

City of Richardson City Plan Commission Agenda Packet Tuesday, September 3, 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 – CITY PLAN COMMISSION
TUESDAY, SEPTEMBER 3, 2024, AT 7:00 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75082

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 via live-stream online and on-demand at (<https://www.cor.net/city>).

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>).

BRIEFING SESSION: 6:15 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. Discussion of regular agenda items**
 - B. Staff report on pending development, zoning permits, and planning matters**
-

REGULAR BUSINESS MEETING: 7:00 P.M. – MULTIPURPOSE ROOM #CH 157

MINUTES

- 1. [Approval of minutes of the regular business meeting of August 7, 2024.](#)**

CONSENT AGENDA

All items listed under the consent agenda are considered to be routine by the City Plan Commission and will be enacted upon 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 – Palisades-Richardson Industrial West, Lot 4B Block B:](#) Consider and act on a request for a replat of Lot 4A, Block B, of the Palisades-Richardson Industrial West Addition to dedicate and abandon easements for future development of a charter school. The 5.734-acre tract of land is located south of N. Greenville Avenue and west of N. Glenville Drive. Owner: Andrew Freeman - Basis Texas Charter Schools, Inc. Staff: Aaron Zilz.**
- 3. [Preliminary Plat – Park Hollow:](#) Consider and act on a request for a preliminary plat of Park Hollow to establish the layout for a subdivision with 88 townhome lots and four (4) open space lots. The 6.550-acre is located west of the intersection of E. Buckingham Road and Audelia Road. Owner: Alex Sultzbaugh – Sting Soccer Foundation. Staff: Aaron Zilz.**

PUBLIC HEARING

- 4. [Zoning File 24-19 Special Permit - Banyan Hypnosis:](#) Consider and act upon a request for approval of a Special Permit for a hypnosis training center within an existing lease space located on a 5.45-acre lot currently zoned LR-M(2) Local Retail within an existing 122,893 square foot building at 275 W. Campbell Road, east of Gateway Boulevard, on the south side of W. Campbell Road. Owner: 275 Campbell Partners LTD. Staff: Amber Pollan.**
- 5. [Zoning File 24-20 Special Permit - Clawzania Arcade:](#) Consider and act upon a request for approval of a Special Permit for an amusement arcade on a 4.58-acre lot currently zoned C-M Commercial within an existing lease space in a 49,944 square-foot building located at 1310 E. Belt Line Road, south of Belt Line Road, on the west side of Plano Road. Owner: Richland Ferrell LP. 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, AUGUST 30, 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 August 7, 2024
City Plan Commission Meetings

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – AUGUST 7, 2024

The Richardson City Plan Commission met on August 7, 2024, at 7:00 p.m. in the Multipurpose Room #CH157 of the Richardson City Hall, 2360 Campbell Creek Boulevard, Suite 525, Richardson, TX.

MEMBERS PRESENT: Bryan Marsh, Chairman
Kenneth Southard, Vice Chairman
Gary Beach, Commissioner
Joe Costantino, Commissioner
Michael Keller, Commissioner
Sebrena Bohnsack, Commissioner
Byron Purdy, Commissioner

MEMBERS ABSENT: Nate Roberts, Commissioner
Rebecca Poynter, Commissioner

CITY STAFF PRESENT: Sam Chavez, Director of Development Services
Charles Goff, Assistant City Manager
Derica Peters, Senior Planner
Amber Pollan, Planner-Strategic Planning
Anna Jo Castaneda, Executive Secretary

BRIEFING SESSION

Prior to the start of the regular business meeting, the City Plan Commission met with staff regarding staff reports and agenda items. No action was taken.

REGULAR BUSINESS MEETING

1. Approval of Minutes of the regular business meeting of July 16, 2024.

Motion: Vice Chairman Southard made a motion to approve the minutes as presented. Commissioner Beach seconded the Motion. Motion passed 7-0.

PUBLIC HEARING

2. Zoning File 24-17 Special Permit – Coram Deo Academy: Consider and act on a request for approval of a Special Permit for a private school on an 8.6-acre lot currently zoned Local Retail LR-M(2) located within an existing building at 1301 Abrams Road, on the east side of Abrams Road, north of Walnut Street. Owner: Don Kim, Binnerri Presbyterian Church. Staff: Derica Peters.

Ms. Derica Peters began by stating the subject site is located at 1301 Abrams Road, northeast of the intersection of Abrams Road and Walnut Street and is zoned LR-M(2) and is developed with a 70,000 square foot church. Properties to the north and east have also been developed with churches, to the south is the city of Dallas and a convenience station, and to the west is an undeveloped tract of land owned by Richardson ISD.

Ms. Peters advised that the church currently occupies the building but intends to vacate the building, with Coram Deo Academy requesting Special Permit for a private school. They intend to relocate their current school in Dallas to this site and repurpose the building to accommodate school for grades PreK through 12th grade. The building is a two (2) story forty-five (45) foot tall building at the highest point of the structure and the site is 8.6 acres that includes five (5) acres that are inside the City of Richardson and the remaining three (3) acres are in the City of Dallas.

Ms. Peters stated ZF 24-02 was last heard earlier this year before the CPC and was approved, however the case was denied at City Council; therefore, this is a reapplication for case ZF 24-02. The applicant, Coram Deo Academy provides a unique university model style instruction where students are on campus for only two-three (2-3) days out of the week while the remainder of the week they finish their instruction at home. They intend to relocate 442 students from their current location in Dallas to this site with a total of 748 students and with an alternating schedule, a maximum of 400 students would be on campus per day.

Ms. Peters commented the applicant intends to make enhancements to the entrance of the building to maintain traffic control from the east and west; they will add two additional playground areas to the north of the site to meet the state and city requirements for indoor and outdoor play areas. A fence has been proposed in the front yard setback to be eight (8) feet tall constructed with tubular metal to enclose and secure the campus. Additional HVAC units will be added and screened along with the existing units with a pre-finished metal screening wall which will be in the northeast of the property adjacent to the required storm shelter.

Ms. Peters stated the applicant will provide a total of 367 parking spaces on site which includes 200 parking spaces for students, staff, and teachers and 82 parking spaces for visitors. The applicant has provided traffic and queuing exhibits for our Transportation and Mobility Department which demonstrates all the necessary queuing. A maximum of 79 vehicles will be onsite and will not spill into the right-of-way for stacking with staggered drop-off and pick-up times and cars will be directed to enter the site from the main driveway on Abrams Road. The applicant stated that during arrival and dismissal times, cars will be asked to exit through one of the two (2) driveways on Abrams Road or Richardson College Drive where a no left turn sign will be added.

Ms. Peters stated a summary of applicant's request is in the staff report along with the additional conditions which include a maximum of 400 students on campus per day, and as of today, 199 letters in support of the proposal have been received and no correspondence in opposition. The applicant is here to present their project and she stated she is available to answer any questions.

Commissioner Beach asked what the occupant capacity was for the storm shelter.

Mr. Chavez stated he was not sure of the capacity, but the size would have to meet the requirement based on the Building Code.

Chairman Marsh asked to confirm that a Traffic Impact Analysis was not requested or required by staff for this request.

Mr. Chavez replied that he was correct.

Chairman Marsh asked if he was correct in stating that the exhibits the applicant provided met the onsite queuing so that there is no anticipated backup onto Abrams Road.

Mr. Chavez advised that the proposed queuing exceeded what the city considers to be appropriate for the site including some surplus. In addition, as the school reaches capacity or December 1st of every year after reaching their capacity, they will need to review their queuing analysis and submit it to the City of Richardson.

Chairman Marsh stated they have a land to the south to potentially modify the queuing if necessary.

Mr. Chavez replied yes.

Chairman Marsh asked if there is currently a left-hand turn lane southbound on Abrams Road.

Mr. Chavez said yes.

Chairman Marsh asked if during drop-off and pick-up time are the vehicles allowed to make the left hand turn into the main entry.

Mr. Chavez said yes.

Chairman Marsh asked staff if Richardson College Drive currently has a left-hand turn.

Mr. Chavez advised that there is a southbound left hand turn bay for Richardson College Drive.

Chairman Marsh asked if there were any other questions for staff, seeing none the public hearing was opened and the applicant was asked to come forward.

Mr. Brittan Church, 516 Westshore Drive, Richardson 75080 stated that he is a member of the Board of Trustees for Coram Deo Academy and serves as a volunteer for the school. He further advised that he has been in commercial retail development for 25 years working in Richardson with the CityLine multi-family mixed development.

Jon Jordan, headmaster of Coram Deo Academy, Dallas campus, 814 Westwood Drive, Richardson, TX stated their Dallas campus is seeking to move from its current location at Temple Shalom to this facility and clarified their mission is to train ethical servant leaders and wise thinkers who will shape culture through the glory of God by partnering with Christian families and their churches. Along with pushing their students and families towards excellence in academics, fine arts, and athletics they are training them in wisdom and virtue so that all the knowledge and excellence is pointed in the right and noble direction.

Mr. Jordan stated they are a fully accredited classical Christian university model school with three (3) campuses across north Texas with faculty who are experts in their fields, some holding advanced degrees and are all required to work towards the ACCS master teacher certification. As a private Christian religious school, they are 100% privately funded and the daily enrollment for this upcoming school year is 240 students on any given day and 480 total with the maximum daily enrollment not to exceed 400 on campus per day which covers the occupancy for the storm shelter.

Mr. Church stated that on April 24, 2024, City Council denied the original application (ZF 24-02), however, they did provide comments on issues that needed to be addressed. There were discussions about the viability of this being a potential redevelopment site instead of the use of an existing structure, traffic movements on Abrams Road, any impacts as it relates to future developments on the Richardson ISD land to the West, financial impacts to Richardson ISD and the impact to the Richland Neighborhood Association.

Mr. Church addressed the redevelopment tract and stated the building was built in 1995 by Binnerri Presbyterian Church and has been well maintained and is a space that Coram Deo Academy can step into with slight modifications, the transaction is based on building per square foot pricing not redevelopment pricing, and Binnerri desires to sell to an institution that is going to continue their mission.

Mr. Church stated City Council had concerns regarding traffic movement onto Abrams; they will be placing restricted left turns onto Abrams during pick up and drop off times. They will continue to work with the City of Richardson police for traffic control requirements included in the Concept Plan and Traffic Study. Coram Deo Academy does not take any money from the State so there would be no competition with RISD who were not opposed to their initial application. The applicant addressed impacts to neighborhood and surrounding property owners by answering all concerns and have received neighborhood letters of support and no opposition.

Commissioner Purdy asked if Richardson ISD was concerned with state funding or were they concerned that students would be drawn away.

Mr. Church replied that Richardson ISD was concerned because they thought Coram Deo Academy was a charter school.

Vice Chairman Southard asked what some of the elements of opposition were that came from the neighborhood associations.

Mr. Church stated neighbors were concerned about cars lining up along Abrams Road, however, we were able to reassure that there is plenty of queuing space, they also wanted to make sure there was enough parking for the students, and there are 201 parking spaces on the Richardson side of the property that meets the requirement.

Vice Chairman Southard asked if Binnerri Presbyterian Church was affiliated with Coram Deo Academy.

Mr. Church answered no.

Chairman Marsh asked if there was anyone who would like to speak in support or opposition of the request.

Mr. Jerry Walker, 511 Goodman Drive, Richardson, TX 75081, representing the Richland Park neighborhood directly next to the subject site where he has lived for thirteen (13) years and has served as the Richland Neighborhood Association Treasurer. Their Association has no objections or opposition to Coram Deo, they look forward to having them in the community.

Mr. Donald Kim, 1301 Abrams Road, Richardson, TX 75081, Chair of the Session at Binnerri Presbyterian Church and on behalf of the congregation support Coram Deo Academy moving into the neighborhood. They were able to enter a contact with them last fall and feel the faith-based Christian School will benefit the City of Richardson.

Seeing no more speakers, Chairman Marsh made a motion to close the public hearing. Commissioner Beach seconded the motion and motion passed 7-0.

Vice Chairman Southern commented that the crowd was the largest that has attended a CPC meeting in his time as a member.

Motion: Commissioner Costantino made a motion to recommend approval of the request as presented. Commissioner Beach seconded the motion. Motion passed 7-0.

- 3. Zoning File 24-18 Special Development Plan – The Nest Wellness Village:** Consider and act on a request for approval of a Special Development Plan to allow a non-residential mixed-use health and wellness center comprised of multiple buildings in lieu of residential development on 1.33 acres, including 0.042 acres for a total of 1.37 acres currently zoned Main Street/Central Expressway PD Planned Development District (Main Street Sub-District) located at the southeast corner of E. Kaufman Street and S. Texas Street. Owner: Scott Sanders and the City of Richardson. Staff: Derica Peters.

Ms. Peters began by stating that the subject site is located at the southeast corner of Texas Street and Kauffman Street in the Main Street Sub-District of the Main Street/ Central Expressway Form Based Code and is comprised of four (4) vacant lots for a total of 1.37 acres.

The applicant is requesting a Special Development Plan with modified development standards to allow additional uses for establishing a health and wellness village, however, this area of the Main Street/ Central Expressway, Main Street Sub-District is limited to residential use only, meaning residential single family or mixed-use containing residential or live work units.

Ms. Peters explained the applicant proposed uses are typical with a retail development and include retail, restaurant, personal care services and health clubs; and are also requesting approval to allow special events which may include outdoor yoga classes, events for families, mothers, and women to be held by the non-profit that the applicant runs, called the Nest Motherhood.

The concept plan provided by the applicant shows the proposed development with seven (7) individual buildings for a total of 18,000 square feet with Building 1 being the primary entrance to the site off E. Kaufman Street. A six (6) foot-tall tubular metal fence along S. Texas Street will be provided between the buildings.

