

City Council Work Session Handouts

October 13, 2014

- I. Review and Discuss Zoning File 14-17
- II. Review and Discuss Zoning File 14-26
- III. Review and Discuss Zoning File 14-27
- IV. Review and Discuss The Spring Creek Nature Area Real Estate
- V. Review and Discuss the Main Street/Central Expressway Corridor Enhancement/Redevelopment

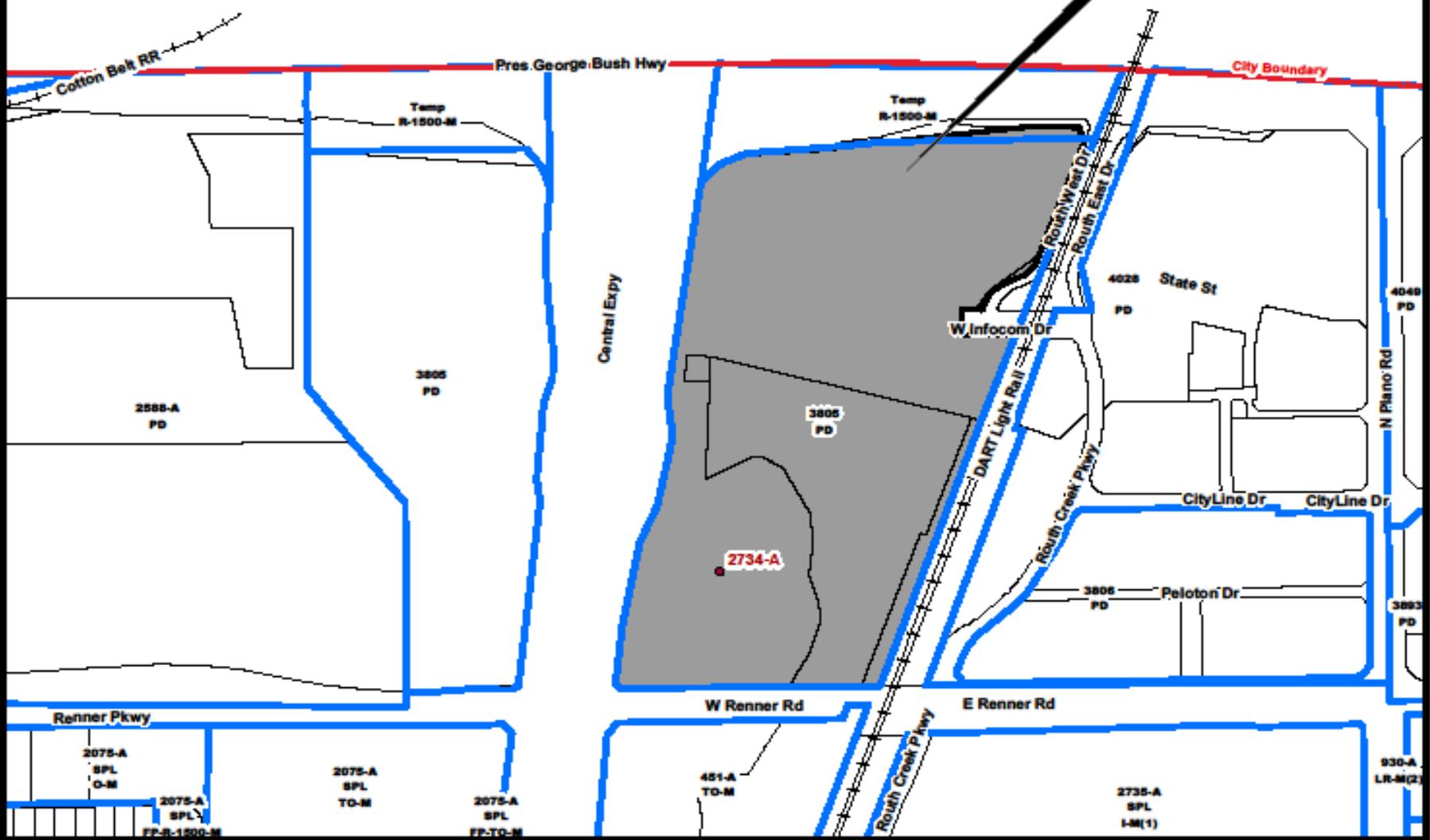
Agenda Item 6

ZF 14-17 PD Amendment

Caruth TOD

ZF 14-17

SUBJECT PROPERTIES FOR ZONE CHANGE



ZF 14-17 Zoning Map

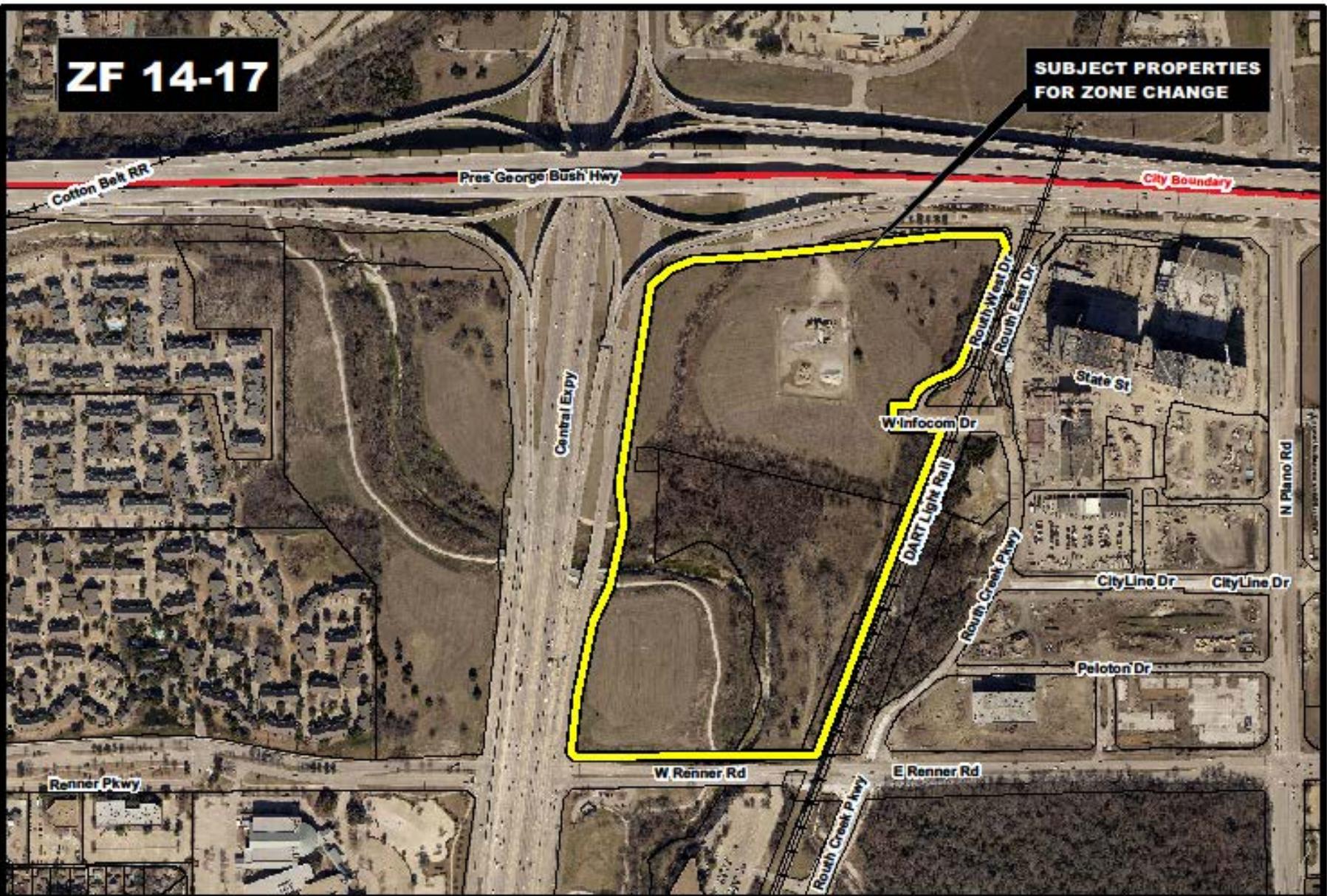
Updated By: shacklettc, Update Date: September 4, 2014
File: D:\Mapping\Cxsw\ZG014Z\ZF1417\ZF1417 zoning.mxd

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ZF 14-17

**SUBJECT PROPERTIES
FOR ZONE CHANGE**



ZF 14-17 Aerial Map

Updated By: shackleto; Update Date: September 4, 2014
File: GISMapping/Cases/ZG014-231417/ZF1417 orho.mxd

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Plano Rd

PGBT

Routh Creek Pkwy

Renner Rd

US-75

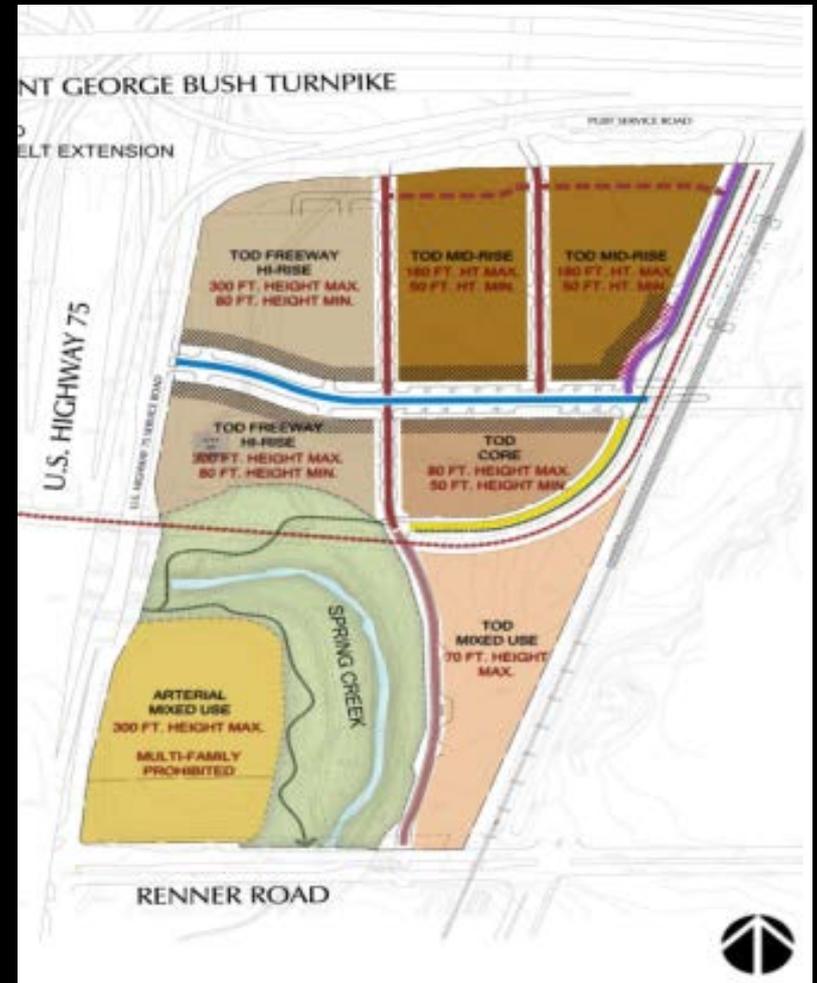
Looking East at
Subject Property

CODE COMPONENTS

DEVELOPMENT STANDARDS

- Building Placement
- Block Standards
- Building Height
- Frontage Requirements
- Parking & Service Access
- Encroachments
- Building Design
- Signs

REGULATING PLAN

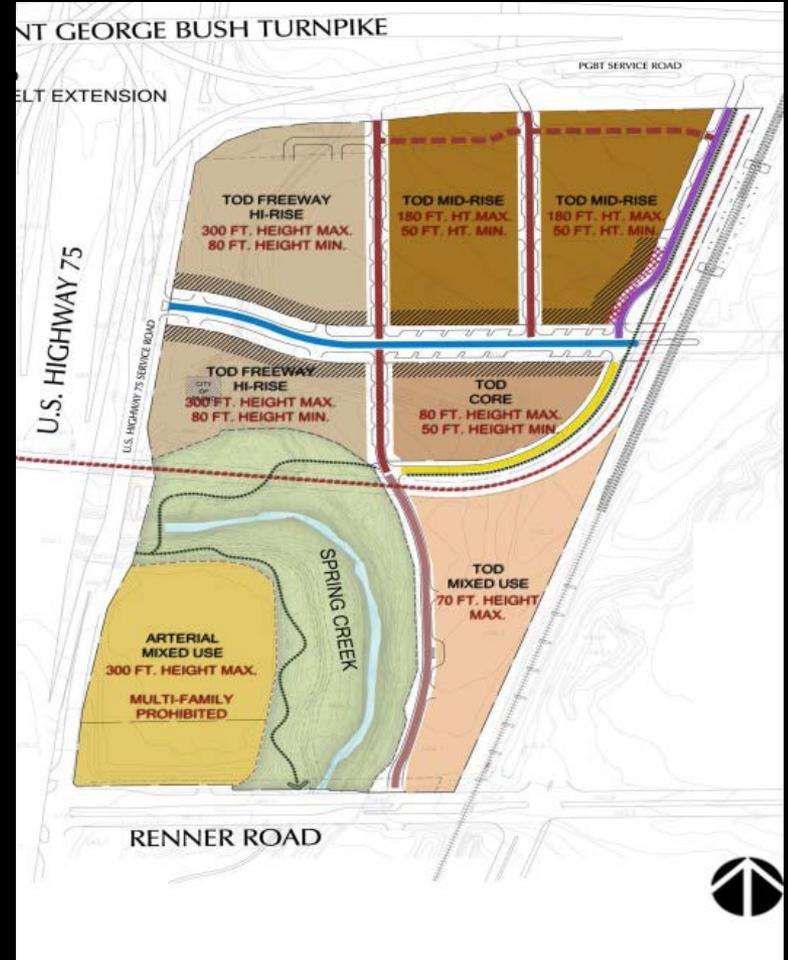
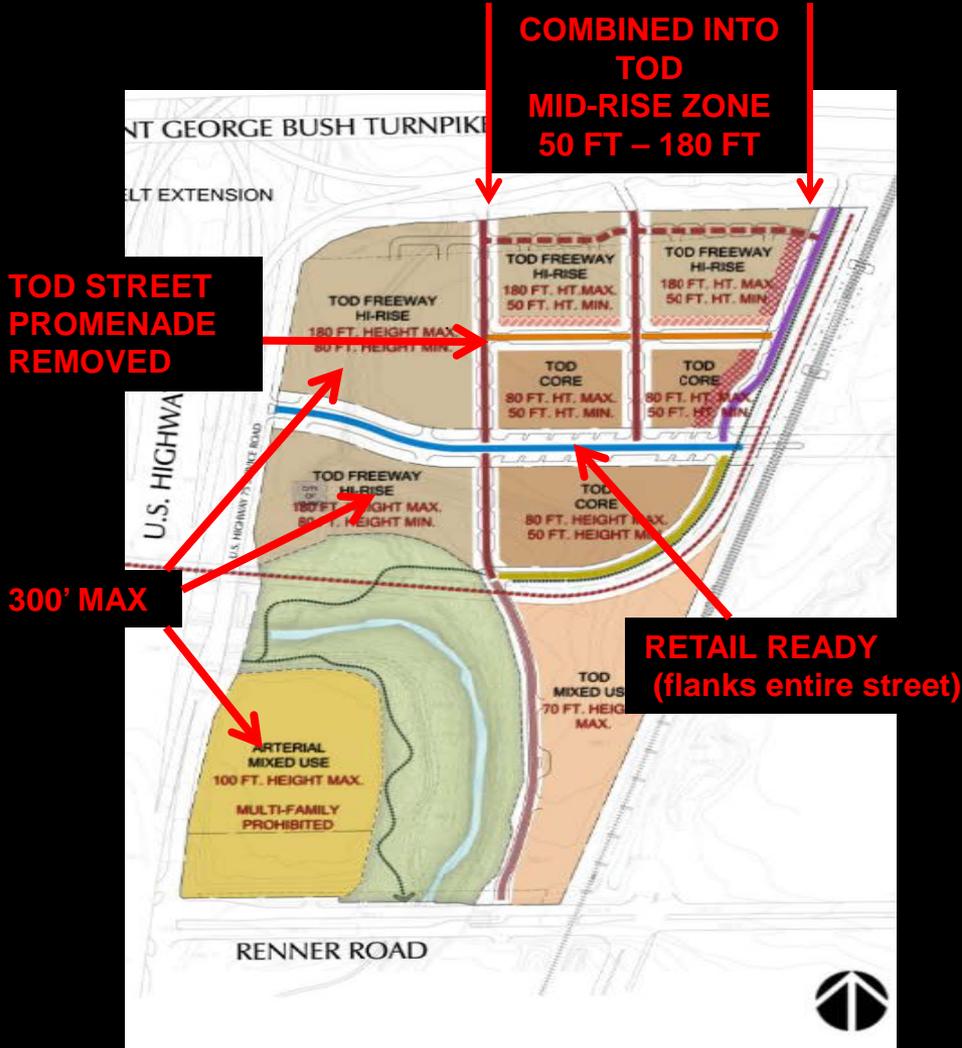


