

# CITY PLAN COMMISSION MEETING

April 7, 2026

Meeting Begins at 6:00 P.M.

# MARCH 3, 2025

# CPC MEETING MINUTES

# CONSENT AGENDA

**ZF 26-03**

**SPECIAL PERMIT**

**CASA LOMA COLLEGE**

**1202 RICHARDSON DRIVE**

APRIL 7, 2026



# 1202 RICHARDSON DRIVE

- Request: Special Permit for a Private University within an existing approximately 79,400-square-foot office building
- Location: on the east side of Richardson Drive, the south side of Monte Blaine Lane, and west of N. Central Expressway
- Zoned: O-M Office



# PROPOSED CONCEPT PLAN

PROPOSED USE: PRIVATE UNIVERSITY

## CASALOMA COLLEGE SUP ZONING EXHIBIT

5.114 ACRES  
RICHARDSON, TEXAS

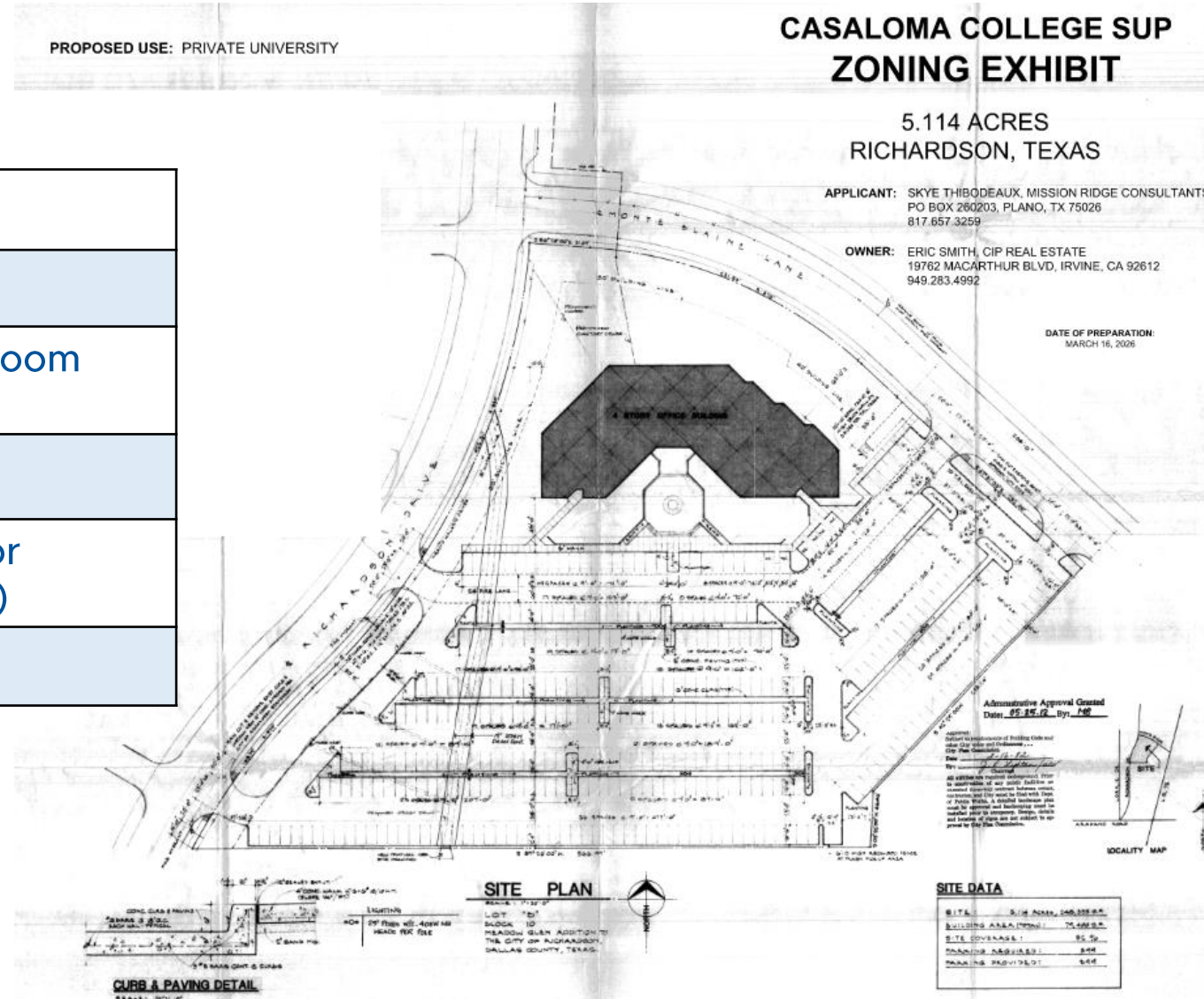
APPLICANT: SKYE THIBODEAUX, MISSION RIDGE CONSULTANTS  
PO BOX 260203, PLANO, TX 75026  
817.657.3259