Ms. Peters further stated the buildings are laid out so that they are facing the interior of the site surrounding a 10,800 square foot courtyard intended to be used for outdoor gatherings and activities. Building 1 is 6,000 square feet, Buildings 2 through 7 are each 2,000 square feet and a community garden is located at the southeast corner of the site.

Ms. Peters indicated the site is required to have sixty (60) parking spaces provided onsite; however, the concept plan provides forty-seven (47) parking spaces off-site along Texas and Kaufman Streets and proposes to supplement those with additional spaces located at the public parking lot north of the property.

The Concept Plan shows the streetscape along Texas Street will be re-designed to meet the current streetscape standards for a six (6) foot wide sidewalk, six (6) foot landscape amenity zone and parallel parking on the west side of the street. However, south of Kaufman Street they have proposed perpendicular parking along the east side of Texas Street, which is a deviation from the approved street cross-section for this sub district.

Ms. Peters presented images that show the style and the architecture of the buildings with Building 1 that faces Kaufman Street having two-stories with a wraparound porch and the front entrances of Buildings 2 through 7 facing towards the interior of the site. With the Special Development Plan the applicant has requested an allowance for the two-story primary building to exceed the allowed maximum building height from twenty-seven (27) feet to forty (40) feet to the top of the ridge of the roof.

Ms. Peters stated that as part of the Special Development Plan, a waiver has been requested on the requirement for the rear of the buildings facing out to Texas Street not be developed to look like the front of the building since they are in the rear. Summary of the Special Development Plan items show some unique features in the way it is laid out, but it does not meet the Code, therefore the identified areas will need modification.

Ms. Peters said that the proposed hours of operation are proposed from 8:00 AM to 8:00 PM daily and will serve as another condition of the applicant's request. Two (2) pieces of correspondence have been received in support of this request and none in opposition, and stated she is available to answer any questions.

Commissioner Beach stated that he understands that this is a Special Permit and if the Nest were to sell the property, would all the different uses go away or will they go on in perpetuity.

Ms. Peters replied that this request for a Special Development Plan with special conditions, however, typically the applicant is limited to one operator, so this is not a typical condition of a special development plan.

Commissioner Beach commented that it will go on forever, correct.

Ms. Peters replied yes.

Commissioner Costantino asked if the parallel parking would include a sidewalk, or will the parking be in lieu of the sidewalk; also does the sidewalk disappear going north when reaching the parallel parking or does it work around it.

Ms. Peters replied parallel parking is on the west side of Texas Street, which is required in the streets cross section, and is limited to only show the parallel parking and the Central Trail with no proposed sidewalk on the west side.

Commissioner Costantino asked what the east side would look like.

Ms. Peters explained that the east side is perpendicular parking with a six (6) foot wide sidewalk.

Commissioner Costantino asked if that sidewalk would be preserved.

Ms. Peters stated the applicant needs to dedicate additional right of way to preserve it.

Commissioner Costantino asked if the applicant was going to use some of the public shared parking and if there was a standard limitation to how much parking could be used; did they have any concern about how the parking would be distributed.

Mr. Chavez replied that there was not a standard limitation but there is distance criteria requiring shared parking to be no further than 600 feet from the site which is why they showed parallel parking on the west side of Texas and a perpendicular parking design to provide as many as possible abutting the subject site.

Commissioner Costantino asked how far the front porch on Kaufman would be from the street or the sidewalk.

Mr. Chavez replied that the actual edge of the overhang or porch itself is at the property line.

Commissioner Costantino asked if that would essentially go to the sidewalk.

Mr. Chavez said no, the sidewalk along Kaufman would be ten (10) feet from the sidewalk, but the actual porch would go to the property line.

Commissioner Bohnsack asked where the shared parking is located and who is it shared with.

Ms. Peters stated the public parking lot is on the south side of Staycation Coffee at Polk Street and Texas Street.

Chairman Marsh asked if the public parking lot was owned by the city.

Mr. Chavez replied yes.

Chairman Marsh asked if the forty-seven (47) parking spaces include the parallel spaces on the west side of Texas Street.

Mr. Chavez replied yes.

Chairman Marsh asked if staff had looked at angled parking on the east side.

Mr. Chavez said they did but there is a drainage easement along the west property line so they could not get the angled parking and it gets into the DART right of way.

Chairman Marsh stated that he was asking about the east side.

Mr. Chavez explained that they looked at angled parking and no matter the direction it would create a situation where it would require traffic to access the site from on specific direction.

Chairman Marsh asked if the angled parking was on the east side of Texas, the angle would be facing northeast, correct.

Mr. Chavez replied yes.

Chairman Marsh asked if staff applied the parking ratio for restaurants to any of the space.

Mr. Chavez stated that they looked at the parking ratio for retail and it is the same for restaurant, however, there is no specific parking ratio for restaurant in the Main Street Sub-District.

Chairman Marsh asked why there was the wooden fence along the eastern property line neighboring the residential and was it to be along the entire eastern boundary.

Mr. Chavez indicated that the fence is proposed along the east property in lieu of having a masonry wall. There is an abutting residential six (6) foot tall fence in that area that the applicant intends to rebuild with this development therefore, they are asking for relief from having a masonry wall directly abutting the existing residential fence.

Chairman Marsh asked if it was going to be a six (6) foot wooden fence.

Mr. Chavez replied yes.

Chairman Marsh asked if staff could give the Commission a review about the glazing and finishing requirements in the district.

Ms. Peters stated that all ground floor facades should have 50% glazing and the applicant is reducing most if not all the facades to give the buildings a more residential feel.

Chairman Marsh asked if it is just on the public streets where that requirement comes into play.

Ms. Peters replied yes.

Chairman Marsh commented that we do not know what the proposal will be from applicant.

Ms. Peters replied that we don't know but they have said they will probably not meet the minimum required glazing percentage.

Chairman Marsh asked if there is a condition that is being recommended to deal with the issue.

Ms. Peters replied no but it is included in the special development plan as a modified condition.

Chairman Marsh asked what the modified condition was.

Ms. Peters replied that some of them are listed in the Special Development Plan but that the glazing is not included.

Mr. Chavez stated condition number one (1) of the concept plan references the Special Development Plan so whatever is listed on the concept plan are part of those conditions. Also, to correct an earlier statement, the public parking property itself is not owned by the city, it is owned by a private landowner.

Chairman Marsh asked if staff has any information about how long of a lease or contract the city has on the public parking private landowner.

Assistant City Manager Goff stated that it is a long-term lease intended to continue until that whole area redevelops and he does not have information on the exact term.

Chairman Marsh asked if there is any background information that could be given as to why the current zoning in this area is limited to residential only.

Mr. Chavez stated when the property went through the entitlement process, the adjacent property owners were concerned about the impact non-residential would have on their homes. Most of the property is owned by the Kinder Family and they petitioned Council to restrict the types of uses that would be allowed within the confines of that block and City Council enacted those restrictions.

Chairman Southard asked if the lots to the east are empty or are they currently built upon.

Mr. Chavez replied that there is an existing residential home directly to the east and some of the land is undeveloped; there is also a single-family home on E. Phillips Street.

Chairman Marsh asked if the parking on Texas Street was in the existing right-of-way.

Mr. Chavez indicated that it would be once the right of way was dedicated and the dedication will come off the east side of Texas Street.

Chairman Marsh commented that the eastern parking spaces are in effect on the private property or east of the property line and east of the Texas Street right-of-way.

Mr. Chavez answered yes, they are on the current property line and as part of their proposal they will need to dedicate additional right-of-way to accommodate the head in parking, the landscape buffer and the six (6) foot sidewalk.

Chairman Marsh stated with the existing right-of-way the City can only put in the parallel parking or another traffic lane, correct.

Mr. Chavez answered the west right of way for Texas Street that is shown on the concept plan is the existing right-of-way line and they are holding that right of way so the parallel parking spaces are within the city's existing right of way, then there would be 51-53 feet of current right of way from point to point and they will dedicate additional right-of-way on the east side of Texas Street.

Chairman Marsh asked if the applicant is responsible for improving those parking spaces.

Mr. Chavez commented that the code does not require the applicant to make those improvements however, due to the existing condition of the property's paving and drainage, to meet the City's development regulations, the applicant is willing to construct that portion of Texas Street from Kaufman southbound to the end of the property line; then a portion of Kaufman Street to the property line, otherwise they would have to wait until the City was in the position to make those improvements.

Chairman Marsh stated the applicant is going to have to rebuild if it is approved.

Mr. Chavez replied yes if they want to move forward on this development.

Chairman Marsh commented that no additional right of way is required from DART.

Mr. Chavez stated that is correct.

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

David Harrell, 3824 Sleepy Lane, Dallas, TX 75229 developer stated he has been involved in investments in Richardson including Lockwood Distilling, Partenope Ristorante, and Staycation in the CORE district. Now he is working with the owner of The Nest and played a short video to give the Commission an idea of the project.

Dr. Courtney Gowen, 4811 Broadway Street, Addison, TX stated that she had a dream to build a community centered around mothers. After two (2) years into her private practice, she has been able to expand it into a 3,000 square foot Wellness Center in Addison. She would bring in a community of healers and mothers that impacted her and thousands of other women around the DFW area.

Dr. Gowan stated that she worked on projects with Harvard University to identify areas of why maternal health is such an issue in the United States and discovered it is because of the lack of community and accessible resources to mothers. There needs to be a greater impact and out of the 1,200 patients she sees every month, 80% of them reside in Richardson.

Dr. Gowan referred to the Magnolia in Waco that shows how much family has an impact on a community. Richardson is special and clearly the community is centered around family and bringing in the concept of introducing seniors with new mothers can help children's behavior improve and the seniors regaining the feeling of purpose and improve their mental health. This is something that's going to be the heartbeat and the soul of her nonprofit by bringing the two generations together. Dr. Gowan also stated that they are fully funded by a private investor.

Chairman Marsh stated that if the center's spaces are retail, how will they get material in and out and where is their loading and service area.

Mr. Harrell replied that the only restaurant portion is going to be in the main building, which will have site access near the dumpster for loading and unloading of materials. None of the bungalows in the back are going to have a restaurant component so there will be concrete or rock pathways that lead all the way around the green space where they will load in and out early in the morning or later in the evening.

Dr. Gowan stated all their businesses will be based around wellness and community and each bungalow will have a theme and two tenants with 1,000 square foot each of space that work synergistically together drawing in small local businesses to have a support system built around them.

Chairman Marsh asked if they planned for other dumpsters other than the one next to Building 1.

Mr. Harrell stated they only have the one single dumpster next to the building.

Chairman Marsh asked if there was going to be a sidewalk next to the wooden fence behind Buildings 2 and 3.

Mr. Harrell replied, no.

Scott Marek, 2944 Forest Hills Lane, Richardson, the architect for the project stated between Buildings 5 and 6, there are plans for another access point that will service some of the back buildings, however, the details have not been worked out so the only trash plan for now is in the area on Kaufman Street.

Chairman Marsh asked if the only way into the property would be through Building 1.

Mr. Marek replied yes.

Dr. Gowan advised that the concept was to have mothers to be able to relax and let their children play without running into the street and keep any outsiders from being on the property.

Chairman Marsh asked about landscaping behind the bungalows.

Mr. Malek stated it is just a hard walled building right up against the sidewalk and there is also six (6) feet of planting zone and a two-to-three-foot strip between the sidewalk and the buildings.

Chairman Marsh asked what the request was relating to the glazing along Texas Street?

Mr. Marek advised that there is a heavy glass requirement and they wanted to keep it in a residential scale in terms of glass to wall ratio.

Chairman Marsh asked how that fits into the concept plan.

Mr. Chavez said they did not know what percentage of the glazing would be because they have not designed the structures, but they know that it's going to be residential in nature opposed to a retail storefront. The special development standards address the amount of glazing.

Ms. Peters stated the applicant has proposed a minimum 25% window area on the ground floor facade facing Texas Street.

Vice Chairman Southard asked if Buildings 5 and 6 were going to have the appearance of a residence, single story residence with a pitched roof.

Mr. Marek said yes.

Vice Chairman Southard asked if they expect their current clientele to make the move to Richardson.

Dr. Gowan answered yes but they will also keep a boutique location in Addison.

Vice Chairman Southard asked what the time frame is for the project.

Dr. Gowan replied as soon as possible.

Commissioner Purdy asked if she had formally reached out to the Richardson Senior Center.

Dr. Gowan replied, no.

Chairman Marsh asked if there was anyone who would like to speak in support or opposition of the request.

Julie Robinson, 600 Nottingham Dr., Richardson, TX stated that she is a business owner in the CORE District of Richardson and is very excited about the prospect of The Nest coming. The wellness orientation would be very energetic and positive and will enhance the community.

Kasey Cummings, 1214 Ashland Drive, Richardson, TX stated she has been a Richardson resident for ten (10) years and is the Executive Director of a local nonprofit called All Moms that serve and support mothers. She is in a unique position to hear the common requests of moms and families and thinks the Nest Wellness Village will be a great addition. The concept of including multi generational and interfaith programming is highly desirable for Richardson families.

Pat Kinder, 114 E Kaufman Street, Richardson spoke on behalf of the Kinder family who have lived on the property for almost eighty (80) years, and own the whole center of the lot, the central acreage, four of the five single family residences and the parking lot. They are not completely opposed to the development, but they do have concerns.

Mr. Kinder advised that their concerns included some of the zoning that was being proposed for the block, primarily being some of the relatively high heights, zero lot line opportunities and building right up on the property line, which ways why they pushed for more residential as opposed to a commercial, mixed-use, or high-rise type opportunities. They are happy with the low structure height of proposed Buildings 2 through 7, however they would prefer Building 1 to be lower than forty (40) feet high.

