

City Council Work Session Handouts

October 12, 2015

- I. Review and Discuss Zoning File 15-14
- II. Review and Discuss Zoning File 15-21
- III. Review and Discuss Zoning File 15-22
- IV. Review and Discuss Zoning File 15-24
- V. Review and Discuss the State Constitutional Propositions

Agenda Item 5
ZONING FILE 15-14
Amend Planned Development
(Crystal Creek)

ZF 15-14

712-A
I-M(1)

3617
I-M(1)

Blackfield Dr

2974-A
R-1100-M

Chainhurst Dr

Marlow Ln

Gunnison Dr

Greenfield Dr

2867-A
R-1100-M

Holford Rd

Dove Creek Ln

3203-A
R-1500-M

3203-A
R-1250-M

Tabernash Ln

Yaseen Dr

Medina Dr

Annour Dr

Saihaan Dr

3796
PD

Crescent Dr

City Boundary

**SUBJECT PROPERTY
FOR PD AMENDMENTS**

**200'
Notification Boundary**

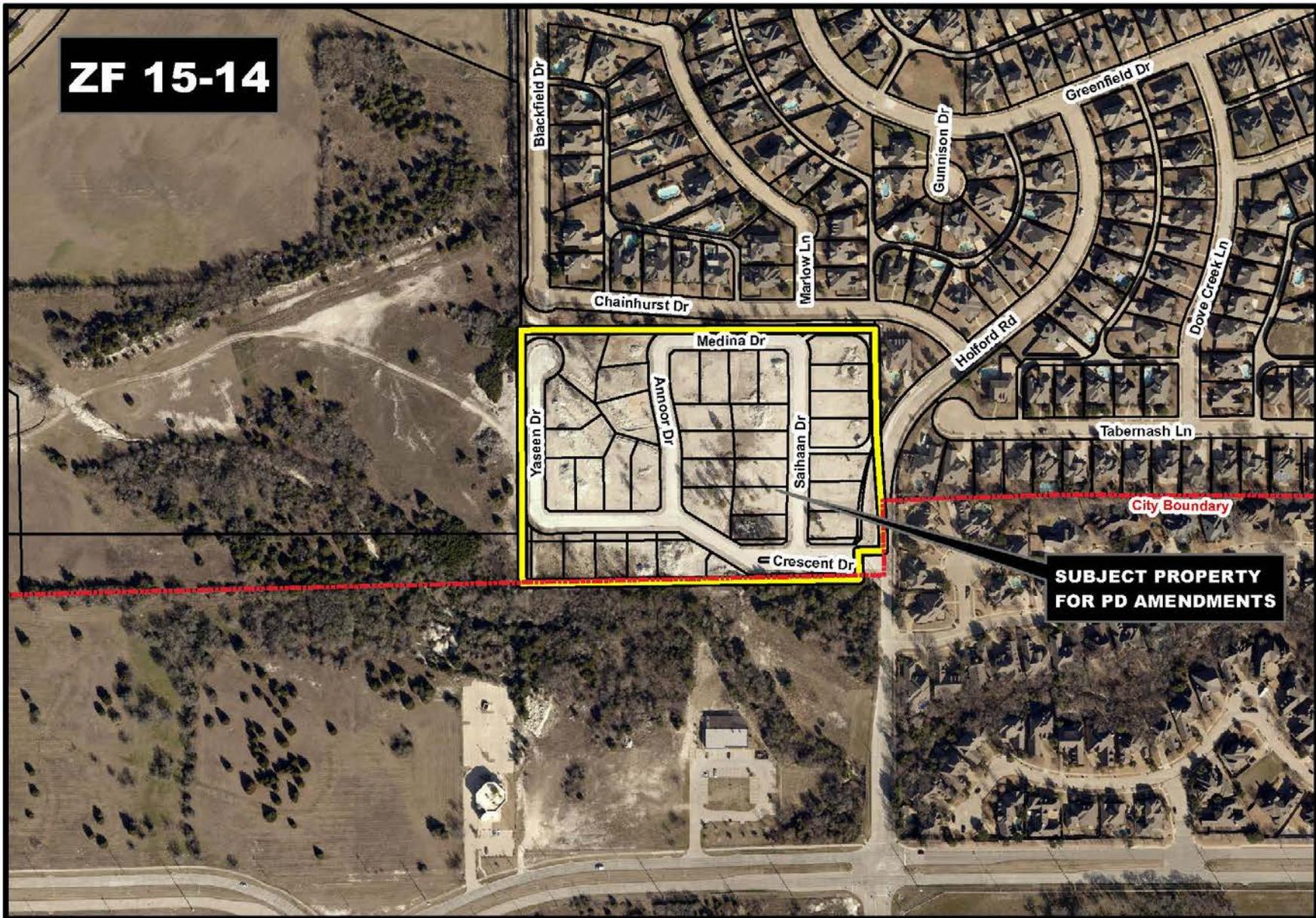
ZF 15-14 Notification Map

Updated By: shacklett, Update Date: June 25, 2015
File: DSMMapping\Cases\212015ZF1514ZF1514 notification.mxd

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.



ZF 15-14



ZF 15-14 Aerial Map

Updated By: shacklett, Update Date: June 25, 2015
File: DSI\Mapping\Cases\Z\2015\ZF1514\ZF1514_ortho.mxd