OWNER: ERIC SMITH, CIP REAL ESTATE  
19762 MACARTHUR BLVD, IRVINE, CA 92612  
949.283.4992

DATE OF PREPARATION:  
MARCH 16, 2006

### SITE DATA

Building Area	79,400 S.F.
Suite Areas	31,065 S.F. (17,264 S.F. of classroom space)
Building Height	Four Stories
Parking Required	173 for the proposed use; 162 for remaining office uses (335 total)
Parking Provided	399



# PROPOSED OPERATIONS

OPERATIONAL DATA	
Programs Offered	<ul style="list-style-type: none"> <li>• Nursing</li> <li>• Medical Imaging</li> <li>• Physical Therapy</li> <li>• Business Administration</li> <li>• Healthcare Management</li> </ul>
Enrollment	450 Students
Staff	30 Staff Members
Peak On-Site Occupancy	150 Students
Hours of Operation	Mon. – Fri.: 7:30 a.m. to 6:00 p.m. Saturday: 7:30 a.m. to 2:00 p.m. Sunday: Closed
Existing Locations	<ul style="list-style-type: none"> <li>• Sherman Oaks, California</li> <li>• Nashville, Tennessee</li> <li>• Aurora, Colorado</li> </ul>

# SITE PHOTOS



# SITE PHOTOS

West Elevation – View from Richardson Drive

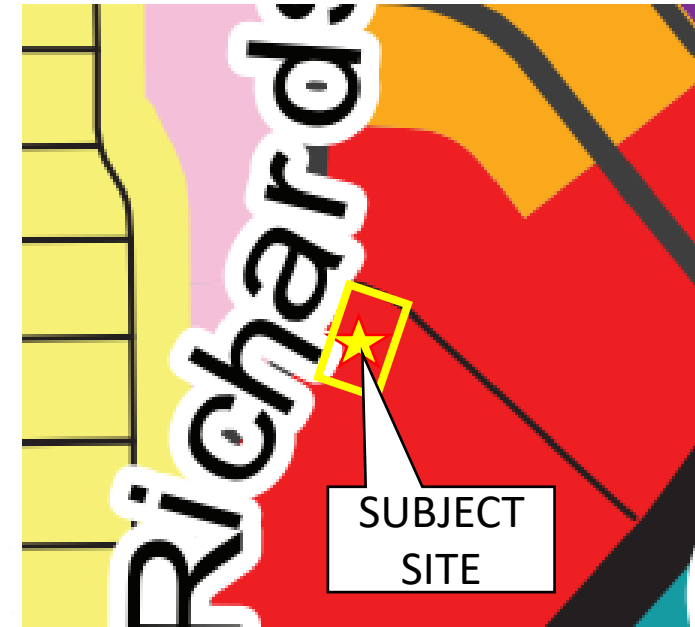


North Elevation – View from Monte Blaine



## ENVISION RICHARDSON

- Future Land Use Plan designates this area as part of the **Community Commercial Place** Type
- The area may attract regional traffic for shopping and retail needs and may also contain mixed-use buildings and public/institutional facilities.
- Public/Institutional Facilities are identified as secondary uses
  - The requested use aligns most closely with an institutional use and is therefore consistent with the secondary uses recommendation.



## ZF 26-03 REQUEST SUMMARY

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

1. The Special Permit shall be limited to the 31,065 square foot lease spaces as shown on the concept plan attached as Exhibit "B" (the "Concept Plan") and made a part thereof and shall be limited to Casa Loma College. No other person(s), company, business or legal entity may operate a private university on the property other than Casa Loma College. 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 expire and terminate, and this ordinance be of no further effect in accordance with 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.

