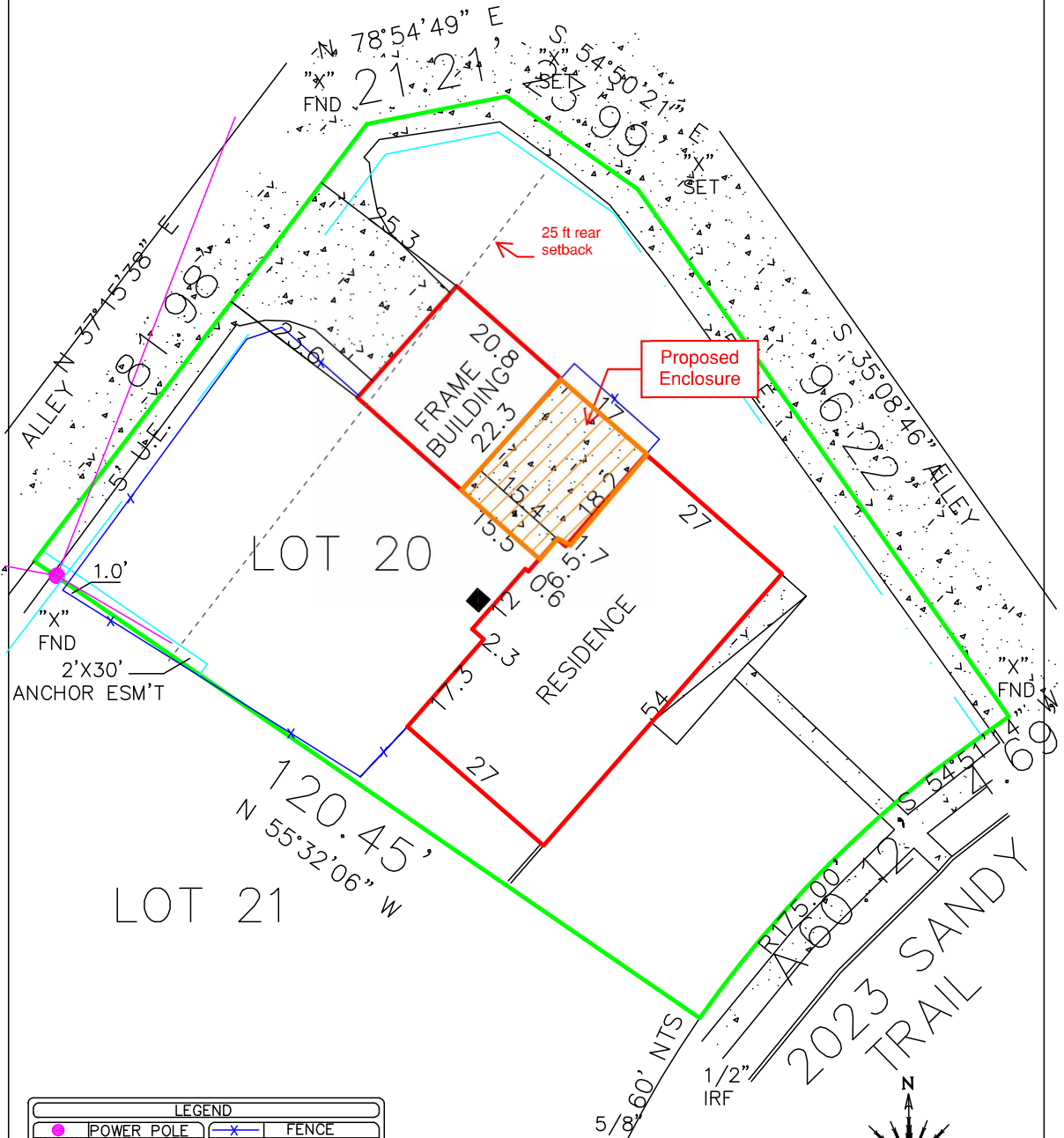


SURVEY PLAT

COPYRIGHT © DATE 03/10/2024

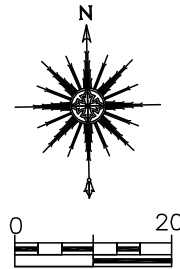
LOT 20, BLOCK 3 OF CANYON CREEK FIRST INSTALLMENT, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP RECORDED IN VOLUME 128 PAGE 2197 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

NOTE: I DID NOT SEARCH THE COUNTY RECORDS TO DETERMINE EASEMENTS OR RECORD TITLE. ALL INTERESTED PARTIES SHOULD EMPLOY A TITLE AND ABSTRACT COMPANY TO DETERMINE EASEMENTS AND STATE OF TITLE AND OWNERSHIP TO THIS PROPERTY.



LEGEND			
	POWER POLE		FENCE
	WOOD DECK		BUILDING LINE
	CONCRETE		EASEMENT LINE
	GRAVEL		IRON ROD FOUND
	BRICK		IRON ROD SET
	SEPTIC LIDS		POWER LINE
	GAS METER		NOT TO SCALE
	COVERED AREA		UTILITY PEDESTAL
	AC PAD		ELECT. BOX
	FIRE HYDRANT		UTILITY EASEMENT
	BUTANE TANK		WATER METER
	PROPERTY LINE		BUILDINGS

IRF
BASIS OF BEARING
1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS
3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.



JIMMY W. POGUE, INC.

"Registered Professional Land Surveyors"

5611 SWEET WATER DRIVE
MIDLOTHIAN, TX 76065 (214) 371-0666
Jimmilyn D. Woodard R.P.L.S. 5398

FIRM #101219-00 Email: kstuart@jimmywogue.com

Job Number: 131657 Date: 03/10/2024 Drawn by: KS

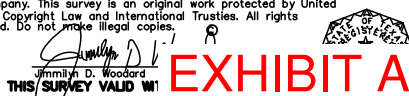
G.F. Number: Title Company:

Certified to:

JENNIE FULLER

I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a representation of the property shown hereon as determined by a survey on the ground. The lines and dimensions of said property being as indicated by the plat; The size, location and type of above ground improvements are as shown. Corner monuments are as shown on survey. EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS. This survey makes no judgements as to the ownership of the property, only that the property exist on the ground as shown and surveyed from a description provided to the surveyor.

This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This Survey remains the property of the Jimmy W. Pogue, Inc. Unauthorized reuse is not permitted without the expressed written permission of the President of company. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. Do not make illegal copies.



V 24-03 Site Photos

1-Looking east at subject site.



2-Looking south at subject site.



3-Looking west at subject site.



For Department Use Only

Date Received: _____ Fee Paid: _____ Accepted by: _____



**Board of Adjustment
Variance or Appeal
Application**

City of Richardson, Texas

Development Services Department
411 W. Arapaho Road, Suite 204
Richardson, Texas 75080
Phone: 972-744-4240
Fax: 972-744-5804

Note: Pre-submittal meeting required with staff before application can be submitted.

Please answer the following pre-qualifying questions:

1. Have you filed an appeal or variance on this property within the last six (6) months?
(If yes, six (6) month waiting period required on same variance for the property.)
2. Have you applied for a building permit (applicable to residential property only)?
(If no, please speak with the Building Inspection Department prior to submitting the variance request.)

