The background is a technical survey map. It features various lines representing property boundaries and easements. Text on the map includes bearings and distances such as 'S86°46'20"E', '157.07'', '118.28'', 'S89°12'16"E', '100.00'', '99.30'', '77.42'', '115.97'', '10' D.E.', '193.53'', '3801', '531.10', '3713', '138.14', '128.93', '128.93', '20' BL', '10' U.E.', '136.00', '10' U.E.', '11.8', and '10' U.E.'. A large, semi-transparent watermark 'LEDGESTONE' is oriented vertically across the center of the map. The text 'Detail C' and 'See Sheet 2' is also visible on the map.

# City of Richardson City Plan Commission Agenda Packet Tuesday, December 6, 2016

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**  
**DECEMBER 6, 2016, 7:00 P.M.**  
**CIVIC CENTER – COUNCIL CHAMBERS**  
**411 W. ARAPAHO ROAD**

---

**BRIEFING SESSION: 6:00 P.M.** Prior to the regular business meeting, the City Plan Commission will meet with staff in the **Huffhines Conference Room** located on the first floor 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. - COUNCIL CHAMBERS**

**MINUTES**

- 1. **Approval of minutes of the regular business meeting of November 15, 2016.**

**CONSENT ITEMS**

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. **Final Plat – Routh Creek Addition:** A request for approval of a final plat for Lot 1, Block A of the Routh Creek Addition to create a 6.28-acre lot located at 2810 Routh Creek Parkway, on the east side of Routh Creek Parkway, approximately 900 feet north of Glenville Drive. Applicant: Joseph Hornisher, Kimley-Horn, representing JRG LHC, LLC. *Staff: Chris Shacklett.*

**PUBLIC HEARINGS**

- 3. **Zoning File 16-26 – Shamm Mediterranean Cuisine:** Consider and take the necessary action on a request for approval of a Special Permit for a smoking establishment located at 310 E. Main Street, east of S. Greenville Avenue. The property is currently zoned PD Planned Development for the Main Street/Central Expressway Form Based Code (Main Street Sub-district). Applicant: Nedal Nasser, Owner, Shamm Mediterranean Cuisine. *Staff: Amy Mathews.*
- 4. **Zoning File 16-27 – Great Room Escape:** Consider and take the necessary action on a request for a Special Permit for an approximate 6,000-square foot indoor commercial amusement center located within the Richardson Heights Village Shopping Center, at the southwest corner of Belt Line Road and Central Expressway. The property is currently zoned PD Planned Development for the Main Street/Central Expressway Form Based Code (Central Place Sub-district). Applicant: Greg Salyers, Great Room Escape, LLC. *Staff: Amy Mathews.*

**ADJOURN**

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, DECEMBER 2, 2016.

\_\_\_\_\_  
KATHY WELP, EXECUTIVE SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING TAYLOR LOUGH, ADA COORDINATOR, VIA PHONE AT 972 744-4208, VIA EMAIL AT ADACoordinator@COR.GOV, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

# Briefing Session B

Development Status Report & Map



# Development Status Report

City of Richardson, Texas • Development Services Department

Updated: December 1, 2016

#	Name/Location	Project Information	Status
<b>ZONING/SPECIAL PERMIT</b>			
1	El Pollo Loco 1400 E. Belt Line Rd.	<b>Zoning File 16-23:</b> A request for approval of a PD Planned Development District to allow a drive-through restaurant with modified development standards located at 1400 E. Belt Line Road (southeast corner of Belt Line Road and Plano Road). The property is currently zoned C-M Commercial. Applicant: Matt Moore, representing Claymoore Engineering, Inc. <i>Staff: Sam Chavez.</i>	<b>City Plan Commission</b> October 18, 2016 <i>Recommended Approval</i>  <b>City Council</b> November 14, 2016 <i>Approved</i>
2	Jasmine Hill NW of Abrams Rd. & Buckingham Rd.	<b>Zoning File 16-25:</b> A request for a change in zoning from R-1250-M Residential to PD Planned Development for the RP-1500-M Patio Home District with modified development standards to accommodate a single-family patio home development on approximately 5.43 acres to be located at the northwest corner of Abrams Road and Buckingham Road. The property is currently zoned R-1250-M Residential. Applicant: Abrams Developers, LLC. <i>Staff: Sam Chavez.</i>	<b>City Plan Commission</b> November 15, 2016 <i>Recommended Approval</i>  <b>City Council</b> December 12, 2016
3	Shamm Mediterranean Cuisine 310 E. Main St.	<b>Zoning File 16-26:</b> A request for approval of a Special Permit for a smoking establishment located at 310 E. Main Street, east of S. Greenville Avenue, on the south side of E. Main Street. The property is currently zoned PD Planned Development for the Main Street/Central Expressway Form Based Code (Main Street Sub-district). Applicant: Nedal Naser, Shamm Mediterranean Cuisine. <i>Staff: Amy Mathews.</i>	<b>City Plan Commission</b> December 6, 2016
4	Great Room Escape 100 S. Central Expy.	<b>Zoning File 16-27:</b> A request for approval of a Special Permit for an approximate 6,000-square foot indoor commercial amusement center located within the Richardson Heights Village Shopping Center at the southwest intersection of Belt Line Road and Central Expressway. The property is currently zoned PD Planned Development for the Main Street/Central Expressway Form Based Code (Central Place Sub-district). Applicant: Greg Salyers, Great Room Escape, LLC. <i>Staff: Amy Mathews.</i>	<b>City Plan Commission</b> December 6, 2016



# Development Status Report

City of Richardson, Texas • Development Services Department

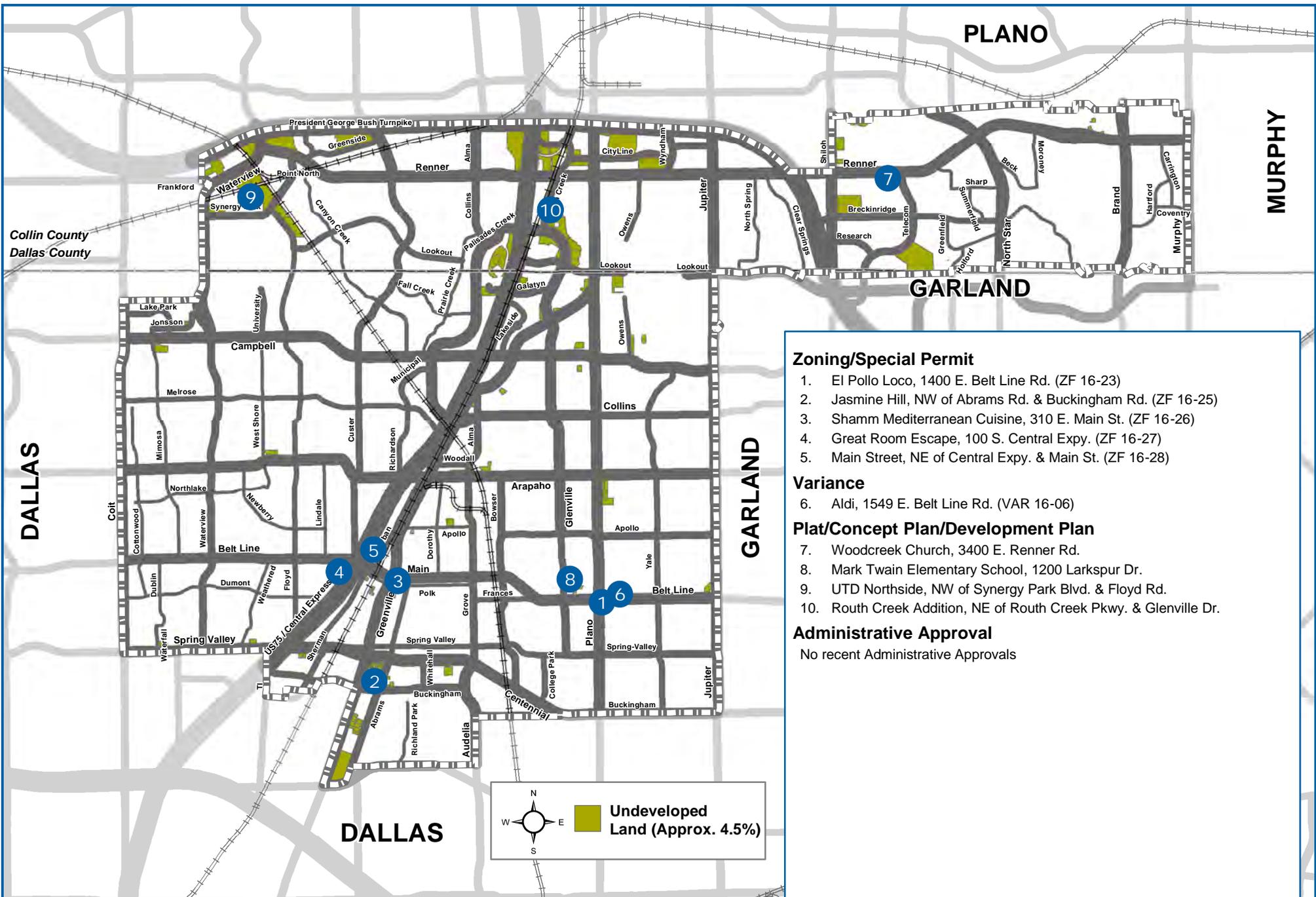
#	Name/Location	Project Information	Status
<b>ZONING/SPECIAL PERMIT (CONT'D)</b>			
5	Main Street NE of Central Expy. & Main St.	<b>Zoning File 16-28:</b> A request for approval of a Special Development Plan for a 14.5-acre tract of land to allow for a mixed-use development and a Special Permit for drive-through service for Chase Bank on 3.05 acres of land within the 14.5-acre tract of land located between Central Expressway and N. Interurban Street and W. Main Street and Greer Street. The property is currently zoned PD Planned Development for the Main Street/Central Expressway Form Based Code (Central Place Sub-district). Applicant: Embrey Partners, Ltd. and Fobare Commercial, LP. Staff: Sam Chavez.	<b>City Plan Commission</b> December 20, 2016 <i>Tentative</i>
<b>VARIANCE</b>			
6	Aldi 1549 E. Belt Line Rd.	<b>Variance 16-06:</b> A request for a variance from Chapter 21, the Subdivision and Development Code, to allow a reduced open space area where the rear of a non-residential abuts on a residential district. The property is located at 1549 E. Belt Line Road. Applicant: Bryan M. Burger, Burger Engineering, representing Aldi Texas, LLC. Staff: Chris Shacklett.	<b>City Plan Commission</b> October 6, 2016 (Thurs.) <i>Recommended Approval</i>  <b>City Council</b> November 14, 2016 <i>Approved</i>
<b>PLAT/CONCEPT PLAN/DEVELOPMENT PLAN</b>			
7a	Woodcreek Church 3400 E. Renner Rd.	<b>Site Plan and Landscape Plan:</b> A request for approval of a site plan and landscape plan for the development of a single story, 8,200 square foot gymnasium/multi-purpose hall and a two-story, 18,100-square foot educational building on the south side of the existing building. The 27.1-acre site is located at 3400 E. Renner Road on the south side of Renner Road between Shiloh Road and Telecom Parkway. Applicant: Jeremy Nelson, Pacheco Koch Consulting Engineers, representing Woodcreek Church. Staff: Mohamed Bireima.	<b>City Plan Commission</b> November 15, 2016 <i>Approved</i>
7b	Woodcreek Church SW of Renner Rd. & Telecom Pkwy.	<b>Replat:</b> A request for approval of a replat for the purpose of accommodating the development of a single story, 8,200 square foot gymnasium/multi-purpose hall and a two-story, 18,100-square foot educational building on the south side of the existing building. The property is located at 3400 E. Renner Road on the south side of Renner Road between Shiloh Road and Telecom Parkway. Applicant: Jeremy Nelson, Pacheco Koch Consulting Engineers, representing Woodcreek Church. Staff: Mohamed Bireima.	<b>City Plan Commission</b> November 15, 2016 <i>Approved</i>