# Special Permit Request

1202 Richardson Drive

## Zoning Case 26-03

Mission Ridge Consultants | Casa Loma College



# Site Context

- 5.114-acre tract at 1202 Richardson Drive
- Existing 79,400 SF four-story office structure
- Zoned O-M Office
- Surrounding uses:
  - Auto sales & service
  - Religious institution
  - Office



# Proposed Use



- Use & Space Allocation
  - Special Permit for Private University
  - Approx. 31,065 SF within existing building
  - Remaining 48,335 SF to remain as office
  - No exterior site modifications
- Operations
  - Indoor-only use
  - Daytime hours (Mon-Sat)
  - Structured class schedules
  - Staggered attendance
  - Approx. 180-person daily population
  - Functions similar to office tenant

# About Casa Loma College

- Accredited, non-profit post-secondary institution focused on healthcare education
- Established in 1966, with a long-standing track record in career-focused training
- Offers accelerated, hybrid programs designed to prepare students for in-demand professions
- Combines classroom instruction with hands-on lab and simulation training
- Academic programs include:
  - Nursing
  - Medical imaging/radiography
  - Physical therapy-related fields
  - Healthcare administration and business
- Existing campuses in:
  - California
  - Tennessee
  - Colorado



# Current Phasing Plan

- Phased occupancy within existing building (no new construction required)
  - Phase 1 (Initial Operations / June 2026 to March 2027):
    - Occupies currently vacant tenant space
    - Limited classrooms and administrative functions
    - Lower initial student population to establish operations
  - Phase 2 (Program Expansion / March 2027 to June 2027):
    - Additional classrooms and labs added
    - Gradual increase in student enrollment
    - Continued use of existing infrastructure and parking
  - Phase 3 (Full Buildout / July 2027 to June 2028):
    - Full approx. 31,065 SF of university space
    - Program fully operational with classrooms, labs, and support areas
    - Full enrollment (approx. 450 students, staggered attendance)
- Phasing approach ensures:
  - Gradual ramp-up of activity and traffic
  - Parking demand remains within existing supply at each phase
  - Operational flexibility based on enrollment growth

# Traffic/Trip Generation

- Traffic Analysis Prepared by Kimley-Horn
  - Evaluates conversion of vacant office space to university use within existing building
- Determined net increase in traffic is minimal relative to existing office use
  - 521 add'l daily trips
  - 50 add'l AM peak hour trips
  - 50 add'l PM peak hour trips
- Peak hour activity remains comparable to typical office traffic patterns
- Traffic distributed throughout the day due to:
  - Staggered class schedules
  - Hybrid/partial attendance model
- Surrounding roadway network
  - Continues to operate within acceptable capacity
  - No off-site improvements required
- Parking demand fully accommodated on-site
  - 399 spaces provided
  - 367 spaces required at full build out (accounts for full structure occupancy)
  - Surplus of approx. 32 spaces

# Public Outreach

- Coordinated with District Councilmember Barrios
- Outreach conducted to surrounding residential and commercial property owners and HOA
- No opposition or concerns received to date

# Compatibility w/ Future Land Use Plan

- Property is designated Community Commercial PlaceType, which supports a mix of:
  - Retail and office (primary)
  - Public/institutional uses (secondary)
- Consistent with secondary institutional use envisioned in this PlaceType
- Represents a context-appropriate adaptive reuse of an existing office building
- Maintains the area's commercial character and employment base
- Supports the City's goals for:
  - Workforce development and higher education opportunities
  - Expanding access to career-focused training (healthcare/technical fields)
- Utilizes existing infrastructure efficiently
- Functions as a low-impact, daytime use, consistent with surrounding office and commercial development

