City of Richardson
City Plan Commission
Agenda Packet
Tuesday, January 21, 2025

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

AGENDA
CITY OF RICHARDSON – CITY PLAN COMMISSION
TUESDAY, JANUARY 21, 2025, AT 7:00 P.M.
RICHARDSON CITY HALL
2360 CAMPBELL CREEK BOULEVARD, SUITE 525
RICHARDSON, TX 75082

The City Plan Commission meeting will be held in the Multipurpose Room #CH 157, of the Richardson City Hall located at 2360 Campbell Creek Boulevard, Richardson, TX 75082. Members of the public may also watch City Plan Commission (CPC) meetings via live-stream online and on-demand at (https://www.cor.net/city).

Persons not attending the meeting who would like their views to be made a part of the public record may utilize the online Public Comment Card (https://www.cor.net/PublicCommentForm).

BRIEFING SESSION: 6:30 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in Multipurpose Room #CH 157 at the above listed address to receive a briefing on:

A. Discussion of regular agenda items
B. Staff report on pending development, zoning permits, and planning matters

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

MINUTES

1. **Approval of minutes of the regular business meeting of January 7, 2025.**

PUBLIC HEARING

2. **Zoning File 24-32 Special Permit – Galen College of Nursing:** Consider and act on a request for approval to amend a Special Permit for the expansion of a private university on a 10.34-acre lot currently zoned TO-M Technical Office located at 1301 W. President George Bush Highway, on the south side of President George Bush Highway and the north side of Waterview Parkway. Owner: 1301 President George Bush Holdings LP. *Staff: Derica Peters.*

3. **Zoning File 25-01 Special Permit – The Event Factory:** Consider and act on a request for approval of a Special Permit for a special event center in an approximately 4,900 square foot suite in a 106,304 square foot office building on a 5.9-acre site located at 1101 E. Arapaho Road that is zoned Collins/Arapaho TOD & Innovation PD Planned (Employment Sub-district). Owner: Purple Plaza LLC. *Staff: Derica Peters.*

ADJOURN

I HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT RICHARDSON CITY HALL ON OR BEFORE 5:30 P.M., FRIDAY, JANUARY 17, 2025.

A.J. CASTANEDA, EXECUTIVE SECRETARY
DEVELOPMENT SERVICES

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

PURSUANT TO SECTION 46.03. PENAL CODE (PLACES WEAPONS PROHIBITED). A PERSON MAY NOT CARRY A FIREARM OR OTHER WEAPON ON THIS PROPERTY. *

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE RICHARDSON ROOM AND OR COUNCIL CHAMBERS OF ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY PLAN COMMISSION IS HELD.

Agenda Item 1

Approval of the Minutes of the January 7, 2025 City Plan Commission Meeting

RICHARDSON, TX
DEVELOPMENT SERVICES

MEMO

TO: City Plan Commission

FROM: Amber Pollan, AICP *ALP*
Planner – Strategic Planning

DATE: January 17, 2025

SUBJECT: Agenda Item 1 – Approval of minutes of the regular business meeting of January 7, 2025

Draft minutes of the January 7, 2025, City Plan Commission meeting will be provided prior to the January 21, 2025, City Plan Commission meeting.

Agenda Item 2

Zoning File 24-32 – Special Permit –
Galen College of Nursing

ZONING FILE 24-32

Attachments:

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

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Derica Peters, AICP, Senior Planner-Planning *DP*

DATE: January 21, 2025

RE: **Zoning File 24-32: Special Permit – Private University – Galen College of Nursing**

REQUEST & LOCATION

A request for approval to amend a Special Permit for the expansion of a private university on a 10.34-acre lot currently zoned TO-M Technical Office located at 1301 W. President George Bush Highway, on the south side of President George Bush Highway and the north side of Waterview Parkway.

APPLICANT/PROPERTY OWNER

Trenton Robertson, Masterplan / 1301 President George Bush Holdings LP

EXISTING DEVELOPMENT

The site is currently developed with a 3-story, 157,592-square foot multi-tenant office building.

ADJACENT ROADWAYS

President George Bush Highway: Six-lane highway; 30,800 vehicles per day on eastbound frontage road, west of Custer Parkway (2022).

Waterview Parkway: Six-lane divided arterial; 15,100 vehicles per day on all lanes, northbound and southbound, south of President George Bush Highway (2022).

SURROUNDING LAND USE AND ZONING

North: City of Plano (across President George Bush Highway)
South: Undeveloped; PD Planned Development owned by the University of Texas at Dallas (across Waterview Pkwy.)
East: Undeveloped; TO-M Technical Office (across railroad tracks)
West: Office; TO-M Technical Office

FUTURE LAND USE PLAN

The Envision Richardson 2024 Comprehensive Plan has designated the Future Land Use of this property as Regional Employment, which allows office as a primary use and public/institutional facilities as a secondary use.



EXISTING ZONING

TO-M Technical Office (Ordinance Number 3128) and Special Permit Number 4455.

INFRASTRUCTURE/TRAFFIC

The current Special Permit includes a condition limiting the number of students allowed on-campus at a given time to 300 students and further study was required to be conducted to amend the Special Permit in the future to increase the number of students allowed on-campus. The applicant revised the trip generation memo to reflect 450 students on campus at a given time.

Based on the increase of 150 students that are replacing trips generated by existing office users, a trip generation comparison memo, rather than a full traffic impact analysis, was provided to assess if the proposed use would have a significant impact on the local traffic network. Based on the results of the memo, a slight increase in the number of total and peak hour trips is expected.

While this increase can be accommodated, if enrollment expands further in the future, it is likely that traffic mitigation measures will be required. This would be addressed in a future special permit consideration.

STAFF COMMENTS

Background:
The subject property was zoned TO-M Technical Office in 1997 with the adoption of Ordinance Number 3128 that included more than 233 acres flanking both sides of Waterview Parkway, on the south side of President George Bush Highway. The site was developed in 2001 with two (2) office buildings that are each three (3) stories tall and 157,592 square feet. Each building is located on a separate lot. The proposed expansion of the private university is located in the eastern building on a 10.34-acre lot.

Universities that are owned, leased, controlled, occupied, managed, primarily used and/or occupied by the United States Government, the State of Texas, the City, an independent school district, or political subdivision or agency of the State of Texas are allowed by right as public buildings in all zoning districts; however, the proposed use (a private university) does not meet the above stated criteria.

The City's Comprehensive Zoning Ordinance (CZO) does not identify or define the proposed use, which the City considers a private university; therefore, a Special Permit for a private university (an unlisted use in the CZO) is being requested. Similar Special Permits were approved in 2011 for National American University (300 N. Coit Road), in 2007 for DeVry University (2201 N. Central Expressway), and in 2019 for West Coast University (2323 N. Central Expressway). Private schools (which are limited to elementary or secondary schools) also require a Special Permit in any zoning district.

In 2023, the existing Special Permit was approved for an area of 41,000 square feet within the building, with the conditions that there shall be 1 (one) parking space per 100 square feet of classroom area and no more than 300 students shall be allowed to attend on-campus classes at a given time.