# Development Status Report

City of Richardson, Texas • Development Services Department

#	Name/Location	Project Information	Status
<b>PLAT/CONCEPT PLAN/DEVELOPMENT PLAN (CONT'D)</b>			
8a	Mark Twain Elementary School 1200 Larkspur Dr.	<b>Site Plan and Landscape Plan:</b> A request for approval of a site and landscape plan for two (2) building additions, totaling 8,581 square feet to the existing 55,179-square foot elementary school. The site is located at 1200 Larkspur Drive on the southeast corner of Larkspur Drive and Glenville Drive. Applicant: T. John Casey, Glenn Engineering Corp., representing Richardson ISD. Staff: <i>Chris Shacklett.</i>	<b>City Plan Commission</b> November 15, 2016 <i>Approved</i>
8b	Mark Twain Elementary School Addition SE of Larkspur Dr. & Glenville Dr.	<b>Replat:</b> A request for approval of a replat for two (2) building additions totaling 8,581 square feet to the existing 55,179-square foot Mark Twain Elementary School. The site is located at 1200 Larkspur Drive on the southeast corner of Larkspur Drive and Glenville Drive. Applicant: T. John Casey, Glenn Engineering Corp., representing Richardson Independent School District. Staff: <i>Chris Shacklett.</i>	<b>City Plan Commission</b> November 15, 2016 <i>Approved</i>
9	UTD Northside NW of Synergy Park Blvd. & Floyd Rd.	<b>Master Sign Plan:</b> A request for approval of a master sign plan for UTD Northside. The site is located on the north side of Synergy Park Boulevard west of Floyd Road. Applicant: Brent Miller, representing Northside Campus Partners, LP. Staff: <i>Sam Chavez.</i>	<b>City Plan Commission</b> November 15, 2016 <i>Approved</i>
10	Routh Creek Addition NE of Routh Creek Pkwy. & Glenville Dr.	<b>Final Plat:</b> A request for approval of a final plat for Lot 2, Block C of the Routh Creek Addition to create a 6.28-acre lot located at 2810 Routh Creek Parkway, on the east side of Routh Creek Parkway, approximately 900 feet north of Glenville Drive. Applicant: Joseph Hornisher, Kimley-Horn, representing JRG LHC, LLC. Staff: <i>Chris Shacklett.</i>	<b>City Plan Commission</b> December 6, 2016
<b>ADMINISTRATIVE APPROVAL</b>			
		No recent Administrative Approvals	



- Zoning/Special Permit**
1. El Pollo Loco, 1400 E. Belt Line Rd. (ZF 16-23)
  2. Jasmine Hill, NW of Abrams Rd. & Buckingham Rd. (ZF 16-25)
  3. Shamm Mediterranean Cuisine, 310 E. Main St. (ZF 16-26)
  4. Great Room Escape, 100 S. Central Expy. (ZF 16-27)
  5. Main Street, NE of Central Expy. & Main St. (ZF 16-28)
- Variance**
6. Aldi, 1549 E. Belt Line Rd. (VAR 16-06)
- Plat/Concept Plan/Development Plan**
7. Woodcreek Church, 3400 E. Renner Rd.
  8. Mark Twain Elementary School, 1200 Larkspur Dr.
  9. UTD Northside, NW of Synergy Park Blvd. & Floyd Rd.
  10. Routh Creek Addition, NE of Routh Creek Pkwy. & Greenville Dr.
- Administrative Approval**
- No recent Administrative Approvals

# Development Status Map

City of Richardson, Texas



Updated: December 1, 2016



# Agenda Item 1

Approval of the Minutes of the November 15, 2016  
City Plan Commission Meeting

**CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – NOVEMBER 15, 2016**

The Richardson City Plan Commission met on November 15, 2016, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

**MEMBERS PRESENT:** Gerald Bright, Chairman  
Ron Taylor, Vice Chair  
Janet DePuy, Commissioner  
Bill Ferrell, Commissioner  
Marilyn Frederick, Commissioner  
Tom Maxwell, Commissioner  
Randy Roland, Commissioner  
Ken Southard, Alternate  
Stephen Springs, Alternate

**CITY STAFF PRESENT:** Sam Chavez, Assistant Director – Dev. Svcs. – Planning  
Chris Shacklett, Sr. Planner  
Mohamed Bireima, Planner  
Kathy Welp, Executive Secretary

**BRIEFING SESSION**

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

**REGULAR BUSINESS MEETING**

**MINUTES**

**1. Approval of minutes of the regular business meeting of November 1, 2016.**

**Motion:** Commissioner Maxwell made a motion to approve the minutes as presented; second by Vice Chair Taylor. Motion approved 7-0.

**CONSENT ITEM**

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 and Landscape Plans – Woodcreek Church (companion to Item 5):** A request for approval of a site plan and landscape plan for the development of an 11,145-square foot gymnasium/multi-purpose hall and a 17,500-square foot, two-story educational building on the south side of the existing sanctuary. The 27.1-acre site is located at 3400 E. Renner Road on the south side of Renner Road between Shiloh Road and Telecom Parkway.

3. **Site Plan and Landscape Plan – Mark Twin Elementary School (companion to Item 6):** A request for approval of a site and landscape plan for two (2) building additions totaling 8,581-square feet to the existing 55,179- square foot elementary school. The site is located at 1200 Larkspur Drive on the southeast corner of Larkspur Drive and Glenville Drive.

**Motion:** Commissioner Frederick made a motion to approve the Consent Agenda as presented; second by Commissioner Roland. Motion approved 7-0.

#### ACTION ITEM

4. **Master Sign Plan – UTD Northside:** A request for approval of a master sign plan for UTD Northside. The 25 acre site is located on the north side of Synergy Park Boulevard west of Floyd Road.

Mr. Chavez advised the applicant was requesting approval of a Master Sign Plan (MSP) for Phases I and II of the UTD Northside planned development. He added that under the two ordinances governing the property there were provisions allowing the applicant to adhere to Chapter 18 (Sign Code) of the City's Subdivision regulations or submit a Master Sign Plan that would allow unique design standards in regards to size, color, type, design and location.

Mr. Chavez stated the MSP would establish consistency while allowing flexibility and creativity and identified nine (9) sign types:

- Project Brand Feature (Graphics .01 - .02)
- Building Address Graphics (Graphics .03 - .04)
- Primary & Secondary Vehicular Directional (Graphics .05 - .07)
- Freestanding Pedestrian Directional (Graphics .08 - .09)
- Garage Entry/Exit Identification (Graphics .10 - .11)
- Marketing Banner Graphic (Graphics .12 - .13)
- Building Portal Identification and Building Number Graphic (Graphics .14 - .16)
- Retail Tenant Graphic (Graphics .17 - .20)
- Vehicular Regulatory Signs –Standard D.O.T. Signs (Graphics .21)

Mr. Chavez concluded his presentation by noting that each sign type in the MSP included their purpose and scaled elevations illustrating the context for placement of the sign. He added that each elevation was followed by detailed specifications including illumination allowances, description, materials, location, and maximum sign face and copy area,

Commissioner Roland asked if the typical City directional signs would still be on the perimeter of the development as opposed to the proposed vehicle directional signs.

Mr. Chavez replied the streets within the development were private streets and would contain the signs listed in the MSP.

Chairman Bright asked if the proposed MSP was similar to the one approved for the CityLine project and Mr. Chavez said it was.

Commissioner Frederick asked staff if the listed minimum size would be adequate for the venue.

Mr. Chavez replied the sizes listed were the maximum square footage.

**Motion:** Commissioner Ferrell made a motion to approve the Master Sign Plan for UTD Northside as presented; second by Commissioner Roland. Motion approved 7-0.

### PUBLIC HEARINGS

5. **Replat – Rockwell-Shiloh Subdivision, Lot 3D (companion to Item 2):** Consider and take the necessary action on a request for approval of a replat of Rockwell-Shiloh Subdivision, Lot 3C, to abandon and dedicate easements to accommodate the development of a single story gymnasium/multi-purpose hall and a two-story educational building on the south side of the existing sanctuary. The 27.1-acre site is located at 3400 E. Renner Road on the south side of Renner Road between Shiloh Road and Telecom Parkway.

Mr. Bireima stated the replat was being requested to abandon and dedicate easements to accommodate the development of a single story gymnasium/multi-purpose hall and a two-story educational building on the south side of the existing sanctuary. He added the easements would include the following:

- Remaining Easements – 40' front setbacks along Renner Road and Breckinridge Boulevard; variable width drainage and floodway easement bisecting the property from north to south; 30' drainage easements within the northern and middle portion of the property; 10' pedestrian and access easement along the north property line; 10' utility easement along the south property line; various electric delivery easements along the north and west property lines.
- Dedicated Easements – 10' water easement looping around the existing and proposed buildings within the northern portion of the property.
- Abandoned Easements – Portions of the existing variable-width drainage and floodway easements within the middle portion of the property.

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

No comments in favor or opposed were received and Chairman Bright closed the public hearing.

**Motion:** Commissioner Roland made a motion to approve the replat for the Rockwell-Shiloh Subdivision, Lot 3D as presented; second by Commissioner DePuy. Motion approved 7-0.

- 6. Replat – Mark Twain Elementary School Addition, Lot 1A, Block A (companion to Item 3):** Consider and take the necessary action on a request for approval of a replat of Mark Twain Elementary School Addition, Lot 1A, Block A, for two (2) building additions totaling 8,581 square feet to the existing 55,179-square foot Mark Twain Elementary School. The 10.299-acre site is located at 1200 Larkspur Drive on the southeast corner of Larkspur Drive and Glenville Drive.

Mr. Shacklett advised the proposed replat would accommodate two additions to the elementary school totaling 8,581 square feet and would be located on the east side of the school. He added the applicant was also proposing to dedicate a new 10-foot utility easement along the east and south sides of the building, as well as a 22-foot wide mutual access easement at the northeast corner of the site that connects the school to the adjacent city park.

Mr. Shacklett concluded his presentation by noting the existing drainage and utility easements would remain on the site, and the replat complied with the City's subdivision regulations.

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

No comments in favor or opposed were received and Chairman Bright closed the public hearing.

**Motion:** Commissioner Maxwell made a motion to approve the replat for Mark Twain Elementary School Addition, Lot 1A, Block A as presented; second by Vice Chair Taylor. Motion approved 7-0.

- 7. Zoning File 16-25 – Jasmine Hill:** Consider and take the necessary action on a request for a change in zoning from R-1250-M Residential to PD Planned Development for the RP-1500-M Patio Home District to accommodate a single-family patio home development on approximately 5.43 acres to be located at the northwest corner of Abrams Road and Buckingham Road.

Mr. Chavez explained the applicant was requesting to rezone the property from a residential district to a residential PD Planned Development district to accommodate the development of a 35-lot, single-family patio home subdivision. He added the property was surrounded on three sides (north, south and west) by residentially zoned property and on the west side, across Abrams Road, by commercial property.

Mr. Chavez noted the applicant was proposing a minimum 10-foot landscape buffer along the south and east property lines and within the buffer there would be a minimum 6-foot masonry high screening wall. He added that along the north and west property lines there would be a 6-foot tall, board-on-board cedar fence that would be owned and maintained by the Homeowners Association (HOA).

Mr. Chavez discussed the minimum lot square footage, setbacks, proposed utility/pedestrian easement, and common area lots internal to the site. In addition, the streets would be private and maintained by the HOA, and there would be two entrances – a gated entry on Abrams Road used for emergency access only, and the main gated entry on Buckingham Road.

Regarding the changes to the existing roadways, Mr. Chavez indicated the applicant would construct a new median opening on Buckingham Road, as well as the right-hand turn and deceleration lane along Abrams Road.

Commissioner DePuy asked how many cars could park at each residence and Mr. Chavez said there were two spaces in the garage and two spaces in the driveway.

Commissioner Ferrell asked if the main street would be a fire lane, would it be striped, and what the applicant was referring to when they asked for a partial sidewalk waiver.

Mr. Chavez replied the streets would be 27 feet wide, which was a typical size for a city street, but the only difference would be the streets would be considered an easement.

Regarding the partial sidewalk waiver, Mr. Chavez said a single-family, patio home district required sidewalks, but in-lieu-of the sidewalks the applicant was requesting the 15-foot wide utility/pedestrian easements along the perimeter of the development to allow residents the opportunity to walk throughout the neighborhood.

Chairman Bright acknowledged the applicant was proposing a 6-foot board-on-board fence on the north and west sides of property, but wanted to know if there was a requirement for screening along those areas.

Mr. Chavez replied there would typically be fences around individual homes, but in order to provide a compatible situation the applicant was requesting the 6-foot, board-on-board, cedar fences the HOA would maintain.

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

Ms. Amna Paryani, 920 Abrams Road, Richardson, Texas, said they had been working to bring the project to fruition for a long time and had worked with representatives from the Rosehill Estates subdivision. She added the new homes would be high-end and add value to the surrounding neighborhoods.

Mr. Kelly Dockweiler, Loeb Architects, 1909 Forestwood Drive, Richardson, Texas, stated the preliminary plans illustrated that a majority of the lots in the subdivision would be developed on 35-foot wide by 60 feet deep lots and the remaining lots would be 40 feet wide by 60 feet deep. He added the lots along the west side of property would be developed with sensitivity to the adjacent Rosehill Estate homes by moving rear facing bedroom windows to the sides of the homes.

Commissioner Frederick noted the floor plans mentioned the term “OTB” and asked for a definition, and Commission DePuy asked for the price range on the homes and would the master bedrooms be on the first floor.

Mr. Dockweiler replied OTB meant “open to below” and the master bedrooms would be on the first floor.

Regarding the price range on the homes, Ms. Parayani said the cost would be in the range of \$490,000.00 to \$500,000.00.

Commissioner Ferrell asked if the developer had any other projects completed or in the works that would be similar to the proposed project.

Ms. Parayani said the project was their first, but they had used Ingram Terrace, Savoy Trace and Savoy Landing as models for Jasmine Hill.

