City of Richardson
City Plan Commission
Agenda Packet
Tuesday, March 4, 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, MARCH 4, 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: 6:00 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
C. Discussion concerning future training topics

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

MINUTES

1. Approval of minutes of the regular business meeting of February 4, 2025.

CONSENT AGENDA

2. **Replat – Shiloh Business Park, Lot 1I, Block B:** Consider and act on a request for a replat of Lot 1H, Block B, of the Shiloh Business Park to dedicate and abandon easements for relocation of a water line. The 24.944-acre tract of land is located south of Breckenridge Blvd. and east of Telecom Parkway. *Owner: Jeffry Self, Bank of America, N.A. Staff: Aaron Zilz.*

3. Final Plat – Greenwood Square Addition: Consider and act on a request for a final plat of Tract 26 of the Original Town of Richardson to dedicate easements and establish 24-residential lots and common area lots for a single-family development. The 4.348-acre tract of land is located north of W. Arapaho Rd. and east of West Shore Dr. *Owner: Quadri Akamo, D.R. Horton, Inc. Staff: Aaron Zilz.*

4. Replat – Northrich West Addition, 4th Section, Lot 11A, Block 12: Consider and act on a request for a replat of Lots 11-15, Block 12 of the Northrich West Addition, 4th Section to dedicate an easement, dedicate ROW and to combine five lots into a single lot for a dentist office. The 1.06-acre tract of land is located south of W. Campbell Rd. and west of Custer Rd. *Owner: Erik Shockley, BDSA-501 Ventures, LLC. Staff: Aaron Zilz.*

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, FEBRUARY 28, 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.

Briefing Item C

City Plan Commission Discussion

RICHARDSON, TX
DEVELOPMENT SERVICES

MEMO

DATE: **March 4, 2025**

TO: **City Plan Commission**

FROM: **Andrew Bogda, AICP, Assistant Director of Development Services - Planning** *AB*

SUBJECT: **Meeting Approach and Future Training Topics**

As staff transitions occur in the Development Services Department, Staff will share some refinements that they intend to enact for future meetings. Additionally, Staff will share with the Commission some possible areas/topics for commissioner training at a future meeting and hear from the Commission on any areas/topics that commissioners have identified as possible areas/topics they would like more information or training on. Depending on the scope of the training topics, Staff will take the necessary time to research and prepare information to present to the Commission and coordinate with any other Staff or consultants who might need to attend.

The training areas/topics can range anywhere from meeting structure to parliamentary procedure to Commission responsibilities to planning topics.

Agenda Item 1

Approval of the Minutes of the February 4, 2025 City Plan Commission Meeting

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – FEBRUARY 4, 2025

The Richardson City Plan Commission met on February 4, 2025, at 6:30 p.m. in the Multipurpose Room #CH157 of the Richardson City Hall, 2360 Campbell Creek Boulevard, Suite 525, Richardson, TX.

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

MEMBERS ABSENT: Rebecca Poynter, Commissioner

CITY STAFF PRESENT: Charles Goff, Assistant City Manager
Andrew Bogda, Assistant Director of Dev. Svcs. – Planning
Amber Pollan, Planner – Strategic Planning
Anna Jo Castaneda, Executive Secretary

DRAFT

BRIEFING SESSION

Prior to the start of the regular business meeting, the City Plan Commission met with Staff at 6:30 p.m. regarding staff reports and agenda items. No action was taken.

CALL TO ORDER

Chairman Marsh called the regular business meeting to order at 7:00 p.m.

REGULAR BUSINESS MEETING

1. **Approval of Minutes of the regular business meetings of January 7, 2025, and January 21, 2025.**

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

PUBLIC HEARING

2. **Zoning File 25-02 Major Modification – Staycation:** Consider and act on a request for major modifications to the development standards of the West Spring Valley PD Planned Development District on approximately 0.44 acres located at the northeast corner of S. Floyd Road and James Drive, to allow the expansion of an existing 1,281 square foot building for a coffee shop. Owner: BSI Investments LLC. *Staff: Amber Pollan.*

Amber Pollan stated the request is for a Major Modification to the development standards for Staycation at 707 S. Floyd Road, zoned West Spring Valley PD Planned Development District, Sub-District A. Ms. Pollan oriented the Commission to the site and provided site history. The applicant proposes to remodel and complete a 454 square-foot addition to the existing building and revise various site elements, including landscaping and fencing and to repurpose the property for occupancy by a restaurant.

Ms. Pollan advised that the Staycation Coffee Shop currently located at 201 S. Texas Street would like to relocate to this site with operations expanding to include light food service and evening hours of operation. The use of the property as a restaurant without drive-through or curb service is allowed by right; however, the existing structure and site elements are considered non-conforming.

Ms. Pollan stated the applicant is proposing a patio area that would provide additional seating with shade structures and lighting on the east and west side of the property. In addition, the applicant is proposing to have an enclosed yard area with a solid wood four-(4)-foot-tall fence along the open space on the east side of the property that would include outdoor seating, overhead shading devices, outdoor lighting, and murals.

Ms. Pollan stated the site is part of the Community Commercial area in the Envision Richardson Comprehensive Plan. Retail and Restaurant is considered a primary use of this area., The West Spring Valley Corridor Planned Development was developed to encourage a variety of creative building and design solutions where commercial spaces could be designed and constructed to allow for flexibility to accommodate a range of uses and changes.

Ms. Pollan reviewed the PD regulations and the specific Major Modifications being proposed including allowing an addition to a nonconforming structure that is larger than 15% of the existing footprint, allowing the building to not meet the build-to zone setbacks, allowing the parking to remain in the current location, approving a four foot solid fence on the property, allowing a single-story building, and allowing for miscellaneous site elements such as the outdoor seating, overhead shading devices, outdoor lighting, painted murals, and a walk-up order window.

Ms. Pollan stated she is available to answer any questions, and the applicant is available to present her case.

Chairman Marsh asked if Staff had any information regarding the public comment about noise and extended hours.

Ms. Pollan answered that this Major Modification is specific to design guidelines and the use allowances like noise would fall under the code for noise standards. The applicant intends to have ambient music in the shop and are looking at extending their hours to 7:00 am to 9:00 pm through the week and 7:00 am to 10:00 pm on the weekend.

Chairman Marsh asked if there was any concern about spillage from the lights.

Ms. Pollan stated that the lighting would fall under the City Code for lighting standards and could be enforced at the property line.

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Chairman Marsh asked if Staff had information about pedestrian access and foot traffic in the area and would there be any potential improvement to the crosswalks.

Ms. Pollan stated currently there is signage and a crosswalk across Floyd and a crosswalk at James Drive. If crosswalks are not being used, that is an enforcement issue.

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

Nicole Gregory, 201 S. Texas Street, Richardson, described Staycation and provided insight into why they are pursuing this location. Staycation wants to stay in Richardson and the proposed location meets their needs and the yard allows them to continue to provide an area for families to play and make new friends. The yard on this property is important to the project and the proposed fence location will help prevent children from running into the street.

Chairman Marsh asked if the applicant planned to plant new trees.

Ms. Gregory answered they would like to, but they have not discussed it with the City.

Chairman Marsh asked if the transition from the Core District to the Heights neighborhood would impact their business.

Ms. Gregory advised that many of their regulars live in the Heights area and are excited to be within walking distance. They wanted to stay in the downtown area, however there was no building that provided a good solution to maintain their customers, but they were not worried about losing any business.

Chairman Marsh asked about how Staycation would fit in with the Truck Yard and other restaurants in the adjacent center along Central Expressway.

Ms. Gregory stated they felt confident their concept will be a great addition to the area and provide walkability and variety among the different concepts.

Chairman Marsh asked if Staycation would be open 7 days a week with the hours stated by staff.

Ms. Gregory answered that is correct.

Vice Chairman Southard complimented the applicant on the uniqueness of their coffee shop. He asked about the customer radius they currently have and how that would overlay with customers in the new location.

Ms. Gregory stated they have customers who drive from McKinney and Dallas daily and from Fort Worth every weekend.

With no further questions for the applicant, Chairman Marsh asked if anyone would like to come forward and speak in favor or opposition to the request.

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Ms. Castaneda indicated that there were eleven (11) cards provided by people in attendance that were in support of the request but did not wish to speak. The following people came forward and spoke in favor of the request:

- April Anderson, 1111 Morningstar Trail, Richardson
- Alicia Auping, 735 Greenleaf Drive, Richardson
- Hillary Bridgman, 8927 Eustice Avenue, Dallas
- Darian Dayton, 2305 Plaza Blvd., Richardson
- Merrick Porcheddu, 5 Doral Place, Richardson, Artist Uprising Studio
- Dr. Kiahni Makai, 3209 Heatherbrook Drive, Plano
- Katie McDonald, 748 Nottingham Drive
- Pam Parker, 1 Briarcrest Court, Richardson
- Jamie Rasmus, 428 Frances Way, Richardson
- Meagan Smith, 2113 Lansdowne Drive, Garland
- Paula Stein, 707 James Drive, Richardson
- Jessica Winniford, 534 Fairview Drive, Richardson

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

Vice Chairman Southard commented that it is appropriate to allow the exemptions to the West Spring Valley standards required for this case to be approved.

Commissioner Costantino stated the exemptions proposed would help this property transition from the Restaurant Park area into the neighborhood. The four-(4)-foot-high wooden fence does not create a barrier to visibility.

Commissioner Bohnsack asked about the parking concerns from the adjacent neighbors and if customers will be parking on the residential streets or in the Restaurant Park parking lot.

Mr. Goff stated the proposal does comply with the parking requirements in the district so there is not an issue with the parking code. The parking lot across the street is private, however, the development constructed about twenty (20) parallel parking spaces along the street that will be public and could be used by patrons of the subject property.

Chairman Marsh asked Staff if they had any information regarding the occupancy limits.

Mr. Goff answered the occupancy will be set by the Building and Fire Code and would be determined further into the design stage.

Chairman Marsh expressed he appreciated Ms. Gregory's cooperation in terms of the new residential development that is planned for her current location. He stated he is glad there is a place for Staycation and that a 1950s building in Richardson is being protected.

Motion: Commissioner Roberts made a motion to recommend approval of Agenda Item 2 as requested with the following conditions listed in the staff presentation for Zoning File 25-02 Major Modification.