Applicant	Property Owner
<i>Valerio A. Bonilla</i>	Signature <i>Jennie Stewart Fuller</i>
<i>Valerio Alexander Bonilla</i>	Printed Name <i>Jennie Stewart Fuller</i>
<i>A+B Cleaning and Remodeling</i>	Company Name <i>owner</i>
<i>1721 Lakemere Dr</i>	Mailing Address <i>2023 Sandy Trail</i>
<i>Prosper, Texas 75078</i>	City, State, ZIP <i>Richardson, TX 75080</i>
<i>214-557-7903</i>	Telephone Number <i>214-679-1173</i>
<i>valerbonilla@yahoo.com</i>	Email Address <i>jobs@bundystewart.com</i>

Property Information
Address of Subject Property <i>2023 Sandy Trail</i>
Legal Description <i>Canyon Creek 1st Inst, Block 3 Lot 20, Int 201700078617 DP01302004 CO-DC</i>
Existing Zoning and Ordinance <i>0225060302000 3C R 225B003</i>
Requested Variance <i>Add Room to Connect Detached Garage to House</i>

Submittal Requirements

- Completed Application Form
- Completed Board of Adjustment Variance Checklist
- Building Permit Denial Letter
- Applicant's Statement (Completely describe the variance you are requesting and give the reason for the hardship and justification for the variance.)
- Twelve (12) copies of reproducible plans to support the application (fold if 24" x 36").
- Filing fee: Residential = \$250.00, Non-residential = \$325.00

Board of Adjustment Variance Checklist

Does a hardship exist? If so, explain below.

Yes No

The shape of property. If property was rectangle, like back neighbors, it would not be a problem. There is an alley in back, but there is also an alley on the side.

Will literal enforcement of the ordinance result in an unnecessary hardship? If so, explain below.

Yes No

There is 18" causing our permit to be denied. For security purposes homeowner would like to access her home from garage.

The 18" is only on one corner of garage. ^{Down Alley} ^{Forest is over the 25 ft.}

Is the condition unique to the property requesting the variance and not common to other properties in the area? If so, explain below.

Yes No

Only to those that have the alley on both the side of the house and behind.

Is the need for the variance created by the applicant? If so, explain below.

Yes No

yes, I am a single, sixty three old woman, that lives by herself and I would like to be able, for SAFETY purposes, to drive in to my garage, shut garage door and go ^{directly} into house -

Is the hardship only financial? If so, explain below.

Yes No

It is not only financial. ^{However,} I do not want to have to knock down my garage and rebuild the extra room and a new garage. It would cost over 200K - instead of 70K. Other reason is for safety.

Will granting of the variance be contrary to the public's interests and will it impact the public health, safety, and welfare? If so, explain below.

Yes No

It would not hurt anyone to add a room to connect garage to house but if we have to tear down garage that will interfere with neighbors health and traveling down alley.

NOTICE OF PUBLIC HEARING

The Richardson Zoning Board of Adjustment will hold a public hearing on Wednesday, May 15, 2024, at 6:30 p.m. This Zoning Board of Adjustment Meeting will be held in City Council Chambers, Richardson City Hall, 2360 Campbell Creek Boulevard, Suite 525, Richardson, TX to consider:

V 24-03, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VII, Sec. 4(g) for a 3-foot variance to the required 25-foot rear setback to accommodate the attachment of an existing detached garage on the property located at 2023 Sandy Trail and zoned R-1100-M Residential.

For more information, call 972-744-4240.



Notice of Public Hearing

Zoning Board of Adjustment – Richardson, TX

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

VARIANCE REQUEST

File No. V 24-03
Property Owner/Applicant: Jennie Fuller
Location: (See map on reverse side)
Request: V 24-03, a request for the following variance from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article VII, Sec. 4(g) for a 3-foot variance to the required 25-foot rear setback to accommodate the attachment of an existing detached garage on the property located at 2023 Sandy Trail and zoned R-1100-M Residential.

The Zoning Board of Adjustment will consider this request at a public hearing on:

WEDNESDAY, MAY 15, 2024
6:30 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 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 Board to express whether they are in favor or opposed to the request.

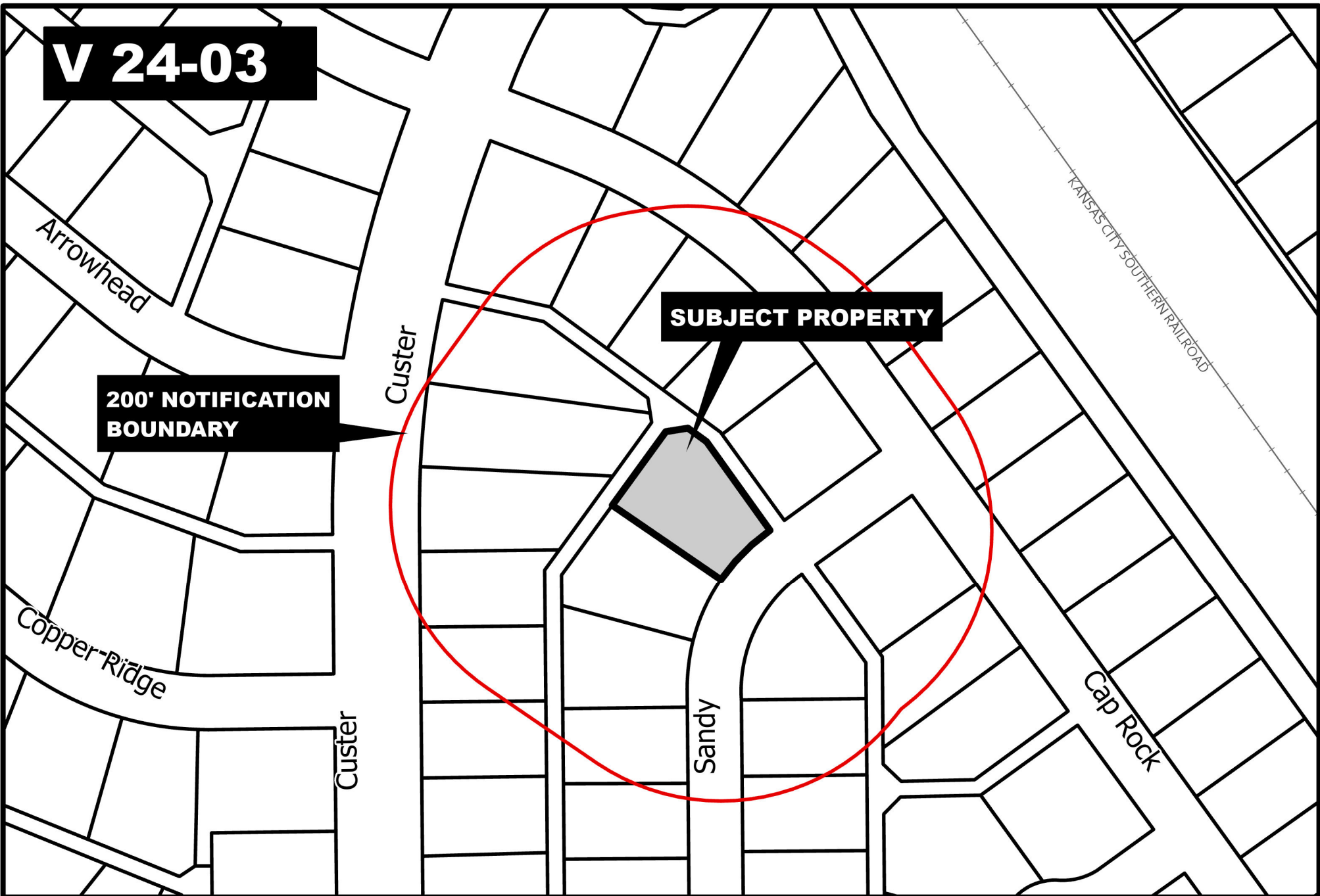
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

Agenda: The Zoning Board of Adjustment 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=1332>

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance Number V 24-03.