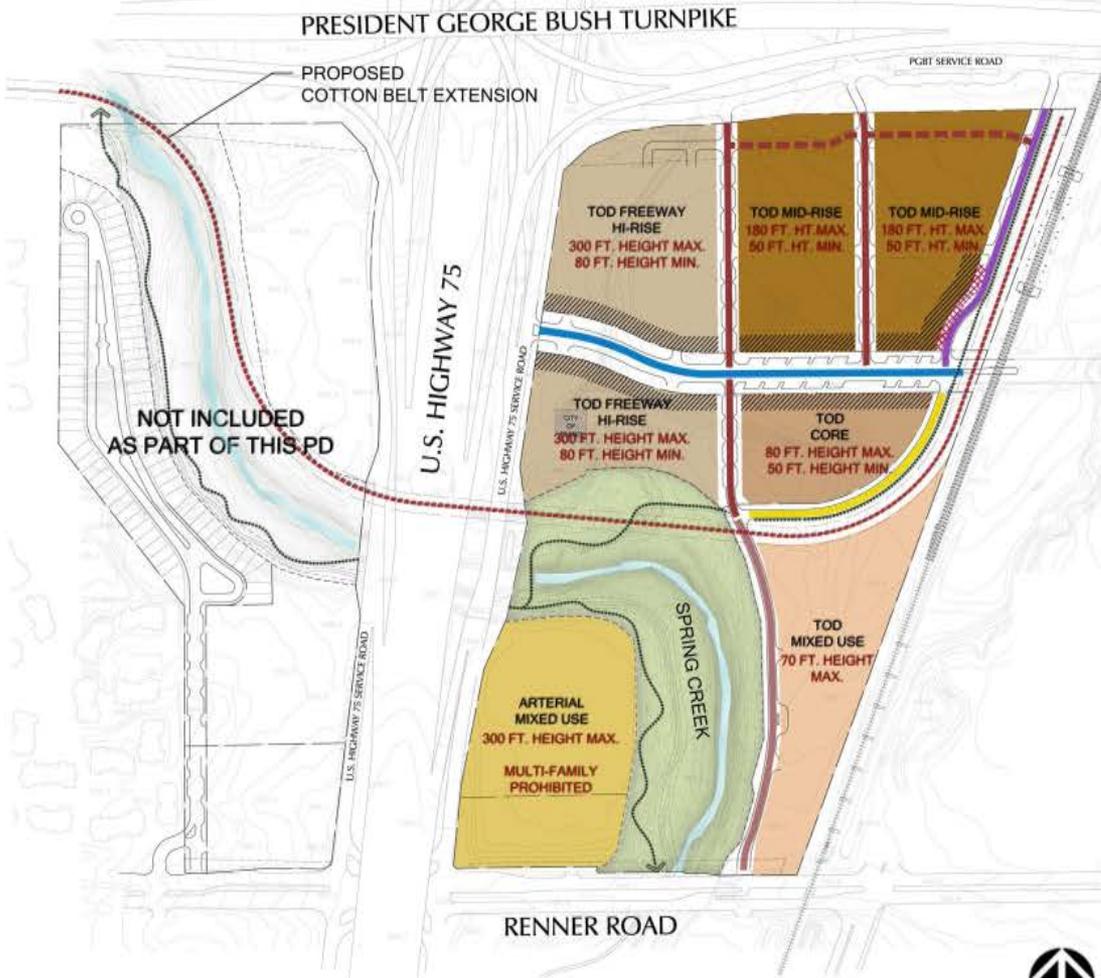
DEVELOPMENT STANDARDS

- Minor Modification thresholds
- Building placement adjustments
- Parking ratios and locations
- Utility placement
- Street tree & light placement
- Cladding material
- Master sign plan approval by CPC

CURRENT

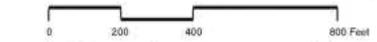
PROPOSED





LEGEND	
CHARACTER ZONES <ul style="list-style-type: none"> TOD Core -- 3.2 Acres TOD Mixed Use -- 5.3 Acres TOD Freeway Hi-Rise -- 16.1 Acres Arterial Mixed Use -- 6.7 Acres TOD Mid-Rise -- 9.1 Acres <p><small>Note: Acreages are approximate.</small></p>	STREETS - GENERAL <ul style="list-style-type: none"> Solid line denotes mandatory street Dashed line denotes non-mandatory street
SPECIAL REQUIREMENTS <ul style="list-style-type: none"> Station Platform Frontage Ground Floor Retail Ready <p><small>NOTE: For blocks with a minimum height requirement, a minimum of 10,000 sf of floor area per block must achieve the minimum height.</small></p>	STREET TYPES <ul style="list-style-type: none"> Street Type "A" - TOD Main Street Street Type "A" - TOD Station Street Type "B" - TOD Trail Connector Street Type "B" - Parkway Street Type "B" - TOD Street
	OTHER <ul style="list-style-type: none"> Multi-Use Trail
	OPEN SPACE TYPES <ul style="list-style-type: none"> Mandatory Open Space

APPENDIX A: REGULATING PLAN
Caruth Properties
Transit Oriented Planned Development - East

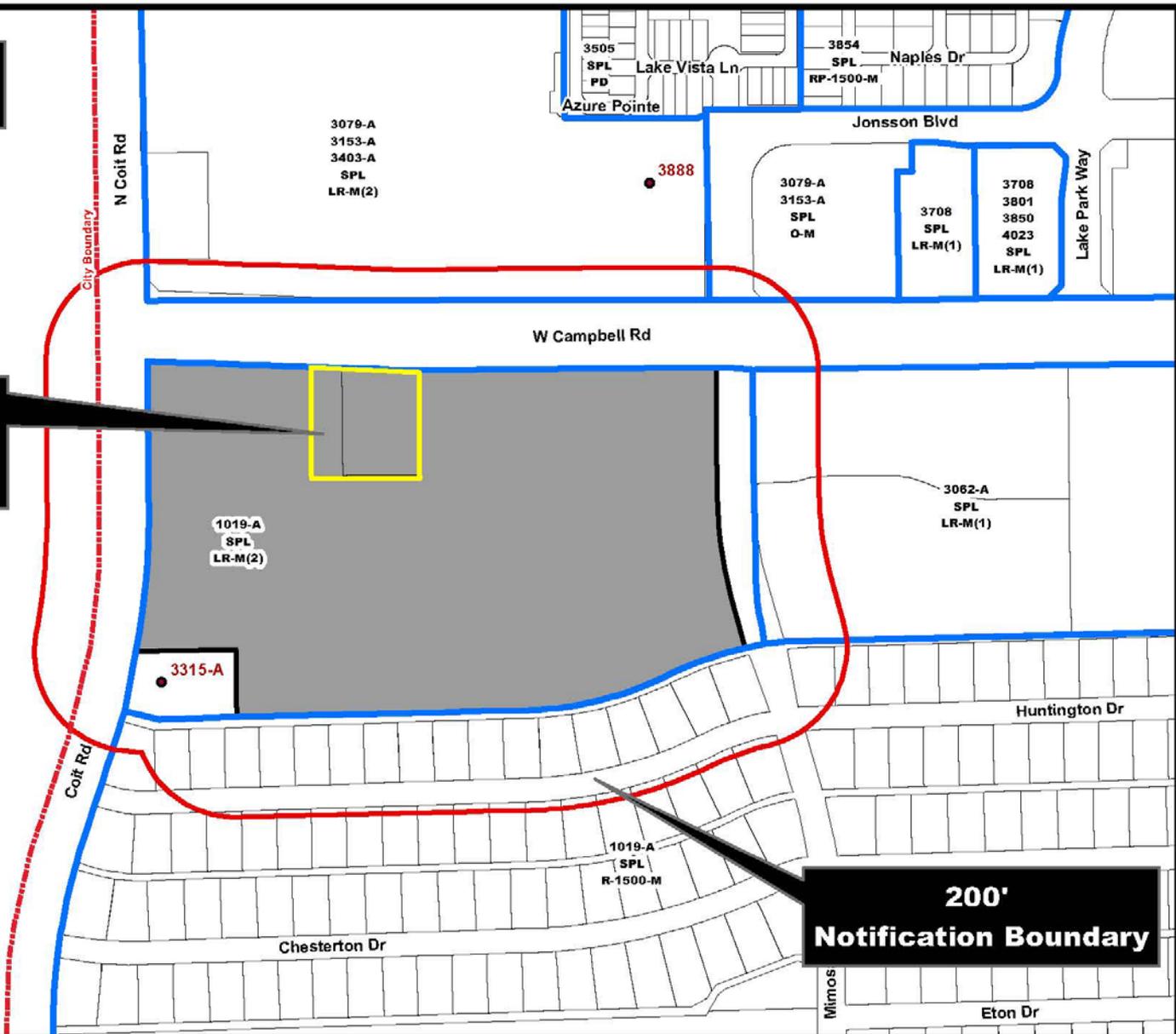


PROPOSED REGULATING PLAN

Agenda Item 7
ZF 14-26 Special Permit
Drive-Thru Restaurant

ZF 14-26

**SUBJECT PROPERTY
FOR SPECIAL PERMIT
(USE TO BE LIMITED
TO THIS AREA)**



ZF 14-26 Notification Map

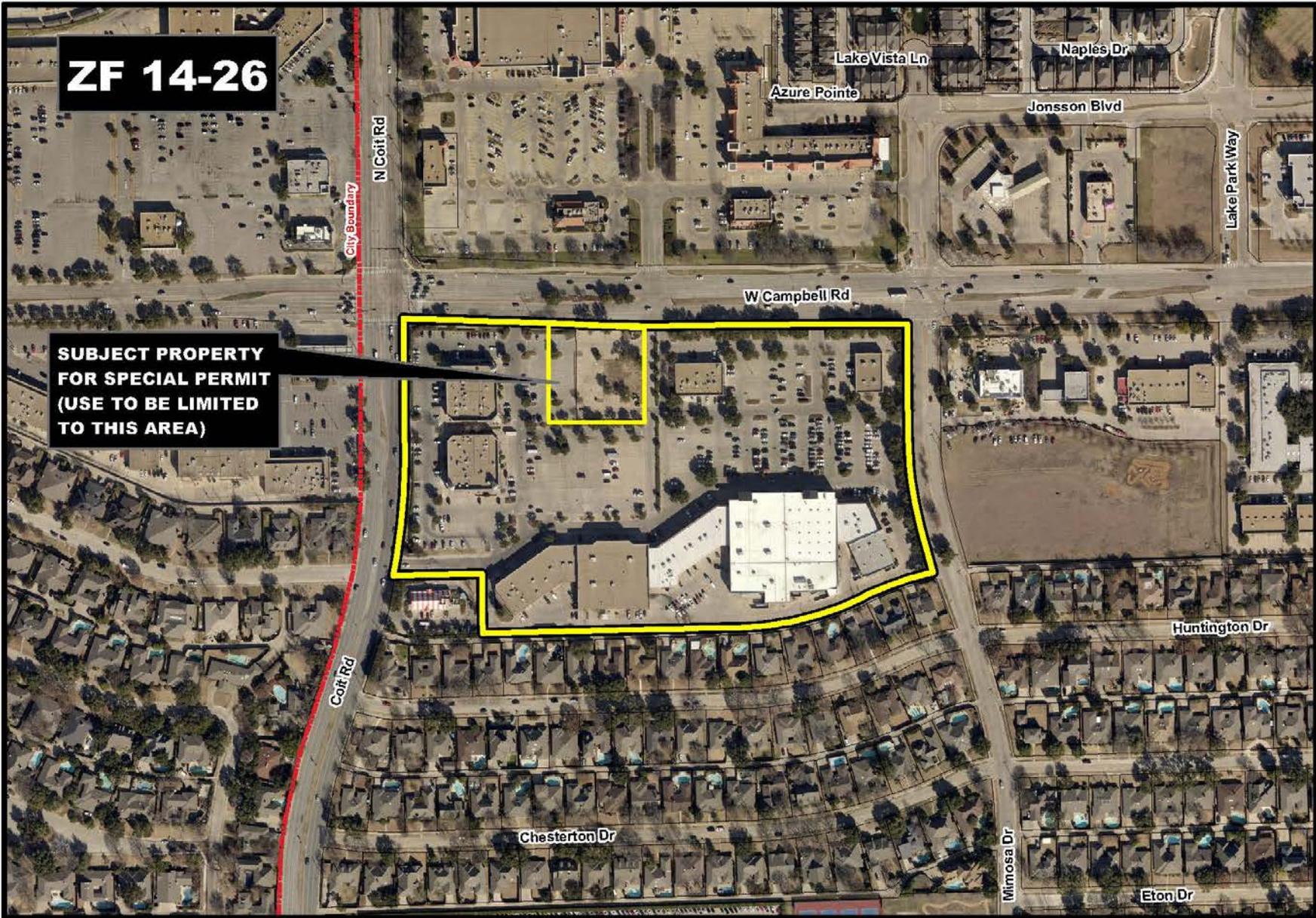
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File: DSMMapping\Cases\Z12014\ZF1426\ZF1426 notification.mxd

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ZF 14-26

**SUBJECT PROPERTY
FOR SPECIAL PERMIT
(USE TO BE LIMITED
TO THIS AREA)**



ZF 14-26 Aerial Map

Updated By: shacklettc, Update Date: September 3, 2014
File: DSMMapping\Cases\Z\2014\ZF1426\ZF1426_ortho.mxd

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ZF 14-26

W Campbell Rd

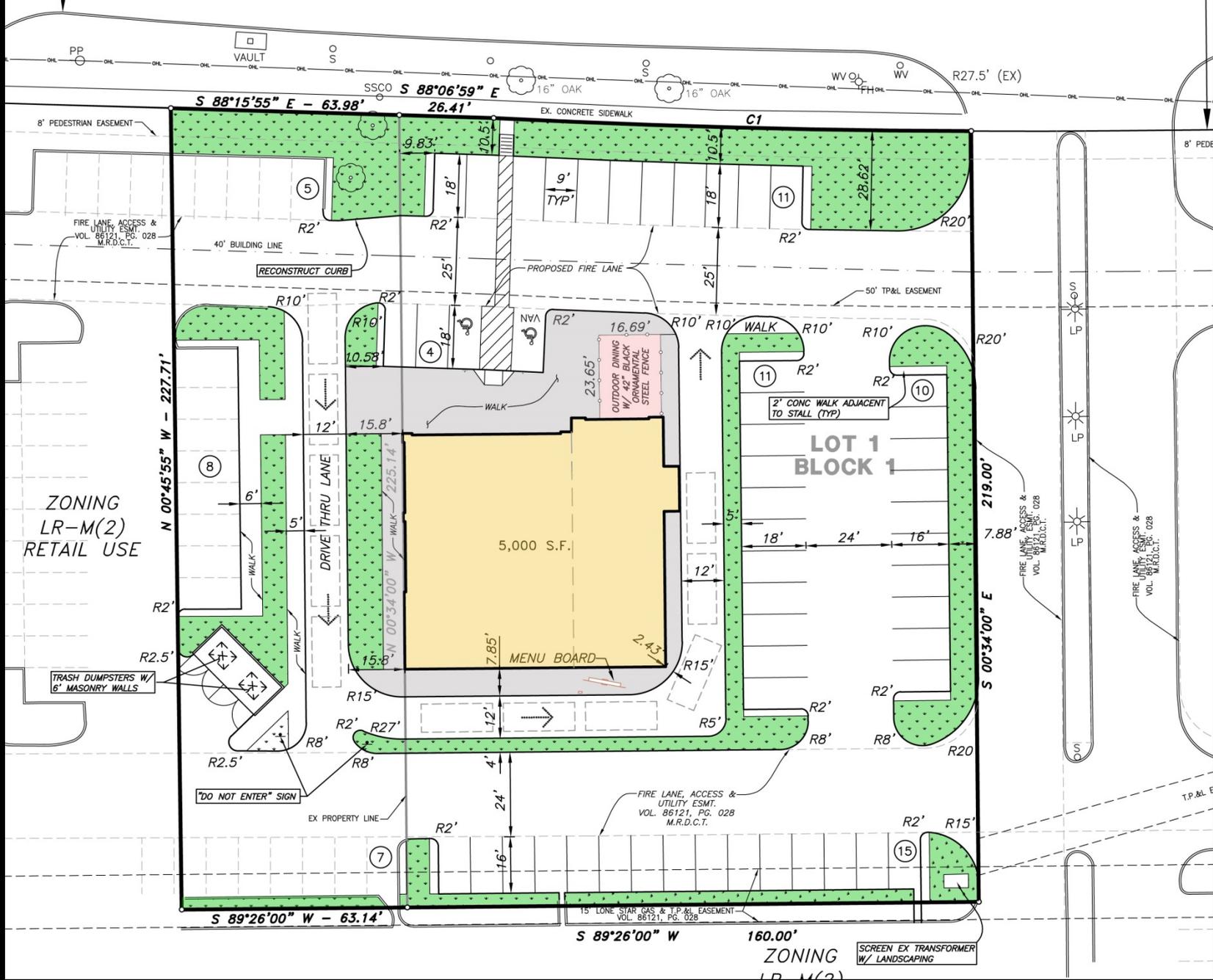


ZF 14-26 Site Plan Aerial Map

Updated By: shacklett. Update Date: September 3, 2014
File: DSIMapping\Cases\Z\2014\ZF1426\ZF1426 SP ortho.mxd