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Yaseen Dr

**Subject
Property**

Annoor Dr

Medina Dr

Saihaan Dr

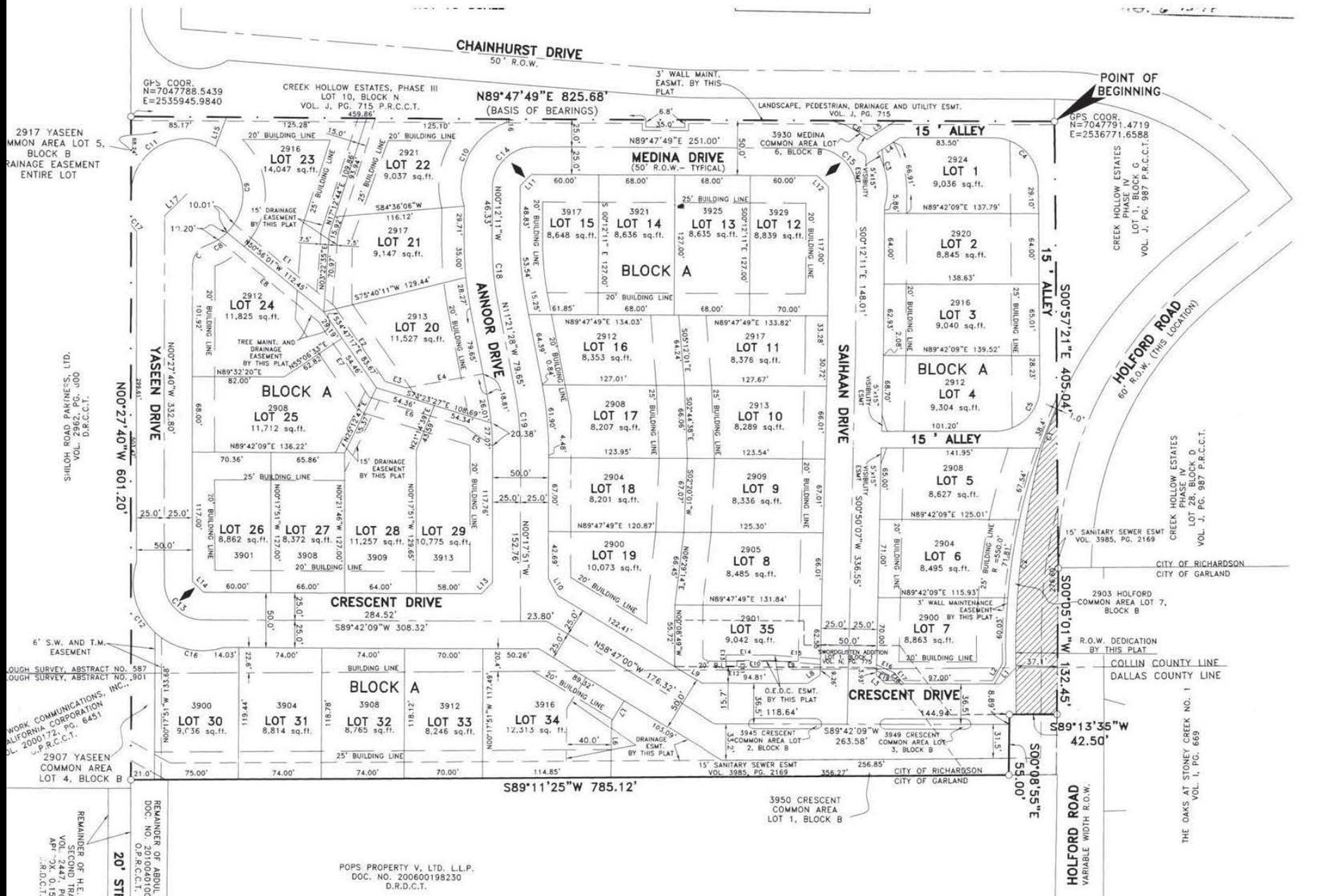
City of Garland

Crescent Dr

Chainhurst Dr

Holford Rd

Oblique Aerial
Looking West



Zoning Exhibit

POPS PROPERTY V. LTD, L.L.P.
 DOC. NO. 200600198230
 D.R.D.C.T.

REMANINDER OF ABJOURN
 DOC. NO. 2010040100
 G.P.R.C.C.T.

WORK COMMUNICATIONS, INC.
 CALIFORNIA CORPORATION
 VOL. 2000172, PG. 6451
 P.R.C.C.T.

ROUGH SURVEY, ABSTRACT NO. 587
 ROUGH SURVEY, ABSTRACT NO. 391

6' S.W. AND T.M. EASEMENT

SHILON ROAD PARTNERS, LTD.
 VOL. 19952, PG. 600
 D.R.C.C.T.

2917 YASEEN COMMON AREA LOT 5, BLOCK B DRAINAGE EASEMENT ENTIRE LOT

GPS COOR.
 N=7047788.5439
 E=2535945.9840

GPS COOR.
 N=7047791.4719
 E=2536771.6588

REMANINDER OF THE SECOND TRACT VOL. 2447, PG. 497, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



CRYSTAL
CREEK

CRYSTAL
CREEK

(1)

Looking West across Holford at
Crystal Creek Entrance



Looking South along
Holford Road



(3)

Looking North across
Medina Drive



(4)

Looking West along
Medina Drive



**Looking Southeast from
Chainhurst Drive**



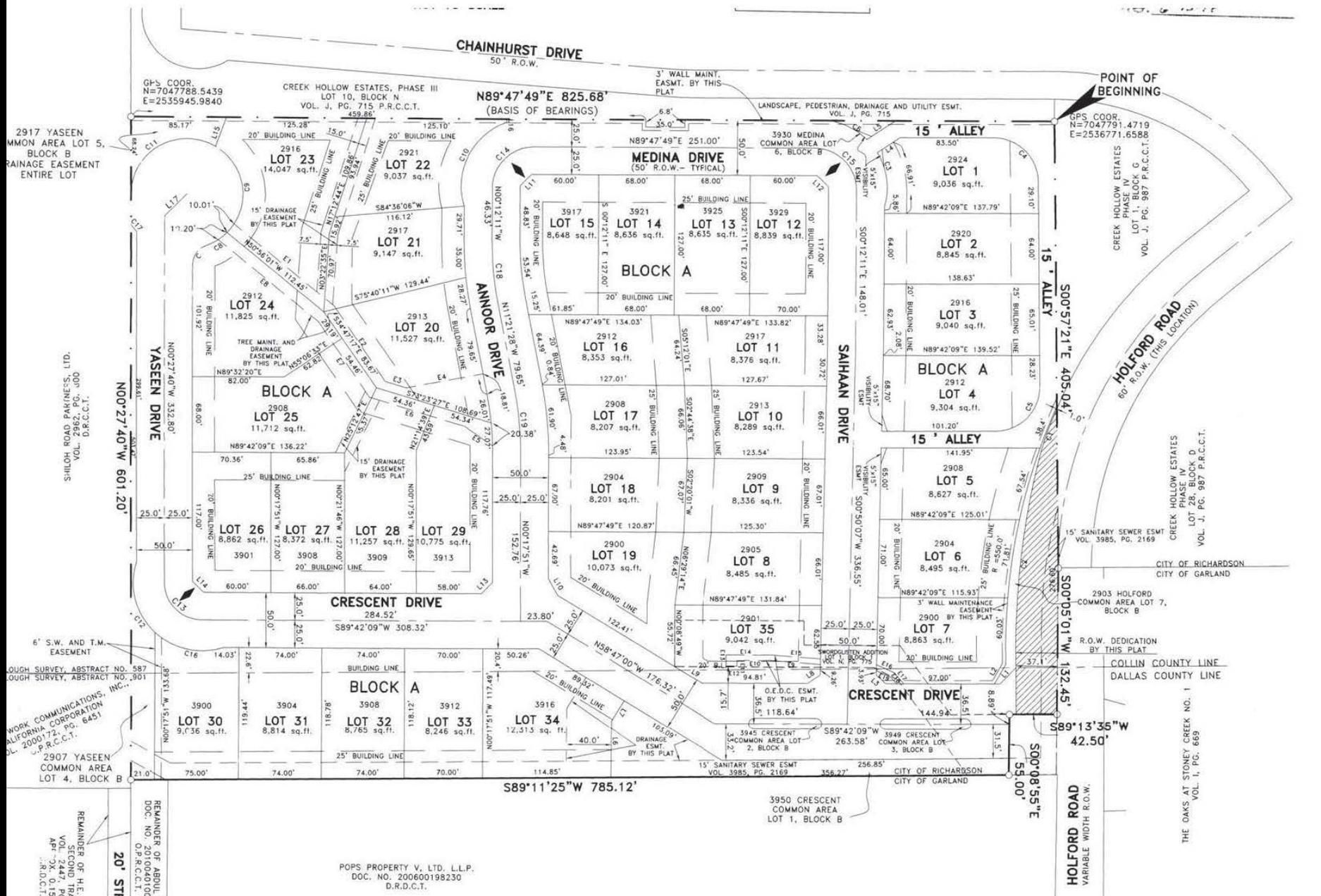
**Looking Southwest from
Chainhurst Drive**

(6)



(7)

Looking South at Crystal Creek
from Chainhurst & Blackfield



2917 YASEEN COMMON AREA LOT 5, BLOCK B DRAINAGE EASEMENT ENTIRE LOT

SHILON ROAD PARTNERS, LTD. VOL. 200172, PG. 600 D.R.C.C.T.