Request:
The applicant's request is for approval to amend a Special Permit for the expansion of an existing private university to accommodate a growing demand for enrollment at the location. The applicant intends to occupy a total of 67,000 square feet after converting an additional 25,000-27,000 square feet of office space in the building. The renovation will include the addition of a simulation lab and the expansion of classroom, labs and study areas from approximately 20,000 square feet to 33,214 square feet. Daily enrollment will grow from 300 students to 450 students.

Galen College of Nursing (GCN) has been delivering nursing education since 1989 and is one of the largest nursing schools in the country. In addition to the Richardson location, GCN has seventeen (17) campuses across the country. GCN is accredited to award associate's, baccalaureate's, and master's degrees.

The overall campus operations described in the existing Special Permit remain the same. The university offers on-site classroom instruction in addition to online classes. The hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. with occasional Saturday evening classes. The anticipated maximum enrollment for this campus grew from 1,000 students to 1,400 students. The applicant has stated approximately 50% of the students will be enrolled in clinical rotations at local hospitals and healthcare facilities and will not be on the campus. Furthermore, students in the beginning terms of the program take courses online, which further reduces the number of students on campus. Therefore, the applicant expects no more than approximately one-third of the school's total enrollment to be on campus at a given time. Based on these projections and the assumption for the number of students used in the trip generation memo, daily on-campus attendance will be limited to a maximum of 450 students daily to conform to the findings of the memo.

Access and Parking:
The site is accessed via three (3) driveways, one (1) on eastbound President George Bush Highway frontage road, and two (2) driveways along Waterview Parkway. There is no proposed change to access associated with this request.

The subject property provides 770 parking spaces. Upon approval of the Special Permit, the proposed private university would occupy 67,000 square feet of the building and the remaining

90,592 square feet of office would require 302 parking spaces based on the required parking ratio of one (1) parking space per 300 square feet. Therefore, 468 parking spaces are available for the proposed use. A parking ratio is not identified in the City's Parking Regulations for a private university; however, the nearest comparison would be the parking ratio for a technical training school which is one (1) space per 100 square feet of classroom area, which would require the university to provide 333 parking spaces. This ratio was utilized for the most recently approved private university in 2019, West Coast University. Should the classroom area be increased in the future, additional parking may be required and would require the Special Permit to be amended through an additional zoning process.

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

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

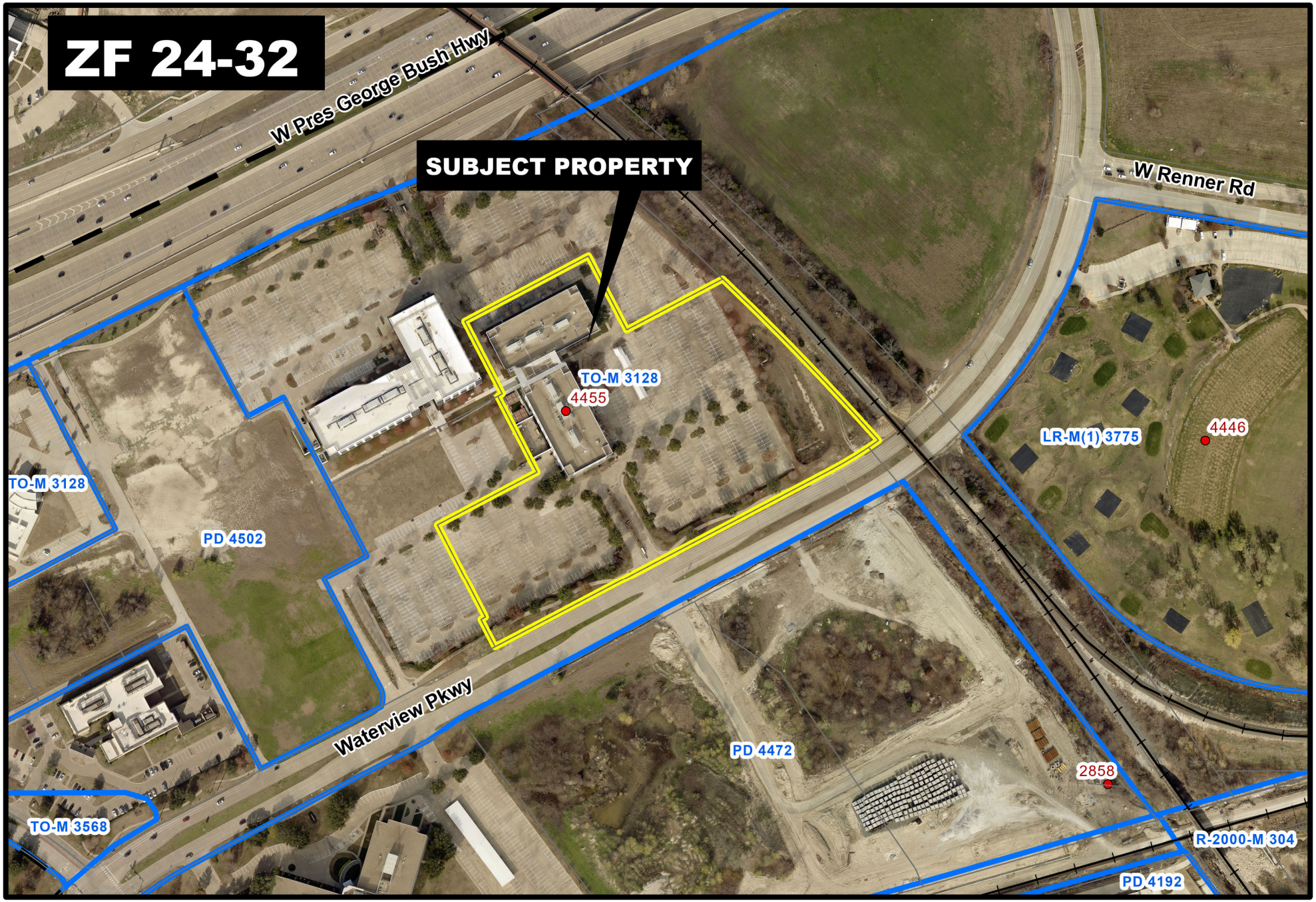
Should the CPC recommend approval of the applicant's request, the motion should include the following special conditions:

1. A Special Permit shall be granted to allow a private university which shall be limited to the 67,000 square foot lease space as shown on the concept plan attached as Exhibit "B" (the "Concept Plan") and made a part thereof and shall be limited to Galen College of Nursing. No other person(s), company, business or legal entity may operate a private university on the property other than Galen College of Nursing. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

2. The Special Permit shall be subject to the time or operation restrictions (including expiration and termination) as specified in Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

3. The parking ratio for the private university shall be 1 (one) parking space per 100 square feet of classroom area.

4. No more than 450 students shall be allowed to attend on-campus classes at a given time.



ZF 24-32 Aerial and Zoning Map
1301 W. PGBH

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.