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ZONING LR-M(2) RETAIL USE

LOT 1 BLOCK 1

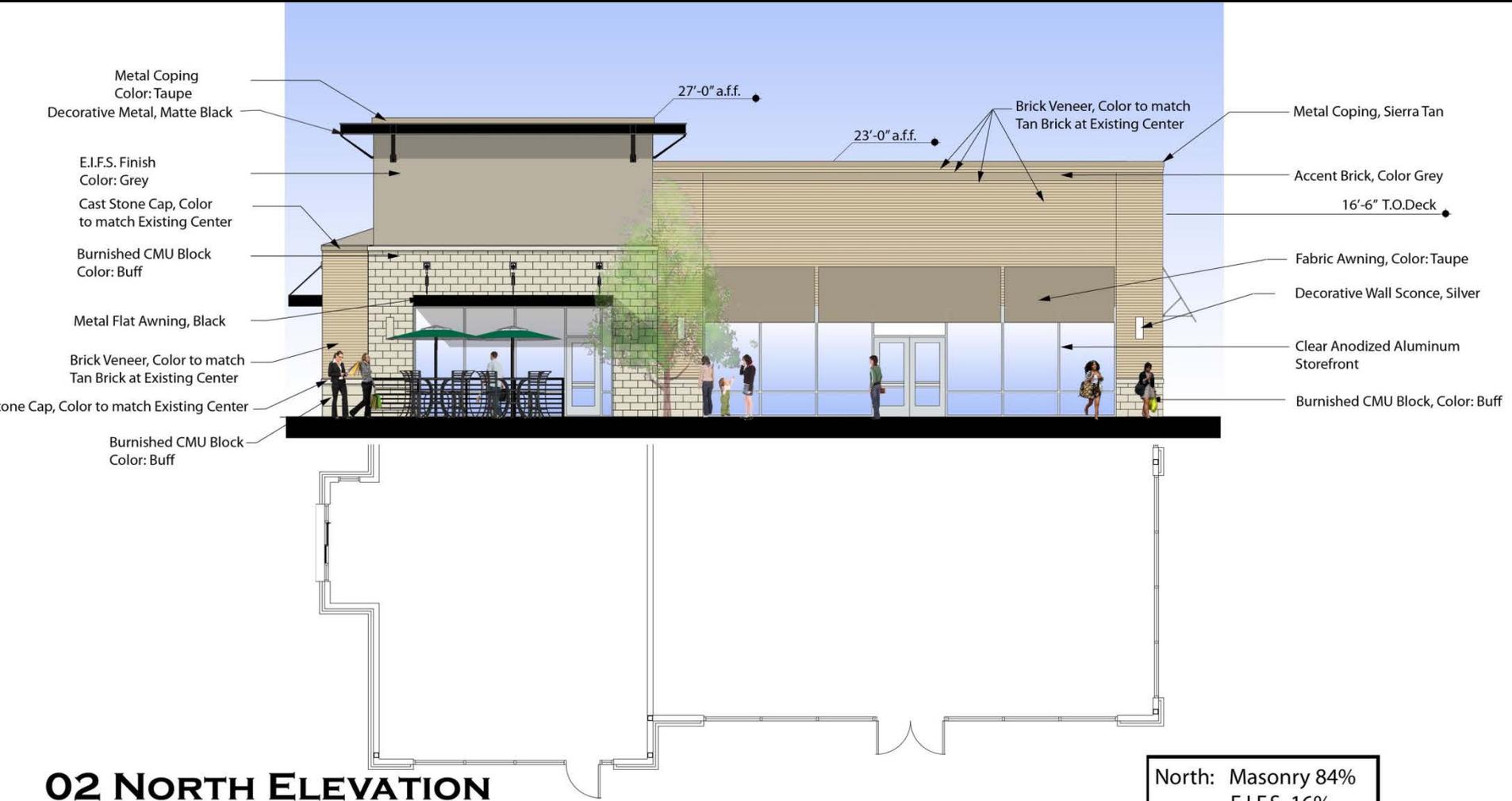
5,000 S.F.

2' CONC WALK ADJACENT TO STALL (TYP)

MENU BOARD

OUTDOOR DINING W/ 42\"/>

Zoning Exhibit

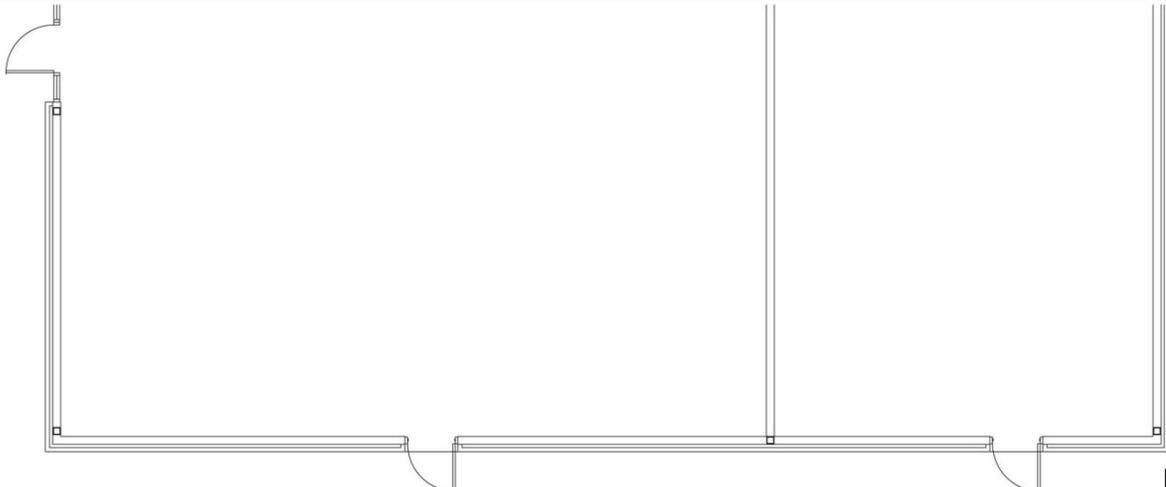


North Elevation



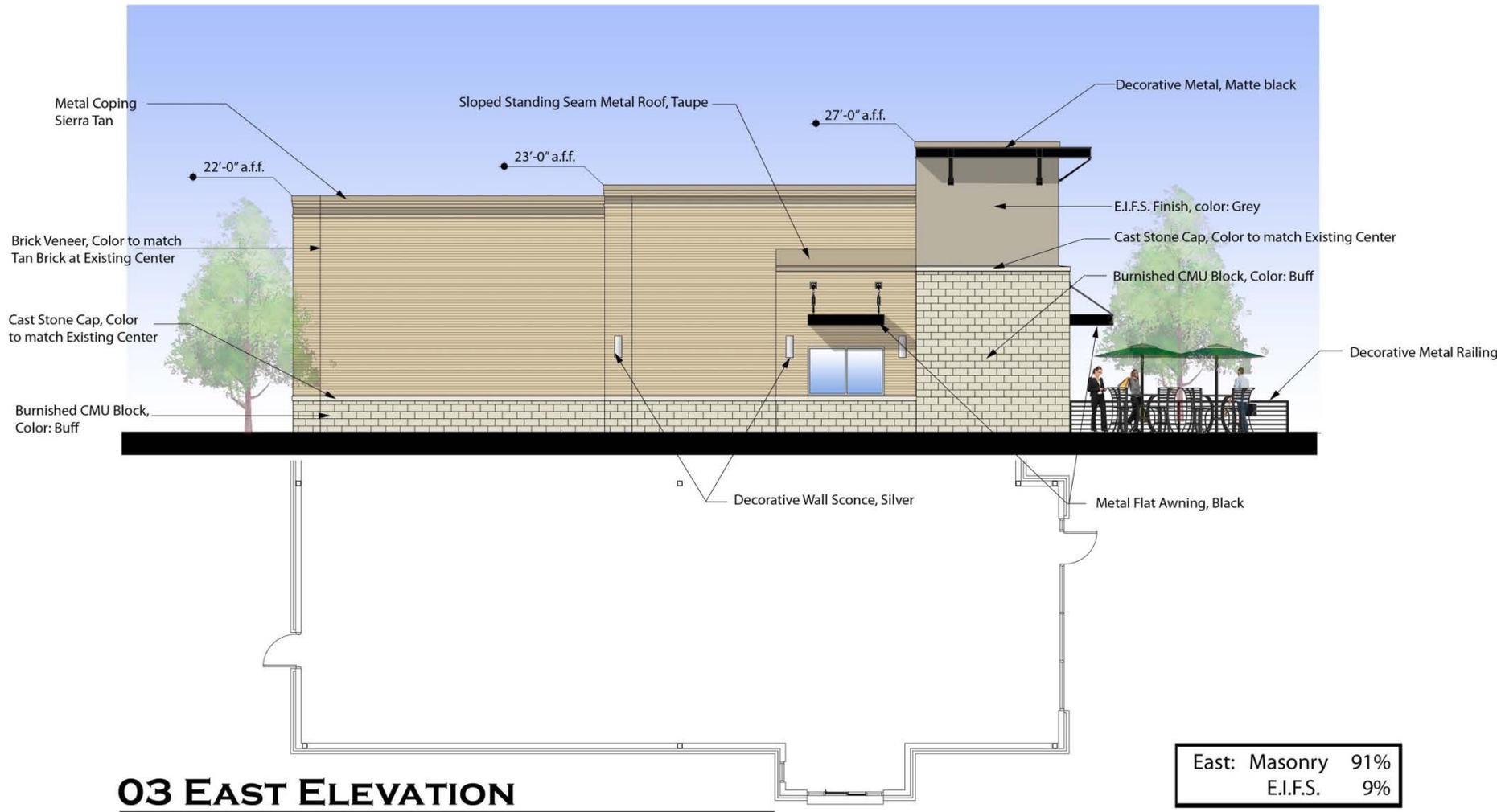
22'-0" a.f.f.

- Metal Coping, Color: Sierra Tan
- Accent Brick, Grey
- Brick Veneer, Color to match Tan Brick at Existing Center
- Cast Stone Cap, Color to match Existing Center
- Hollow Metal Door, Painted
- Burnished CMU Block, Color: Buff



04 SOUTH ELEVATION

South: Masonry	93%
E.I.F.S.	7%



03 EAST ELEVATION

East Elevation



West Elevation



(1)

Looking West along
Front of Site



(2)

Looking North at
Subject Site



(3)

Looking North across
Campbell Road



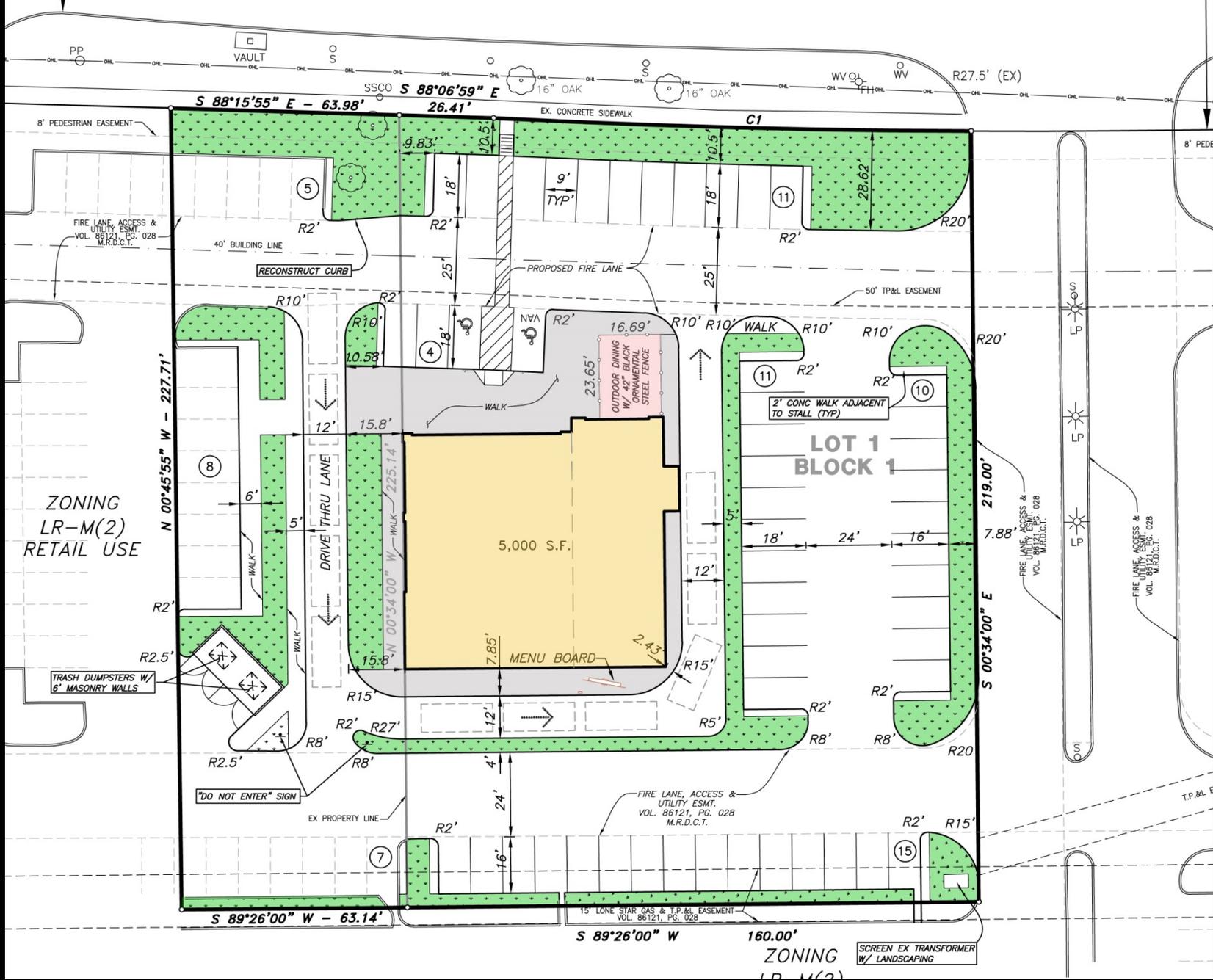
(4)

Looking West from
Subject Site



(5)

Looking South at
Shopping Center



ZONING
LR-M(2)
RETAIL USE

LOT 1
BLOCK 1

5,000 S.F.