# Thank You!

Mission Ridge Consultants | Casa Loma College



# REPLAT

## EASTON

April 7, 2026



# AERIAL AND ZONING MAP

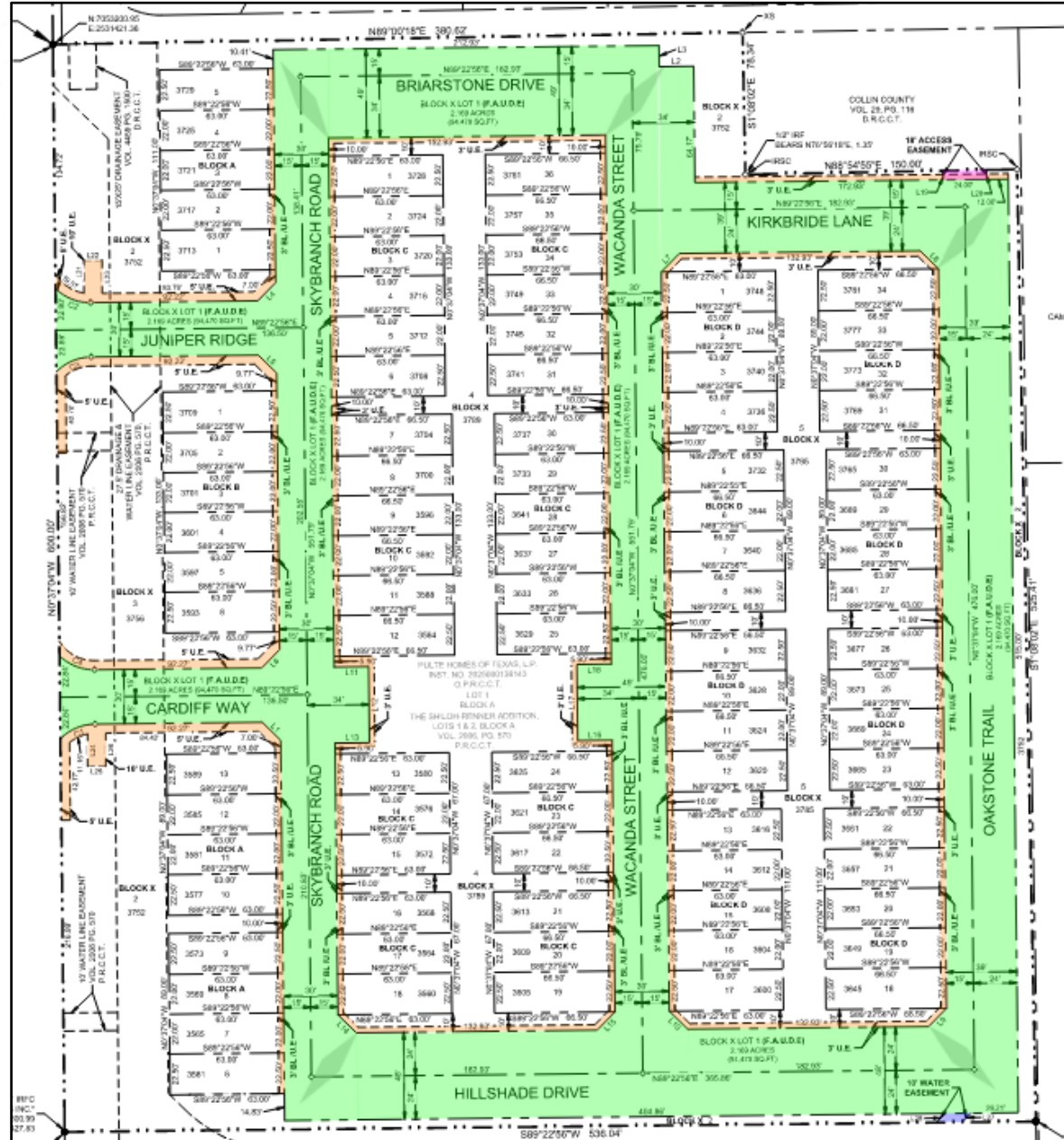
- Location: Northeast of the intersection of Shiloh Road and Wynview Drive.
- Zoned: PD- Planned Development (Ord. 4546)



# REPLAT

Purpose of the replat is to:

- Dedicate easements:
  - Water (Blue)
  - Fire, access, utility, and drainage (Green)
  - Utility (Orange)
  - Access easements (Pink)