RICHARDSON TEXAS

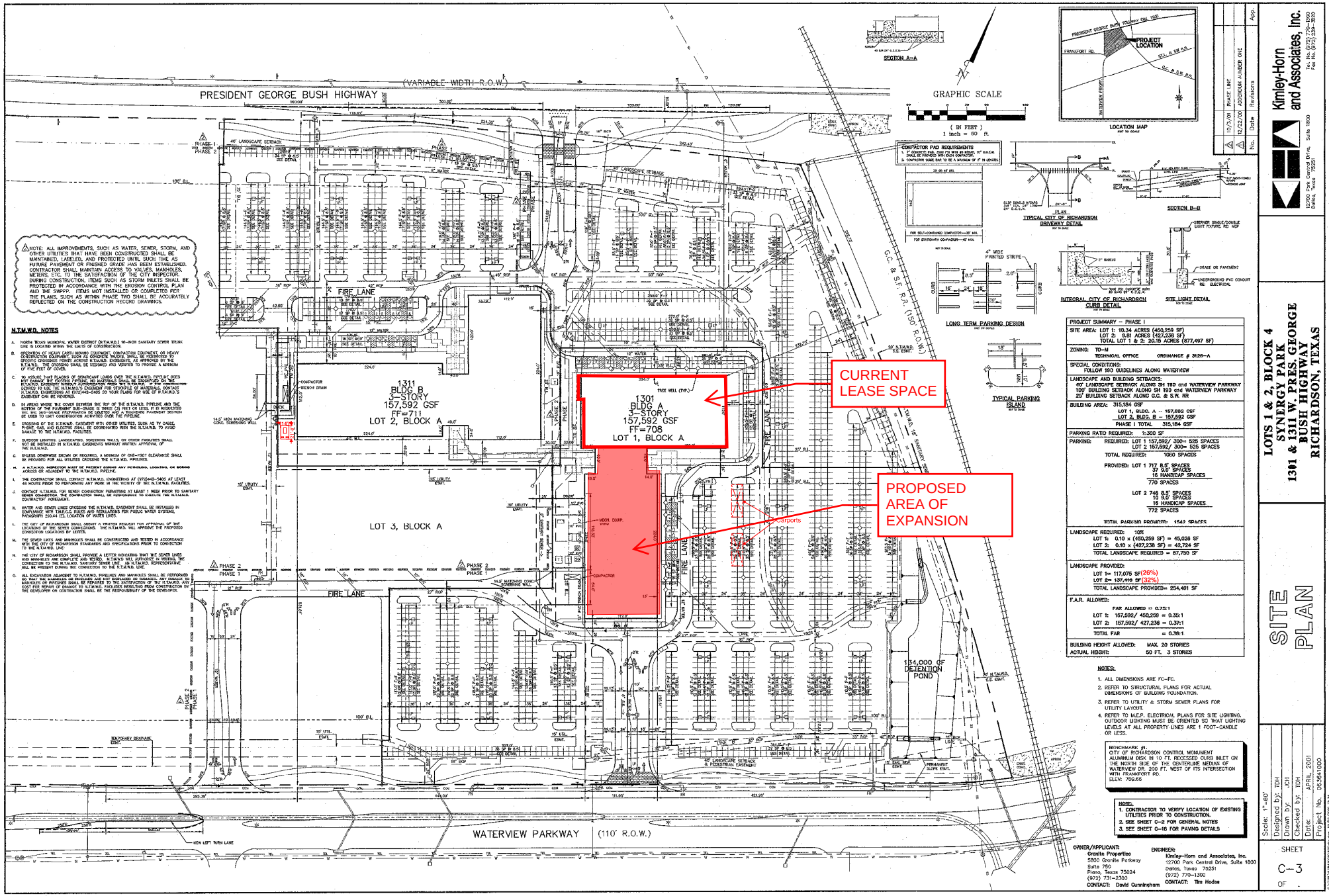
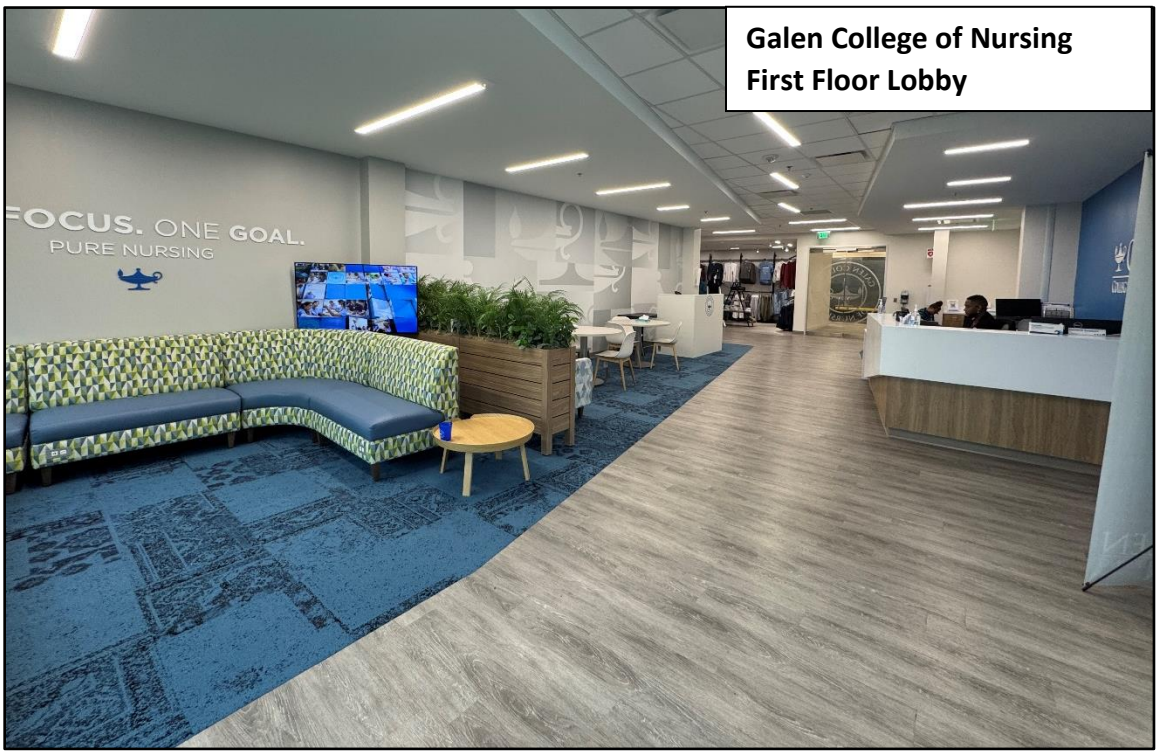

