

# **City of Richardson City Plan Commission Agenda Packet October 16, 2012**

**To advance to the background material for each item in the agenda, click on the item title in the agenda or click on Bookmarks in the tool bar on the left side of your screen.**

## AGENDA

**CITY OF RICHARDSON – CITY PLAN COMMISSION  
OCTOBER 16, 2012  
7:00 P.M.  
CIVIC CENTER – COUNCIL CHAMBERS  
411 W. ARAPAHO ROAD**

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**BRIEFING SESSION: 6:00 P.M.** Prior to the regular business meeting, the City Plan Commission will meet with staff in the *City Manager's Conference room, Room 202*, located on the second floor, to receive a briefing on:

- A. Discussion of Regular Agenda items**
  - B. Staff presentation on Main/Central Expressway Enhancement/Redevelopment Study Update**
  - C. Staff Report on pending development, zoning permits, and planning matters.**
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## MINUTES

1. **Approval of minutes of the City Plan Commission regular business meeting of October 2, 2012.**

## CONSENT AGENDA

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

2. **Site Plan, Landscape Plan, and Elevation Plans – Noah Event Center (companion to Item 4):** A request for approval of site, landscape and building elevation plans for the development of a 9,256 square foot event center on 1.87-acres located at 2251 N. Greenville Avenue, north of Greenville Avenue, east of Glenville Avenue. The site is zoned I-M(1) Industrial. Applicant: Eldon Haacke, representing TerraForm Companies. *Staff: Israel Roberts.*
3. **Site Plan and Landscape Plan – Sara Grocery:** A request for approval of a site plan and landscape plan for a 66-space parking lot on 0.59-acres located at 808 S. Sherman Street, north of Spring Valley Road, on the west side of S Sherman Street. The site is zoned PD Planned Development.

## PUBLIC HEARING

4. **Replat – Greenway Addition, Lots 8A and 9, Block 6 (companion to Item 2):** Consider and take necessary action on a request for approval of a replat of the Greenway Addition, Lot 8, Block 6 to create two (2) lots, Lots 8A and 9 totaling 8.27-acres. The sites are located at 2210 Glenville Drive and 2251 N. Greenville Avenue, the northeast corner of Glenville Drive and Greenville Avenue. Applicant: Eldon Haacke, Terra Form Companies, representing Verizon Business Network Services. *Staff: Israel Roberts.*

## **PRESENTATIONS**

5. Presentation by John Webb, Planning Manager – Development Services, City of Frisco titled “Underperforming Retail Centers.”
6. Presentation by Monica Heid, Community Projects Manager – Development Services, City of Richardson regarding an update on E. Arapaho/Collins Enhancement/Redevelopment Study.

## **ADJOURN**

The City Hall/Civic Center is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 744-4000, or (TDD) 1-800-735-2989.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, October 12, 2012.

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Kathy Welp, Executive Secretary

# **Development Status Report**





# Development Status Report

City of Richardson, Texas • Development Services Department

Updated: October 11, 2012

#	Name/Location	Project Information	Status
<b>ZONING/SPECIAL PERMITS</b>			
1	ZF 12-11 GreenVUE PD SE corner Greenville Ave. & Collins Blvd.	A request by John S. Kirk, representing Embrey Partners, Ltd., for a change in zoning from I-FP(2) Industrial with special conditions to PD Planned Development for the development of a multi-family community. The 12.75 acres site is located at the southeast corner of Greenville Avenue and Collins Boulevard and is zoned I-FP(2) Industrial. Applicant: John S, Kirk. Staff: <i>Chris Shacklett</i> .	<b>City Plan Commission</b> September 4, 2012 <i>Recommended Approval</i>  <b>City Council</b> September 24, 2012 <i>Continued to the October 22, 2012 Council Meeting</i>
2	ZF 12-07 Texaco 1401 E. Belt Line Rd.	A request by Fahim U. Khan, representing DIBA Petroleum, Inc., for a Special Permit for a motor vehicle service station with modified development standards to be located at 1401 E. Belt Line Road (Northeast corner of Belt Line Road and Plano Road). The property is currently zoned LR-M(2) Local Retail. Staff: <i>Chris Shacklett</i> .	<b>City Plan Commission</b> September 18, 2012 <i>Recommended Approval</i>  <b>City Council</b> October 8, 2012 <i>Approved</i>
3	ZF 12-16 Mermaid Karaoke Bar 1310 W. Campbell Rd.	A request by Duncan Kim, representing Bear Design-Build, for a Special Permit for a karaoke bar for a property located at 1310 W. Campbell Road (northeast corner of Campbell Road and Coit Road). The property is currently zoned LR-M(2) Local Retail. Staff: <i>Chris Shacklett</i> .	<b>City Plan Commission</b> September 18, 2012 <i>Recommended Approval</i>  <b>City Council</b> October 8, 2012 <i>Approved</i>
4	ZF 12-17 Central Barbecue 1050 N. Central Expy.	A request by John T. Evans, representing SWC Beltline G.P. Inc., for a Special Permit for a restaurant with modified development standards in an I-M(1) Industrial District to be located at 1050 N. Central Expressway (east side of Central Expressway, north of Arapaho Road). The property is currently zoned I-M(1) Industrial. Staff: <i>Chris Shacklett</i> .	<b>City Plan Commission</b> November 6, 2012 <i>Tentative</i>
5	ZF 12-18 Office Development 1000 W. Campbell Rd.	A request by Michael J. Wright, representing M.J. Wright & Associates, Inc., to amend the O-M Office special conditions to accommodate the development of five (5) 1-story office buildings on a property located on the north side of Campbell Road, west of Waterview Parkway. The property is currently zoned O-M Office. Staff: <i>Chris Shacklett</i> .	<b>City Plan Commission</b> November 6, 2012 <i>Tentative</i>



# Development Status Report

City of Richardson, Texas • Development Services Department

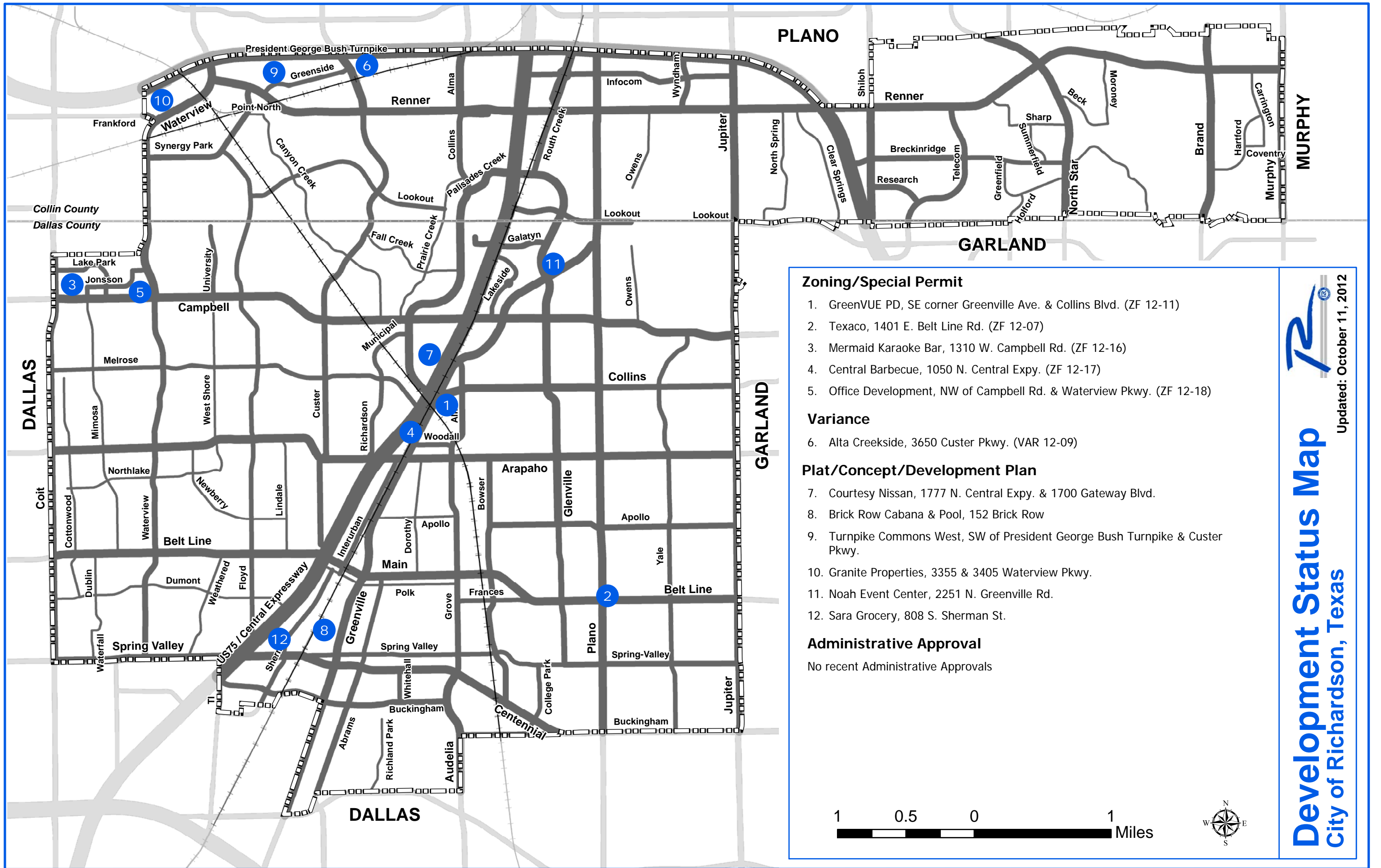
#	Name/Location	Project Information	Status
<b>VARIANCES</b>			
6	VAR 12-09 Alta Creekside 3650 Custer Pkwy.	A request by Mark Housewright, representing Masterplan, for approval of variance to the Subdivision and Development Code, Article III, Section 21-58(b) to remove a perimeter fence at Alta Creekside. The site is located at the southeast corner of President George Bush Turnpike and Custer Parkway and is zoned PD Planned Development. <i>Staff: Susan M. Smith.</i>	<b>City Plan Commission</b> October 2, 2012 <i>Approved</i>
<b>PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS</b>			
7	Courtesy Nissan 1777 N. Central Expy. & 1700 Gateway Blvd.	<b>Replat—Gateway Plaza Addition, Lots 2B and 3, Block A being a replat of the Gateway Plaza Addition Lots 2A and 2, Block A:</b> Two lots totaling 5.00-acres, located at 1777 N. Central Expressway and 1700 Gateway Boulevard; on the west side of Central Expressway, south of Municipal Drive. Applicant: Mark Calavano, representing Dynamic Engineering. <i>Staff: Israel Roberts.</i>  <b>Site Plan, Landscape Plan, and Building Elevations—Courtesy Nissan:</b> A 21,611 square foot motor vehicle repair facility on 1.74-acres located at 1700 Gateway Boulevard; on the east side of Gateway Boulevard, south of Municipal Drive. Applicant: Mark Calavano, representing Dynamic Engineering. <i>Staff: Israel Roberts.</i>	<b>City Plan Commission</b> October 2, 2012 <i>Approved</i>
8	Brick Row Cabana & Pool 152 Brick Row	<b>Site Plan, Landscape Plan and Building Elevations—Brick Row Cabana and Pool:</b> A 362 square foot cabana with a pool on a 0.24-acre site located at 152 Brick Row; north of Spring Valley Road and west of Greenville Avenue. Applicant: Richard Heidenreich, representing Centennial Park Richardson LTD. <i>Staff: Israel Roberts.</i>	<b>City Plan Commission</b> October 2, 2012 <i>Approved</i>  <b>City Council</b> October 22, 2012 <i>Elevations</i>
9	Turnpike Commons West SW of President George Bush Highway & Custer Pkwy.	<b>Revised Concept Plan—Turnpike Commons West:</b> Reflects the existing development of a 126-room full-service hotel; two (2) multi-family communities totaling 360 units; two (2) proposed apartment communities totaling 360 units; and approximately 30-acres of undeveloped land within the nearly 94-acres (Tracts R-1 and R-2 under ordinance 2588-A) located at the southwest corner of President George Bush Highway and Custer Parkway. Applicant: Kevin Gaskey, representing Edentree Properties, LTD. <i>Staff: Susan M. Smith.</i>	<b>City Plan Commission</b> October 2, 2012 <i>Approved</i>



# Development Status Report

City of Richardson, Texas • Development Services Department

#	Name/Location	Project Information	Status
<b>PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS (CONT'D)</b>			
10	Granite Properties 3355 & 3405 Waterview Pkwy.	<b>Replat—Synergy Park Addition, Lots 4A and 5, Block A being a replat of the Synergy Park Addition Lot 4, Block A:</b> Two lots totaling 20.87-acres, located at 3355 Waterview Parkway and 3405 Waterview Parkway; on the east side of Waterview Parkway, north of Frankford Road. Applicant: Roy Wilshire, representing Granite Properties, Inc. <i>Staff: Israel Roberts.</i>	<b>City Plan Commission</b> October 2, 2012 <i>Approved</i>
11	Noah Event Center 2251 N. Greenville Ave.	<b>Replat – Greenway Addition, Lots 8A and 9, Block 6:</b> Consider and take necessary action on a request for approval of a replat of the Greenway Addition, Lot 8, Block 6 to create two (2) lots, Lots 8A and 9 totaling 8.27-acres. The sites are located at 2210 Glenville Drive and 2251 N. Greenville Avenue, the northeast corner of Glenville Drive and Greenville Avenue. Applicant: Eldon Haacke, Terra Form Companies, representing Verizon Business Network Services. <i>Staff: Israel Roberts.</i>  <b>Site Plan, Landscape Plan, and Elevation Plans – Noah Event Center:</b> A request for approval of site, landscape and building elevation plans for the development of a 9,256 square foot event center on 1.87-acres located at 2251 N. Greenville Avenue, north of Greenville Avenue, east of Glenville Avenue. The site is zoned I-M(1) Industrial. Applicant: Eldon Haacke, representing TerraForm Companies. <i>Staff: Israel Roberts.</i>	<b>City Plan Commission</b> October 16, 2012
12	Sara Grocery 808 S. Sherman St.	<b>Site Plan and Landscape Plan – Sara Grocery:</b> A request for approval of a site plan and landscape plan for a 66-space parking lot on 0.59-acres located at 808 S. Sherman Street, north of Spring Valley Road, on the west side of S Sherman Street. The site is zoned PD Planned Development.	<b>City Plan Commission</b> October 16, 2012
<b>ADMINISTRATIVE APPROVALS</b>			
		<i>No recent Administrative Approvals</i>	



**Zoning/Special Permit**

- 1. GreenVUE PD, SE corner Greenville Ave. & Collins Blvd. (ZF 12-11)
- 2. Texaco, 1401 E. Belt Line Rd. (ZF 12-07)
- 3. Mermaid Karaoke Bar, 1310 W. Campbell Rd. (ZF 12-16)
- 4. Central Barbecue, 1050 N. Central Expy. (ZF 12-17)
- 5. Office Development, NW of Campbell Rd. & Waterview Pkwy. (ZF 12-18)

**Variance**

- 6. Alta Creekside, 3650 Custer Pkwy. (VAR 12-09)

**Plat/Concept/Development Plan**

- 7. Courtesy Nissan, 1777 N. Central Expy. & 1700 Gateway Blvd.
- 8. Brick Row Cabana & Pool, 152 Brick Row
- 9. Turnpike Commons West, SW of President George Bush Turnpike & Custer Pkwy.
- 10. Granite Properties, 3355 & 3405 Waterview Pkwy.
- 11. Noah Event Center, 2251 N. Greenville Rd.
- 12. Sara Grocery, 808 S. Sherman St.

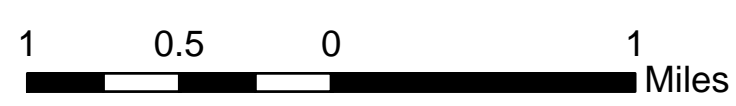
**Administrative Approval**

No recent Administrative Approvals



**Development Status Map**  
City of Richardson, Texas

Updated: October 11, 2012



# **Agenda**

## **Item 1**

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – OCTOBER 2, 2012**

The Richardson City Plan Commission met October 2, 2012, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** David Gantt, Chairman  
Barry Hand, Vice Chair  
Gerald Bright, Commissioner  
Janet DePuy, Commissioner  
Marilyn Frederick, Commissioner  
Eron Linn, Commissioner  
Thomas Maxwell, Commissioner  
Randy Roland, Alternate

**MEMBER ABSENT:** Don Bouvier, Alternate

**CITY STAFF PRESENT:** Michael Spicer, Director- Development Services  
Sam Chavez, Asst. Director of Dev. Svcs – Planning  
Susan Smith, Asst. Director of Dev. Svcs – Dev. & Eng.  
Israel Roberts, Development Review Manager  
Kathy Welp, Executive Secretary

**BRIEFING SESSION**

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

**MINUTES**

**1. Approval of the minutes of the regular business meeting of September 18, 2012.**

**Motion:** Commissioner DePuy made a motion to approve the minutes as presented; second by Commissioner Linn. Motion passed 7-0.

**CONSENT AGENDA**

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

- 2. Site Plan, Landscape Plan, and Building Elevations – Courtesy Nissan (companion to Item 5):** A 21,611 square foot motor vehicle repair shop on 1.72-acres located at 1700 Gateway Boulevard; on the east side of Gateway Boulevard, south of Municipal Drive.
- 3. Site Plan, Landscape Plan and Building Elevations – Brick Row Cabana and Pool:** A 362 square foot cabana with a pool on a 0.24-acre site located at 152 Brick Row; north of Spring Valley Road, west of Greenville Avenue.

4. **Revised Concept Plan – Turnpike Commons West:** Reflects the existing development of a 126-room full-service hotel; two (2) multi-family communities totaling 360 units; two (2) proposed apartment communities totaling 360 units; and approximately 30 acres of undeveloped land within the nearly 94 acre area (Tracts R-1 and R-2 under Ordinance 2588-A) located at the southwest corner of President George Bush Highway and Custer Parkway.

**Motion:** Commissioner Bright made a motion to approve the Consent Agenda as presented; second by Commissioner DePuy.

Commissioner Frederick stated she would like to thank the applicant for making improvements to the concept plan and asked to read a statement into the record:

*“I would like to know how many high-end apartments do we think Richardson can handle. When will the “Move Special” banners start appearing in some of the older complexes that are around, and just because we can get financing, is this the highest and best use of this prime real estate that is next to a major road, whether it be a toll road or Highway 75? Are we looking at what is the best for Richardson? The citizens of Richardson really do deserve responsible decisions and so do the school districts that are affected by the higher density housing. My calculations are, in a rectangular area of approximately  $\frac{3}{4}$  of a mile by  $\frac{1}{2}$  mile, we are going to ultimately have 1,750 apartments. I strongly suggest that for the future, Council give serious consideration to adjust the decisions and zoning that were made many years ago, especially regarding multi-family zoning along these corridors. You just have to look at LBJ and some of the cities west of Addison to see what can happen; is this what we are willing to accept?”*

Motion passed 7-0.

## **PUBLIC HEARINGS**

5. **Replat – Gateway Plaza Addition, Lots 2B and 3, Block A being a replat of the Gateway Plaza Addition Lots 2A and 2, Block A (companion to Item 2):** Two lots totaling 5 acres located at 1777 N. Central Expressway and 1700 Gateway Boulevard; on the west side of Central Expressway, south of Municipal Drive.

Mr. Roberts stated that the applicant was requesting approval of a replat for Gateway Plaza Addition Lots 2A and 2 into two (2) lots with the proposed replat dedicating a mutual access easement across the two lots, and abandoning unnecessary fire lane and electrical easements. He added that the proposed replat met the subdivision and design standards.

With no questions from the Commission, Chairman Gantt opened the public hearing.

No comments were made in favor or opposed and Chairman Gantt closed the public hearing.

**Motion:** Vice Chair Hand made a motion to approve Item 5 as presented; second by Commissioner Bright. Motion passed 7-0.



6. **Replat – Synergy Park Addition, Lots 4A and 5, Block A being a replat of the Synergy Park Addition Lot 4, Block A:** Two lots totaling 20.87 acres, located at 3355 Waterview Parkway and 3405 Waterview Parkway; on the east side of Waterview Parkway, north of Frankford Road.

Mr. Roberts stated the requested replat would divide the property and create a new lot, Lot 5, for future sale. He noted that an additional easement would be added to extend the drainage easement to Lot 4, and the proposed replat met all subdivision and design standards.

Chairman Gantt asked if Lot 5 was bisected by the red line shown on the graphic.

Mr. Roberts replied that Lot 5 extended to the west side of the mutual access easement next to Waterview Parkway.

With no other questions for staff, Chairman Gantt opened the public hearing.

No comments were made in favor or opposed and Chairman Gantt closed the public hearing.

**Motion:** Commissioner Frederick made a motion to approve Item 6 as presented; second by Commissioner Maxwell. Motion passed 7-0.

## **VARIANCE**

7. **Variance 12-09 – Alta Creekside:** Consider and take necessary action on a request by Mark Housewright, representing Custer Creekside, LLC, for a variance to Chapter 21 of the Subdivision and Development Code, Article III, Section 21-58(b) to waive the requirement of a perimeter fence for an apartment community. Alta Creekside apartment community is located at 3650 Custer Parkway; southeast corner of President George Bush Highway and Custer Parkway.

Ms. Smith stated that the property had previously received approval for the development of a 162-unit, two-story, apartment community, which is currently under construction. She added the applicant was requesting approval to waive the required perimeter fence and that the community was isolated by streets, railroad, and an office complex so security and separation between properties would not be a concern. In addition, eliminating the perimeter fence projected a more attractive image for the community, and allowed for the incorporation of a gateway feature that would benefit the City and development as suggested previously by the Commission during the development plan approval process.

Ms. Smith noted the proposed gateway feature would be located at the intersection and measured 46 feet in length, 10 feet in height, and the base utilized limestone, lueder stone caps and blade, and metal lettering, which was similar to materials used in many of the City's gateway projects.



Ms. Smith concluded her presentation by stating that if the Commission recommended approval of the applicant's request, the motion should include a statement requiring the construction of the gateway feature as presented.

Commissioner Roland asked if there were existing fences along the rail tracks due to his concern about the safety if the rail line becomes a light rail.

Ms. Smith replied there were some apartment complexes and businesses that backed up to the rail line right-of-way (ROW) that have perimeter fences, but there are also some retail developments that did not and it would be up to Dallas Area Rapid Transit (DART) to install a fence.

Commissioner Linn, who works for DART, stated that along the ROW at Central Expressway there were chain link fences separating the light rail line from the adjacent properties to keep individuals from crossing the tracks.

Chairman Gantt agreed with Mr. Roland, but pointed out that even if the applicant built a fence along the length of their property line, there would still be a large piece of property without a fence along the office complex.

Commissioner Roland asked if the complex to the west had a fence along the ROW.

Ms. Smith replied that she believed the complex had a wrought iron or chain link fence.

Chairman Gantt asked if the applicant wanted to come forward to address the Commission.

Mr. Dallas Cothrum, representing Wood Partners, 900 Dallas Street, Dallas, Texas, stated that after the Commission passed the original approval, a discussion was held with staff and a Council member representing the district about having a significant gateway feature that would be consistent with other gateway features in the City. In order to pay for the feature, they were seeking relief from constructing the perimeter fence, which he felt was not consistent with a townhome development.

Mr. Cothrum acknowledged staff's help in designing the gateway feature, and thought the type of resident they were anticipating would not have an impact on the local school district.

Chairman Gantt stated he thought a fence along the ROW would make the development look too enclosed, and the discussion about the fence was more of a safety issue than an aesthetic issue, but felt DART would take care of that if and when the Cotton Belt Line goes through. He liked the gateway feature and asked if the planters in the gateway feature would have irrigation.

Mr. Cothrum replied both he and the developer would work with DART to try and acquire a nicer looking fence when the Cottonbelt Rail line goes through, and confirmed the planter would have an irrigation system.

Commissioner Frederick asked if the leuder stone would have a similar pattern to the one depicted in the rendering, and would there be any landscaping around the base of the feature.

Mr. Cothrum replied that he did not have that level of information available, but thought there would be landscaping off to the side as opposed to in front of the feature.

Chairman Gantt reminded everyone that the landscape plan would have to be changed with the addition of the feature and will come back for review by the Commission.

Commissioner Maxwell asked if it was the intent of the applicant to keep the two fire access drives the same and not turn them into fully accessible drives. He also wanted to know how the applicant would keep residents from using those drives.

Mr. Cothrum replied the drives would remain as fire access drives and keeping the residents from using them as fully functioning driveways would be a management operational issue to enforce.

Vice Chair Hand stated that he was in agreement with the requested variance, and that removing the fence was an improvement, but reminded the Commission that he was still in favor of more vertical scale or gateway element along President George Bush Turnpike and the proposed feature was not what he had in mind. A 4 to 10 story building would be a gateway into the City for the scale of turnpike, and although he did not have a problem with the proposal as a sign for a townhome community, he did not think it was iconic or a gateway to the City.

Chairman Gantt stated he agreed and wanted to clarify that Mr. Hand's comments were not necessarily directed at the applicant since it was not the applicant's responsibility to build something iconic on their property just because the Commission would like to see something of a larger scale. He added that he would like the Texas Department of Transportation (TxDOT) to give the City permission to put something more iconic in the ROW at the corner; however, it was his understanding that the City had asked TxDOT and was denied.