DRAFT

1. The property shall be developed in accordance with the Concept Plan, Exhibit "B" and Building Elevations, Exhibit "C", attached hereto, subject to the following Major Modifications listed below, which are depicted on Exhibit "B" and Exhibit "C":
   a. Site Elements (Exhibit B")
      1) Parking, Landscaping, and Dumpster Location: Parking lot location to remain at current location. Landscaping, including headlight screening, shall be brought into compliance with approved landscape plans. Bicycle parking shall be provided on-site. Dumpster site to be relocated to an acceptable location approved by Staff.
      2) Fencing: A solid wooden fence, up to 4-feet-tall, permitted along the south boundary of the large open space located on the east side of the building will be provided in conjunction with a multi-purpose play area. Existing 8'foot-tall wooden fence on north property line permitted to remain and be maintained.
      3) Miscellaneous elements: The west and east sides of the building shall include new outdoor seating areas with proposed site elements that include seating, overhead shading devices, and outdoor lighting.
   b. Building Elevations (Exhibit "C")
      1) Building Height: Single story addition consistent with the height of the existing structure.
      2) Walk-up window on south elevation for pedestrian service only. No drive-thru or curbside service is permitted as part of this request.

Commissioner Beach seconded the motion. Motion passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Marsh adjourned the regular business meeting at 8:13 p.m.

_____

Bryan Marsh, Chairman

DRAFT

Agenda Item 2

Replat – Shiloh Business Park

Replat – Shiloh Business Park

Attachments:

1. Staff Report
2. Zoning/Aerial Map
3. Replat

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Aaron Zilz, AICP, Planner II AZ

DATE: March 4, 2025

RE: **Replat – Shiloh Business Park, Lot 1I, Block B**

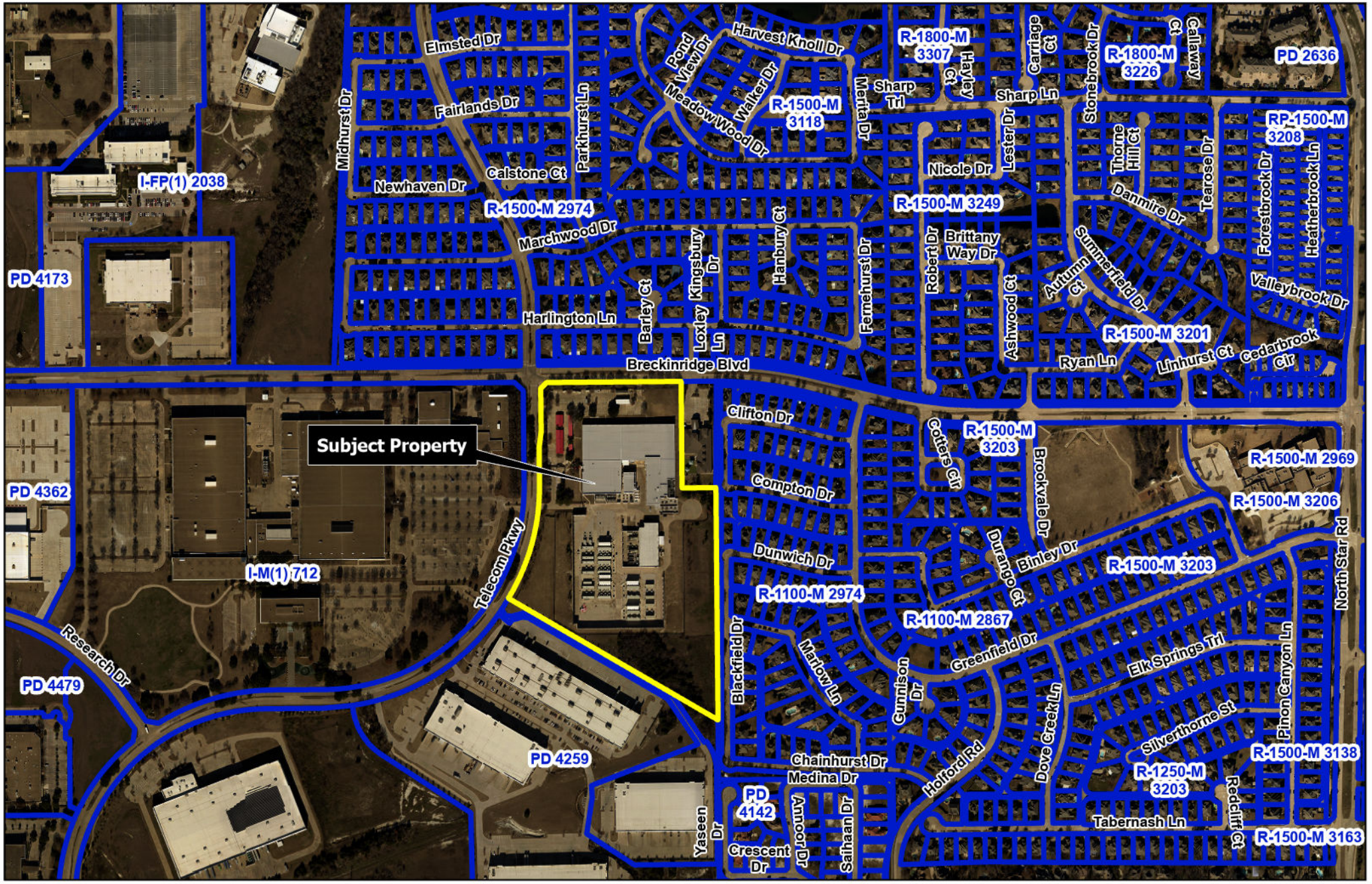
SUMMARY

Subdivision:	**Shiloh Business Park, Lot 1I, Block B** *Being a replat of Lot 1H, Block B, Shiloh Business Park*
Location:	3000 Telecom Parkway – Southeast corner of Telecom Parkway and Breckinridge Boulevard
Staff Comments:	The purpose of this plat is to abandon a water easement and dedicate a new water easement. The replat plat complies with City zoning and subdivision regulations.
CPC Action:	**Final Decision**

BACKGROUND INFORMATION

Tract Size:	24.944 acres / 1,086,581 square feet
Zoning:	I-M(1) (Ordinance 712)
Right-of-way Dedication:	None
Easements/Setbacks:	
Easements to Remain:	Multiple Utility easements Multiple Electric easements Multiple Pedestrian easements Multiple Oncor Electric Delivery Easements

	Multiple Drainage easements
	Sanitary Sewer easement
Dedicated by this Plat:	Water easement
Abandoned by this Plat:	Water easement



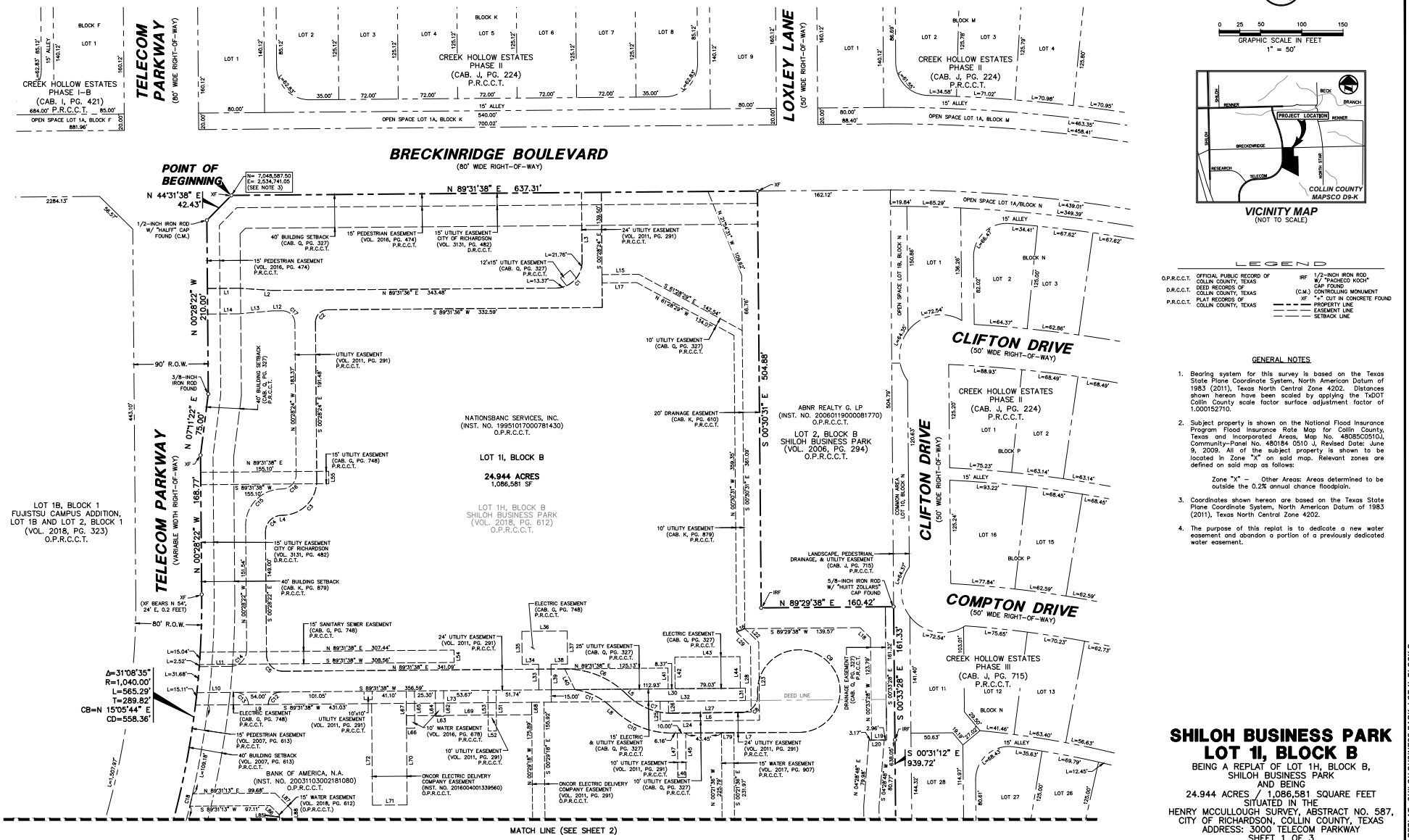
Shiloh Business Park - Lot 1L, Block B

3000 Telecom Parkway - Southeast corner of Telecom Pkwy and Breckinridge Blvd.

N

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



0 25 50 100 150
GRAPHIC SCALE IN FEET
1" = 50'

VICINITY MAP
(NOT TO SCALE)

LEGEND

O.P.R.C.C.T.	OFFICIAL PUBLIC RECORD OF COLLIN COUNTY, TEXAS	IRF	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS	(C.M.)	CONTROLLING MONUMENT
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS	XF	"x" CUT IN CONCRETE FOUND
			PROPERTY LINE
			EASEMENT LINE
			SETBACK LINE

GENERAL NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown hereon have been scaled by applying the TxDOT Collin County scale factor surface adjustment factor of 1.000152710.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C0510J, Community-Panel No. 480184 0510 J, Revised Date: June 9, 2009. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

   Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. Coordinates shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.
4. The purpose of this replat is to dedicate a new water easement and abandon a portion of a previously dedicated water easement.