PRESIDENT GEORGE BUSH HIGHWAY (VARIABLE WIDTH R.O.W.)
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
PROJECT LOCATION
LOCATION MAP
SECTION A–A
SECTION B–B
CURRENT LEASE SPACE
PROPOSED AREA OF EXPANSION
1311 BLDG B 3–STORY 157,592 GSF FF=711 LOT 2, BLOCK A
1301 BLDG A 3–STORY 157,592 GSF FF=708 LOT 1, BLOCK A
LOT 3, BLOCK A
FIRE LANE
131,000 CF DETENTION POND
WATERVIEW PARKWAY (110' R.O.W.)
G.C. & S.F. R.R. (150' R.O.W.)
TYPICAL CITY OF RICHARDSON DRIVEWAY DETAIL
INTEGRAL CITY OF RICHARDSON CURB DETAIL
LONG TERM PARKING DESIGN
TYPICAL PARKING ISLAND
SITE LIGHT DETAIL
COMPACTOR PAD REQUIREMENTS
NOTE: ALL IMPROVEMENTS, SUCH AS WATER, SEWER, STORM, AND OTHER UTILITIES THAT HAVE BEEN CONSTRUCTED SHALL BE MAINTAINED, LABELED, AND PROTECTED UNTIL SUCH TIME AS FUTURE PAVEMENT OR FINISHED GRADE HAS BEEN ESTABLISHED. CONTRACTOR SHALL MAINTAIN ACCESS TO VALVES, MANHOLES, METERS, ETC. TO THE SATISFACTION OF THE CITY INSPECTOR. DURING CONSTRUCTION, ITEMS SUCH AS STORM INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND THE SWPPP. ITEMS NOT INSTALLED OR COMPLETED PER THE PLANS, SUCH AS WITHIN PHASE TWO SHALL BE ACCURATELY REFLECTED ON THE CONSTRUCTION RECORD DRAWINGS.
N.T.M.W.D. NOTES
PROJECT SUMMARY – PHASE I
SITE AREA: LOT 1: 10.34 ACRES (450,259 SF) LOT 2: 9.81 ACRES (427,238 SF) TOTAL LOT 1 & 2: 20.15 ACRES (877,497 SF)
ZONING: TO–M TECHNICAL OFFICE ORDINANCE # 3120–A
SPECIAL CONDITIONS: FOLLOW 190 GUIDELINES ALONG WATERVIEW
LANDSCAPE AND BUILDING SETBACKS: 40' LANDSCAPE SETBACK ALONG SH 190 and WATERVIEW PARKWAY 100' BUILDING SETBACK ALONG SH 190 and WATERVIEW PARKWAY 25' BUILDING SETBACK ALONG G.C. & S.F. RR
BUILDING AREA: 315,184 GSF
LOT 1, BLDG. A – 157,592 GSF
LOT 2, BLDG. B – 157,592 GSF
PHASE I TOTAL 315,184 GSF
PARKING RATIO REQUIRED: 1:300 SF
PARKING: REQUIRED: LOT 1 157,592/ 300= 525 SPACES
LOT 2 157,592/ 300= 525 SPACES
TOTAL REQUIRED: 1050 SPACES
PROVIDED: LOT 1 717 8.5' SPACES
37 9.0' SPACES
16 HANDICAP SPACES
770 SPACES
LOT 2 746 8.5' SPACES
10 9.0' SPACES
16 HANDICAP SPACES
772 SPACES
TOTAL PARKING PROVIDED= 1542 SPACES
LANDSCAPE REQUIRED: 10%
LOT 1: 0.10 x (450,259 SF) = 45,026 SF
LOT 2: 0.10 x (427,238 SF) = 42,724 SF
TOTAL LANDSCAPE REQUIRED = 87,750 SF
LANDSCAPE PROVIDED:
LOT 1= 117,075 SF(26%)
LOT 2= 137,416 SF(32%)
TOTAL LANDSCAPE PROVIDED= 254,491 SF
F.A.R. ALLOWED:
FAR ALLOWED = 0.75:1
LOT 1: 157,592/ 450,259 = 0.35:1
LOT 2: 157,592/ 427,238 = 0.37:1
TOTAL FAR = 0.36:1
BUILDING HEIGHT ALLOWED: MAX. 20 STORIES
ACTUAL HEIGHT: 50 FT. 3 STORIES
NOTES:
1. ALL DIMENSIONS ARE FC–FC.
2. REFER TO STRUCTURAL PLANS FOR ACTUAL DIMENSIONS OF BUILDING FOUNDATION.
3. REFER TO UTILITY & STORM SEWER PLANS FOR UTILITY LAYOUT.
4. REFER TO M.E.P. ELECTRICAL PLANS FOR SITE LIGHTING. OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT–CANDLE OR LESS.
BENCHMARK #1: CITY OF RICHARDSON CONTROL MONUMENT ALUMINUM DISK IN 10 FT. RECESSED CURB INLET ON THE NORTH SIDE OF THE CENTERLINE METHAN OF WATERVIEW DR. 200 FT. WEST OF ITS INTERSECTION WITH FRANKFORT RD. ELEV. 709.66
NOTE:
1. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. SEE SHEET C–2 FOR GENERAL NOTES
3. SEE SHEET C–16 FOR PAVING DETAILS
OWNER/APPLICANT:
Granite Properties
5800 Granite Parkway
Suite 750
Plano, Texas 75024
(972) 731–2300
CONTACT: David Cunningham
ENGINEER:
Kimley–Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
(972) 770–1300
CONTACT: Tim Hodge
No. Date Revisions App.
1 10/3/01 PHASE LINE
2 12/22/00 ADDENDUM NUMBER ONE
Kimley–Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770–1300
Fax No. (972) 239–3820
LOTS 1 & 2, BLOCK 4
SYNERGY PARK
1301 & 1311 W. PRES. GEORGE
BUSH HIGHWAY
RICHARDSON, TEXAS
SITE PLAN
Scale: 1"=60'
Designed by: TDH
Drawn by: JCH
Checked by: TDH
Date: APRIL 2001
Project No. 063641000
SHEET
C–3
OF .

EXHIBIT B

ZF 24-32 SITE PHOTOS



Galen College of Nursing
First Floor Lobby



Northeast Elevation

Land Use Statement

Galen College of Nursing (1301 President George Bush Hwy)

12/9/2024

To the City of Richardson Planning Commission and City Council:
We respectfully request an amendment to our existing Special Permit to allow for the expansion of the Galen College of Nursing at 1301 President George Bush Highway. Due to the success and increasing demand at our current location, we are seeking to immediately increase our capacity.

About Galen School of Nursing
Since its founding in 1989, Galen College of Nursing has been a leader in nursing education, with over 30,000 alumni and 16 campuses across the country. As one of the largest nursing schools in the U.S., we focus exclusively on nursing education and are proud of our partnership with HCA Healthcare, one of the nation's largest academic-practice collaborations.

Our students are well-prepared for the nursing profession, benefiting from high-quality clinical experiences and dynamic, real-world learning scenarios that seamlessly integrate theory and practice. At Galen, nursing is our sole focus—it's our passion, our expertise, and our identity. From day one, we are committed to one goal: preparing students to pass their licensure exams and to practice nursing with excellence and compassion. Galen College of Nursing is accredited to confer associate, baccalaureate, and master's degrees.

Requested Conditions

- **Hours of Operation**: Monday through Friday, 8:00 AM – 5:00 PM (with occasional evening classes on Saturdays)
- **Total Number of Students**: 1,000 to 1,400 (within the next 3-4 years)

At any given time, the total number of students on campus will not exceed 450. This is due to the unique structure of our program, which combines online coursework, on-campus learning, and clinical practice. This approach ensures students gain essential hands-on experience, utilizing the most effective training methods to become skilled and highly trained nursing professionals upon graduation.

If you have any questions or require further information, please do not hesitate to contact me.
Thank you for your consideration.

Trenton Robertson, AICP
Senior Consultant
E trobertson@masterplantexas.com
C 972-561-8732

Notice of Public Hearing
City Plan Commission

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

SPECIAL PERMIT

File No.:	**ZF 24-32 Galen College of Nursing**
Applicant:	Trenton Robertson, Masterplan
Location:	(See map on reverse side)
Request:	A request for approval to amend a Special Permit for the expansion of a private university on a 10.34-acre lot currently zoned TO-M Technical Office located at 1301 W. President George Bush Highway, on the south side of President George Bush Highway and the north side of Waterview Parkway. Owner: 1301 President George Bush Holdings LP. Staff: Derica Peters.