**Motion:** Commissioner DePuy made a motion to recommend approval of Item 7 including requiring the construction of the gateway feature as presented; second by Commissioner Frederick. Motion passed 7-0.

## **ADJOURN**

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 7:29 p.m.

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David Gantt, Chairman  
City Plan Commission

# **Agenda**

## **Item 2**

# **Noah's Event Center**

(Companion to Agenda Item No. 4)

## Attachments:

1. Locator
2. Site Plan Staff Report
3. Site Plan
4. Landscape Plan Staff Report
5. Landscape Plan
6. Building Elevations Staff Report
7. Building Elevations
8. Approved Concept Plans
  - a. Zoning Exhibit
  - b. Building Elevations



**Subject Site**  
**1.87-acres**

N Greenville Dr

N Greenville Ave

**Noah's Event Center**  
**2251 N. Greenville Avenue**





**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
October 16, 2012**

**Site Plan**

**PROJECT SUMMARY**

<b>Project:</b>	<b>Noah's Event Center</b> 2251 N. Greenville Avenue
<b>Staff Comments:</b>	The site plan reflects the development of a one-story, 9,256 square foot event center.  The site plan complies with all applicable zoning and development regulations and Ordinance #3884.
<b>CPC Action:</b>	<b>Final decision</b>

**BACKGROUND**

<b>Legal Description:</b>	Lot 9, Block 6 Greenway Addition
<b>Tract Size:</b>	1.87-acres (81,461 square feet)
<b>Zoning:</b>	I(M)-1 Industrial District under Ordinance #3884 for an event center.
<b>Building Area/Use:</b>	9,256 square feet/event center
<b>Site Access:</b>	Per Ordinance #3884, the site does not have frontage on a public street; however, the site has access to Greenville Avenue via an existing mutual access drive.
<b>Parking Summary:</b>	
Parking Ratio	1/100 square feet of gross floor area
Spaces Required	93 spaces
Spaces Provided	
Surface	94 spaces

**LEGEND**

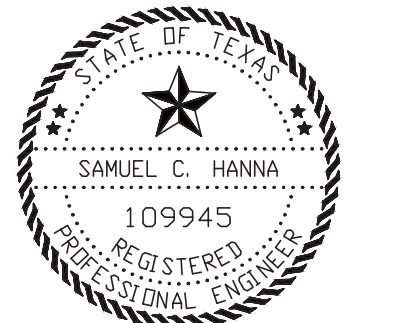
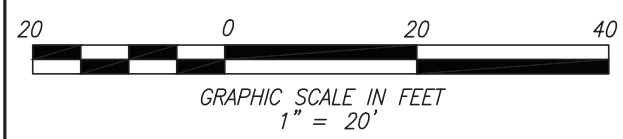
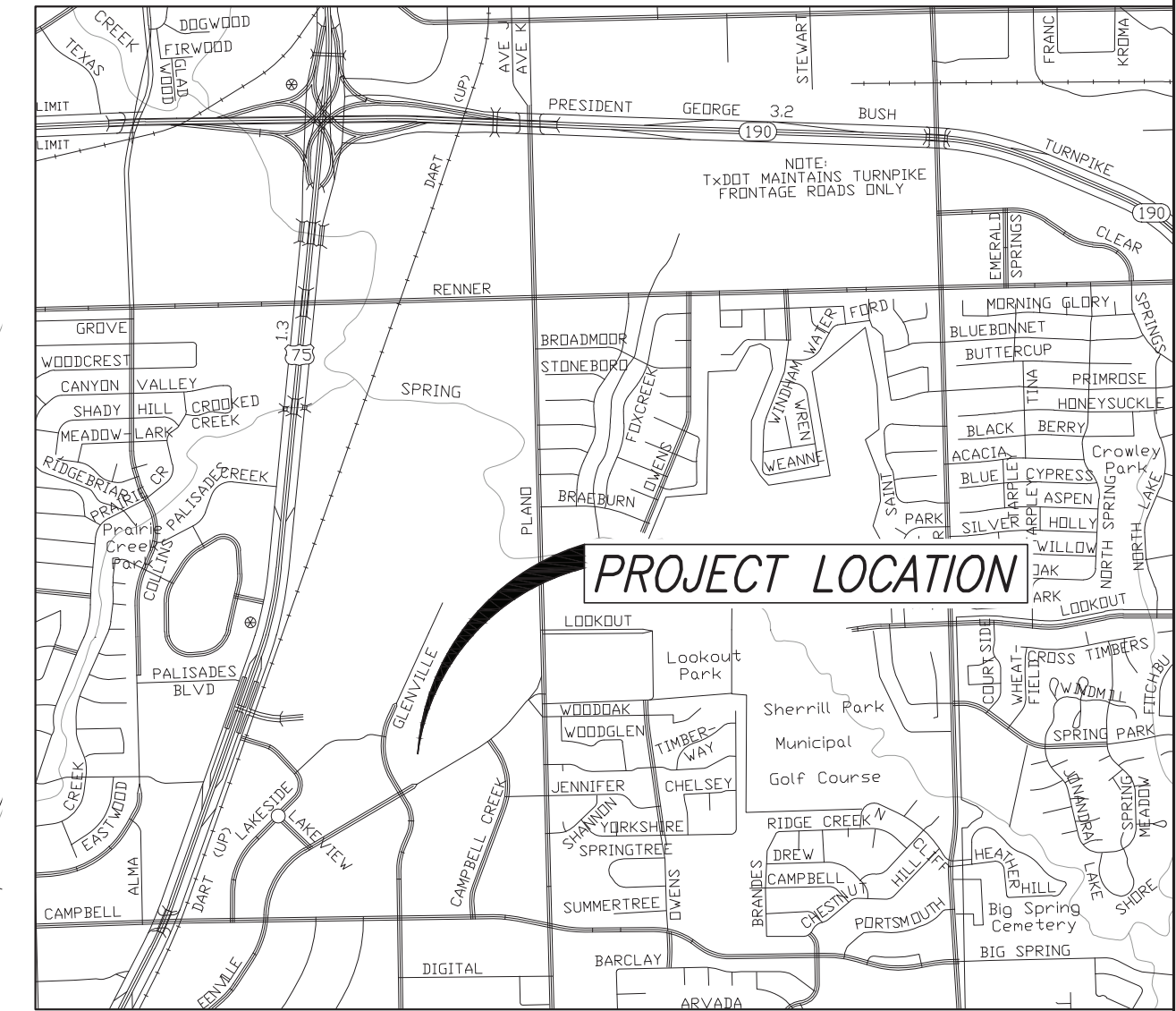
PROPERTY BOUNDARY	---
EX. EASEMENT	---
EX. MAJOR CONTOUR	---
EX. MINOR CONTOUR	---
PROP. MAJOR CONTOUR	---
PROP. MINOR CONTOUR	---
PROP. EASEMENT	---
PROP. FIRELANE	---
PROP. WATER	---
PROP. SANITARY SEWER	---
PROP. STORM DRAIN	---
LANDSCAPE PAVERS	---

**BUILDING / PARKING SUMMARY**

CURRENT ZONING	(M)-1 WITH SPECIAL PERMIT #3884
SETBACKS	NONE
LOT AREA	1,870 ACRES, 81,461 SF
BUILDING USE	SPECIAL EVENT ENTERTAINMENT FACILITY
BUILDING AREA	9,256 SF
PARKING RATIO	1:100 = 93 SPACES REQUIRED
REQUIRED PARKING	93 SPACES
PROVIDED PARKING	94 SPACES
LANDSCAPE % REQUIRED	7% (5,702 SF)
LANDSCAPE % PROVIDED	30.25% (24,644 SF)
IMPERVIOUS AREA	59,602 SF
FLOOR AREA RATIO	0.12:1 (0.75:1 MAX)
BUILDING HEIGHT	1 STORY, 22'10" (25' MAX)

**NOTES**

1. OUTDOOR LIGHTING SHALL BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
3. ALL GROUND LEVEL EQUIPMENT, INCLUDING FANS, VENTS, AIR CONDITIONING UNITS, COOLING TOWERS, FUEL TANKS AND GENERATORS, SHOULD BE SCREENED FROM VIEW OF THE STREETS AND ADJOINING PROPERTIES BY THE MEANS OF A MASONRY WALL OR A LIVING SCREEN NOT LESS THAN THE HEIGHT OF THE TALLEST ELEMENT OF THE EQUIPMENT. ANY EQUIPMENT INSTALLED THAT IS NOT SHOWN ON AN APPROVED SITE PLAN, IS NOT AN APPROVED LOCATION, AND SHALL BE SUBJECT TO ALL SCREENING REQUIREMENTS.
4. A VARIANCE WAS APPROVED TO ALLOW A LOT WITHOUT FRONTAGE.



REGISTRATION #8917  
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SAMUEL C. HANNA, P.E. 109945 ON OCTOBER 10, 2012

*Signature of Samuel C. Hanna*

DESIGN FIRM:  
**James DeOtte Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT  
6707 Brentwood Stair Road  
Suite 520  
Fort Worth, Texas 76112  
(817)446-6877

OWNERS CONTACT:  
TERRAFORM COMPANIES  
ELDON V. HAACKE  
2231 E. MURRAY HOLLADAY ROAD  
SUITE 200  
SALT LAKE CITY, UT 84117  
801-278-8601 (OFFICE)

ISSUE	DATE
FDP PACKAGE	09/17/2012
COMMENT REVISIONS	10/10/2012

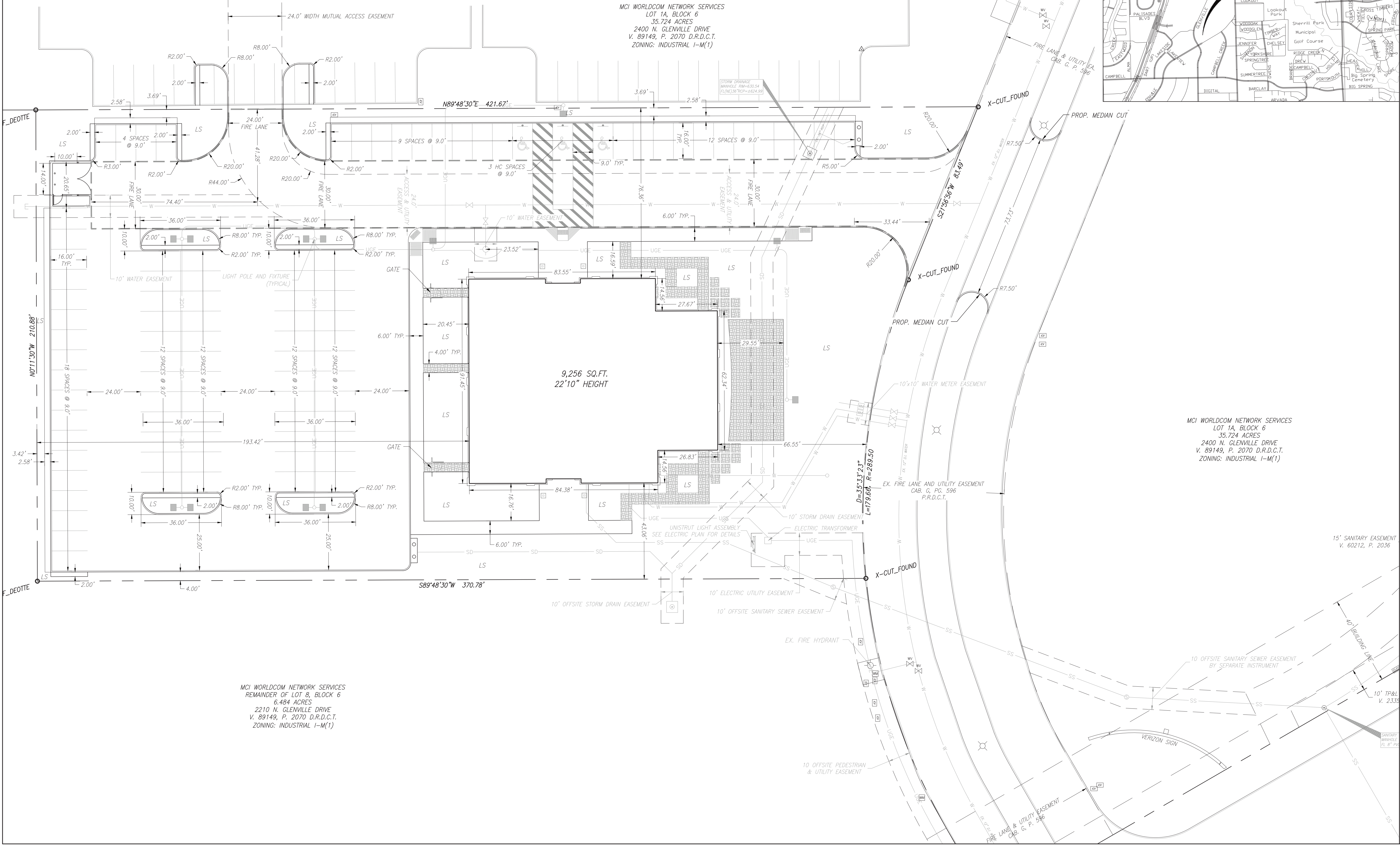
PROJECT NAME:  
**LIFE'S EVENT CENTER**

SHEET NAME:  
**SITE PLAN**

PROJECT LOCATION:  
GREENWAY ADDITION  
PORTION OF LOT 8, BLK 6

PROJECT ADDRESS:  
2251 GREENVILLE AVENUE  
DALLAS COUNTY  
RICHARDSON, TEXAS

DESIGN: SCH  
CHECKED: SCH  
SCALE: AS SHOWN  
DATE: 10/10/2012  
JDEI PROJECT NO: 201202600  
SHEET:  
**C1.0**

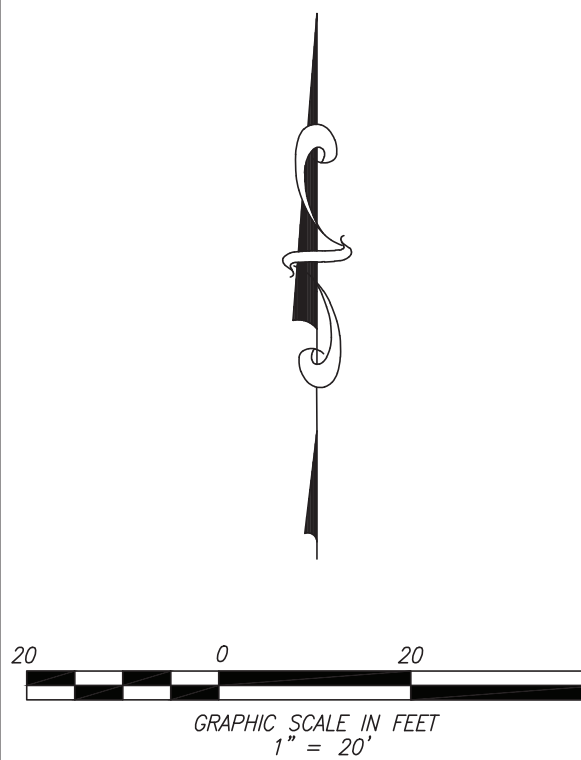
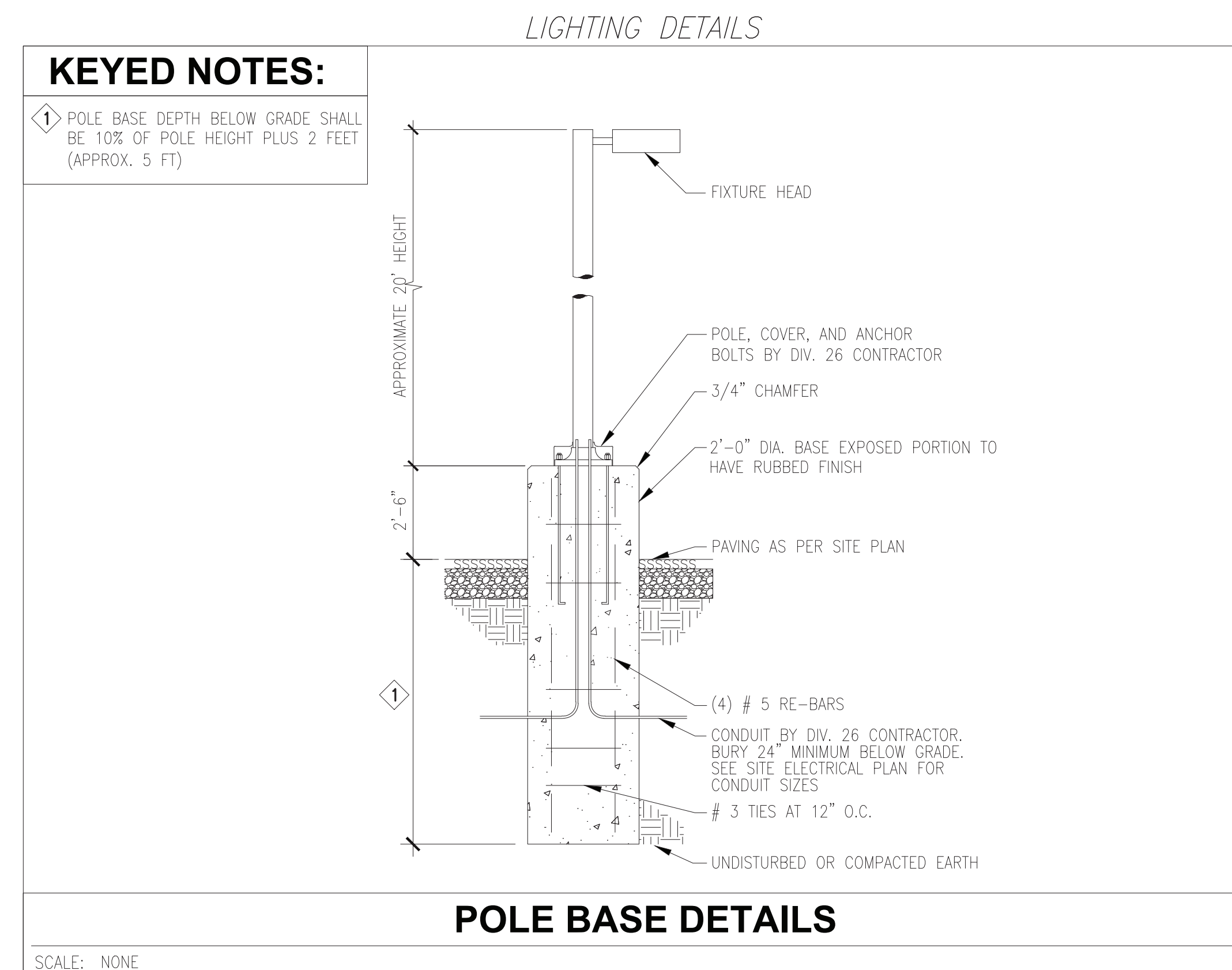
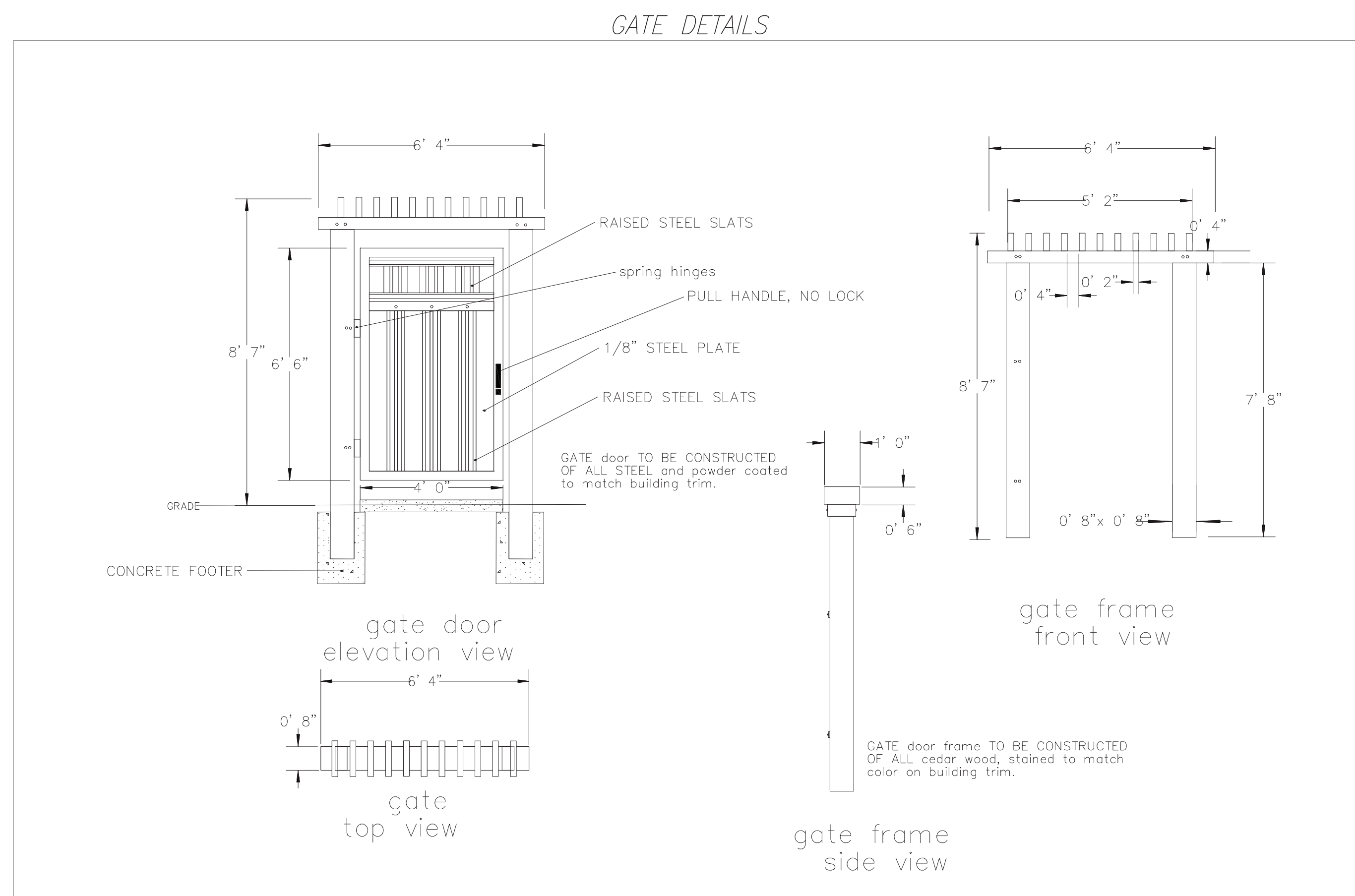
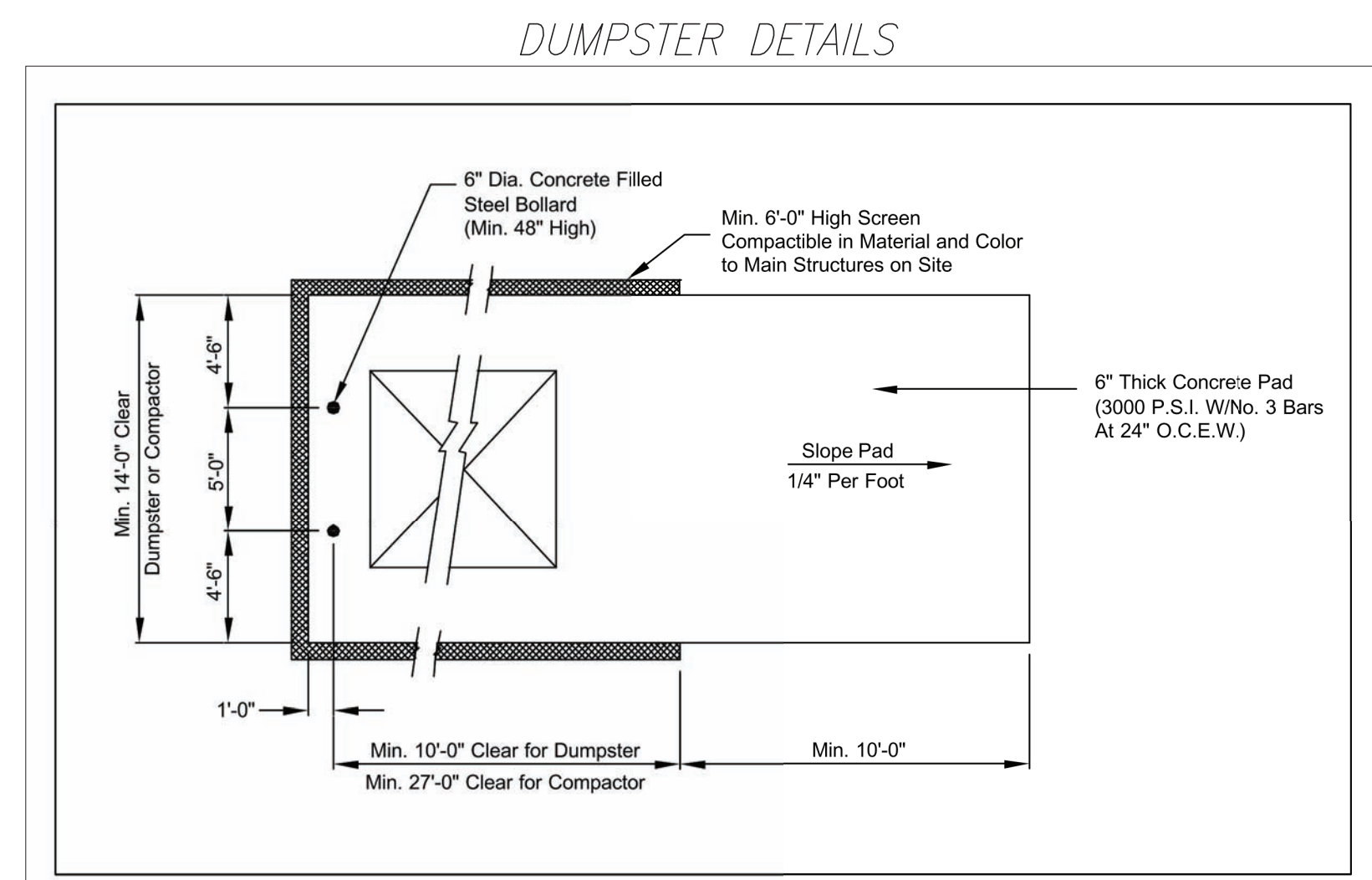