SHILOH BUSINESS PARK
LOT 1I, BLOCK B

BEING A REPLAT OF LOT 1H, BLOCK B, SHILOH BUSINESS PARK AND BEING 24.944 ACRES / 1,086,581 SQUARE FEET SITUATED IN THE HENRY MCCULLOUGH SURVEY, ABSTRACT NO. 587, CITY OF RICHARDSON, COLLIN COUNTY, TEXAS
ADDRESS: 3000 TELECOM PARKWAY
SHEET 1 OF 3

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
BANK OF AMERICA, N.A.
101 NORTH TYRON STREET
CHARLOTTE, NORTH CAROLINA 28255
PH: (617) 434-5731
CONTACT: JEFFREY SELF

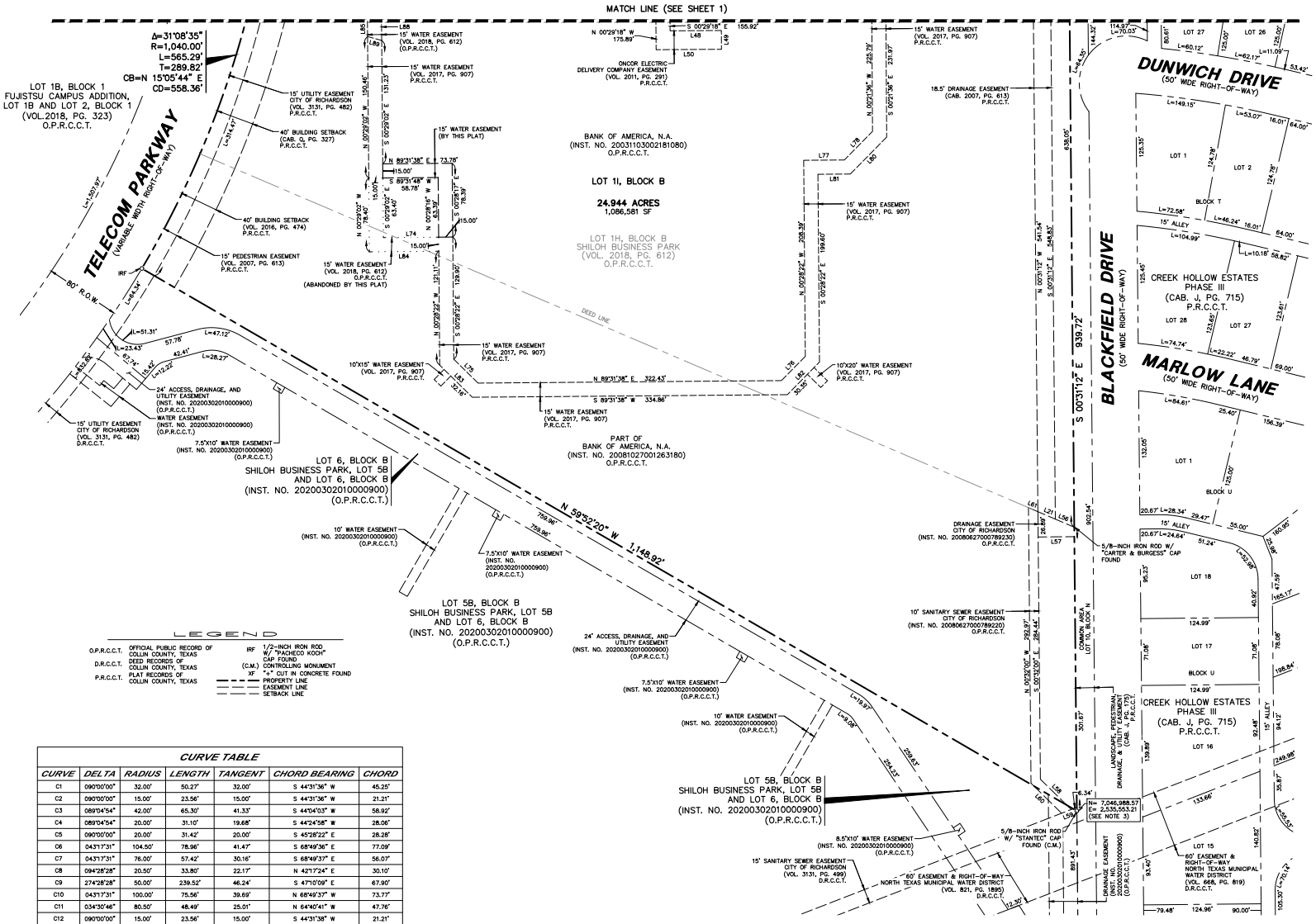
TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM/GEB	KCH	1"=50'	DEC. 2024	R0046304.00

JMARTINEZ
1/17/2025 10:39 AM
N:\R0046304.00\Civil\DWG\SURVEY_C3D\R0046304.00_RP.DWG

REPLAT - SHILOH BUSINESS PARK, LOT 1I, BLOCK B



LEGEND

O.P.R.C.C.T.	OFFICIAL PUBLIC RECORD OF COLLIN COUNTY, TEXAS	IRF	1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS	(C.M.)	CONTROLLING MONUMENT
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS	X	"+" CUT IN CONCRETE FOUND
			PROPERTY LINE
			EASEMENT LINE
			SETBACK LINE

CURVE TABLE

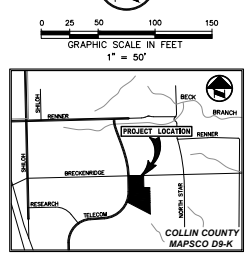
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	090°00'00"	32.00'	50.27'	32.00'	S 44°31'36" W	45.25'
C2	090°00'00"	15.00'	23.56'	15.00'	S 44°31'36" W	21.21'
C3	089°04'54"	42.00'	65.30'	41.33'	S 44°04'03" W	58.92'
C4	089°04'54"	20.00'	31.10'	19.68'	S 44°24'58" W	28.06'
C5	090°00'00"	20.00'	31.42'	20.00'	S 45°28'22" E	28.28'
C6	043°17'31"	104.50'	78.96'	41.47'	S 68°49'36" E	77.09'
C7	043°17'31"	76.00'	57.42'	30.16'	S 68°49'37" E	56.07'
C8	094°28'28"	20.50'	33.80'	22.17'	N 42°17'24" E	30.10'
C9	274°28'28"	50.00'	239.52'	46.24'	S 47°10'09" E	67.90'
C10	043°17'31"	100.00'	75.56'	39.69'	N 68°49'37" W	73.77'
C11	034°30'46"	80.50'	48.49'	25.01'	N 64°40'41" W	47.76'
C12	090°00'00"	15.00'	23.56'	15.00'	S 44°31'38" W	21.21'
C13	089°59'31"	15.00'	23.56'	15.00'	S 45°28'37" E	21.21'
C14	090°00'00"	20.00'	31.42'	20.00'	N 44°31'38" E	28.28'
C15	088°36'30"	44.00'	68.05'	42.94'	N 45°24'49" E	61.47'
C16	090°11'28"	17.50'	27.55'	17.56'	N 44°37'20" E	24.79'
C17	090°00'00"	15.00'	23.56'	15.00'	N 45°28'24" W	21.21'
C18	000°50'16"	1054.98'	15.44'	7.72'	N 13°10'01" E	15.44'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 89°31'36" W	37.62'
L2	N 86°17'18" W	41.13'
L3	N 00°28'24" W	83.50'
L4	S 88°57'25" W	1.51'
L5	S 47°10'51" E	8.20'
L6	N 89°31'38" E	83.33'
L7	S 89°42'09" W	153.18'
L8	N 47°10'51" W	8.20'
L9	S 89°31'38" W	24.00'
L10	N 89°31'38" E	47.41'
L11	N 89°31'38" E	37.61'
L12	S 89°31'36" W	12.00'
L13	S 85°00'45" W	41.13'
L14	S 89°31'36" W	37.62'
L15	N 89°31'36" E	44.62'
L16	S 66°56'22" W	10.83'
L17	S 89°31'36" W	42.03'
L18	N 45°30'22" W	17.71'
L19	N 89°31'38" E	18.36'
L20	N 89°31'38" E	18.57'
L21	N 66°52'00" W	20.20'
L22	S 45°32'27" E	23.60'
L23	S 00°32'27" E	94.43'
L24	S 89°27'33" W	120.14'
L25	N 00°32'27" W	24.14'
L26	S 00°32'27" E	14.12'
L27	N 89°27'33" E	100.14'
L28	N 00°32'27" W	80.29'
L29	N 45°33'12" W	23.60'
L30	N 89°31'38" E	235.22'
L31	S 00°30'31" E	15.00'
L32	S 89°31'38" W	235.23'
L33	N 00°28'22" W	31.00'
L34	S 89°31'38" W	20.00'
L35	N 00°28'22" W	40.00'
L36	N 89°31'38" E	55.00'
L37	S 00°28'22" E	40.00'
L38	S 89°31'38" W	20.00'
L39	S 00°28'22" E	46.00'
L40	N 26°25'17" W	27.93'
L41	S 00°28'22" E	25.12'
L42	N 00°28'22" W	38.28'
L43	N 89°31'38" E	79.01'
L44	S 00°30'31" E	38.28'
L45	N 00°29'18" W	53.76'
L46	N 89°30'42" E	10.00'