Mr. Kinder expressed they would rather have an eight (8) foot board-on-board wood privacy fence with metal poles instead of six (6) foot wood fence between their property and the subject property. The family is concerned with the overlapping deeds on the property shown on the survey lines, so instead of realigning the fence lines, they would prefer following the existing fence lines along the east side of the property along the northern piece and then down along to the other side.

Mr. Kinder explained that the fence on his sister's property at 114 E Kaufman only goes out to the edge of the house and if Building 1 is the primary entrance to the property, they are concerned about foot traffic going across their front lawn and they would like landscaping or fencing options that could deter people from constantly being on their property. There are also issues with the placement of the dumpster like odors and trash coming across to their yard and they would propose the dumpster be placed elsewhere.

Mr. Kinder stated that the block has bar ditches along Texas Street and Kaufman Street and parking would cover an existing bar ditch that continues in front of their properties, they want to be ensured of proper drainage. Also, he does not see any provision about the lighting illumination on their yard or the lights being on all night.

Something else that was mentioned in the presentation is that this would be a non-alcohol environment. I don't know how that works from a zoning standpoint as to whether alcohol would be allowed, or if that would only be something that would come up again through a special permit process down the road.

Mr. Kinder advised the alley where the proposed dumpster is a remnant, city owned stub out alley way that has not been addressed if the city will abandon it or if it will be quitclaimed to the developer or divided by property owners on each side. There is another remnant east of the site between Phillips Street and the parking lot owned by him and they are hoping to work something out with the City to get the remnant abandoned and quitclaimed.

Mr. Kinder concluded by stating in the report there was a statement that the proposed request wouldn't have a significant impact on the surrounding roadway system or impact existing utilities. He questioned whether the survey people understood what the capacity of the utilities are, and the effects construction has on older properties water systems and sewer, there is a lot of sediment; it works out fine for the new development, but it could have impacts on the existing older properties.

Reed Robinson, 600 Nottingham Richardson TX owner of Beyond the Bar an alcohol-free bottle shop located in the CORE District stated the project could be a real game changer for the neighborhood.

Chairman Marsh asked if the applicant wanted to answer some concerns of the Kinder family.

Mr. Harrell stated they agreed to the minimum of an eight (8) foot fence and to follow the existing fence line; they are aware that drainage is a big concern, and he anticipate it will be some box drainage connects to the existing large box drain within DART's right-of-way of DART; also proper lighting is a big part of wellness and it had not been discussed but he believed they would follow a dark sky style lighting plan.

Dr. Gowan stated she wanted to work in honor of the Kinder family and what they have built in their family legacy and the beauty of intergenerational living.

Chairman Marsh asked staff if there was any reason why the fence was six (6) feet.

Mr. Chavez answered the City's Code allows a maximum eight (8) foot fence and the minimum height can be changed to be eight (8) feet.

Chairman Marsh asked if both properties would follow the existing fence line and if it will require an agreement between them.

Mr. Chavez answered that is correct.

Chairman Marsh asked if anything could be done about foot traffic across 114 E. Kaufman.

Mr. Chavez responded they could turn the eastbound sidewalk on Kaufman north to encourage individuals to use a sidewalk to get to the site itself.

Chairman Marsh asked staff if there were any requirements for size, number or distances for the dumpsters or the access for the trucks and screening type of things.

Mr. Chavez replied that the minimum design standards for the enclosure are typically 11 feet x 14 feet for a single dumpster and the truck itself needs a minimum of forty-two (42) feet of backup space, so it could fit in the southwest corner of the property.

Chairman Marsh asked if anyone has looked at the aerial of the adjoining property to the south and whether there are issues with the dumpster abutting the apartment complex.

Mr. Chavez replied it should not be an issue, but it will be reviewed to ensure there are no issues.

Chairman Marsh asked about the situation with the bar ditch on Kaufman Street.

Mr. Chavez advised any infrastructure would have to meet the development design standards and when they get to that point, those will be addressed.

Chairman Marsh asked if the City would be looking at the lighting spillover.

Mr. Chavez replied, yes. The Comprehensive Zoning Ordinance has performance standards for lighting, noise, odor, and any development would have to comply with those minimum requirements, however alcohol sales could not be controlled through zoning.

Chairman Marsh asked staff about the alley at the northeast corner vacating or abandoning the alley and if the property's concept plan was based on all the alley going to the applicant?

Mr. Chavez replied no, the notice was written to include that portion to allow the City the flexibility to either abandon the alley right away in favor of the subject property or any portion of it to either property owner. The acreage was included in the mailout notice since we could not rezone more property than what was noticed, but we could rezone less property but all of it would be preliminary discussions to see if it provides a benefit to either property owner.

Chairman Marsh asked where the alley was located on the concept plan.

Mr. Chavez stated at the northeast corner of the site as shown on the Concept Plan.

Chairman Marsh cited the dumpster may overlap the center line of the alley so would it go to the applicant.

Mr. Chavez replied yes, that is the what the concept plan shows.

Chairman Marsh asked if the bar ditch, drainage, and capacity of the utility lines would need to be studied further as to whether the lines should be replaced or upsized at the time they come in with their development plans.

Mr. Chavez answered that is correct.

Chairman Marsh asked if there was a deficiency would it be determined at that time and the City could impose some requirement for the applicant to upgrade those lines at their own expense.

Mr. Chavez replied yes.

Chairman Marsh stated some of the applicant's request is out of the Commission's purview as it has not been studied with the civil and engineering plans and whether it meets Code.

Mr. Chavez said that is correct, the details will be ironed out should the subject request be approved and at the time development plans are submitted.

Seeing no more questions, Chairman Marsh made a motion to close the public hearing, Commissioner Purdy seconded the motion and motion passed 7-0.

Chairman Marsh stated he felt the concept fits in with the neighborhood and transitions the CORE District to become a gathering place for the community.

Vice Chairman Southard stated the concept would be a distinguishing addition to Richardson's reputation.

Commissioner Costantino liked the concept and the issue with the lighting meeting standards could be dealt with, but he suggested the dumpster could be put on the southwest corner of the site.

Chairman Marsh commented that he would recommend making a change to the dumpster location and he asked if Building 1 was being limited to two (2) stories.

Mr. Chavez said yes.

Vice Chairman Southard asked about the forty (40) foot height of Building 1.

Mr. Chavez stated that the height was measured to the mid-point of the pitched roof.

Chairman Marsh advised that in an urban district like this, pedestrian activities are being encouraged but he is hesitant about the head in parking on the east side and he suggested angle parking to avoid possible collisions.

Commissioner Costantino stated Texas Street didn't have much traffic and retail would not spring up on the west side.

Vice Chairman Southard commented there was not much traffic in the area.

Chairman Marsh informed that in the future if the traffic got bad enough, they could come back and change it to angle parking without needing any more right of way.

Mr. Chavez replied yes; however, parking spaces would be lost.

Chairman Marsh stated he would rather give up a few parking spaces for the safety and ease of parking, but it could be restriped later if it became a problem.

Mr. Chavez stated there are design standards that need to be met based on the orientation of the parking spaces; the parallel spaces are eight (8) feet wide; the travel lanes are now 24 feet in lieu of 22 feet and the head in parking is 18 feet deep which met all the design standards.

Commissioner Costantino stated there would be more room to back out without the car next to you blocking you, right?

Mr. Chavez said that is correct.

Chairman Marsh asked staff if they knew what was the length of a normal vehicle?

Mr. Chavez replied they did not know what the length was, but the standard is 24 feet of pavement for perpendicular parking spaces.

Commissioner Beach made a motion to approve ZF 24-18 with the provision that the dumpster be moved to the southwest corner of the site.

Chairman Marsh asked if he would consider an amendment to his motion to increase the height of the wooden fence to eight (8) feet.

Commissioner Beach said yes and increasing the height of the wooden fence to an eight (8) foot fence on the existing fence line.

Mr. Chavez suggested to the Commission that in lieu of requiring the dumpster be moved, allow the staff and the applicant to look at that design to see if it can be accomplished while meeting the forty-two (42) feet of maneuvering space for the garbage truck. The dumpster could be placed further into the building site creating additional length in the maneuvering space.

Commissioner Beach stated we can make the design work and that he wants this to move forward, and things can be shifted around later.

Chairman Marsh asked if they could recommend approval as presented with the eight (8) foot wooden fence along the fence line and the dumpster location to be determined.

Mr. Chavez suggested that the condition related to relocation of the dumpster to be determined at a later date should not be included. Staff would work with the applicant to get the dumpster in the best possible location prior to the City Council meeting which might not be at the southwest corner of the property.

Mr. Chavez advised that Commissioner Beach would have to rescind his motion to require the location of the dumpster to the southwest corner and only include the amendment to increase in height of the fence from six (6) feet to eight (8) feet.

Commissioner Beach removed his amendment of the motion about the dumpster.

Motion: Commissioner Beach made a motion to recommend approval of the request as presented with the amendment of increasing the height of the fence from 6-feet to 8-feet. Commissioner Costantino seconded the motion. Motion passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 9:10 p.m.

Bryan Marsh, Chairman

DRAFT



Agenda Item 2

Replat: Palisades-Richardson Industrial West
Lot 4B, Block B



TO: City Plan Commission
FROM: Aaron Zilz, AICP, Planner II **AZ**
DATE: September 3, 2024
RE: Replat – Palisades-Richardson Industrial West Lot 4B, Block B

SUMMARY

Subdivision: Palisades-Richardson Industrial West Lot 4B, Block B
Being a replat of Lot 4A Block B Palisades-Richardson Industrial West

Location: 2200 N. Greenville Drive – Southwest corner of N. Greenville Avenue and N. Glenville Drive.

Staff Comments: The purpose of the replat is to abandon easements and dedicate easements.

The replat complies with City zoning and subdivision regulations.

CPC Action: Final Decision

BACKGROUND INFORMATION

Tract Size: 5.743 acres / 250,165 square feet.

Zoning: I-M(1) Industrial

Right-of-way Dedication: None

Easements/Setbacks:

Existing to Remain: Utility easement;
Water easement;
Multiple Texas Power and Light easements;
Sanitary Sewer easement;

Mutual Access easement;

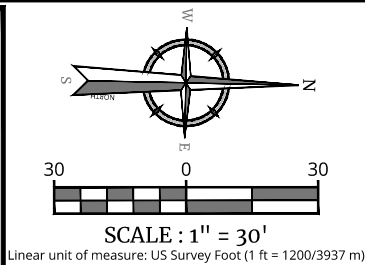
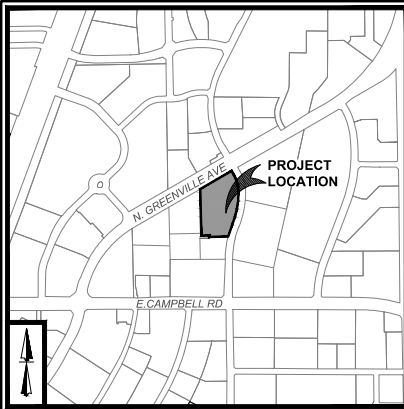
Plant easement;

Pedestrian easement;

Corner Clip easement;

Dedicated by this Plat: Multiple Water easements;

Abandoned by this Plat: Fire lane and access easements.



LEGEND

- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- F.X.C. = FOUND "X" IN CONCRETE
- D.P.R. = DEED AND PLAT RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- P.R. = PLAT RECORDS
- VOL. = VOLUME
- PG. = PAGE

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	209.54'	400.00'	030°00'52"	S15°02'50"E	207.15'
C2	369.61'	948.88'	022°19'04"	S11°10'56"W	367.27'
C3	140.47'	1026.06'	007°50'38"	S18°20'57"W	140.36'

Line #	LENGTH	DIRECTION
L1	17.37'	N01°09'05"W
L2	23.80'	S00°03'27"W
L3	10.00'	N89°56'33"W
L4	14.03'	N00°03'27"E
L5	42.54'	S29°55'15"E
L6	25.53'	S74°58'00"E
L7	10.00'	N15°02'00"E
L8	21.38'	N74°58'00"W
L9	38.41'	N29°55'15"W

PALISADES-RICHARDSON INDUSTRIAL WEST LOTS 2, BLOCK B CALLED 3.246 ACRES INSTRUMENT NUMBER 201800293102 O.P.R. RECORDED 10/19/2016

10' BUILDING LINE VOLUME 80205, PAGE 2517 P.R.

10' SANITARY SEWER EASEMENT VOLUME 80205, PAGE 2516 P.R.

PALISADES-RICHARDSON INDUSTRIAL WEST LOTS 1, BLOCK B PALISADES-RICHARDSON INDUSTRIAL WEST INSTRUMENT NUMBER 202200230849 O.P.R. RECORDED 08/25/2022

10' UTILITY EASEMENT VOLUME 82189, PAGE 2116 P.R.

MUTUAL ACCESS EASEMENT VOLUME 2003025, PAGE 001 O.P.R.

C.O.R. MON. NO. 116
N: 7,037,591.866
E: 2,513,277.638

PALISADES-RICHARDSON INDUSTRIAL WEST LOT 4B, BLOCK B

BEING A REPLAT OF PALISADES RICHARDSON INDUSTRIAL WEST LOT 4A, BLOCK B, A 5.743 ACRE TRACT OF LAND SITUATED IN THE A. T. NANNY SURVEY ABSTRACT NUMBER 1093, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 4A, BLOCK B, PALISADES-RICHARDSON INDUSTRIAL WEST, AS RECORDED IN INSTRUMENT NUMBER 2003025, PAGE 001, OFFICIAL RECORDS OF DALLAS COUNTY.