MCI WORLDCOM NETWORK SERVICES  
LOT 1A, BLOCK 6  
35.724 ACRES  
2400 N. GLENVILLE DRIVE  
V. 89149, P. 2070 D.R.D.C.T.  
ZONING: INDUSTRIAL I-M(1)

MCI WORLDCOM NETWORK SERVICES  
LOT 1A, BLOCK 6  
35.724 ACRES  
2400 N. GLENVILLE DRIVE  
V. 89149, P. 2070 D.R.D.C.T.  
ZONING: INDUSTRIAL I-M(1)

MCI WORLDCOM NETWORK SERVICES  
REMAINDER OF LOT 8, BLOCK 6  
6.484 ACRES  
2210 N. GLENVILLE DRIVE  
V. 89149, P. 2070 D.R.D.C.T.  
ZONING: INDUSTRIAL I-M(1)





DESIGN FIRM:  
**James DeOtte Engineering, Inc.**  
 CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT  
 6707 Brentwood Stair Road  
 Suite 520  
 Fort Worth, Texas 76112  
 (817)446-6877

OWNERS CONTACT:  
 TERRAFORM COMPANIES  
 ELDON V. HAACKE  
 2231 E. MURRAY HOLLADAY ROAD  
 SUITE 200  
 SALT LAKE CITY, UT 84117  
 801-278-8601 (OFFICE)

ISSUE	DATE
FDP PACKAGE	09/17/2012
COMMENT REVISIONS	10/10/2012

PROJECT NAME:  
**LIFE'S EVENT CENTER**

SHEET NAME:  
**SITE PLAN DETAILS**

PROJECT LOCATION:  
 GREENWAY ADDITION  
 PORTION OF LOT 8, BLK 6

PROJECT ADDRESS:  
 2251 GREENVILLE AVENUE  
 DALLAS COUNTY  
 RICHARDSON, TEXAS

DESIGN: SCH

CHECKED: SCH

SCALE: AS SHOWN

DATE: 10/10/2012

JDEI PROJECT NO: 201202600

SHEET:  
**C1.1**



**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
October 16, 2012**

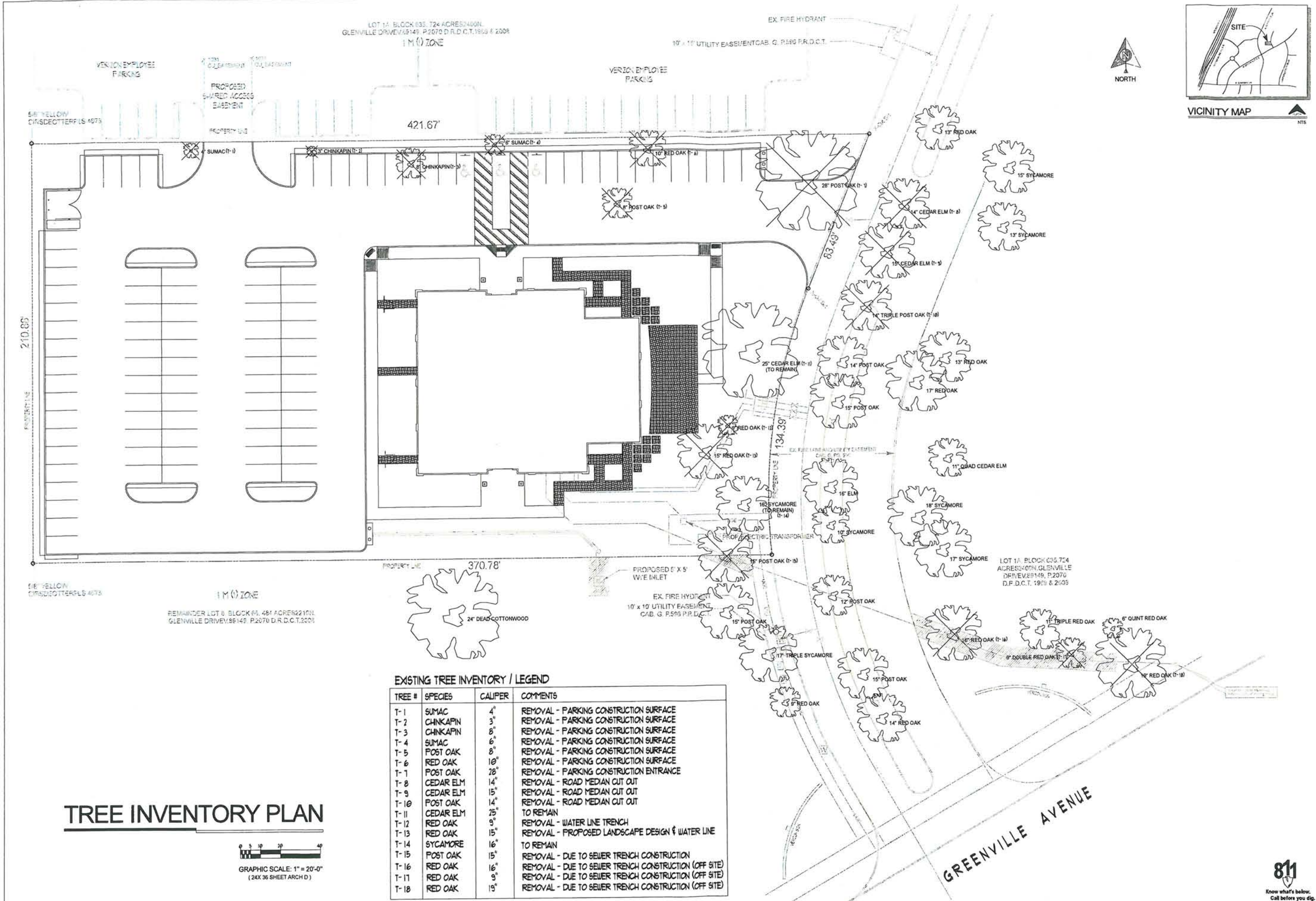
**Landscape Plan**

**PROJECT SUMMARY**

- Project:** **Noah's Event Center**  
2251 N. Greenville Avenue
- Staff Comments:** The landscape plan reflects the development of a 9,256 square foot event center.
- The landscape design features twenty (20) canopy trees, twenty-one (21) ornamental trees, and evergreen shrubs for parking lot screening. Outdoor areas for private functions are designated with brick pavers, ornamental shrubs, and decorative iron gates.
- The design is consistent with City regulations, policies, and Ordinance #3884.
- CPC Action:** **Final decision**

**BACKGROUND**

- Landscape Area Summary:**
- |                      |   |
|----------------------|---|
| <i>Area Required</i> | 7% of property (5,702 square feet)      |
| <i>Area Provided</i> | 30.25% of property (24,644 square feet) |
- Tree Removal/Preservation:** To accommodate the proposed structure and parking area, ten (10) trees will be removed from the site with an additional three (3) trees being removed from the median of the mutual access drive to accommodate a median cut for entry into the proposed event center.
- A 25" Cedar Elm, and a 16" Sycamore are being retained.

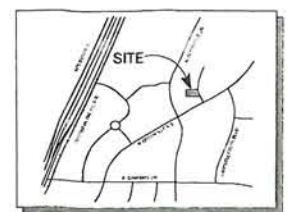


LOT 1A, BLOCK 035, 724 ACRES 2400N,  
GLENNVILLE DRIVE, 8149, P.2070 D.R.D.C.T. 1995 & 2008  
1 M (1) ZONE

VERIZON EMPLOYEE  
PARKING

EX. FIRE HYDRANT

10' x 10' UTILITY EASEMENT CAB. G. P. 595 P.R.D.C.T.



VICINITY MAP

LANDSCAPE ARCHITECT CONSULTANT  
**NATURE'S ART, LLC**  
KATHARINE BARTON, AIA  
KATHARINE@NATURESART.COM  
940.478.1434

SITE SUBMITTAL  
7/23/12  
PDP SUBMITTAL  
00/00/00  
LANDSCAPE PRELIMINARY  
SUBMITTAL  
8/24/12  
REVISIONS:  
10-11-2012

PROJECT ADDRESS  
2210 NORTH GLENVILLE DRIVE  
RICHARDSON, TEXAS 75082

LANDSCAPE PLAN FOR  
**NOAH'S OF RICHARDSON**  
CITY OF RICHARDSON, TEXAS

DEVELOPER:  
ELDON V. HAACKE  
2231 E. MURRAY HOLLADAY RD., SUITE 200  
SALT LAKE CITY, UTAH 84117  
M: 801.558.8601 ehaacke@terraformco.com  
O: 801.278.4698 F: 801.278.5632  
WWW.TERRAFORMCO.COM

TREE  
INVENTORY  
PLAN

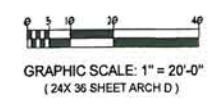
Date: 10.10.12  
Rev: 10.11.12  
Project No.: 04582  
Drawn By: KP  
Checked By: KP  
Scale: 1" = 20'

REMAINDER LOT 8, BLOCK 69, 484 ACRES 2210N,  
GLENNVILLE DRIVE, 8149, P.2070 D.R.D.C.T. 2005

LOT 1A, BLOCK 035, 724  
ACRES 2400N, GLENNVILLE  
DRIVE, 8149, P.2070  
D.P.D.C.T. 1995 & 2008

GREENVILLE AVENUE

TREE INVENTORY PLAN



EXISTING TREE INVENTORY / LEGEND

TREE #	SPECIES	CALIPER	COMMENTS
T-1	SUMAC	4"	REMOVAL - PARKING CONSTRUCTION SURFACE
T-2	CHINKAPIN	3"	REMOVAL - PARKING CONSTRUCTION SURFACE
T-3	CHINKAPIN	8"	REMOVAL - PARKING CONSTRUCTION SURFACE
T-4	SUMAC	6"	REMOVAL - PARKING CONSTRUCTION SURFACE
T-5	POST OAK	8"	REMOVAL - PARKING CONSTRUCTION SURFACE
T-6	RED OAK	10"	REMOVAL - PARKING CONSTRUCTION SURFACE
T-7	POST OAK	28"	REMOVAL - PARKING CONSTRUCTION ENTRANCE
T-8	CEDAR ELM	14"	REMOVAL - ROAD MEDIAN CUT OUT
T-9	CEDAR ELM	15"	REMOVAL - ROAD MEDIAN CUT OUT
T-10	POST OAK	14"	REMOVAL - ROAD MEDIAN CUT OUT
T-11	CEDAR ELM	25"	TO REMAIN
T-12	RED OAK	9"	REMOVAL - WATER LINE TRENCH
T-13	RED OAK	15"	REMOVAL - PROPOSED LANDSCAPE DESIGN & WATER LINE
T-14	SYCAMORE	16"	TO REMAIN
T-15	POST OAK	15"	REMOVAL - DUE TO SEWER TRENCH CONSTRUCTION
T-16	RED OAK	16"	REMOVAL - DUE TO SEWER TRENCH CONSTRUCTION (OFF SITE)
T-17	RED OAK	9"	REMOVAL - DUE TO SEWER TRENCH CONSTRUCTION (OFF SITE)
T-18	RED OAK	15"	REMOVAL - DUE TO SEWER TRENCH CONSTRUCTION (OFF SITE)

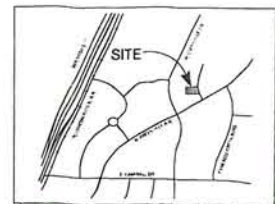




LOT 1A, BLOCK 635, 724 ACRES2400N,  
GLENNVILLE DRIVE#149, P.2070 D.R.D.C.T. 2008

EX. FIRE HYDRANT

10' x 15' UTILITY EASEMENT CAB. G. P.566 P.R.D.C.T.



VICINITY MAP

LANDSCAPE ARCHITECT CONSULTANT:  
**NATURE'S ART, LLC**  
NATURE'S ART, LLC  
1001 N. 1000 E. SUITE 200  
SALT LAKE CITY, UT 84143  
PHONE: 801.469.8000  
WWW.NATURESART.COM

SITE SUBMITTAL  
7/23/12  
PDP SUBMITTAL  
00/00/00  
LANDSCAPE PRELIMINARY  
SUBMITTAL  
8/24/12

REVISIONS  
9/17/2012  
10-10-2012  
10-11-2012

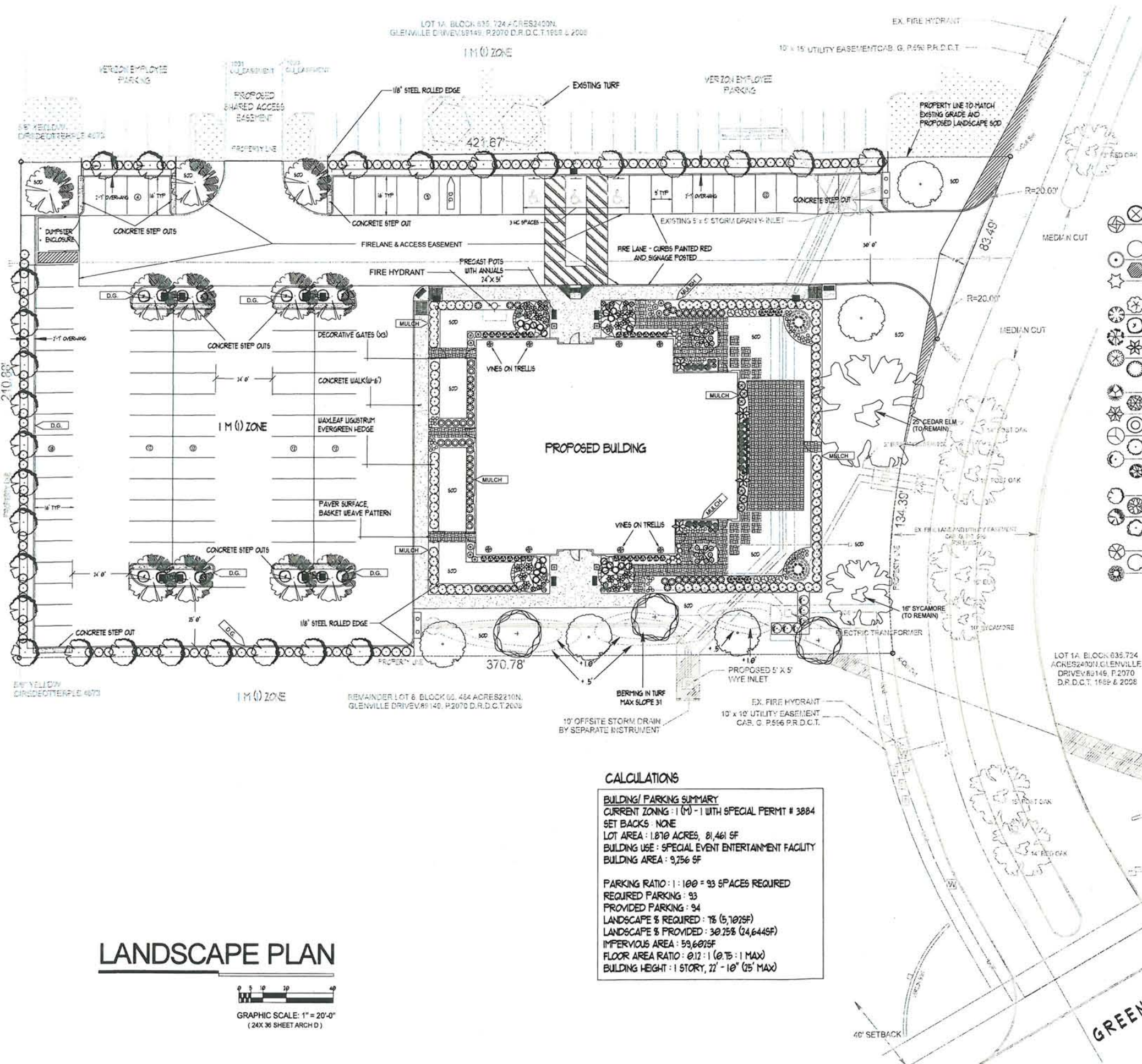
PROJECT ADDRESS:  
2210 NORTH GLENNVILLE DRIVE  
RICHARDSON, TEXAS 75082

LANDSCAPE PLAN FOR  
**NOAH'S OF RICHARDSON**  
CITY OF RICHARDSON, TEXAS

DEVELOPER:  
ELDON V. HAACKE  
2231 E. MURRAY HOLLADAY RD., SUITE 200  
SALT LAKE CITY, UTAH 84117  
M: 801.558.8601 ehaacke@terraformco.com  
O: 801.278.4688 F: 801.278.5632  
WWW.TERRAFORMCO.COM

LANDSCAPE PLAN

Date: 08.24.12  
Rev: 10.11.12  
Project No.: 04582  
Drawn By: KP  
Checked By: KP  
Scale: 1" = 20'-0"



**LEGEND**

COMMON NAME	BOTANICAL NAME	MIN SIZE	MIN HT	MIN WIDTH	QTY
GRASS, GROUNDCOVER, VINE					
GRASS, MONDO	OPHIOPOGON JAPONICUS	1 GAL	4'1/2"		25
VINE, TRUMPET	CAMPBELL RADICANS	1 GAL	18"	ON STAKE	8
FLOWER, PERENNIAL					
DAYLILY, VELVET STAR	HEMEROCALLIS 'VELVET STAR'	1 GAL	4'1/2"		110
OPHIOPOGON	OPHIOPOGON JAPONICUS	1 GAL	4'1/2"		20
LIRIOPE VAR	LIRIOPE SPP.	1 GAL	4'1/2"		20
YUCCA RED	HESPERALOE PARVIFLORA	5 GAL	15'10"		11
SHRUB, DECIDUOUS					
SAGE, AUTUMN	SALVIA GREGGII	2 GAL	12'1/2"		24
BARBERRY	BARBERRY SPP. 'CRIMSON PYGMY'	2 GAL	18'1/5"		40
BARBERRY	BARBERRY 'BONANZA GOLD'	2 GAL	18'1/5"		42
FORSYTHIA LYNUOD GOLD	FORSYTHIA X INTERMEDIA 'LYNUOD'	5 GAL	24'1/4"		6
HYDRANGEA, OAK-LEAF	HYDRANGEA QUERCIFOLIA	5 GAL	24'1/4"		4
SPRAEA, ANTHONY WATERER	SPRAEA BUMALDA 'ANTHONY WATERER'	2 GAL	12'1/2"		6
SPRAEA, GOLDMOUND	SPRAEA BUMALDA 'GOLD MOUND'	2 GAL	12'1/2"		20
SHRUB, EVERGREEN BROADLEAF					
ABELIA, GLOSSY	ABELIA X GRANDIFLORA	2 GAL	12'1/2"		32
BUONYPUS, EMERALD N GOLD	BUONYPUS FORTUNEI 'EMERALD N GOLD'	5 GAL	24'1/4"		7
HAUTHORN, INDIAN, PINK	RHAPHOLEPIS INDICA 'ELEANOR TAB'	5 GAL	24'1/4"		18
HOLLY, DWARF BURFORD	ILEX CORNUTA 'BURFORDI NANA'	2 GAL	12'1/2"		16
NANDINA, DWARF	NANDINA DOMESTICA 'HARBOR DWARF'	2 GAL	12'1/2"		8
SAGE, TEXAS	LEUCOPHYLLUM FRUTESCANS	5 GAL	15'1/5"		60
WAXLEAF, LIGUSTRUM	JAPONICUM TEXANUM	1 GAL	36'1/4"		98
WAXMYRTLE, DWARF	MYRTICA CERIFERA	5 GAL	15'1/5"		8
TREE, DECIDUOUS		MIN CAL / BALL	MIN HT	MIN WIDTH	
MEXICAN PLUM	PRUNUS MEXICANA	2 5/175"	8'1/5"		18
GOLDEN RAIN TREE	KOELREUTERA PINICULATA	3'1/32"	10'1/4"		4
HONEYLOCUST SHADEMASTER	GLEDITSIA TRICANTHOS 'SHADEMASTER'	3'1/32"	14'1/5"		8
OAK, RED	QUERCUS SHUMARDI	3'1/32"	14'1/5"		3
TREE, EVERGREEN		MIN CAL / BALL	MIN HT	MIN WIDTH	
CRAPE MYRTLE	LAGERSTROMIA NATIONAL ARBORETUM	4 cone/17"	8'1/5"		2
OAK, LIVE	QUERCUS VIRGINIANA	3'1/32"	14'1/5"		5
PINE, MONDALE	PINUS ELDARICA		8'1/4"		2

**DESCRIPTION NOTES**

DESCRIPTION	NOTES
HEADER	1/8" STEEL ROLLED EDGE 520 LIN. FT.
TURF	500 TIF-419 11,634 SQ. FT.
PAVER	IRON SPOT BASKET WEAVE 2,744 SQ. FT.
D.G.	* DECORATIVE GRAVEL 3/4" - 1" as noted brown & tan mix ALL LANDSCAPE AREAS TO RECEIVE MIN. 2" LAYER 4,700 SQ. FT.
MULCH	* DECORATIVE MULCH: Hardwood mulch (dark brown) fine shred ALL LANDSCAPE AREAS TO RECEIVE MIN. 2" LAYER 3,656 SQ. FT. CONTRACTOR PREP SUBMIT A SAMPLE TO THE CITY OF RICHARDSON REPRESENTATIVE PRIOR TO ORDERING.

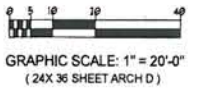
NOTES:  
1. ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.  
2. ALL BED AREAS MUST BE SEPARATED FROM TURF AREAS BY STEEL EDGING.  
3. THE PROPERTY OWNER MUST MAINTAIN ALL LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY THE CITY PLAN COMMISSION.

**CALCULATIONS**

**BUILDING/ PARKING SUMMARY**  
CURRENT ZONING: I (M) - I WITH SPECIAL PERMIT # 3884  
SET BACKS: NONE  
LOT AREA: 1.870 ACRES, 81,461 SF  
BUILDING USE: SPECIAL EVENT ENTERTAINMENT FACILITY  
BUILDING AREA: 9,256 SF

PARKING RATIO: 1:100 = 93 SPACES REQUIRED  
REQUIRED PARKING: 93  
PROVIDED PARKING: 94  
LANDSCAPE % REQUIRED: 7% (5,702 SF)  
LANDSCAPE % PROVIDED: 30.25% (24,644 SF)  
IMPERVIOUS AREA: 59,602 SF  
FLOOR AREA RATIO: 0.12:1 (0.15:1 MAX)  
BUILDING HEIGHT: 1 STORY, 22' - 10" (25' MAX)

**LANDSCAPE PLAN**



GRAPHIC SCALE: 1" = 20'-0"  
(24X36 SHEET ARCH D)



Know what's below.  
Call before you dig.



**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
October 16, 2012**

**Building Elevations**

**PROJECT SUMMARY**

<b>Project:</b>	<b>Noah's Event Center</b> 2251 N. Greenville Avenue
<b>Staff Comments:</b>	The proposed design of the event center is consistent with the concept elevations of Ordinance #3884.
<b>CPC Action:</b>	<b>Final decision</b>

**BACKGROUND**

**Proposed Design:**  
Building Materials

The proposed façade elevations reflect the development of a one-story event center. The I-M(1) Industrial district requires a minimum of 80% masonry on each building elevation, with a maximum of 20% of noncombustible material other than masonry; however, the overall percentage is required to be 85%. Per Ordinance #3884, a reduced masonry percentage of 65% is permitted on the north and south elevations, and a reduced masonry percentage of 76% is permitted on the west elevations. To give the building variation in texture and color, the facades reflect the use of porcelain tile at the main entries of the building to draw attention to the entries and act as a back drop for the building signage.

The elevations comply with the elevations approved with Ordinance #3884.