Date Posted and Mailed: May 3, 2024

V 24-03



V 24-03 Notification Map
Variance
2023 Sandy Trl

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.



ROSE JOHN & ELIZABETH
2038 CAP ROCK DR
RICHARDSON, TX 75080

NELSON JOHN R
2036 CAP ROCK DR
RICHARDSON, TX 75080

LOWE SANDRA
2037 CAP ROCK DR
RICHARDSON, TX 75080

FAYE WILLIS DESIGNS INC
425 FALL CREEK DR
RICHARDSON, TX 75080

GRAY EMILY & MATTHEW
2035 CAP ROCK DR
RICHARDSON, TX 75080

HERNANDEZ BLANCA M
2039 CAP ROCK DR
RICHARDSON, TX 75080

MCELROY FRANCES ANN
2032 CAP ROCK DR
RICHARDSON, TX 75080

MCCABE DYLAN J & STACEY D
2033 CAP ROCK DR
RICHARDSON, TX 75080

YOUNGKIN BRADLEY SCOTT
2030 CAP ROCK DR
RICHARDSON, TX 75080

VALERIUS DUSTIN R & ERIN
2026 CUSTER PKWY
RICHARDSON, TX 75080

COHN ANN E
2024 CUSTER PKWY
RICHARDSON, TX 750803403

MERRIMAN KATY MILLER
2031 CAP ROCK DR
RICHARDSON, TX 75080

SULLIVAN SPENCER &
CASNER CAITLIN
2028 CAP ROCK DR
RICHARDSON, TX 75080

BAXTER CLARA ELIZABETH THT
2022 CUSTER PKWY
RICHARDSON, TX 750803403

PLEMONS CHERYL ANN & RICHA
1873 PRAIRIE DOG RUN
RICHARDSON, TX 75080

FULLER JENNIE STEWART
2023 SANDY TRL
RICHARDSON, TX 75080

DAY KEVIN B & JENNIFER L
1301 HIDDEN MEADOW RD
MCKINNEY, TX 75072

MILNE ROBERTA LIVING TRUS
2018 CUSTER PKWY
RICHARDSON, TX 750803403

BOND CAROLINE HAZLIP
2019 SANDY TRL
RICHARDSON, TX 750803426

PERALTA MICHAEL
3006 WREN LN
RICHARDSON, TX 75082

MELLO PATRICIA
2027 CAP ROCK DR
RICHARDSON, TX 75080

MOSS FARM PROPERTIES LLC
319 RIDGEHAVEN PL
RICHARDSON, TX 750802537

WALTER HENRY A JR
2016 SANDY TRL
RICHARDSON, TX 750803425

HANCOCK CAROL A &
REMPHREY KIMBERLY
2016 CUSTER PKWY
RICHARDSON, TX 750803403

THOMAS LEONARD A
1011 HAMPSHIRE LN
RICHARDSON, TX 75080

CALDWELL WARREN & LAURA
2014 SANDY TRL
RICHARDSON, TX 75080

MARTINEZ JORGE MARIO & AMBE
12340 ALAMEDA TRACE CIR APT
AUSTIN, TX 78727

Agenda Item 3

Variance 24-04:
1301 Custer Rd.

ZBA File V 24-04

Attachments:

1. Staff Report
2. Aerial Map
3. Site Photos
4. Variance Exhibit
5. Enlarged Variance Exhibit
6. Temporary Accessory Building
Renderings
7. Application
8. DMN Public Hearing Notice
9. Notice of Public Hearing and Map
10. Notification List



TO: Zoning Board of Adjustment
FROM: Sam Chavez, AICP, Director of Development Services *SDC*
DATE: May 15, 2024
RE: **V 24-04: 1301 Custer Road**

REQUESTED VARIANCES

A request a request for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson’s Code of Ordinances: Article XXIII-A, Sec. 1(a)(7) and Sec. 1(b)(7) to allow five (5) temporary accessory buildings in lieu of the maximum of three (3) temporary accessory buildings for the property (Northrich Elementary School) located at 1301 Custer Road, on the west side of Custer Road between Malden Drive and Lowell Lane, being approximately 11.6 acres, and zoned R-1100-M Residential.

APPLICANT/PROPERTY OWNERS

Le Korte / Richardson Independent School District

EXISTING ZONING

R-1100-M Residential

SURROUNDING LAND USE

Residential

STAFF COMMENTS

The applicant is requesting approval to allow five (5) temporary accessory buildings (i.e., portable classroom buildings) at Northrich Elementary School, in lieu of three (3) temporary accessory buildings allowed by Article XXIII-A, Section 1.(a)(7) and Section 1.(b)(7) of the Comprehensive Zoning Ordinance (CZO).

Section 1(a) allows temporary accessory buildings in any zoning district where non-residential uses are allowed upon approval by the Building Inspections Department for a period not to exceed a total of 12 months, while Section 1(b) only allows temporary accessory buildings in zoning districts where nonprofit, charitable/philanthropic organizations, churches, or schools use are allowed upon approval by City Council for a period not to exceed two (2) years. Both Sections also provide for regulations for the type of construction material, area regulations, parking regulations, maximum building height and a requirement for there to be a principal building on the subject lot.

As proposed the applicant is requesting variances from the following two (2) Sub-Sections of Article XXIII-A Temporary Accessory Buildings of the CZO:

- Sub-Section (a)(7) which limits the maximum number of temporary accessory buildings to a maximum of three (3), and
- Sub-Section (b)(7) that also limits the maximum number of temporary accessory buildings to a maximum of three (3).

The District may be subject to either section, depending on the timeline of building renovations, and other conditions that apply; therefore, at the direction of city staff both Sub-Sections are included with the applicant's variance request.

The five (5) proposed temporary accessory buildings, as shown on "Exhibit A", will be setback 75-feet from Malden Drive, aligned with the building line of the northern building wall of the existing building, and separated by a minimum of seventeen(17) feet from the existing school building . As proposed, the proposed location conforms with both the CZO and the Building Code. In addition, the temporary accessory buildings will be located behind a portion of the existing building which provides screening from Custer Road.

Each temporary accessory building is 68-feet by 24-feet, each with a building area of 1,632 square feet for a total building area of 8,160 square feet and will be secured behind a six (6) foot tall temporary chain-link fence.