Commissioner Roland asked how many meetings or conversations had been held with residents from the adjacent Rosehill Estates.

Ms. Parayani said she had met twice with members of the Board of Directors for Rosehill Estates, and Mr. Duckweiler said he had spoken to and exchanged emails with residents from the neighborhood and their main concern was to keep them apprised of the project as it developed.

Ms. Lisa Fletcher, 913 Hillsdale Drive, Richardson, Texas, said she was the owner of one of the three homes at the northeast corner of Buckingham Road and Greenville Avenue and was wondering if those three homes could be included in the project.

Ms. Parayani replied that she had not contacted the owners of those homes, but thought Rosehill Estates had tried to contact them and did not know the outcome.

Mr. Chavez said the property owners of the three homes would have to be part of the initial request to include them in the zoning change and from a design standpoint he did not think those homes could be incorporated into the proposed development.

Ms. Valerie Standifer, 512 Harvest Glen Drive, Richardson, Texas, stated she was generally in favor of the project and asked if the property was part of the Buckingham Annex.

Mr. Chavez replied that the property was not part of the Buckingham Annex.

Ms. Barbara Edmondson, 301 Prince Albert Court, Richardson, Texas, said she was speaking on behalf of some of her neighbors and they were pleased the property was going to be rezoned as residential, but was concerned about windows on the second floor and privacy, the height of the fences – either 6 or 8 feet, and the size of the homes on such small lots.

Mr. Jeff Large, 885 Cotswolds Court, Richardson, Texas, asked if the proposed three-foot easement between the existing homes and the proposed homes was in addition to or inclusive of the required setback. He also noted that most of the existing homes on the property line had 8-foot fences and was concerned about second-story windows on the new homes facing the adjoining properties in Rosehill Estates.

Commissioner Roland asked if the applicant's property was adjacent to the open field or the school and wanted to know the speaker's description of the existing foliage along the property line.

Mr. Large said his home was immediately adjacent to Lots 22 and 23 and described the foliage behind his home as mostly bamboo with some larger cedar and hackberry trees on his side of the property.

No other comments in favor or opposed were received and Chairman Bright called on the applicant for any rebuttal comments.

Mr. Dockweiler said he wanted to address the concerns from the speakers and started with the question about the footprint of a home versus the size of the lot. He stated that once the garage was setback, a square footage calculation could be made, minus the size of the garage and any staircase, leaving the maximum air conditioned square footage a lot could contain.

Commissioner Ferrell asked if the fence would be three feet off the property line.

Ms. Parayani replied the three-foot easement would be between the existing fences and the new fence for Jasmine Hill. She added that she was not aware if the fences for Rosehill Estates were 8 feet high but had no problem with making the fence for Jasmine Hill the same height.

Mr. Chavez added the 3-foot fence maintenance easement was included in the 10-foot rear yard setback.

Commissioner Roland asked if the Jasmine Hill fences would abut the Rosehill Estate fences and Mr. Chavez said they could, which would put the easement inside the Jasmine Hill lots.

Chairman Bright asked if the proposal specifically stated the easement would be inside the Jasmine Hill lots or was the location up to the discretion of the developer. He also wanted to know if the proposal listed 6-foot or 8-foot fences.

Mr. Chavez said the proposal stated a minimum 6-foot high, board-on-board fence, but it did not dictate where the easement would be located. He suggested the Commission could add language to the proposal stating "the 6-foot tall fence shall be erected at the property line."

Chairman Bright asked if it was possible to determine if the Rosehill Estates fences were 6 or 8 feet tall, and if there was anything in the proposal to prevent the second-story windows of the Jasmine Hill homes from looking down into the Rosehill Estate homes.

Ms. Parayani said she would match the height of the existing Rosehill Estate fences.

Regarding the second-story windows, Mr. Chavez said there was nothing in the proposal to prevent second story windows facing the Rosehill Estate homes.

Mr. Dockweiler stated that any second story bedroom would have to have windows for egress and those windows would have to be at a certain height; however, he suggested facing the windows to the side yard of the homes that abut Rosehill Estate homes.

Mr. Chavez suggested adding the following language to the proposal regarding second story windows: “second story windows would be prohibited on west building façades along the west boundary except where required by the City of Richardson’s Building Code.”

Mr. Dockweiler asked that in-lieu-of a prohibition to windows on the west side of buildings he suggested windows could be installed at 7 feet from the floor to let in light and prevent anyone from looking down into the adjacent home or yard. He added that he would also like to have the flexibility to do a section study to determine if anything could be seen through a rear-facing window.

Commissioner Roland suggested a revision to Mr. Chavez’ statement to read “no second story, rear-facing bedroom windows, except where required by city code, would be permitted on Lots 22 through 29.” He added that second-story, rear-facing bedroom windows for Lot 22 through 29 would be placed on the sides of the homes.

Commissioner Maxwell said he did not think Mr. Roland’s proposed verbiage would cover a second-story, center bedroom at the rear of the home that would need a rear facing window to meet the City’s egress code.

Mr. Dockweiler replied that the possibility mentioned by Mr. Maxwell was remote at best because the homes would only be 35 feet wide, therefore, if both second-story rooms were bedrooms, the windows would face to the sides, and if one room was a game room or open to below the window could be high glass (7 feet from floor) or some other type of window keeping in mind the Rosehill Estate homes.

Commissioner Maxwell asked staff if the sight-line studies mentioned by Mr. Dockweiler would have to be provided to the city.

Mr. Chavez thought it would be better to codify the language in the PD ordinance regarding the lots that abut Rosehill Estates.

Commissioner Southard asked if the concerns could be addressed by having a requirement for “lack of transparency” in the windows facing Rosehill Estates.

Mr. Dockweiler thought Mr. Southard’s suggestion was a good idea and that it would work for the lots bordering Rosehill Estates. He added that a product called vision glass might be appropriate and would allow the introduction of light without being opaque.

Vice Chair Taylor noted that his home had a similar type window that allowed light to come in but restricted the view.

Commissioner DePuy asked if vision glass would be used on the bedroom windows to the side of the homes so there would not be a problem with line of sight into the home next door.

Mr. Dockweiler said he would not envision doing that as a standard, but could offer it as a “buyer option” to homeowners.

Ms. Parayani closed her comments by stating she thought the development would be beautiful and bring a lot of value to the area, and Mr. Dockweiler noted the developer and development team were all members of the community and very excited about the project.

Commissioner Springs said it seemed the Commission was generally in favor of the proposed PD and if it was approved, the amendments to the PD should contain a statement similar to “any second-story vision glass on the western property line should be translucent; and the fence constructed should be in keeping with the height of the existing fence of the adjacent neighbor.”

Commissioner DePuy said she had concerns about matching the height of the adjacent neighbor’s fence and Ms. Parayani said they would only have an 8-foot fence along the west side of the property and the remaining fences would be 6 feet.

Chairman Bright asked if the fences for the Rosehill Estate homes were all one height.

Mr. Chavez suggested it might be better to have the ordinance state a minimum 8-foot fence would be erected and, if so, Exhibit B, Item K (2) and (3) would have to be amended.

Mr. Dockweiler said he thought the comments from Mr. Springs regarding matching fence heights would be a better approach and noted that if the existing fence was 6 feet and a new 6-foot fence was constructed there would be value to both sides of the fence line because less shadow would protrude into the yard allowing better vegetation growth.

Mr. Chavez pointed out that Mr. Dockweiler’s statement could be construed as arbitrary and if one backyard has a 6-foot fence and the next an 8-foot fence it would undulating fence line. He added that from a zoning standpoint, the height of the fence should be very straightforward.

Mr. Dockweiler replied they would be happy to concede the point and provide an 8-foot fence around the perimeter of the development.

With no further comments in favor or opposed, Chairman Bright closed the public hearing.

Vice Chair Taylor asked if a non-voting member could craft the motion and Chairman Bright said they could.

Commissioner Springs suggested making a motion that recommended approval with the condition that properties along the western boundary of the subject parcel shall have second floor vision glass that was translucent, and the fence along the western boundary shall be required to be 8 feet in height.

Commissioner DePuy disagreed with the statement for “any window on the second floor” and Mr. Springs added the statement should read “windows parallel to the western boundary”.

**Motion:** Commissioner Roland made a motion to recommend approval of Zoning File 16-25 with the added conditions that 1) properties along the western boundary with windows parallel to the western boundary shall be required to have second floor windows of vision glass that shall be translucent; and 2) fences along the western boundary shall be required to be 8 feet in height; second by Vice Chair Taylor. Motion approved 7-0.

### **ADJOURN**

With no further business before the Commission, Chairman Bright adjourned the regular business meeting at 8:21 p.m.

---

Gerald Bright, Chairman  
City Plan Commission

# Agenda Item 2

Final Plat:  
Routh Creek Addition

# **Routh Creek Addition Lot 1, Block A**

## Attachments:

1. Locator Map
2. Final Plat Staff Report
3. Final Plat



Routh Creek Addition  
Lot 1, Block A



**CITY PLAN COMMISSION  
BACKGROUND INFORMATION  
December 6, 2016**

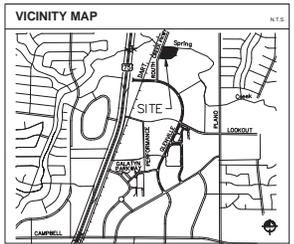
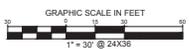
**Final Plat**

**PROJECT SUMMARY**

<b>Subdivision:</b>	<b>Routh Creek Addition, Lot 1, Block A</b> <i>being a final plat of a 6.28-acre tract of land</i>
<b>Location:</b>	2810 Routh Creek Parkway
<b>Staff Comments:</b>	<p>The purpose of the final plat is to create a single lot and dedicate easements to accommodate the construction of a 5-story, 420-unit multi-family community with a 7-level parking structure.</p> <p>The final plat complies with City zoning and subdivision regulations.</p>
<b>CPC Action:</b>	<b>Final decision</b>

**BACKGROUND**

<b>Tract Size:</b>	6.28 acres (273,516 square feet)
<b>Zoning:</b>	PD Planned Development (Ordinance 4093)
<b>Easements/Setbacks:</b>	
Existing to Remain	None
Dedicated by this Plat	10' water line easement throughout the property; 20' sanitary sewer easement along north property line; Variable width pedestrian easement along Routh Creek Parkway; Variable width drainage and floodplain easement around perimeter of the property; and a Variable width public access easement to provide access to the cemetery at the northeast corner of the property;
Abandoned by this Plat	20' sanitary sewer easement along north property line.



**LEGEND**

- A = DELTA ANGLE OR CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- IRFC = 5/8" IRON ROD WITH "KHA" CAP FOUND
- IRSC = 5/8" IRON ROD WITH "KHA" CAP SET
- L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
- M.P.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- W.E. = WATER EASEMENT
- P.E. = PEDESTRIAN EASEMENT
- W.M.E. = WALL MAINTENANCE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- P.A.E. = PUBLIC ACCESS EASEMENT