REVISIONS

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SHEET TITLE

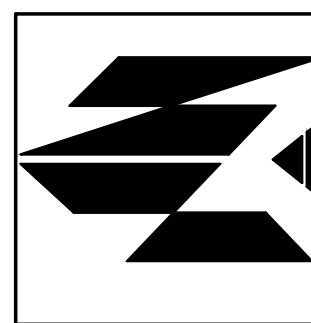
EXTERIOR ELEVATIONS

PROJECT/OWNER

**NOAH'S OF RICHARDSON**  
 2210 NORTH GLENNVILLE DR.  
 RICHARDSON, TEXAS 75082  
 TERRAFORM - 2231 MURRAY HLDY RD.  
 SALT LAKE CITY, UT. 84117

ARCHITECT

**NICHOLS • NAYLOR**  
 ARCHITECTS  
 1155 EAST WILMINGTON AVENUE SUITE 250  
 SALT LAKE CITY, UTAH 84106 (801) 487-3330

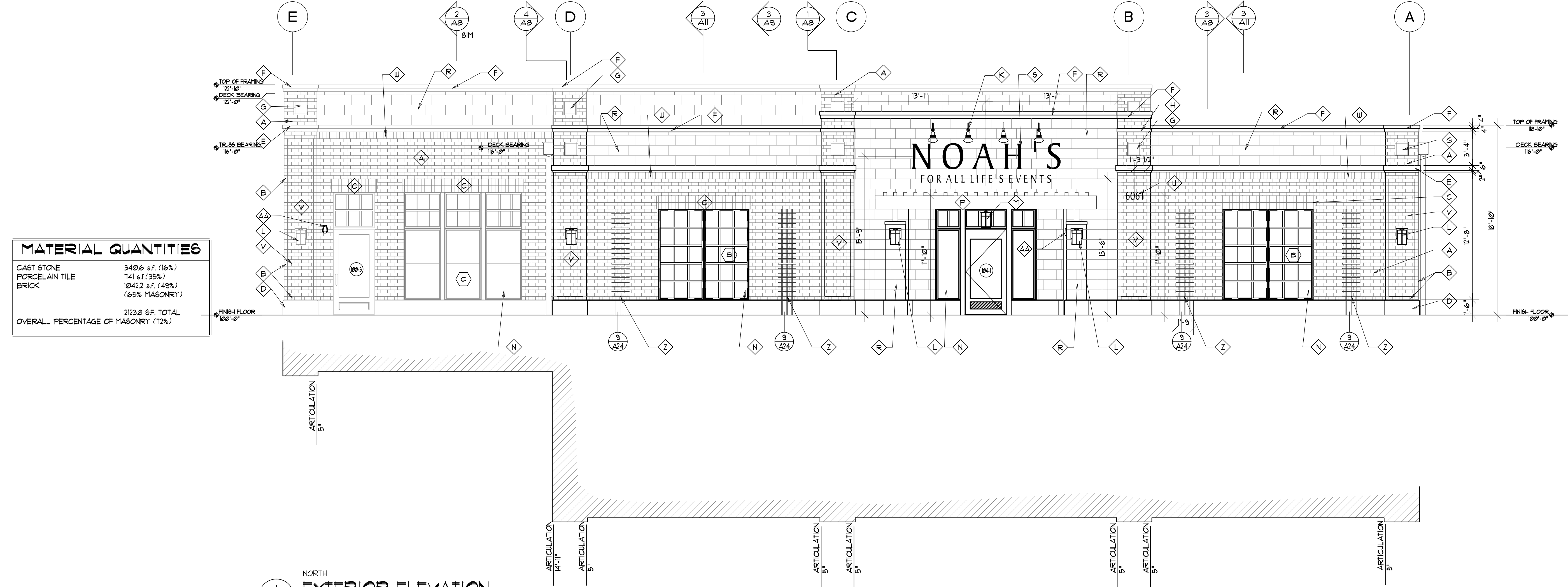


DATE

17 SEPTEMBER 2012

SHEET NUMBER

A2



NORTH

**EXTERIOR ELEVATION**

SCALE: 3/16" = 1'-0"

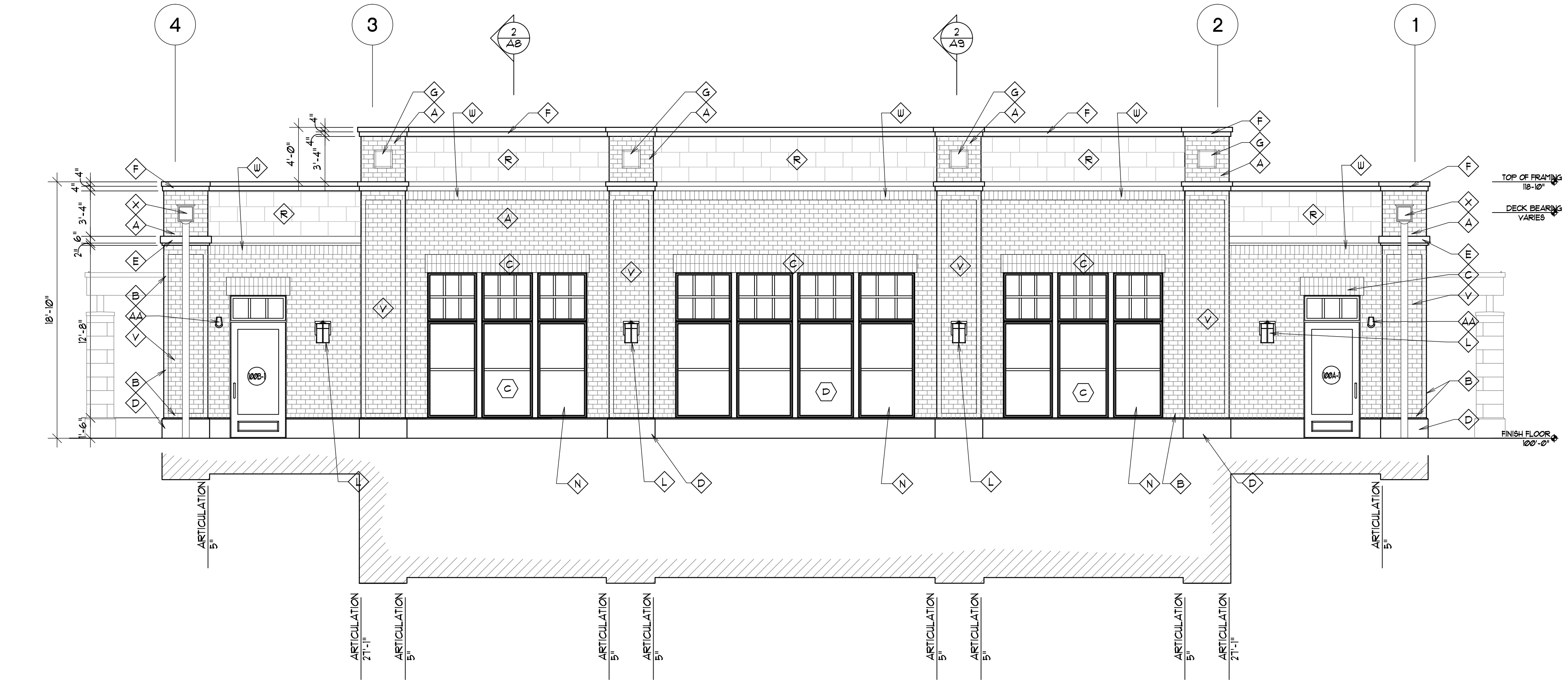
**FINISH NOTES / SCHEDULE**

CALLOUT	NOTE	COLOR
A	BRICK VENEER- RUNNING BOND	ACHE BRICK "TEXAS HIGHLANDER" RED/ ORANGE/ BROWN
B	BRICK VENEER- HEADER COURSE	ACHE BRICK "TEXAS HIGHLANDER" RED/ ORANGE/ BROWN
C	BRICK VENEER- DOUBLE SOLDIER LINTEL	ACHE BRICK "TEXAS HIGHLANDER" RED/ ORANGE/ BROWN
D	CAST STONE BASE	CONTINENTAL CAST STONE #103 (CREAM)
E	CAST STONE TRIM BAND	CONTINENTAL CAST STONE #103 (CREAM)
F	CAST STONE CORNICE	CONTINENTAL CAST STONE #103 (CREAM)
G	CAST STONE MEDALLION	CONTINENTAL CAST STONE #103 (CREAM)
H	CAST STONE TRIM BAND	CONTINENTAL CAST STONE #103 (CREAM)
J	NOT USED	
K	DECORATIVE WALL MOUNTED EXTERIOR GRADE LIGHT FIXTURE #1	ANP: GOOSENECK BUILDING SIGNAGE LIGHTING- BRONZE
L	DECORATIVE WALL MOUNTED EXTERIOR GRADE LIGHT FIXTURE #2	QUOTZEL HARMONY EXTERIOR SCONCE IMPERIAL BRONZE
M	DECORATIVE PENDANT HUNG EXTERIOR GRADE LIGHT FIXTURE #3	QUOTZEL HARMONY EXTERIOR PENDANT IMPERIAL BRONZE
N	1" INSULATED GLASS LOW E GLASS IN METAL CLAD WOOD WINDOW	SIERRA PACIFIC: ICI BROWN 1056
P	DECORATIVE STEEL CANOPY WITH POWDER COAT PAINT FINISH	TO MATCH SIERRA PACIFIC: ICI BROWN 1056
R	12"x24" COLOR BODY PORCELAIN TILE	MARAZZI TIMELESS COLLECTION "MARFIL CREAM" (CREAM WITH BROWN VEINING)
S	BUILDING SIGNAGE- NOAH'S	
T	BUILDING SIGNAGE- FOR ALL LIFE'S EVENTS	
U	BUILDING ADDRESS SIGNAGE- TBD	
V	BRICK VENEER- RECESSED MIN. 1/2" BY REDUCING AIR GAP BEHIND	ACHE BRICK "TEXAS HIGHLANDER" RED/ ORANGE/ BROWN
W	BRICK VENEER-SOLDIER COURSE	ACHE BRICK "TEXAS HIGHLANDER" RED/ ORANGE/ BROWN
X	PRE FINISHED ALUMINUM CONDUCTOR HEAD W/ PRE FINISHED 6" DIAMETER DOWNSPOUT	
Y	POURED IN PLACE CONCRETE FOOTING AND FOUNDATION	
Z	STEEL TRELLIS WITH POWDER COAT FINISH	TO MATCH SIERRA PACIFIC: ICI BROWN 1056
AA	EMERGENCY EGRESS LIGHT FIXTURE- SEE ELECTRICAL DWGS.	

**MATERIAL QUANTITIES**

CAST STONE	256.8 s.f. (17%)
PORCELAIN TILE	243 s.f. (15%)
BRICK	10422 s.f. (68%)
	(85% MASONRY)
	1542 S.F. TOTAL
	OVERALL PERCENTAGE OF MASONRY (72%)

NOTE: BUILDING SIGNAGE SUBJECT TO SEPARATE APPROVAL - SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



EAST

**EXTERIOR ELEVATION**

SCALE: 3/16" = 1'-0"

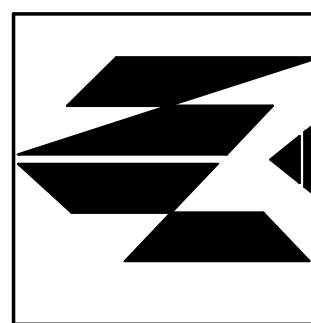
REVISIONS

SHEET TITLE  
SCHEMATIC ELEVATIONS

PROJECT/OWNER  
**NOAH'S OF RICHARDSON**  
2210 NORTH GLENNVILLE DR.  
RICHARDSON, TEXAS 75082  
TERRAFORM - 2231 MURRAY HLDY RD.  
SALT LAKE CITY, UT. 84117

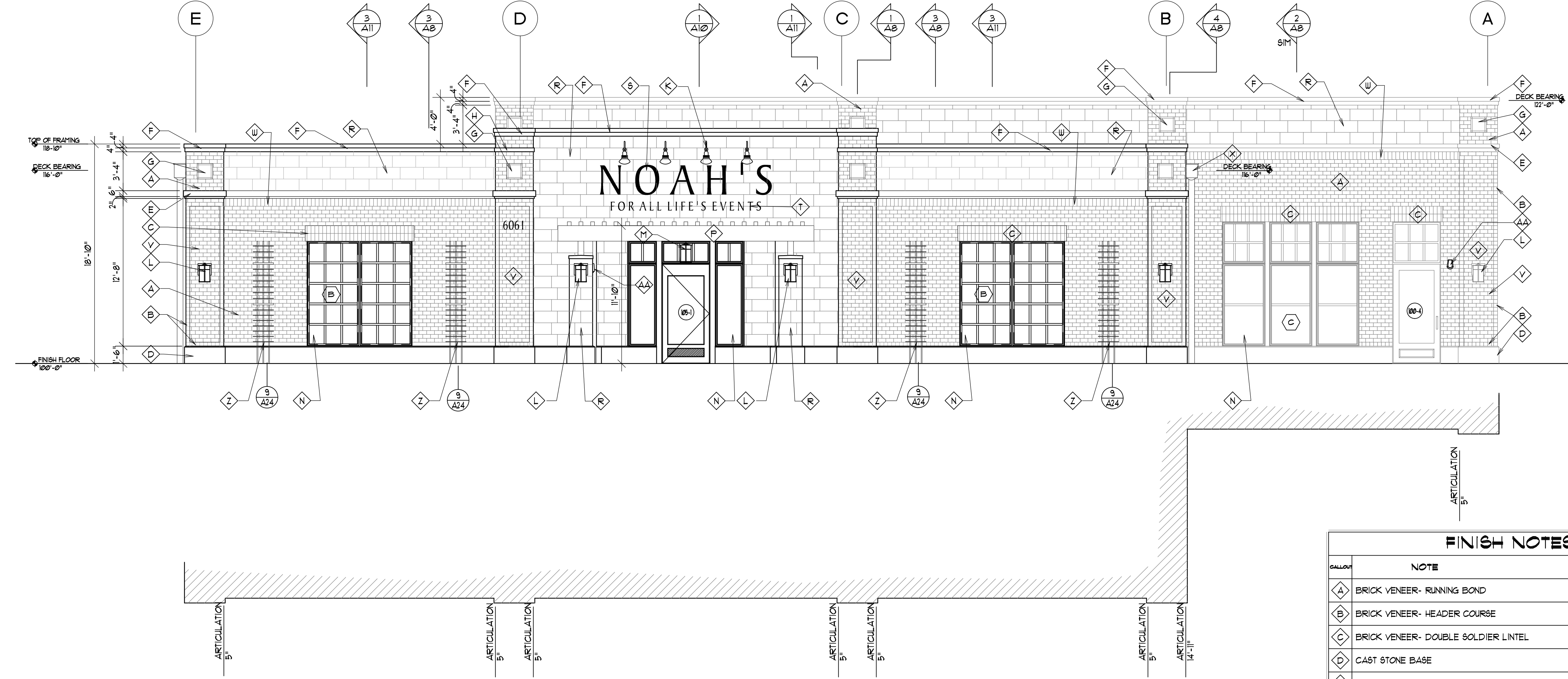
ARCHITECT

**NICHOLS • NAYLOR**  
ARCHITECTS  
1155 EAST WILMINGTON AVENUE SUITE 250  
SALT LAKE CITY, UTAH 84106 (801) 487-3330



DATE  
17 SEPTEMBER 2012

SHEET NUMBER  
**A3**



SOUTH  
**1**  
**EXTERIOR ELEVATION**  
SCALE: 3/16" = 1'-0"  
FEET

**MATERIAL QUANTITIES**

CAST STONE	340.6 s.f. (16%)
PORCELAIN TILE	741 s.f. (35%)
BRICK	1042.2 s.f. (49%) (65% MASONRY)
2123.8 s.f. total	
OVERALL PERCENTAGE OF MASONRY (72%)	

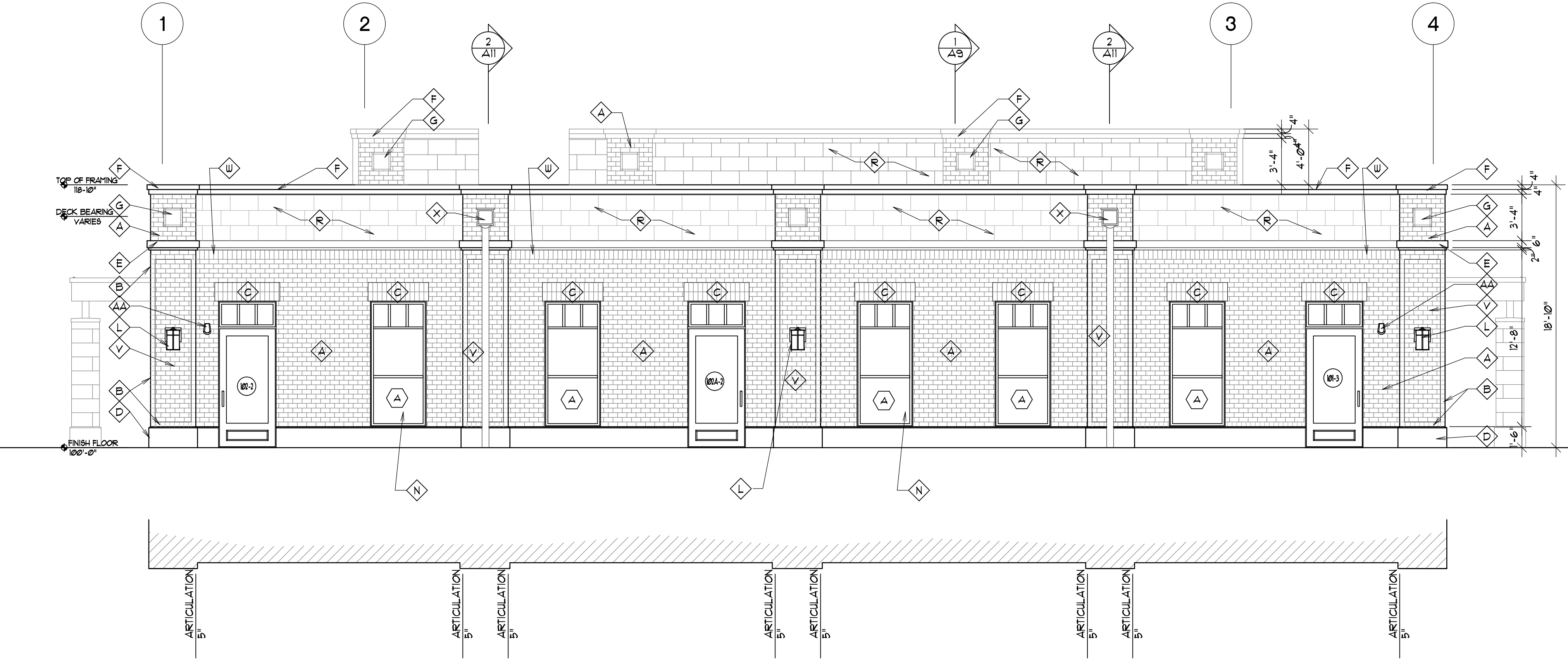
**FINISH NOTES / SCHEDULE**

GALLON	NOTE	COLOR
A	BRICK VENEER- RUNNING BOND	ACHE BRICK "TEXAS HIGHLANDER"
B	BRICK VENEER- HEADER COURSE	ACHE BRICK "TEXAS HIGHLANDER"
C	BRICK VENEER- DOUBLE SOLDIER LINTEL	ACHE BRICK "TEXAS HIGHLANDER"
D	CAST STONE BASE	CONTINENTAL CAST STONE #103
E	CAST STONE TRIM BAND	CONTINENTAL CAST STONE #103
F	CAST STONE CORNICE	CONTINENTAL CAST STONE #103
G	CAST STONE MEDALLION	CONTINENTAL CAST STONE #103
H	CAST STONE TRIM BAND	CONTINENTAL CAST STONE #103
J	NOT USED	
K	DECORATIVE WALL MOUNTED EXTERIOR GRADE LIGHT FIXTURE #1	ANP: GOOSENECK BUILDING SIGNAGE LIGHTING- BRONZE
L	DECORATIVE WALL MOUNTED EXTERIOR GRADE LIGHT FIXTURE #2	QUOIZEL HARMONY EXTERIOR SCENCE IMPERIAL BRONZE
M	DECORATIVE PENDANT HUNG EXTERIOR GRADE LIGHT FIXTURE #3	QUOIZEL HARMONY EXTERIOR PENDANT IMPERIAL BRONZE
N	1" INSULATED GLASS LOW E GLASS IN METAL CLAD WOOD WINDOW	SIERRA PACIFIC: ICI BROWN #256
P	DECORATIVE STEEL CANOPY WITH POWDER COAT PAINT FINISH	TO MATCH SIERRA PACIFIC: ICI BROWN #256
R	12"x24" COLOR BODY PORCELAIN TILE	MARAZZI TIMELESS COLLECTION "MARFIL CREAM"
S	BUILDING SIGNAGE- NOAH'S	
T	BUILDING SIGNAGE- FOR ALL LIFE'S EVENTS	
U	BUILDING ADDRESS SIGNAGE- 6061	
V	BRICK VENEER- RECESSED MIN. 1/2" BY REDUCING AIR GAP BEHIND	ACHE BRICK "TEXAS HIGHLANDER"
W	BRICK VENEER-SOLDIER COURSE	ACHE BRICK "TEXAS HIGHLANDER"
X	PRE FINISHED ALUMINUM CONDUCTOR HEAD W/ PRE FINISHED 6" DIAMETER DOWNSPOUT	
Y	POURED IN PLACE CONCRETE FOOTING AND FOUNDATION	
Z	STEEL TRELLIS WITH POWDER COAT FINISH	TO MATCH SIERRA PACIFIC: ICI BROWN #256
AA	EMERGENCY EGRESS LIGHT FIXTURE- SEE ELECTRICAL DUGS.	

NOTE: BUILDING SIGNAGE SUBJECT TO SEPARATE APPROVAL- SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

**MATERIAL QUANTITIES**

CAST STONE	293.9 s.f. (18%)
PORCELAIN TILE	399 s.f. (24%)
BRICK	975.1 s.f. (58%) (76% MASONRY)
1668 SF. TOTAL	
OVERALL PERCENTAGE OF MASONRY (72%)	



WEST  
**2**  
**EXTERIOR ELEVATION**  
SCALE: 3/16" = 1'-0"  
FEET

**Concept Plans  
Ordinance #3884  
Approved September 2012**

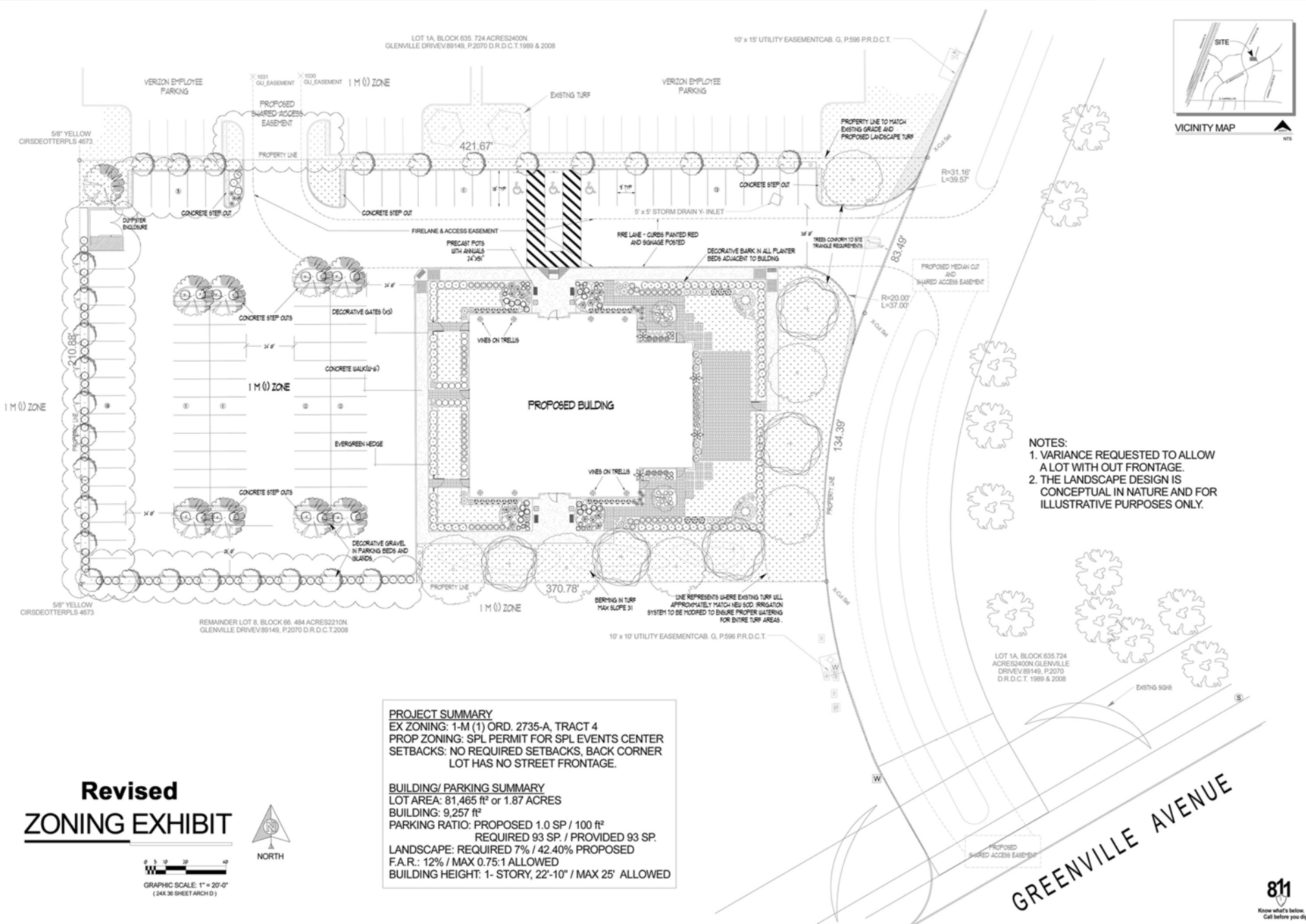
# Revised ZONING EXHIBIT

GRAPHIC SCALE: 1" = 20'-0"  
(24X36 SHEET ARCH D)



**PROJECT SUMMARY**  
 EX ZONING: 1-M (1) ORD. 2735-A, TRACT 4  
 PROP ZONING: SPL PERMIT FOR SPL EVENTS CENTER  
 SETBACKS: NO REQUIRED SETBACKS, BACK CORNER LOT HAS NO STREET FRONTAGE.