Northrich Elementary was constructed in 1960 as a 506,603 square-foot, single-story school building. The district's proposed portable classroom buildings which provide a total of ten (10) classroom are necessary to allow adequate swing space for teachers and students while portions of the existing school are being renovated as part of the voter-approved 2021 Bond Program. This swing space serves to provide a temporary, safe, and suitable learning environment for teachers and students for the 2024-2025 School Year.

Adherence to the maximum three (3) temporary accessory building limitation as required by the CZO would:

- require teachers and students to move learning environments more frequently and extend the need of the temporary classrooms into another semester or school year, and
- create both an operational and financial hardship on students/staff at Northrich Elementary School and the District.
 - Operationally, the staff and students at Northrich Elementary School would be required to occupy the temporary accessory buildings for a longer period of time than the originally planned 2024-2025 school year.
 - Financially, the costs to extend the construction schedule and temporary portable building rentals would increase the cost of the project above the overall construction budget that was approved by the RISD Board of Trustees and RISD voters.

The District believes and city staff concurs that the above scenarios create health, safety, and welfare hardships (unnecessary hardships) on students, staff, and an unnecessary financial hardship on the District.

TECHNICAL RECOMMENDATION

Variance Request: Based on the information provided by the applicant, applicable codes, and ordinances, it is staff's opinion that although a physical property hardship does not exist, the variances requested mitigate the health, safety and welfare impacts on the Northrich Elementary community and will not be contrary to the public interest and that the requests should be APPROVED.

If approved, the variances are not permanent and are subject to the duration of the applicable temporary use permit issued (maximum 1 year-if approved by Building Inspection or maximum of 2 years-if approved by City Council).

V 24-04

SUBJECT PROPERTY



**V 24-04 Aerial & Zoning Map
Variance
1301 Custer Road**

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.



V 24-04 Site Photos

1-Looking north at subject site.



2-Looking east at subject site.



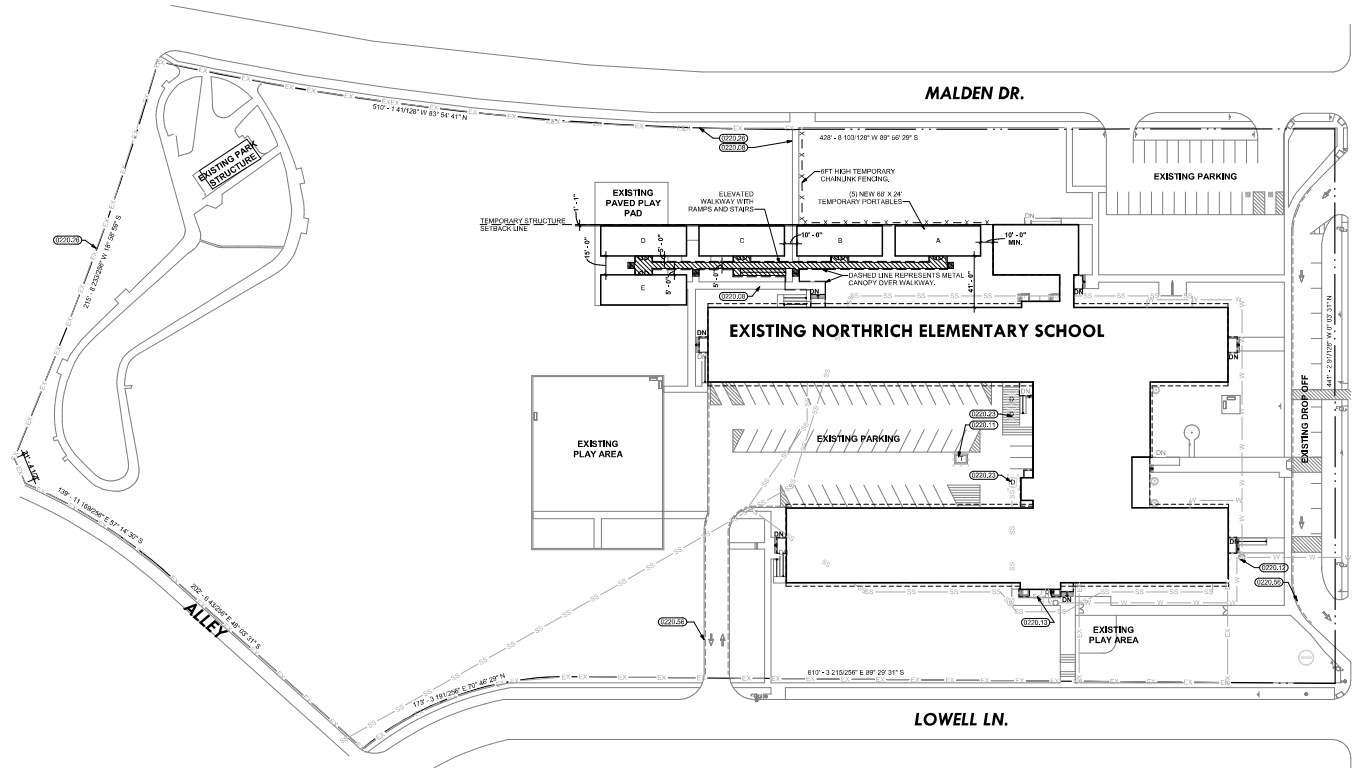
3-Looking south at subject site.



4-Looking west at subject site.



VICINITY MAP



1 ARCHITECTURAL SITE PLAN - PORTABLE LAYOUT

1" = 40'-0"

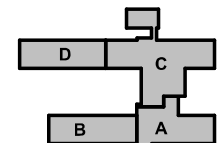
KEYNOTES

- 0220.08 EXISTING CONCRETE SIDEWALK
- 0220.11 EXISTING ELECTRICAL TRANSFORMER AND CONCRETE PAD
- 0220.12 EXISTING WATER METER VALVE
- 0220.13 EXISTING GAS METERS
- 0220.23 EXISTING PUMPSTEIN LOCATION
- 0220.29 EXISTING FENCE
- 0220.36 EXISTING FIRE LINE STRIPPING

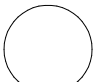
GENERAL NOTES:

1. PLACEMENT OF DOUBLE PORTABLE CLASSROOMS ON-SITE TO BE PROVIDED BY OWNER UNDER SEPARATE CONTRACT INCLUDING RUCKLAND PADS FOUNDATIONS, PRE-PARTED SMRTING, ACCESSIBLE WALKWAYS, STAIRS, STUBS AND RAILINGS, TEMPORARY FENCING, AND CANOPY BY CANAR.
2. UTILITY INFORMATION SHOWN IS FOR REFERENCE ONLY. CONTRACTORS TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO PLACEMENT OF PORTABLES.
3. PROVIDE POWER SERVICE TO PORTABLES (RE ELECTRICAL).
4. CONNECT ELECTRICAL AND LOW VOLTAGE SYSTEMS FOR PORTABLES (RE ELECTRICAL).
5. PROVIDE NEW FIRE ALARM SYSTEM AND DEVICES AT PORTABLES WITH VOICE EVACUATION AS REQUIRED BY CITY OF RICHARDSON. CONNECT TO EXISTING BUILDING FIRE ALARM SYSTEM.
6. REMOVE PORTABLES, DISCONNECT AND REMOVE ASSOCIATED UTILITIES, AND SITE WORK AT COMPLETION OF CONSTRUCTION OF CLASSROOM RENOVATION. COORDINATE SCHEDULED REMOVAL WITH CONSTRUCTION PUSHING PLAN AND OWNER.
7. REPAIR SITE PAVING AND LANDSCAPING AFTER PORTABLE REMOVAL. COORDINATE WITH NEW WORK.
8. MAINTAIN FIRE DEPARTMENT ACCESS AND EMERGENCY EGRESS AS REQUIRED BY THE CITY OF RICHARDSON.