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

TUESDAY, JANUARY 21, 2025
7:00 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

This notice has been sent to all owners of real property affected by the zoning request and those who are within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting in person will be allocated a maximum of 3 minutes to address the City Plan Commission to express whether they are in favor or oppose the request.

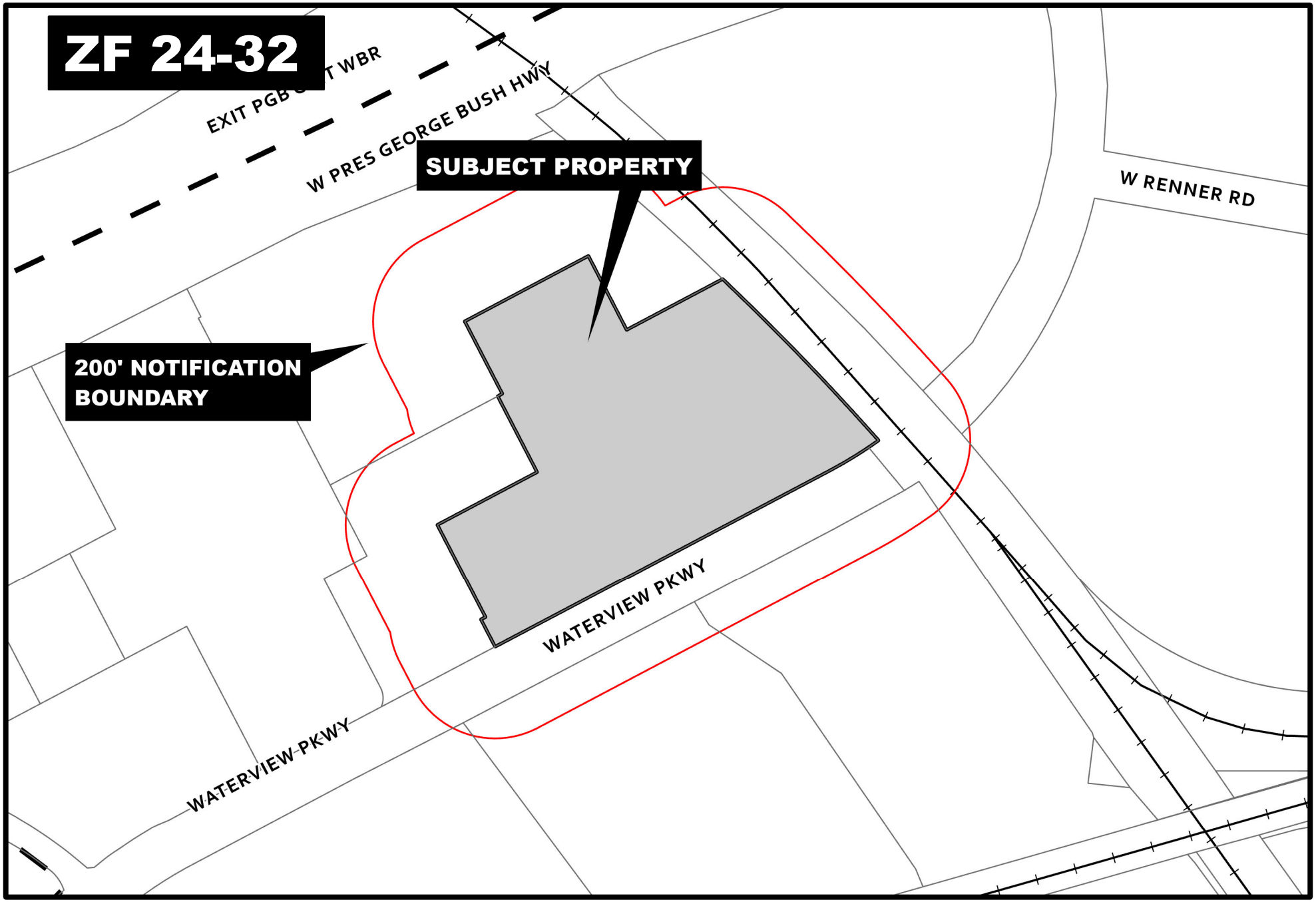
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public Comment Card at https://www.cor.net/PublicCommentForm.

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

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: http://www.cor.net/index.aspx?page=1331.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 24-32

Posted and Mailed prior to: January 10, 2025



ZF 24-32 Notification Map
1301 W. PGBH

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.

RICHARDSON TEXAS

KANSAS CITY SOUTHERN RAILROAD COMPANY
PO BOX 219335
KANSAS CITY, MO 64121-9335

3400 WATERVIEW LLC
16250 KNOLL TRAIL DR STE 210
DALLAS, TX 75248-2873

1301 PRESIDENT GEORGE BUSH HIGHWAY HOLDINGS LP
900 19TH ST NW
WASHINGTON, DC 20006-2105

1301 PRESIDENT GEORGE BUSH HIGHWAY HOLDINGS LP
900 19TH ST NW
WASHINGTON, DC 20006-2105

BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
210 W 7TH ST
AUSTIN, TX 78701-2903

BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
210 W 7TH ST
AUSTIN, TX 78701-2903

UNIVERSITY OF TEXAS
ATTN; REAL ESTATE
210 W 7TH ST
AUSTIN, TX 78701-2903

UNIVERSITY OF TEXAS
ATTN; REAL ESTATE
210 W 7TH ST
AUSTIN, TX 78701-2903

GRANITE 190 CENTER LTD
5601 GRANITE PKWY STE 1200
PLANO, TX 75024-6746

GEORGE BUSH HIGHWAY INVESTMENT LLC
670 W CAMPBELL RD STE 100
RICHARDSON, TX 75080-3395

Trenton Robertson
Masterplan
2201 Main St., Ste 1280
Dallas, TX 75201

ZF 24-32

Agenda Item 3

Zoning File 24-34 – Special Permit –
The Event Factory

ZONING FILE 25-01

Attachments:

1. Staff Report
2. Zoning/Aerial Map
3. Concept Plan (Exhibit “B”)
4. Floor Plan (Exhibit “C”)
5. Applicant’s Statement
6. Site Photos
7. Notice of Public Hearing
8. Notification List

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Derica Peters, AICP, Senior Planner *DP*

DATE: January 21, 2025

RE: **Zoning File 25-01 The Event Factory**

REQUEST & LOCATION

A request for approval of a Special Permit for a special event center in an approximately 4,900 square foot suite in a two-story 106,304-square-foot office building on a 5.9-acre site located at 1101 E. Arapaho Road that is zoned PD Planned Development – Collins/Arapaho TOD & Innovation District Form Based Code (Employment Sub-District).

APPLICANT/ PROPERTY OWNER

Iris Moctezuma / Angela Chen, Purple Plaza LLC.

EXISTING DEVELOPMENT

The property is approximately 5.9-acres and is developed with a two-story 106,304-square-foot multi-tenant office building.

ADJACENT ROADWAYS

East Arapaho Road: Six-lane divided arterial; 28,800 vehicles per day on all lanes, eastbound and westbound, west of Plano Road (2022).