OUTDOOR DINING
W/ 42" BLACK
ORNAMENTAL
STEEL FENCE

MENU BOARD

2' CONC WALK ADJACENT
TO STALL (TYP)

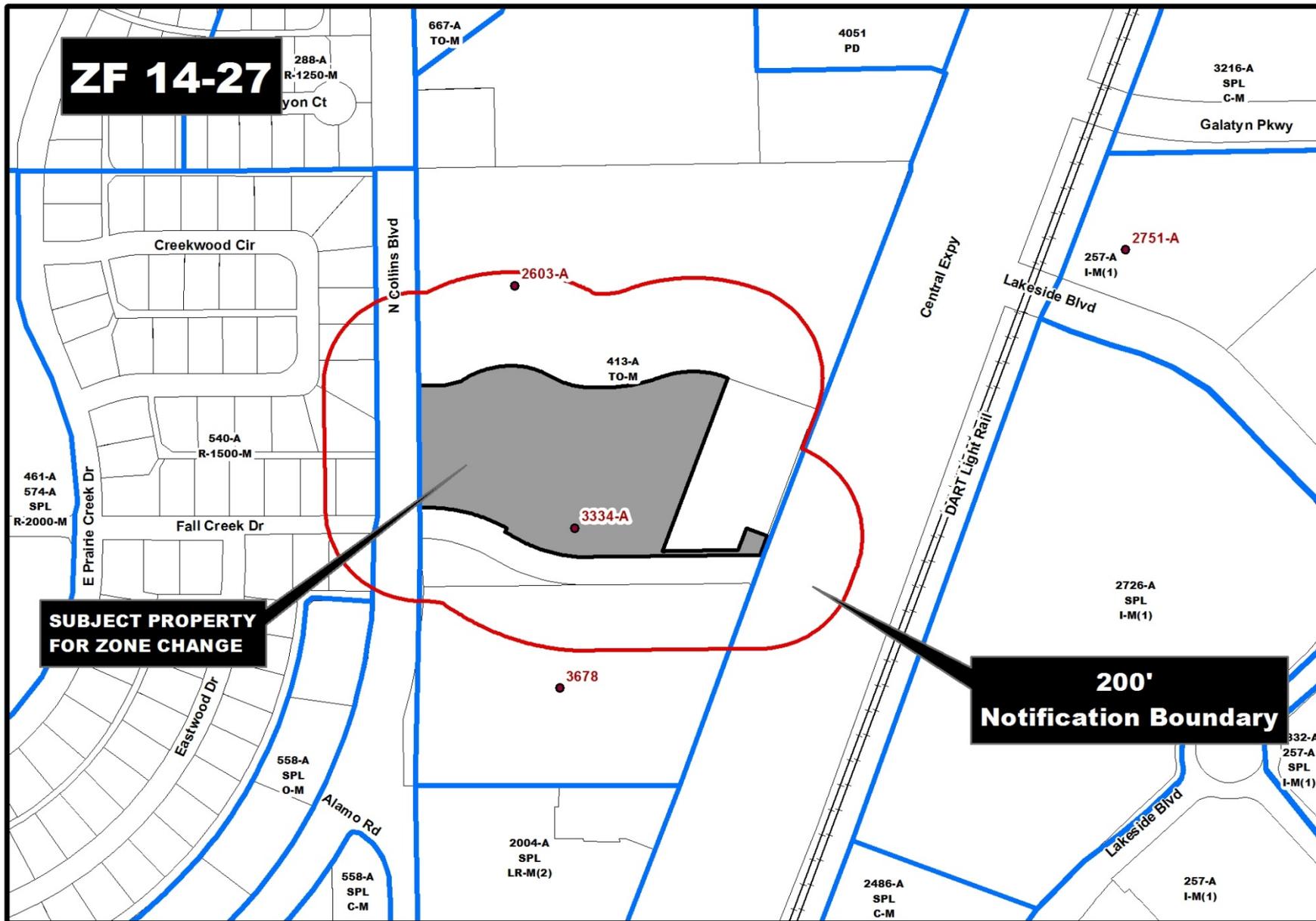
SCREEN EX TRANSFORMER
W/ LANDSCAPING

Zoning Exhibit

Agenda Item 8

ZF 14-27

Hyatt House Property Re-zoning



ZF 14-27 Notification Map

Updated By: shacklett; Update Date: September 3, 2014
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ZF 14-27

yon Ct

Creekwood Cir

N Collins Blvd

Galatyn Pkwy

Central Expy

Lakeside Blvd

DART Light Rail

Fall Creek Dr

E Prairie Creek Dr

**SUBJECT PROPERTY
FOR ZONE CHANGE**

Eastwood Dr

Alamo Rd

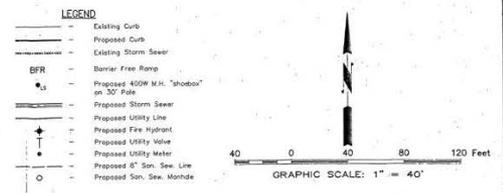
Lakeside Blvd

ZF 14-27 Aerial Map

Updated By: shacklett. Update Date: September 3, 2014
File: DSIMapping\Cases\Z\2014\ZF1427\ZF1427_ortho.mxd

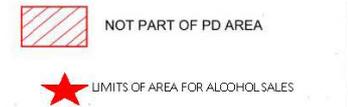
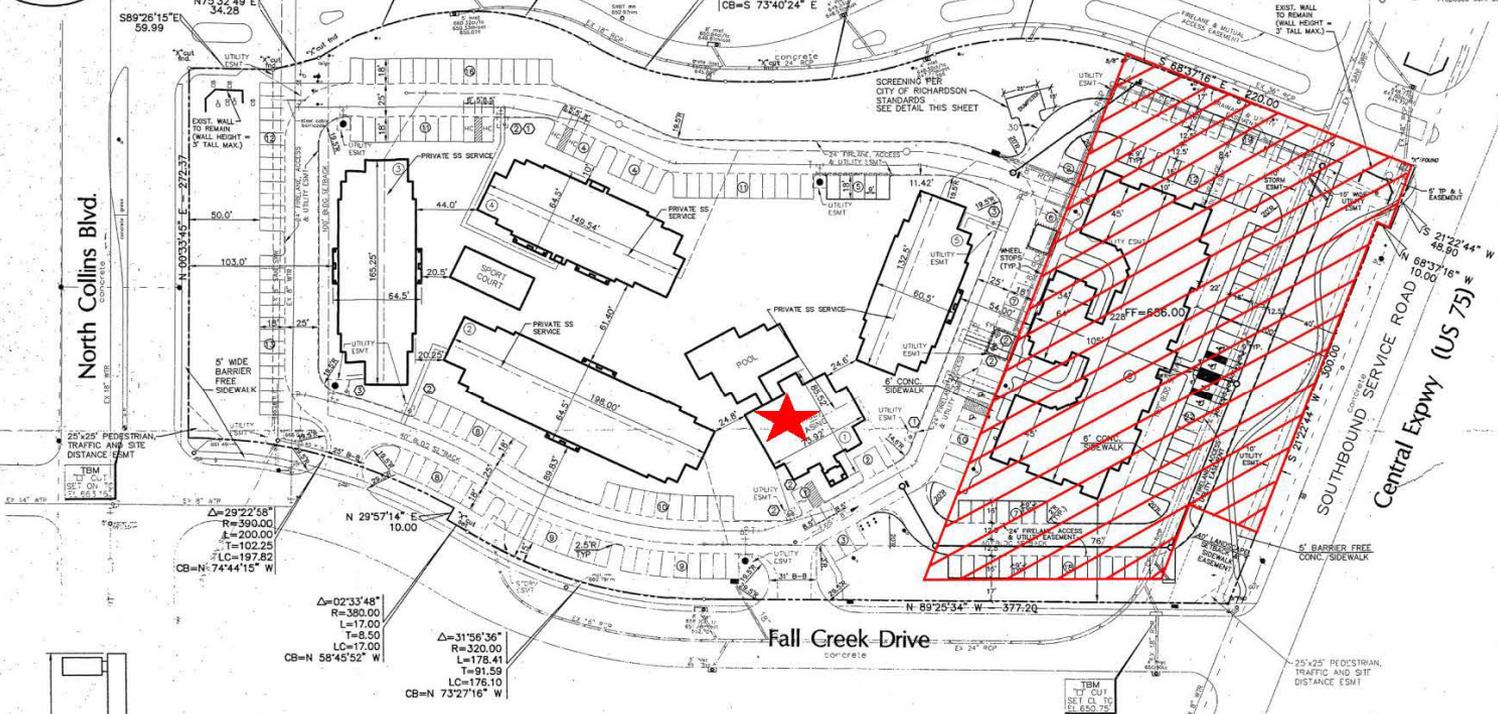
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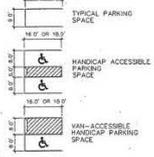
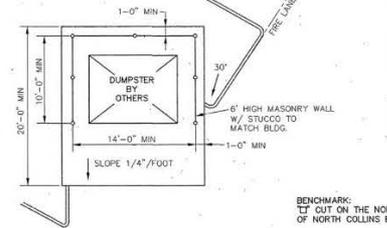
NOTE:
 -CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES.
 -REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.
 -REFER TO LANDSCAPE PLANS
 -REFER TO MEP PLANS FOR LIGHTING LAYOUT DETAIL. PROVIDED ON THIS SHEET IS FOR REFERENCE ONLY.

SITE CRITERIA
 LOT AREA 5.168 ACRES
 ZONING PD FOR TO-M TECHNICAL OFFICE
 ORDINANCE # HOTEL 3334-A
 EXISTING NO. ROOMS: 132
 PARKING RATIO: 1.1 PER ROOM
 REQUIRED PARKING: 146 SPACES
 PROVIDED PARKING: 152 SPACES (EXISTING CONDITIONS)



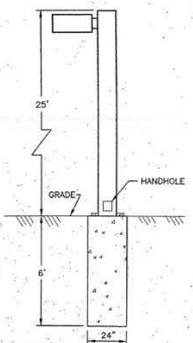
BUILDING CRITERIA				
BUILDING NO.	FIRST FLOOR (SF)	SECOND FLOOR (SF)	THIRD FLOOR (SF)	TOTAL NUMBER OF RENTABLE UNITS
1	4,652	1,880	---	6,532
2	10,195	10,400	---	20,595
3	8,341	8,547	---	16,888
4	7,514	7,514	7,617	22,645
5	6,485	6,691	---	13,176
6	16,595	14,213	14,092	44,900
				203

- DUMPSTER PAD REQUIREMENTS**
- 1) A CONCRETE PAD, FOURTEEN FEET (14') BY TWENTY FEET (20') OF 6" CONCRETE, 3000, #4, WITH NUMBER 3 REBAR, 24" ON CENTER SHALL BE PROVIDED FOR EACH TRASH RECEPTACLE OR DUMPSTER UNIT.
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 - 6) ALTERNATIVE DESIGN STANDARDS MUST BE APPROVED BY THE CITY PLANNING COMMISSION, ON RECOMMENDATION BY THE DIRECTOR OF PUBLIC SERVICES.



BUILDING HEIGHT			
LEAVE (FT)	RIDGE (FT)	MEAN HEIGHT	
2 STORY	17'-5"	32'-4"	25'-3"
3 STORY	27'-5"	42'-8"	35'-2"

WATER METER SCHEDULE		
ID	TYPE	NUMBER OF UNITS
①	2" IRRIGATION	2
②	2" DOMESTIC	6
③	1 1/2" DOMESTIC	2



DEVELOPER
 INTERVEST COMPANY
 4131 CENTURION WAY
 ADDISON, TX 75001
 (972)861-9711
 ATTN: JOHN WILSON

ENGINEER
 BROCKETTE DAVIS DRAKE, INC.
 4144 N. CENTRAL EXPRESSWAY
 SUITE 1100
 DALLAS, TX 75204
 (214)924-3647
 ATTN: MATT KOSTAL

PD CONCEPT PLAN

PART OF Lot 1A, Block 1, Fall Creek Park
 Bradford HomeSuites
 City of Richardson, Dallas County, Texas

BROCKETTE, DAVIS, DRAKE, Inc.
 consulting engineers
 Civil & Structural Engineering/Surveying
 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
 (214)924-3647, fax (214) 824-7064

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MPK	MPK	8/29/14	1"=40'	BDD	C00374	C3

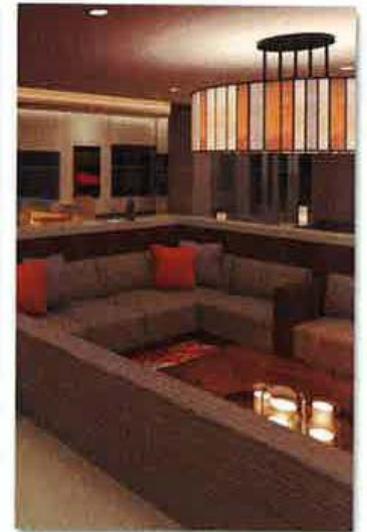
Zoning Exhibit

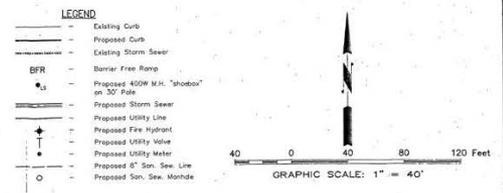
Exhibit B



(1)

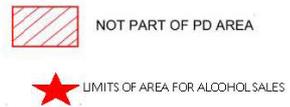
**Hyatt House Lobby/Restaurant Building
(Proposed Location of Cafe/Bar)**





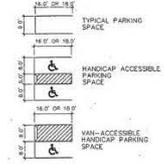
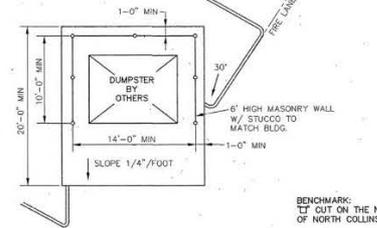
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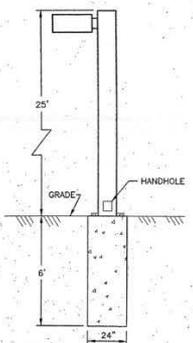
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Exhibit B