LINE TABLE

LINE	BEARING	LENGTH
L47	S 00°29'18" E	53.79'
L48	N 89°38'24" E	54.49'
L49	S 00°21'36" E	20.00'
L50	S 89°38'24" W	69.45'
L51	N 00°29'18" W	49.26'
L52	N 89°30'42" E	10.00'
L53	S 00°29'18" E	49.26'
L54	S 00°28'22" E	15.00'
L55	S 00°28'22" E	15.00'
L56	N 66°52'00" W	21.83'
L57	N 89°29'13" E	38.47'
L58	S 45°31'16" E	39.30'
L59	S 68°46'48" W	10.98'
L60	N 45°31'16" W	41.20'
L61	S 66°52'00" E	10.89'
L62	S 00°29'18" E	30.96'
L63	S 89°31'43" W	10.00'
L64	N 00°29'02" W	30.96'
L65	S 00°28'22" E	45.23'
L66	S 89°31'38" W	10.00'
L67	N 00°29'18" W	45.18'
L68	S 00°29'18" E	15.00'
L69	S 89°31'38" W	151.83'
L70	S 00°28'22" E	108.00'
L71	S 89°31'38" W	42.00'
L72	N 00°28'22" W	123.00'
L73	S 89°31'38" W	193.83'
L74	N 89°31'10" E	58.76'
L75	S 45°28'22" E	36.21'
L76	N 44°31'38" E	36.21'
L77	N 89°31'38" E	43.24'
L78	N 44°31'10" E	42.65'
L79	N 89°42'09" E	15.00'
L80	S 44°31'10" W	55.06'
L81	S 89°31'38" W	34.46'
L82	S 44°31'38" E	48.64'
L83	N 45°28'22" W	48.64'
L84	S 89°31'13" W	73.76'
L85	S 00°29'02" E	25.59'
L86	N 45°28'47" W	16.17'
L87	S 45°28'47" E	28.59'
L88	S 00°29'02" E	36.03'
L89	S 74°44'56" E	15.58'



VICINITY MAP
(NOT TO SCALE)

SHILOH BUSINESS PARK
LOT 1I, BLOCK B

BEING A REPLAT OF LOT 1H, BLOCK B, SHILOH BUSINESS PARK AND BEING 24.944 ACRES / 1,086,581 SQUARE FEET SITUATED IN THE HENRY MCCULLOUGH SURVEY, ABSTRACT NO. 587, CITY OF RICHARDSON, COLLIN COUNTY, TEXAS
ADDRESS: 3000 TELECOM PARKWAY
SHEET 2 OF 3

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
BANK OF AMERICA, N.A.
101 NORTH TYRON STREET
CHARLOTTE, NORTH CAROLINA 28255
PH: (617) 434-5731
CONTACT: JEFFREY SELF

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM/GEB	KCH	1"=50'	DEC. 2024	R0046304.00

REPLAT - SHILOH BUSINESS PARK, LOT 1I, BLOCK B

JMARTINEZ
1/17/2025 10:39 AM
N:\R0046304.00\Cad\DWG\SURVEY_CSD\R0046304.00_RP.DWG

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF RICHARDSON §

That we, Bank of America, N.A. being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as SHILOH BUSINESS PARK, LOT 1I, BLOCK B, an addition to the City of Richardson, Collin County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown; said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

We do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.

EXECUTED THIS _____ day of _____ , 2024.

Bank of America, N.A.

By: _____
Christopher James
Bank of America, N.A.

Date: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county, on this day personally appeared Christopher James, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____ , 2024.

_____
Notary Public in and for Collin County

My commission expires:

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, Bank of America, N.A. is the owner of a 24.944 acre tract of land situated in the Henry McCullough Survey, Abstract No. 587, Collin County, Texas; said tract being all of Lot 1H, Block B, Shiloh Business Park, an addition to the City of Richardson, Texas according to the plat recorded in Volume 2018, Page 612 of the Plat Records of Collin County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Nationsbanc Services recorded in Instrument No. 19951017000781430 of the Official Public Records of Collin County, Texas, all of that certain tract of land described in Special Warranty Deed to Bank of America, N.A. recorded in Instrument No. 20031103002181080 of said Official Public Records, and part of that certain tract of land described in Special Warranty Deed to Bank of America, N.A. recorded in Instrument No. 20081027001263180 of said Official Public Records; said 24.944 acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found at the north end of a corner clip at the intersection of the east right-of-way line of Telecom Parkway (a variable width right-of-way) and the south right-of-way line of Breckinridge Boulevard (an 80-foot wide right-of-way); said point being the northernmost northwest corner of said Lot 1H, Block B;

THENCE, North 89 degrees, 31 minutes, 38 seconds East, along the said south line of Breckinridge Boulevard and the north line of said Lot 1H, Block B, a distance of 637.31 feet to a "+" cut in concrete found for corner; said point being the northeast corner of said Lot 1H Block B and the northwest corner of Lot 2, Block B, Shiloh Business Park, an addition to the City of Richardson, Texas according to the plat recorded in Volume 2006, Page 294 of said Plat Records;

THENCE, South 00 degrees, 30 minutes, 31 seconds East, departing the said south line of Breckinridge Boulevard and along an east line of said Lot 1H, Block B and the west line of said Lot 2, Block B, a distance of 504.88 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being a reentrant corner of said Lot 1H, Block B and the southwest corner of said Lot 2, Block B;

THENCE, North 89 degrees, 29 minutes, 38 seconds East, along a north line of said Lot 1H, Block B and the south line of said Lot 2, Block B, a distance of 160.42 feet to a 5/8-inch iron rod with "HUITT ZOLLARS" cap found for corner in the west line of Lot 10, Block N, Creek Hollow Estates Phase III, an addition to the City of Richardson, Texas according to the plat recorded in Cabinet J, Page 715 of said Plat Records; said point being the easternmost northeast corner of said Lot 1H, Block B and the southeast corner of said Lot 2, Block B;

THENCE, South 00 degrees, 33 minutes, 28 seconds East, along an east line of said Lot 1H, Block B and the said west line of Lot 10, Block N, a distance of 161.33 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being an angle point in the said east line of Lot 1H, Block B and the said west line of Lot 10, Block N;

THENCE, South 00 degrees, 31 minutes, 12 seconds East, continuing along the said east line of Lot 1H, Block B and the said west line of Lot 10, Block N, at a distance of 638.05 feet passing a 5/8-inch iron rod with "CARTER & BURGESS" cap found for the southeast corner of the first referenced Bank of America, N.A. tract and the northeast corner of the second referenced Bank of America, N.A. tract, continuing in all for a total distance of 939.72 feet to a 5/8-inch iron rod with "STANTEC" cap found for corner; said point being the southeast corner of said Lot 1H, Block B and the northeast corner of Lot 5B, Block B, Shiloh Business Park Lot 5B and Lot 6, Block B, an addition to the City of Richardson, Texas according to the plat recorded in Instrument No. 20200302010000900 of the said Plat Records;

THENCE, North 59 degrees, 52 minutes, 20 seconds West, departing the said west line of Lot 10, Block N and along the southwest line of said Lot 1H, Block B and the northeast line of said Lot 5B, Block B, a distance of 1,148.92 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the east line of said Telecom Parkway; said point being the southwest corner of said Lot 1H, Block B, the northwest corner of Lot 5B, Block B, and the beginning of a non-tangent curve to the left;

THENCE, along the said east line of Telecom Parkway and the west line of said Lot 1H, Block B, the following five (5) calls:

In a northerly direction, along said curve to the left, having a central angle of 31 degrees, 08 minutes, 35 seconds, a radius of 1,040.00 feet, a chord bearing and distance of North 15 degrees, 05 minutes, 44 seconds East, 558.36 feet, an arc distance of 565.29 feet to a "+" cut in concrete found for corner; from said point a "+" cut in concrete found bears North 54 degrees, 24 minutes East, a distance of 0.2 feet;

North 00 degrees, 28 minutes, 22 seconds West, a distance of 168.77 feet to a "+" cut in concrete found for corner;

North 07 degrees, 11 minutes, 22 seconds East, a distance of 75.00 feet to a 3/8-inch iron rod found for corner;

North 00 degrees, 28 minutes, 22 seconds West, a distance of 210.00 feet to a 1/2-inch iron rod with "HALFF" cap found for corner; said point being the south end of said corner clip and the westernmost northwest corner of said Lot 1H, Block B;

North 44 degrees, 31 minutes, 38 seconds East, along said corner clip, a distance of 42.43 feet to the POINT OF BEGINNING;

CONTAINING: 1,086,581 square feet or 24.944 acres, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle Coleman Harris, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Richardson, Texas.

_____
Kyle Coleman Harris
Registered Professional Land Surveyor
No. 6266
Kyle.Harris@westwoodps.com

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kyle Coleman Harris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ , 2024.

_____
Notary Public in and for the State of Texas

My commission expires:

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY _____, 20_____ BY THE CITY PLAN COMMISSION OF THE CITY OF RICHARDSON TEXAS.