Exchange Drive: Two-lane, undivided local street; no traffic counts available.

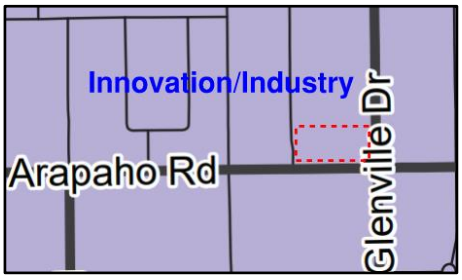
North Glenville Drive: Six-lane divided arterial; 3,900 vehicles per day on all lanes, northbound and southbound, north of Arapaho Road (2022).

SURROUNDING LAND USE AND ZONING

North: Collins/Arapaho TOD & Innovation District (Employment Sub-District)
South: Collins/Arapaho TOD & Innovation District (Employment Sub-District) *(across Arapaho Road)*
East: Collins/Arapaho TOD & Innovation District (Employment Sub-District) *(across Glenville Drive)*
West: Collins/Arapaho TOD & Innovation District (Employment Sub-District) *(across Exchange Drive)*

FUTURE LAND USE PLAN

The Envision Richardson 2024 Comprehensive Plan has designated the Future Land Use of this property as **Innovation/Industry**, which allows light industrial, manufacturing and distribution, office, and research and development as primary uses and entertainment/recreation as a secondary use.



EXISTING ZONING

PD Planned Development – Collins/Arapaho TOD & Innovation District Form Based Code (Employment Sub-District) per Ordinance Number 4322.

TRAFFIC/INFRASTRUCTURE IMPACTS

As the proposed request is located in only a small portion of an existing multi-tenant building, it is not expected to have a significant impact on the surrounding roadway system and will not impact existing utilities in the area.

STAFF COMMENTS

Background:
The subject project was developed with a two-story 106,304-square-foot office building in 1979. In 2019, the district was rezoned to the Employment Sub-District of the Collins/Arapaho TOD & Innovation District Form Based Code Planned Development.

The building is currently occupied primarily by small business offices, with a portion of the building (10,000 square feet) being occupied by an adult education school; approximately half of the building is currently vacant. The adult education school offers English classes during the week and has no weekend classes at this location.

Request:
The applicant is requesting approval of a Special Permit for an event center to accommodate a variety of events such as small weddings, corporate events, conferences, quinceañeras, baby showers, and community classes such as yoga or painting classes. No food will be prepared at the facility, and they do not intend to sell alcoholic beverages.

The applicant is requesting approval of a Special Permit to utilize a portion of the existing building as an event center, while the remainder of the building would continue to be utilized as an office building during the business week from Monday through Friday.

The use, event center, as defined below, is allowed in the Employment Sub-District upon approval of a Special Permit:

Event Center – A building with one or more rooms or spaces used to host temporary professional or social events which can be rented by the public for a fee. Event Centers may be the primary or secondary use of a building.

Access and Parking:
The lease space is approximately 4,366-square feet, as shown on the Concept Plan (Exhibit "B") located on the northeast side of the building. The property has frontage and access onto Exchange Drive, Arapaho Road and Glenville Drive. The applicant provided preliminary building plans that include a floor layout and seating plan (Exhibit "C") showing one (1) 2,600-square-foot event hall that can seat up to 93 guests, as well as smaller rooms for event preparation and storage. The applicant stated that events will be limited to approximately 99 or fewer guests and that they intend to submit building plans to support this occupancy. Proposed hours of operation are Monday – Thursday from 5:00 p.m. to 12:00 a.m., Fridays and Saturdays from 9:00 a.m. to 1:00 a.m. and Sundays from 9:00 a.m. to 12:00 a.m.

The subject property provides a total of 411 parking spaces. Once the special events center occupies the building, the remaining 101,938 square feet of office would be required to provide 194 parking spaces based on the required parking ratio of one (1) parking space per 500 square feet after the first 5,000 square feet. Therefore, 217 parking spaces are available for the proposed use, which is 1 space per 22.58 square feet of occupied space.

Because the City's Parking Regulations do not provide a standard parking ratio for event centers, a minimum amount of required parking or a specific parking ratio were approved as a condition of each Special Permit. Five (5) event centers have received Special Permits since 2012, with required parking ratios that have ranged from one (1) space per forty-five (45) square feet to one (1) space per 100 square feet. Since the building is occupied by offices, most of the parking lot is unutilized on Friday evenings and during Saturdays and Sundays. The proposed parking ratio of one (1) space per 100 square feet appears to be appropriate and the use will likely be able to well exceed this ratio based on the abundance of parking and the balance of the property being used primarily during the weekdays.

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

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

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

1. A Special Permit shall be granted to allow an event center which shall be limited to the 4,366-square-foot lease space as shown on the concept plan attached as Exhibit "B" and made a part thereof.

2. No other person, company, business, or legal entity other than Iris Moctezuma may operate an event center on the Property pursuant to this Ordinance.

3. The Special Permit shall be subject to the time or operation restrictions (including expiration and termination) as specified in Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

4. The event center shall be restricted to the following hours of operation:

    a. Monday – Thursday: 5:00 p.m. to 12:00 a.m.
    b. Friday and Saturday: 9:00 a.m. to 1:00 a.m.
    c. Sunday: 9:00 a.m. to 12:00 a.m.