KEY PLAN



BRWIN BENOYOUS WATROD ARCHITECTS
 333 BAYVIEW STREET
 DALLAS, TEXAS 75204
 WWW.BRWARCHITECTS.COM



BRWIN BENOYOUS WATROD ARCHITECTS, INC.
 April 19, 2024
 Architect
 Chester
 2302500

RICHARDSON ISD
 NORTH RICH RICHARDSON
 ELEMENTARY SCHOOL
 RICHARDSON, TX 75080

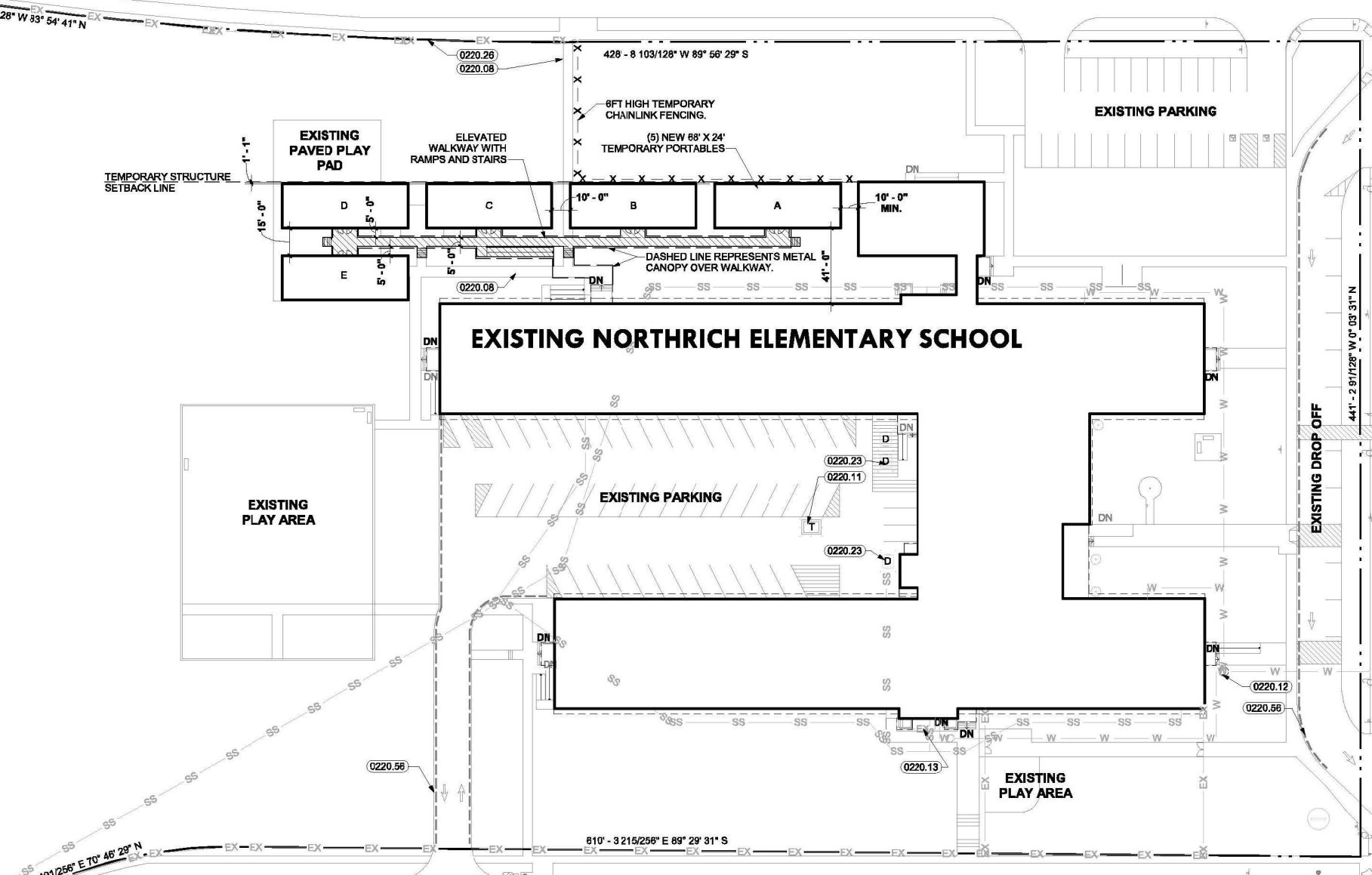


NO.	REVISION	DATE
1	ISSUED/ADDITION	4/03/24



ARCHITECTURAL SITE PLAN - PORTABLES

MALDEN DR.



BEVERLY

CUSTER RD.

ALLEY

LOWELL LN.

Enlarged - Variance Exhibit

Enlarg

NORTHRICH ELEMENTARY SCHOOL



MALDEN DRIVE

NORTHRICH ELEMENTARY SCHOOL



NORTHRICH ELEMENTARY SCHOOL



For Department Use Only

Date Received: _____ Fee Paid: _____ Accepted by: _____



Board of Adjustment Variance or Appeal Application

City of Richardson, Texas

Development Services Department
411 W. Arapaho Road, Suite 204
Richardson, Texas 75080
Phone: 972-744-4240
Fax: 972-744-5804

Note: Pre-submittal meeting required with staff before application can be submitted.

Please answer the following pre-qualifying questions:

1. Have you filed an appeal or variance on this property within the last six (6) months? No.
(If yes, six (6) month waiting period required on same variance for the property.)
2. Have you applied for a building permit (applicable to residential property only)? Yes.
(If no, please speak with the Building Inspection Department prior to submitting the variance request.)

Applicant Property Owner

Applicant		Property Owner
	Signature	
Le Korte	Printed Name	Richardson ISD
Richardson ISD	Company Name	Richardson ISD
1123 S Greenville Ave	Mailing Address	400 S Greenville Ave
Richardson, TX 75081	City, State, ZIP	Richardson, TX 75081
469-593-0172	Telephone Number	469-593-0172
le.korte@risd.org	Email Address	N/A

Property Information

Address of Subject Property	1301 Custer Road, Richardson, TX, 75080
Legal Description	Northrich Elementary School
Existing Zoning and Ordinance	Institutional, Comprehensive Zoning Ordinance
Requested Variance	Max number of portables allowed from 3 to 5 per Article XXIII-A

Submittal Requirements

- Completed Application Form
- Completed Board of Adjustment Variance Checklist
- Building Permit Denial Letter
- Applicant's Statement (Completely describe the variance you are requesting and give the reason for the hardship and justification for the variance.)
- Twelve (12) copies of reproducible plans to support the application (fold if 24" x 36").
- Filing fee: Residential = \$250.00, Non-residential = \$325.00

Board of Adjustment Variance Checklist

Does a hardship exist? If so, explain below.