ADDRESS: 2200 N. GREENVILLE AVE. RICHARDSON, TX 75082

OWNER/DEVELOPER:
BASIS TEXAS CHARTER SCHOOLS, INC.
ANDREW FREEMAN, EXECUTIVE DIRECTOR
404 E RAMSEY RD, SUITE #106
SAN ANTONIO, TX 78216
PHONE: 210-876-9994
EMAIL: ANDREW.FREEMAN@BTXSCHOOLS.ORG

Colliers
Engineering & Design
SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
139E ELMER ST. #300 SAN ANTONIO, TX 78204
www.colliersengineering.com

LOCATION MAP NOT TO SCALE

FIRE NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF RICHARDSON FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF RICHARDSON DIRECTOR OF DEVELOPMENT SERVICES AND THE RICHARDSON FIRE DEPARTMENT FIRE MARSHAL.

SURVEYOR'S NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 0.9998461.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID19).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

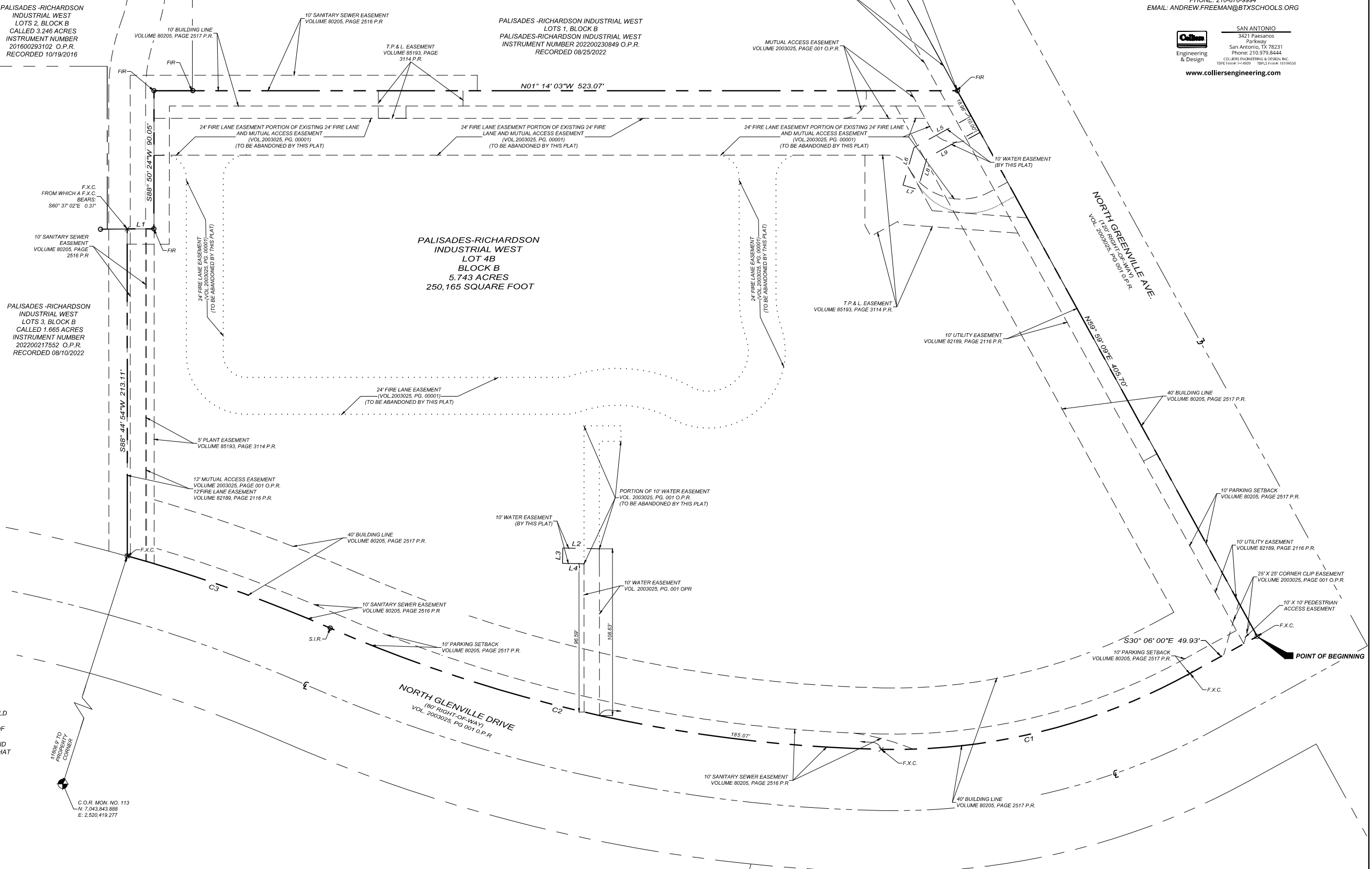
LAST FIELD SURVEY DATE: JANUARY 15, 2024

NOTE:

1. BASIS OF BEARING: TEXAS COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE 4202.
2. COORDINATES SHOWN HEREON ARE SURFACE AND BASED ON TEXAS COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE 4202. DERIVED FROM LEICA SMARTNET V.R.S., AND REFERENCED FROM THE NORTHERLY CORNER OF SUBJECT TRACT AT A GRID BEARING OF S 24°47'05" W, A SURFACE DISTANCE OF 13,805.29 FEET TO CITY OF RICHARDSON GEODETIC CONTROL MONUMENT 120, AND A GRID BEARING OF S 15°58'51" E, A SURFACE DISTANCE OF 7,139.27 FEET TO CITY OF RICHARDSON GEODETIC CONTROL MONUMENT 115. COMBINED SCALE FACTOR = 0.999846163024.

PALISADES-RICHARDSON INDUSTRIAL WEST LOTS 3, BLOCK B CALLED 1.665 ACRES INSTRUMENT NUMBER 202200217552 O.P.R. RECORDED 08/10/2022

PALISADES-RICHARDSON INDUSTRIAL WEST LOT 4B BLOCK B 5.743 ACRES 250,165 SQUARE FOOT



SURVEYOR'S STATEMENT:

I, TERESA A. SEIDEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS, AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT DOCUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (A)(B)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 20__.

C.O.R. MON. NO. 113
N: 7,043,843.888
E: 2,520,419.277

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
COLLIERS ENGINEERING AND DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

**PALISADES-RICHARDSON INDUSTRIAL
WEST LOT 4B, BLOCK B**

BEING A REPLAT OF PALISADES RICHARDSON INDUSTRIAL WEST LOT 4A, BLOCK B, A 5.743 ACRE TRACT OF LAND SITUATED IN THE A. T. NANNY SURVEY ABSTRACT NUMBER 1093, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 4A, BLOCK B, PALISADES-RICHARDSON INDUSTRIAL WEST, AS RECORDED IN INSTRUMENT NUMBER 2003025, PAGE 001, OFFICIAL RECORDS OF DALLAS COUNTY.

ADDRESS: 2200 N. GREENVILLE AVE.
RICHARDSON, TX 75082

OWNER/DEVELOPER:
BASIS TEXAS CHARTER SCHOOLS, INC.
ANDREW FREEMAN, EXECUTIVE DIRECTOR
404 E RAMSEY RD, SUITE #106
SAN ANTONIO, TX 78216
PHONE: 210-876-9994
EMAIL: ANDREW.FREEMAN@BTXSCHOOLS.ORG

 SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210-979-8444
COLLIERS ENGINEERING & DESIGN, INC.
109E FOWLER ROAD • 100.5.1000 • 10794590
www.colliersengineering.com

OWNER'S CERTIFICATE:

**DESCRIPTION FOR A
5.743 ACRE TRACT**

A 5.743 ACRE TRACT OF LAND SITUATED IN THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 4A, BLOCK B OF PALISADES-RICHARDSON INDUSTRIAL WEST SUBDIVISION AS RECORDED IN VOLUME 230025, PAGE 1 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY (O.P.R.), SAID 5.743 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN X IN CONCRETE FOUND FOR THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH GREENVILLE AVENUE (120' WIDE RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH GLENVILLE DRIVE (80' WIDE RIGHT-OF-WAY) FOR THE NORTHERLY CORNER OF SAID LOT 4A AND THE TRACT DESCRIBED HEREIN, AND FROM WHICH POINT THE APPROXIMATE SOUTHEASTERLY CORNER (NOT FIELD VERIFIED) OF THE ANDREW T. NANNY SURVEY NUMBER 130C, ABSTRACT 1093, BEARS S 51°54'12" E, A DISTANCE OF 2398 FEET;

THENCE: ALONG AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH GLENVILLE DRIVE AND THE EASTERLY LINE OF SAID LOT 4A, THE FOLLOWING FOUR (4) COURSES:

1. S 30°06'00" E, A DISTANCE OF 49.93 FEET TO AN X IN CONCRETE FOUND FOR THE BEGINNING OF A CURVE;
2. ALONG AND WITH SAID CURVE TO THE RIGHT HAVING AN ARC OF 209.54 FEET, A RADIUS OF 400.00 FEET, A DELTA OF 30°00'52", AND A CHORD BEARS S 15°02'50" E, A CHORD DISTANCE OF 207.15 FEET TO AN X IN CONCRETE FOUND FOR THE POINT OF COMPOUND CURVATURE;
3. ALONG AND WITH SAID COMPOUND CURVE TO THE RIGHT HAVING AN ARC OF 369.61 FEET, A RADIUS OF 948.88 FEET, A DELTA OF 22°19'04", AND A CHORD BEARS S 11°10'56" W, A CHORD DISTANCE OF 367.27 FEET TO A ½" IRON ROD WITH BLUE PLASTIC CAP STAMPED COLLIERS PROP CORNER SET FOR THE BEGINNING OF A REVERSE CURVE;
4. ALONG AND WITH SAID REVERSE CURVE TO THE LEFT HAVING AN ARC OF 140.47 FEET, A RADIUS OF 1026.06 FEET, A DELTA OF 07°50'38", AND A CHORD BEARS S 18°20'57" W, A CHORD DISTANCE OF 140.36 FEET TO AN X IN CONCRETE FOUND FOR THE NORTHEASTERLY CORNER OF LOT 3, BLOCK B OF PALISADES-RICHARDSON INDUSTRIAL WEST SUBDIVISION AS RECORDED IN VOLUME 82189, PAGE 2116 IN THE O.P.R. AND FOR THE SOUTHEASTERLY CORNER OF SAID LOT 4A AND THE TRACT DESCRIBED HEREIN;

THENCE: S 88°44'54" W, ALONG AND WITH THE NORTHERLY LINE OF SAID LOT 3 AND THE SOUTHERLY LINE OF SAID LOT 4A, A DISTANCE OF 213.11 FEET TO AN X IN CONCRETE FOUND IN THE EASTERLY LINE OF LOT 2, BLOCK B OF SAID PALISADES-RICHARDSON INDUSTRIAL WEST SUBDIVISION, AND FROM WHICH POINT AN X FOUND IN CONCRETE BEARS S 60°37'02" E, A DISTANCE OF 0.37 FEET;

THENCE: ALONG AND WITH THE COMMON LINES OF SAID LOT 3 AND OF SAID LOT 4A, THE FOLLOWING TWO (2) COURSES:

1. N 01°09'05" W, A DISTANCE OF 17.37 FEET TO A FOUND ½" IRON ROD;
2. S 88°50'24" W, A DISTANCE OF 90.05 FEET TO A FOUND ½" IRON ROD FOR THE SOUTHWESTERLY CORNER OF SAID LOT 4A AND THE TRACT DESCRIBED HEREIN;

THENCE: N 01°14'03" W, ALONG AND WITH THE EASTERLY LINE OF SAID LOT 3 AND THE WESTERLY LINE OF SAID LOT 4A, PASSING AT A DISTANCE OF 25.24 FEET A ½" IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK B OF SAID PALISADES-RICHARDSON INDUSTRIAL WEST SUBDIVISION, THENCE CONTINUING ALONG AND WITH THE EASTERLY LINE OF SAID LOT 1 FOR A TOTAL DISTANCE OF 523.07 FEET TO A ½" IRON ROD FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH GREENVILLE AVENUE FOR THE NORTHEASTERLY CORNER OF SAID LOT 1 AND THE NORTHWESTERLY CORNER OF SAID LOT 4A AND THE TRACT DESCRIBED HEREIN;

THENCE: N 59°59'09" E, ALONG AND WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH GREENVILLE AVENUE, A DISTANCE OF 405.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.743 ACRES OF LAND SITUATED IN THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY COLLIERS ENGINEERING AND DESIGN, BEARING ARE BASED ON NAD83 (2011) TEXAS STATE PLANE NORTH CENTRAL ZONE, 4202.

STATE OF TEXAS
DALLAS COUNTY
CITY OF RICHARDSON

THAT I (WE), BASIS TEXAS CHARTER SCHOOLS, INC., BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS PALISADES-RICHARDSON INDUSTRIAL WEST, LOT 4A, BLOCK B, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS. I (WE) DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES AS INDICATED. THE UTILITY ACCESS AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY, ACCESS AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR REPLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE OR KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY OF THE PURPOSE OD READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF RICHARDSON, TEXAS.

I (WE) DO HEREBY DEDICATE THE MUTUAL ACCESS EASEMENTS SHOWN FOR USE BY THE PUBLIC AS A MEANS OF PEDESTRIAN AND VEHICLE ACCESS TO THE PROPERTY SHOW THEREON AND TO THE ADJACENT PROPERTY THEREON.

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OD ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE UTILITY ACCESS AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING 'FIRE LANE, NO PARKING'. THE FIRE CHIEF OR HIS DULY AUTHORIZED REPRESENTATIVE OR THE CHIEF OF POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR THE FIRE DEPARTMENT AND PUBLIC UTILITY USE.

EXECUTED THIS ___ OF _____, 20__.

