To: Brent Tignor, Building Inspection Manager

Stephanie Jackson, Code Enforcement Manager

From: Mohamed Bireima, AICP

Development Services

Date: September 21, 2012

Project: Canyon Creek Plaza

320-350 W. Campbell Road

In accordance with Chapter 21, of the City of Richardson *Code of Ordinances*, the site plan for the property has been modified as follows:

- Note the installation of an outdoor dining area associated with a new restaurant that will occupy the 2,320 sq. ft. suite at the eastern end of the building. The restaurant's storefront will be relocated approximately 5.25 feet internal to the space to accommodate the proposed outdoor dining area.
- With the addition of the proposed restaurant, the total parking requirement for the shopping center will increase by a total of three (3) parking spaces.
- The property is subject to a shared parking agreement. Please refer to the attached parking calculation for the updated parking requirements.

Proper permits must be secured from Fire and Building Inspection Departments prior to commencement of construction.

Please void the previously approved site plan, dated 03/07/2007, and replace with the attached revised plan.

Copy: Site Plan File

Owner

Chris Dahlander, Snappy Salads 5944 Luther Lane., Suite # 950

Dallas, TX 75225

chris@snappysalads.com

Applicant

Administrative Approval Memorandum (cont'd)

Harold Bernstein
The Design Authority LLC
6110 Sandberry Dr # 226
The Colony, TX 75056
Haroldmb@gmail.com