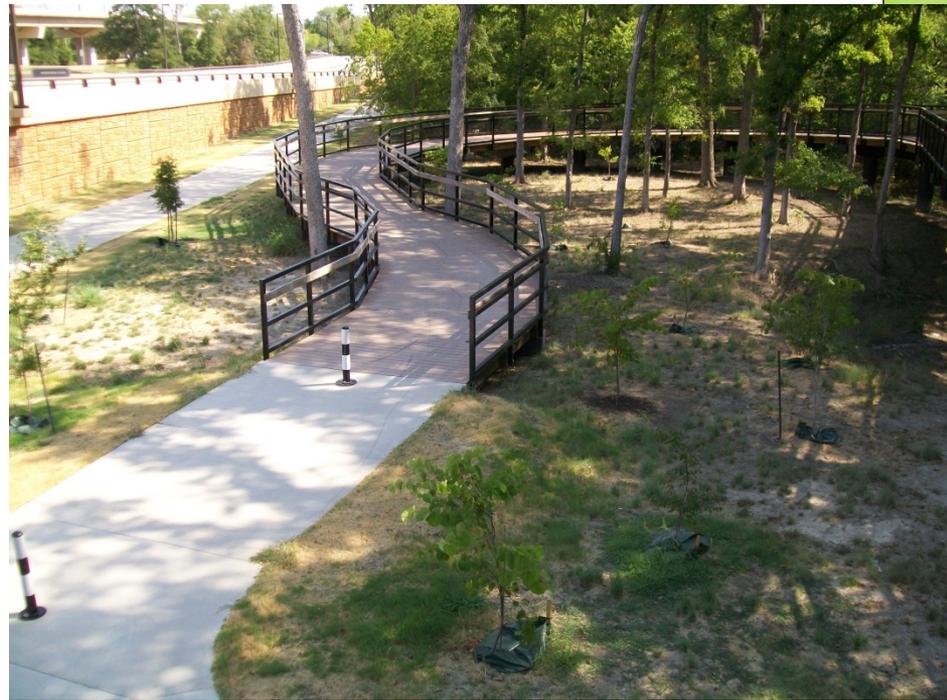


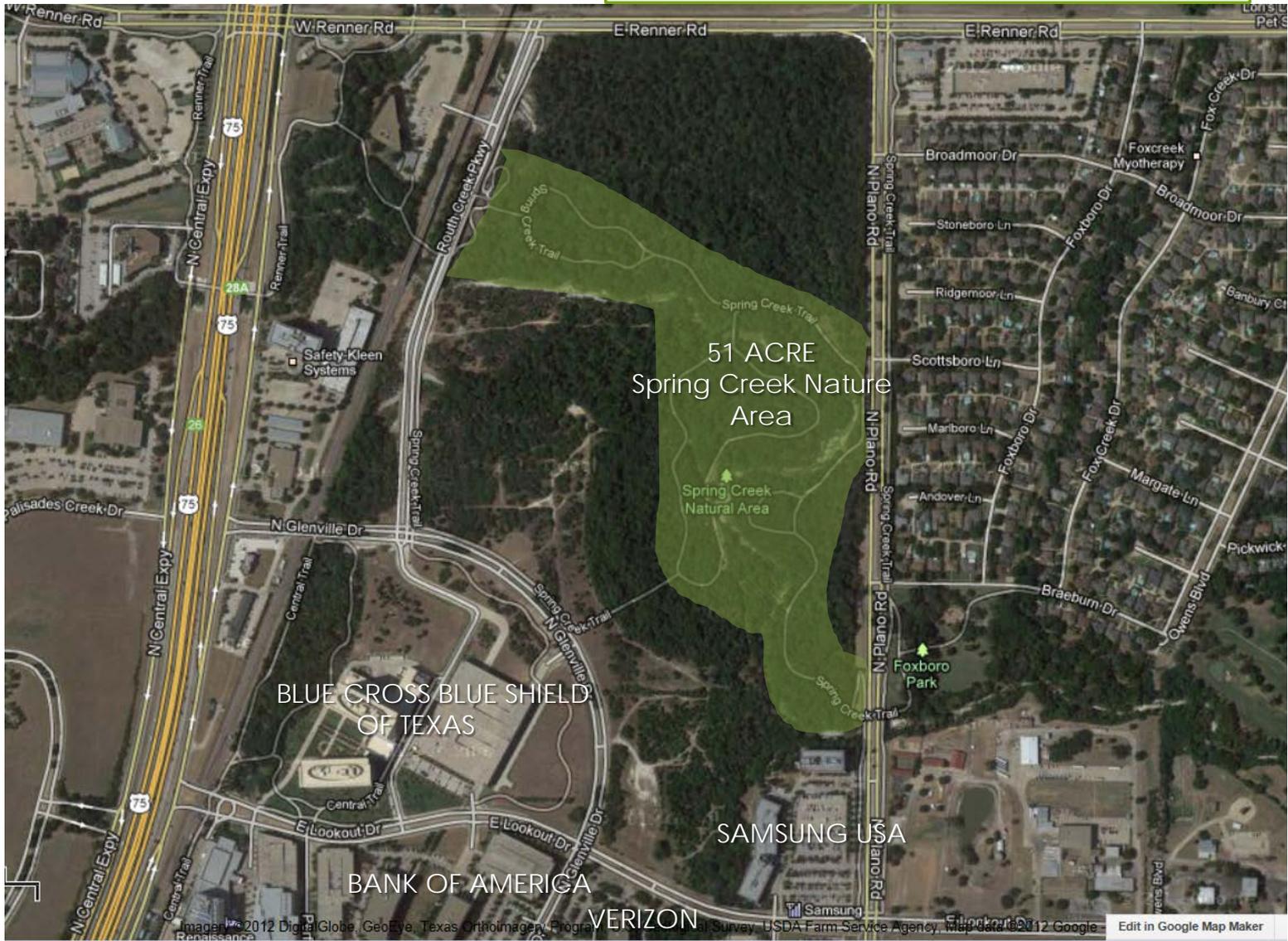
Spring Creek Nature Area Expansion

City Council Presentation
October 13, 2014

Spring Creek Nature Area

- The Spring Creek Nature Area is an existing 51 acre hardwood bottomland forest preserve and multi-use trail.
- The nature area was made possible through a donation of land by the Hunt Trust in 1990.
- A grant from the Texas Parks and Wildlife Local Grant Program provided funding for a 1.9 mile multi-use trail.





The Routh Woods: A Unique And Rich History

- The Routh Woods has a rich history dating back to the Caddo Indians and early pioneers of Richardson.
- The hardwood forest is a unique environmental asset in the urban/suburban development of Richardson and the DFW area.



Urban/Suburban

- Richardson is increasing in development density.
- In the middle of Richardson is a vast, rare hardwood forest which rests among the country's elite companies such as the State Farm, Raytheon, Blue Cross Blue Shield of Texas, Texas Instruments, Fossil Corporate Headquarters, Samsung, and many more.



Proposal to Expand the Spring Creek Nature Area

- The City to purchase almost 60 acres from Galatyn Properties Ltd
- The purchase will:
 - further preservation of the Routh Woods
 - more than double the size of the Spring Creek Nature Area





Routh Woods History

Yoiuane Tribe - Caddo Indians

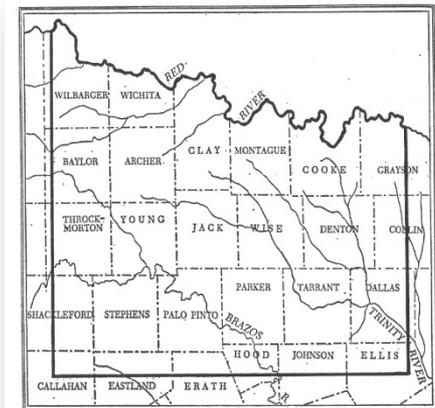
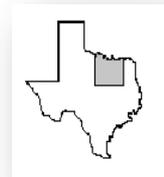
- Lived in the area that would become Richardson from 1690 to 1840
- Hunted buffalo and deer on the blackland prairie



Peters Colony

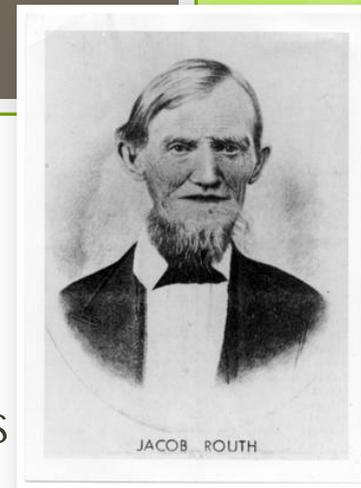
- Peters Colony was the land grant that settled North Texas

- **PETERS COLONY.** *Peters (Peters') colony was the name commonly applied to a North Texas empresario grant made in 1841 by the Republic of Texas to twenty American and English investors led by William S. Peters, an English musician and businessman who immigrated to the United States in 1827 and settled in Blairsville and then Pittsburgh, Pennsylvania.*



Jacob Routh

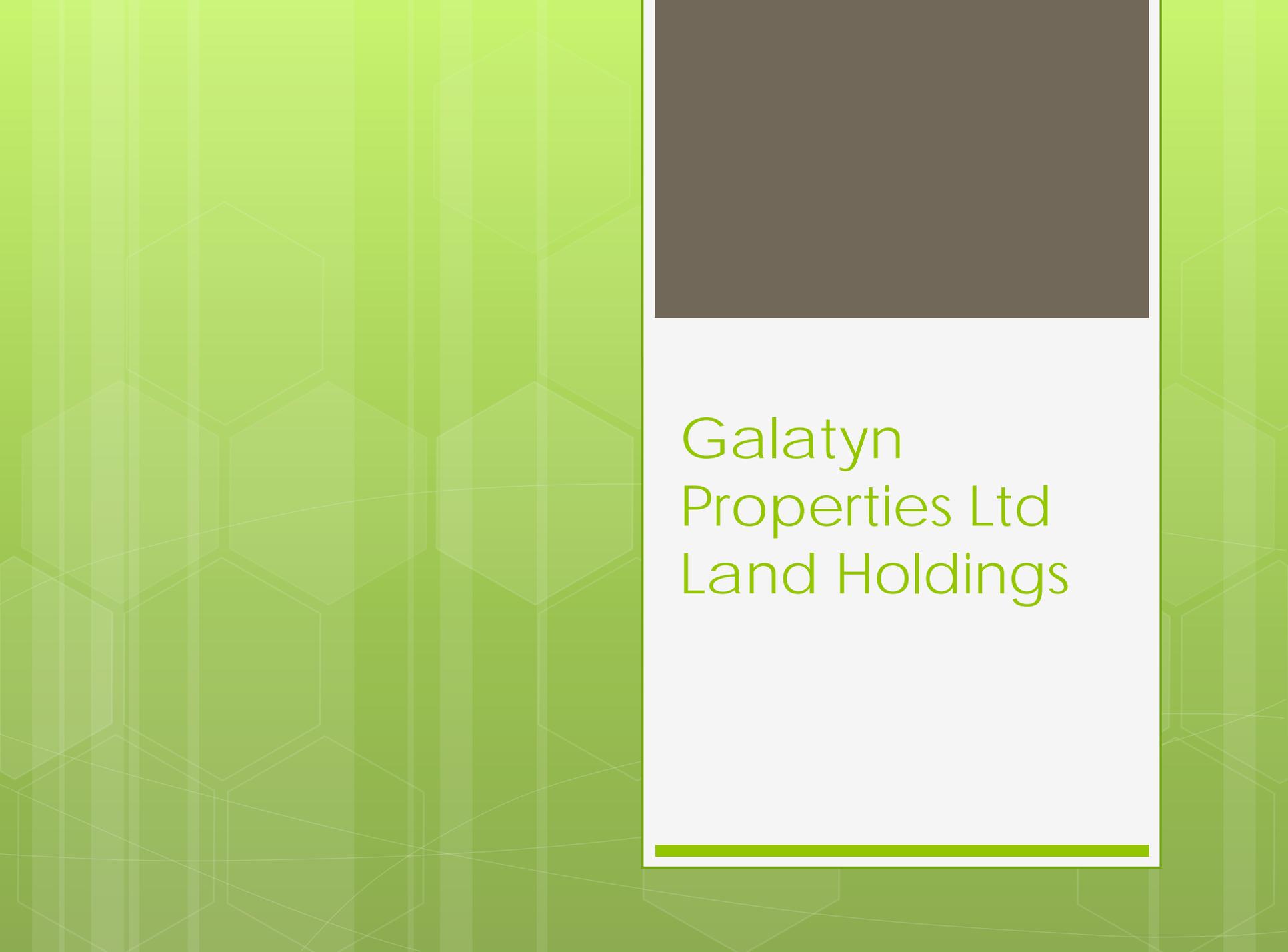
- Came to Richardson from Tennessee as part of the Peters Colony in 1849 with the Campbell family
- Married Lodemia Anne Campbell 1853, 7 daughters
- Bought the land half way between Dallas and McKinney on the old travel road
 - Established a mercantile and a bed and breakfast for travelers
 - Farmed many acres around the woods
 - Never cleared the wooded land and allowed it to grow natural to attract food such as squirrel, rabbit and deer
 - Wanted the wood to attract birds for his enjoyment of bird watching
- Started the first school and combined it into a church which later became the First Baptist Church of Plano



Margaret Hunt Hill Family Property

- The Margaret Hunt Hill family have owned the Routh Woods for generations.
- The Spring Creek Nature Area was made possible through a land donation by the family in 1990.
- Current Hill family holdings owned under Galatyn Properties Ltd





Galatyn
Properties Ltd
Land Holdings

Background

- The City has a long relationship with the Hill family and their extensive ownership now known as Galatyn Park. Over decades the Margaret Hunt Hill family has been selective in their sale or development of their land holdings in Richardson.
- This has led to the development of numerous quality projects and was the basis for the development of the Galatyn Urban Center with land donations to the City to build the Eisemann Center and the Galatyn Plaza. Land was also donated for the DART light rail station.

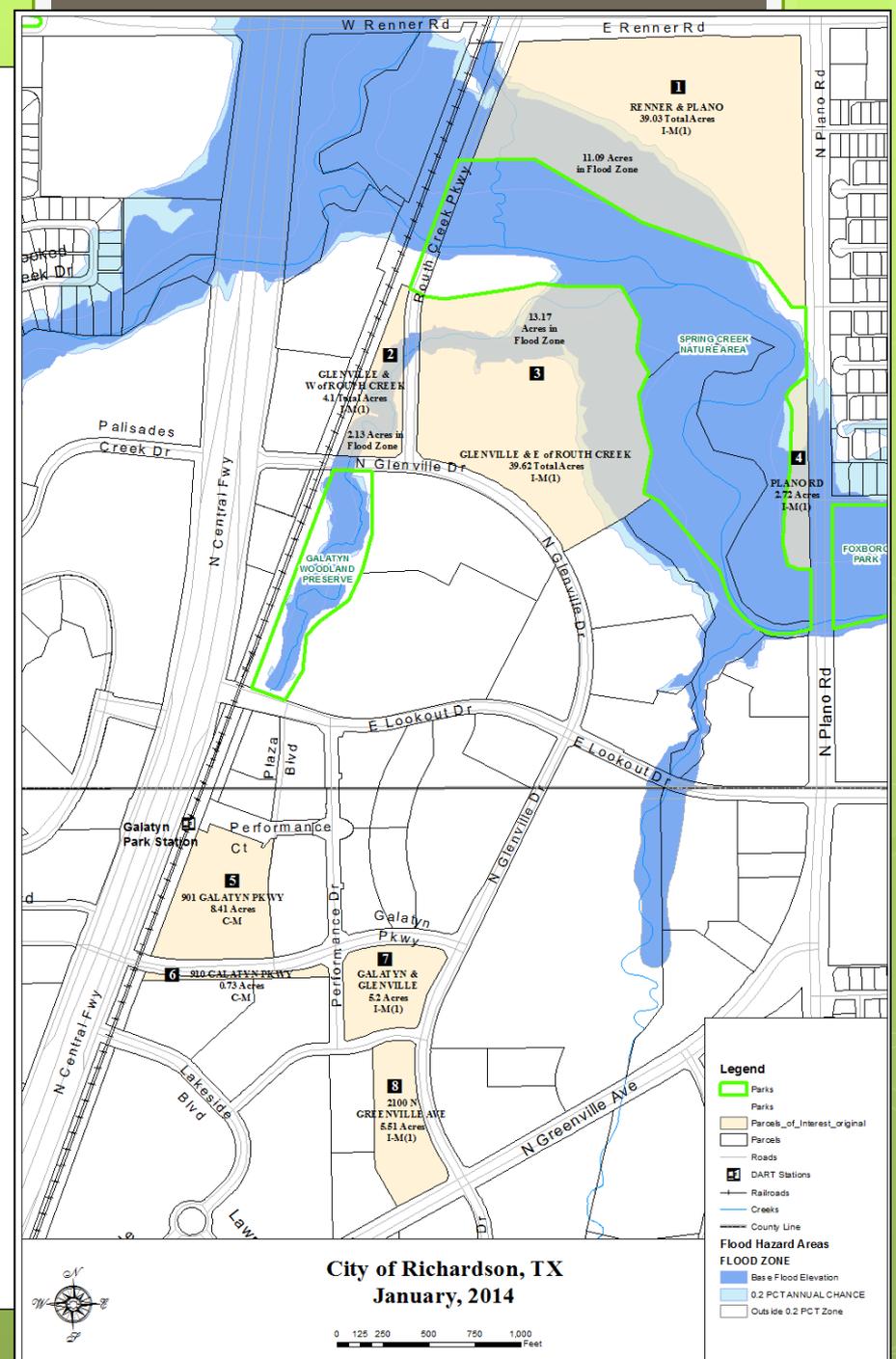


Background

- The land is held in a family trust and there is a fiduciary responsibility to the Margaret Hunt Hill family heirs as the property is sold/developed.
- In early 2013 Galatyn Properties Ltd hired the brokerage firm Stratford Group to list the property and begin to solicit purchase proposals and development opportunities.
- Based on the current commercial market, the Galatyn Properties Ltd was anxious to develop in this strong economic cycle.