OWNER: _____

ANDREW FREEMAN - EXECUTIVE DIRECTOR

STATE OF TEXAS
DALLAS COUNTY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BR THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

GIVEN, UNDER MY HAND SEAL OF OFFICE THIS THE ___ OF _____, 20__.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS.

SURVEYOR'S STATEMENT:

I, TERESA A. SEIDEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS, AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (A)(B)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE ___ DAY OF _____, 20__.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
COLLIERS ENGINEERING AND DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

CERTIFICATE OF APPROVAL
APPROVED THIS ___ DAY _____, 2024 BY THE CITY PLAN
COMMISSION OF THE CITY OF RICHARDSON, TEXAS.

CHAIRMAN

EXECUTIVE SECRETARY

BY: _____ DATE: _____
ONCOR ELECTRIC DELIVERY COMPANY



TO: City Plan Commission
FROM: Aaron Zilz, AICP, Planner II **AZ**
DATE: September 3, 2024
RE: **Preliminary Plat – Park Hollow**

SUMMARY

Subdivision: **Park Hollow**
Being a Preliminary Plat of Lot 22C, Block B, Centennial Buckingham Addition

Location: 545 E. Buckingham Road – Near the northwest corner of Buckingham Road and Audelia Road.

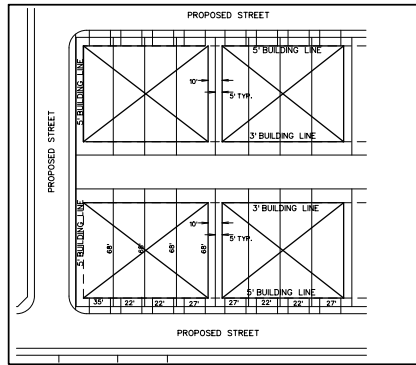
Staff Comments: The purpose of the preliminary plat is to establish a layout for a residential subdivision. If approved, the developer may proceed with the application for a replat and provide a site plan, landscape plan, and civil construction plans to Staff for review. The replat will be presented to the CPC for final approval.

The preliminary plat complies with City zoning (Ord. 4498) and the subdivision regulations.

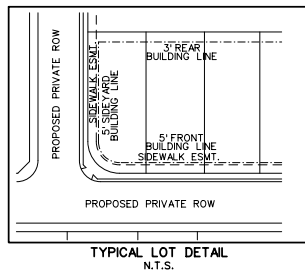
CPC Action: **Final Decision**

BACKGROUND INFORMATION

Tract Size: 6.550 acres / 285,318 square feet.
Zoning: Planned Development (Ord. 4498)



0 25 50 100
SCALE: 1" = 50'



LOT 13D, BLOCK A
BUCKINGHAM ADDITION
VOL. 2001151, PG. 1779
EXISTING ZONING: O/C

LOT 15B, BLOCK A
CENTENNIAL BUCKINGHAM ADDITION
DOC. NO. 20080064324
EXISTING ZONING: O/C

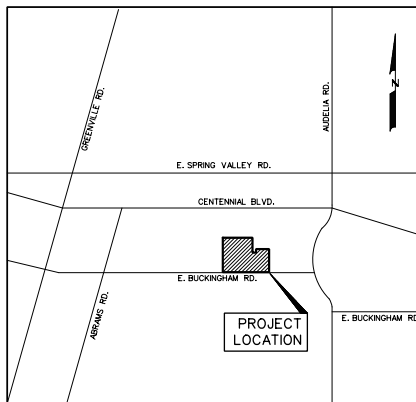
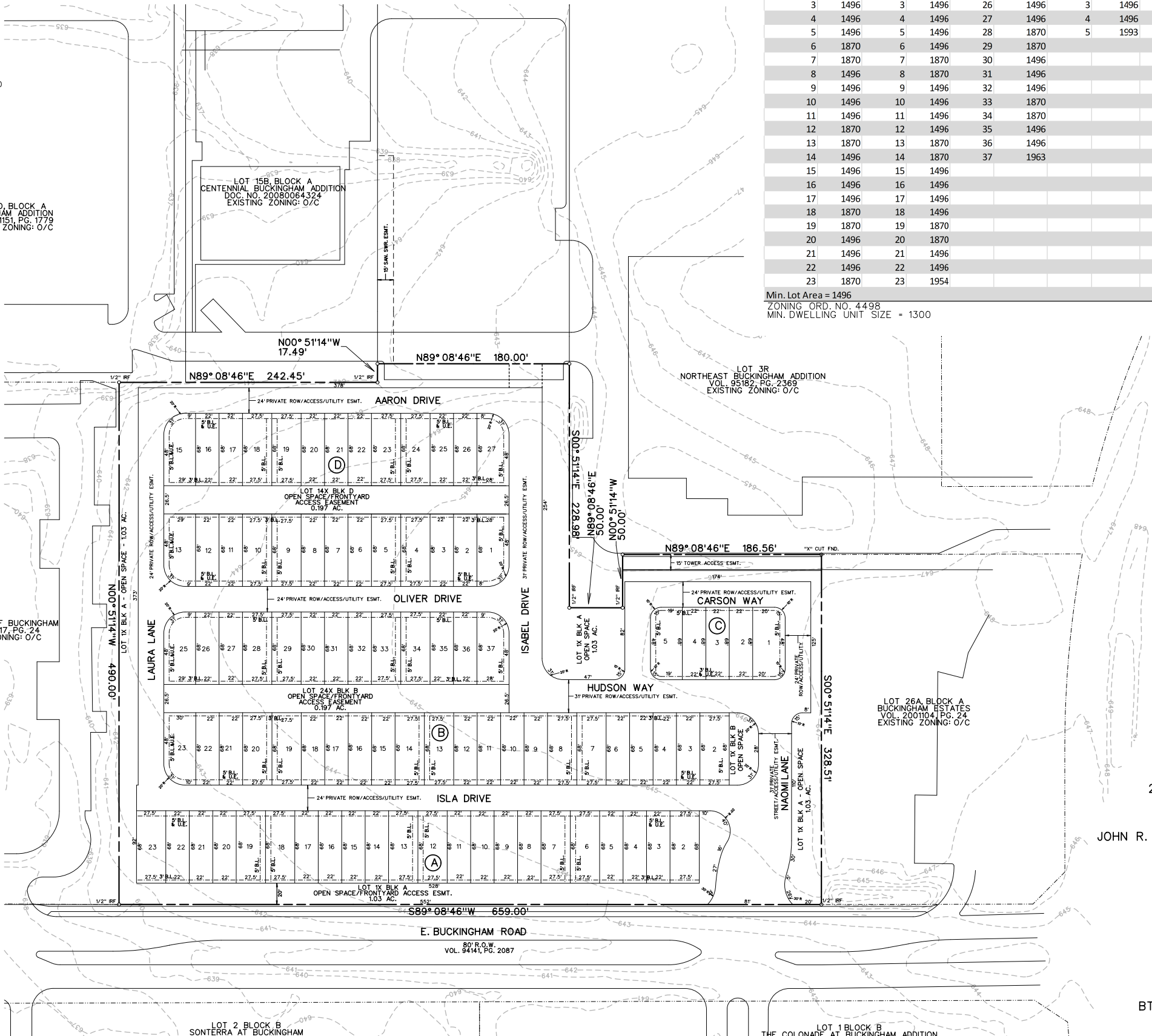
Park Hollow													
Block A	Block B		Block C		Block D		Block D		Block D		Block D		
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1X	44969	1X	2732	24X	8584	1	2090	1	1964	24	1870		
2	1870	2	1870	25	1940	2	1496	2	1496	25	1496		
3	1496	3	1496	26	1496	3	1496	3	1496	26	1496		
4	1496	4	1496	27	1496	4	1496	4	1870	27	1964		
5	1496	5	1496	28	1870	5	1993	5	1870				
6	1870	6	1496	29	1870			6	1496				
7	1870	7	1870	30	1496			7	1496				
8	1496	8	1870	31	1496			8	1496				
9	1496	9	1496	32	1496			9	1870				
10	1496	10	1496	33	1870			10	1870				
11	1496	11	1496	34	1870			11	1496				
12	1870	12	1496	35	1496			12	1496				
13	1870	13	1870	36	1496			13	1940				
14	1496	14	1870	37	1963			14X	8584				
15	1496	15	1496					15	1940				
16	1496	16	1496					16	1496				
17	1496	17	1496					17	1496				
18	1870	18	1496					18	1870				
19	1870	19	1870					19	1870				
20	1496	20	1870					20	1496				
21	1496	21	1496					21	1496				
22	1496	22	1496					22	1496				
23	1870	23	1954					23	1870				

Min. Lot Area = 1496
ZONING ORD. NO. 4498
MIN. DWELLING UNIT SIZE = 1300

PARK HOLLOW - ZONING SUMMARY TABLE	
Zoning:	
Ordinance Number	Ordinance # 4498
Zoning	PD Planned Development - Base Zoning District of RA-1100-M Residential Attached (Townhomes)
Regulations:	
Min. Lot Area	1,496 SF
Min. Lot Width	22'
Min. Lot Depth	68'
Max. Lot Coverage	90%
Max. Floor Area Ratio	0.90 to 1
Min. Front Yard Setback	3'
Min. Rear Yard Setback	5'
Min. Side Yard Setback Corner Lots Adjacent to Private ROW/Access/Utility Esmt.	5'
Min. Separation Between Buildings	10'
Min. Dwelling Unit Size	1,300 SF
Max. Dwelling Unit Height	55' (3-stories)
Additional Regulation	Please Refer to Ordinance # 4498

GREENBRIDGE OF BUCKINGHAM
VOL. 2000217, PG. 24
EXISTING ZONING: O/C

LEGEND
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT



PRELIMINARY PLAT
OF
PARK HOLLOW
6,550 TOTAL ACRES
285,556.03 TOTAL SQ. FT.
88 RESIDENTIAL LOTS
SITUATED IN THE
JOHN R. REID SURVEY ABSTRACT NO. 1196
IN THE
CITY OF RICHARDSON
DALLAS COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
STING SOCCER FOUNDATION
4145 BELTLINE RD., STE. 212
ADDISON, TEXAS 75001
APPLICANT
BT PARK HOLLOW OWNER, LLC.
5430 LBJ, STE. 1050
DALLAS, TEXAS 75240
469-936-1695
AUGUST 2024 SCALE 1" = 50'

Agenda Item 4

Zoning File 24-19:
Special Permit – Banyan Hypnosis

ZONING FILE 24-19

Attachments:

1. Staff Report
2. Zoning/Aerial Map
3. Site Plan
4. Applicant's Statement
5. Zoning Ordinance 4291
6. Site Photos
7. Notice of Public Hearing
8. Notification List



TO: City Plan Commission
FROM: Amber Pollan, AICP, Planner-Strategic Planning *AP*
DATE: September 3, 2024
RE: **Zoning File 24-19: Banyan Hypnosis Center – Special Permit**

REQUEST

Request for approval of a Special Permit for a hypnosis training center within an existing lease space located on a 5.45-acre lot currently zoned LR-M(2) Local Retail within an existing 122,893 square foot building at 275 W. Campbell Road, east of Gateway Boulevard, on the south side of W. Campbell Road.

APPLICANT/ PROPERTY OWNER

Calvin D. Banyan, Banyan Hypnosis Center for Training & Services, Inc / 275 Campbell Partners LTD.

EXISTING DEVELOPMENT

The property is a 5.45-acre lot and is developed with the six (6)-story University Plaza office. The building is occupied with a mix of office and medical uses with an on-site parking lot.

ADJACENT ROADWAYS

W. Campbell Road: Six-lane divided arterial; 29,200 vehicles per day, on all lanes, eastbound and westbound, west of Collins Blvd. (2023).

SURROUNDING LAND USE AND ZONING

North: Retail/Commercial; C-M Commercial
South: Retail/Commercial; LR-M(2) Local Retail and C-M Commercial
East: Retail/Commercial; LR-M(2) Local Retail and C-M Commercial
West: Retail/Commercial; LR-M(2) Local Retail and LR-M(1) Local Retail

FUTURE LAND USE PLAN

Regional Employment:

Regional Employment districts are generally located along Richardson’s highways north of Arapaho Road, and at the intersection of Spring Valley Road and Central Expressway. Higher

density development is appropriate in these areas, with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.

Future Land Uses of Surrounding Area:

North: Neighborhood Service
South: Regional Employment
East: Regional Employment
West: Regional Employment

EXISTING ZONING

Local Retail LR-M(2)

TRAFFIC/INFRASTRUCTURE IMPACTS

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 5.45-acre site includes an existing 122,893 square foot, six-story office building built originally in 1982. The building contains a 3,214 square foot atrium lobby and 119,679 square foot of gross office space. All existing leased space is currently used for offices only.

Banyan Hypnosis Center was granted a Special Permit under Ordinance 4291 on February 1, 2019. The Center was reviewed and approved as a hypnosis training center which is an unlisted use in the LR-M(2) CZO. The Special Permit tied the approval to Suite 245 in the building. The use was established and has been operating since that time.

Request

The applicant, Calvin Banyan, is requesting a new Special Permit to continue operating a hypnosis training center in a different lease space at the same location. A hypnosis training center is an unlisted use and requires a Special Permit to operate in the LR-M(2) zone. Banyan Hypnosis Center has been operating from Suite 245, a 2,425 sq ft space in the University Plaza office building and is looking to relocate to Suite 205, a 1,494 sq ft space in the same building.

Mr. Banyan has a Bachelor's and Master's Degree in Psychology and is a Board Certified Hypnotist with over 28 years of experience running and operating the Center. The Center relocated to Richardson from Plano in 2019. The office is used as the company's administrative headquarters which provides hypnosis therapy services to individual clients and provides on-site hypnosis training programs three to four times a year. There are three (3) full-time employees. Class hours are 9:00 am to 6:30 pm Monday through Friday. Hours of operation are consistent with use of an office building.