ROUGH SURVEY, ABSTRACT NO. 587
ROUGH SURVEY, ABSTRACT NO. 391
WORK COMMUNICATIONS, INC. CALIFORNIA CORPORATION VOL. 2000172, PG. 6451 P.R.C.C.T.
2907 YASEEN COMMON AREA LOT 4, BLOCK B

REMANINDER OF THE SECOND TRACT VOL. 2447, PG. 401 P.R.C.C.T.

GPS COOR. N=7047788.5439 E=2535945.9840

CREEK HOLLOW ESTATES, PHASE III LOT 10, BLOCK N VOL. J, PG. 715, P.R.C.C.T.

CHAINHURST DRIVE 50' R.O.W.

N89°47'49"E 825.68' (BASIS OF BEARINGS)

MEDINA DRIVE (50' R.O.W. - TYPICAL)

LANDSCAPE, PEDESTRIAN, DRAINAGE AND UTILITY ESMT. VOL. J, PG. 715

GPS COOR. N=7047791.4719 E=2536771.6588

POINT OF BEGINNING

CREEK HOLLOW ESTATES PHASE IV LOT 1, BLOCK G VOL. J, PG. 987 P.R.C.C.T.

HOLFORD ROAD 60' R.O.W. (THIS LOCATION)

CREEK HOLLOW ESTATES PHASE IV LOT 26, BLOCK D VOL. J, PG. 987 P.R.C.C.T.

CITY OF RICHARDSON CITY OF GARLAND

2903 HOLFORD COMMON AREA LOT 7, BLOCK B

R.O.W. DEDICATION BY THIS PLAT

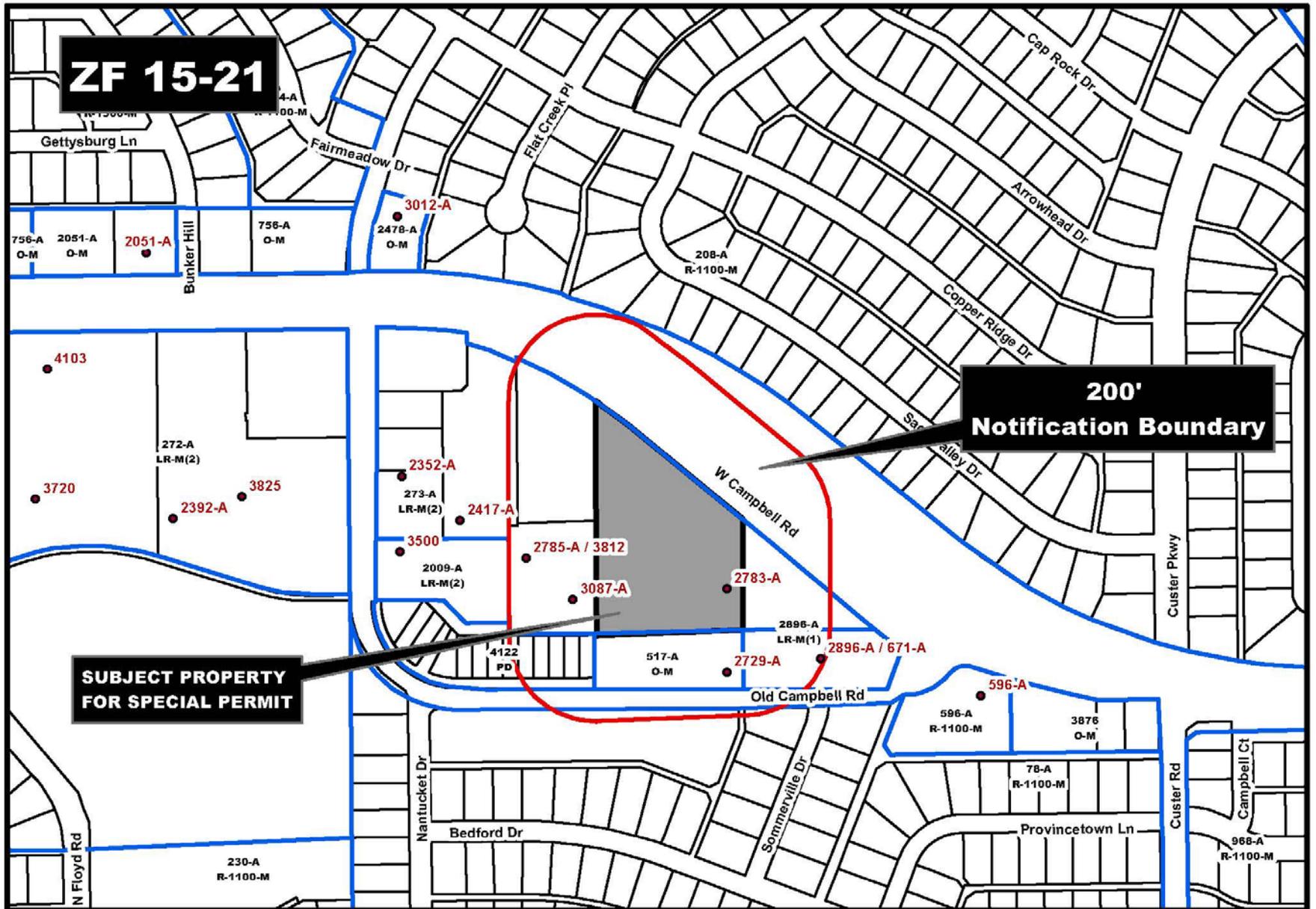
COLLIN COUNTY LINE DALLAS COUNTY LINE

THE OAKS AT STONEY CREEK NO. 1 VOL. 1, PG. 669

POPS PROPERTY V. LTD, L.L.P. DOC. NO. 200600198230 D.R.D.C.T.