_____
CHAIRMAN

_____
EXECUTIVE SECRETARY

SHILOH BUSINESS PARK
LOT 1I, BLOCK B

BEING A REPLAT OF LOT 1H, BLOCK B,
SHILOH BUSINESS PARK
AND BEING
24.944 ACRES / 1,086,581 SQUARE FEET
SITUATED IN THE
HENRY MCCULLOUGH SURVEY, ABSTRACT NO. 587,
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS
ADDRESS: 3000 TELECOM PARKWAY
SHEET 3 OF 3

SURVEYOR/ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
BANK OF AMERICA, N.A.
101 NORTH TYRON STREET
CHARLOTTE, NORTH CAROLINA 28255
PH: (617) 434-5731
CONTACT: JEFFREY SELF

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Professional Services, Inc.
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031
www.westwoodps.com

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM/GEB	KCH	NONE	DEC. 2024	R0046304.00

REPLAT - SHILOH BUSINESS PARK, LOT 1I, BLOCK B

JMARTINEZ
1/17/2025 10:39 AM
N:\DWG\R0046304.00\Cad\DWG\SURVEY_CSD\R0046304.00_SP.DWG

Agenda Item 3

Final Plat – Greenwood Square Addition

Final Plat – Greenwood Square Addition

Attachments:

1. Staff Report
2. Zoning/Aerial Map
3. Final Plat

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Aaron Zilz, AICP, Planner II AZ

DATE: March 4, 2025

RE: **Final Plat – Greenwood Square**

SUMMARY

Subdivision:	**Greenwood Square** *Being a final plat of Tract 26 of Original Town of Richardson*
Location:	Near the northeast corner of W. Arapaho Road and West Shore Drive
Staff Comments:	The purpose of this plat is to establish 24 single-family lots, common areas, and dedicate easements. The final plat complies with City zoning and subdivision regulations.
CPC Action:	**Final Decision**

BACKGROUND INFORMATION

Tract Size:	4.348 acres / 189,407 square feet
Zoning:	Planned Development (Ordinance 4451)
Right-of-way Dedication:	5’ wide strip along the northside of the property
Easements/Setbacks:	
Easements to Remain:	Floodway easement
Dedicated by this Plat:	Utility easement
	Landscape Access & Maintenance easement
	Multiple Water easements

	Pedestrian Access and Utility easement
	Multiple Drainage easements
	Multiple Variable Width Utility easements
	Multiple Pedestrian Access easements
	Multiple Maintenance easements
	Multiple Retaining Wall easements
Abandoned by this Plat:	None.



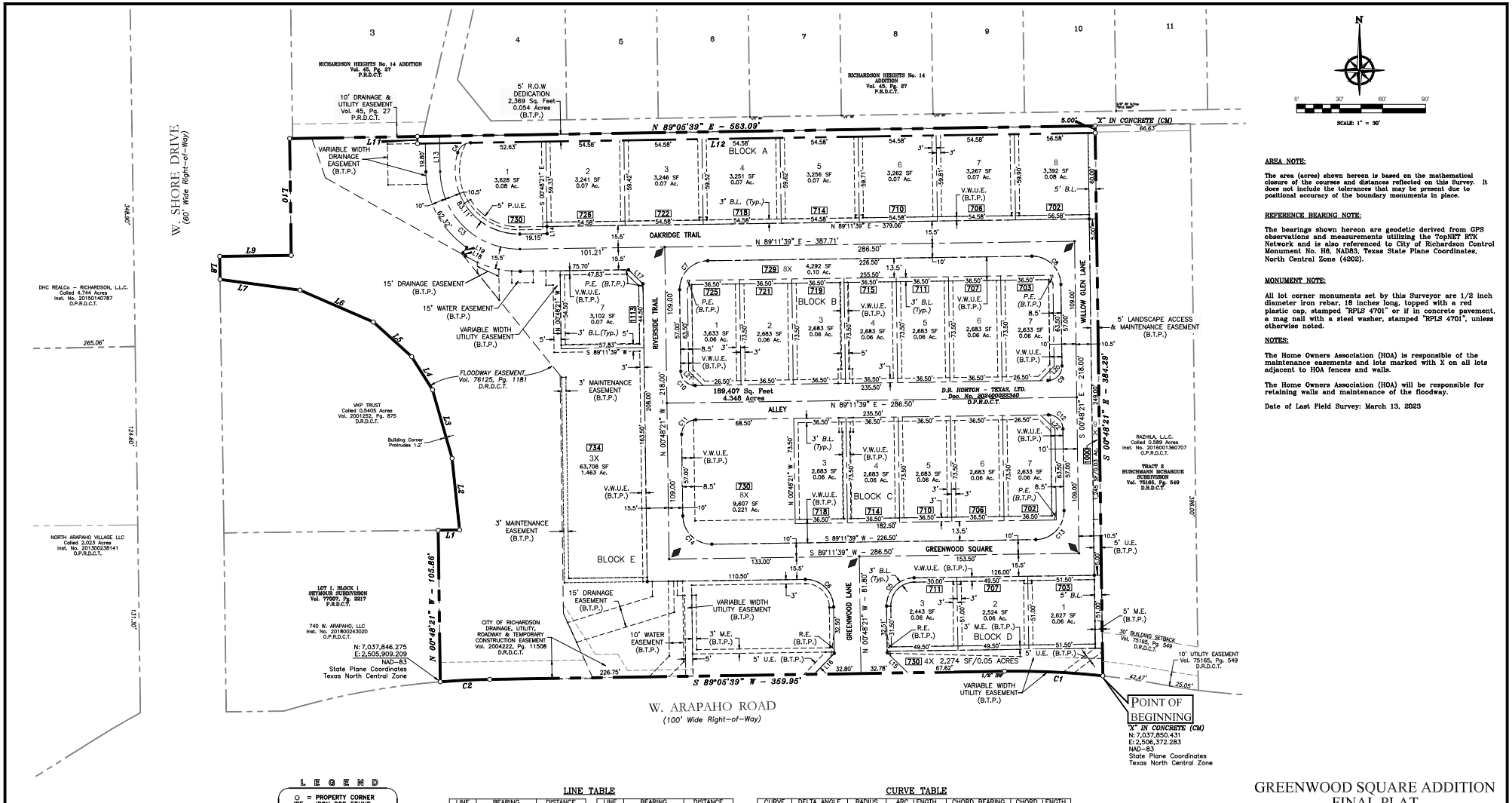
Greenwood Square Addition - Final Plat

Near the northeast intersection of W. Arapaho Rd. and West Shore Dr.

N

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



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are geodetic derived from GPS observations and measurements utilizing the TopNET RTK Network and is also referenced to City of Richardson Control Monument No. H6, NAD83, Texas State Plane Coordinates, North Central Zone (4202).

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter iron rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

NOTES:

The Home Owners Association (HOA) is responsible of the maintenance easements and lots marked with X on all lots adjacent to HOA fences and walls.

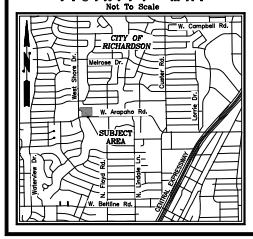
The Home Owners Association (HOA) will be responsible for retaining walls and maintenance of the floodway.

Date of Last Field Survey: March 13, 2023

LEGEND

- ○ = PROPERTY CORNER
- IRF = IRON ROD FOUND
- [1] = ADDRESS NUMBER
- ◆ = POINT OF STREET NAME CHANGE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- R.O.W. CENTERLINE

VICINITY MAP
Not To Scale



ABBREVIATIONS

Inst. = Instrument
No. = Number
Vol. = Volume
Pg. = Page
P.R.D.C.T. = Plat Records, Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas County, Texas
CM = Controlling Monument
IRF = Iron Rod Found
B.L. = Building Setback Line (By This Plat)
P.E. = Pedestrian Access Easement
P.U.E. = Pedestrian Access & Utility Easement
U.E. = Utility Easement
V.W.U.E. = Variable Width Utility Easement
R.E. = Retaining Wall Easement
M.E. = Maintenance Easement
B.T.P. = By This Plat

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°11'39" E	15.00'
L2	N 06°02'05" W	50.28'
L3	N 15°55'39" W	49.75'
L4	N 32°10'11" W	27.92'
L5	N 47°52'11" W	36.15'
L6	N 66°29'55" W	55.91'
L7	N 82°24'37" W	56.41'
L8	N 00°48'21" W	16.17'
L9	N 89°11'39" E	50.00'
L10	N 00°48'21" W	81.62'
L11	S 00°54'21" E	5.00'
L12	N 89°05'39" E	473.74'
L13	S 00°54'21" E	24.80'
L14	N 00°48'21" W	5.00'
L15	S 45°54'21" E	19.97'
L16	N 44°05'39" E	20.26'
L17	N 45°48'21" W	14.14'
L18	N 38°56'21" W	2.90'
L19	N 34°09'40" E	4.60'
L20	S 44°11'39" W	14.14'
L21	N 45°48'21" W	14.14'
L22	S 45°48'21" E	14.14'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	7°09'52"	550.00'	68.77'	N 87°19'37" W	68.73'
C2	3°43'31"	531.62'	34.57'	S 87°13'52" W	34.56'
C3	89°53'59"	55.00'	86.30'	S 45°51'20" E	77.71'
C4	7°53'39"	87.50'	12.09'	S 52°38'50" W	11.29'
C5	90°00'00"	19.50'	30.63'	S 44°11'39" W	27.58'
C6	90°00'00"	19.50'	30.63'	N 45°48'21" W	27.58'
C7	90°00'00"	20.00'	31.42'	N 44°11'39" E	28.28'
C8	90°00'00"	20.00'	31.42'	S 45°48'21" E	28.28'
C9	90°00'00"	10.00'	15.71'	S 44°11'39" W	14.14'
C10	90°00'00"	10.00'	15.71'	N 45°48'21" W	14.14'
C11	90°00'00"	10.00'	15.71'	N 44°11'39" E	14.14'
C12	90°00'00"	10.00'	15.71'	S 45°48'21" E	14.14'
C13	90°00'00"	20.00'	31.42'	S 44°11'39" W	28.28'
C14	90°00'00"	20.00'	31.42'	N 45°48'21" W	28.28'

Approved:

Oncor Electric Delivery

By: _____

Date: _____

*SEE SHEET 2 FOR ADDITIONAL EASEMENT DETAILS

GREENWOOD SQUARE ADDITION
FINAL PLAT
LOTS 1-9X, BLOCK A
LOTS 1-8X, BLOCK B
LOTS 1-8X, BLOCK C
LOTS 1-4X, BLOCK D
LOTS 3X AND 7, BLOCK E
4.348 ACRE TRACT
situated in the
John Edmonds Survey, Abstract No. 429
City of Richardson, Dallas County, Texas