**BUILDING/ PARKING SUMMARY**  
 LOT AREA: 81,465 ft<sup>2</sup> or 1.87 ACRES  
 BUILDING: 9,257 ft<sup>2</sup>  
 PARKING RATIO: PROPOSED 1.0 SP / 100 ft<sup>2</sup>  
 REQUIRED 93 SP. / PROVIDED 93 SP.  
 LANDSCAPE: REQUIRED 7% / 42.40% PROPOSED  
 F.A.R.: 12% / MAX 0.75:1 ALLOWED  
 BUILDING HEIGHT: 1- STORY, 22'-10" / MAX 25' ALLOWED



**NOTES:**  
 1. VARIANCE REQUESTED TO ALLOW A LOT WITH OUT FRONTAGE.  
 2. THE LANDSCAPE DESIGN IS CONCEPTUAL IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY.

**GREENVILLE AVENUE**

LANDSCAPE ARCHITECT CONSULTANT  
**NATURE'S ART, LLC**  
 "LANDSCAPE DESIGN WITH A CONSCIOUSNESS"  
 1101 SALT LAKE CITY, UTAH 84117  
 TEL: (801) 558-8600 FAX: (801) 462-2091  
 WWW.NATURESART.COM

LANDSCAPE ARCHITECT CONSULTANT  
 SITE SUBMITTAL 7/23/12  
 FOR SUBMITTAL 00/0000  
 LANDSCAPE PRELIMINARY SUBMITTAL 7/23/12  
 REVISIONS:  
 8-3-2012  
 8-31-2012

PROJECT ARCHITECT  
 MICHAEL ANDERSON ARCHITECTS  
 1101 SALT LAKE CITY, UTAH 84117  
 TEL: (801) 462-2091  
 CONTACT: RYAN NAYLOR

PROJECT ENGINEER  
 James D'Onofrio Engineering, Inc.  
 6707 Brentwood Stair Road Suite 520  
 Fort Worth, Texas 76112  
 (817) 412-1111  
 jrd'ona@jdoe-eng.com

DEVELOPER  
 ELDON V. HAACKE  
 2231 E. MURRAY HOLLADAY RD., SUITE 200  
 SALT LAKE CITY, UTAH 84117  
 M: (801) 558-8600 E: ehac@sterradomoo.com  
 WWW.TERRAFORMCO.COM

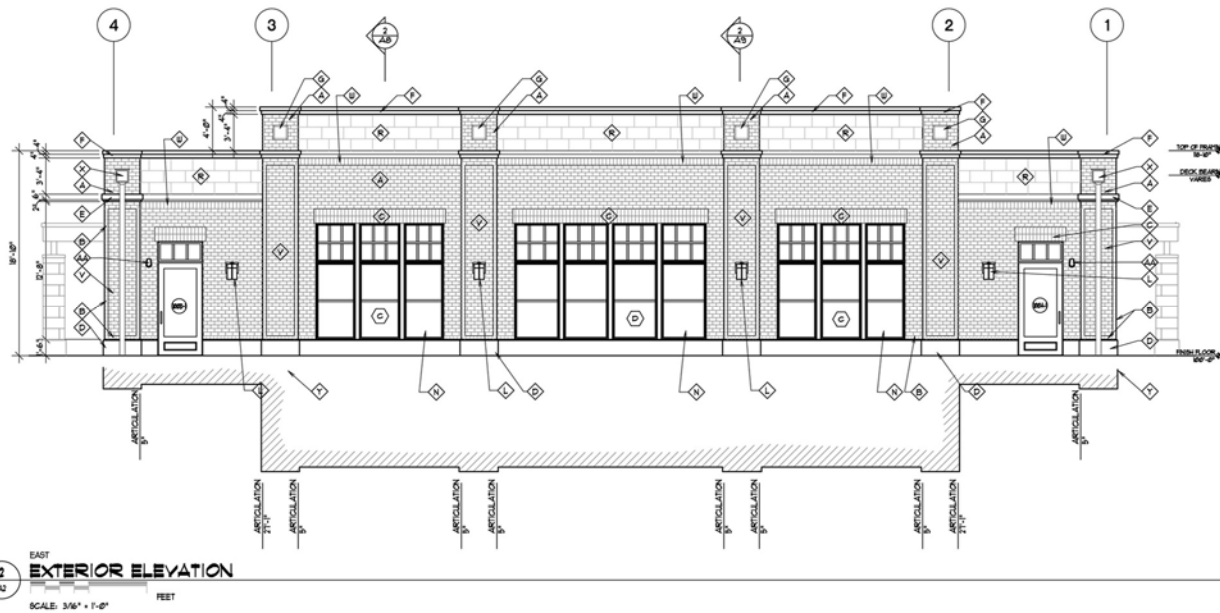
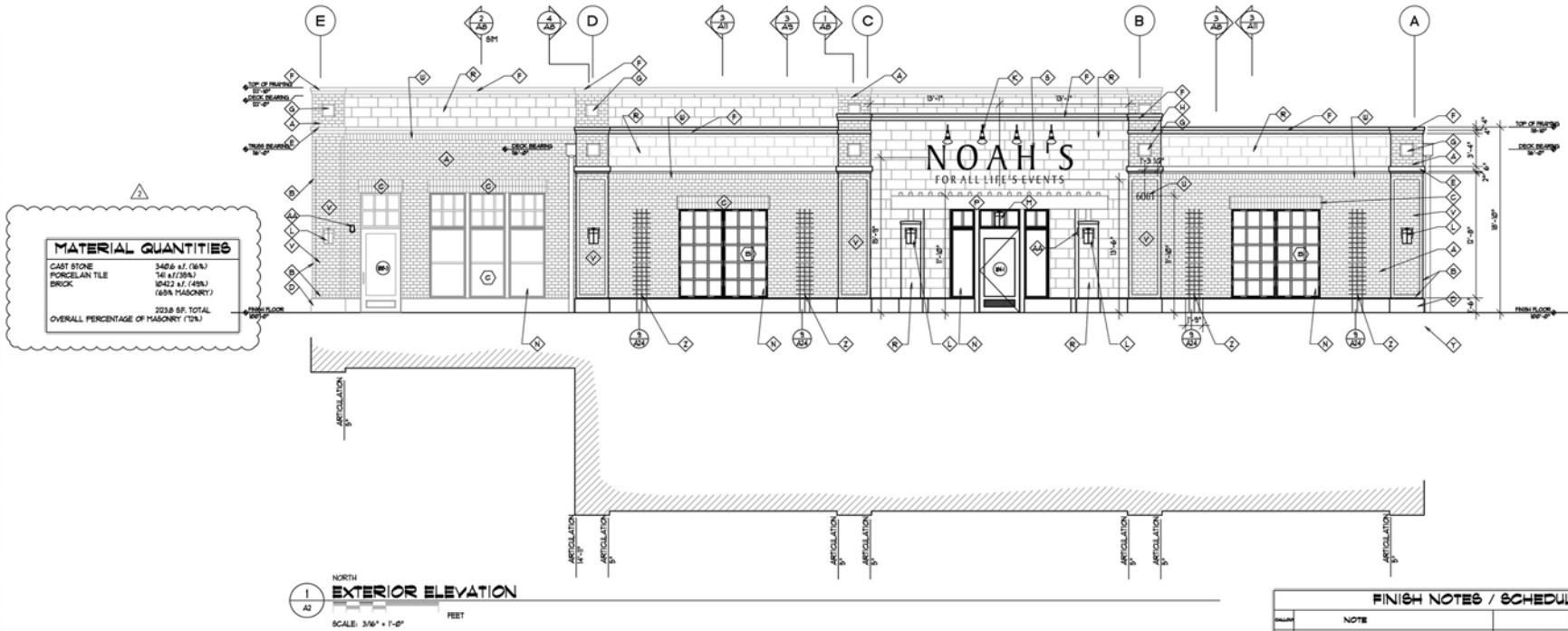
ZONING EXHIBIT

Date: 07.23.12  
 Rev: 08.31.12  
 Project No: 04582  
 Drawn By: JPS  
 Checked By: JPS  
 Scale: 1" = 20'

811  
 Know what's below.  
 Call before you dig.

L1  
 TOP





FINISH NOTES / SCHEDULE		
SYMBOL	NOTE	COLOR
◇	BRICK VENEER- RANING BOND	ACHE BRICK "TEXAS HIGHLANDER" RED/ ORANGE/ BROWN
◇	BRICK VENEER- HEADER COURSE	ACHE BRICK "TEXAS HIGHLANDER" RED/ ORANGE/ BROWN
◇	BRICK VENEER- DOUBLE SOLDIER LINTEL	ACHE BRICK "TEXAS HIGHLANDER" RED/ ORANGE/ BROWN
◇	CAST STONE BASE	CONTINENTAL CAST STONE #603 (CREAM)
◇	CAST STONE TRIM BAND	CONTINENTAL CAST STONE #603 (CREAM)
◇	CAST STONE CORNICE	CONTINENTAL CAST STONE #603 (CREAM)
◇	CAST STONE MEDALLION	CONTINENTAL CAST STONE #603 (CREAM)
◇	CAST STONE TRIM BAND	CONTINENTAL CAST STONE #603 (CREAM)
◇	NOT USED	
◇	DECORATIVE WALL MOUNTED EXTERIOR GRADE LIGHT FIXTURE #1	4"X6" GOOSENECK BUILDING SIGNAGE LIGHTING- BRONZE
◇	DECORATIVE WALL MOUNTED EXTERIOR GRADE LIGHT FIXTURE #2	QUOZZEL HARPONY EXTERIOR SCONCE IMPERIAL BRONZE
◇	DECORATIVE PENDANT HANG EXTERIOR GRADE LIGHT FIXTURE #3	QUOZZEL HARPONY EXTERIOR PENDANT IMPERIAL BRONZE
◇	#7 INSULATED GLASS LOW E GLASS IN METAL CLAD WOOD WINDOW	SIERRA PACIFIC: ICI BROWN 1056
◇	DECORATIVE STEEL CANOPY WITH POWDER COAT PAINT FINISH	TO MATCH SIERRA PACIFIC: ICI BROWN 1056
◇	6"X6" COLOR BODY PORCELAIN TILE	MARAZZI THELEMA COLLECTION "MARFIL CREAM" (CREAM WITH BROWN VEINING)
◇	BUILDING SIGNAGE- NOAH'S	
◇	BUILDING SIGNAGE- FOR ALL LIFE'S EVENTS	
◇	BUILDING ADDRESS SIGNAGE- TBD	
◇	BRICK VENEER- RECESSED FIN. F BY REDUCING AIR GAP BOND	ACHE BRICK "TEXAS HIGHLANDER" RED/ ORANGE/ BROWN
◇	BRICK VENEER- SOLDIER COURSE	ACHE BRICK "TEXAS HIGHLANDER" RED/ ORANGE/ BROWN
◇	FIRE FINISHED ALUMINUM CONDUCTOR HEAD W/ FIRE FINISHED 6" DIAMETER DOWNSPOUT	
◇	POURED IN PLACE CONCRETE FOOTING AND FOUNDATION	
◇	STEEL TRUSS WITH POWDER COAT FINISH	TO MATCH SIERRA PACIFIC: ICI BROWN 1056
◇	EMERGENCY EGRESS LIGHT FIXTURE- SEE ELECTRICAL DATA	

**MATERIAL QUANTITIES**

CAST STONE 356.8 SF (71%)  
 PORCELAIN TILE 243.4 SF (59%)  
 BRICK 1042.4 SF (68%)  
 (68% MASONRY)

1842 SF TOTAL  
 OVERALL PERCENTAGE OF MASONRY (72%)

**NOTE:** BUILDING SIGNAGE SUBJECT TO SEPARATE APPROVAL- SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

PROJECT NUMBER  
**12-26**

REVISIONS  
 1-CITY REVIEW  
 1-18-2  
 1-CITY REVIEW  
 1-1-2

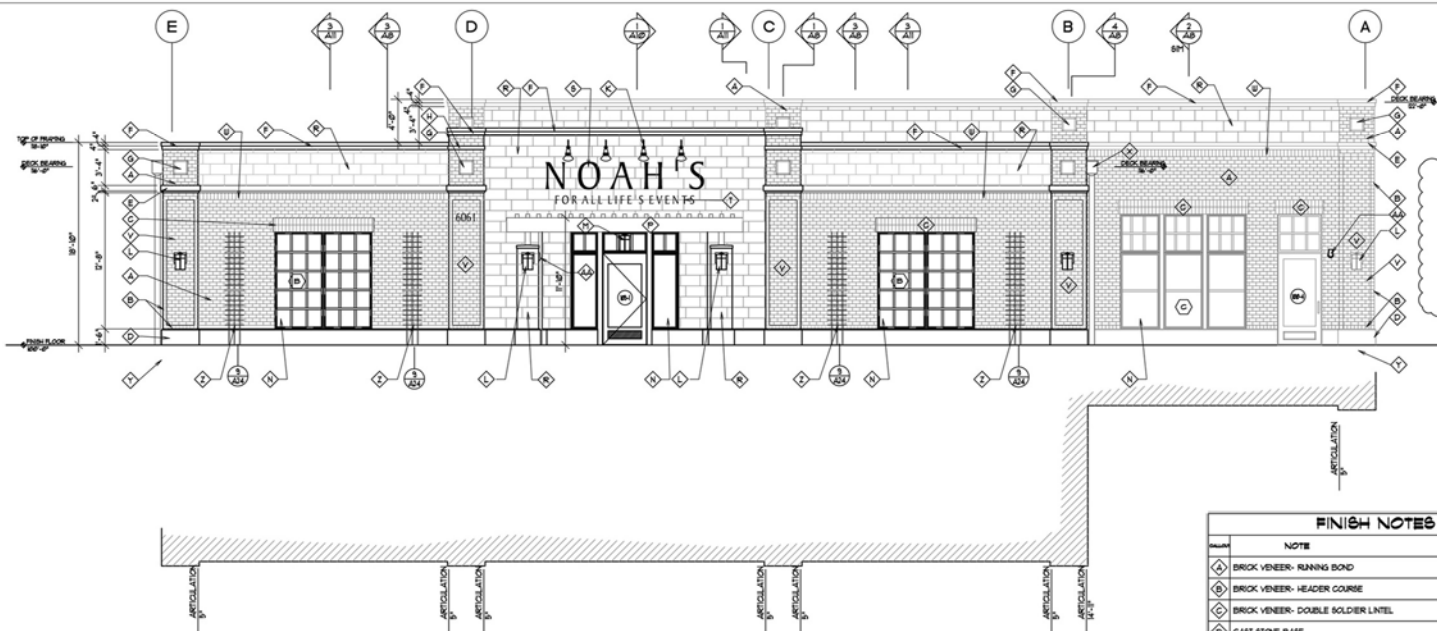
SHEET TITLE  
**EXTERIOR ELEVATIONS**

PROJECT/OWNER  
**NOAH'S RICHARDSON**  
 APPX. 2300 NORTH GLENNVILLE DR.  
 RICHARDSON, TEXAS 75082

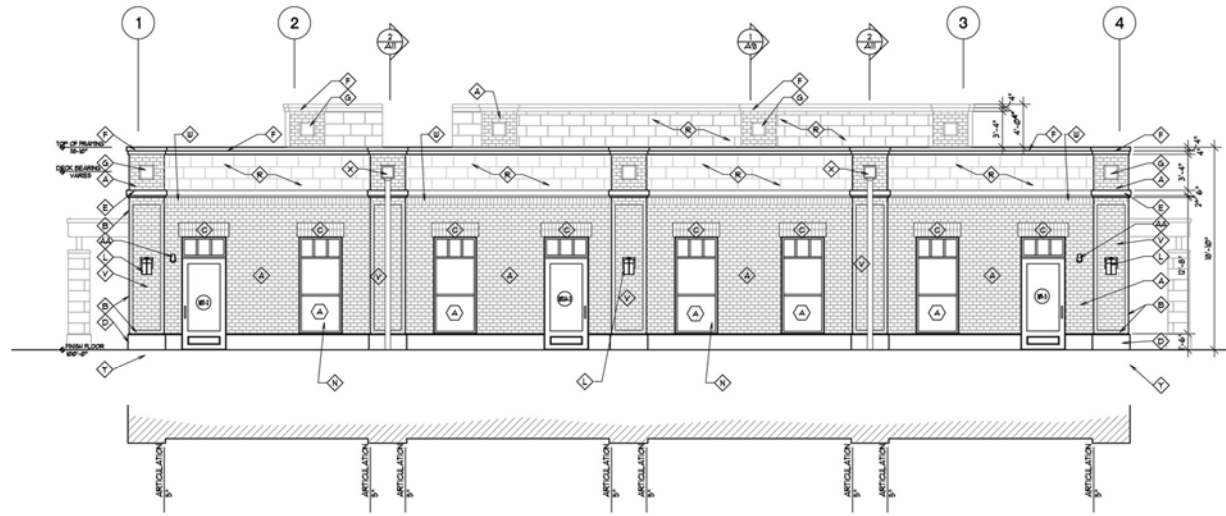
ARCHITECT  
**NICHOLS • NAYLOR**  
 ARCHITECTS  
 1145 EAST WASHINGTON AVENUE SUITE 250  
 SALT LAKE CITY, UTAH 84103 407-3320

DATE  
**16 JULY 2022**

SHEET NUMBER  
**A2**



1 SOUTH EXTERIOR ELEVATION  
SCALE: 3/8" = 1'-0" FEET



2 WEST EXTERIOR ELEVATION  
SCALE: 3/8" = 1'-0" FEET

**MATERIAL QUANTITIES**

CAST STONE	340.6 sf. (6%)
PORCELAIN TILE	741 sf. (28%)
BRICK	1802.2 sf. (49%)
(69% MASONRY)	
702.8 sf. TOTAL	
OVERALL PERCENTAGE OF MASONRY (72%)	

**FINISH NOTES / SCHEDULE**

SYMBOL	NOTE	COLOR
⬠	BRICK VENEER- RUNNING BOND	ACHE BRICK "TEXAS HIGHLANDER"
⬠	BRICK VENEER- HEADER COURSE	ACHE BRICK "TEXAS HIGHLANDER"
⬠	BRICK VENEER- DOUBLE SOLDIER LATEL	ACHE BRICK "TEXAS HIGHLANDER"
⬠	CAST STONE BASE	CONTINENTAL CAST STONE #103
⬠	CAST STONE TRIM BAND	CONTINENTAL CAST STONE #103
⬠	CAST STONE CORNICE	CONTINENTAL CAST STONE #103
⬠	CAST STONE MEDALLION	CONTINENTAL CAST STONE #103
⬠	CAST STONE TRIM BAND	CONTINENTAL CAST STONE #103
⬠	NOT USED	
⬠	DECORATIVE WALL MOUNTED EXTERIOR GRADE LIGHT FIXTURE #1	APP. GOODENOCK BUILDING SIGNAGE LIGHTING-BRONZE
⬠	DECORATIVE WALL MOUNTED EXTERIOR GRADE LIGHT FIXTURE #2	QUOZEL HARMONY EXTERIOR SCENCE IMPERIAL BRONZE
⬠	DECORATIVE PENDANT HUNG EXTERIOR GRADE LIGHT FIXTURE #3	QUOZEL HARMONY EXTERIOR PENDANT IMPERIAL BRONZE
⬠	7" INSULATED GLASS LOW E GLASS IN METAL CLAD WOOD WINDOW	SIERRA PACIFIC: ICI BROWN 1056
⬠	DECORATIVE STEEL CANOPY WITH POWDER COAT PAINT FINISH	TO MATCH SIERRA PACIFIC: ICI BROWN 1056
⬠	2"x4" COLOR BODY PORCELAIN TILE	MARAZZI TIMELESS COLLECTION "MARFIL CREAM"
⬠	BUILDING SIGNAGE- NOAH'S	
⬠	BUILDING SIGNAGE- FOR ALL LIFE'S EVENTS	
⬠	BUILDING ADDRESS SIGNAGE- 4061	
⬠	BRICK VENEER- RECESSED 1/4" BY REDUCING AIR GAP BEHIND	ACHE BRICK "TEXAS HIGHLANDER"
⬠	BRICK VENEER-SOLDIER COURSE	ACHE BRICK "TEXAS HIGHLANDER"
⬠	PRE FINISHED ALUMINUM CONDUCTOR HEAD W/ PRE FINISHED 6" DIAMETER DOWNPOUT	
⬠	FOUNDED IN PLACE CONCRETE FOOTING AND FOUNDATION	
⬠	STEEL TRUSS IS WITH POWDER COAT FINISH	TO MATCH SIERRA PACIFIC: ICI BROWN 1056
⬠	EMERGENCY EGRESS LIGHT FIXTURE- SEE ELECTRICAL DIAG.	

NOTE: BUILDING SIGNAGE SUBJECT TO SEPARATE APPROVAL- SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

**MATERIAL QUANTITIES**

CAST STONE	253.0 sf. (8%)
PORCELAIN TILE	393 sf. (24%)
BRICK	975 sf. (58%)
(76% MASONRY)	
1621 SF. TOTAL	
OVERALL PERCENTAGE OF MASONRY (72%)	

PROJECT NUMBER  
12-26

REVISIONS  
 1-CITY REVIEW  
 1-18-2  
 2-CITY REVIEW  
 8-7-2

SHEET TITLE  
SCHEMATIC ELEVATIONS

PROJECT/OWNER  
NOAH'S RICHARDSON  
 APPX. 2300 NORTH GLENVILLE DR.  
 RICHARDSON, TEXAS 75082

ARCHITECT  
NICHOLS • NAYLOR  
 ARCHITECTS  
 SUITE 250  
 1155 EAST WILMINGTON AVENUE  
 SALT LAKE CITY, UTAH 84106 (801) 487-3330

DATE  
16 JULY 2012

SHEET NUMBER  
A3

# **Agenda**

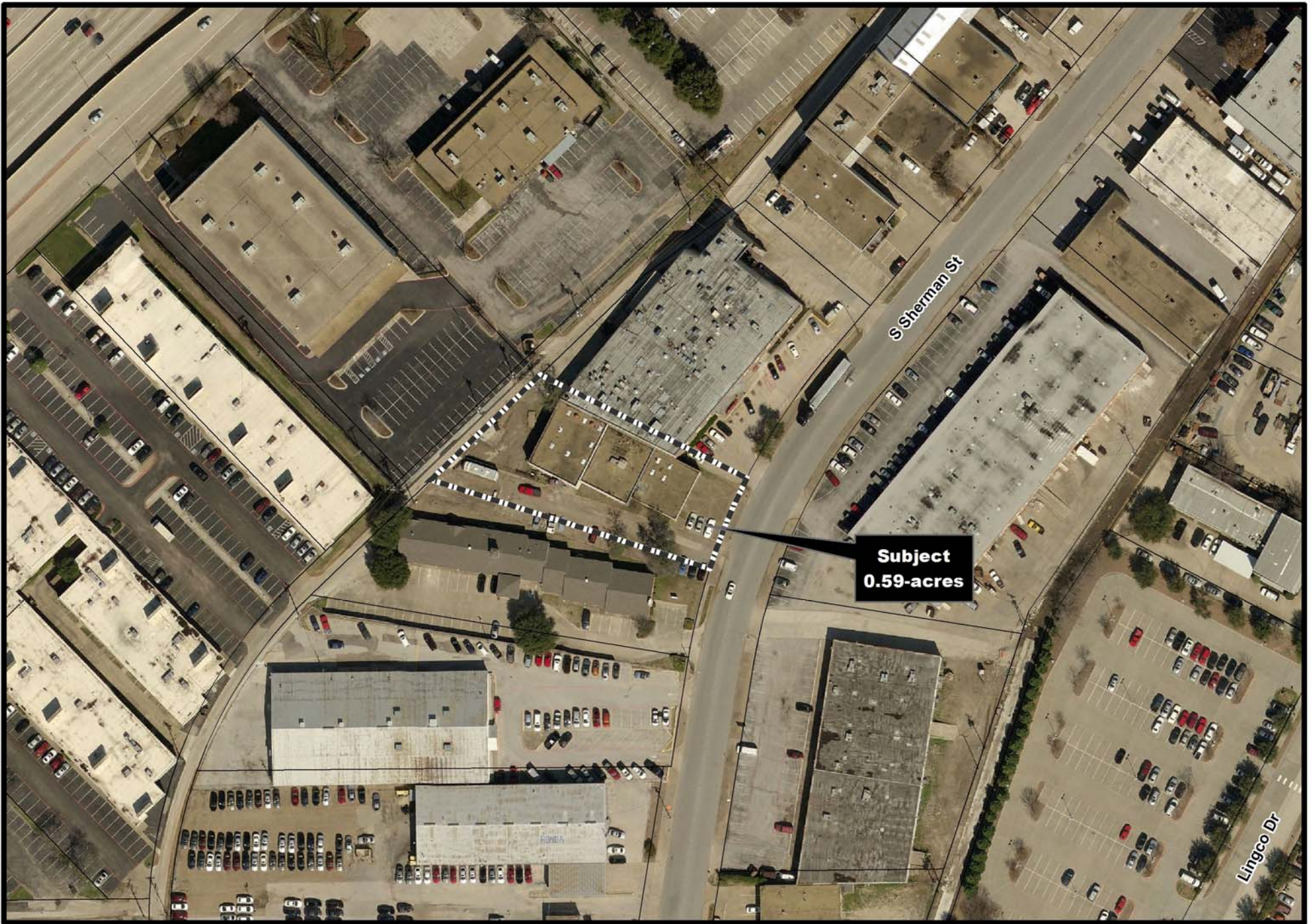
## **Item 3**

# **Sara Grocery Off-Site Parking Lot**

## Attachments:

1. Locator
2. Site Plan Staff Report
3. Site Plan
4. Landscape Plan Staff Report
5. Landscape Plan
6. Approved Concept Plan
  - a. Site Plan
  - b. Landscape Plan





**Off-Site Park Lot for Sara Grocery and Bakery  
808 S. Sherman Street**





**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
October 16, 2012**

**Site Plan**

**PROJECT SUMMARY**

**Project:** Sara Grocery Parking Lot

**Location:** 808 S. Sherman Drive

**Request:** The site plan reflects the development of a 66 space parking lot.

The Spring Valley Station District requires parking for *existing* developments to be located on the same platted lot as the structure; however, in June 2012, the City Council approved the Concept Plan for the proposed parking lot with the exception that the parking lot serve as the required parking for the adjacent Sara Grocery. No additional exceptions are being requested with this application.