Zoning Exhibit

Agenda Item 6
ZONING FILE 15-21
Special Permit
(Banana RC Raceway)



ZF 15-21 Notification Map

Updated By: shacklett, Update Date: August 17, 2015
 File: DSMMapping\Cases\212015ZF1521\ZF1521 notification.mxd

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ZF 15-21



**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 15-21 Aerial Map

Updated By: shacklett, Update Date: August 17, 2015
File: DSI/mapping/Cases/ZF/2015/ZF1521/ZF1521_ortho.mxd

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Old Campbell Road



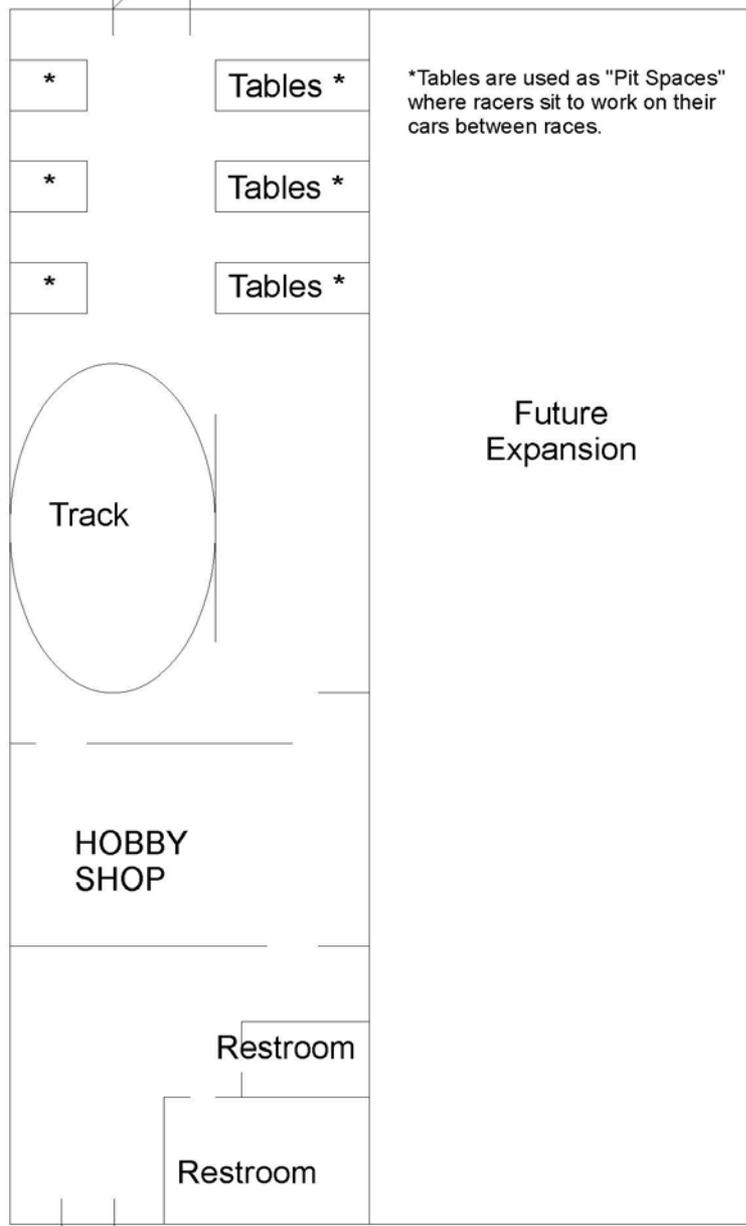
**Subject
Lease
Space**

Campbell Road

**Oblique Aerial
Looking South**

STE 300

STE 200



Floor Plan



GENERAL

Raceway
Banana RC

ReddyIce

BANANA
RC
Raceway

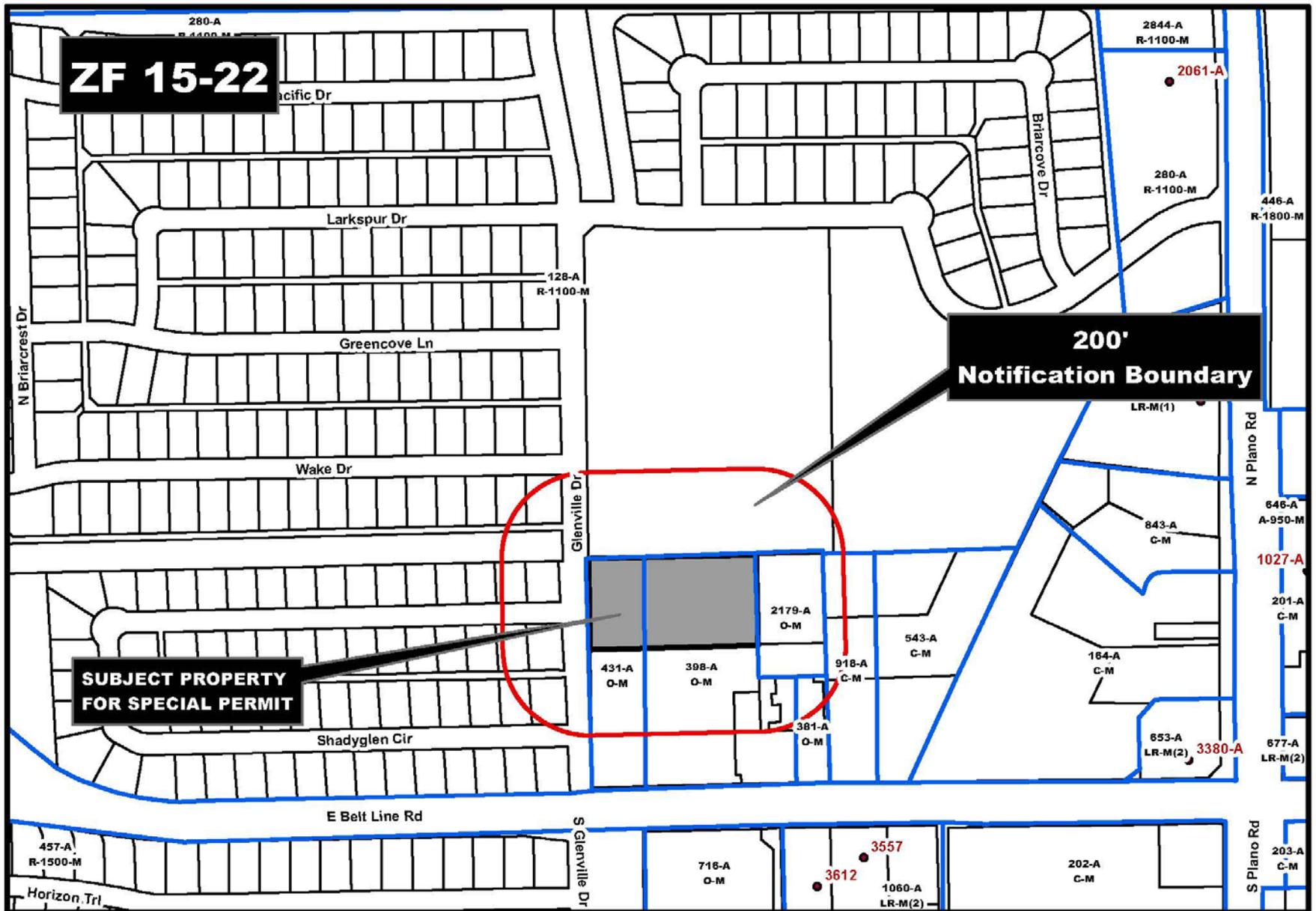
521
Suite 308

OPEN

(1)