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE										
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N84°46'32"E	11.29	L34	S00°00'00"W	10.00	L47	N00°00'00"W	2.57	L70	N69°27'11"W	12.16	L83	N07°24'25"W	8.59
L2	N85°43'32"E	10.50	L25	N00°00'00"E	7.65	L48	N00°00'00"E	7.24	L71	N89°28'58"W	38.83	L84	N07°34'10"W	12.47
L3	S84°16'28"E	9.31	L26	N00°00'00"W	7.65	L49	N00°00'00"E	6.53	L72	N89°44'42"W	11.92	L85	N07°19'33"W	2.54
L4	N12°00'00"E	9.62	L27	S00°00'00"W	10.00	L50	N00°00'00"E	33.15	L73	N89°55'39"W	11.28	L86	N84°33'52"W	2.50
L5	N84°16'28"E	23.59	L28	N00°00'00"E	7.65	L51	N45°00'00"W	38.28	L74	N89°44'42"W	11.92	L87	S89°33'52"W	3.14
L6	S12°00'00"W	14.36	L29	N00°00'00"W	6.38	L52	N45°00'00"W	32.10	L75	N89°13'28"W	21.20	L88	S89°22'59"W	12.58
L7	N07°00'00"W	14.54	L30	S00°00'00"E	10.00	L53	N87°30'00"W	22.01	L76	N89°49'39"W	10.42	L89	S88°26'27"W	5.39
L8	N89°29'39"W	12.02	L31	N00°00'00"E	11.36	L54	S89°14'07"E	50.22	L77	N89°44'42"W	10.44	L90	N89°14'26"W	23.27
L9	S78°00'00"E	78.16	L32	N89°59'47"W	13.28	L55	N89°17'32"E	10.55	L78	N89°46'57"W	6.46	L91	S88°52'01"W	12.06
L10	S12°00'00"W	9.03	L33	N00°00'00"E	9.22	L56	N82°14'02"E	12.98	L79	S88°57'51"W	32.13	L92	S88°36'19"W	96.37
L11	S78°00'00"E	10.00	L34	N89°57'25"E	7.75	L57	N89°00'00"E	110.70	L80	N88°52'07"W	24.69	L93	S82°05'42"E	25.73
L12	N12°00'00"E	9.62	L35	S84°02'35"E	10.90	L58	N53°00'00"E	12.44	L81	S88°20'54"W	4.60	L94	S82°48'46"E	103.99
L13	N78°00'00"W	20.00	L36	N89°57'25"E	10.90	L59	S83°00'00"E	12.44	L82	S88°38'24"W	4.63	L95	N00°00'00"E	24.50
L14	N78°00'00"W	10.00	L37	N04°12'35"W	10.90	L60	S84°08'38"W	5.24	L83	S79°30'51"W	4.07	L96	S79°33'58"E	54.43
L15	N12°00'00"E	20.00	L38	N89°57'25"E	16.81	L61	N89°57'25"E	22.93	L84	S79°39'58"W	4.08	L97	N29°14'59"W	6.15
L16	S07°12'25"W	15.21	L39	N89°57'25"E	29.22	L62	N07°59'02"W	9.11	L85	S79°05'52"W	11.12	L98	S81°28'12"E	141.81
L17	S07°12'25"W	11.79	L40	N00°00'00"E	6.59	L63	N07°59'02"W	8.88	L86	S79°02'28"W	4.26	L99	S81°28'12"E	126.20
L18	S45°00'00"W	17.69	L41	N12°00'00"E	20.96	L64	N12°54'10"W	13.41	L87	S77°05'59"W	4.51	L100	S89°59'46"E	357.59
L19	S45°00'00"W	16.89	L42	N00°00'00"E	15.01	L65	N07°37'54"W	17.28	L88	S81°29'48"W	9.02	L101	S89°59'46"E	357.59
L20	N00°00'00"W	10.80	L43	S00°00'00"E	10.24	L66	N00°24'14"W	16.69	L89	S80°29'44"W	8.69	L102	S82°01'19"E	151.17
L21	S00°00'00"W	10.00	L44	S51°00'00"E	16.19	L87	N82°44'74"W	24.42	L90	S80°59'20"W	4.11	L103	S82°01'19"E	149.44
L22	S60°00'00"E	9.92	L45	N00°00'00"E	9.92	L88	N83°21'10"W	20.73	L91	N80°12'23"W	4.10			
L23	N00°00'00"W	7.65	L46	N00°00'00"E	10.00	L89	N84°43'53"W	18.27	L92	N82°03'11"W	21.89			

**CURVE TABLE**

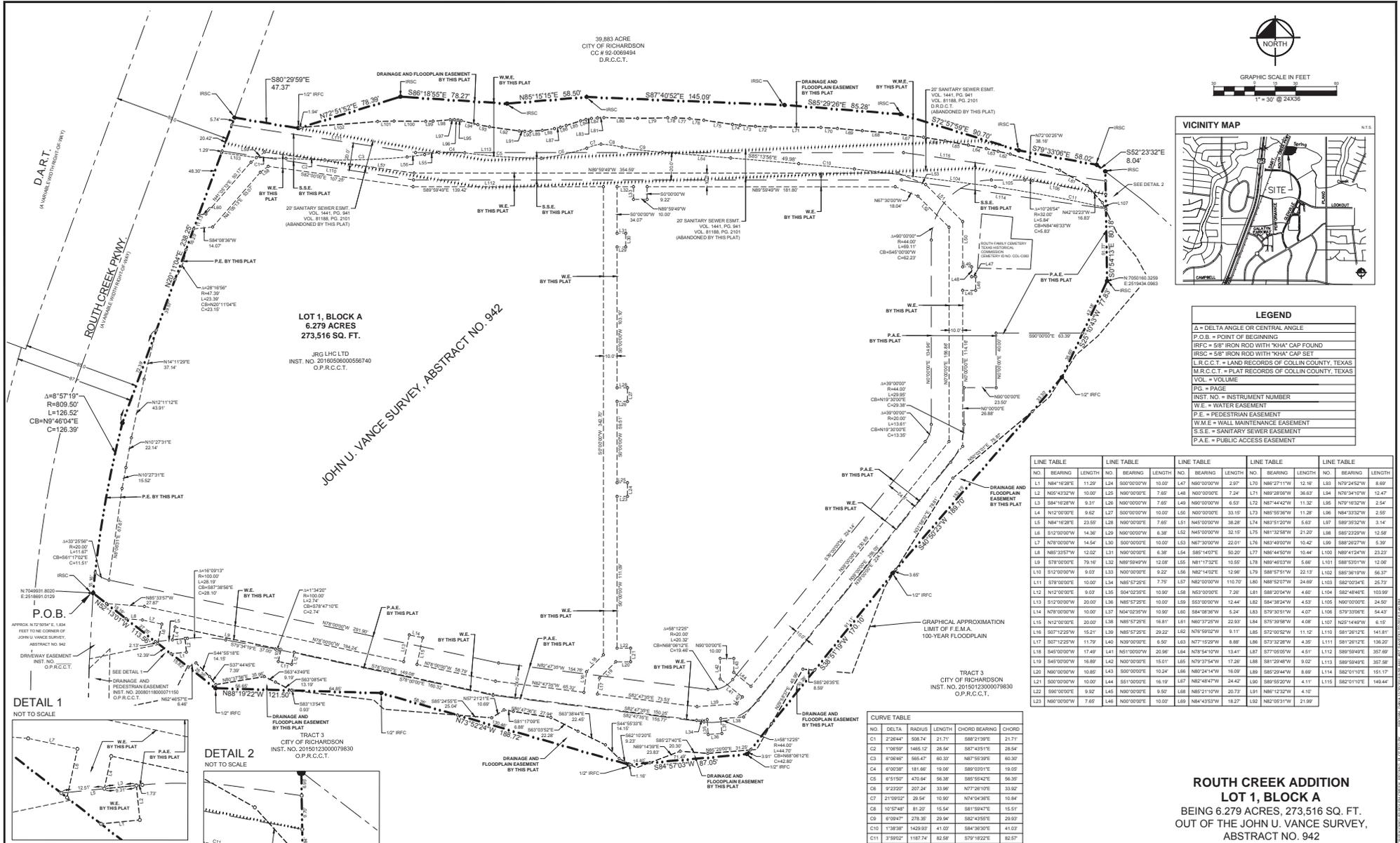
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°28'44"	508.74	21.71	S88°21'39"E	21.71
C2	1°09'59"	1465.12	28.54	S87°43'51"E	28.54
C3	6°06'46"	565.47	60.33	N87°59'39"E	60.30
C4	6°00'38"	181.69	18.09	S89°03'15"E	18.05
C5	6°51'50"	476.84	56.38	S85°59'42"E	56.35
C6	9°22'00"	207.24	33.99	N77°28'10"E	33.92
C7	31°00'00"	29.94	10.80	N07°00'00"E	10.80
C8	12°52'48"	81.20	15.54	S81°59'47"E	15.51
C9	6°00'47"	276.30	29.94	S82°43'50"E	29.93
C10	17°38'28"	1429.89	41.03	S84°38'30"E	41.03
C11	3°59'22"	1187.74	62.68	S79°18'22"E	62.67

**ROUTH CREEK ADDITION  
LOT 1, BLOCK A  
BEING 6.279 ACRES, 273,516 SQ. FT.  
OUT OF THE JOHN U. VANCE SURVEY,  
ABSTRACT NO. 942  
CITY OF RICHARDSON,  
COLLIN COUNTY, TEXAS**

**Kimley»Horn**

12701 Merrill Drive, Suite 1000  
Dallas, Texas 75251  
FIRM # 101155000  
Tel. No. (972) 770-1300  
Fax No. (972) 238-3620

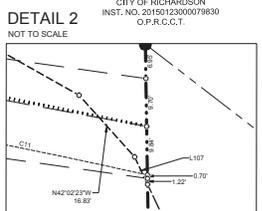
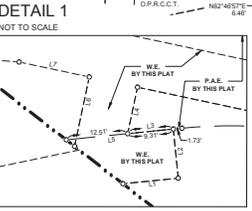
Scale: 1" = 30'  
Drawn by: MTC  
Checked by: JAB  
Project No.: 064446429  
Date: JULY 2016  
Sheet No.: 1 OF 2



**LOT 1, BLOCK A  
6.279 ACRES  
273,516 SQ. FT.**

JRQ LHC LTD  
INST. NO. 201650000056740  
O.P.R.C.C.T.

**JOHN U. VANCE SURVEY, ABSTRACT NO. 942**



**AREA TABLE**

AREA	ACRES	SQ. FT.
LOT 1, BLOCK A	6.279	273,516

- NOTES**
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
  - UNLESS OTHERWISE NOTED, ALL CORNERS ARE MONUMENTED WITH A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA".
  - ALL BEARINGS SHOWN ARE RELATIVE TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 BASED ON THE CITY OF RICHARDSON CONTROL MONUMENT SYSTEM (NORTH CENTRAL ZONE 4202). ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. ALL COORDINATES SHOWN ARE BASED ON MONUMENTS N10 AND M11 AND A CGS OF 9.9998730762.

THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS AND CREATE ONE (1) LOT FOR DEVELOPMENT.

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
5750 GENESEE COURT, SUITE 200  
DALLAS, TEXAS 75204  
CONTACT: MIKE LUSK, P.E.  
PHONE: 972-335-3580

OWNER/APPLICANT:  
JRQ LHC LLC  
4800 HEDECOXE ROAD, SUITE 100  
PLANO, TEXAS 75024  
CONTACT: MIKE SWAN  
PHONE: 972-373-3931

ADDRESS: 2810 ROUTI CREEK PARKWAY

Copyright © 2016  
Kimley-Horn and Associates, Inc.  
All rights reserved.

# Agenda Item 3

**Zoning File 16-26:  
Shamm Mediterranean Cuisine**

## **ZONING FILE 16-26**

### **Attachments:**

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Zoning Exhibit (Exhibit "B")
5. Zoning Exhibit (Exhibit "B" – Enlargement)
6. Applicant's Statement
7. Site Photos
8. Notice of Public Hearing
9. Notification List



## Staff Report

**TO:** City Plan Commission  
**FROM:** Amy Mathews, Senior Planner **AM**  
**DATE:** December 2, 2016  
**RE:** **Zoning File 16-26:** Shamm Mediterranean Cuisine

### REQUEST:

Special Permit for a smoking establishment located at 310 E. Main Street, east of S. Greenville Avenue, on the south side of E. Main Street. (See applicant's statement for further explanation)

### APPLICANT/PROPERTY OWNER:

Nedal Naser

### EXISTING DEVELOPMENT:

The 0.47 acre site is developed with one building totaling roughly 4,704 square feet including the enclosed building and covered patio. The site is accessed from E Main Street.

### ADJACENT ROADWAYS:

**Main Street:** Four-lane, undivided arterial; 33,820 vehicles per day eastbound and westbound, west of Greenville Ave. (2016).

### SURROUNDING LAND USE AND ZONING:

**North:** Institutional; PD Planned Development Main Street/Central Expressway Form Based Code (Main Street Sub-district)  
**South:** Institutional; PD Planned Development Main Street/Central Expressway Form Based Code (Main Street Sub-district)  
**East:** Retail/Commercial; PD Planned Development Main Street/Central Expressway Form Based Code (Main Street Sub-district)  
**West:** Retail/Commercial; PD Planned Development Main Street/Central Expressway Form Based Code (Main Street Sub-district)

### FUTURE LAND USE PLAN:

#### Enhancement/Redevelopment

*These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is now*

*located in the Main Street/Old Town enhancement/redevelopment. Enhancement/redevelopment should be pedestrian-oriented with a mix of commercial, office, and residential uses preserving the scale and character of the old street grid. Buildings should include small scale retail uses, such as boutiques, restaurants and specialty stores in multi-story buildings and height should be limited to three or four stories to respect proximity to nearby residential neighborhoods and enhance pedestrian character.*

**Future Land Uses of Surrounding Area:**

North: Public/Semi-Public/School  
South: Enhancement/Redevelopment  
East: Enhancement/Redevelopment and Neighborhood Residential  
West: Enhancement/Redevelopment

**EXISTING ZONING:**

The subject property is zoned PD Planned Development Main Street/Central Expressway Form Based Code (Main Street Sub-district) (Ord. 4097).

**TRAFFIC/ INFRASTRUCTURE IMPACTS:**

The proposed zoning change request will not have a significant impact on the surrounding roadway system nor impact existing utilities in the area.

**APPLICANT’S STATEMENT**

(Please refer to the complete Applicant’s Statement.)

**STAFF COMMENTS:**

**Background:**

The subject site is developed with a recently renovated 4,700<sup>±</sup> square foot commercial building. The original building was built as a multi-tenant center in 1981. The entire building has now been converted into a restaurant, Shamm Mediterranean, by the owner/applicant. The recent renovations include new exterior cladding with a stonework water course and cast capstones. Outdoor dining is also now provided within the enclosed patio area created under the original roofline on the eastern side of the building as a part of the recent renovations.