Training sessions are seven (7) days long with typically six (6) students taking the course onsite at the office and the rest participating in the course on-line. In 2023, Banyan conducted two (2) courses and has a total of twelve (12) on-site students and eleven (11) online students between both sessions. They intend to offer three to four courses a year. Most students that come on-site typically stay in a nearby hotel and walk or use a ride share service to get to the site for the week. The impact of student and employee traffic to the site would be negligible.

The property line at this location was recently adjusted. The site contains 411 parking spaces. Required parking for office use for a building larger than 75,000 sq ft is one (1) parking space per 300 square feet which would require 410 spaces. The intermittent and short-term nature of the trainings is consistent with office use where occasional trainings or events may occur. Additional parking requirements for this use and scale do not seem warranted. If the Commission has concerns about the impact, a condition related to a maximum number of sessions a year or on-site participants may be considered.

The Special Permit approved in 2019 was tied to a lease space and square footage in the building. Staff is not proposing to include a lease space or square footage in a recommendation on this current request. The proposed conditions for this Special Permit request include tying an approval to the building and this specific business operator. This would allow for Banyan Hypnosis to relocate within the building without requiring a Special Permit review. This business has operated for almost five years at this location and staff is not aware of any complaints or issues.

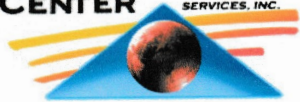
Correspondence: To date, staff has not received any correspondence regarding this request.

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:

1. The use of the Property for a hypnosis training center shall be limited to the building as shown on the concept plan attached as Exhibit "B" and made a part thereof.
2. No other person, company, business, or legal entity other than Banyan Hypnosis Center for Training & Services, Inc. may operate a hypnosis training center on the Property pursuant to this Ordinance.
3. The Special Permit shall expire and terminate, and this Ordinance be of no further effect in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

**BANYAN HYPNOSIS
CENTER**



Hypnosis You Can Believe In™

Banyan Hypnosis Center for Training & Services, Inc.

275 W. Campbell Road, Suite 245, Richardson, Texas 75080

Tel: (469) 969-2176 or (800) 965-3390

www.HypnosisCenter.com

www.BanyanHypnosisCenter.com

Applicant Summary Statement

The Banyan Hypnosis Center for Training & Services, Inc. is seeking a Special Use Permit in order to receive a Certificate of Occupancy so that we can move our headquarters from 275 W. Campbell Road, Suite 245, Richardson, Texas 75080, to Suite 205 in the same building we are currently in.

This office space will be used as the headquarters for the company which provides hypnosis services to individual clients, creates training materials and will conduct small courses 3 to 4 times a year. Most of the training that our company provides is done through our network of trainers in the USA and other countries. This office space is 1494 sq. ft. and is located in the University Plaza building that is occupied by standard offices. We have three full time employees on staff.

We conduct 3-4 courses a year, and on average we have approximately 6-12 students at a time. Usually up to 6 of these students take the course onsite in our office and the rest take the courses live online with those onsite. Hours are 9:00 am to 6:30 pm. As for parking, typically, 80% of the students who take the course onsite in our office fly in from out of state and other countries and will not be driving, they usually stay at a nearby hotel within walking distance or will use a ride sharing service like Uber for transportation.

In 2019, we held 4 courses throughout the year and taught a total of 40 students.

We have been in business since 1996 and have leased offices in Minnesota, California and now Texas.

Here's some information on Calvin D. Banyan, CEO and Owner of The Banyan Hypnosis Center for Training & Services, Inc.

Calvin Banyan has both a Bachelors and Masters Degrees in Psychology and is a Board Certified Hypnotist. He has 28 years of experience running and operating the center. Calvin Banyan is a recognized authority in the hypnosis profession having received many awards and recognitions. He is a writer for the largest and oldest professional hypnosis organization, the National Guild of Hypnotists, established since 1950. He has been writing a quarterly column for the National Guild of Hypnotist Journal of Hypnotism since 2001. He has spoken and trained hypnotists from several countries, spoken and trained in several other countries as well. He developed a system of hypnosis and hypnotherapy used by hypnosis professionals around the world. Mr. Banyan is able to provide references to his character and business practices upon request.

ORDINANCE NO. 4291

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR A HYPNOSIS TRAINING CENTER IN AN LR-M(2) LOCAL RETAIL DISTRICT FOR THE PROPERTY LOCATED AT 275 W. CAMPBELL ROAD, CITY OF RICHARDSON, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" HERETO; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 19-01).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, to grant a change in zoning by granting a special permit for a hypnosis training center in a LR-M(2) Local Retail District for the property located at 275 W. Campbell Road, Richardson, Texas, being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes (the "Property").

SECTION 2. That the Special Permit for a hypnosis training center is hereby conditionally granted subject to the following special conditions:

1. A Special Permit shall be granted to allow a hypnosis training center which shall be limited to Suite 245, a 2,425 square foot lease space of the building shown on the concept plan attached as Exhibit "B" (the "Concept Plan") and made a part thereof and shall be limited to Calvin Banyan. No other person, company, business or legal entity may operate a hypnosis training center in Suite 245, a 2,425 square foot lease space on the property other than Calvin Banyan. The special permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

2. The Special Permit shall terminate, and this ordinance be of no further effect if a certificate of occupancy is not issued by the City and use of the property for which the Special Permit was approved has not commenced within six (6) months after the date of adoption of this ordinance.

SECTION 3. That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the special conditions.

SECTION 4. That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense;


and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 18th day of March 2019.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:3-7-19:TM 106601)


CORRECTLY ENROLLED:

CITY SECRETARY

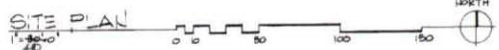
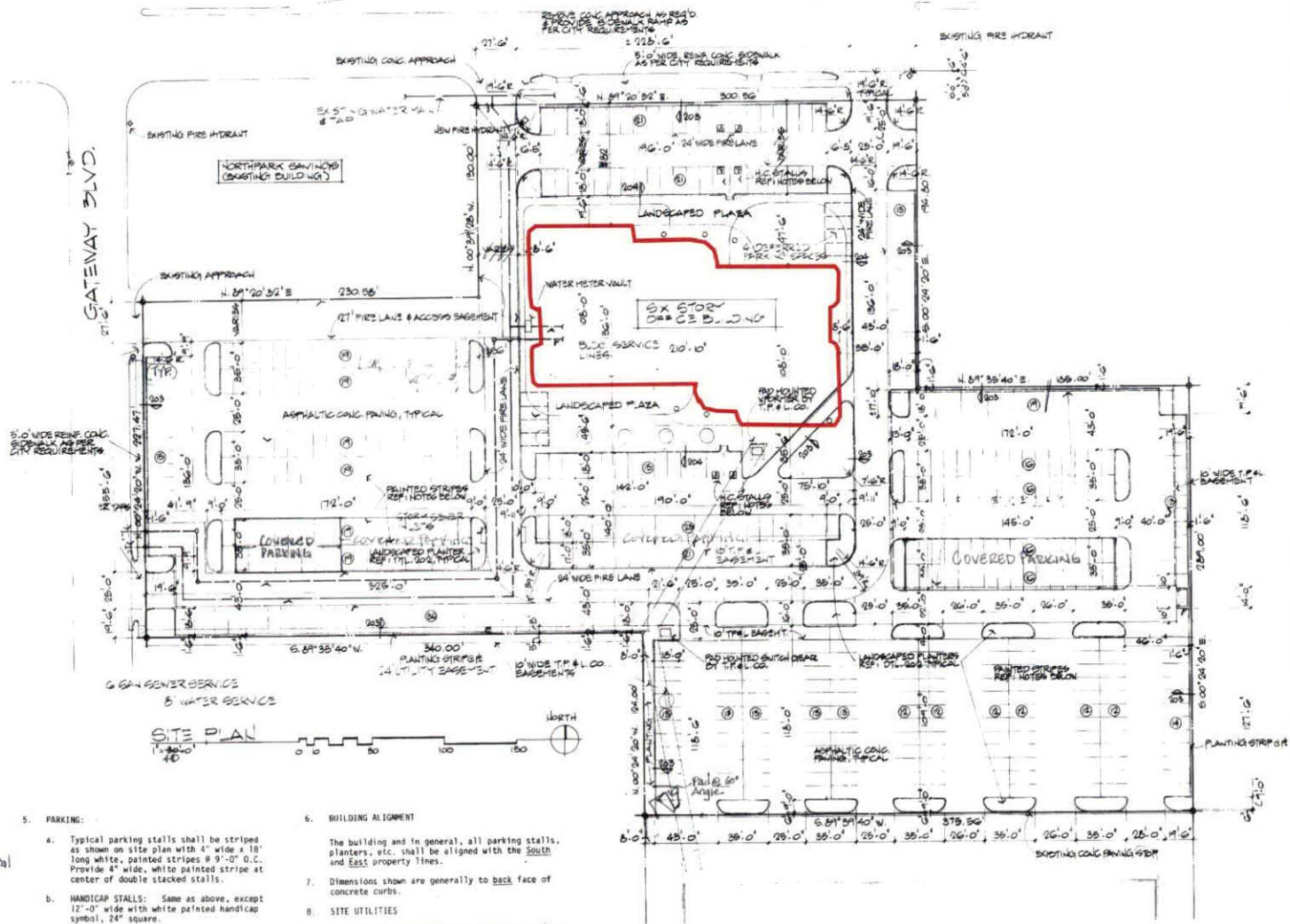


EXHIBIT "A"
LEGAL DESCRIPTION
ZF 19-01

BEING a 5.4-acre tract of land situated in the William Hughes Survey, Abstract No. 573, and being all of Lot 3, Block A, University Business Center, as recorded in Vol. 8112 Page 0362 of the Official Public Records of Dallas County, Texas.

EXHIBIT "B"

CAMPBELL ROAD



- SITE LOCATION:**
Lot 3, Block A, University Business Center bounded by Campbell Road, Gateway Blvd. and Municipal Drive, just west of North Central Expressway (U.S. Hwy 75) in the City of Richardson, Texas.
- Survey information taken from plat prepared by Cook Consultants, Inc., rev. dated 3/31/81.
- LAND AREA:**
237,422.177 square feet or 5.450 acres.
- BUILDING AREAS:**
Total Gross Floor Area.....122,893 SF
Atrium Area.....3,214 SF
Gross Area less Atrium.....119,679 SF

- PARKING:**
 - Typical parking stalls shall be striped as shown on site plan with 4" wide x 18" long white, painted stripes @ 9'-0" O.C. Provide 4" wide, white painted stripe at center of double stacked stalls.
 - HANDICAP STALLS:** Same as above, except 12'-0" wide with white painted handicap symbol, 24" square.
 - FIRE LANE MARKING:** Both sides of lanes shown on site plan, shall be marked with continuous red painted stripes, 6" wide, and marked with words: FIRE LANE - NO PARKING, in white painted letters at 50'-0" O.C. INTERVALS
 - PARKING REQUIREMENTS:**
Required Spaces.....
Office Use: 1 space per 300 sf = 120,668/300 = 402
Training Facility: 1 space per 100 sf = 2,425/100 = 25 = 427
Total Spaces Provided..... (524)

- BUILDING ALIGNMENT**
The building and in general, all parking stalls, planters, etc. shall be aligned with the South and East property lines.
- Dimensions shown are generally to back face of concrete curbs.
- SITE UTILITIES**
 - New and existing underground water, sanitary sewer, storm sewer and gas service lines shall be as shown on plans prepared by Cook Consultants, Inc.
 - Building water and sanitary sewer lines, as well as, underground power and telephone service lines shall be as shown in the "PME" section of the Contract Documents.
 - Contractor shall verify location of all existing underground services.
- LANDSCAPING & LAMN SPRINKLER:**
Shall be as per plans prepared by Myrick, Newman, Dahlberg & Partners, Inc.

Zoning Exhibit
Exhibit "B"

University Plaza Office Building
Campbell Road at Gateway Boulevard
in Richardson, Texas
for Lakeview Properties, Inc.