Looking South at
Subject Lease Space

Agenda Item 7
ZONING FILE 15-22
Special Permit
(Child Care Center)



ZF 15-22 Notification Map

Updated By: shacklett, Update Date: August 17, 2015
 File: DSMMapping\Cases\2015\ZF1522\ZF1522 notification.mxd

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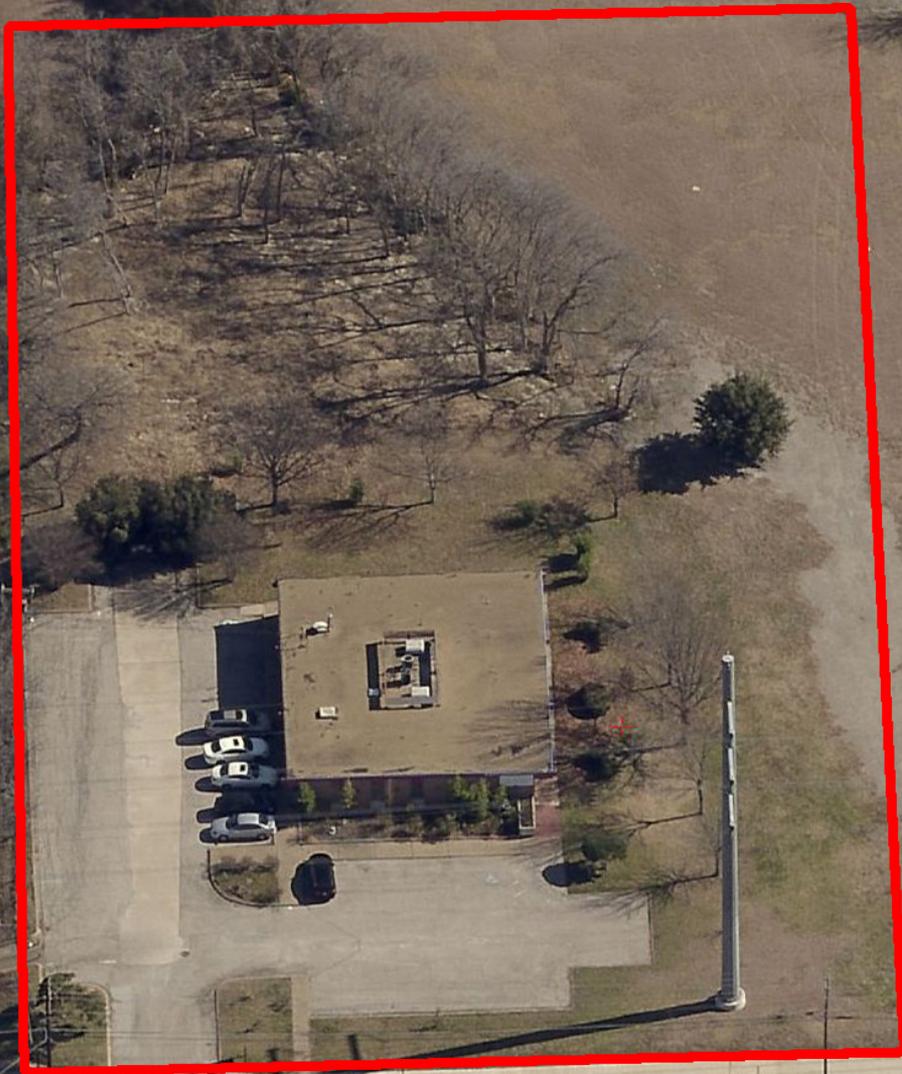


ZF 15-22 Aerial Map

Updated By: slacklett, Update Date: August 17, 2015
File: DSM\Mapping\Cases\2015\ZF 1522\ZF 1522 ortho.mxd

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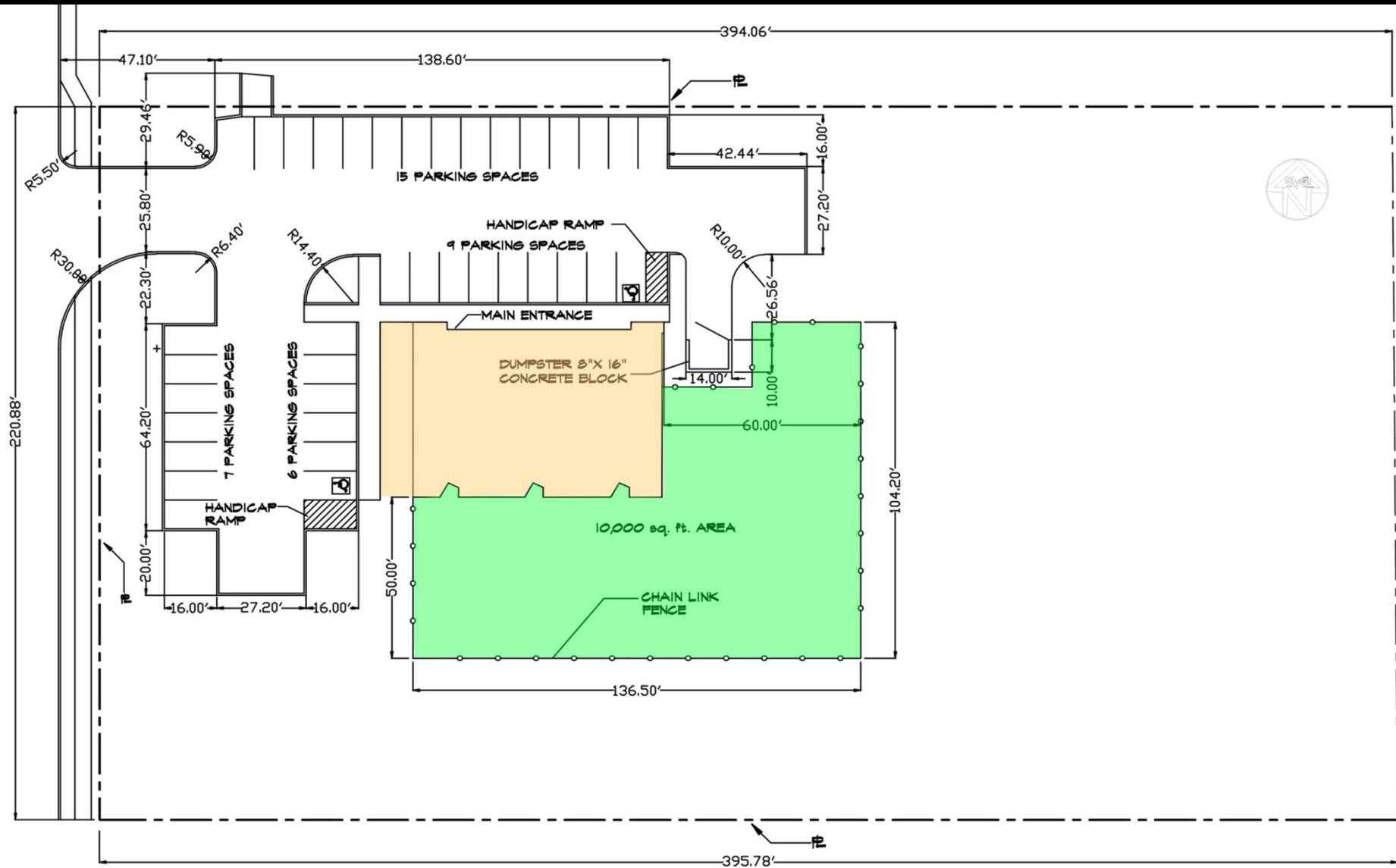