**Request:**

The applicant is requesting to allow a smoking establishment, as defined in the Comprehensive Zoning Ordinance (CZO). In December 2011, the Comprehensive Zoning Ordinance was amended to require a Special Permit for a smoking establishment. The CZO amendment included a definition for a “smoking establishment” as well as a requirement for a Special Permit in Local Retail and Commercial Zoning Districts. Although smoking would be allowed outdoors, the CZO defines a “smoking establishment” as:

*a business establishment that is dedicated, in whole or in part, to the smoking of tobacco or other substances and includes any establishment that allows both: (1) the payment of consideration by a customer to the establishment in exchange for on-site delivery of tobacco, tobacco accessories or similar substances and products to the customer; and (2)*

*the on-site smoking of tobacco or other substances. This definition shall be construed to include establishments known variously as retail tobacco stores, cigar lounges, hookah cafes, tobacco clubs, tobacco bars, and similar establishments, but shall not include an establishment that derives 50 percent or more of its gross revenue on a quarterly basis (i.e., three months) from the sale of alcoholic beverages for on-premises consumption.*

As proposed the establishment meets the two (2) conditions in the definition; the establishment provides on-site delivery of tobacco and accessories (hookah) for payment from a third party and allows the on-site smoking of said tobacco. The applicant could allow smoking (cigarettes, cigars, hookah, etc.) without a Special Permit if they did not offer the tobacco or tobacco accessories.

The request for a Special Permit for a smoking establishment would be limited to the patio, in accordance with Chapter 10 of the City's Code of Ordinances. Smoking is not proposed inside the building as smoking is prohibited inside a restaurant by Chapter 10. However, Chapter 10 does allow smoking outdoors on a restaurant's patio as long as smoking does not occur within ten (10) feet of any door, operable window/vent or other openings to an indoor enclosed area.

Although the focus of the establishment is serving food, the owner desires the ability to provide professional hookah catering services for those customers who want that additional service. Furthermore, the owner has stated that several customers have previously requested this use. The use would be limited to outdoor use only during the hours of 11:00am to 11:00pm seven (7) days a week, which corresponds to the hours of operation of the restaurant. As proposed, the use could be considered a complimentary use to the restaurant as opposed to the main use on the site.

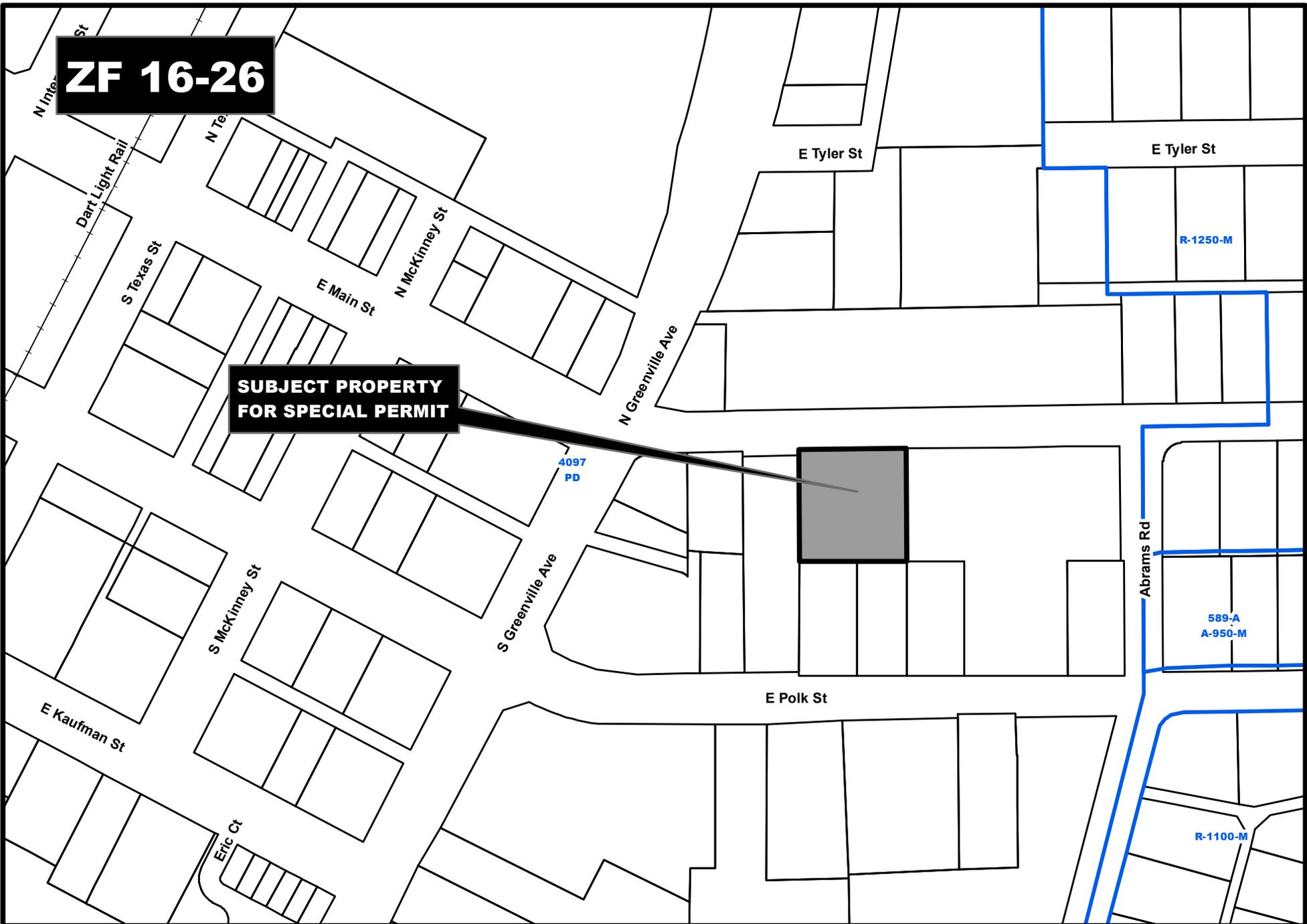
**Correspondence:** As of this date, no written correspondence has been received.

**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 recommend approval of the applicant's request, the motion should include the following special conditions:

1. A Special Permit shall be granted to allow a smoking establishment as defined in the Comprehensive Zoning Ordinance and shall be limited to outdoor use only on the restaurant patio as shown on Exhibit "B".
2. The smoking establishment's hours of operation shall be limited from 11:00am to 11:00pm (Monday through Sunday).

**Council Hearing Date:** The earliest possible City Council hearing date is January 23, 2017.



**ZF 16-26**

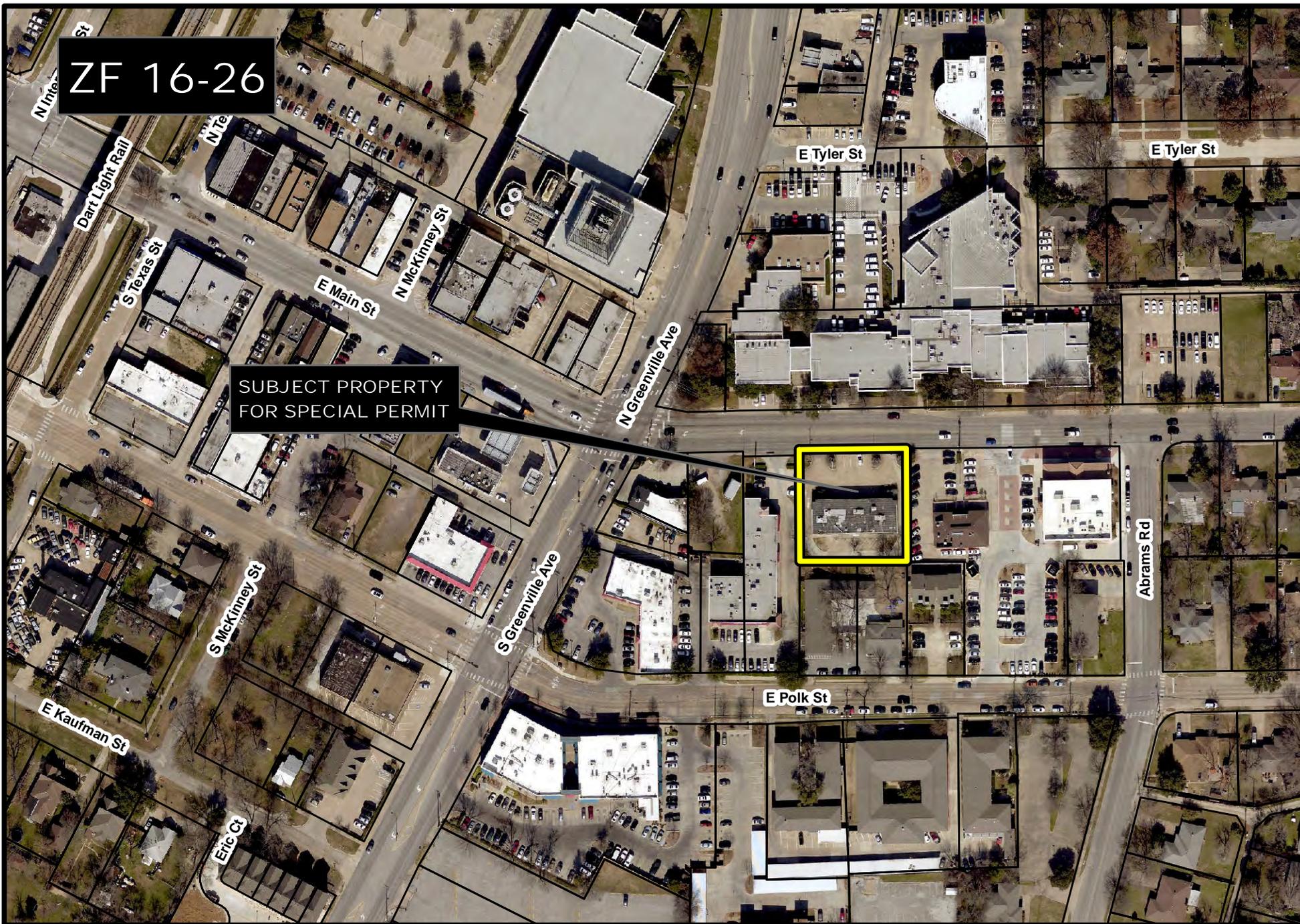
**SUBJECT PROPERTY  
FOR SPECIAL PERMIT**

**ZF 16-26 Zoning Map**

Updated By: mathwsa, Update Date: November 17, 2016  
 File: DSI\Mapping\Cases\Z\2016\ZF1626\ZF1626 zoning.mxd

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.



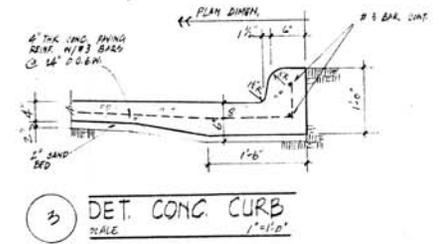


## ZF 16-26 Aerial Map

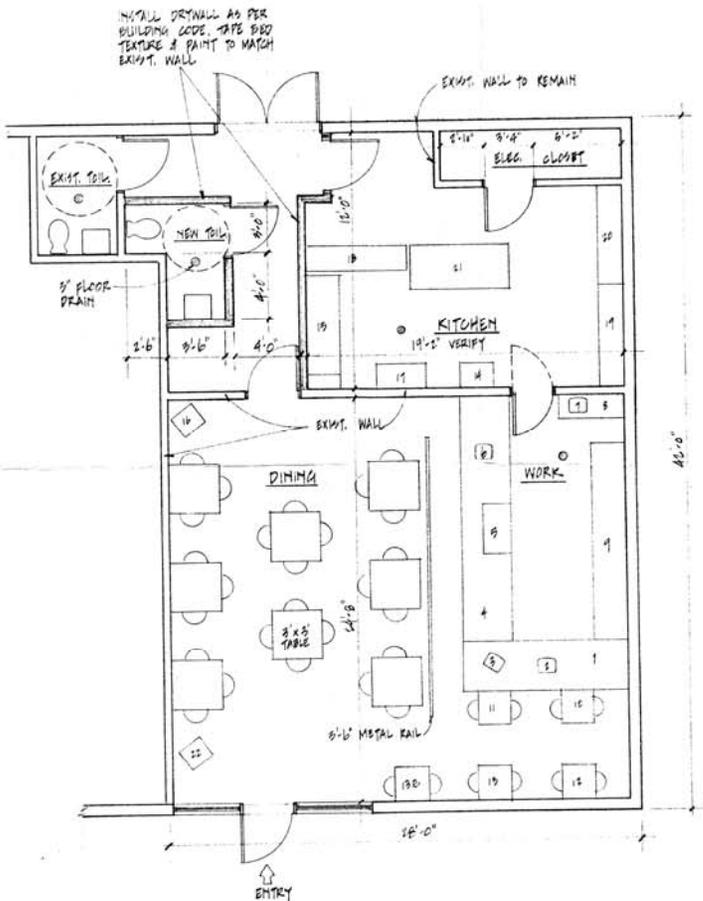
Updated By: mathwsa, Update Date: November 17, 2016  
File: D:\Mapping\Cases\Z\2016\ZF1626\ZF1626 ortho.mxd

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.