Yes No

The limitation of temporary structures on site does not take into consideration the site's function as an educational facility that requires swing space during renovation of a fully occupied campus.

Will literal enforcement of the ordinance result in an unnecessary hardship?

If so, explain below.

Yes No

Limiting the number of temporary structures (portables) to 3 will result in a longer construction period, increasing the time students are displaced from newer, improved classrooms and other school functions and increasing the the time portables will be needed at the campus.

Is the condition unique to the property requesting the variance and not common to other properties in the area? If so, explain below.

Yes No

Other properties in the area largely consist of residential properties, which do not typically have the same needs for temporary structures.

Is the need for the variance created by the applicant? If so, explain below.

Yes No

Renovation of the existing school building will require temporary classrooms on site to limit disruption to the campus and shorten the construction period and length of time that the temporary classrooms will be required.

Is the hardship only financial? If so, explain below.

Yes No

Not granting the variance increases time students will remain in portable classrooms.

Will granting of the variance be contrary to the public's interests and will it impact the public health, safety, and welfare? If so, explain below.

Yes No

Granting the variance will reduce the renovation period of the school, allowing students to return to new classrooms sooner while reducing the amount of time portables will be required on site.



RICHARDSON INDEPENDENT SCHOOL DISTRICT

EVERY CHILD. EVERY TEACHER. EVERY LEADER. EVERY DAY.

Facilities Services

To: Sam Chavez
Director of Development Services
City of Richardson – Development Services
2360 Campbell Creek Blvd., Suite 525
Richardson, TX 75081

Re: **Applicant Statement – Variance to Comprehensive Zoning Ordinance**
Northrich Elementary
1301 Custer Rd
Richardson, TX 75080

Mr. Chavez,

Portable classroom space is necessary to allow adequate swing space for teachers and students while portions of the existing school are being renovated. This adequate swing space serves to provide a temporary, safe, and suitable learning environment for teachers and students for the 2024-2025 School Year. Due to the number of existing classrooms and enrolled students at Northrich Elementary School, swing space less than 10 classrooms (5 portables) would potentially require teachers and students to move learning environments more than once within the year, and possibly extend the need for these temporary classrooms into another semester or school year. We believe either of these scenarios would create a hardship on the learning environment and Northrich ES community. In summary, the District is requesting a variance to allow 5 portables (10 classrooms) at Northrich Elementary School for the 2024-2025 School Year, only, to minimize any hardship imposed on the teachers and students at the campus throughout this renovation project.

Attachments:

- AS1.3 – ARCHITECTURAL SITE PLAN – PORTABLES

Respectfully,

Le Korte, AIA | NCARB | LEED BD+C
Executive Director of Facilities Planning, Design and Construction

04.10.2024

Date



RICHARDSON INDEPENDENT SCHOOL DISTRICT

WHERE ALL STUDENTS CONNECT, LEARN, GROW, AND SUCCEED

Operations Department

Applicant Statement

To: Sam Chavez
Director of Development Services
City of Richardson – Development Services
2360 Campbell Creek Blvd., Suite 525
Richardson, Texas 75082

From: James Watson

Date: May 8, 2024

Subject: **Northrich Elementary School - Variance Request for Temporary Accessory Buildings**

As a part of the voter-approved 2021 Bond Program, Northrich Elementary School is scheduled to receive significant interior upgrades and exterior enhancements that align with the vision of the RISD Board of Trustees and Program Planning Committee. The extent and complexity of the renovation work at Northrich Elementary School requires detailed phasing that will allow for not only uninterrupted instruction for students and staff but safety and security for those students and staff by isolating and separating the construction activity. In order to achieve these measures, temporary portable classroom space is necessary to allow adequate swing space for teachers and students while portions of the existing school are being renovated. This swing space serves to provide a temporary, safe, and suitable learning environment for teachers and students for the 2024-2025 School Year. Due to the number of existing classrooms and enrolled students at Northrich Elementary School, swing space less than 10 classrooms (5 portables) would require teachers and students to move learning environments more than once within the school year and extend the need for these temporary classrooms into another semester or entire school year (2025-2026).

The current construction schedule with five (5) temporary portable buildings allows for a 15-month construction duration and complete isolation/separation from the construction activity. This means that students and staff will only need to occupy these temporary buildings for the 2024-2025 SY.



RICHARDSON INDEPENDENT SCHOOL DISTRICT

WHERE ALL STUDENTS CONNECT, LEARN, GROW, AND SUCCEED

Operations Department

Without the ability to utilize five (5) temporary portable buildings (10 classrooms) for the Northrich Elementary School Renovation project, it will create both an operational and financial hardship on the District and staff/students at Northrich ES. Operationally, the staff, students and parents at Northrich Elementary School would be required to occupy the temporary portable buildings for a longer period of time than the originally planned 2024-2025 SY. Financially, the additional costs to extend the construction schedule (increased general conditions and cost of work) and temporary portable buildings rental is estimated at \$847,685 for each additional semester on the site/property. Extending just one semester into the 2025-2026 SY would increase the cost of this project above the overall construction budget that was approved by the RISD Board of Trustees and RISD voters. Considering the fact that these portables will be very temporary, we believe the shortened timeframe that staff and students will occupy the buildings as well as the cost savings to RISD taxpayers justifies a variance to this provision of the city ordinance.

In summary, the District is requesting a variance to allow 5 temporary portable buildings (10 classrooms) at Northrich Elementary School for the 2024-2025 School Year only, to minimize any hardships imposed on the District, teachers and students throughout this renovation project.

Attachments:

1. Site renderings and elevations

NOTICE OF PUBLIC HEARING

The Richardson Zoning Board of Adjustment will hold a public hearing on Wednesday, May 15, 2024, at 6:30 p.m. This Zoning Board of Adjustment Meeting will be held in City Council Chambers, Richardson City Hall, 2360 Campbell Creek Boulevard, Suite 525, Richardson, TX to consider:

V 24-04, a request for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article XXIII-A, Sec. 1(a)(7) and Sec. 1(b)(7) to allow five (5) temporary accessory buildings in lieu of the maximum of three (3) temporary accessory buildings for the property located at 1301 Custer Road, on the west side of Custer Road between Malden Drive and Lowell Lane, being approximately 11.6 acres, and zoned R-1100-M Residential.

For more information, call 972-744-4240.



Notice of Public Hearing

Zoning Board of Adjustment – Richardson, TX

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

VARIANCE REQUEST

File No. V 24-04
Property Owner/Applicant: Richardson Independent School District/Le Korte
Location: (See map on reverse side)
Request: V 24-04, a request for the following variances from Appendix A (Comprehensive Zoning Ordinance) of the City of Richardson's Code of Ordinances: Article XXIII-A, Sec. 1(a)(7) and Sec. 1(b)(7) to allow five (5) temporary accessory buildings in lieu of the maximum of three (3) temporary accessory buildings for the property located at 1301 Custer Road, on the west side of Custer Road between Malden Drive and Lowell Lane, being approximately 11.6 acres, and zoned R-1100-M Residential.

The Zoning Board of Adjustment will consider this request at a public hearing on:

WEDNESDAY, MAY 15, 2024
6:30 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 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 Board to express whether they are in favor or opposed to the request.