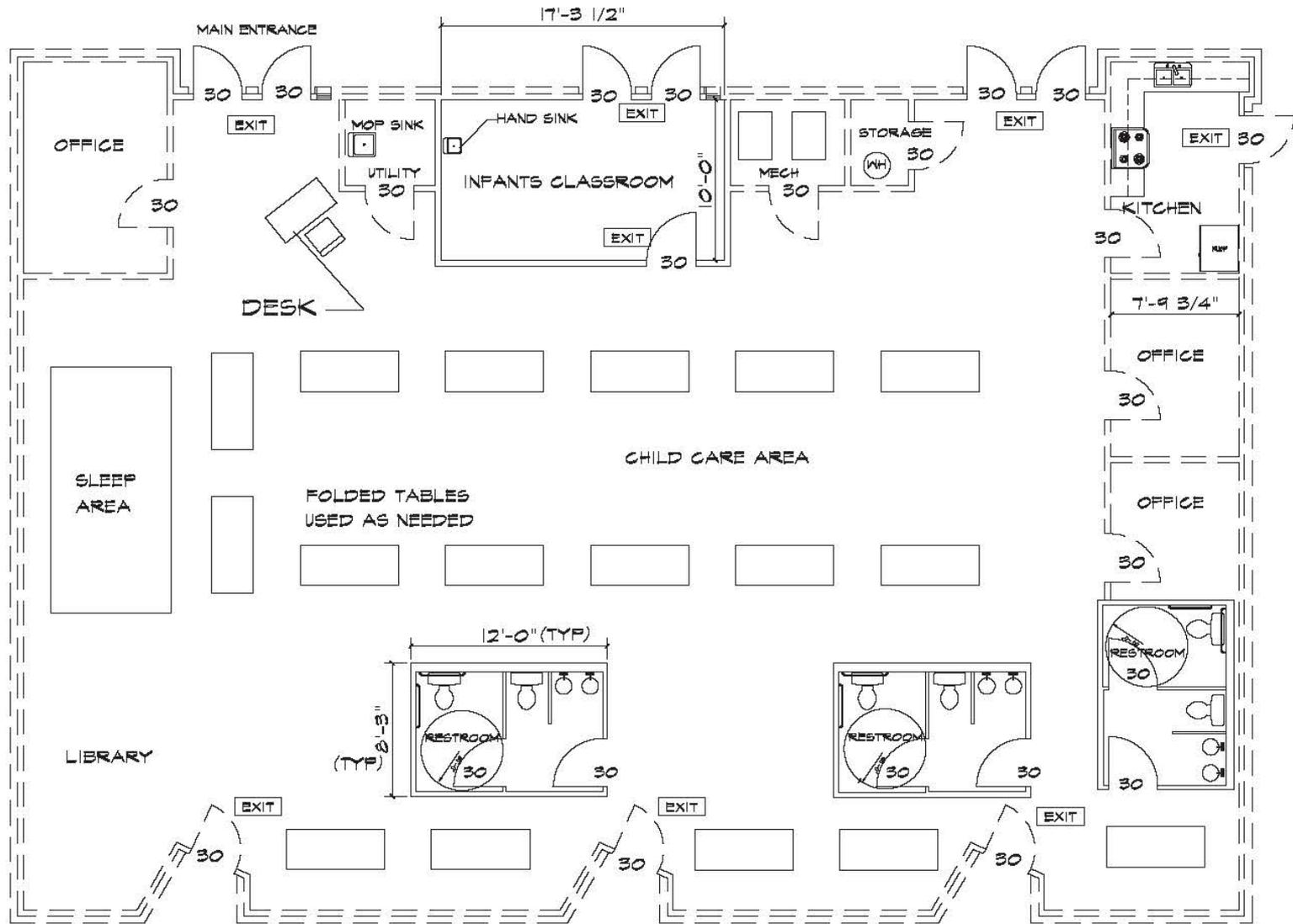
Glenville Drive

**Oblique Aerial
Looking East**

GLENVILLE DRIVE



Zoning Exhibit



FLOOR PLAN
SCALE: 1/8" = 1'

--- --- INDICATE EXISTING STRUCTURE
—— ——— INDICATE NEW CONSTRUCTION

Floor Plan



LAW OFFICE
YU, SOUTH & ASSOCIATES
(972) 994-9088
www.yusouth.com

Looking Southeast at
Subject Property

(1)



(3)

Looking West across
Glenville Drive



**Looking North from
Subject Property**

(4)