# REPLAT

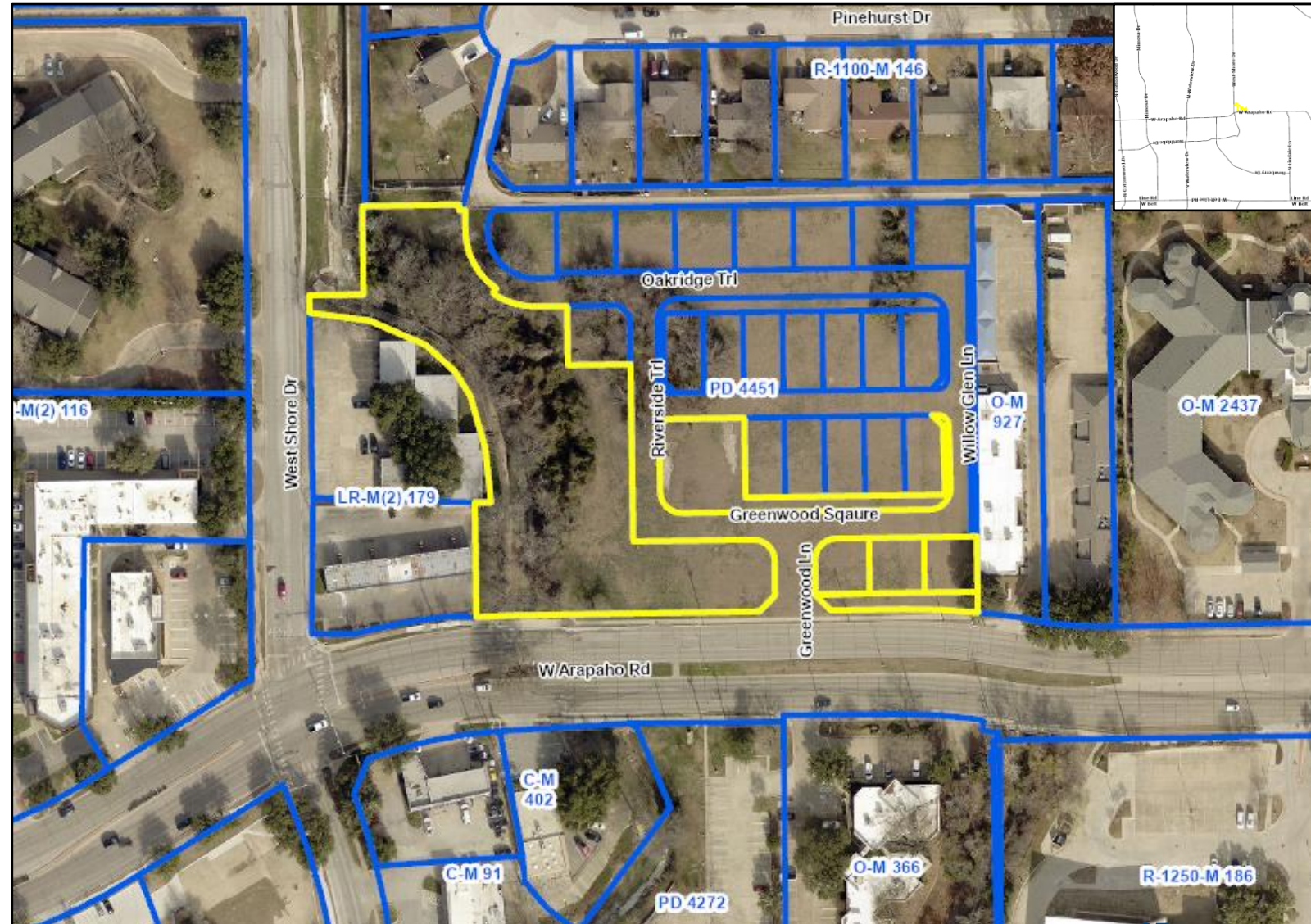
## GREENWOOD SQUARE

April 7, 2026



# AERIAL AND ZONING MAP

- Location: Northwest corner of Greenwood Lane and W. Arapaho Road.
- Zoned: PD – Planned Development (Ord. 4451)



# REPLAT

Purpose of the replat is to:

- Dedicate easements:
  - Variable width drainage, utility, and roadway easements (Green)
  - Variable width utility easement (Orange)
  - Pedestrian easement (Pink)