The proposed site plan complies with the approved Concept Plan, the Comprehensive Zoning Ordinance, the Subdivision and Development Code, and the Spring Valley Station District guidelines.

**CPC Action:** Final Decision

**BACKGROUND**

**Zoning:** PD Planned Development District  
**Ordinance:** 3831-A

**Tract Size:** 0.59-acres (25,907 square feet)

**Development Plan Review:** Property within the Spring Valley Station District requires a two-step approval process. A Concept Plan, including scaled plans, architectural images, and description of building materials must be approved by the City Council, after recommendation from the City Plan Commission. Following approval of the Concept Plan, Development Plans must be approved by the

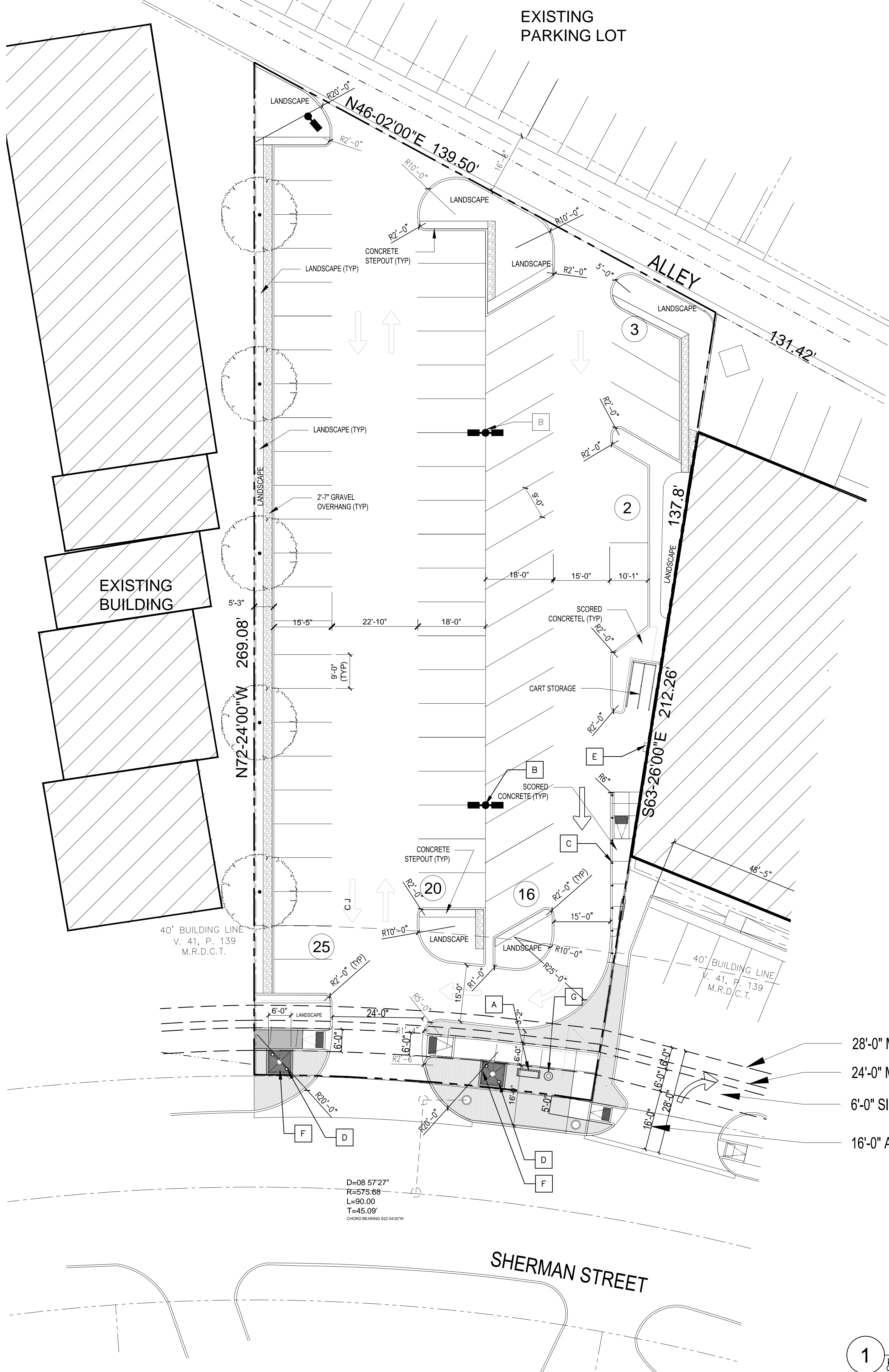
Commission. The Concept Plan for the subject development was approved in June 2012.

**Staff Comments:**

The proposed site plan reflects the development of a parking lot with 66 spaces. The intent of the parking lot is to satisfy the parking requirements for the adjacent Sara Grocery and Bakery located at 750 S. Sherman St. As presented, 93 spaces are required for Sara Grocery and Bakery; however currently, there are only 27 on-site spaces. With the development of the 66 spaces within the proposed parking, the total number of spaces available to Sara Grocery and Bakery will be 93, meeting ordinance requirements.

To accommodate that proposed parking lot, the existing 7,632 square foot office/warehouse building located at 808 S. Sherman St. will be demolished.





**Site Summary**

Site	0.59-acres: 25,907 square feet		
Zoning	(PD) Planned Development under Ordinance 3831		
Parking	Retail	1/333 for first 10,000; 1/200 thereafter	18,200 s.f.
	Bakery	1/400 s.f.	8,800 s.f.
Total Req:			93
Provided:	(750 S. Sherman)		27
	(808 S. Sherman)		66
	Total Provided		93

Area Regulations	Amenity Zone	Yard	Minimum BTL	Maximum BTL
Sherman Street Without on-street parking	16'	8'-12'	24'	28'
Provided	16'	8'-12'	24'	28'

**Amenity Zone**  
An Amenity Zone must be provided along all street frontages for placement of required street trees and optional street furnishings. Except for the street tree wells, the amenity zone must be paved with specialty paving as approved by the City.  
Street trees must be planted at 40 feet on center, except that the spacing may be adjusted as necessary to accommodate access, lights, property lines, or other conditions which make it impractical to maintain the required spacing.  
Underground bubbler irrigation is required and shall be installed on a zone separate from other landscaping areas. Irrigation must be designed to deliver the appropriate amount of water to each tree with minimum waste.  
Up-lighting and electrical outlets shall be incorporated within the tree wells.

**Sidewalk**  
A minimum 6' wide unobstructed continuous scored concrete sidewalk must be provided within the yard.  
**Exception ( Approved with Concept Plan )**  
Required parking on a lot separate from the main use.

**AMENITIES PLAN LEDGEND:**  
(REFER TO SHEET SP2 & SP3)

- A SITE BENCH
- B SITE LIGHTING POLE
- C SIDEWALK LIGHT BOLLARD
- D TREE UP LIGHT
- E WALL PACK LIGHTING
- F TREE GRATE 6'X6'
- G TRASH RECEPTICAL
- GRAVEL OVERHANG
- PAVERS
- 6'X6' TREE GRATE W/UP LIGHTS

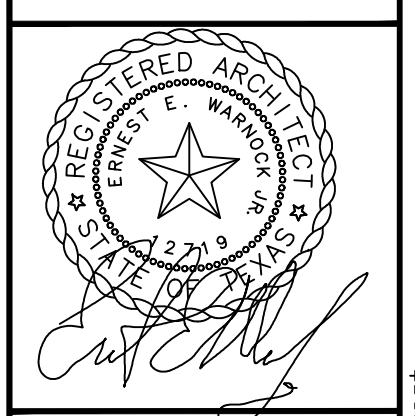
**OWNER:**  
IMAD INC.  
2518 Spring Hill Lane  
Garland, Tx 75044  
Contact Person: Samer Moussa  
PH (972) 672-7797

LAND USE AREA - 808 SHERMAN STREET	
TOTAL SITE	= 25,907 SF
LANDSCAPE AREA	= 4,438 SF (21.2 %)
NON-PERVIOUS AREA	= 21,469 SF (88.8 %)

LAVINIA McCOMMAS SURVEY  
ABSTRACT NO. 927,  
LOT 3, BLOCK A  
OF THE LING EXPRESSWAY CENTER  
ADDITION  
VOL. 41, PAGE 139, DALLAS COUNTY

**1 SITE PLAN - ( OFF SITE PARKING )**  
SCALE: 1/16"=1'-0"

**ARCHITECTS FORUM**  
• Designers • Builders •  
• Planners • Construction Managers •  
2834 Sunny Hill Lane  
Dallas, Texas 75234  
Ph. 972-757-7551  
Fax 972-241-0367



**Q1**  
ENERGY SYSTEMS, INC.  
P.O. 550716  
Dallas, Texas 75355  
(214) 348-9588

DATE	REV. No.	DESCRIPTION
2/18/2012	IP	ISSUE FOR PERMIT
5/7/2012	REV 2	CITY COUNCIL REVIEW
6/14/2012	REV 3	DEVELOPMENT REVIEW COMMENTS
8/22/2012	REV 4	DEVELOPMENT REVIEW COMMENTS
9/24/2012	REV 5	DEVELOPMENT REVIEW COMMENTS
10/10/2012	REV 6B	DEVELOPMENT REVIEW COMMENTS

Lot 3, Block A  
Ling Expressway Center  
McCormas Survey,  
Abstract No. 927  
City of Richardson,  
Dallas County, Texas

Off Street Parking  
Sara's  
Grocery & Bakery  
808 Sherman Road  
Richardson, TX 75081

PROJECT No. 01252012.01  
DATE: 02/02/2012  
DRAWN BY: EEW  
APPROVED BY:

DRAWING TITLE  
**SITE PLAN**

SHEET NO.  
**SP-1**  
1 of 5

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**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
October 16, 2012**

**Landscape Plan**

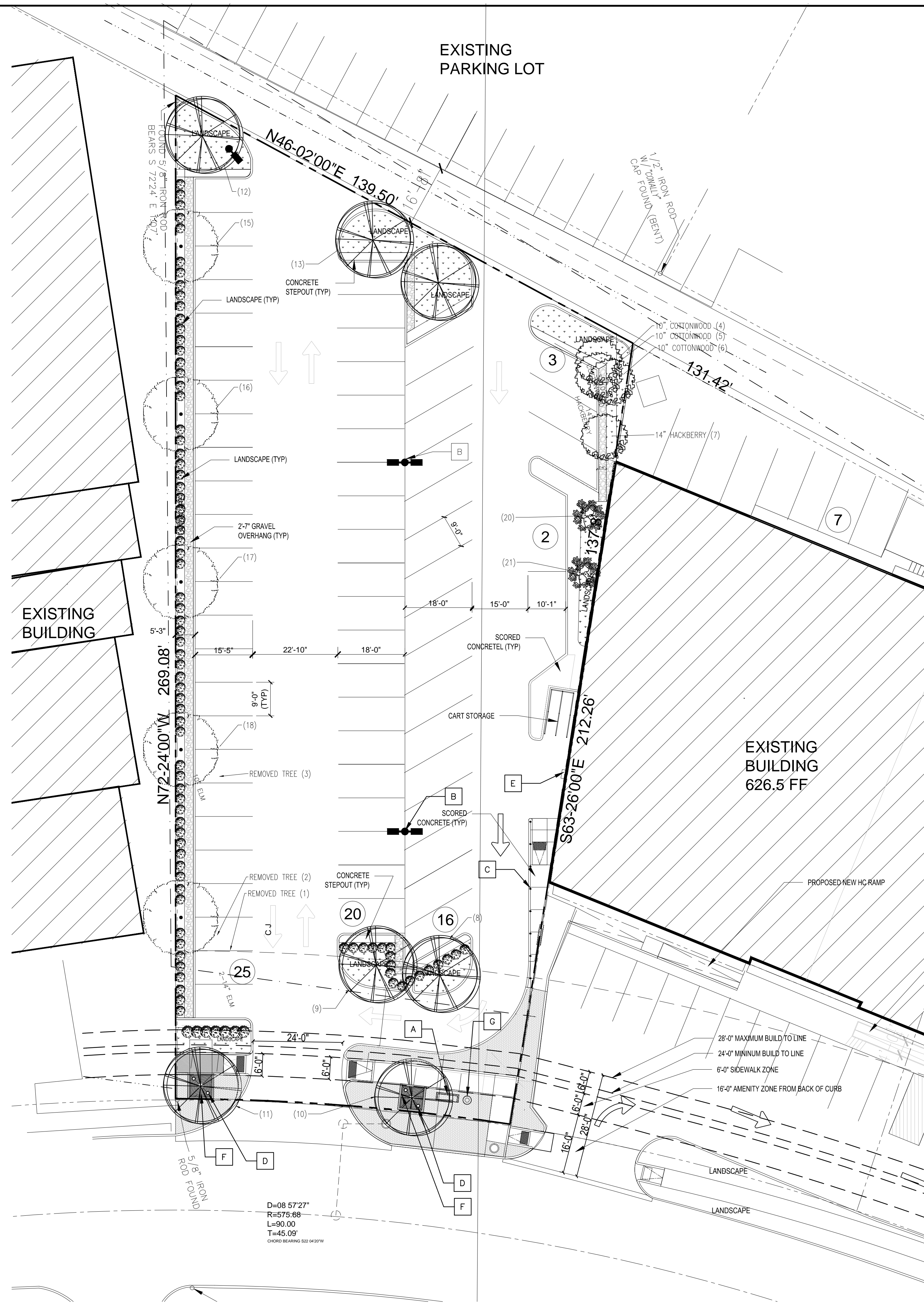
**PROJECT SUMMARY**

<b>Project:</b>	<b>Sara Grocery Parking Lot</b>
<b>Location:</b>	808 S. Sherman Drive
<b>Staff Comments:</b>	The proposed landscape plan reflects the development of a 66 space parking lot that serves as the required parking for the adjacent Sara Grocery store. As shown, the landscape plan conforms to the Spring Valley Station District regulations, City landscape design guidelines and the approved Concept Plan.
<b>CPC Action:</b>	<b>Final Action</b>

**BACKGROUND**

<b>Landscape Design:</b>	<p>In accordance with the Spring Valley Station District design guidelines, the proposed landscape plan reflects a sixteen foot wide Amenity Zone with pavers, planted with Bald Cypress street trees within 6' x 6' tree grates with up lighting.</p> <p>Along the southern property line, Dwarf Indian Hawthorn shrubs provide parking lot screening, and additional Bald Cypress trees are planted within internal parking lot landscape islands.</p>
<b>Tree removal/preservation:</b>	<p>To accommodate the proposed parking lot, three (3) existing Elm Trees will be removed from the site. To mitigate the loss in existing trees, the applicant has provided five (5) additional Live Oaks along the southern property line.</p> <p>Along the alley, three (3) existing Cottonwood trees and one (1) existing Hackberry tree will remain.</p>





EXISTING TREE INVENTORY				EXISTING	EXISTING	REMARKS
COMMON NAME	LATIN NAME	SIZE	REMAIN	REMOVE	REMOVE FOR PARKING	
1 ELM	Ulmus parvifolia	14"		REMOVE	REMOVE FOR PARKING	
2 ELM	Ulmus parvifolia	14"		REMOVE	REMOVE FOR PARKING	
3 ELM	Ulmus parvifolia	10"		REMOVE	REMOVE FOR PARKING	
4 COTTONWOOD	Populus deltoides	10"	REMAIN			
5 COTTONWOOD	Populus deltoides	10"	REMAIN			
6 COTTONWOOD	Populus deltoides	10"	REMAIN			
7 HACKBERRY	Celtis occidentalis	14"	REMAIN			

**PLANTING PLAN SCHEDULE:**

- ASIATIC JASMINE (TRACHELOSPERMUM ASIATICUM) 4" POTS & 9" OC
- DWARF INDIAN HAWTHORN (RAPHIOLEPIS INDICA DWARF CULTIVARS) 2 GAL. 30" OC; QUANTITY 100
- 4" CALIPER 40' SPACING, BALD CYPRESS (TAXODIUM DISTICHUM) QUANTITY 8
- 4" CALIPER 40' SPACING, LIVE OAK (QUANTITY 5)
- 3" CALIPER 40' SPACING, CREEP MYRTLE (TAXODIUM DISTICHUM) QUANTITY 2
- EXISTING TREES REFER TO EXISTING TREE INVENTORY

**LANDSCAPE PLAN NOTES:**

- All landscape area shall be irrigated by an automatic underground irrigation system equipped with and operating rain and freeze sensors.
- All bed areas shall be separated from turf areas by steel edging.
- The property owner must maintain all landscape in accordance with the landscape plan approved by the City Plan Commission.
- Landscape materials within designated site visibility triangles and parking islands must be less than 24" in height for ground cover and shrubs and lower tree limbs must be a minimum of 7' from the adjacent ground.

**AREA USE TABULATION - 808 SHERMAN STREET**

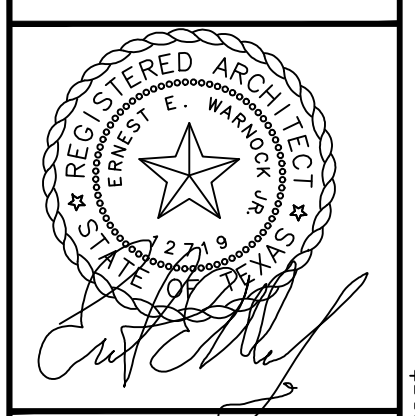
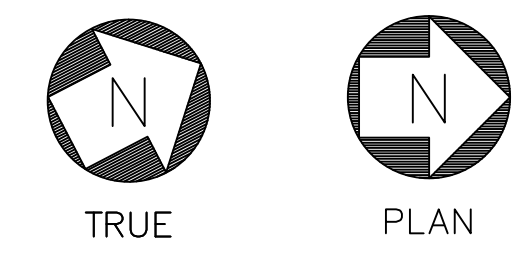
TOTAL AREA	- 25,907 SF
LANDSCAPE AND PERVIOUS AREA	2,689 SF (10.4%)
PERVIOUS AREA	25,907 SF (89.6%)

**AMENITIES PLAN LEDGEND:**  
(REFER TO SHEET SP2 & SP3)

- SITE BENCH
- SITE LIGHTING POLE
- SIDEWALK LIGHT BOLLARD
- TREE UP LIGHT
- WALL PACK LIGHTING
- TREE GRATE 6'X6'
- TRASH RECEPTICAL
- GRAVEL OVERHANG
- PAVERS
- 6'x6' TREE GRATE W/UP LIGHTS

**1 LANDSCAPE PLAN - (OFF SITE PARKING)**

SCALE: 1/16"=1'-0"



DATE	REV. No.	DESCRIPTION
2/18/2012	IP	ISSUE FOR PERMIT
5/7/2012	REV 2	CITY COUNCIL REVIEW
6/14/2012	REV 3	DEVELOPMENT REVIEW COMMENTS
8/22/2012	REV 4	DEVELOPMENT REVIEW COMMENTS
9/24/2012	REV 5	DEVELOPMENT REVIEW COMMENTS
10/10/2012	REV 6B	DEVELOPMENT REVIEW COMMENTS

Lot 3, Block A  
Ling Expressway Center  
1 McCormick Survey,  
Abstract No. 927  
City of Richardson,  
Dallas County, Texas

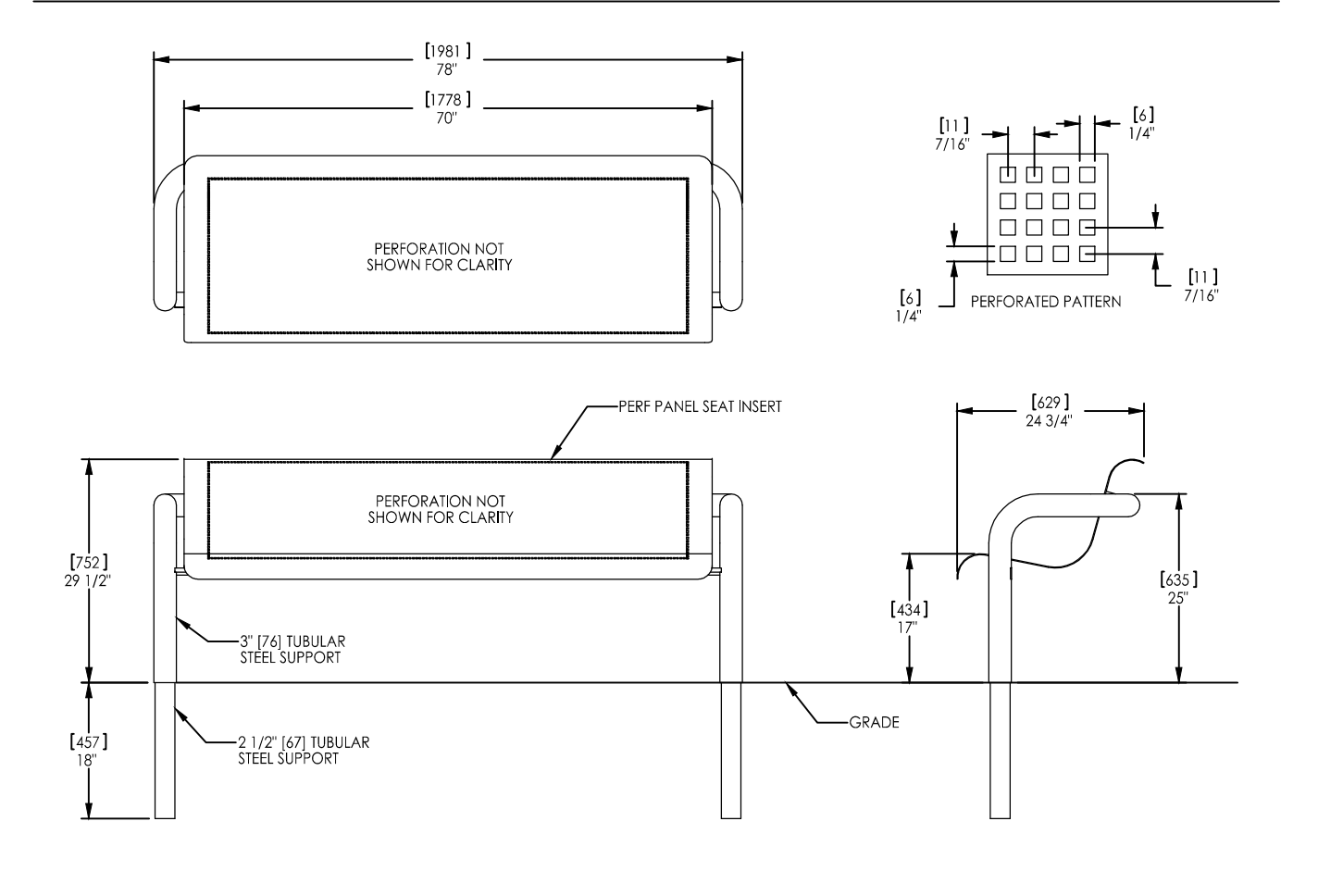
**Off Street Parking**  
**Sara's**  
**Grocery & Bakery**  
808 Sherman Road  
Richardson, TX 75081

PROJECT No. 01252012.01  
DATE: 02/02/2012  
DRAWN BY: EEW  
APPROVED BY:

DRAWING TITLE  
**LANDSCAPE PLAN**

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**ARCHITECTS FORUM**

• Designers • Builders •  
 • Planners • Construction Managers •

2834 Sunny Hill Lane  
 Dallas, Texas 75234  
 Ph. 972-757-7551  
 Fax 972-541-0367

**Q1**  
 ENRGY SYSTEMS, INC.  
 P.O. 550716  
 Dallas, Texas 75355  
 (214) 348-9588

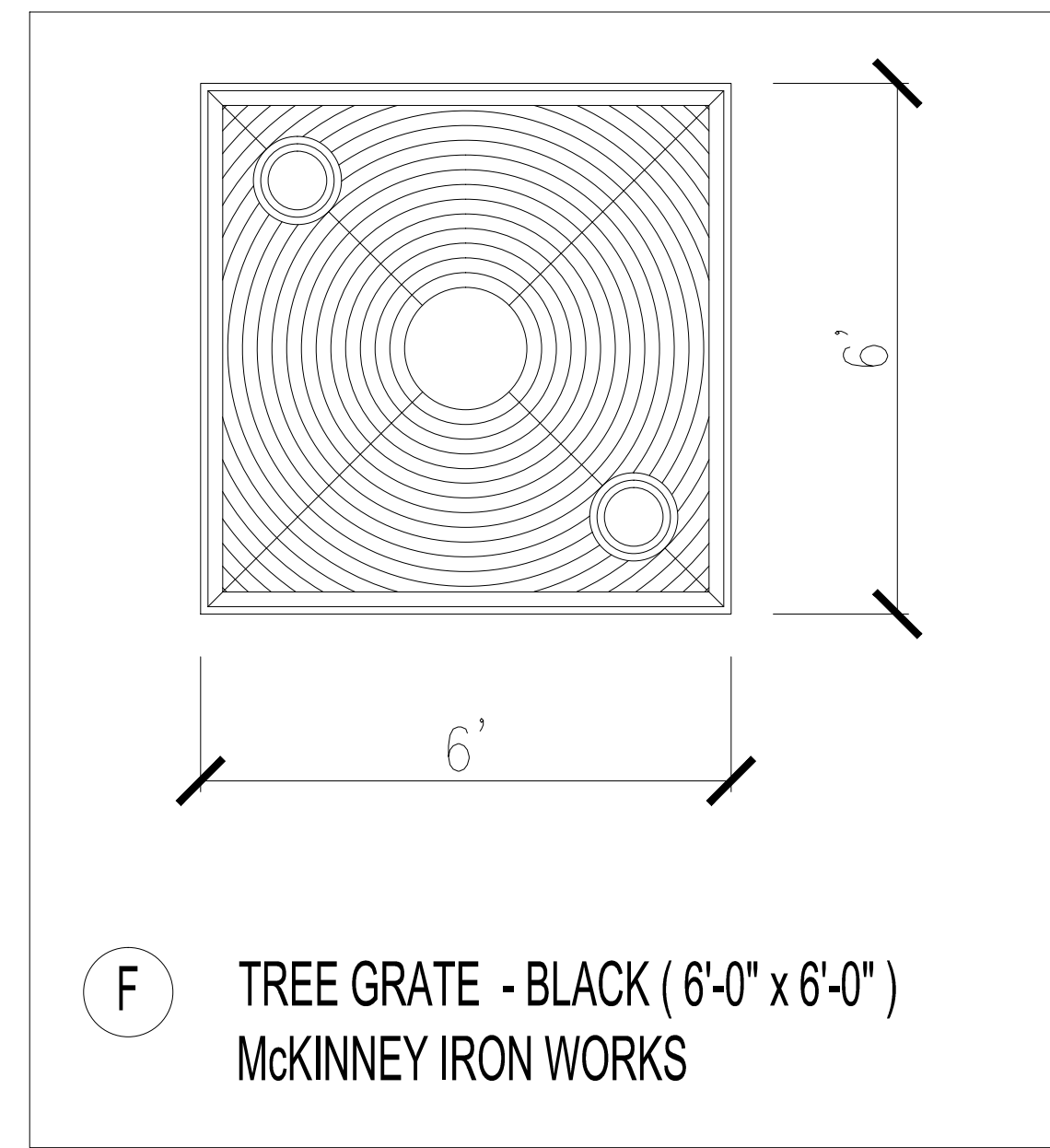
**A** BENCH SEAT EMBED - BLACK STEEL LANDSCAPE FORMS

**B** SITE POLE LIGHTING BLACK KIM LIGHTING

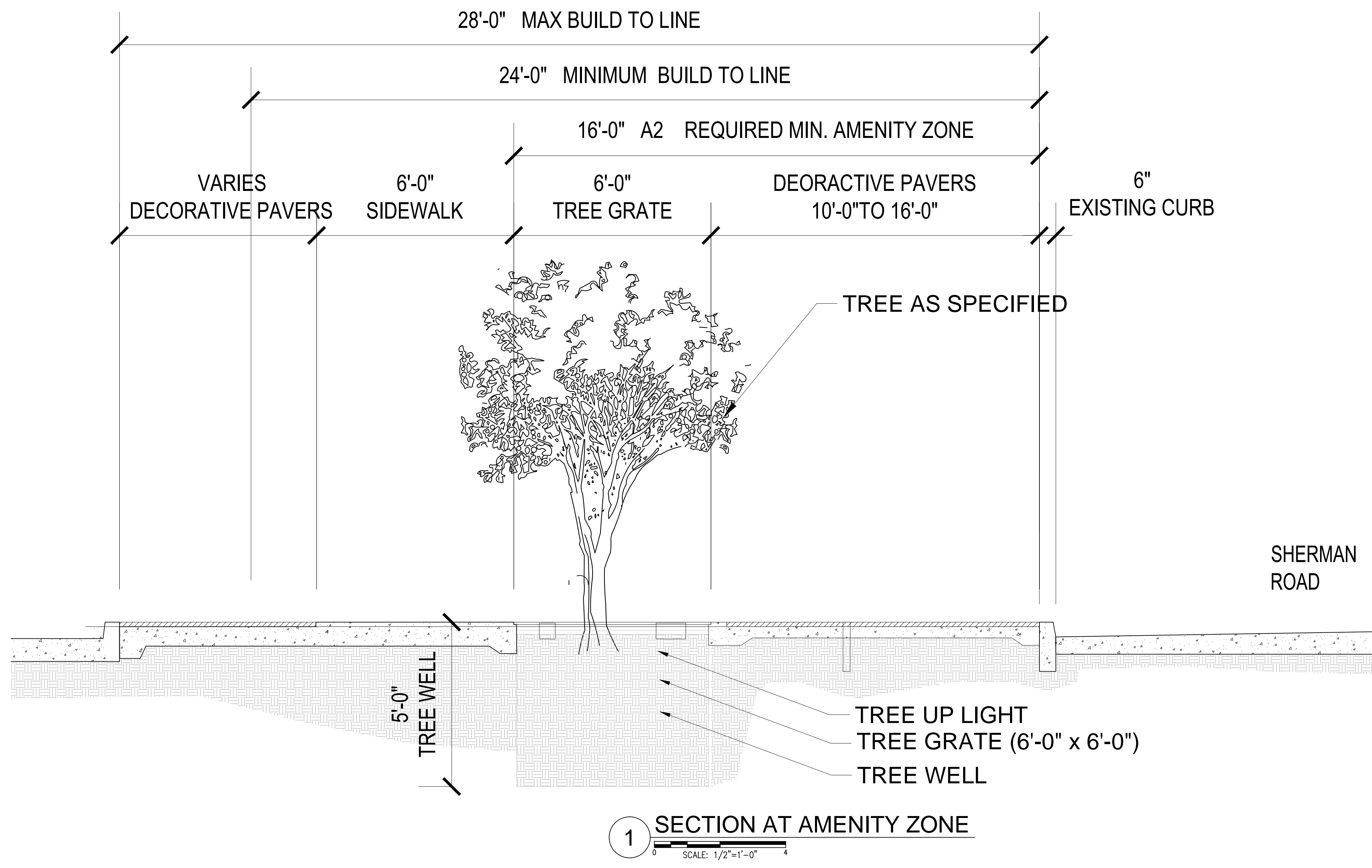
**C** SIDE WALK BOLLARD LIGHTING BLACK KIM LIGHTING

**D** TREE WELL UP-LIGHT BLACK KIM LIGHTING

**E** WALL PACK LIGHTING BLACK KIM LIGHTING



**G** TRACH RECEPTICAL BLACK STEEL LANDSCAPE FORMS POE SERIES



DATE	REV. No.	DESCRIPTION
2/18/2012	IFP	ISSUE FOR PERMIT
5/7/2012	REV 2	CITY COUNCIL REVIEW
6/14/2012	REV 3	DEVELOPMENT REVIEW COMMENTS
8/22/2012	REV 4	DEVELOPMENT REVIEW COMMENTS
9/24/2012	REV 5	DEVELOPMENT REVIEW COMMENTS
10/10/2012	REV 6B	DEVELOPMENT REVIEW COMMENTS

Lot 3, Block A  
 Ling Expressway Center  
 I.Mocommas Survey,  
 Abstract No. 927  
 City of Richardson,  
 Dallas County, Texas

Off Street Parking  
 Sara's  
 Grocery & Bakery  
 808 Sherman Road  
 Richardson, TX 75081

PROJECT No. 01252012.01  
 DATE: 02/02/2012  
 DRAWN BY: EEW  
 APPROVED BY:

DRAWING TITLE  
**AMENITY SECTION & MATERIALS**

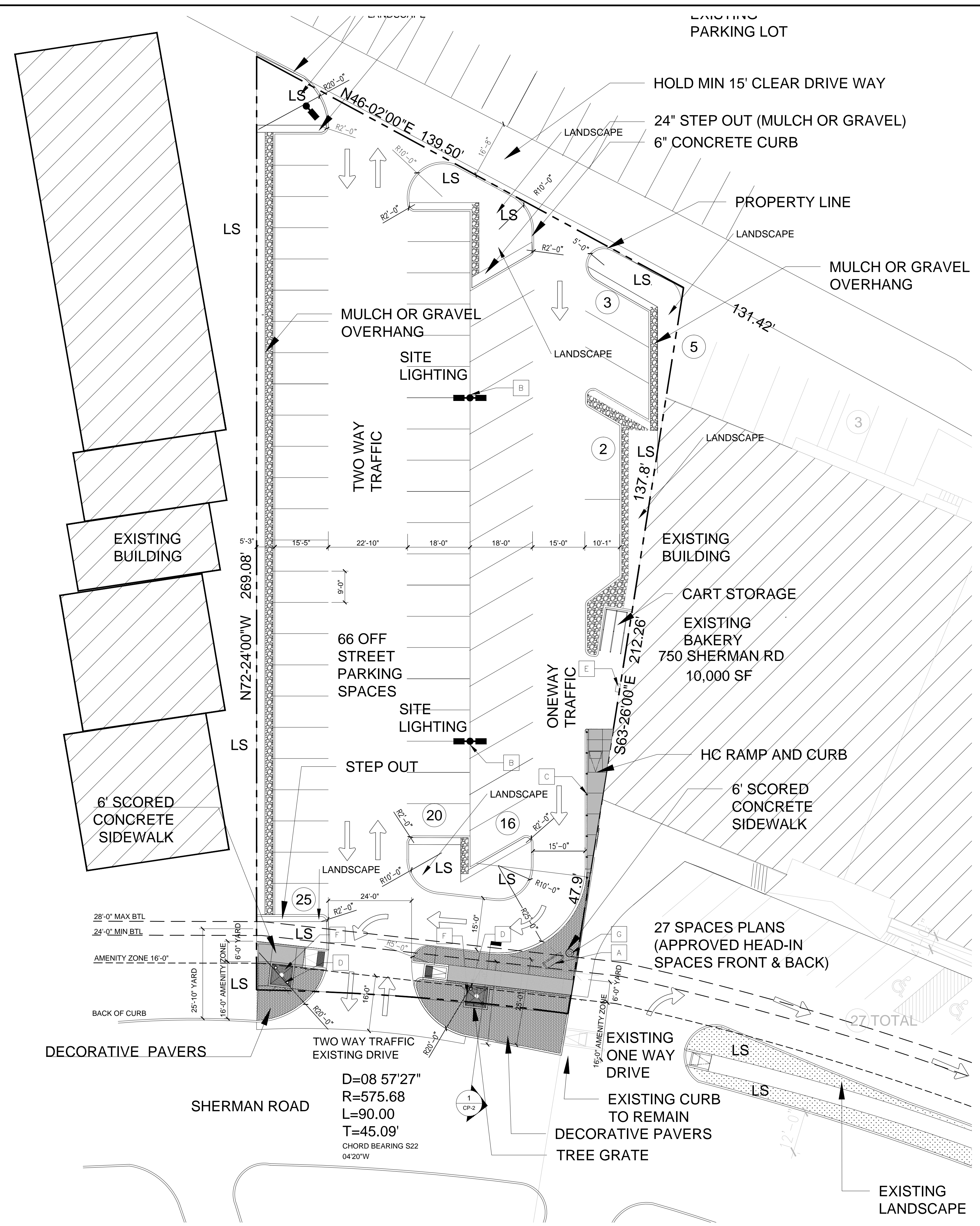
SHEET NO.  
**SP-2**  
 2 of 5

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**Concept Plans  
Approved July 2012**





**Site Summary**

Site				0.59-acres: 25,907 square feet
Zoning				(PD) Planned Development under Ordinance 3831
Parking	Retail	1/333 for first 10,000; 1/200 thereafter	18,200 s.f.	71
	Bakery	1/400 s.f.	8,800 s.f.	22
	Total Req:			93
Provided:	On-site (750 S. Sherman)			27
	Off-Site (808 S. Sherman)			66
	Total Provided			93

Area Regulations				
	Amenity Zone	Yard	Minimum BTL	Maximum BTL
Sherman Street Without on-street parking	16'	8'-12'	24'	28'

**Amenity Zone**  
An Amenity Zone must be provided along all street frontages for placement of required street trees and optional street furnishings. Except for the street tree wells, the amenity zone must be paved with specialty paving as approved by the City.  
Street trees must be planted at 40 feet on center, except that the spacing may be adjusted as necessary to accommodate access, lights, property lines, or other conditions which make is impractical to maintain the required spacing.  
Underground bubbler irrigation is required and shall be installed on a zone separate from other landscaping areas. Irrigation must be designed to deliver the appropriate amount of water to each tree with minimum waste.  
Up-lighting and electrical outlets shall be incorporated within the tree wells.

**Sidewalk**  
A minimum 6' wide unobstructed continuous scored concrete sidewalk must be provided within the yard.

**Requested Exception**  
To permit required parking on a lot separate from the main use.

PROPOSED OFF STREET PARKING LOT (DEMO EXISTING BUILDING AT 808 SHERMAN STREET TO PROVIDE OFF STREET PARKING REQUIREMENTS.

808 SHERMAN STREET - OFF SITE PARKING FOR BAKERY AND GROCERY LOCATED AT 750 & 705 SHERMAN STREET

SITE 25,907 sf

PROPERTY LOCATED IN THE SPRING VALLEY STATION DISTRIC DEVELOPMENT REGULATIONS AND SUBJECT TO CITY OF RICHARDSON ORDINANCE NO. 3831.

PROPERTY LOCATED AT 808 SHERMAN RD. WILL BE UTILIZED AS OFF SITE PARKING FOR PROPERTIES LOCATED AT 752 & 750 SHERMAN RD. BAKERY AND GROCERY RESPECTIVELY.

LAVINIA McCOMMAS SURVEY ABSTRACT NO. 927, LOT 3, BLOCK A OF THE LING EXPRESSWAY CENTER ADDITION VOL. 41, PAGE 139, DALLAS COUNTY

**B CONCEPT SITE PLAN - ( OFF SITE PARKING )**  
SCALE: 1/16"=1'-0"

**ARCHITECTS FORUM**  
• Designers • Builders • Planners • Construction Managers •  
2804 Sunny Hill Lane Dallas, Texas 75234  
Ph. 972-757-7551 Fax 972-241-0367

04-08-2012

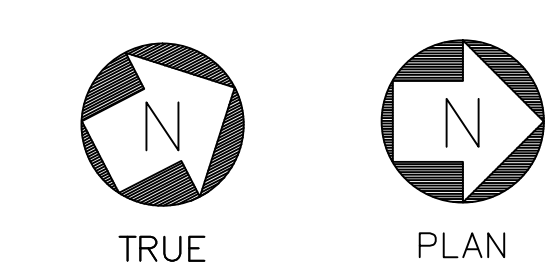
DATE	REV. No.	DESCRIPTION
03/01/2012	IFPCR	ISSUED FOR PRELIMINARY CITY REVIEW
05/07/2012	IFPDR	ISSUED FOR DEVELOPMENT REVIEW

**SARA'S GROCERY**  
Off Site Parking for  
750 & 752 Sherman Road  
Richardson, TX 75081

PROJECT No. 01252012.01  
DATE: 03/01/2012  
DRAWN BY:  
APPROVED BY:

DRAWING TITLE  
**CONCEPT SITE PLAN OFF SITE PARKING**  
SHEET NO.  
**CP-1**  
1 of 7

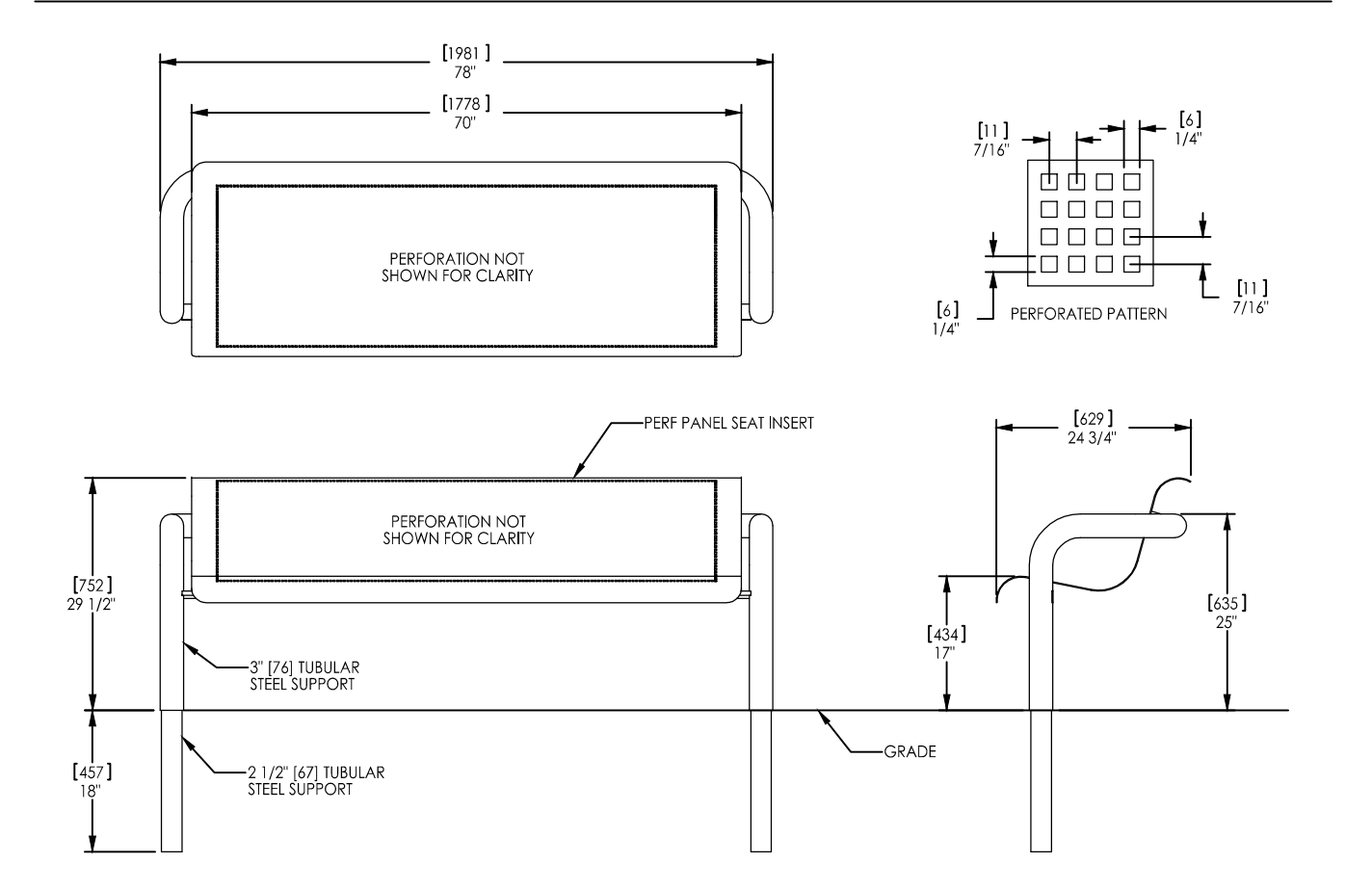
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**ARCHITECTS FORUM**

• Designers • Builders •  
 • Planners • Construction Managers •

2834 Sunny Hill Lane  
 Dallas, Texas - 75234  
 Ph. 972-757-7551  
 Fax 972-541-0367

REGISTERED ARCHITECT  
 EMERY E. WARDEN  
 STATE OF TEXAS

04-08-2012

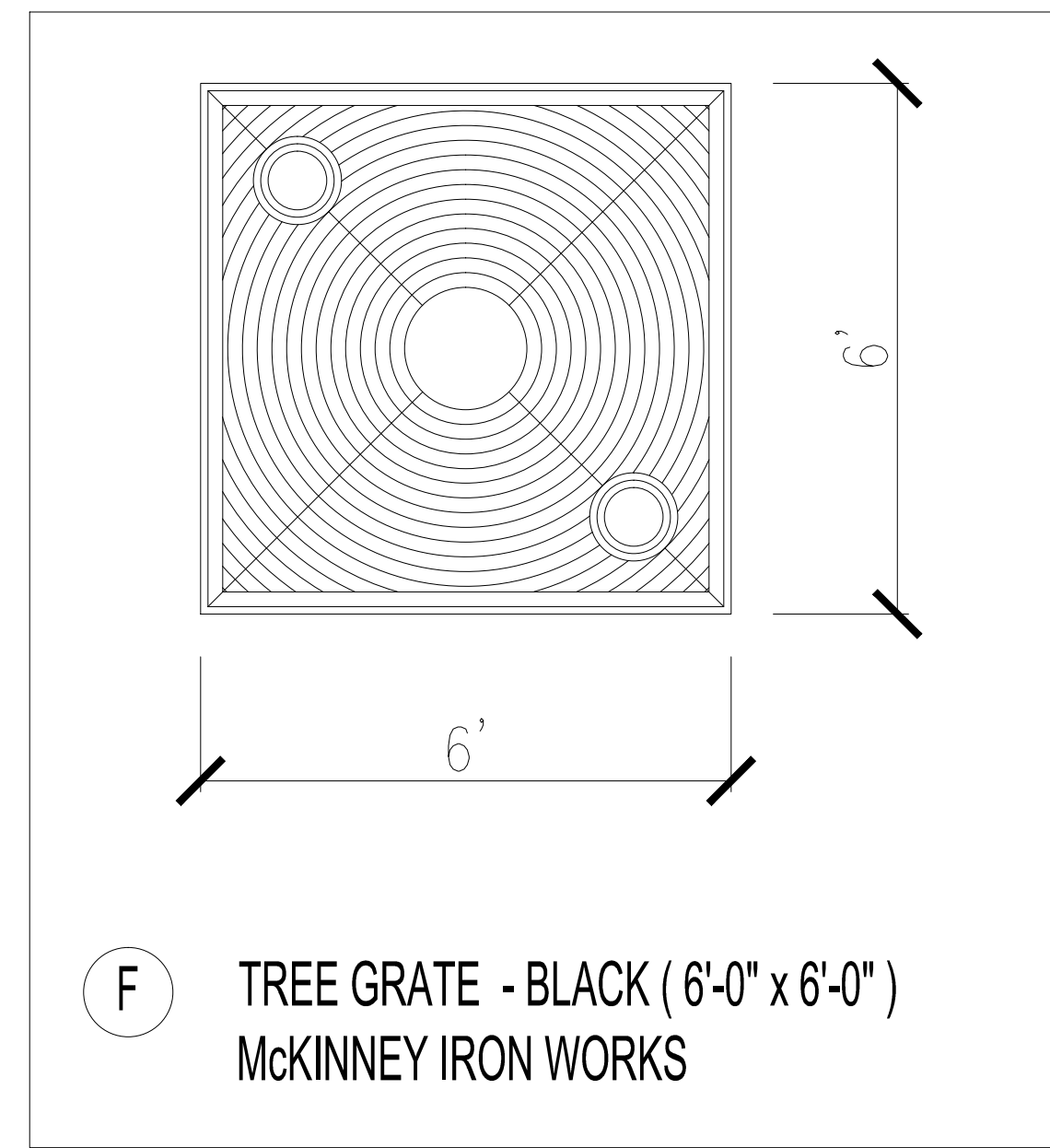
**A** BENCH SEAT EMBED - BLACK STEEL LANDSCAPE FORMS