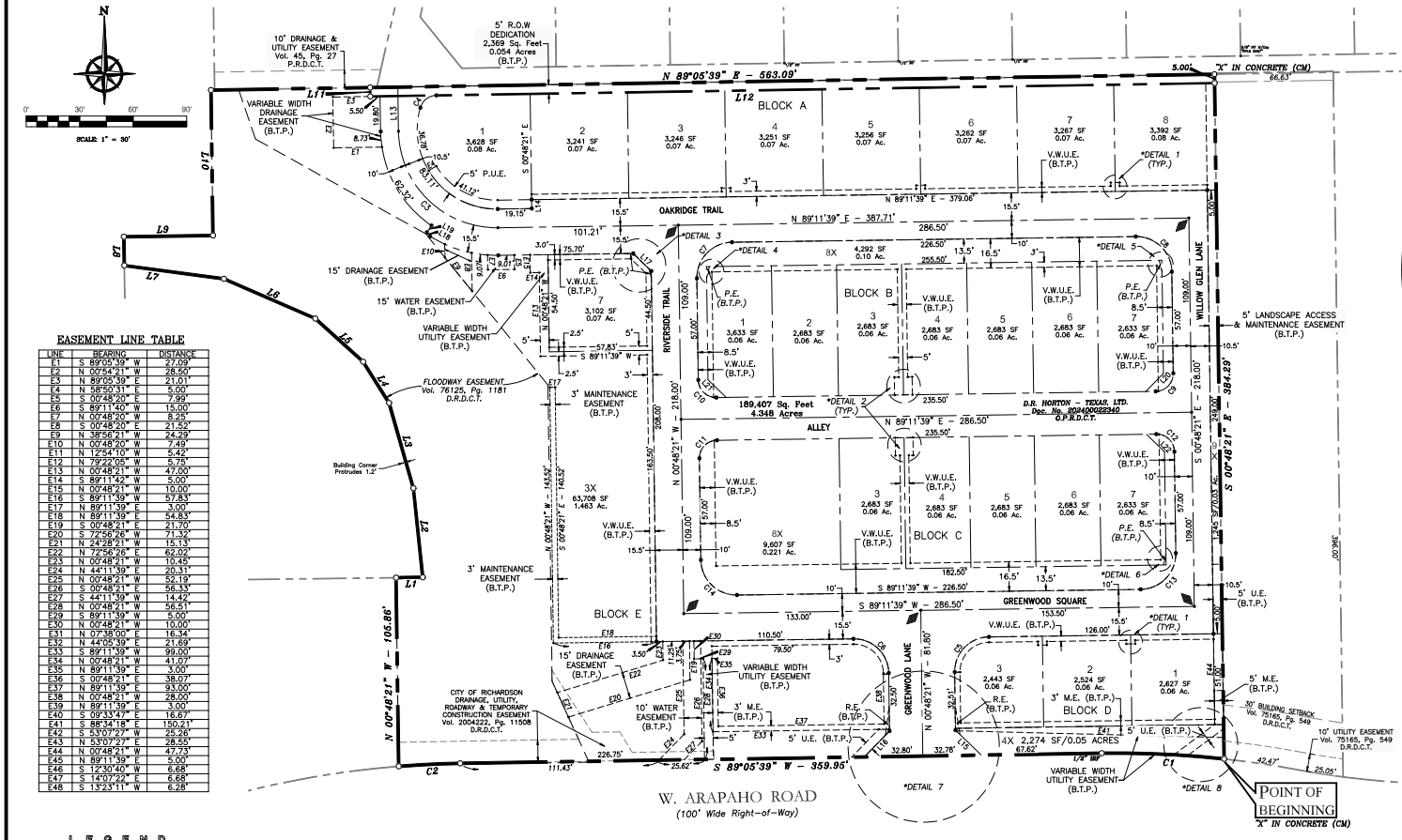
OWNER/DEVELOPER
D.R. HORTON - TEXAS, LTD.
Contact: Quadri Akamo
2600 North Central Expressway, Suite 250
Richardson, TX 75080
469-868-2704

ENGINEER/APPLICANT
CROSS ENGINEERING CONSULTANTS, INC.
Contact: Bryan Weisgerber
1720 W. Virginia Street
McKinney, Texas 75069
972-562-4409
bweisgerber@crossengineering.biz

SURVEYOR:
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

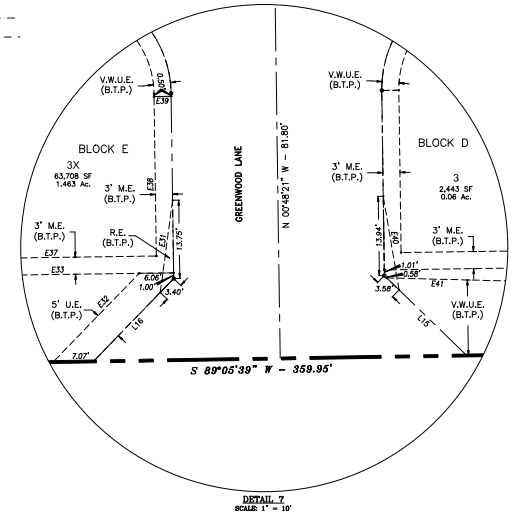
RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee ~ McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hunt	10/23/2023	1" = 30'	2020-070	2020070-FP.DWG	1 of 3

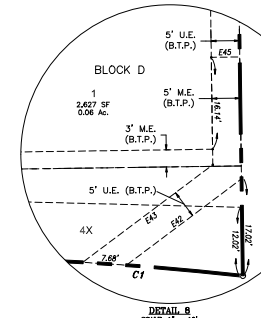


EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 89°05'39" W	27.09'
E2	N 00°54'21" W	28.50'
E3	N 89°05'39" E	21.01'
E4	N 58°50'31" E	5.00'
E5	S 00°48'20" E	7.99'
E6	S 89°11'40" W	15.00'
E7	N 00°48'20" W	8.25'
E8	S 00°48'20" E	21.52'
E9	N 38°58'21" W	24.29'
E10	N 00°48'20" W	7.49'
E11	N 12°54'10" W	5.42'
E12	N 79°22'05" W	5.75'
E13	N 00°48'21" W	47.00'
E14	S 89°11'42" W	5.00'
E15	N 00°48'21" W	10.00'
E16	S 89°11'39" W	57.83'
E17	N 89°11'39" E	3.00'
E18	N 89°11'39" E	54.83'
E19	S 00°48'21" E	21.70'
E20	S 72°56'26" W	71.32'
E21	N 24°28'21" W	15.13'
E22	N 72°56'26" E	62.02'
E23	N 00°48'21" W	10.45'
E24	N 44°11'39" E	20.31'
E25	N 00°48'21" W	52.19'
E26	S 00°48'21" E	56.33'
E27	S 44°11'39" W	14.42'
E28	N 00°48'21" W	56.51'
E29	N 89°11'39" E	5.00'
E30	N 00°48'21" W	10.00'
E31	N 07°38'00" E	16.34'
E32	N 44°09'39" E	21.69'
E33	S 89°11'39" W	99.00'
E34	N 00°48'21" W	41.07'
E35	N 89°11'39" E	3.00'
E36	S 00°48'21" E	38.07'
E37	N 89°11'39" E	93.00'
E38	N 00°48'21" W	26.00'
E39	N 89°11'39" E	3.00'
E40	S 09°33'47" E	16.67'
E41	S 88°34'18" E	150.21'
E42	S 53°07'27" W	25.26'
E43	N 53°07'27" E	28.55'
E44	N 00°48'21" W	47.73'
E45	N 89°11'39" E	5.00'
E46	S 12°30'40" W	6.68'
E47	S 14°07'22" E	6.68'
E48	S 13°23'11" W	6.28'



DETAIL 7
SCALE: 1" = 10'



DETAIL 8
SCALE: 1" = 10'

L E G E N D

- ○ = PROPERTY CORNER
- IRF = IRON ROD FOUND
- [1] = ADDRESS NUMBER
- ♦ = POINT OF STREET NAME CHANGE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- R.O.W. CENTERLINE

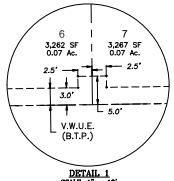
V I C I N I T Y M A P

Not To Scale

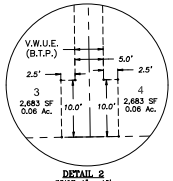


ABBREVIATIONS

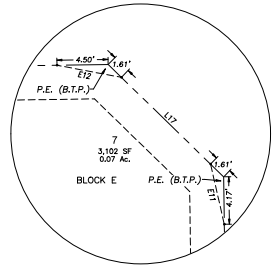
Inst. = Instrument
No. = Number
Vol. = Volume
Pg. = Page
P.R.D.C.T. = Plat Records, Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas County, Texas
CM = Controlling Monument
IRF = Iron Rod Found
B.L. = Building Setback Line (By This Plat)
P.E. = Pedestrian Access Easement
P.U.E. = Pedestrian Access & Utility Easement
U.E. = Utility Easement
V.W.U.E. = Variable Width Utility Easement
R.E. = Retaining Wall Easement
M.E. = Maintenance Easement
B.T.P. = By This Plat



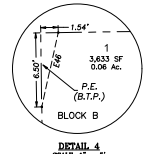
DETAIL 1
SCALE: 1" = 10'



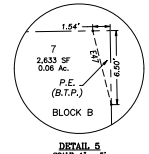
DETAIL 2
SCALE: 1" = 10'



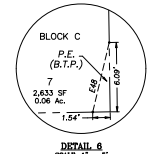
DETAIL 3
SCALE: 1" = 5'



DETAIL 4
SCALE: 1" = 5'



DETAIL 5
SCALE: 1" = 5'



DETAIL 6
SCALE: 1" = 5'

EASEMENT DETAILS

GREENWOOD SQUARE ADDITION
FINAL PLAT

LOTS 1-9X, BLOCK A
LOTS 1-8X, BLOCK B
LOTS 3-8X, BLOCK C
LOTS 1-4X, BLOCK D
LOTS 3X AND 7, BLOCK E
4.348 ACRE TRACT

situated in the
John Edmonds Survey, Abstract No. 429
City of Richardson, Dallas County, Texas

OWNER/DEVELOPER

D.R. HORTON - TEXAS, LTD.
Contact: Quadri Akamo
2600 North Central Expressway, Suite 250
Richardson, TX. 75080
469-868-2704

ENGINEER/APPLICANT

CROSS ENGINEERING CONSULTANTS. INC.
Contact: Bryan Weisgerber
1720 W. Virginia Street
McKinney, Texas 75069
972-562-4409
bweisgerber@crossengineering.biz

SURVEYOR:

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hunt	10/23/2023	1" = 30'	2020-070	2020070-FP.DWG	2 of 3