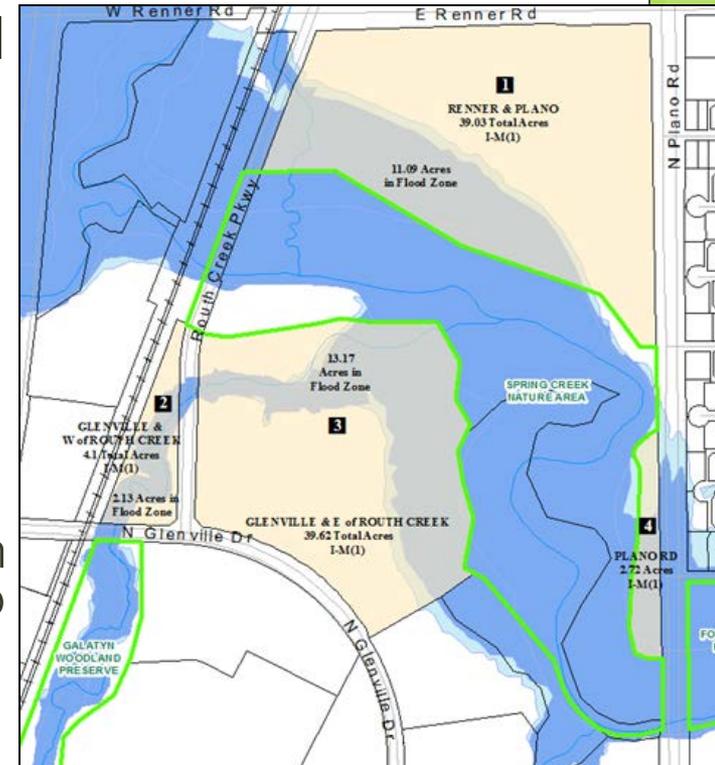


Inventory of Galatyn Properties Ltd Land Holdings



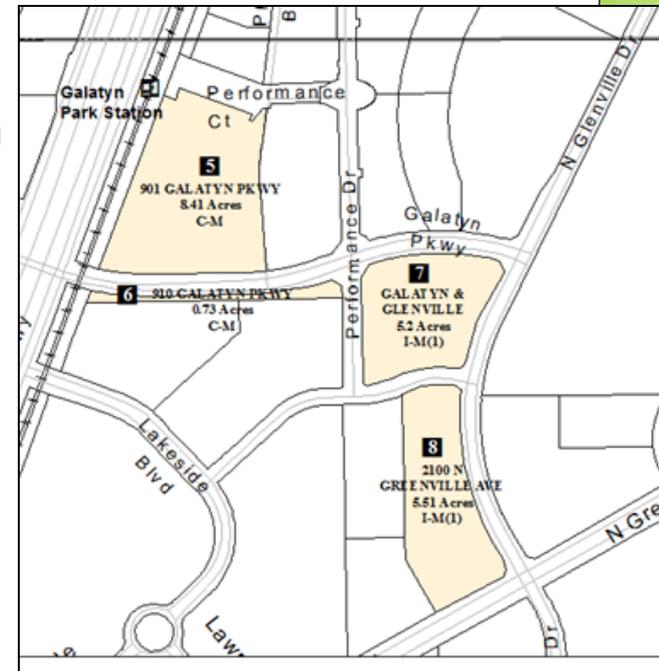
Inventory of Galatyn Properties Ltd Land Holdings

- There are 8 tracts owned by the Hill family in the Galatyn Park area. (See map)
- Tract 1, 2, 3, and 4
 - Has existing zoning for industrial/manufacturing and multi-family development.
 - They are allowed to build **2,267 units** spread between the parcels.
 - Tract 2 is 4.1 acres with half flood plain and not large enough to develop into multi-family.
 - Tract 4 is 2.72 acres with some flood plan and not large enough to develop into multi-family.



Inventory of Galatyn Properties Ltd Land Holdings

- Tract 5 and 7
 - Tract 5 has commercial zoning and Tract 7 has industrial/manufacturing zoning.
 - Neither tract has multi-family zoning, but both are prime locations for this type of development due to their proximity to the Galatyn light rail station.
- Tract 6
 - Is a remnant piece of land under 1 acre left over from the right-of-way dedication for Galatyn Parkway.
- Tract 8
 - Has industrial/manufacturing zoning.
 - There is a deed restriction on the property that restricts any building height to one story. This restriction was conditional to the land sale for the adjacent hotel development (Marriot Courtyard and Residence Inn).



Current Real Estate Interests

- Activity in the DFW multi-family market as well as the CityLine development to the north is resulting in significant development interest in the Hill family tracts.
- They have also expressed interest in a zoning change on Tract 5 and 7 that would allow multi-family development around the Transit Oriented Development (TOD) area.



Land Purchase Consideration

City Council Goals

- The City Council's Vision and Strategies support efforts to purchase and preserve the Routh Woods property
- City Council Vision
 - "...Our accessibility, and the quality and variety of our amenities, recreation opportunities, **green spaces**, housing options, education opportunities, retail choices, and transportation options are locally and nationally recognized..."
- City Council Strategies
 - Enhance the quality of life of our stakeholders
 - Attract and retain targeted businesses
 - Increase our "Wow Factor"
 - Increase the sense of community

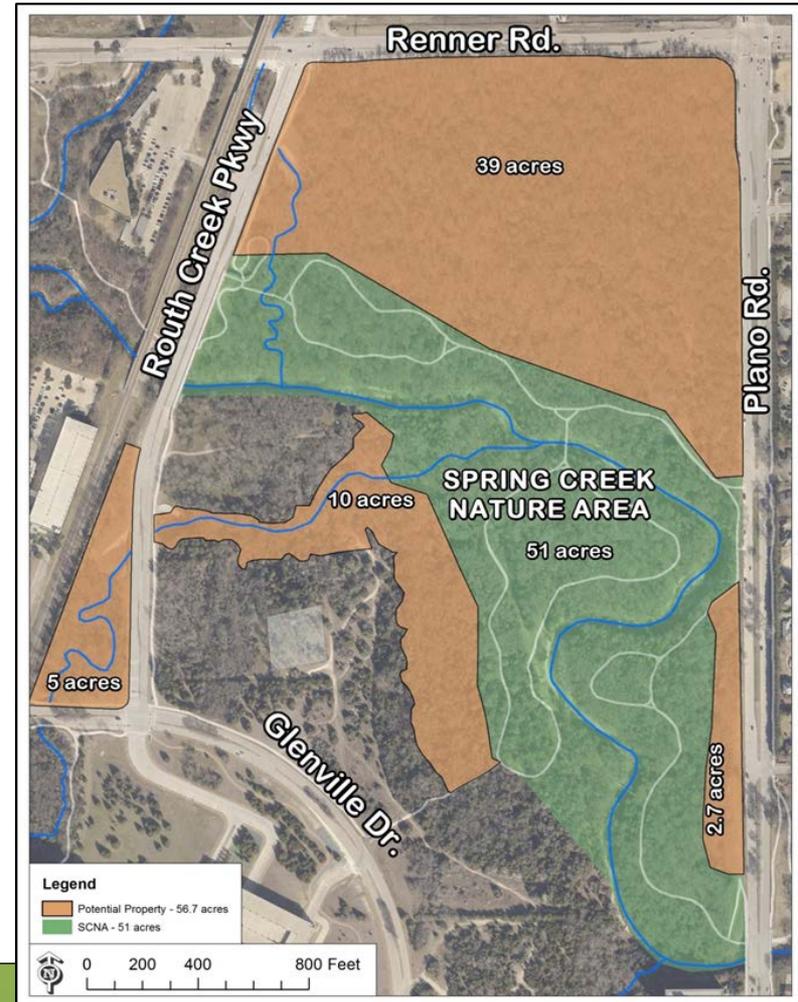
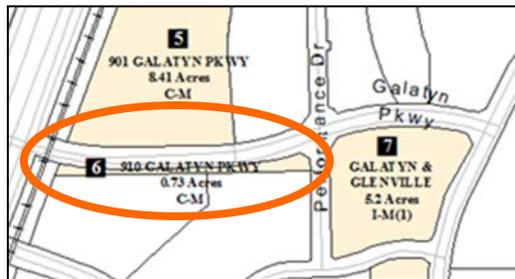
City of Richardson Purchase Consideration

- City Interest and Goals for a Land Purchase Agreement
 - Tree preservation of a long-standing hardwood forest
 - Expand Spring Creek Nature Area to compliment the CityLine, Caruth property, and Galatyn Urban Center development
 - Further reduce multi-family units and move them towards DART stations
 - Secure the long-term caretaking of the Routh Family Cemeteries
 - Maximize development potential around the Galatyn Light Rail Station

Land Purchase: Potential Spring Creek Nature Area Expansion

	Acres
Current	51
Purchase Expansion	57
Total	108

Tract 6 is also included in the proposed land purchase



Purchase Strategy

- Cash Offer
- Utility infrastructure improvement support
- Multi-family zoning transfer/reduction
- Property tax rebate support on tract 3, 5 and 7

Cash Offer

- The City will commit to a cash offer of **\$11 million** to be made at the property closing
- Funding will be available through a certificate of obligation (C.O.)
- The \$11 million C.O. has been factored into current and future debt planning

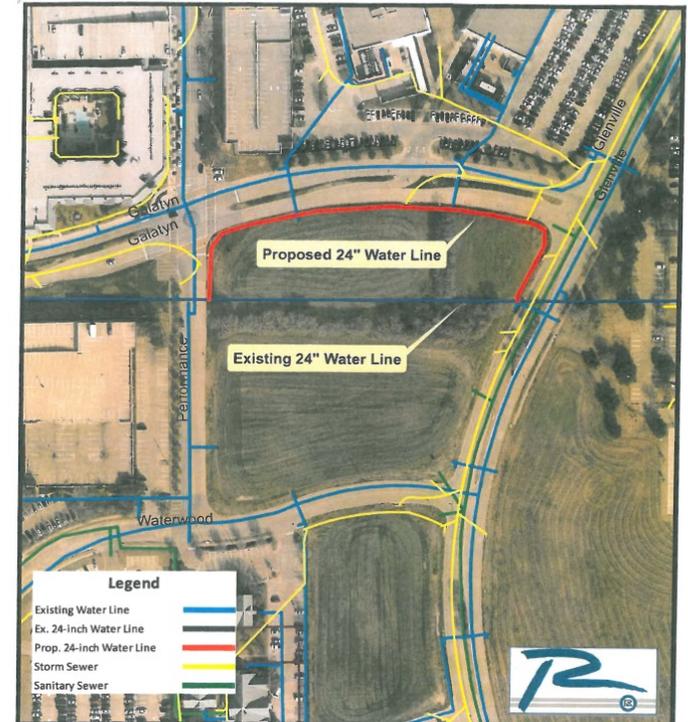
Utility Infrastructure Support

- The City will commit to construct a box culvert and a water line relocation at the time of development
- The cost estimate for these two projects is **\$1.5 million**



- Three - 6' x 5' RCB - Phase One
- - - 42"/36"/24" RCP - Phase Two

Galatyn Properties, LTD
901 Galatyn Parkway
Lot 7A Block A Galatyn
Urban Center - 8.4119 Acres



24-inch Water Line Relocation
Galatyn Parkway
between Glenville Dr. and Performance Dr.
December 2012

Multi-Family zoning transfer/relocation

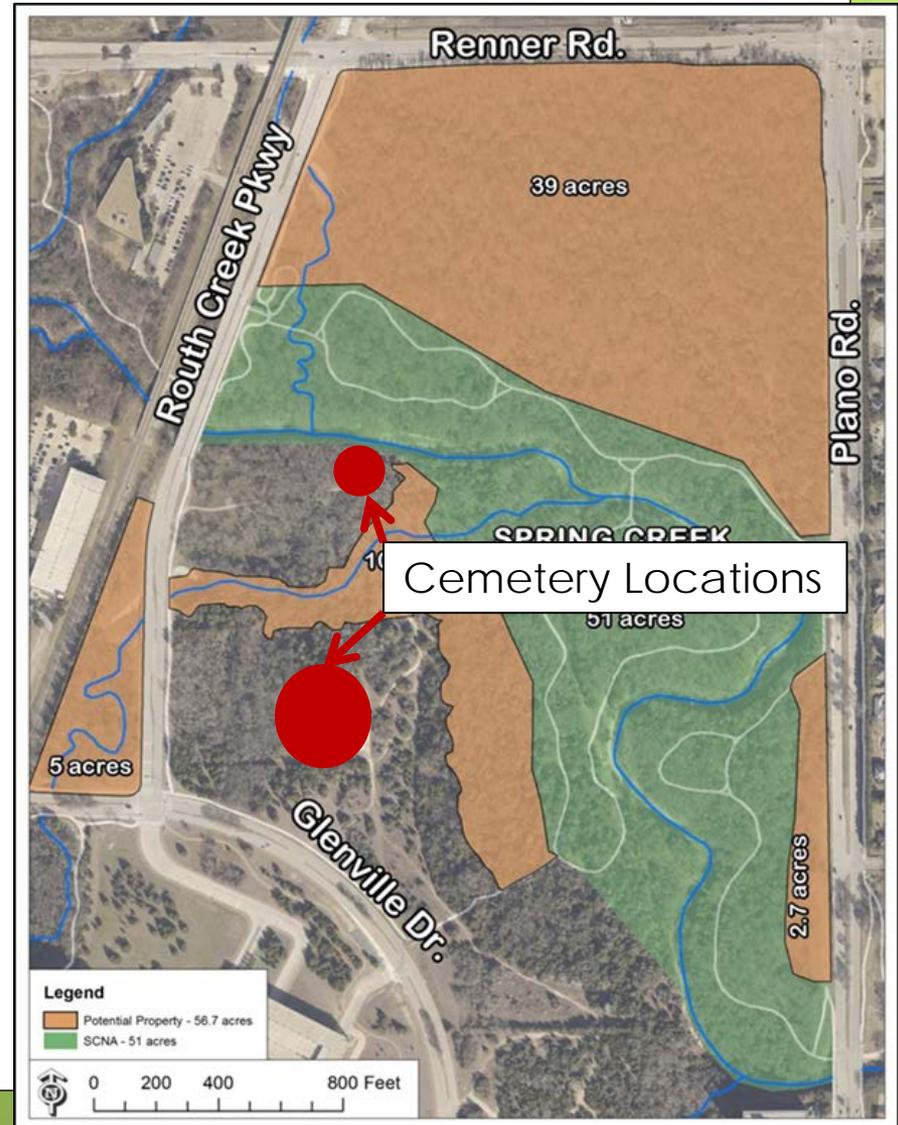
- As a condition of the land sale, multi-family zoning entitlement on tract 5 and 7 will need to be achieved under the agreed terms
- Galatyn Properties Ltd will seek zoning for a min. of 70 units/acre on tract 5 and a min. of 60 units/acre on tract 7
- Additionally, tract 3 will receive updated multi-family at a min. of 30 units/acre
- All the multi-family zoning will include quality controls applied in recent development reviews
- The zoning application will occur prior to and be contingent on the land purchase

Unit Count

- Current multi-family entitlement on all Galatyn Properties Ltd land is **2,267 units** (located on tracts 1,2,3, and 4)
- New zoning with the City's land purchase would cap the unit count between the tracts 3, 5, and 7 to **1,850 units**, which is a reduction of **417 units**
- The 1,850 units could be spread between the three tracts

Property Tax Rebate

- The City will provide a property tax rebate on tracts 3, 5 and 7. The agreement will include a 15-year 50% property tax rebate on the real appraised value
- The City will also rebate the agriculture exemption rollback taxes
- A condition in the property tax incentive agreement for tract 3 will be the long-term caretaking of the Routh Family Cemeteries with public access as the property owner's requirement



Next Steps

- Receive City Council feedback and direction
- Authorization for the City Manager to execute the purchase and sale agreement, as well as the economic development agreements are on tonight's City Council Meeting Agenda for consideration
- If approved, we would proceed with the debt issuance for the land purchase and the zoning case
- The closing of the property is anticipated to occur by the end of 2014



Council Vision:

The City of Richardson is a clean, safe, vibrant, and inclusive community in which residents, businesses, and other stakeholders enjoy a high quality of life and are proud to call "home"