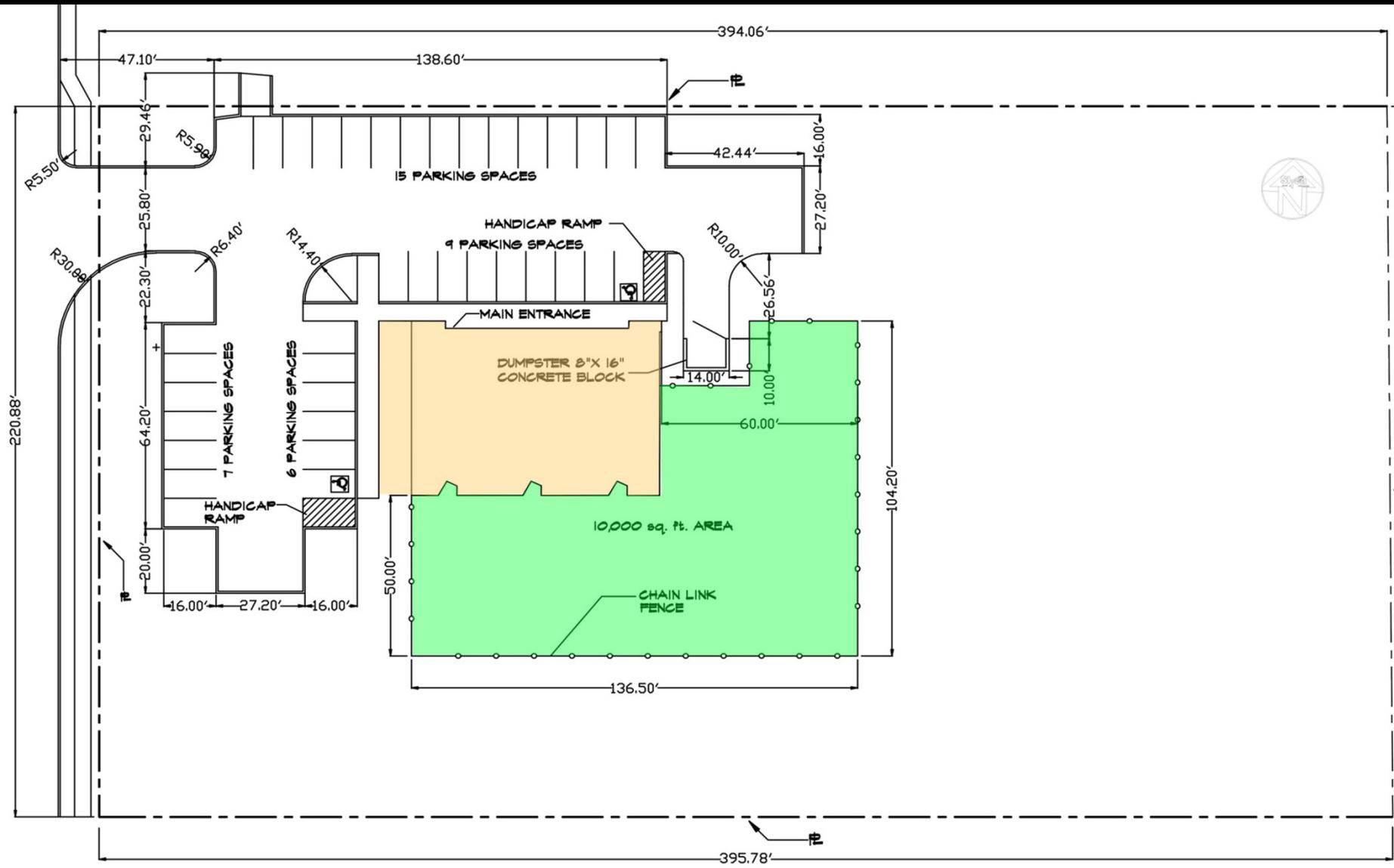


ZONING
CHANGE
REQUEST
MAY 2023
972-363-4240

Looking South along
Glenville Drive

(5)

GLENVILLE DRIVE



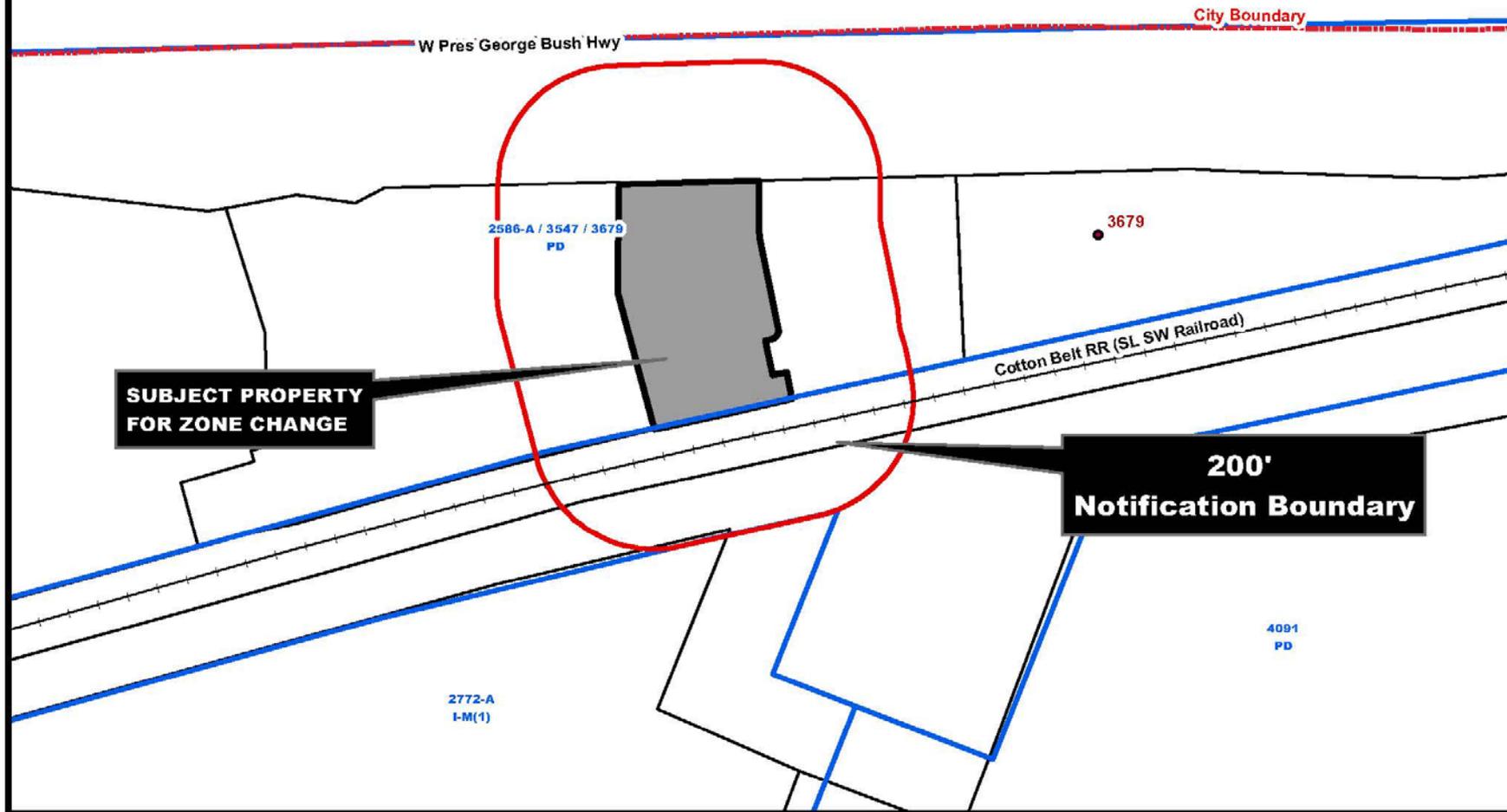
Zoning Exhibit

Agenda Item 8

ZONING FILE 15-24

Amend Planned Development
(La Quinta Inn & Suites)

ZF 15-24



ZF 15-24 Notification Map

Updated By: shacklett, Update Date: September 1, 2015
File: DSIMapping\Cases\212015ZF1524\ZF1524 notification.mxd