Canyon Creek Plaza/Luby's Shared Parking Calculations

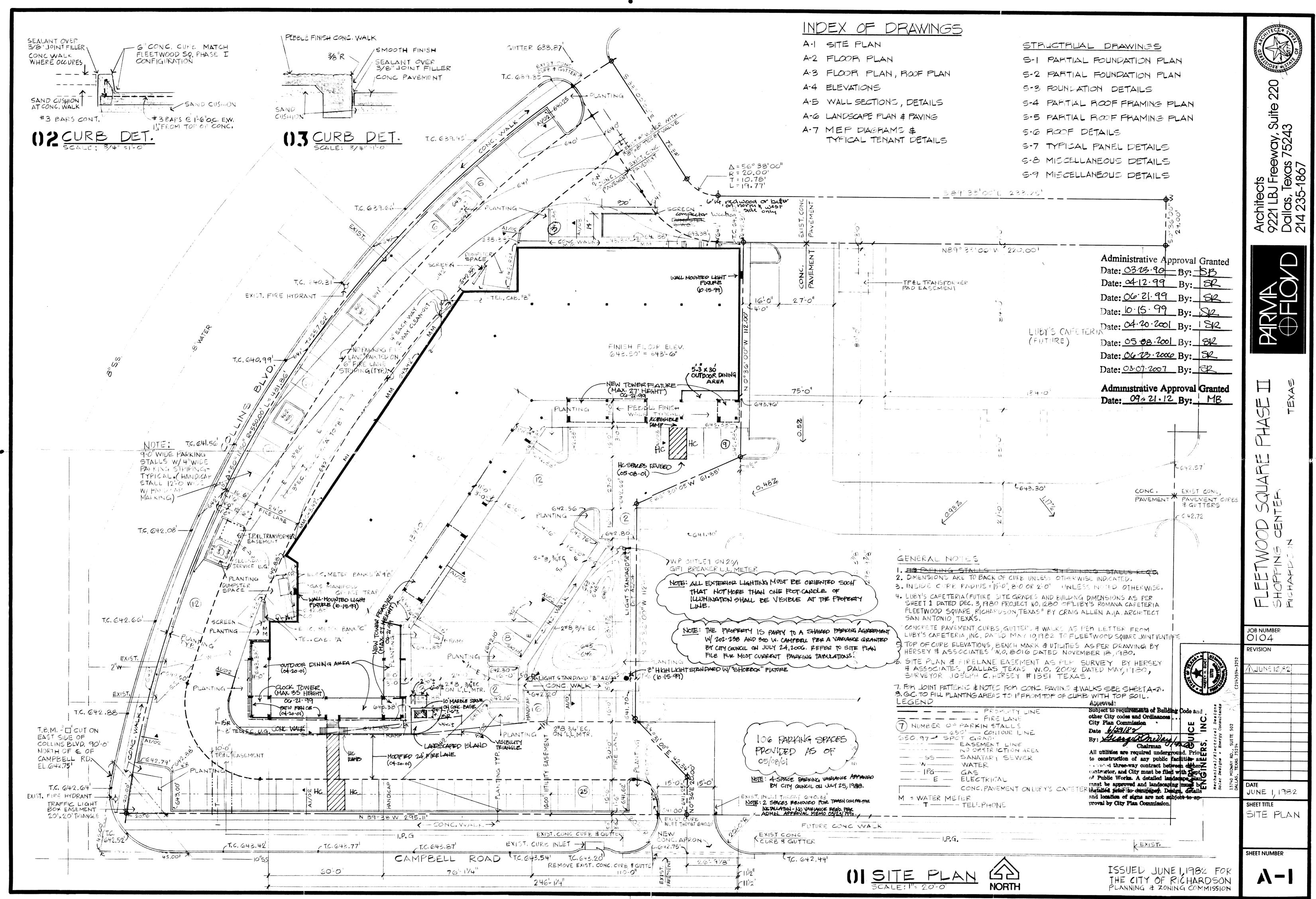
Updated September 21, 2012

Suite	Tenant	SQFT	Use Type	Pkg. Required	Pkg. Spaces			
LOT 5A						l		
206	Radio Shack	2,436	Retail			Lot 5A summary		Spaces Reqd.
202	Family Rice & Noodles	2,469	Restaurant			Retail = 12,23	37 @ 30 sp. for first 10,000 s.f. + 1 sp./200 s.f.	41.19
208	Sign-A-Rama	1,635	Retail				thereafter	
210	Commonwealth Land Title (Dark)	2,453	Office			i i	33 @ 1 sp/100 s.f. 28 @ 1 sp/250 s.f.	106.33 26.11 173.63
212	Nationwide Insurance	2,440	Office					
216	Bolero Restaurant	3,270	Restaurant					
220	Dragon Cuisine / Thai Zone	1,624	Restaurant					
224	\$1.50 Cleaners	1,626	Retail					
226	Vacant	1,635	Assumed retail					
228	Family Dentistry	1,635	Office					
230	Vacant	3,268	Assumed retail					
234	Vacant	1,637	Assumed retail					
236 & 238	Freebirds World Burrito	3,270	Restaurant					
	Lot Subtotals	29,398		174	167	-7 space	parking deficiency	
LOT 6A								
300	Luby's	11,400	Restaurant					
	Lot Subtotals	11,400		114	152	38 space	parking surplus	
Suite	Tenant	SQFT	Use Type	Pkg. Required	Pkg. Spaces			

Canyon Creek Plaza/Luby's Shared Parking Calculations

Updated September 21, 2012

LOT 8A								
320	Snappy Salads	2,320	Restaurant					O
322	Carter Blood Center	3,200	Office			Lot 8A summary Retail = Restaurant =	8,053 @ 1 sp/333 s.f. 6,652 @ 1 sp/100 s.f.	Spaces Reqd. 24.18 66.52
324	New Star Chiropractor	1,620	Office			Office =	7,775 @ 1 sp/250 s.f.	31.10
328	Axis Medical Equipment (office)	1,715	Office					121.80
336	Axis Medical Equipment (retail)	4,333	Retail					
338	Custom Jewelers of Richardson	1,240	Retail					
340	Art Nails	1,240	Retail					
342	Smoothie King	1,240	Retail					
344	Spartan Staffing	1,240	Office					
348	Stone Horse Grill	4,332	Restaurant					
	Previous Parking Variance (1988)			-4				
	Lot Subtotals	22,480						
				118	106	-12 sp	ace parking deficiency	
l	Combined Totals	63,278		406	425	19 sp	ace surplus with curren	t tenant configuration



320-350 W. CAMPBER