City Council Work Session

October 13, 2014



Image Source – Richardson Public Library



MAIN STREET / CENTRAL - REZONING INITIATIVE

JACOBS
Kimley»Horn
AN IRVING-CLOUD COMPANY

Richardson, Texas

Agenda

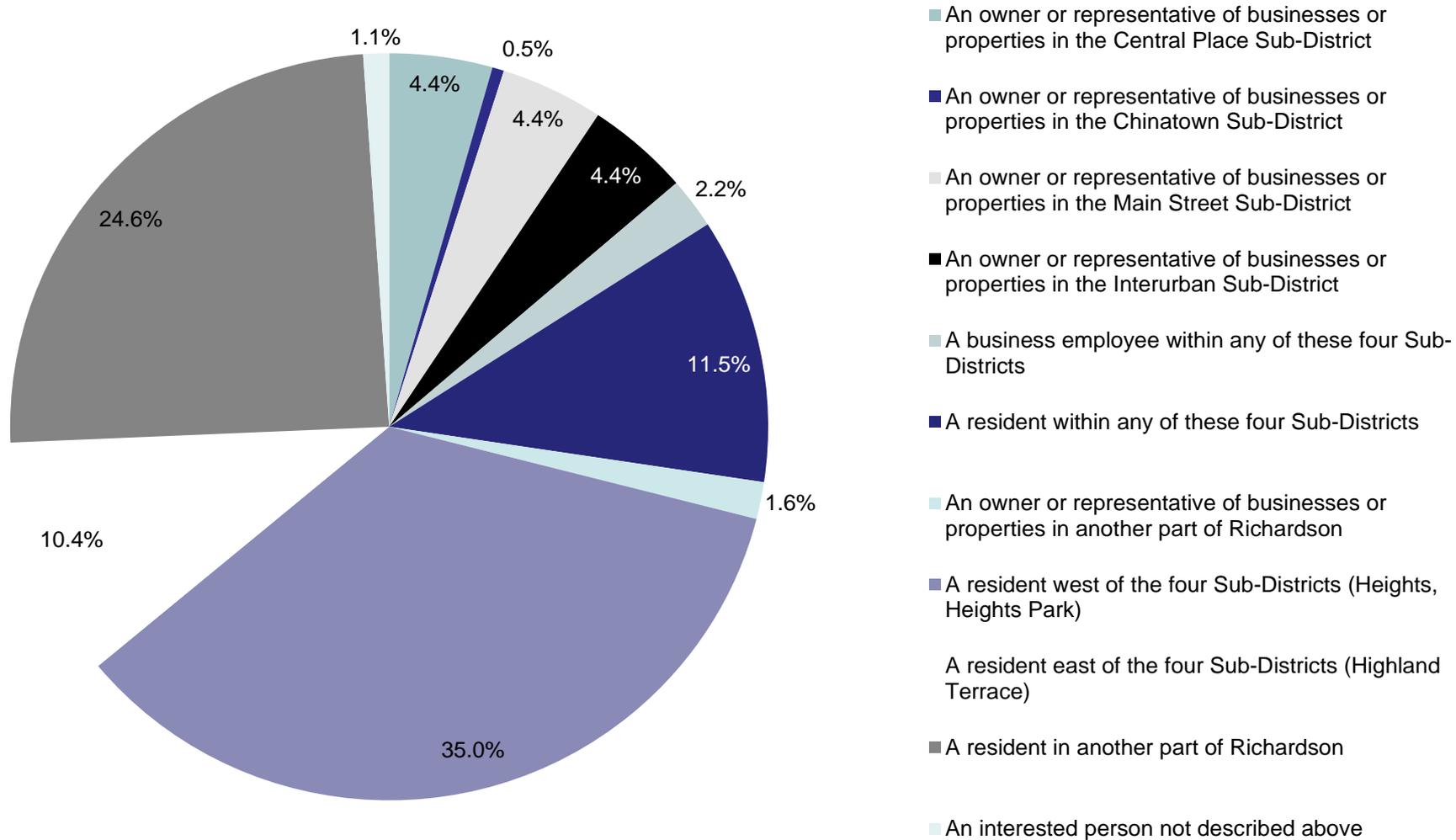
- Update – Online Polling
- Feedback from September Property & Business Owner Meetings / Community Workshop
- Direction Reaffirmation – Auto-oriented Uses (All Sub-districts)
- Project Schedule
- Next Steps

Update – Online Polling

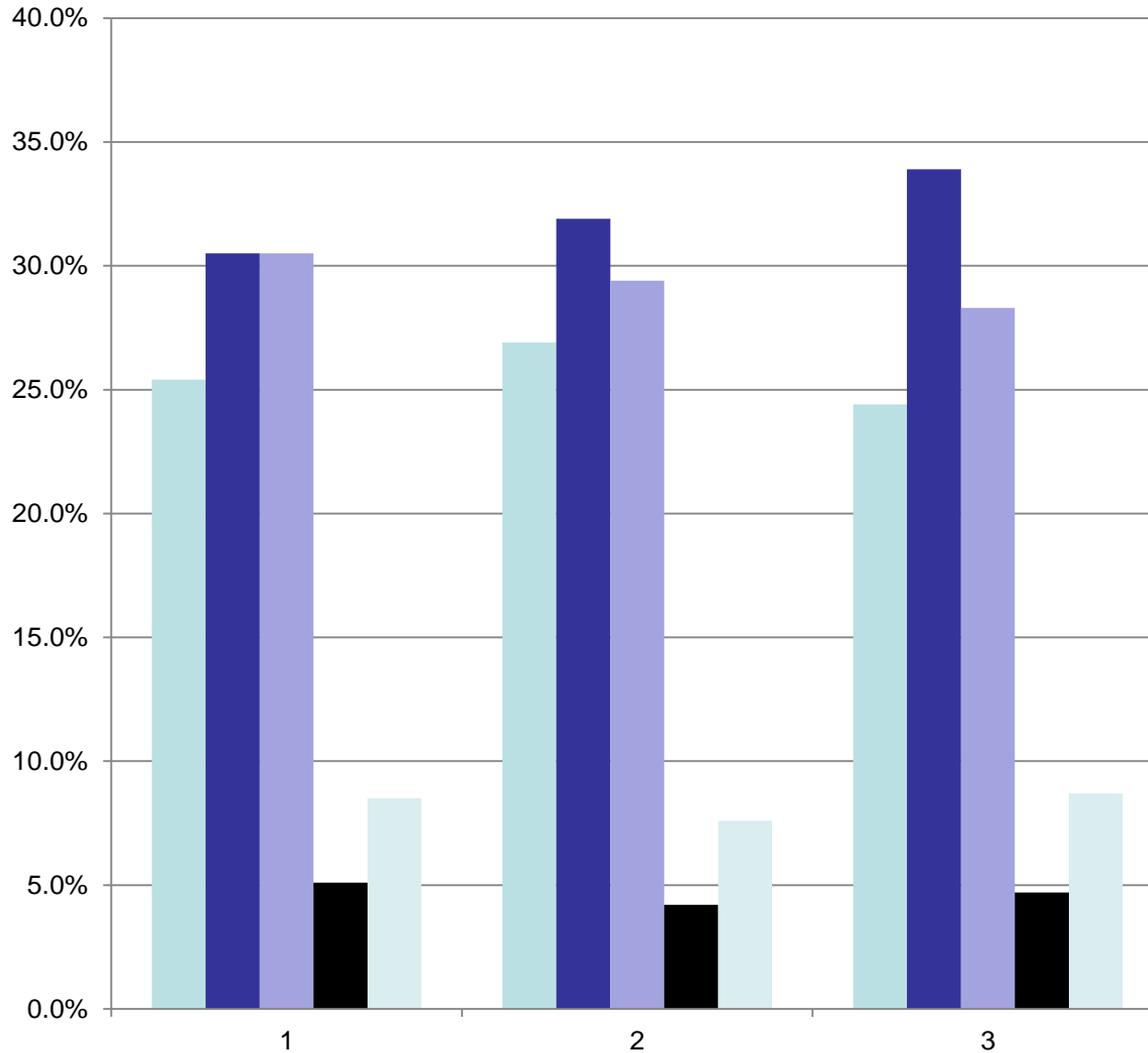
Online Survey for Viewshed Analysis – Interim Results

- Survey went live Sept. 23, 2014; major outreach on Oct. 1
- Initial results through October 9, 2014
- 189 responses so far
- Diverse perspectives
 - 45.4% from neighborhoods adjacent to Sub-Districts
 - 24.6% residents in other parts of Richardson
 - 15.9% Sub-District business/property interest
 - 11.5% resident of Sub-Districts
 - 2.7% other

I am most involved in the Main Street / Central Expressway Corridor as:

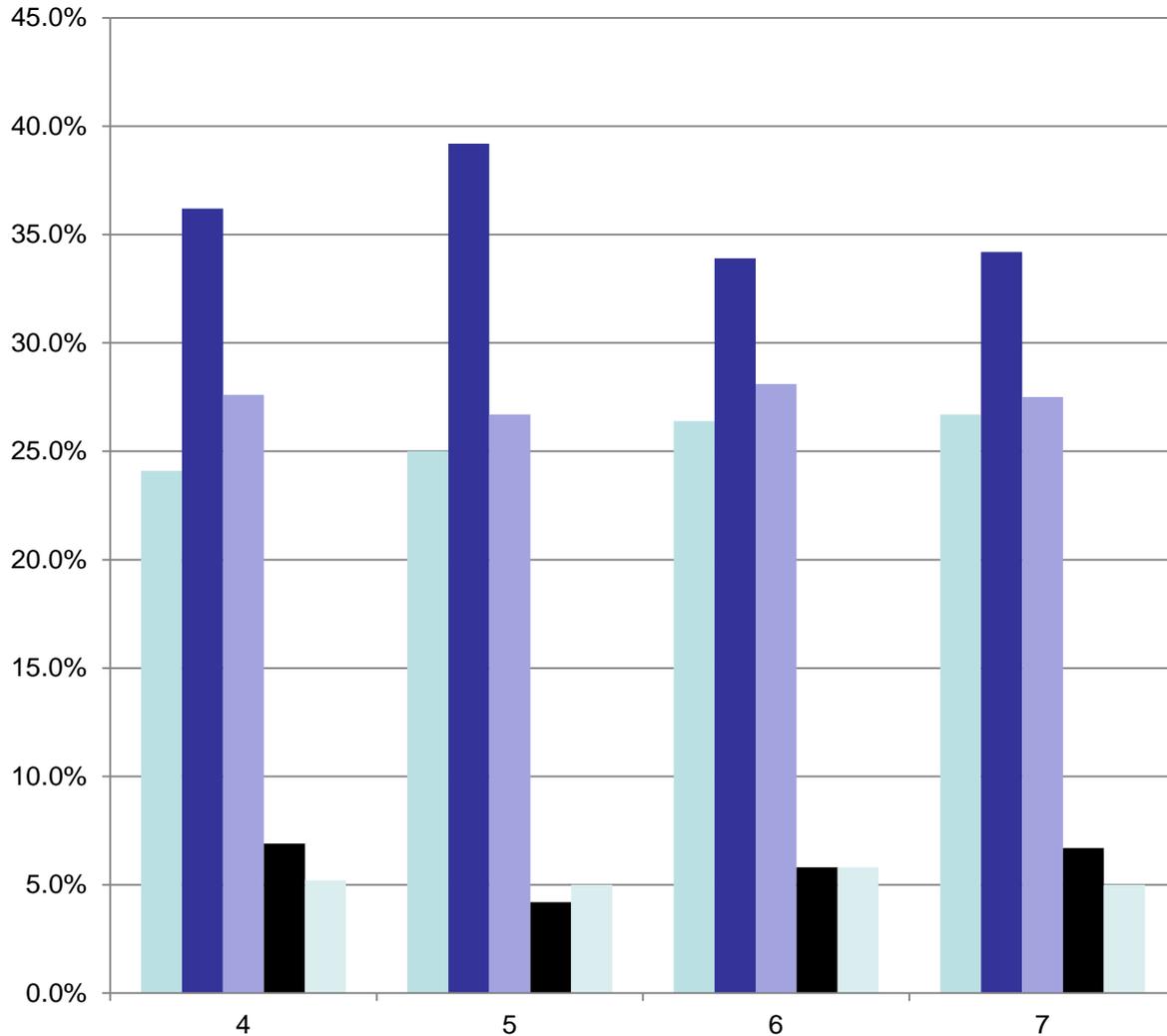


Feedback on Northeast Quadrant



- This visual impact of buildings taller than those shown here would be acceptable to me.
- This visual impact is acceptable to me.
- Trees and landscaping can address my concerns.
- The buildings should be somewhat lower than shown here.
- There is too much visual impact; the buildings should be significantly lower than shown here.

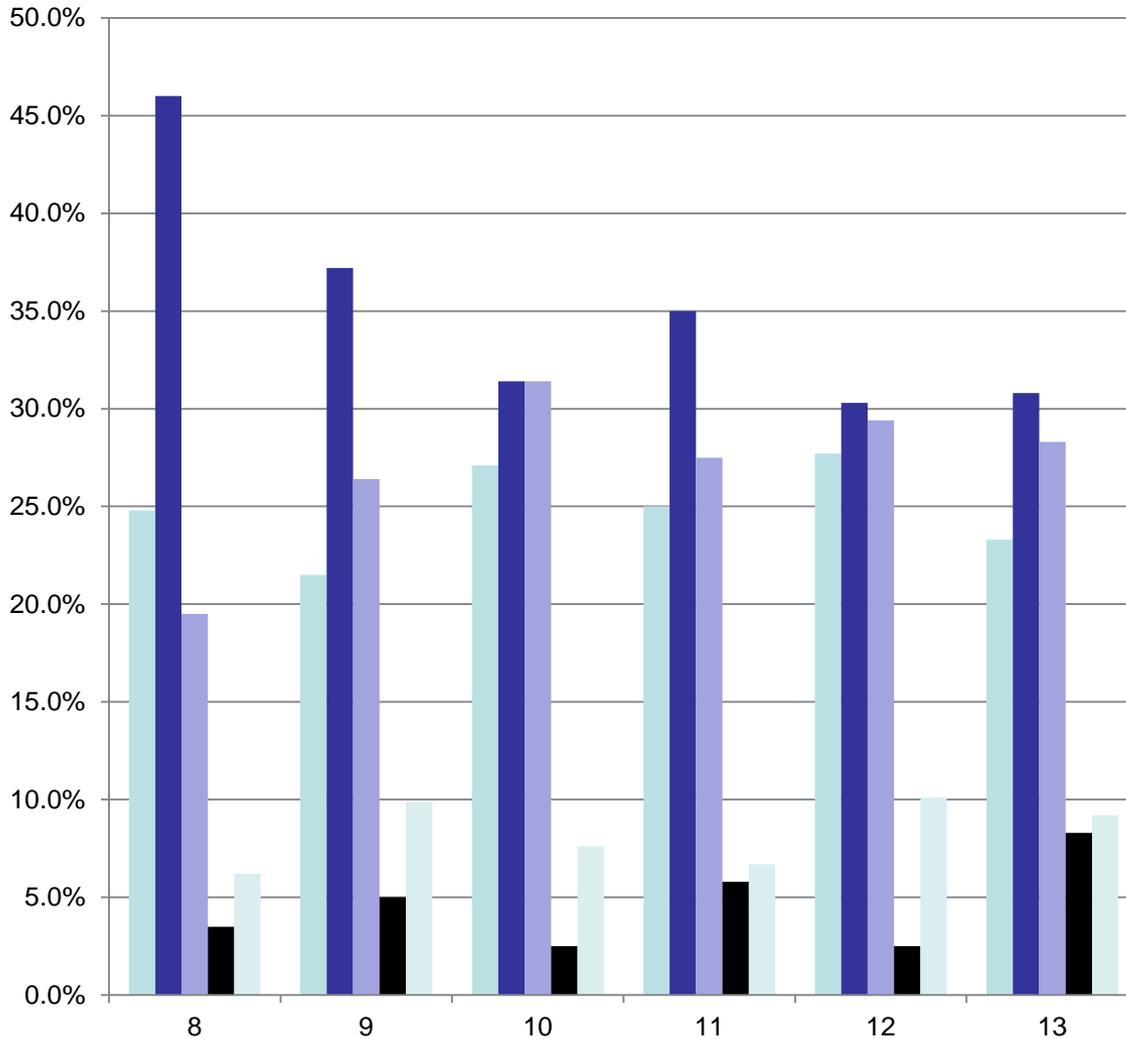
Feedback on Southeast Quadrant



- This visual impact of buildings taller than those shown here would be acceptable to me.
- This visual impact is acceptable to me.
- Trees and landscaping can address my concerns.
- The buildings should be somewhat lower than shown here.
- There is too much visual impact; the buildings should be significantly lower than shown here.