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, D.R. HORTON – TEXAS, LTD. is the owner of that certain tract of land situated in the City of Richardson, in the John Edmonds Survey, Abstract No. 429 of Dallas County, Texas and being all of that certain called 4.35 acre tract of land described in a Special Warranty deed to D.R. Horton – Texas, Ltd., dated February 2, 2024 and recorded in Instrument No. 202400022340, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at an "X" found carved in concrete on the north right–of–way line of W. Arapaho Road (a variable width public right–of–way) for the southeast corner of the above described D.R. Horton – Texas tract and same being the southwest corner of Tract 2 of the Buschmann McHargue Subdivision, an addition to the City of Richardson, according to the plat thereof, recorded in Volume 75165, Page 549, Deed Records, Dallas County, Texas (D.R.D.C.T.) and said point being in a non–tangent curve to the left, having a radius of 550.00, a central angle of 07 deg. 09 min. 52 sec. and a chord that bears North 87 deg. 19 min. 37 sec. West – 68.73 feet;

THENCE: Along the common line of said 4.356 acre D.R. Horton – Texas tract and said W. Arapaho Road and with said curve to the left, an arc distance of 68.77 feet to a 1/2 inch iron rod found for corner at the end of said curve;

THENCE: South 89 deg. 05 min. 39 sec. West, continuing along said common line, a distance of 359.95 feet to a point for corner at the beginning of a curve to the left, having a radius of 531.62 feet, a central angle of 03 deg. 43 min. 31 sec. and a chord that bears South 87 deg. 13 min. 52 sec. West – 34.56 feet;

THENCE: Continuing along said common line and with said curve to the left, an arc distance of 34.57 feet to a point for the southwest corner of said 4.356 acre D.R. Horton – Texas tract and same being the southeast corner of Lot 1, Block 1 of Seymour Subdivision, an addition to the City of Richardson, according to the plat thereof, recorded in Volume 77007, Page 2217, D.R.D.C.T.;

THENCE: North 00 deg. 48 min. 21 sec. West, departing from said W. Arapaho Road, along the common line of said D.R. Horton – Texas tract and Seymour Subdivision, a distance of 105.86 feet to a point for the northeast corner of said Seymour Subdivision and said point is also on the south line of that certain called 0.5405 acre tract of land described in a deed to VKP Trust, recorded in Volume 2001252, Page 875, D.R.D.C.T.;

THENCE: North 89 deg. 11 min. 39 sec. East, along the common line of said D.R. Horton – Texas tract and said VKP tract, a distance of 15.00 feet to a point on the west bank of Cottonwood Creek for the southeast corner of said VKP Trust tract and an inside ell corner of said D.R. Horton – Texas tract;

THENCE: Continuing along said common line and with the bank of Cottonwood Creek as follows:

North 06 deg. 02 min. 05 sec. West, a distance of 50.28 feet to a point for an angle corner;

North 15 deg. 55 min. 39 sec. West, a distance of 49.75 feet to a point for an angle corner;

North 32 deg. 10 min. 11 sec. West, a distance of 27.32 feet to a point for an angle corner;

North 47 deg. 52 min. 11 sec. West, a distance of 36.15 feet to a point for an angle corner;

North 66 deg. 29 min. 55 sec. West, a distance of 55.91 feet to a point for an angle corner;

North 82 deg. 24 min. 37 sec. West, a distance of 56.41 feet to a point on the east right–of–way line of West Shore Drive (a 60 wide public right–of–way at this point);

THENCE: North 00 deg. 48 min. 21 sec. West, along the east right–of–way line of said West Shore Drive, a distance of 16.17 feet to a point for the southwest corner of that certain called 0.574 acre tract of land described in a Right–of–way Deed to the County of Dallas, recorded in Volume 2073, Page 131, D.R.D.C.T. from which a found 1/2 inch iron rod bears North 59 deg. 12 min. 57 sec. East –0.94 feet;

THENCE: North 89 deg. 11 min. 39 sec. East, along the common line of said D.R. Horton – Texas tract and said West Shore Drive right–of–way, a distance of 50.00 feet to a point for corner;

THENCE: North 00 deg. 48 min. 21 sec. West, continuing along said common line, a distance of 81.62 feet to a point for the northwest corner of said D.R. Horton – Texas tract and the southwest corner of Richardson Heights No. 14 Addition, an addition to the City of Richardson, according to the plat thereof, recorded in Volume 45, Page 27, Map Records, Dallas County, Texas;

THENCE: North 89 deg. 05 min. 39 sec. East, along the north line of said D.R. Horton – Texas tract and the south line of said Richardson Heights addition and a 10' wide public alley, a distance of 563.09 feet to an "X" found carved in concrete for the northeast corner of said D.R. Horton – Texas tract and same being the northwest corner of the above described Tract 2 of the Buschmann McHargue Subdivision;

THENCE: South 00 deg. 48 min. 21 sec. East, along the common line of said D.R. Horton – Texas tract and said Tract 2, a distance of 384.29 feet to the POINT OF BEGINNING and containing 189,407 square feet or 4.348 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
DALLAS COUNTY §
CITY OF RICHARDSON §

That D.R. HORTON – TEXAS, LTD., a Texas limited partnership, being the owner of the hereon described property, do hereby adopt this plat designating the herein described property as GREENWOOD SQUARE ADDITION, an addition to the City of Richardson, Dallas County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown; said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

We do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas

EXECUTED THIS _____ day of _____ , 2025.

D.R. Horton – Texas Ltd.
a Texas limited partnership

By: D.R. Horton, Inc.
a Delaware corporation
Its Authorized Agent

_____
By: Quadri Akamo
Assistant Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared QUADRI AKAMO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN, UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ , 2025.

_____
Notary Public, State of Texas

My Commission Expires:_____

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision.

This plat was prepared in accordance with the platting rules and regulations of the City of Richardson, Texas.

DATED this the _____ day of _____, 2025.

_____
Lawrence H. Ringley
State of Texas, No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LAWRENCE RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN, UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ , 2025.

_____
Notary Public, State of Texas

My Commission Expires: _____

APPROVED THIS _____ DAY OF _____ 20____, BY THE CITY PLAN COMMISSION OF THE CITY OF RICHARDSON, TEXAS.

_____
CHAIRMAN

_____
EXECUTIVE SECRETARY

GREENWOOD SQUARE ADDITION
FINAL PLAT
LOTS 1-9X, BLOCK A
LOTS 1-8X, BLOCK B
LOTS 3-8X, BLOCK C
LOTS 1-4X, BLOCK D
LOTS 3X AND 7, BLOCK E
4.348 ACRE TRACT
situated in the
John Edmonds Survey, Abstract No. 429
City of Richardson, Dallas County, Texas

OWNER/DEVELOPER
D.R. HORTON – TEXAS, LTD.
Contact: Quadri Akamo
2600 North Central Expressway, Suite 250
Richardson, TX 75080
469–868–2704

ENGINEER/APPLICANT
CROSS ENGINEERING CONSULTANTS. INC.
Contact: Bryan Weisgerber
1720 W. Virginia Street
McKinney, Texas 75069
972–562–4409
bweisgerber@crossengineering.biz

SURVEYOR:
RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972–542–1266
LHR@Ringley.com

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SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee – McKinney, Texas 75069
(972) 542–1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hunt	10/23/2023	N.T.S.	2020070	2020070–FP.DWG	3 of 3

Agenda Item 4

Replat – Northrich West Addition

Replat – Northrich West Addition

Attachments:

1. Staff Report
2. Zoning/Aerial Map
3. Replat

RICHARDSON, TX
DEVELOPMENT SERVICES

STAFF REPORT

TO: City Plan Commission

FROM: Aaron Zilz, AICP, Planner II AZ

DATE: March 4, 2025

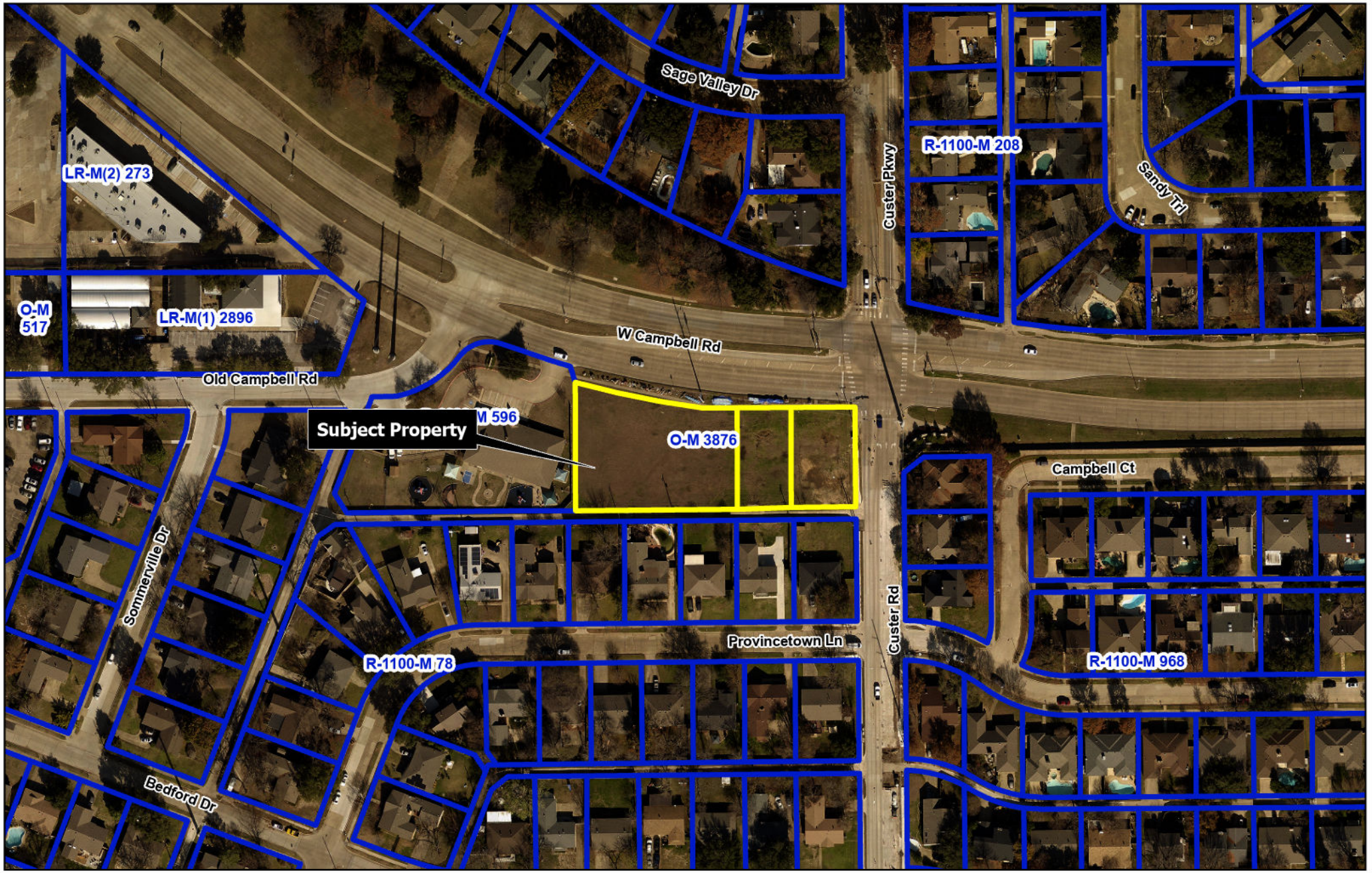
RE: **Replat – Northrich West Addition, 4th Section, Lot 11A, Block 12**