5. Maximum number of guests: 99

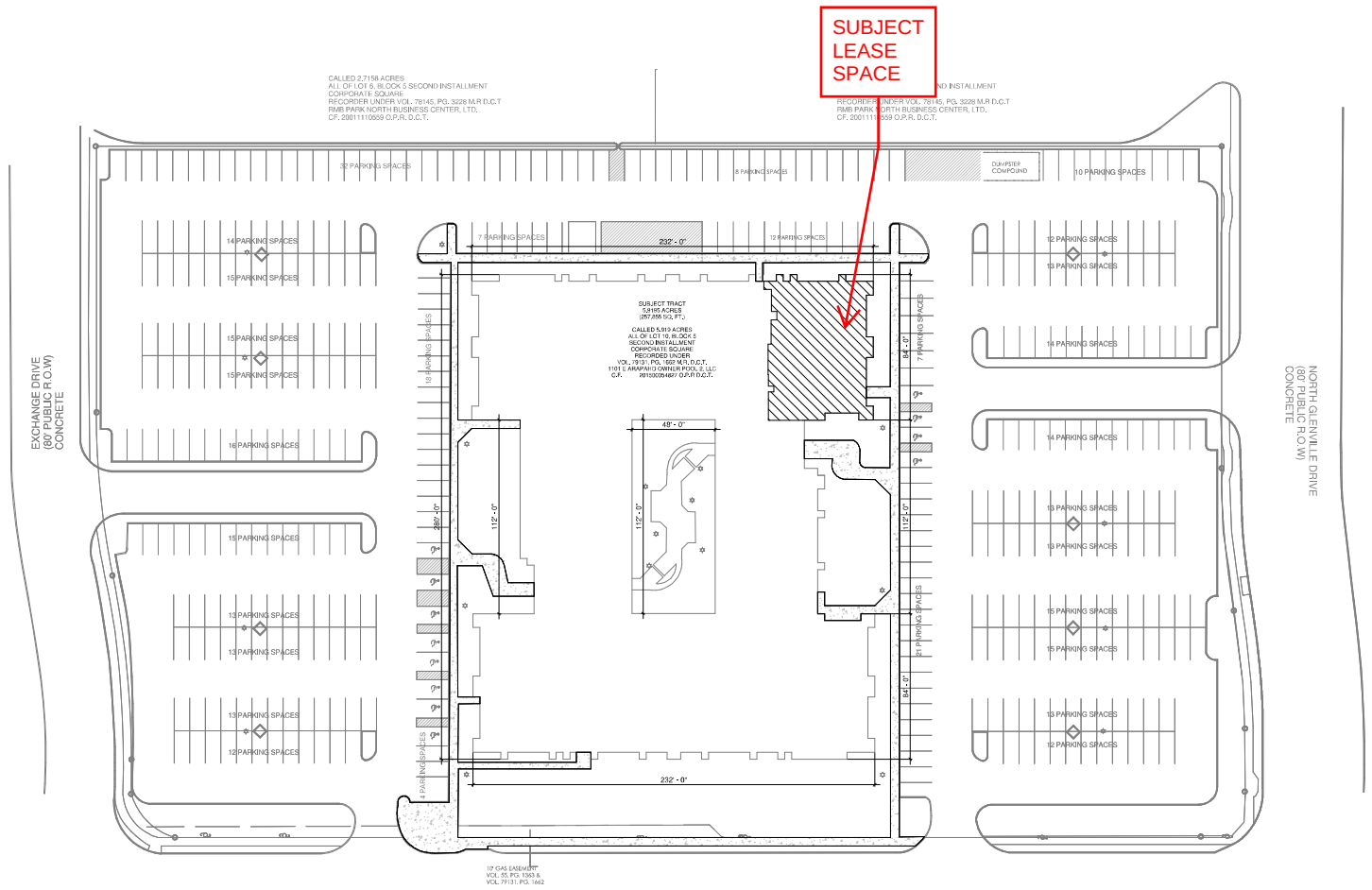
6. A parking ratio of one (1) space per 100 square feet of gross floor area of the event center shall be provided.



ZF 25-01 Aerial and Zoning Map
1101 E. Arapaho Road

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

RICHARDSON TEXAS



1 SITE PLAN
1/32" = 1'-0"

STUDIO MAS+ ARCHITECTS

10440 E NORTHWEST HWY
SUITE 301
DALLAS, TX 75238
214-669-4684

PROJECT NAME:
THE EVENT FACTORY VENUES

CLIENT:
VICENT MOCTEZUMA

PROJECT ADDRESS:
1101 E ARAPAHO RD, RICHARDSON, TX 75081, EE. UU.

SITE PLAN

NOT FOR CONSTRUCTION

01/08/2025

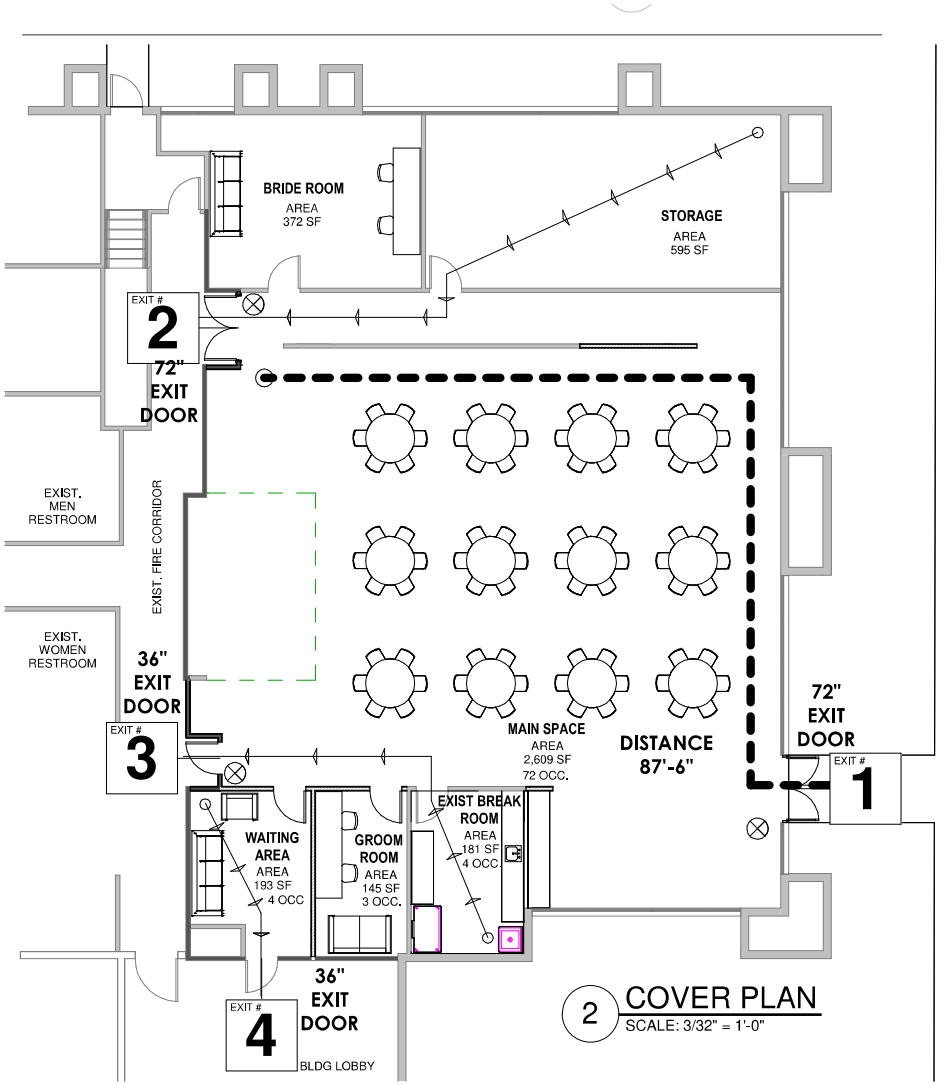
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08/01/2025 02:55:29 p. m. Copyright 2023 STUDIO MAS ARCHITECTS PLLC

EXHIBIT B

OCCUPANT LOAD		
SPACE	FACTOR	TOTAL

MAIN SPACE	NUMBER OF SEATS	72 OCC
BRIDE ROOM	1/50	8 OCC
EXIST. BREAK ROOM	1/50	4 OCC.
GROOM ROOM	1/50	3 OCC.
WAITING AREA	1/50	4 OCC.
STORAGE	1/500	2 OCC.
	TOTAL OCCUPANTS	93 OCC.



2 COVER PLAN
SCALE: 3/32" = 1'-0"

EXHIBIT C

Applicant's Statement

1101 E. Arapaho Rd suite #175 Richardson TX 75080

The applicant proposes to use the subject site for an Special Event Center that will commit and sign a 5-year lease at this location. Specifically, the applicant requests to rezone the property from office base zoning to an special event center.

The Event Factory at this location will be hosting corporate events, conferences, weddings, quinceañeras, baby showers, yoga classes, painting classes and public gatherings.