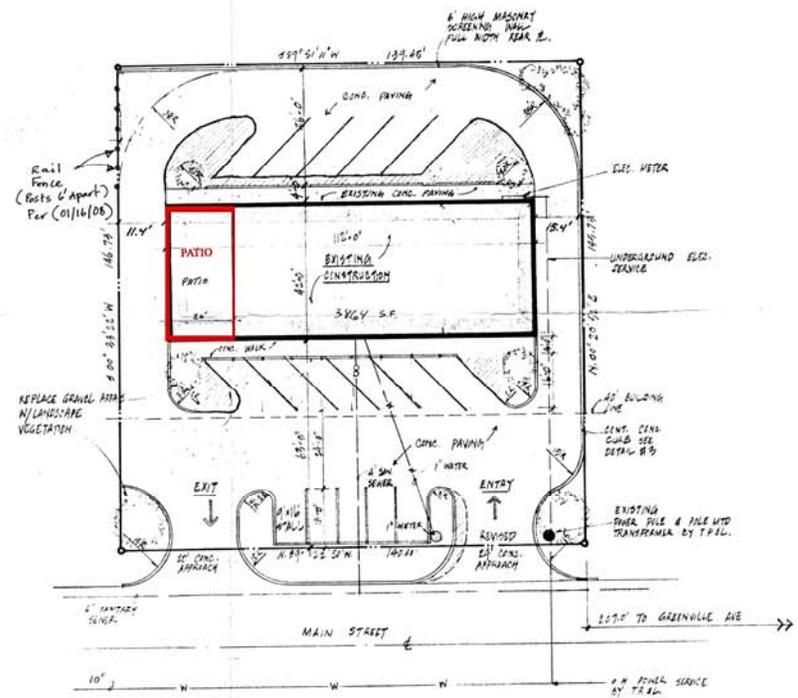
3 DET. CONG. CURB  
SCALE 1"=1'-0"



1 PROPOSED REMODELING  
SCALE = 1/4" = 1'-0"

- LEGEND:**
- 1. PORTLAND SERVICE COUNTER
  - 2. MICROWAVE OVEN
  - 3. CASH REGISTER
  - 4. SLICER
  - 5. REFRIGERATED WAIVE TABLE
  - 6. COUNTER SINK
  - 7. COFFEE MACHINE
  - 8. ICE MAKER
  - 9. 1-DOOR REFRIGERATED DELI BOX
  - 10. 19B GAME TABLES
  - 11. WOP SINK/HAND SINK
  - 12. 8-HOLE SINK W/FRUIT BOARD
  - 13. T.V. SUSPENDED FROM CEILING
  - 14. FEEZER
  - 15. 2" STAINLESS METAL SHELF FOR DISH DRAINING
  - 16. 2" STAINLESS METAL SHELF FOR DISH DRAINING

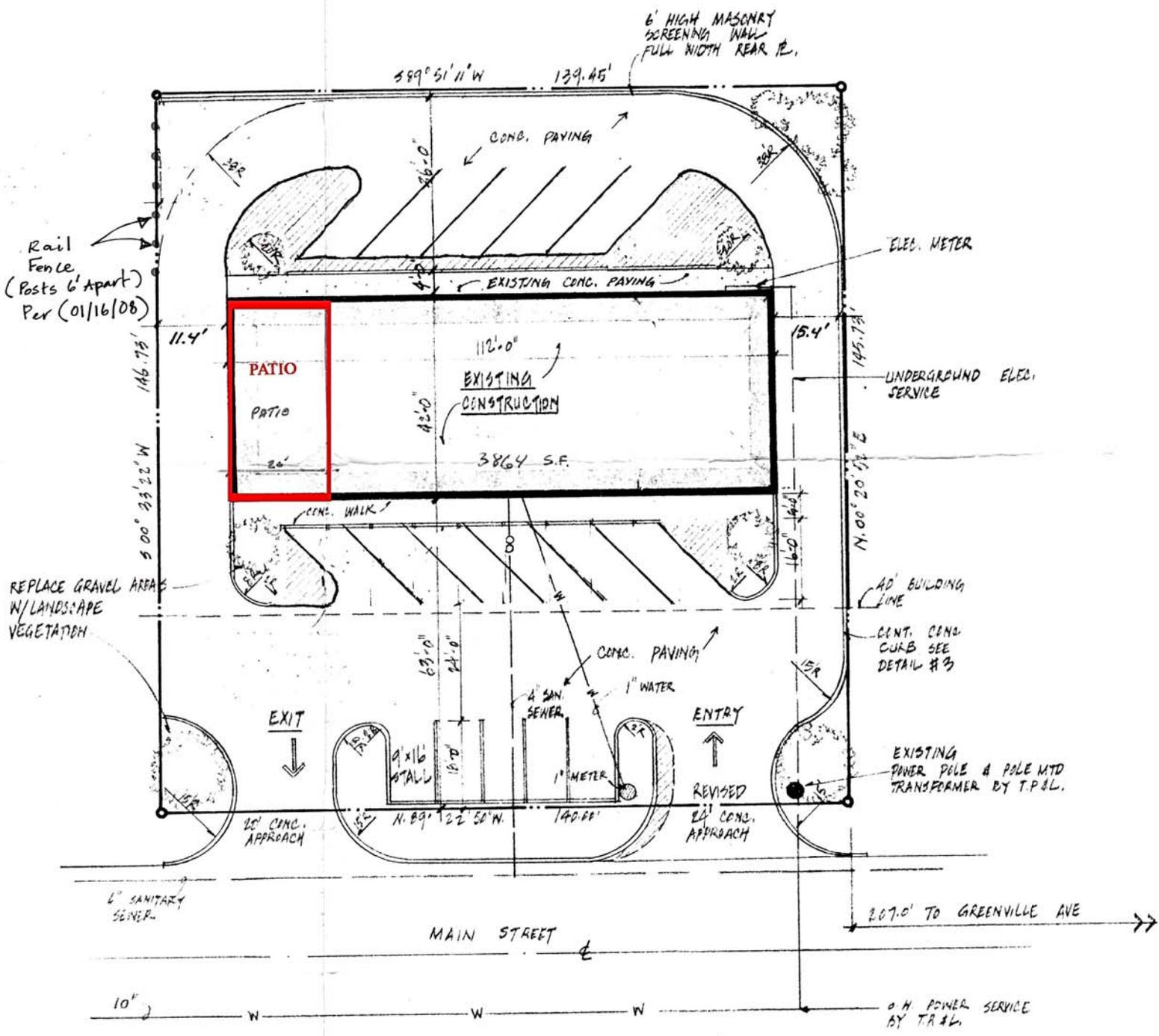
- 14-20 METAL TOILET SHELF
- 21 12" x 24" STAINLESS WORK TABLE



2 SITE PLAN  
SCALE 1"=30'-0"  
310 E. MAIN

**TABLATIONS**

AREA OF SITE	20,447.87 S.F.
AREA OF BUILDING COVERAGE	3764 S.F.
	23.00 %
PARKING PROVIDED	19 SPACES
LANDSCAPE AREA	1674 S.F. (8.2 %)



2 SITE PLAN  
 SCALE 1"=20'-0"  
 310 E. MAIN



EXHIBIT B - ENLARGEMENT

Wednesday, October 26, 2016

Dear Mr. Chavez,

The purpose of this letter is to request a special permit for a Smoking Establishment for the outside patio of our restaurant in order to provide hookah to our patrons.

Here at Shamm Mediterranean Cuisine our mission is to provide the best services to our customers and community. Being a family oriented Mediterranean Cuisine Restaurant; it is a cultural tradition for Middle Eastern and a typical desire for non-Middle Eastern customers to want to smoke Hookah after having lunch and/or dinner.

Besides wanting to provide the best for our customers and a great time to spend with one's family and friends, we are surrounded by the following restaurants like Afrah, Sultan's, and Yasmine's that do provide Hookah Services which in result has caused a decrease of sales for Shamm Mediterranean Cuisine. Several customers have specially asked us if we have Hookah services and respond back to us that they would be more interested to dine in at our restaurant once we can provide these services to them.

The hookah services will be only provided during our business hours Monday-Sunday from 11 am to 11pm by a professional hookah catering service to our customers at our outside patio. Furthermore, the hookah equipment will not be stored onsite and will only be delivered onsite when requested.

Our restaurant's building plans were approved by the City of Richardson Zoning Department this past March 2016. I do thank you for all your time and efforts in this matter.

Best Regards,

**Nedal Naser**

Owner  
Shamm Mediterranean Cuisine  
310 E. Main St  
Richardson, TX 75081  
(972) 992-8205  
[dr.nedalnaser@gmail.com](mailto:dr.nedalnaser@gmail.com)



Looking southeast towards the Site



Outdoor Enclosed Patio Area



# Notice of Public Hearing

## City Plan Commission - Richardson, Texas

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

### SPECIAL PERMIT

**File No./Name:** ZF 16-26 / Shamm Mediterranean  
**Property Owner:** Nedal Naser  
**Applicant:** Nedal Naser  
**Location:** 310 E. Main Street (See map on reverse side)  
**Current Zoning:** PD Planned Development Main Street/Central Expressway Form Based Code (Main Street Sub-district)  
**Request:** A request for approval of a Special Permit for a smoking establishment located at 310 E. Main Street, east of S. Greenville Avenue, on the south side of E. Main Street.

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

**TUESDAY, DECEMBER 6, 2016**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

*This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.*

**Process for Public Input:** A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

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

*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 16-26.

Date Posted: 11/28/2016

NASAR NEDAL  
PO BOX 833182  
RICHARDSON, TX  
75083-3182

MORRIS KAREN ANN  
614 TWILIGHT TRL  
RICHARDSON, TX  
75080-5122

LUU ANNA PHAM &  
THUAN VINH  
2681 CARNATION DR  
RICHARDSON, TX  
75082-4217

Z N H CORP  
314 E MAIN ST  
RICHARDSON, TX  
75081-6045

MORROW NORMAN R  
PO BOX 830791  
RICHARDSON, TX  
75083-0791

RICHARDSON ISD MAINTENANCE OPER  
ATTN: MICHAEL LONGNECKER  
400 S. GREENVILLE AVE.  
RICHARDSON, TX 75081

SUPERINTENDENT OF SCHOOLS  
RICHARDSON ISD  
400 S. GREENVILLE AVE.  
RICHARDSON, TX 75081

RICHARDSON CITY OF  
TAX DEPT SUITE 101  
411 W ARAPAHO RD STE 101  
RICHARDSON, TX  
75080-4543

DANA GLOBAL INVESTMENTS INC  
PO BOX 833182  
RICHARDSON, TX  
75083-3182

LUONG WAI CHUONG  
% MIDTOWN P S  
408 WYNGATE BLVD  
PLANO, TX  
75074-8319

MIDTOWN LIMITED PT LTD  
408 WYNGATE BLVD  
PLANO, TX  
75074-8319

AYSHA CORP  
329 E POLK ST  
RICHARDSON, TX  
75081-4139

**ZF 16-26**

# Agenda Item 4

**Zoning File 16-27:  
Great Room Escape**

## ZONING FILE 16-27

### **Attachments:**

1. Staff Report
2. Zoning Map
3. Aerial Map
4. Oblique Map Looking North
5. Zoning Exhibit (Exhibit "B")
6. Applicant's Statement
7. Site Photo
8. Notice of Public Hearing
9. Notification List



## Staff Report

**TO:** City Plan Commission

**FROM:** Amy Mathews, Senior Planner **AM**

**DATE:** December 2, 2016

**RE:** **Zoning File 16-27:** Special Permit – Commercial Amusement Center

### REQUEST:

Special Permit for a commercial amusement center in a 5,000<sup>±</sup> square foot lease space within an existing 37,818-square foot building located within the Richardson Heights Village Shopping Center at the southwest intersection of Belt Line Road and Central Expressway. (See applicant's statement for further explanation)

### APPLICANT & PROPERTY OWNER:

Greg Salyers & Lynne Smith – Great Room Escape LLC and Hartman Richardson Heights Properties LLC.

### EXISTING DEVELOPMENT:

The 16.85-acre site is currently developed as a multi-building retail shopping center and supports six (6) retail buildings totaling approximately 204,000 square feet.

### ADJACENT ROADWAYS:

**US-75:** Freeway/Turnpike; 338,000 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (2015).

**Belt Line Road:** Six-lane, divided arterial; 27,090 vehicles per day on all lanes, eastbound and westbound, west of US-75 (2016).