SITE PHOTOS – ZF 24-19



1 – North Elevation



2 – East Elevation

SITE PHOTOS – ZF 24-19

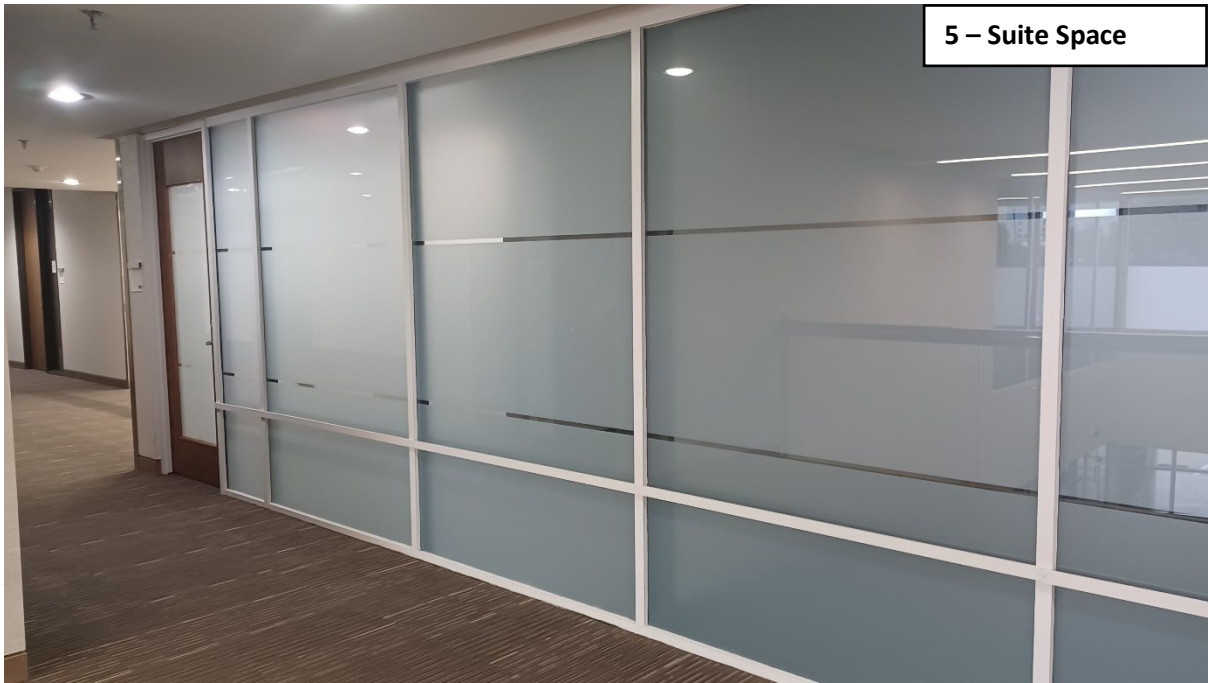


3 – South Elevation



4 – West Elevation

SITE PHOTOS – ZF 24-19





Notice of Public Hearing

City Plan Commission

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

SPECIAL PERMIT

File No.: ZF 24-19 Banyan Hypnosis
Applicant: Calvin D. Banyan, Banyan Hypnosis Center for Training & Services, Inc.
Location: (See map on reverse side)
Request: A request for approval of a Special Permit for a hypnosis training center within an existing lease space located on a 5.45-acre lot currently zoned LR-M(2) Local Retail within an existing 122,893 square foot building at 275 W. Campbell Road, east of Gateway Boulevard, on the south side of W. Campbell Road. Owner: 275 Campbell Partners LTD. Staff: Amber Pollan.

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

TUESDAY, SEPTEMBER 3, 2024
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 in person will be allocated a maximum of 3 minutes to address the City Plan Commission to express whether they are in favor or oppose 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>.

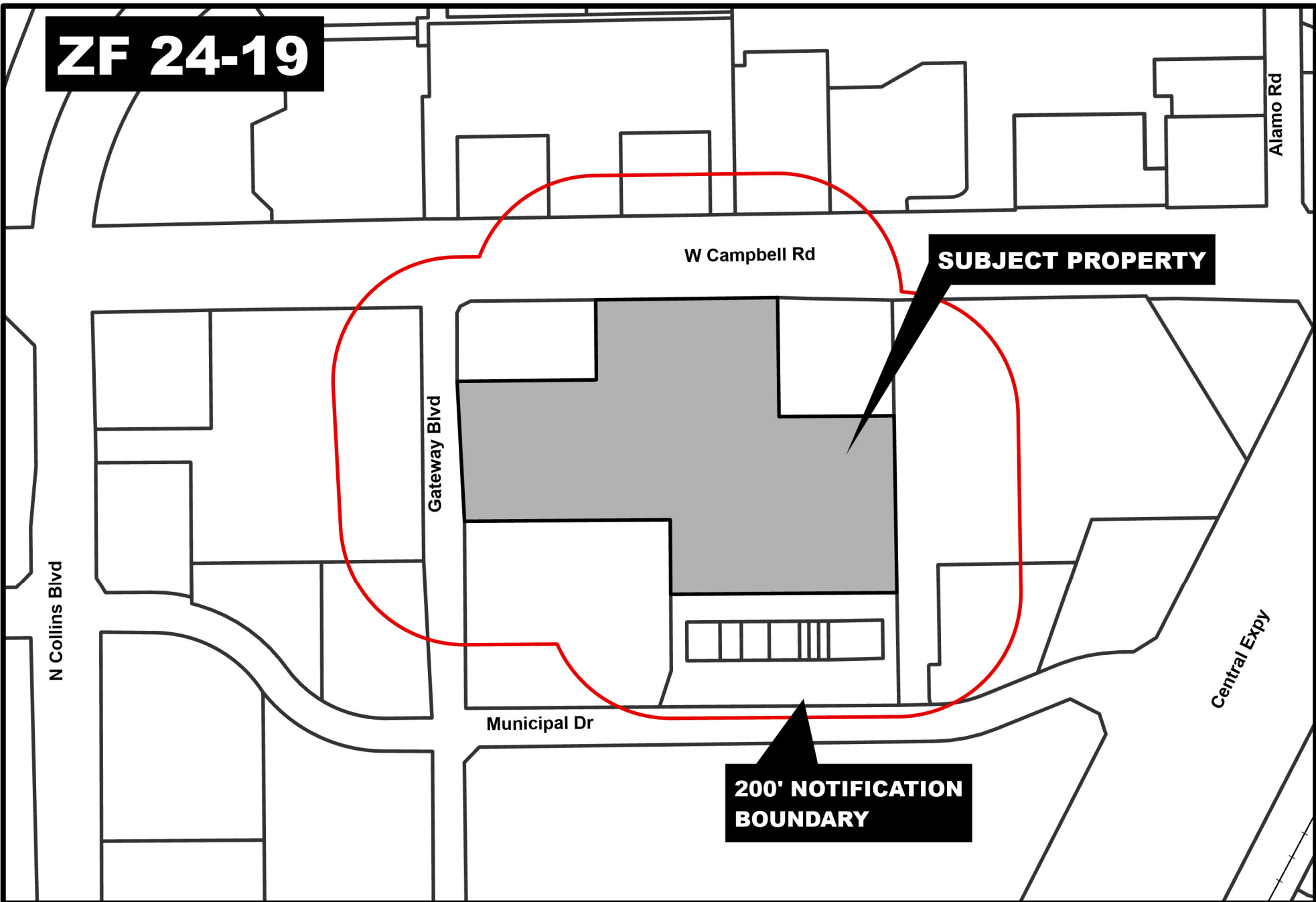
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions, or recommend denial. Final approval of this application requires action by the City Council.

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 24-19.

Date Posted and Mailed: August 23, 2024

ZF 24-19



ZF 24-19 Notification Map
Special Permit
Banyan Hypnosis

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.



NW CANYON CREEK LP
7047 CURRIN DR
DALLAS, TX 75230

FSH GLORY ENTERPRISE LLC
825 SIMMONS CT
SOUTHLAKE, TX 76092

242 CAMPBELL LLC
1020 E LEVEE ST UNIT 100
DALLAS, TX 75207

SOUTH VALLEY DRIVE LLC
PO BOX 1205

HRS HOSPITALITY LLC
250 MUNICIPAL DR
RICHARDSON, TX 750803539

KLTAN LLC
5122 HEARTHCREST
GARLAND, TX 75044

BURGER KING COMPANY LLC
5707 BLUE LAGOON DR
MIAMI, FL 33126

ENVISION HOSPITALITY DALLAS
PKWY LLC
1981 N CENTRAL EXPY
RICHARDSON, TX 75080

275 CAMPBELL PTNRS LTD
STE 301
15280 ADDISON RD STE 301
ADDISON, TX 75001

FANCY MERCHANDISE LLC
SUITE 120
222 MUNICIPAL DR SUITE 120
RICHARDSON, TX 75080

CME GLOBAL INVESTMENT LLC
222 MUNICIPAL DR STE 150
RICHARDSON, TX 75080

INTERNATIONAL PRIME PLUS LL
222 MUNICIPAL DR STE 120
RICHARDSON, TX 75080

CHEN MIN
4513 ROSECLIFF DR
PLANO, TX 75074

BC SUPPLIES INC
222 MUNICIPAL DR STE 168
RICHARDSON, TX 75080

MUNICIPAL OFFICE OWNERS
ASSOC LLC
222 MUNICIPAL DR STE 150
RICHARDSON, TX 75080

180 W CAMPBELL ROAD LLC
3696 N FEDERAL HWY STE 203
FT LAUDERDALE, FL 33308

INTERNATIONAL PRIME PLUS LLC
222 MUNICIPAL DR STE 120
RICHARDSON, TX 75080

HEBAH RAYYAN LLC
222 MUNICIPAL DR. STE 180
RICHARDSON, TX 75080

LUK ARTHUR
222 MUNICIPAL DR STE 100
RICHARDSON, TX 750824248

MCDONALDS REAL ESTATE CO
ATT US LEGAL DEPARTMENT
110 N CARPENTER
CHICAGO, IL 60607

CANYON CREEK NATIONAL BK
% PROPERTY TAX ADMINISTRATO
ONE WILLIAMS CENTER 11TH FL
TULSA, OK 74172

BLUE NEUTRON LLC
300 MUNICIPAL DR
RICHARDSON, TX 75080

**275 CAMPBELL PTNRS LTD
15280 ADDISON RD STE 301
ADDISON, TX 75001**

**Banyan Hypnosis Center for Training
& Services, Inc.
c/o Calvin D. Banyan
275 W. Campbell Rd., Ste 245
Richardson, TX 75080**

ZF 24-19



Agenda Item 5

Zoning File 24-20:
Special Permit – Clawzania Arcade

ZONING FILE 24-20

Attachments:

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



TO: City Plan Commission
FROM: Derica Peters, AICP, Senior Planner-Planning *DP*
DATE: September 3, 2024
RE: **Zoning File 24-20: Special Permit – Clawzania Arcade**

REQUEST

A request for approval of a Special Permit for an amusement arcade on a 4.58-acre lot currently zoned C-M Commercial within an existing lease space in a 49,944 square-foot building located at 1310 E. Belt Line Road, south of Belt Line Road, on the west side of Plano Road.

APPLICANT/ PROPERTY OWNER

Huy Doan, Clawzania/ Dick Ferrell, Richland Ferrell LP

EXISTING DEVELOPMENT

A 49,944 square foot multi-tenant retail building on a 4.58-acre lot.

ADJACENT ROADWAYS

E. Belt Line Road: Six-Lane divided major collector; 31,900 vehicles per day on all lanes, eastbound and westbound, west of St. Johns (2023).

S. Plano Road: Six-Lane divided major collector; 34,200 vehicles per day on all lanes, northbound and southbound, south of Belt Line (2023).

SURROUNDING LAND USE AND ZONING

North: Retail/Commercial; (C-M) Commercial
South: Retail/Commercial; LR-M(2) Local Retail
East: Retail/Commercial; PD Planned Development
West: Retail/Commercial; LR-M(2) Local Retail

FUTURE LAND USE PLAN

Community Commercial

Community Commercial includes retail centers with multiple anchors, mid-rise office, entertainment and hospitality uses. The trade area for these districts extends beyond the immediate neighborhood, sometimes to the City as a whole or even beyond Richardson's boundaries.

Future Land Uses of Surrounding Area:

North: Community Commercial

South: Community Commercial

East: Community Commercial

West: Community Commercial

EXISTING ZONING

Commercial (C-M)

TRAFFIC/INFRASTRUCTURE IMPACTS

The proposed request will not have any significant impacts on the existing utilities in the area.

STAFF COMMENTS**Background**

The subject property was developed in 1979 with a 49,944-square-foot retail building that is currently occupied with a mix of restaurant, retail, and commercial tenants.

Request:

The applicant is requesting to occupy an approximately 2,000 square-foot suite space, as shown the attached zoning exhibit (Exhibit "B"), with an amusement arcade featuring claw-machine games that award toys and prizes for a young customer base. Amusement arcades are allowed in any LR-M(2) Local Retail and C-M Commercial district upon approval of a Special Permit.

An amusement arcade is defined as: a building or part of a building in which more than ten (10%) percent of the floor area or in which five (5) or more amusement devices, pinball machines, video games, electronic games, shuffleboard, pool tables, or other similar player-operated amusement devices are present and maintained as the primary use.

An amusement device is defined as: any kind of machine or video redemption machine or device operated by or with paper currency, a coin, metal slug, token, card or check that dispenses, or is used or is capable of being used to dispense or afford, amusement, skill, or pleasure or is operated for any purpose, other than for dispensing only merchandise, music, or service.

The City currently has two (2) operating amusement arcades: Free Play, a 5,000-square foot arcade approved in 2015, and in 2001 the Fox and the Hound Bar & Grill received approval for a 5,000-square foot arcade area.

The hours of operation will be between the hours of 12:00 p.m. to 9:00 p.m. on Monday through Thursday, and between the hours of 12:00 a.m. to 11:00 p.m. on Friday, Saturday, and Sunday. The applicant does not intend to provide alcoholic beverages for purchase to customers.

The arcade shall provide six (6) parking spaces, at a ratio of one (1) space per 333 square feet of total floor area, and site is required to provide 314 parking spaces based on the current tenants. However, in 2007 the site received a variance for an eight (8) percent reduction in required parking, therefore 288 parking spaces are required in total, and the site provides 296 parking spaces.

Correspondence: To date, staff has received no correspondence regarding this request.