The hours of operation will be from 9:00 am to 1:00 am.
We will be offering to the clients the options to rent our venue from an hourly rate (4 hour minimum), 6-hour events or all-day events.
Giving the clients enough time for decorating and setting up availability.

We will be having 99 or less people at each event.

No food will be prepared at this facility. We will not be selling alcohol beverages of any kind.

Most of the events will be on the weekends. As most people celebrate on those days. Anywhere from Fridays, Saturdays and Sundays.

We will be utilizing about 50-99 parking spaces at the time of an event. There is a total of 382 standard parking spaces and 12 handicap spaces at this location.
Most of the parking spaces will be available on the weekends due to the other tenants in the building not operating on Saturdays and Sundays. The tenants at this location are there from 8am - 5pm daily Monday through Friday.
We estimate that do this, there will not be a big change on the parking and traffic at this location.

Thank you,

Iris Moctezuma — 12/19/24

Iris Moctezuma (Owner) — Date

ZF 25-01 SITE PHOTOS





Notice of Public Hearing
City Plan Commission

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

SPECIAL PERMIT

File No.:	**ZF 25-01 The Event Factory**
Applicant:	Iris Moctezuma
Location:	(See map on reverse side)
Request:	A request for approval of a Special Permit for a special event center in an approximately 4,900 square foot suite in a 106,6304 square foot office building on a 5.9-acre site located at 1101 E. Arapaho Road that is zoned Collins/Arapaho TOD & Innovation PD Planned (Employment Sub-district). Owner: Purple Plaza LLC. Staff: Derica Peters.

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

TUESDAY, JANUARY 21, 2025
7:00 p.m.
Richardson City Hall
2360 Campbell Creek Boulevard, Suite 525
Richardson, TX 75082

This notice has been sent to all owners of real property affected by the zoning request and those who are within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: Individuals attending the meeting in person will be allocated a maximum of 3 minutes to address the City Plan Commission to express whether they are in favor or oppose the request.

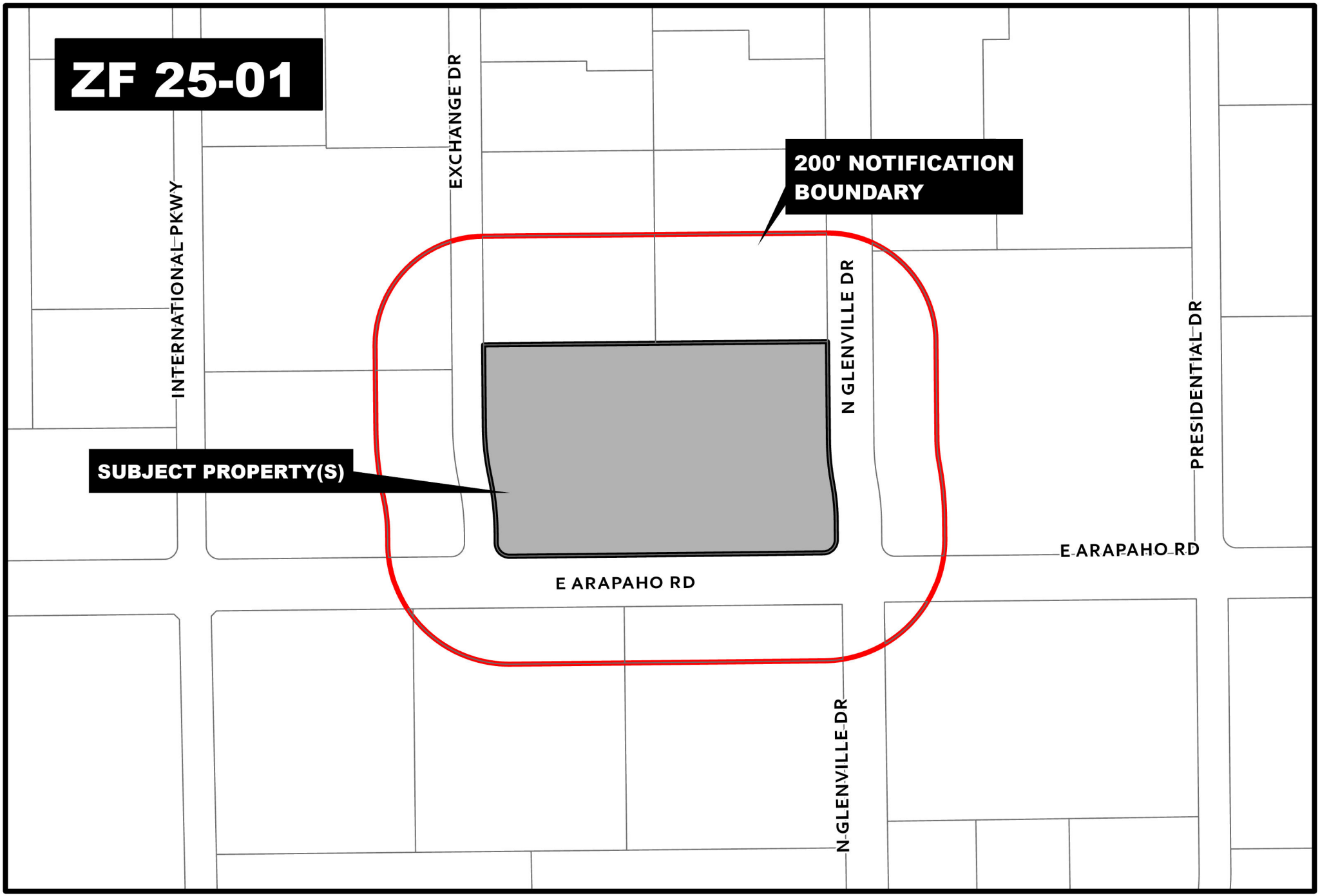
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public Comment Card at https://www.cor.net/PublicCommentForm.

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

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: http://www.cor.net/index.aspx?page=1331.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 25-01

Posted and Mailed prior to: January 10, 2025



ZF 25-01 Notification Map
1101 E. Arapaho Road

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

RICHARDSON TEXAS

[DALLAS NORTH INDUSTRIAL LLC
19762 MACARTHUR BLVD STE 300
IRVINE, CA 75081

1350 GLENVILLE LLC
3545 HOWARD WAY
COSTA MESA, CA 75081

GBP ARAPAHO LP
18383 PRESTON RD STE 107
DALLAS, TX 75081

GREENBRIAR HOLDINGS DALLAS LTD
8214 WESTCHESTER DR STE 730
DALLAS, TX 75081

YWP HOLDINGS LLC
959 E COLLINS BLVD
RICHARDSON, TX 75081

LEEMAH PROPERTY INC
1001 E ARAPAHO RD
RICHARDSON, TX 75081

PARK NORTH SVC CENTER LTD
PO BOX 2785
FRISCO, TX 75081

PURPLE PLAZA LLC
6433 FIANNA HILLS DR
FORT WORTH, TX 75081

MCI WORLDCOM NETWK SVCS % PPTY
TAX DEPT- C2-3-548
PO BOX 2749
ADDISON, TX 75081

PS BUSINESS PARKS LP %LINK
LOGISTICS
PO BOX 2980
CHICAGO, IL 75081

1150 EAST ARAPAHO LLC
PO BOX 91206
MOBILE, AL 75081