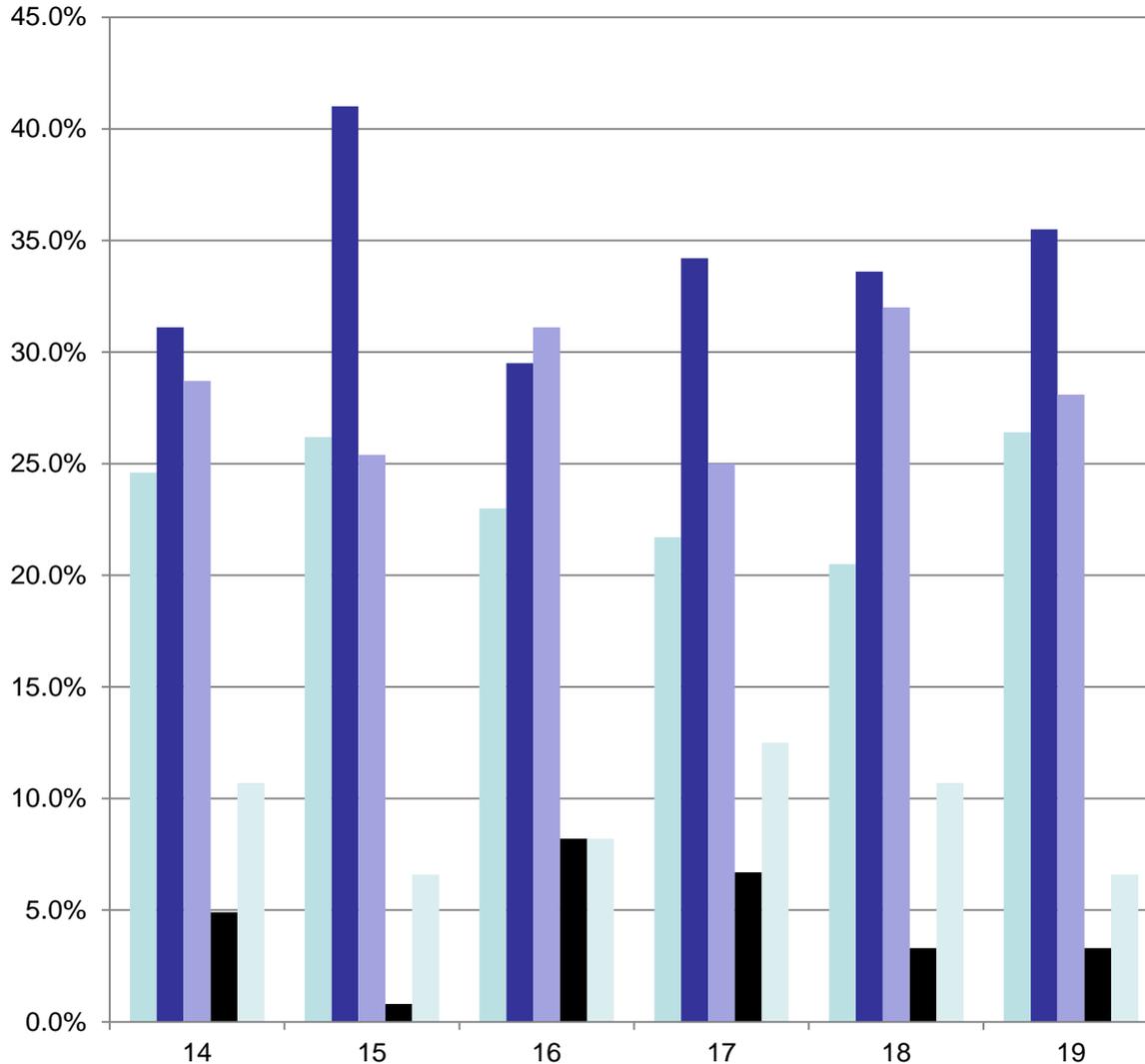
Feedback on Southwest Quadrant



- This visual impact of buildings taller than those shown here would be acceptable to me.
- This visual impact is acceptable to me.
- Trees and landscaping can address my concerns.
- The buildings should be somewhat lower than shown here.
- There is too much visual impact; the buildings should be significantly lower than shown here.



Feedback on Northwest Quadrant



- This visual impact of buildings taller than those shown here would be acceptable to me.
- This visual impact is acceptable to me.
- Trees and landscaping can address my concerns.
- The buildings should be somewhat lower than shown here.
- There is too much visual impact; the buildings should be significantly lower than shown here.



Feedback from September Property & Business Owner Meetings / Community Workshop

Overview of Community Workshop

- Workshop held on September 23
- Meeting format – overview presentation followed by break-out group discussions
- Four break-out groups (one for each sub-district)
- 50 total attendees



Remaining Issues

- Maximum building heights along Belt Line Rd/Main Street between Texas St. and McKinney St.
- Nonconforming uses – particularly within the Interurban Sub-district
- Definition of “new car” vs. “used car”
- Tying the Special Permit to the business vs. the property
- Impacts of future streets

Maximum Building Heights – Belt Line Rd./Main Street

- Maximum building heights along Belt Line Rd./Main Street between Texas St. and McKinney St. are currently proposed to be 4 stories
- Some business owners and residents in the district believe 4 stories is out of character with the existing buildings in the area
- These individuals requested the heights be changed to 3 stories maximum



Maximum Building Heights – Belt Line Rd./Main Street

- Discussion / Direction



Nonconforming Uses – Interurban Sub-district

- Council's direction related to nonconformities were shared with property owners
- Several property owners expressed concerns related to nonconforming uses – requesting that auto related uses be allowed by right throughout the district
- Owners expressed concerns related to Special Permit process to attain auto related uses; perception is that Special Permits are rarely granted
- Owners requested that in situations where nonconformities exist due to changes in zoning in 2008 that Special Permits be granted to bring those properties into conformity

Nonconforming Uses – Interurban Sub-district

- Staff's review of Special Permit process since 2008 has determined the following:
 - Since adoption of the 2008 CZO amendment that instituted the Special Permit requirement for auto-oriented uses, citywide there have been 15 total requests (including those in Main Street/Central corridor) - 13 approved, 2 denied
 - Since adoption of the 2008 CZO amendment that instituted the Special Permit requirement for auto-oriented uses, in the Main Street / Central corridor there have been 5 total requests - 4 approved, 1 denied

Nonconforming Uses – Interurban Sub-district

- In the Interurban Sub-district the properties highlighted in yellow are currently nonconforming
- The majority of the nonconformities are related to auto oriented uses



Nonconforming Uses – Interurban Sub-district

- Council/CPC direction from Sept 9th meeting:
 - Maintain a balance of auto-oriented uses
 - Continue special permit process as generally allowed for auto-oriented uses in the CZO today, although want to see a downward trend of approving Special Permits in the future
 - Consider additional auto-oriented uses (ex. incubator businesses) that would fit in the Interurban Sub-district

Nonconforming Uses – Interurban Sub-district

- Discussion / Direction

Tying the Special Permit to the Business vs. Property

- Property owners indicated that when they have Special Permits, they still have issues with selling their properties or businesses due to the Special Permits being tied to the business or owner, and not the property
- Property owners requested that Special Permits be tied to the particular properties
- Comprehensive Zoning Ordinance (CZO) allows for Special Permits to be granted to:
 1. The property (“the land”) – special permit allowed to continue regardless if change in business ownership or property ownership
 2. Specific property owner or specific business – Special Permit then expires when there is a change in property or business ownership

Tying the Special Permit to the Business vs. Property

- Discussion / Direction

Definition of New vs. Used Car

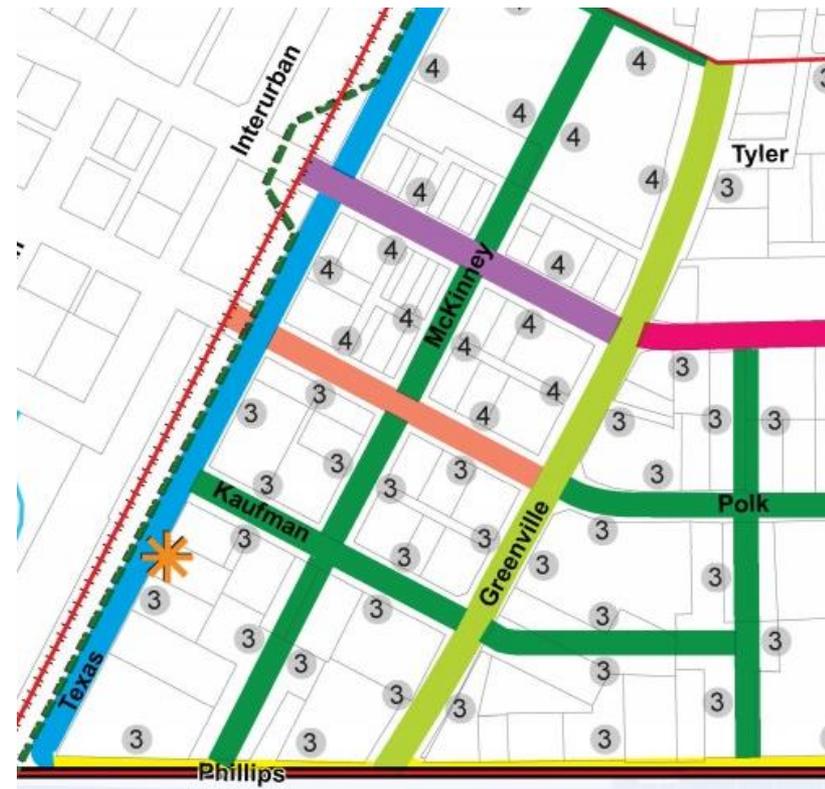
- Property owners indicated that some communities are defining new vehicles as vehicles that are less than 5 years old
- Property owners indicated that this approach could provide more opportunities for leasing or selling their properties
- Staff has researched several local communities reported to be utilizing this approach (Irving, Carrollton and Farmer's Branch), but has not found evidence of this approach
- Enforcement of vehicle age is difficult for Code Enforcement Officers
 - Vehicle inventory turnover
 - Not able to visually ascertain age of vehicle – requires review of vehicle title documentation for each vehicle

Definition of New vs. Used Car

- Discussion / Direction

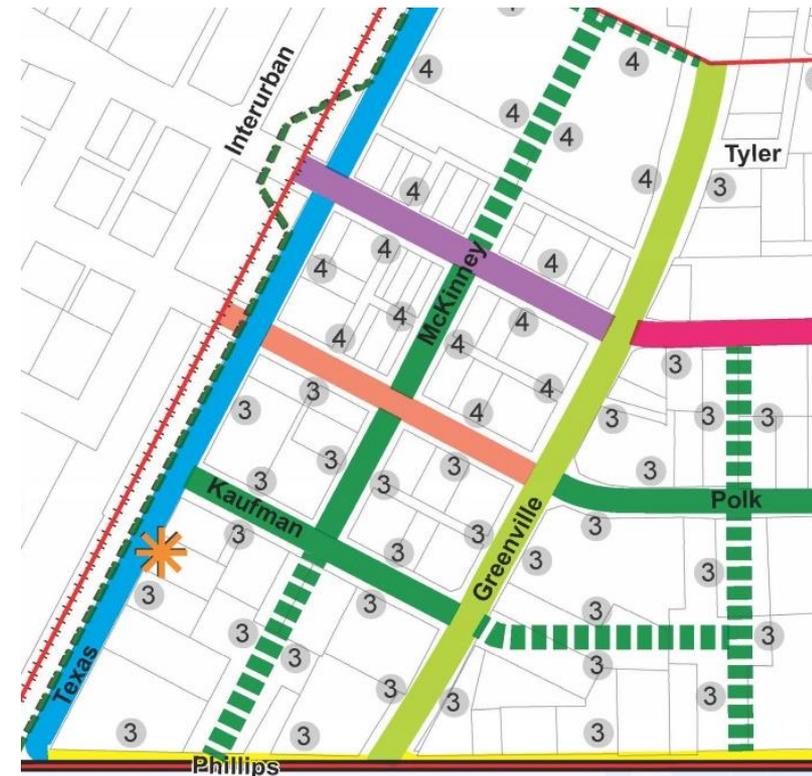
Impacts of Future Streets

- The current regulating plans are indicating new streets through private properties with existing structures
- The intent was to indicate that new streets in these areas would be acceptable in a redevelopment scenario
- Property owners are concerned that this approach could somehow force them out of their properties



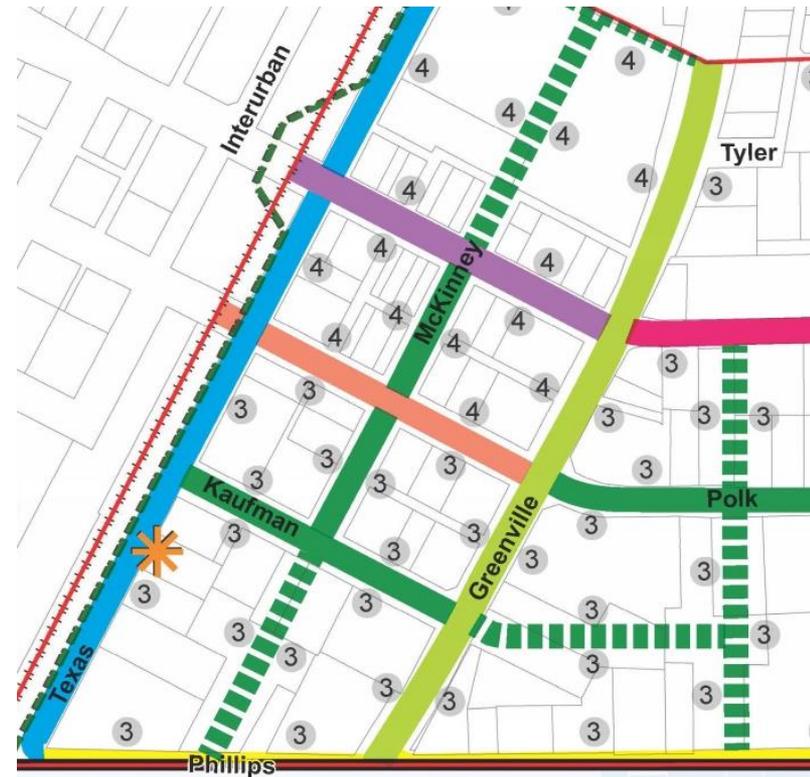
Impacts of Future Streets

- The purpose for indicating future streets on the regulating plan where they do not exist was to assist existing and future property owners in understanding the desired block pattern if redevelopment were to occur
- This block pattern is critical in establishing a more walkable environment in the future
- Locations shown represent general street locations



Impacts of Future Streets

- Discussion / Direction



**Direction Reaffirmation – Auto-oriented Uses
(All Sub-districts)**

Direction Reaffirmation - Auto-oriented Uses (All Sub-districts)

- Council/CPC direction from Sept 9th meeting:
 - Maintain a balance of auto-oriented uses
 - Continue special permit process as generally allowed for auto-oriented uses in the CZO today, although want to see a downward trend of approving Special Permits in the future
 - Consider additional auto-oriented uses (ex. incubator businesses) that would fit in the Interurban Sub-district
- Discussion primarily focused on the Interurban Sub-district but the general summarization at the end of the discussion was applied to all four sub-districts

Direction Reaffirmation - Auto-oriented Uses (All Sub-districts)

- Staff has applied the Council/CPC's direction to the properties within all sub-districts and taking into consideration existing zoning
- Analysis shows that continuing the Special Permit process as generally allowed for auto-oriented uses in the CZO today is not consistent with long-term vision for area
 - Particularly in Main Street and Chinatown sub-districts
 - Concerned long-term vision being compromised

Direction Reaffirmation - Auto-oriented Uses (All Sub-districts)

- Discussion / Direction

Project Schedule

Project Schedule

Timeframe	Task
October/November 2014	Continue drafting code per direction received from Council, CPC and Community
December 2, 2014	CPC code consideration
December 16, 2014	CPC code consideration
January 5, 2015	Council code consideration and adoption
January 26, 2015	Council code consideration and adoption (if needed)

Next Steps

Next Steps

- Based upon the direction received from the Council, the Team will continue to proceed with drafting the Code
- Code will be presented to the City Plan Commission and City Council based upon the revised schedule (unless otherwise directed by Council)
- Property owners notices will be mailed prior to public hearing consideration by the City Plan Commission (prior to Thanksgiving)

City Council Work Session

October 13, 2014



Image Source – Richardson Public Library



MAIN STREET / CENTRAL - REZONING INITIATIVE

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