SUMMARY

Subdivision:	**Northrich West Addition, 4th Section, Lot 11A, Block 12** *Being a replat of lots 11-15, Block 12 of the Northrich West Addition,4th Section*
Location:	501 W. Campbell Road – Southwest corner of W. Campbell Road and Custer Road
Staff Comments:	The purpose of this plat is to replat five (5) lots into a single lot for the development of a dentist office. The replat complies with City zoning and subdivision regulations.
CPC Action:	**Final Decision**

BACKGROUND INFORMATION

Tract Size:	1.060 acres / 46,170 square feet
Zoning:	O-M (Ordinance 3876)
Right-of-way Dedication:	A 0.027-acre piece along Custer Road to the corner of W. Campbell Road and Custer Road
Easements/Setbacks:	
Easements to Remain:	None
Dedicated by this Plat:	Multiple Water easements
Abandoned by this Plat:	None



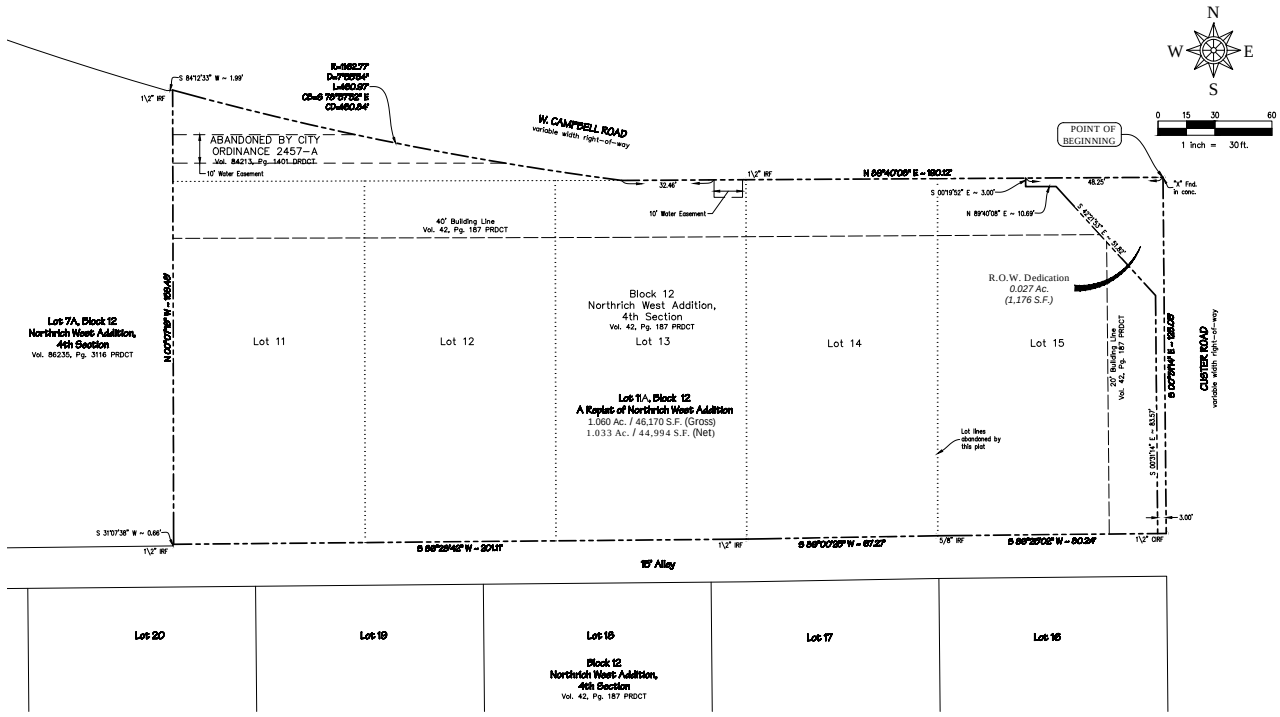
Northrich West Addition, 4th Section Lot 11A, Block 12

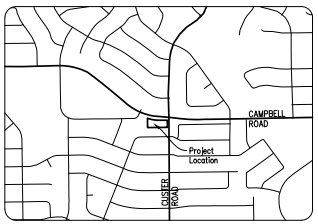
501 W. Campbell Rd. Southwest corner of W. Campbell Rd. and Custer Rd.

N

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





Vicinity Map
NTS

CERTIFICATE OF APPROVAL

Approved this the _____ day of _____, 2024, by the City Plan Commission of the City of Richardson, Texas.

Chairman

Executive Secretary

LEGEND	
	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
(BTP)	BY THIS PLAT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS

NOTE:

Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

PURPOSE:

The purpose of this plat is to combine 5 platted lots and a City Abandonment into 1 lot.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Richardson, Texas.

Dated this the ____ day of _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
LAND SURVEYOR
darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, BDSA – 501 VENTURES, LLC, is the owner of land situated in the John Edmonds Survey, Abstract No. 429, City of Richardson, Dallas County, Texas, according to the deed recorded in Document Number 202400140892 of the Official Public Records of Dallas County, Texas, the subject tract being all of Lots 11, 12, 13, 14 and 15, Block 12 of Northrich West Addition, 4th Section, an addition to the City of Richardson, Dallas County, Texas, according to the map or plat thereof recorded in Volume 42, Page 187, Deed Records, Dallas County, Texas (DRDCT), and an abandonment by City Ordinance 2457-A, according to the deed recorded in Volume 84213, Page 1401, Deed Records, Dallas County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at an "X" found in concrete at the intersection of the south right-of-way line of W. Campbell Road (variable width right-of-way) and the west right-of-way line of Custer Road (variable width right-of-way) and being the northeast corner of said Lot 15, Block 12;

THENCE, S 00°31'14" E, 125.05 feet to a 1/2 inch capped iron rod found at the intersection of said west line of Custer Road and the north line of a 15 foot alley at the southeast corner of said Lot 15, Block 12;

THENCE, S 89°25'02" W, 80.24 feet to a 5/8 inch iron rod found;

THENCE, S 89°00'28" W, 67.27 feet to a 1/2 inch iron rod found at the southwest corner of said Lot 14, Block 12 and common southeast corner of said Lot 13, Block 12;

THENCE, S 89°26'42" W, 201.11 feet to a point for corner from which a 1/2 inch iron rod found at the southeast corner of Lot 7A, Block 12 of Northrich West Addition, 4th/ Section, an addition to the City of Richardson, Dallas County, Texas, according to the map or plat thereof recorded in Volume 86235, Page 3116, Plat Records, Dallas County, Texas (PRDCT), bears S 31°07'38" W, 0.66 feet;

THENCE, N 00°07'18" W, 159.48 feet to the northwest corner of said abandonment, from which a 1/2 inch iron rod found bears S 84°12'33" W, 1.99 feet and lying in the southwest right-of-way line of said W. Campbell Road;

THENCE around a non-tangent curve to the left having a central angle of 07°55'54", a radius of 1162.77 feet, a chord of S 78°37'32" E – 160.84 feet, an arc length of 160.97 feet to a point for corner lying in said south line of W. Campbell Road;

THENCE, N 89°40'08" E, passing at a distance of 43.50 feet the northeast corner of said Lot 13, Block 12 and common northwest corner of said Lot 14, Block 12, and continuing a total distance of 190.12 feet to the POINT OF BEGINNING with the subject tract containing 46,170 square feet or 1.06 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BDSA – 501 Ventures, LLC, being the owner of the above described property, does hereby adopt this plat designating the herein described property as NORTHRICH WEST ADDITION, 4th SECTION, Lot 11A, Block 12, an addition to the City of Richardson, Dallas County, Texas. The owner does hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown; said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Richardson, Texas

Executed this the _____ day of _____, 2024.

BDSA – 501 Ventures, LLC

By: _____

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my and seal of office, this _____ day of _____, 2024.

Notary Public In and for the State of Texas

NORTHRICH WEST ADDITION
4th SECTION

LOT 11A, BLOCK 12
BEING A RE-PLAT OF LOTS 11, 12, 13, 14 and 15, BLOCK 12
NORTHRICH WEST ADDITION, 4th SECTION and
A TRACT ABANDONED BY CITY ORDINANCE 2457-A
TOTALING 1.060 ACRES GROSS/1.033 ACRES NET
OUT OF THE
JOHN EDMONDS SURVEY, ABSTRACT NO. 429
IN THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

OWNER / APPLICANT
BDSA-501 Ventures, LLC
4433 Naaman Forest Blvd.
Garland, TX 75040
Telephone: (972) 800-1315
Contact: Erik Shockley

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

Scale: 1" = 20' September, 2024 SEI Job No. 24-120

Plotted by: dpond File Date: 9/25/2024 5:13 PM
Drawing: G:\2024_JOBS\24-120 Bond Northrich\SURVEY\SURV24-120 Replat.dwg Saved By: dbond Date Time: 9/19/2024 5:15:24 PM