**B** SITE POLE LIGHTING BLACK KIM LIGHTING

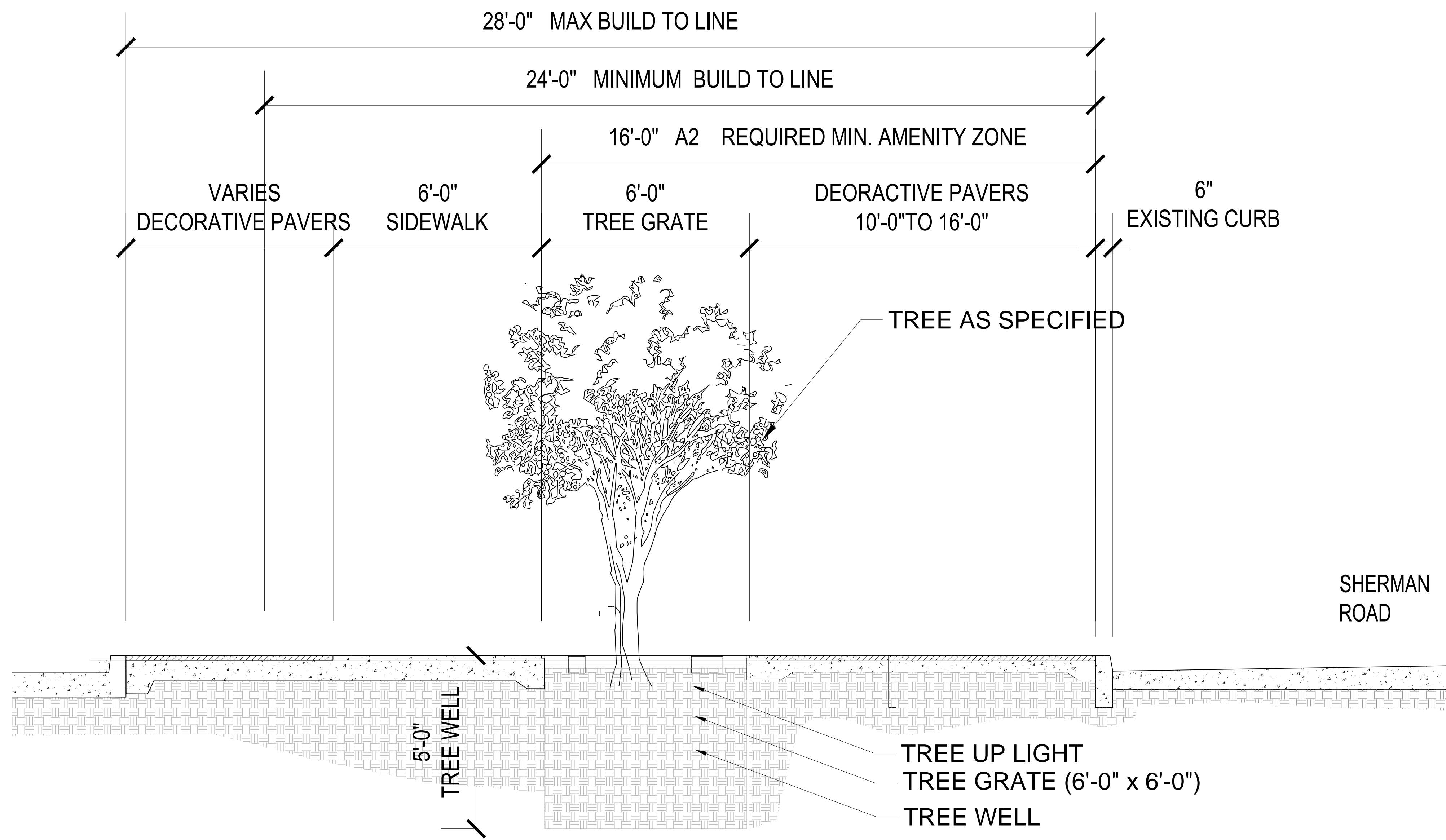
**C** SIDE WALK BOLLARD LIGHTING BLACK KIM LIGHTING

**D** TREE WELL UP-LIGHT BLACK KIM LIGHTING

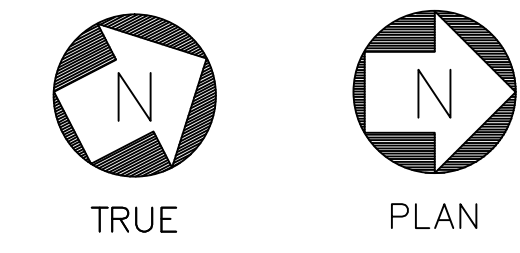
**E** WALL PACK LIGHTING BLACK KIM LIGHTING



**G** TRACH RECEPTICAL BLACK STEEL LANDSCAPE FORMS POE SERIES



**1** SECTION AT AMENITY ZONE  
 SCALE: 1/2" = 1'-0"



DATE	REV. NO.	DESCRIPTION
03/01/2012	IFPCR	ISSUED FOR PRELIMINARY CITY REVIEW
05/07/2012	IFPDR	ISSUED FOR DEVELOPMENT REVIEW
6/10/2012	2NDR	2ND RD REVIEW

**SARA'S GROCERY**  
 Off Site Parking for  
 750 & 752 Sherman Road  
 Richardson, TX 75081

PROJECT No. 01252012.01  
 DATE: 03/01/2012  
 DRAWN BY:

APPROVED BY:  
 DRAWING TITLE  
**AMENITY SECTION & MATERIALS**

SHEET NO.  
**CP-2**  
 2 of 3

MANUFACTURED BY LANDSCAPE FORMS POE SERIES  
 PH: 070001

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# **Agenda**

## **Item 4**



# **Greenway Addition**

(Companion to Agenda Item No. 2)

## Attachments:

1. Locator
2. Replat staff report
3. Replat



**Lots 8A and 9, Block 6  
Greenway Addition**



**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
October 16, 2012**

**Public Hearing on a Replat**

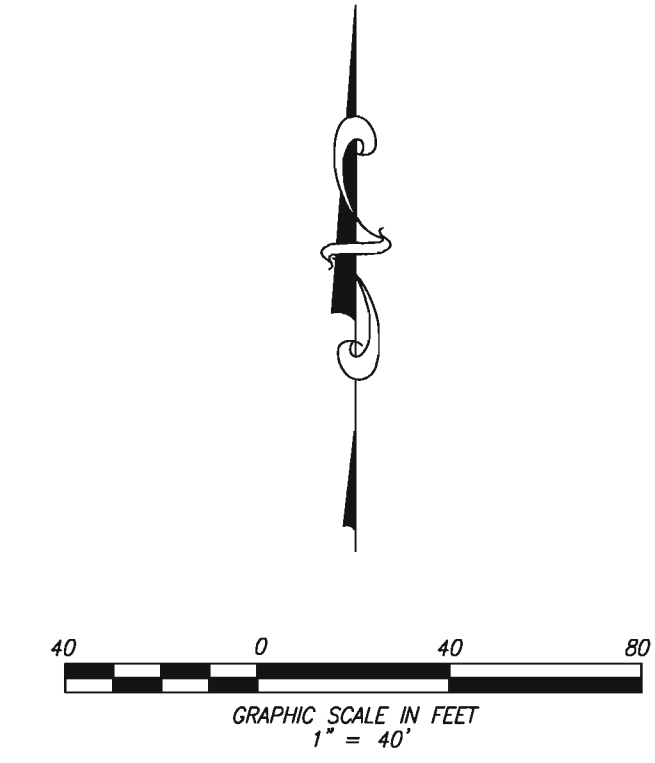
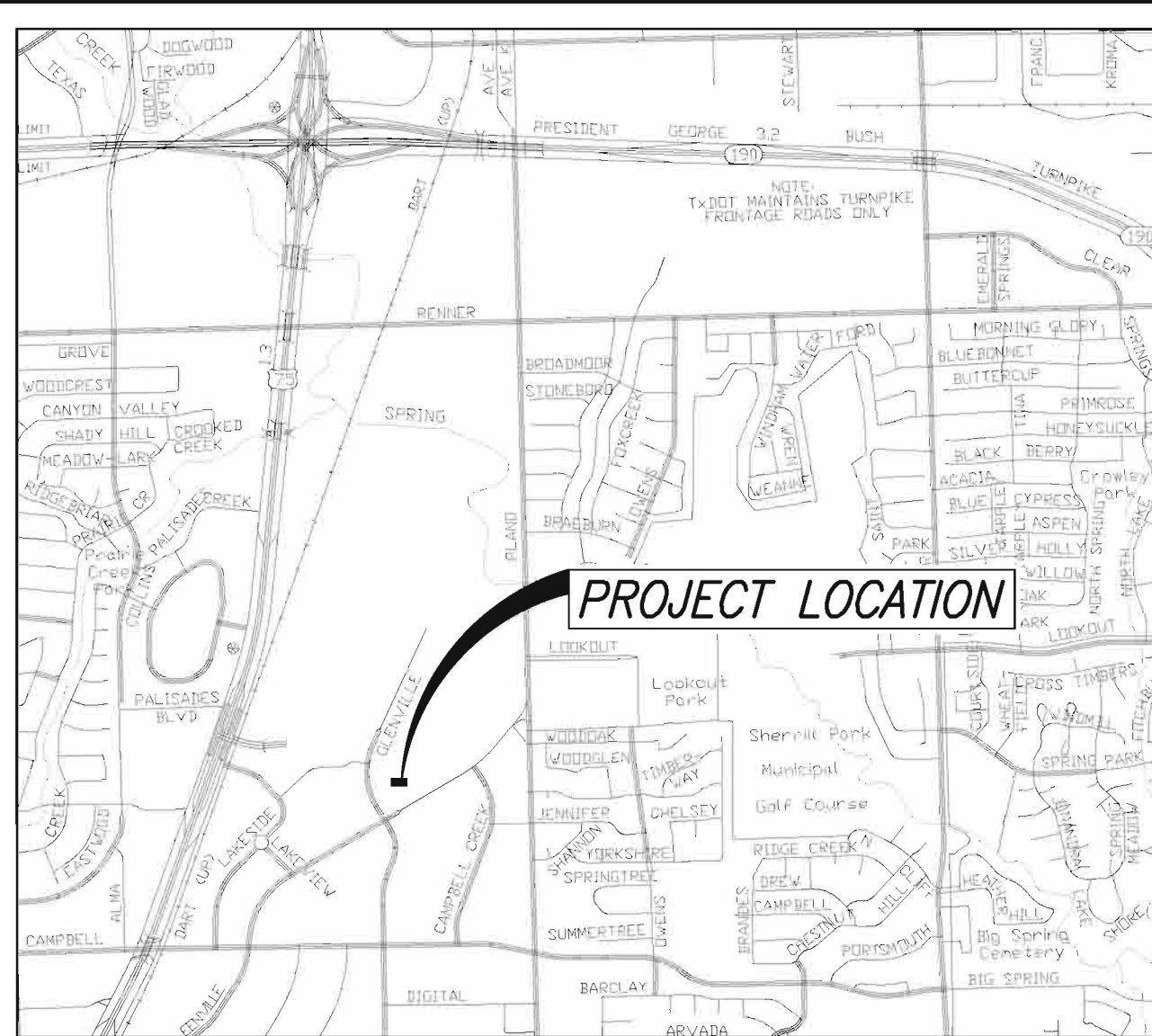
**PROJECT SUMMARY**

<b>Subdivision:</b>	<b>Lots 8A and 9, Block 6 of the Greenway Addition being a replat of Lot 8, Block 6 of the Greenway Addition.</b>
<b>Location:</b>	2210 Glenville Drive (Lot 8A) 2251 N. Greenville Avenue (Lot 9)
<b>Staff Comments:</b>	The purpose of this replat is to subdivide existing Lot 8 into two lots and to dedicate easements for the development of an event center on proposed Lot 9.  The replat complies with City subdivision regulations.
<b>CPC Action:</b>	<b>Final decision</b>

**BACKGROUND**

<b>Tract Size:</b>	8.27-acres (360,551 square feet)
Lot 8A	6.40-acres (279,090 square feet)
Lot 9	1.87-acres (81,461 square feet)
<b>Zoning:</b>	I-(M)-1 Industrial District under Ordinance #3884 for an events center.
<b>Right-of-way Dedication:</b>	None
<b>Easements/Setbacks:</b>	
Existing to Remain	40' front yard setback along Greenville Avenue and Glenville Drive.
Dedicated by this Plat	24' access easement located along the north side of proposed Lot 9, and;  10' Oncor electric easement at the southeast corner of Lot 9, and;  Various utility easements that serve the proposed development on Lot 9, and extends services to adjacent undeveloped property.
Abandoned by this Plat	None.



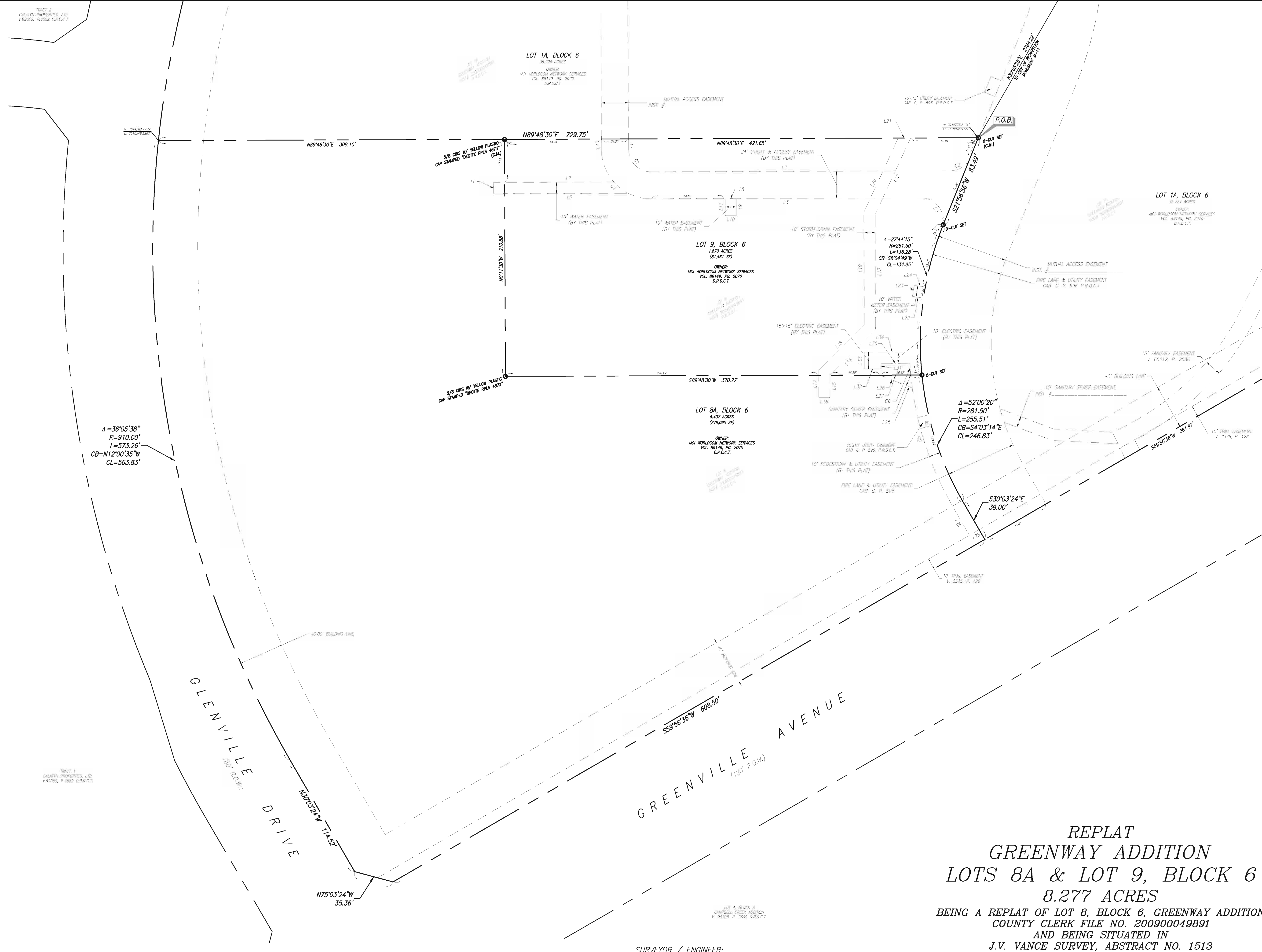


- \* NOTES \***
1. BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.
  2. THE PURPOSE OF THIS PLAT IS TO CREATE A NEW LOT FROM LOT 8, BLOCK 6.
  3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

- \* LEGEND \***
- CIRF CAPPED IRON ROD FOUND
  - CIRS CAPPED IRON ROD SET
  - IRF IRON ROD FOUND
  - X-CUT "X" CUT ON CONCRETE
  - (CM) CONTROLLING MONUMENT
  - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
  - INST# INSTRUMENT NUMBER
  - VOL. VOLUME
  - PG. PAGE
  - NO. NUMBER
  - R.O.W. RIGHT-OF-WAY
  - ESMT. EASEMENT
  - POC POINT OF COMMENCING
  - POB POINT OF BEGINNING
  - NTS NOT TO SCALE

Easement Line Table					
Line #	Length	Direction			
L1	9.31	S0° 16' 47"E			
L2	266.03	N89° 48' 30"E			
L3	240.01	S89° 48' 30"W			
L4	9.34	N0° 16' 47"W			
L5	119.80	S89° 48' 30"W			
L6	10.00	N0° 11' 30"W			
L7	107.12	N89° 48' 30"E			
L8	10.00	N89° 48' 30"E			
L9	15.00	S0° 11' 30"E			
L10	10.00	S89° 48' 30"W			
L11	15.00	N0° 11' 30"W			
L12	75.23	S24° 48' 27"W			
L13	101.62	S0° 11' 30"E			
L14	57.45	S44° 48' 30"W			
L15	20.29	S0° 04' 50"E			
L16	10.00	N90° 00' 00"W			
L17	24.41	N0° 04' 50"W			
L18	57.44	N44° 48' 30"E			
L19	99.70	N0° 11' 30"W			
L20	72.78	N24° 48' 27"E			
L21	11.03	N89° 48' 30"E			
L22	10.00	N80° 48' 51"W			
L23	10.00	N9° 11' 09"E			
L24	10.00	S80° 48' 51"E			
L25	8.34	N69° 28' 45"W			
L26	21.99	N67° 30' 00"W			
L27	26.78	N89° 48' 31"E			
L28	10.00	S59° 56' 36"W			
L29	26.99	N30° 03' 18"W			
L30	25.52	S89° 48' 30"W			
L31	5.02	S0° 00' 00"E			
L32	15.00	N90° 00' 00"W			
L33	15.00	N0° 00' 00"E			
L34	50.08	N89° 48' 30"E			

Easement Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.39	20.00	89.91	S45° 14' 08"E	26.26
C2	23.69	20.00	67.86	N55° 52' 43"E	22.33
C3	38.69	20.00	110.84	N34° 46' 19"W	32.93
C4	69.05	44.00	89.91	N45° 14' 08"W	62.18
C5	134.88	291.50	26.51	N16° 48' 05"W	133.68
C6	134.88	291.50	26.51	N16° 48' 05"W	133.68



**OWNER: (LOT 9, BLOCK 6)**  
NOAH PROPERTIES IRVING TX., LLC,  
P.O. BOX 1289  
RIVERTON, UTAH 84065

**OWNER: (LOT 8A, BLOCK 6)**  
MCI WORLDCOM NETWORK SERVICES  
22001 LOUDON COUNTY PARKWAY  
ASHBURN, VIRGINIA 20147

**SURVEYOR / ENGINEER:**  
JAMES DeOTTE ENGINEERING, INC.  
6707 BRENTWOOD STAIR ROAD, SUITE 520  
FORT WORTH, TEXAS 76112  
PH: (817) 446-6877  
CONTACT: JIM DeOTTE, PE, RPLS

**REPLAT  
GREENWAY ADDITION  
LOTS 8A & LOT 9, BLOCK 6  
8.277 ACRES**

BEING A REPLAT OF LOT 8, BLOCK 6, GREENWAY ADDITION  
COUNTY CLERK FILE NO. 200900049891  
AND BEING SITUATED IN  
J.V. VANCE SURVEY, ABSTRACT NO. 1513  
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS  
OCTOBER, 2012  
(SHEET 1 OF 2)  
ADDRESS LOT 8A - 2210 GLENVILLE DRIVE  
ADDRESS LOT 9 - 2251 N. GREENVILLE AVE.

OWNERS CERTIFICATE

COUNTY OF DALLAS §  
STATE OF TEXAS §

BEING A 8.277 ACRE TRACT OF LAND SITUATED IN THE J.V. VANCE SURVEY, ABSTRACT NO. 1513, ALSO BEING A PORTION OF LOT 8, BLOCK 6, OF THE GREENWAY ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 200900049891, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT), SAID PROPERTY MORE PARTICULARLY BEING DESCRIBED AS FOLLOWS;

BEGINNING AT AN "X" CUT IN CONCRETE BEING AN INTERIOR SOUTHWEST CORNER OF LOT 1A, BLOCK 6, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 8, BLOCK 6, AND LYING IN THE WEST LINE OF A FIRE LANE AND UTILITY EASEMENT RECORDED IN CABINET G, PAGE 596 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE WEST LINE OF SAID FIRE LANE AND UTILITY EASEMENT THE FOLLOWING COURSES;

SOUTH 21 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 83.49 FEET TO AN "X" CUT IN CONCRETE FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 281.50 FEET, A CENTRAL ANGLE OF 52 DEGREES 00 MINUTES 20 SECONDS, AND A CHORD BEARING SOUTH 04 DEGREES 03 MINUTES 14 SECONDS EAST A CHORD DISTANCE OF 246.83 FEET;

ALONG SAID CURVE TO THE LEFT, PASSING AN "X" CUT AT AN ARC LENGTH OF 136.28 FEET FOR THE SOUTHEAST CORNER OF LOT 9, CONTINUING A TOTAL ARC LENGTH OF 255.51 FEET TO A POINT;

SOUTH 30 DEGREES 03 MINUTES 24 SECONDS EAST, A DISTANCE OF 39.00 FEET TO A POINT LYING IN THE NORTH RIGHT-OF-WAY LINE OF GREENVILLE AVENUE, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 6;

THENCE DEPARTING THE WEST LINE OF SAID FIRE LANE AND UTILITY EASEMENT, SOUTH 59 DEGREES 56 MINUTES 36 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF GREENVILLE AVENUE, A DISTANCE OF 608.50 FEET TO A POINT;

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF GREENVILLE AVENUE, NORTH 75 DEGREES 03 MINUTES 24 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A POINT LYING IN THE EAST RIGHT-OF-WAY LINE OF GLENVILLE DRIVE;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY OF GLENVILLE DRIVE THE FOLLOWING COURSES;

NORTH 30 DEGREES 03 MINUTES 24 SECONDS WEST, A DISTANCE OF 114.52 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 910.00 FEET, A CENTRAL ANGLE OF 36 DEGREES 05 MINUTES 38 SECONDS, AND A CHORD BEARING NORTH 12 DEGREES 00 MINUTES 35 SECONDS WEST A CHORD DISTANCE OF 563.83 FEET;

ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 573.26 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 8, BLOCK 6;

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF GLENVILLE DRIVE, NORTH 89 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG THE COMMON LINE OF LOT 8, BLOCK 6 AND LOT 1A, BLOCK 6, PASSING A 5/8 INCH YELLOW CAPPED IRON ROD FOUND STAMPED "DeOTTE RPLS 4673" AT A DISTANCE OF 308.10 FEET FOR THE NORTHWEST CORNER OF LOT 9, CONTINUING A TOTAL DISTANCE OF 729.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 360,551 SQUARE FEET OR 8.277 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT:

THAT I, JAMES E. DeOTTE, 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 FROM 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 RICHARDSON DEVELOPMENT CODE, AND THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212. I FURTHER AFFIRM THAT THE MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF RICHARDSON DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

JAMES E. DeOTTE, RPLS  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4673



NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)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

OWNERS DEDICATION

STATE OF TEXAS  
DALLAS COUNTY  
CITY OF RICHARDSON

THAT I (WE), NOAH PROPERTIES, LLC AND MCI WORLDCOM NETWORK SERVICES BEING THE OWNER(S) OF THE HEREINAFTER DESCRIBED PROPERTY, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE GREENWAY ADDITION SUBDIVISION, 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 AND ACCESS EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES AS INDICATED. THE UTILITY AND ACCESS 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 AND ACCESS 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 UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND 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 FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

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

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

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

OWNER LOT 8A

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)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

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

OWNER LOT 9

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)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

OWNER: (LOT 9, BLOCK 6)  
NOAH PROPERTIES IRVING TX., LLC,  
P.O. BOX 1289  
RIVERTON, UTAH 84065

OWNER: (LOT 8A, BLOCK 6)  
MCI WORLDCOM NETWORK SERVICES  
22001 LOUDON COUNTY PARKWAY  
ASHBURN, VIRGINIA 20147

SURVEYOR / ENGINEER:  
JAMES DeOTTE ENGINEERING, INC.  
6707 BRENTWOOD STAIR ROAD, SUITE 520  
FORT WORTH, TEXAS 76112  
PH: (817) 446-6877  
CONTACT: JIM DeOTTE, PE, RPLS

REPLAT  
GREENWAY ADDITION  
LOTS 8A & LOT 9, BLOCK 6  
8.277 ACRES

BEING A REPLAT OF LOT 8, BLOCK 6, GREENWAY ADDITION  
COUNTY CLERK FILE NO. 200900049891  
AND BEING SITUATED IN  
J.V. VANCE SURVEY, ABSTRACT NO. 1513  
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS  
OCTOBER, 2012  
(SHEET 2 OF 2)  
ADDRESS LOT 8A - 2210 GLENVILLE DRIVE  
ADDRESS LOT 9 - 2251 N. GREENVILLE AVE.



# **Agenda**

## **Item 5**

# **Agenda**

## **Item 6**