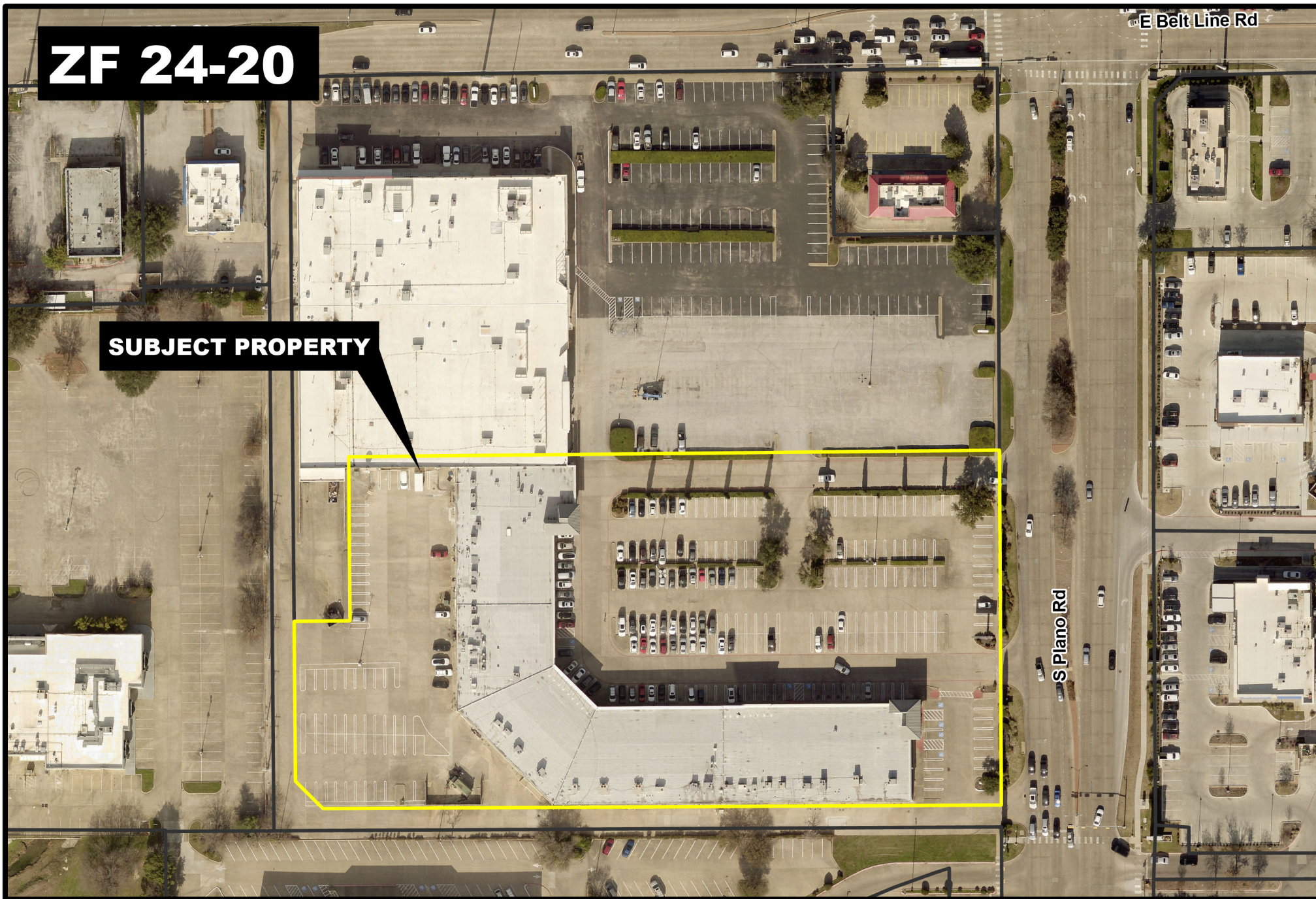
Motion: The Commission will be making a recommendation to the City Council regarding this request. The Commission may approve the request, add, or amend conditions, or recommend denial of the request.

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

- 1) A Special Permit shall be granted for an amusement arcade which shall be limited to the area shown on the Concept Plan, marked as Exhibit "B" and made a part thereof, subject to the following conditions:
 - a. No other person, company, business, or legal entity may operate an amusement arcade on the property other than Huy Doan. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
 - b. 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.
 - c. The use of the property for an amusement arcade shall require parking at a ratio of one (1) parking space per 333 square feet.
 - d. Hours of operation shall be limited to 12:00 p.m. to 9:00 p.m. on Monday through Thursday, and between the hours of 12:00 a.m. to 11:00 p.m. on Friday, Saturday, and Sunday.
 - e. The use of "8-liners" or similar gaming devices shall be prohibited.

ZF 24-20

SUBJECT PROPERTY



ZF 24-20 Aerial & Zoning Map
Special Permit
Clawzania Arcade

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.



SITE PLAN SUMMARY

ZONING: C-41 COMMERCIAL UNDER ORDINANCE 202-A

VARIANCES: (07/09/2007) RECEIVED A VARIANCE FOR 8%
Var. 0708 IN THE NUMBER OF REQUIRED OFF-STREET-PARKING

SETBACKS:

FRONT 40'
SIDE NONE
REAR NONE

LOT AREA: 199,813 S.F. (4.57 ACRES)

BUILDING AREAS: DCAD Data: 49,944 S.F.

BUILDING HEIGHT:

MAX. ALLOWED 8- STORIES, 130 FT.
EXIST. & PROP. ONE STORY, 31 FT.

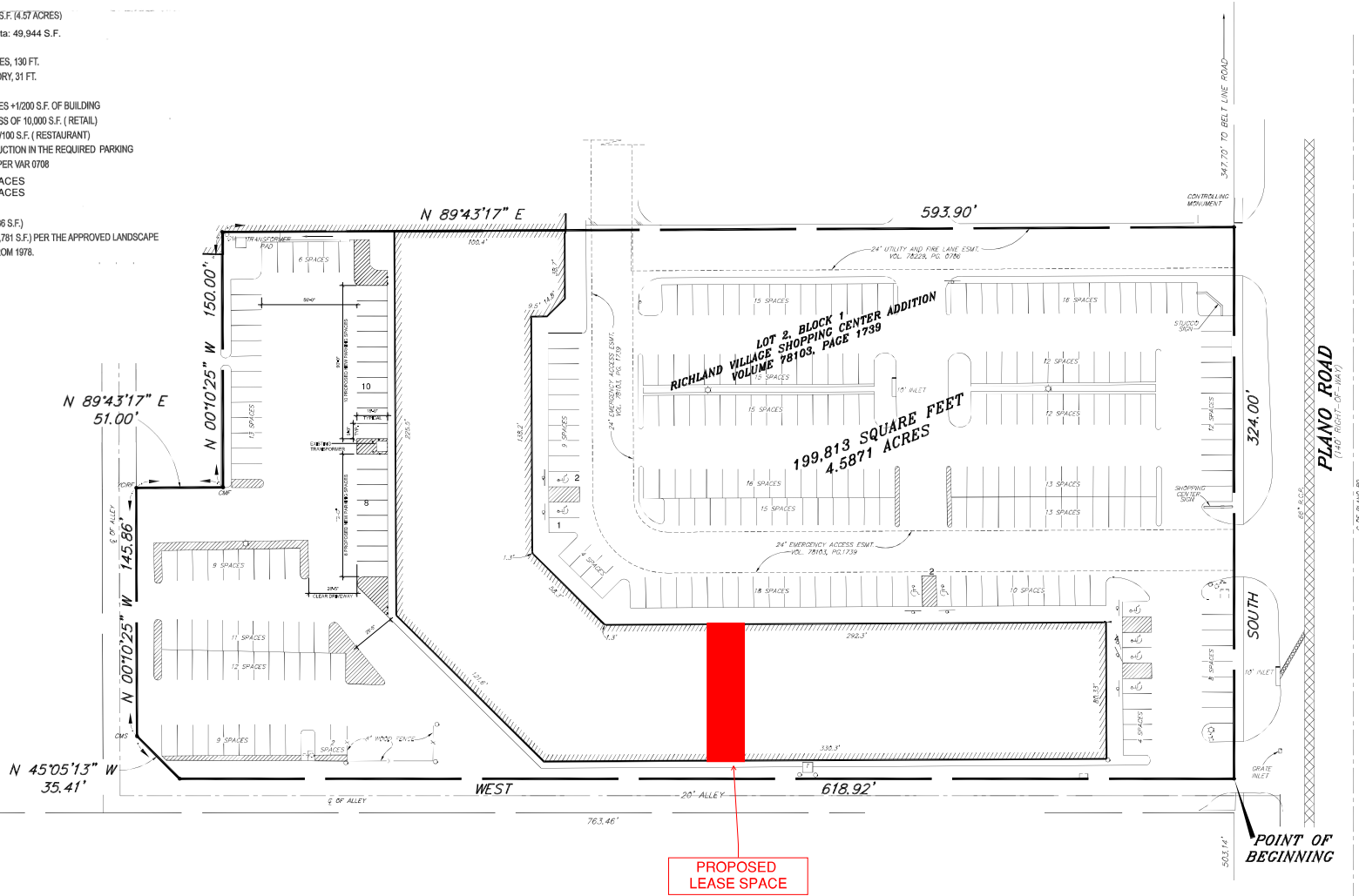
PARKINGS:

RATIO 30 SPACES +1200 S.F. OF BUILDING
IN EXCESS OF 10,000 S.F. (RETAIL)
1 SPACE/100 S.F. (RESTAURANT)
8% REDUCTION IN THE REQUIRED PARKING
COUNT PER VAR 0708

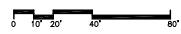
REQUIRED 288 SPACES
PROVIDED 296 SPACES

LANDSCAPING:

REQUIRED 7% (13866 S.F.)
PROVIDED 4.89% (9,791 S.F.) PER THE APPROVED LANDSCAPE
PLAN FROM 1978.

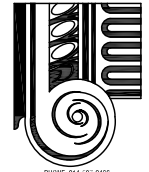


PROPOSED LEASE SPACE



PROPOSED PARKING SITE PLAN
105-02-01 Proposed Parking Site Plan D1-C1

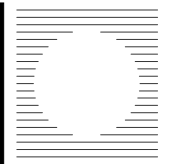
Administrative Approval Granted
Date: 12/13/2022 By: Derica Peters



ISSUED
11-19-21

NOT FOR CONSTRUCTION
THIS DRAWING MAY NOT BE USED FOR REGULATORY
APPROVAL, PERMITTING OR CONSTRUCTION
KONSTANTINOS SOTIRIOPOULOS
TEXAS REGISTRATION NO. 12570

Richland Village Shopping Center
Beltline Rd and Plano Rd
Richardson, Texas 75081
Proposed Parking Site Plan



Project No. 105.02.01

SHEET
SP

Exhibit "B"

C:\Project Files\Dick Ferrell & Company\Richland Village\Drawings\Site\ 105-02-01 Richland Village Proposed Parking Site



ClawZania is a family oriented place. We sell imported toys from Asia and we also have claw machines. Our age group varies from 5 to 45. We are bringing great excitement that you can only find in major metroplexes like Los Angeles, Vegas, New York, Houston, and all over Asia. We will bring the very first one to Richardson. You will come in and win a bunch of small toys and trade it in for a larger toy. Instead of getting tickets, you already earn small plushies. The community is excited and so are family that we are coming to Richardson.

Hour of Operation

We will be closing by 11pm on the weekend.

I also own BB.Q Chicken in the same Plaza. Last christmas we gave away \$10k worth of toys to the needy family, fox 4 and 102.9 was out here promoting and showing the event.

ZF 24-20 Site Photo

1 – Southwest Elevation





Notice of Public Hearing

City Plan Commission

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

SPECIAL PERMIT

File No.: ZF 24-20 Clawzania Arcade
Applicant: Huy Doan
Location: (See map on reverse side)
Request: A request for approval of a Special Permit for an amusement arcade on a 4.58-acre lot currently zoned C-M Commercial within an existing lease space in a 49,944 square-foot building located at 1310 E. Belt Line Road, south of Belt Line Road, on the west side of Plano Road. Owner: Richland Ferrell LP. Staff: Derica Peters.

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

TUESDAY, SEPTEMBER 3, 2024
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 in person will be allocated a maximum of 3 minutes to address the City Plan Commission to express whether they are in favor or oppose 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 24-20.

Date Posted and Mailed: August 23, 2024

ZF 24-20

E Main St

E Belt Line Rd

SUBJECT PROPERTY

S Plano Rd

**200' NOTIFICATION
BOUNDARY**

**ZF 24-20 Notification Map
Special Permit
Clawzania Arcade**

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.



DUANE TEXAS PROPERTIES LLC
4001 N JOSEY LN STE 200
CARROLLTON, TX 75007

MUNSON REALTY CO THE
305 W WOODARD ST
DENISON, TX 75020

RICHLAND FERRELL LP
7557 RAMBLER RD STE 1407
DALLAS, TX 75231

SP & DAUGHTERS CINEMA LLC
6850 TPC DR STE 108
MCKINNEY, TX 75070

RICHARDSON CITY OF
411 W ARAPAHO RD
RICHARDSON, TX 75081

GMC PURSUIT JV LLC
7557 RAMBLER RD STE 970
DALLAS, TX 75231

RICHARDSON LYNX LLC
ATTN: DAN WATSON
5950 BERKSHIRE LN STE#200
DALLAS, TX 75225

SCUBEN PLANO LLC
1830 ROUTE 130
BURLINGTON, NJ 8016

JWR LIVING TRUST
RAEDEKE MICHAEL JOHN TRUSTE
6379 W 83RD ST
LOS ANGELES, CA 90045

V MOORE ENTERPRISES LC
ATTN MATTHEW G NAFTIS
8445 FREEPORT PKWY STE 175
IRVING, TX 75063

FEIZY PROPERTIES LTD
13800 DIPLOMAT DR
DALLAS, TX 75234

AGREE LIMITED PARTNERSHIP
TTN: MS DANIELLE SPEHAR
32301 WOODWARD AVE
ROYAL OAK, MI 48073

VM HOLDING COMPANY LLC
3325 W WALNUT ST
STE 500
GARLAND, TX 75042

HUY DOAN
1604 PORTS O CALL
PLANO, TX 70575

RICHARD E. FERRELL
11700 PRESTON RD, STE 660
BOX 551
DALLAS, TX 75230Z

ZF 24-20