Persons who are unable to attend, but 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.

Agenda: The Zoning Board of Adjustment 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=1332>

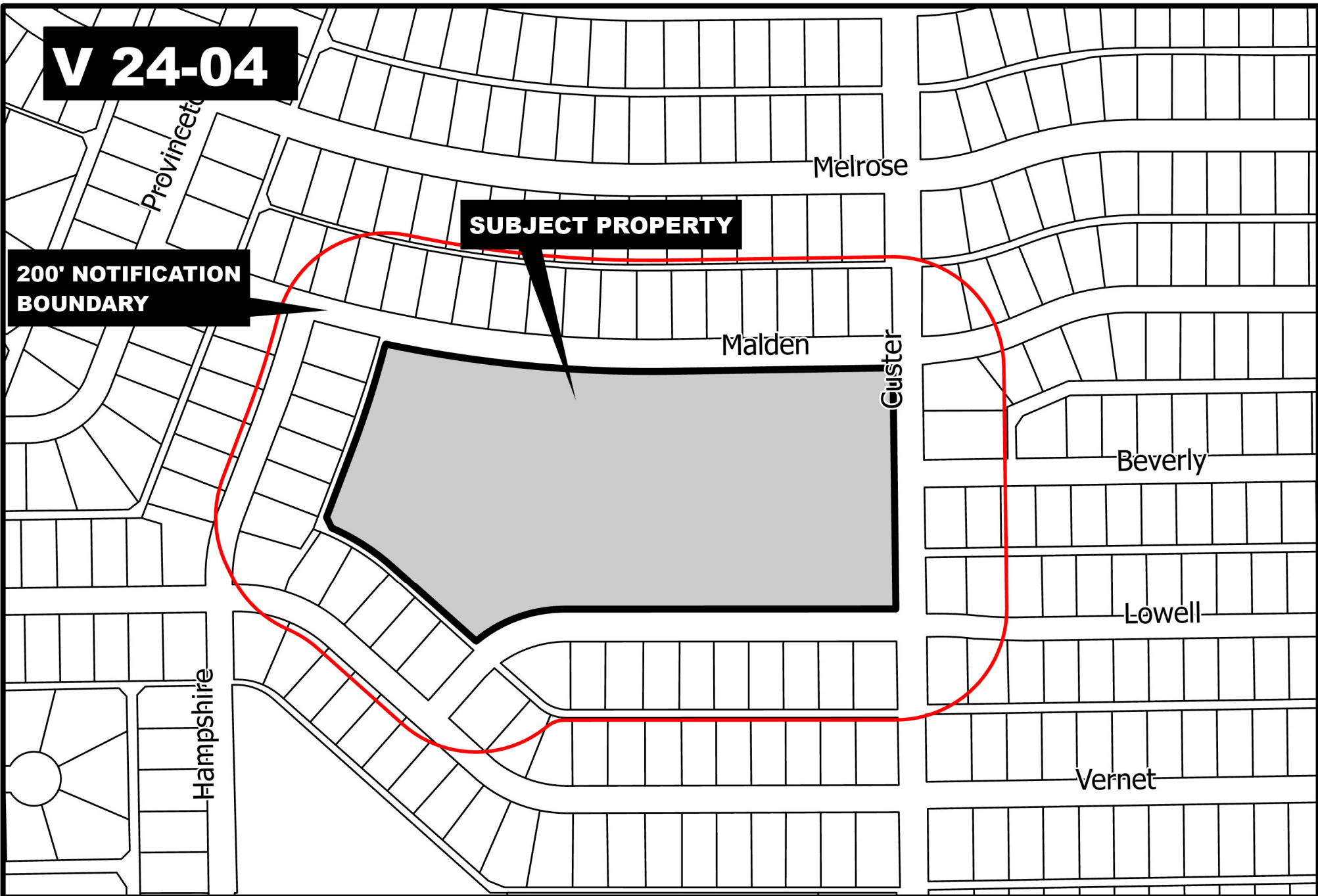
For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Variance Number V 24-04.

Date Posted and Mailed: May 3, 2024

V 24-04

**200' NOTIFICATION
BOUNDARY**

SUBJECT PROPERTY



V 24-04 Notification Map
Variance
1301 Custer Road

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.