### SURROUNDING LAND USE AND ZONING:

**North:** Retail/Commercial; PD Planned Development  
**South:** Retail/Commercial & Single Family; C-M Commercial & R-1100-M Residential  
**East:** Retail/Commercial; PD Planned Development  
**West:** Single Family; R-1100-M Residential

## **FUTURE LAND USE PLAN:**

### **Enhancement/Redevelopment**

*The subject property is located in the Central Place Sub-District of the recently approved Main Street/Central Expressway Form Based Code. The vision for this sub-district is to create a vibrant, mixed-use district which focuses on supporting infill development. A pedestrian-oriented, more walkable environment is desired, which is to be accomplished through building arrangement that frames public space, building design, and streetscape enhancements.*

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

**North:** Enhancement/Redevelopment  
**South:** Enhancement/Redevelopment & Neighborhood Residential  
**East:** Enhancement/Redevelopment  
**West:** Neighborhood Residential

## **EXISTING ZONING:**

PD Planned Development – Main Street/Central Expressway Form Based Code (Ordinance Number 4097).

## **TRAFFIC/ INFRASTRUCTURE IMPACTS:**

The requested Special Permit will not have any significant impacts on the existing utilities or traffic in the area.

## **STAFF COMMENTS:**

### **Request:**

The applicant is requesting a Special Permit for a commercial amusement center, specifically an “escape room.” Escape rooms are fully immersive experiences that put customers into a puzzle style scavenger hunt, real life video game setting. The games are physical versions of "escape the room" video games which recently have become popular in the United States. Participants are locked into a fictionally themed room, where they work together with a team to search for clues, solve puzzles, and find keys to find their way out within a set time limit. There are no specific skills needed to participate in an escape room, just communication and teamwork, and cell phones and other outside devices are not allowed to be used. All rooms are located within the existing building and each room contains a safety release that can be activated at any time to exit each themed room. The proposed hours of operation would be as follows:

- 6:00 p.m. to 11:00 p.m. (Monday thru Friday)
- Noon to 11:00 p.m. (Saturday)
- Noon to 7:00 p.m. (Sunday)

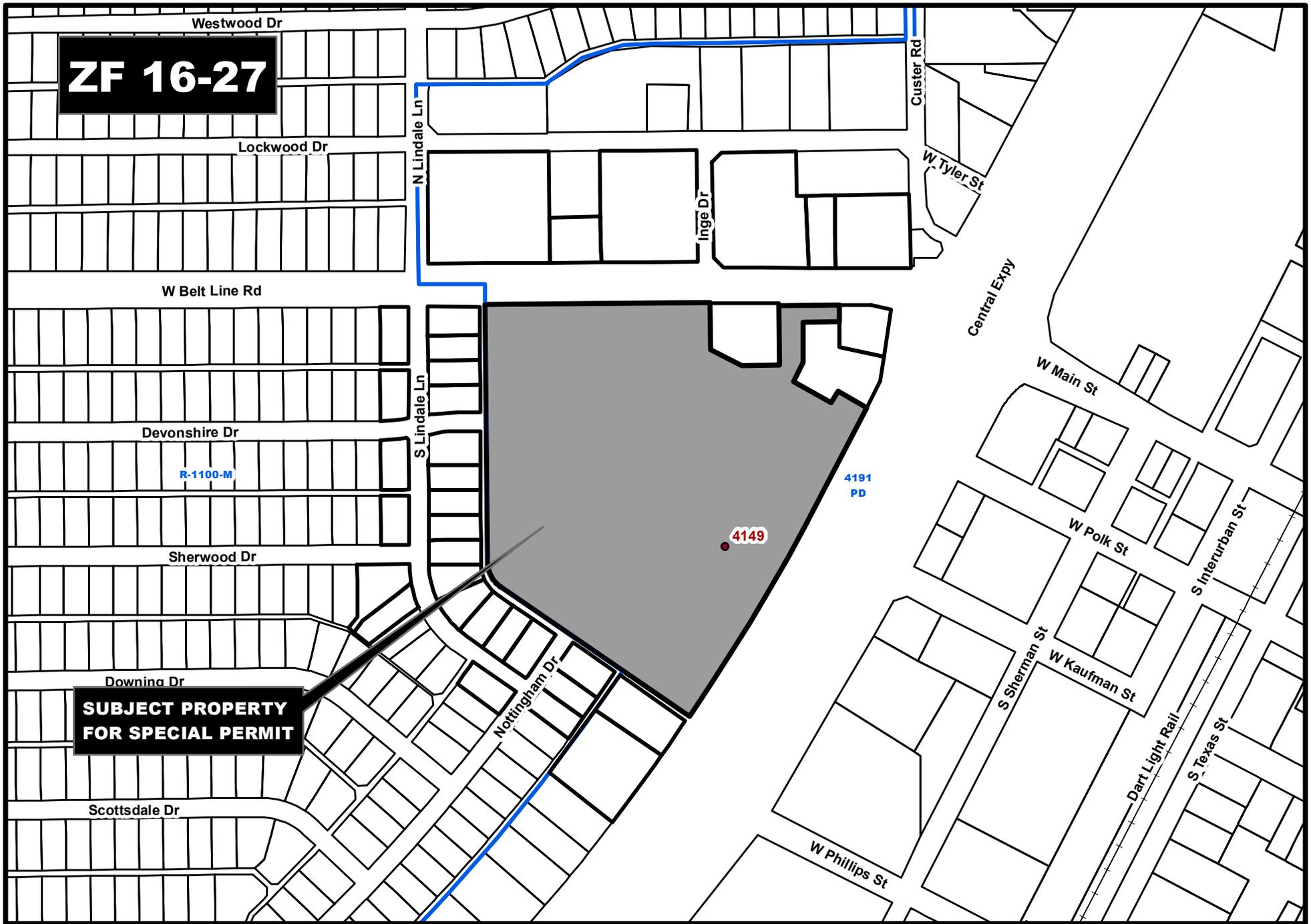
**Correspondence:** As of this date, no correspondence has been received.

**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 recommend approval of the applicant's request, the motion should include the following special conditions:

1. A commercial amusement center shall be allowed and shall be limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The commercial amusement center shall be allowed to operate between the hours of 6:00 p.m. and 11:00 p.m. Monday thru Friday, noon to 11:00 p.m. Saturday, and noon to 7:00 p.m. on Sunday.

Council Hearing Date: The earliest possible City Council hearing date is January 23, 2017.



## ZF 16-27 Zoning Map

Updated By: mathewam, Update Date: November 21, 2016  
 File: DSI\Mapping\Cases\Z\2016\ZF1627\ZF1627 notification.mxd

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.





## ZF 16-27 Aerial Map

Updated By: mathewam, Update Date: November 29, 2016  
File: DSI\Mapping\Cases\Z\2016\ZF1627\ZF1627 aerial.mxd

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.

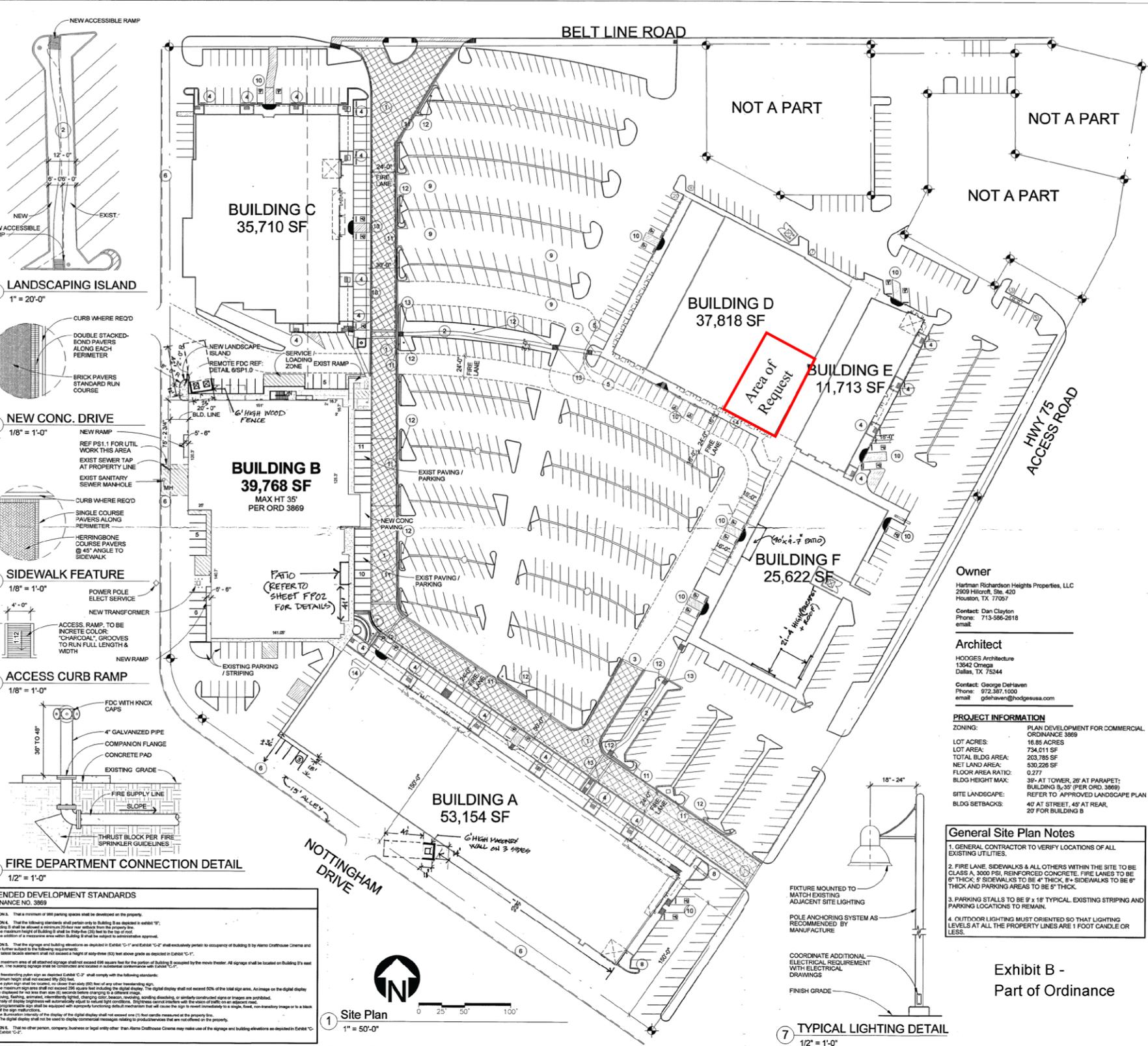


Belt Line Road

Subject Lease Space

S. Central Expressway





**PAVING NOTES**

- BRICK PAVERS ON CONCRETE AS SPEC'D: 10% COMPACTION, 6" THICK, REIN. W/ NO. 3 REBARS @ 24" O.C. BOTH WAYS.
- EXPANSION JOINTS 800' INTERVALS. LATERAL SNAKE CUTS @ 20' INTERVALS.
- COLOR: RED COURSE: RUNNING BOND @ INTERIOR W/ DOUBLE STACKED BOND @ PERIMETER. REF 03/101
- \*EXIST. FIRE LANE TO BE REPLACED AS NOTED. EXIST. DRAINAGE PATTERNS TO MAINTAIN.
- BRICK PAVERS @ SIDEWALKS & PLANTERS ON CONCRETE AS SPEC'D: 10% COMPACTION, 6" THICK, REIN. W/ NO. 3 REBARS @ 24" O.C. BOTH WAYS.
- COLOR: RED COURSE: HERRINGBONE @ INTERIOR W/ SINGLE STACKED BOND @ PERIMETER. REF 03/101
- NEW CONCRETE AT SIDEWALKS, 85% COMPACTION, 4" THICK, REINFORCE W/ NO. 8 6"x6" W/M OR NO. 3 REBARS @ 24" O.C. BOTH WAYS.
- EXPANSION JOINTS 20' INTERVALS. TOOLED JOINTS @ 5' INTERVALS.
- COLOR: INCRETE "HARVEST SAND". TO BE INTEGRALLY COLORED. www.designcrete.com FINISH: BROOM FINISH ONLY.
- NEW CONC. PARKING: 95% COMPACTION, 6" THICK, REIN. W/ NO. 3 REBARS @ 24" O.C. BOTH WAYS.
- NEW SIDEWALK: 85% COMPACTION, 6" THICK, REIN. W/ NO. 6 6"x6" W/M OR NO. 3 REBARS @ 24" O.C. BOTH WAYS. EXPANSION JOINTS @ 20' & TOOLED JOINTS @ 5' INTERVALS (NATURAL COLOR).

**AREA CALCULATIONS**

BUILDING A	53,154 SF
BUILDING B (First Floor)	36,325 SF
BUILDING B (Mezzanine)	3,443 SF
BUILDING C	35,710 SF
BUILDING D	37,818 SF
BUILDING E	11,713 SF
BUILDING F	25,622 SF
<b>TOTAL AREA:</b>	<b>203,785 SF</b>

**PARKING TABULATIONS**

MIN PARKING SPACES PER ORDINANCE 3609	988
PARKING SPACES PROVIDED	988
HANDICAP REQ'D.	20 SPACES
HANDICAP PROVIDED	30 SPACES

- KEY NOTES:**
- BRICK PAVER DRIVE, REF. PAVING NOTES.
  - NEW 4" WIDE SIDEWALK 14" THICK, INTEGRALLY COLORED CONCRETE BROOM FINISH; TO UNLIMATE BETWEEN EXISTING TREES.
  - BRICK PAVER DRIVE TO TERMINATE AT END OF ISLAND.
  - NEW CANOPY COLUMNS W/ ADJACENT BUILDINGS AND BRICK PAVER REF TO FLOOR PLANS & PAVING NOTES.
  - 
  - NEW 8' TALL CEDAR FENCE TO REPLACE EXISTING WOOD FENCE. 6" PICKETS SIDE BY SIDE W/ (3) 2X4 CEDAR RAILS ON METAL POLES W/ CAPS. FENCE CONSTRUCTED BY OWNER ON RESIDENTIAL PROPERTY. THE CONSTRUCTION OF THIS FENCE MUST BE APPROVED BY RESIDENT. ONCE CONSTRUCTED, THE FENCE MUST BE MAINTAINED BY THE RESIDENT.
  - NEW MINI-PLAZA W/ WATER FOUNTAIN FEATURE & BRICK PAVERS.
  - NEW BRICK PAVERS. REF FLOOR PLANS FOR LOCATIONS.
  - REMOVE EXIST. H.C. PARKING. REMOVE EXIST. ACCESSIBILITY GRAPHICS & STRIPING. RESTRIPE AS TYP PARKING STALL.
  - NEW HANDICAP PARKING & ACCESSIBLE RAMP / ALTERATION TO EXIST. CURB RAMP (IF EXIST. CURB RAMP TO BE REMOVED FROM AISLE AND TO EXTEND INTO SIDEWALK). NEW H.C. SIGNAGE. PARKING TO BE RE-STRIPPED. REF 03/101
  - REMOVE EXIST. CONC. CURB ALONG MAIN DRIVE @ ISLANDS & CONSTRUCT A NEW CONC. CURB PARALLEL TO EXIST. BUT 24" CLOSER TO THE BLDGS FOR AN INCREASED LANDSCAPE BED SIZE.
  - NEW ORNAMENTAL LIGHT POLE W/ 18" CONC. BASE TO 6" ABOVE GRADE.
  - NEW CURB RAMP. REF TO 07/101.
  - DAMAGED CONCRETE TO BE REPLACED WHERE SHOWN.

**Owner**  
 Hartman Richardson Heights Properties, LLC  
 2809 Hillcroft, Ste. 420  
 Houston, TX 77027  
 Contact: Dan Clayton  
 Phone: 713-566-2818  
 email

**Architect**  
 HODGES Architecture  
 13542 Omega  
 Dallas, TX 75244  
 Contact: George Delaven  
 Phone: 972-367-1000  
 email gdelaven@hodgesusa.com

**PROJECT INFORMATION**

ZONING: PLAN DEVELOPMENT FOR COMMERCIAL ORDINANCE 3609  
 LOT ACRES: 16.85 ACRES  
 LOT AREA: 734,011 SF  
 TOTAL BLDG AREA: 203,785 SF  
 NET LAND AREA: 530,226 SF  
 FLOOR AREA RATIO: 0.277  
 BLDG HEIGHT MAX: 36'-AT TOWER, 26' AT PARAPET; BUILDING 3-30' (PER ORD. 3609)  
 SITE LANDSCAPE: REFER TO APPROVED LANDSCAPE PLAN  
 BLDG SETBACKS: 40' AT STREET, 45' AT REAR, 20' FOR BUILDING B

- General Site Plan Notes**
- GENERAL CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES.
  - FIRE LANE, SIDEWALKS & ALL OTHERS WITHIN THE SITE TO BE CLASS A, 3000 PSI, REINFORCED CONCRETE. FIRE LANES TO BE 6" THICK, 8' SIDEWALKS TO BE 4" THICK, 6" SIDEWALKS TO BE 6" THICK AND PARKING AREAS TO BE 5" THICK.
  - PARKING STALLS TO BE 8' x 18' TYPICAL. EXISTING STRIPING AND PARKING LOCATIONS TO REMAIN.
  - OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL THE PROPERTY LINES ARE 1 FOOT CANDLE OR LESS.

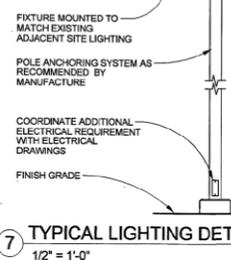
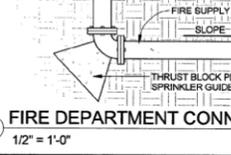
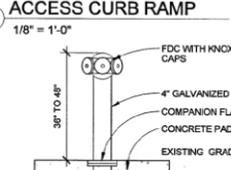
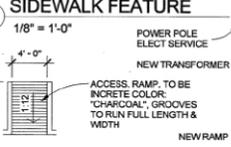
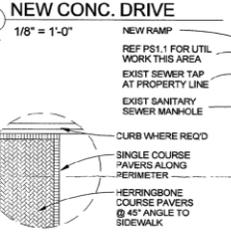
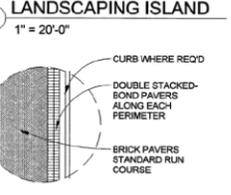
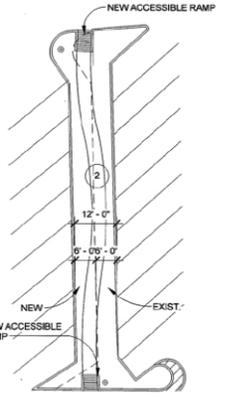


Exhibit B - Part of Ordinance



**ENDED DEVELOPMENT STANDARDS**  
 ORDINANCE NO. 3609

206.3. That a minimum of 988 parking spaces shall be provided on the property.

206.4. That the height of any structure shall not exceed 36 feet above the existing ground surface, except as otherwise provided in this ordinance.

206.5. That the height of any structure shall not exceed 36 feet above the existing ground surface, except as otherwise provided in this ordinance.

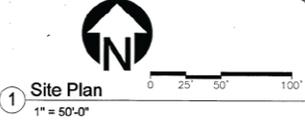
206.6. That the height of any structure shall not exceed 36 feet above the existing ground surface, except as otherwise provided in this ordinance.

206.7. That the height of any structure shall not exceed 36 feet above the existing ground surface, except as otherwise provided in this ordinance.

206.8. That the height of any structure shall not exceed 36 feet above the existing ground surface, except as otherwise provided in this ordinance.

206.9. That the height of any structure shall not exceed 36 feet above the existing ground surface, except as otherwise provided in this ordinance.

206.10. That the height of any structure shall not exceed 36 feet above the existing ground surface, except as otherwise provided in this ordinance.





## Statement of Request

Great Room Escape LLC seeks to operate a commercial amusement center at 100 S. Central Expressway Suite 70. This would be their third location in Texas. They maintain a venue in San Antonio, and are working on a location in Austin. Great Room Escape LLC operates venues in Chicago, Illinois, Denver, Colorado, Old San Juan Puerto Rico, Layton Utah, San Diego, California, and New York, New York.

A Great Room Escape experience allows a customer to select a puzzle themed room. They are then given sixty minutes to work with team members to locate the clues, solve riddles, and enter a code to exit the room. (Each room maintains a safety release in compliance with building and fire codes for customers to leave each room at anytime.)

Customers must choose a puzzle room prior to their arrival. Entry is upon appointment only. The proposed venue will accommodate a maximum of twelve people per room. The Great Room Escape seeks to operate seven days a week. Monday thru Friday from 6:00 p.m. to 11:00 p.m. Saturday hours will be noon to 11:00 p.m. Sunday hours will be from noon to 7:00 p.m.

This request calls for the interior remodel of an existing tenant space in this commercial center. There is no proposed new floor area required for this request. The proposed finish out for this space is over 5, 000 square feet and will comply with required fire code specifications for an assembly use.



Subject Lease  
Space, Suite 70



# Notice of Public Hearing

## City Plan Commission - Richardson, Texas

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

### SPECIAL PERMIT

**File No./Name:** ZF 16-27 / Great Room Escape  
**Property Owner:** Lynne Smith / Hartman Richardson Heights Properties  
**Applicant:** Greg Salyers / Great Room Escape LLC  
**Location:** 100 Central Expressway Suite 70 (See map on reverse side)  
**Current Zoning:** PD Planned Development  
**Request:** A request for approval of a Special Permit for a commercial amusement center.

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

**TUESDAY, DECEMBER 6, 2016**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

*This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.*

**Process for Public Input:** A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

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

*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 16-27.

Date Mailed: 11/23/2016

BUDDHIST COMPASSION  
RELIEF TZU CHI FOUNDATION  
534 W BELT LINE RD  
RICHARDSON, TX  
75080-6311

CBRYANT RHN LLC  
PO BOX 29088  
DALLAS, TX  
75229-0088

FTB OF TEXAS LLC  
PO BOX 1350  
MADISONVILLE, LA  
70447-1350

HARTMAN RICHARDSON HEIGHTS  
2909 HILLCROFT ST STE 420  
HOUSTON, TX  
77057-5815

MARTIN BETTY  
1601 FAIR OAKS DR  
RICHARDSON, TX  
75081-3047

KAUR PARMJEET  
103 S LINDALE LN  
RICHARDSON, TX  
75080-6119

SIMMONS DIANE ELIZABETH  
105 S LINDALE LN  
RICHARDSON, TX  
75080-6119

MCKINNEY SUE LORENE  
601 W BELT LINE RD  
RICHARDSON, TX  
75080-6114

ROSA PATRICIA G  
6603 TYREE ST  
DALLAS, TX  
75209-4516

MARSHALL RAQUEL  
600 DEVONSHIRE DR  
RICHARDSON, TX  
75080-6115

MAIN MARIAN L &  
SHIRLEY J STROUD  
201 S LINDALE LN  
RICHARDSON, TX  
75080-6120

FREITES ALMIRA G  
203 S LINDALE LN  
RICHARDSON, TX  
75080-6120

CAFFEY MARGARET  
714 SCOTTSDALE DR  
RICHARDSON, TX  
75080-6009

GAPONENKO ALEKSANDR A  
205 S LINDALE LN  
RICHARDSON, TX  
75080-6120

WASHINGTON BRUCE E &  
ROBERTS KAREN C  
7012 MIDCREST DR  
DALLAS, TX  
75254-7948

REINHART WILLIAM D  
209 S LINDALE LN  
RICHARDSON, TX  
75080-6120

ORAM JESSICA RENEE & DAVID  
600 SHERWOOD DR  
RICHARDSON, TX  
75080-6123

MADRID NORMA  
301 S LINDALE LN  
RICHARDSON, TX  
75080-6122

SEYMOUR CONRAD L  
603 SHERWOOD DR  
RICHARDSON, TX  
75080-6124

POWERS RAMONA  
303 S LINDALE LN  
RICHARDSON, TX  
75080-6122

BUDJENSKA H C JR EST OF  
305 S LINDALE LN  
RICHARDSON, TX  
75080-6122

Johnathan and Susan Riley  
300 S LINDALE LN  
RICHARDSON, TX  
75080-6121

RAY SHANNON  
307 S LINDALE LN  
RICHARDSON, TX  
75080-6122

ASH BERNICE S  
309 S LINDALE LN  
RICHARDSON, TX  
75080-6122

RUSSELL CARMEN M  
303 NOTTINGHAM DR  
RICHARDSON, TX  
75080-6104

DUHON TERRI B  
2202 BLACKBERRY DR  
RICHARDSON, TX  
75082-3306

LUONG JOE  
683 E MUIRFIELD RD  
GARLAND, TX  
75044-5033

MALANI MUN INC  
318 S CENTRAL EXPY STE 108  
RICHARDSON, TX  
75080-6300

VANETTI BRIAN DALE  
300 NOTTINGHAM DR  
RICHARDSON, TX  
75080-6103

GOLDENWEST DIAMOND CORP  
15732 TUSTIN VILLAGE WAY STE A  
TUSTIN, CA  
92780-4924

GREENWAY 501 BELTLINE LP  
2808 FAIRMOUNT ST STE 100  
Dallas, TX  
75201

STATE BANK OF TEXAS  
PO BOX 763009  
DALLAS, TX  
75376-3009

SIGNATURE LEASING LLC  
QUIK TRIP CORP  
PO BOX 3475  
TULSA, OK  
74101-3475

WAUGH ENTERPRISES PROPERTY  
10903 ALDER CIR  
DALLAS, TX  
75238-1354

RICHARDSON ISD MAINTENANCE OPER  
ATTN: MICHAEL LONGNECKER  
400 S. GREENVILLE AVE.  
RICHARDSON, TX 75081

SUPERINTENDENT OF SCHOOLS  
RICHARDSON ISD  
400 S. GREENVILLE AVE.  
RICHARDSON, TX 75081

**ZF 16-27**