JOHNSON JACOB W
440 BEVERLY DR
RICHARDSON, TX 75080

JENSEN SUZANNE
441 BEVERLY DR
RICHARDSON, TX 75080

HENLEY LOUIS V & JUDITH J
443 BEVERLY DR
RICHARDSON, TX 75080

LEWIS GREGORY &
LEWIS MELISSA
445 BEVERLY DR
RICHARDSON, TX 75080

RICHARDSON ISD
TAX OFFICE
420 S GREENVILLE AVE
RICHARDSON, TX 75081

HENSON DEMERE KEITH
1300 HAMPSHIRE LN
RICHARDSON, TX 75080

RUTLEDGE SETH T
1302 HAMPSHIRE LN
RICHARDSON, TX 75080

LUNDQUIST DIETER R
LUNDQUIST AMANDA J
1303 HAMPSHIRE LN
RICHARDSON, TX 75080

VERA LIONEL JR
1304 HAMPSHIRE LN
RICHARDSON, TX 75080

BECK DEBORAH ANN
1305 HAMPSHIRE LN
RICHARDSON, TX 75080

CUNNINGHAM KIM
15705 DALEPORT CIR
DALLAS, TX 75248

ADAIR BARBARA LYNN TR
1307 HAMPSHIRE LN
RICHARDSON, TX 75080

SCOTT BRYAN LEE
1308 HAMPSHIRE LN
RICHARDSON, TX 75080

FIRTH RUSSELL L & KAREN M
1309 HAMPSHIRE LN
RICHARDSON, TX 75080

BECKHAM JIM PPTIES LTD
16219 AMBERWOOD RD
DALLAS, TX 75248

1311 HAMPSHIRE A SERIES OF
STE #110 BOX 224
4447 N CENTRAL EXPY
DALLAS, TX 75205

PAUTZ SHAWN
1312 HAMPSHIRE LN
RICHARDSON, TX 75080

HAMPSHIRE TRUST
3225 MCLEOD DR STE 777
LAS VEGAS, NV 89121

HENZ CHRISTOPHER BURDETTE
JORDAN FAYE
440 LOWELL LN
RICHARDSON, TX 750804528

OMAR TELI
442 LOWELL LN
RICHARDSON, TX 75080

ORELLANA LUZ MARIA
6240 TARLTON DR
FRISCO, TX 75035

SHELTON LINDA
3550 N SHILOH RD
RICHARDSON, TX 75082

DAWSON JONATHAN & KRISTEN
445 LOWELL LN
RICHARDSON, TX 750804529

PAULY SCOTT J & ALYSSA D
501 LOWELL LN
RICHARDSON, TX 75080

GONZALEZ DANIEL S &
VICKI L
503 LOWELL LN
RICHARDSON, TX 75080

CRAIG ROSE K & CHARLES A
505 LOWELL LN
RICHARDSON, TX 75080

LOWELL PROP4 LLC
11142 SHADY TRL
DALLAS, TX 75229

WANG HANYUAN
2521 MORNINGSIDE DR
GARLAND, TX 75041

SAMUELS SHARMAINE A
511 LOWELL LN
RICHARDSON, TX 75080

HOWELL BETTYE ANN
815 EDGEWOOD DR
RICHARDSON, TX 75081

SMITH MARIE ARLENE
515 LOWELL LN
RICHARDSON, TX 75080

STERLING OAK HOMES LLC
539 W COMMERCE ST PMB 1150
DALLAS, TX 752081953

KELLEY CARYN E
15715 DALEPORT CIR
DALLAS, TX 752484216

DICARLO MADELINE F
519 LOWELL LN
RICHARDSON, TX 75080

SHATLEY JORDAN & JILLYN ELYSE
4601 AMESBURY DR APT 2538
DALLAS, TX 752060031

BABB DREW B
441 MALDEN DR
RICHARDSON, TX 750804539

PAREDES JAVIER B
442 MALDEN DR
RICHARDSON, TX 75080

OSBORN CHELSEA BRITTAIN B
PRESTON
443 MALDEN DR
RICHARDSON, TX 750804539

KARPEL KAREN
444 MALDEN DR
RICHARDSON, TX 75080

MADISON RICHARD G
500 MALDEN DR
RICHARDSON, TX 75080

ATHEY DONALD C
502 MALDEN DR
RICHARDSON, TX 75080

THAMES MATTHEW B & HOLLY M
504 MALDEN DR
RICHARDSON, TX 75080

OSBORNE LAUREN ASHLEY &
JOHN RYAN
506 MALDEN DR
RICHARDSON, TX 750804234

TORRES ALEJANDRA
4302 JENNY LN
GARLAND, TX 750424612

SHEEHAN GORDON H
510 MALDEN DR
RICHARDSON, TX 750804234

DAYANDERSON TAMMY
512 MALDEN DR
RICHARDSON, TX 750804234

WELLER BRIAN & MELINDA
514 MALDEN DR
RICHARDSON, TX 75080

GRAY PHILIP R JR
1412 ELM BROOK DR
AUSTIN, TX 78758

COMMON GROUND CAPITAL LLC
4900 AIRPORT PKWY #1117
ADDISON, TX 75001

GROOM LOWELL DUANE &
SHELLA V LIFE ESTATE
520 MALDEN DR
RICHARDSON, TX 750804234

CHILEK CAROLYN
522 MALDEN DR
RICHARDSON, TX 75080

MASTEL ALEXIS
524 MALDEN DR
RICHARDSON, TX 750804234

HO ANH N
619 BRYAN BLVD
ALLEN, TX 750133352

KELLER JOHN M & LAURA C
528 MALDEN DR
RICHARDSON, TX 75080

BEETLEY REX K
530 MALDEN DR
RICHARDSON, TX 75080

DAWSON BRENDA
532 MALDEN DR
RICHARDSON, TX 75080

SAVOY DEVELOPMENT &
ACQUISITIONS LLC
6904 RAINWOOD DR
PLANO, TX 75024

CANESSA BLANCA ROXANA &
SALAZAR JORGE EDUARDO
503 MELROSE DR
RICHARDSON, TX 75080

TEPECIK KEREM
705 S FLOYD STE 100
RICHARDSON, TX 75080

THE TEPECIK KEREM FAMILY TRUST
709 S FLOYD STE 100
RICHARDSON, TX 75080

AHMAD BILAL &
JARIULLAH SHARMEEN
507 MELROSE DR
RICHARDSON, TX 75080

DRYER ZACHARY A & ALEXIS &
513 MELROSE DR
RICHARDSON, TX 750804236

SCHROEDER HAROLD I JR
519 MELROSE DR
RICHARDSON, TX 75080

COLLINS JAMES C
525 MELROSE DR
RICHARDSON, TX 75080

LAWSON JAMES B &
MARIA C
444 VERNET
RICHARDSON, TX 75080

PAS2012 LLC
PO BOX 832806
RICHARDSON, TX 750832806

BURK MATTHEW B & PAIGE W
510 VERNET ST
RICHARDSON, TX 75080

BOUDREAUX LOUIS EDWARD
516 VERNET ST
RICHARDSON, TX 750804230

LUTTERODT ALBERT
4900 AIRPORT PKWY #1901
ADDISON, TX 75001

KELLEY DOYLE JAY
530 VERNET ST
RICHARDSON, TX 750804247

WILLIAMS BLAIN
509 MELROSE DR
RICHARDSON, TX 750804236

DONOHU EDWINA LANG
515 MELROSE DR
RICHARDSON, TX 75080

GILLINGHAM ADAM S
4007 LINDA XOURT
GRANDBU, RY 700486127

LANDRY CHRISTOPHER B &
MELODY J
527 MELROSE DR
RICHARDSON, TX 75080

BENAVIDES CYNTHIA Y &
JONES MICHAEL LEE
500 VERNET ST
RICHARDSON, TX 75080

MC RESOURCES LLC
PO BOX 600461
DALLAS, TX 75360

DUTTA SUHAIL
804 FIRESTONE LN
RICHARDSON, TX 75080

BENNETT KEVIN
518 VERNET ST
RICHARDSON, TX 750804230

EVANS KIMBERLY N
4120 KITE MEADOW DR
PLANO, TX 75074

AKERS BETHEL
531 VERNET ST
RICHARDSON, TX 75080

PAREDES KENNETH A &
VICTORIA E
1881 PRAIRIE DOG RUN
RICHARDSON, TX 75080

SONG SUNHU
517 MELROSE DR
RICHARDSON, TX 75080

WELBORN MARY &
MOORE BRENDA & DENNIS
523 MELROSE DR
RICHARDSON, TX 75080

BLOCK MICHAEL
8316 RANCHO DE LA OSA TRL
MCKINNEY, TX 75070

SPARKS PROPERTIES LLC
SERIES A 502 VERNET
381 FOREST OAKS DR
MCKINNEY, TX 75069

VILLARREAL SERGIO
1909 NORTHCREST DR
PLANO, TX 75075

SALO ASHLEY & JACOB KELLY
514 VERNET ST
RICHARDSON, TX 750804230

THOMPSON JAMES R & RACHEL S
520 VERNET ST
RICHARDSON, TX 75080

OLDENKAMP JAMES H JR
529 VERNET ST
RICHARDSON, TX 75080

BERNAL SAMUEL HERNANDEZ &
CORTES ANTONIA ROMERO
532 VERNET ST
RICHARDSON, TX 75080

**MARTINEZ ALICE
533 VERNET ST
RICHARDSON, TX 75080**

**RIDLING CHARLES I
534 VERNET ST
RICHARDSON, TX 750804247**

**COPPINGER JANET & BRIAN
535 VERNET ST
RICHARDSON, TX 75080**

**MCGOWAN ROBIN &
JONES CLIFF A III
1801 SACRAMENTO TER
PLANO, TX 75075**

**LISOT DAN & LIZA
537 VERNET ST
RICHARDSON, TX 750804231**

**HOWELL JERRY L
538 VERNET ST
RICHARDSON, TX 75080**

**GOOD JUDSON H II &
DEBRA D
1619 W SPRING CREEK PKWY
PLANO, TX 75023**