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ZF 15-24

W Pres George Bush Hwy

City Boundary

**SUBJECT PROPERTY
FOR ZONE CHANGE**

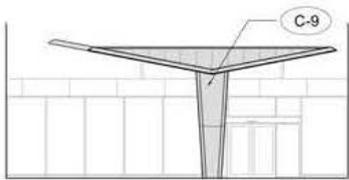
Cotton Belt RR (SL SW Railroad)

ZF 15-24 Aerial Map

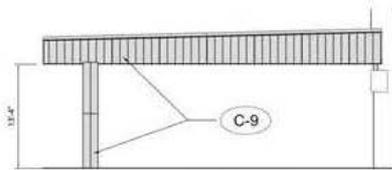
Updated By: shackleltd. Update Date: September 1, 2015
File: DSMMapping\Cases\Z12015ZF1524\ZF1524 ortho.mxd

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EAST ELEVATION

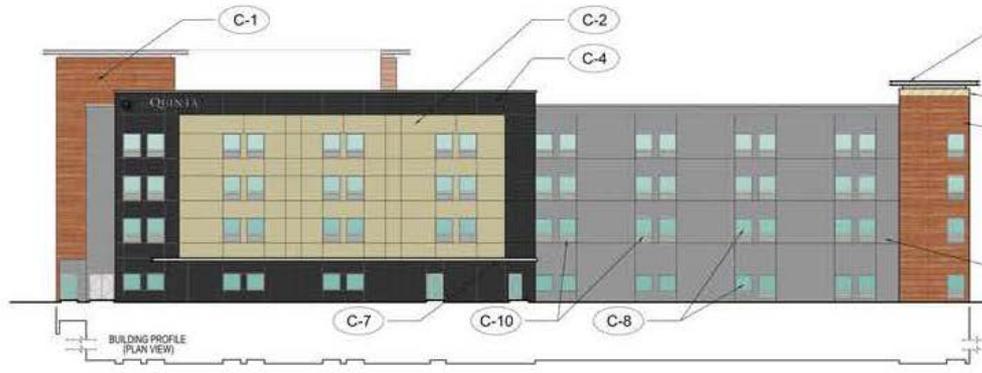


SOUTH ELEVATION
NORTH ELEVATION - SIMILAR

5 CANOPY ELEVATION

SCALE: 1/8" = 1'-0"

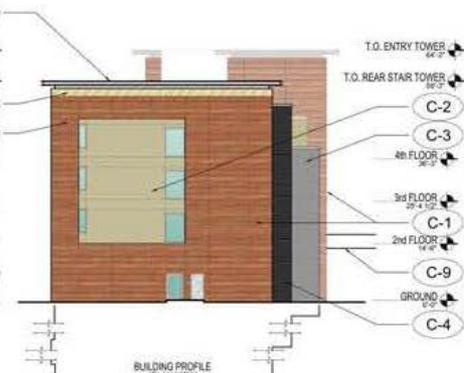
MATERIAL SCHEDULE			
C-1	CERAMIC PANELS MANUF: NEOLITH COLOR: IRON CORTEN	C-6	DOOR & FRAME PAINT (AS NOTED) GREY
C-2	STUCCO COLOR: BEIGE	C-7	ALUMINUM (TOWER PARAPET EXTENSIONS) PAC-CLAD - SILVER
C-3	BRICK VENEER, MODULAR - COLOR 1 COLOR: GREY	C-8	ALUMINUM (WINDOWS, STOREFRONT, & PTAC GRILLS) CLEAR ANODIZED
C-4	BRICK VENEER, MODULAR - COLOR 2 COLOR: DARK GREY (BLACK)	C-9	ALUMINUM FLUSH PANELS (PORTE-COCHERE) PAC-CLAD - STONE WHITE FINISH
C-5	STUCCO COLOR: YELLOW	C-10	PTAC MECHANICAL UNIT COLOR: GREY



4 WEST ELEVATION

SCALE: 1/16" = 1'-0"

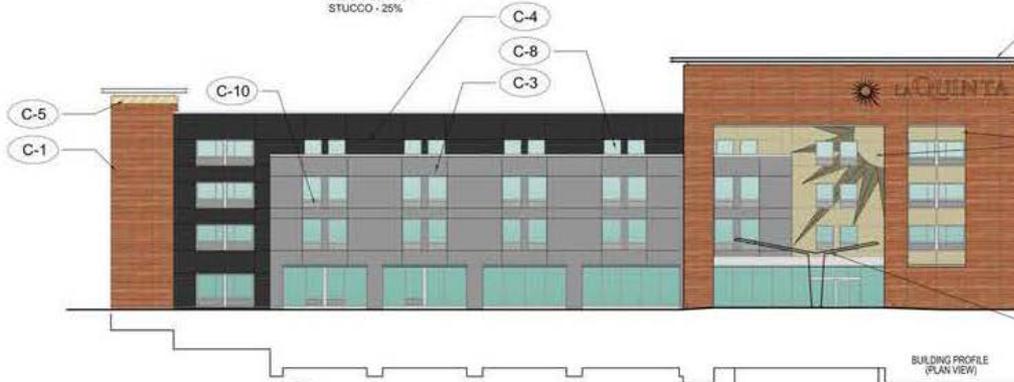
FAÇADE MATERIAL
BRICK VENEER - 62%
CERAMIC - 13%
STUCCO - 25%



3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

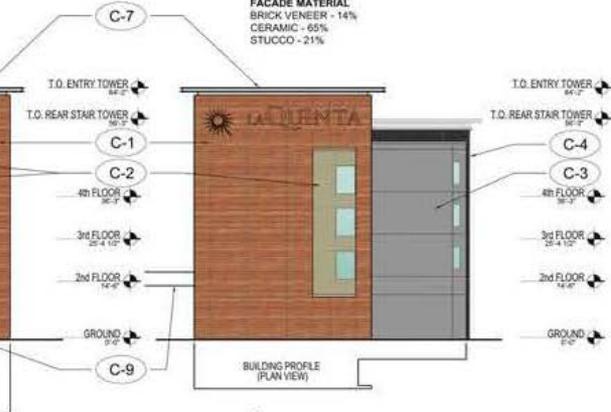
FAÇADE MATERIAL
BRICK VENEER - 14%
CERAMIC - 65%
STUCCO - 21%



2 EAST ELEVATION

SCALE: 1/16" = 1'-0"

FAÇADE MATERIAL
BRICK VENEER - 57%
CERAMIC - 30%
STUCCO - 13%



1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

FAÇADE MATERIAL
BRICK VENEER - 32%
CERAMIC - 58%
STUCCO - 10%

NOTE:
ALL BUILDING SIGNAGE SHOWN FOR
ILLUSTRATIVE PURPOSES ONLY.
SUBJECT TO BUILDING INSPECTION
APPROVAL.

Building Elevations



Looking Southeast at
Adjacent Office Buildings

(1)



Looking East
along PGBH

(2)



Looking South along
East Property Line
of Proposed Development

(3)

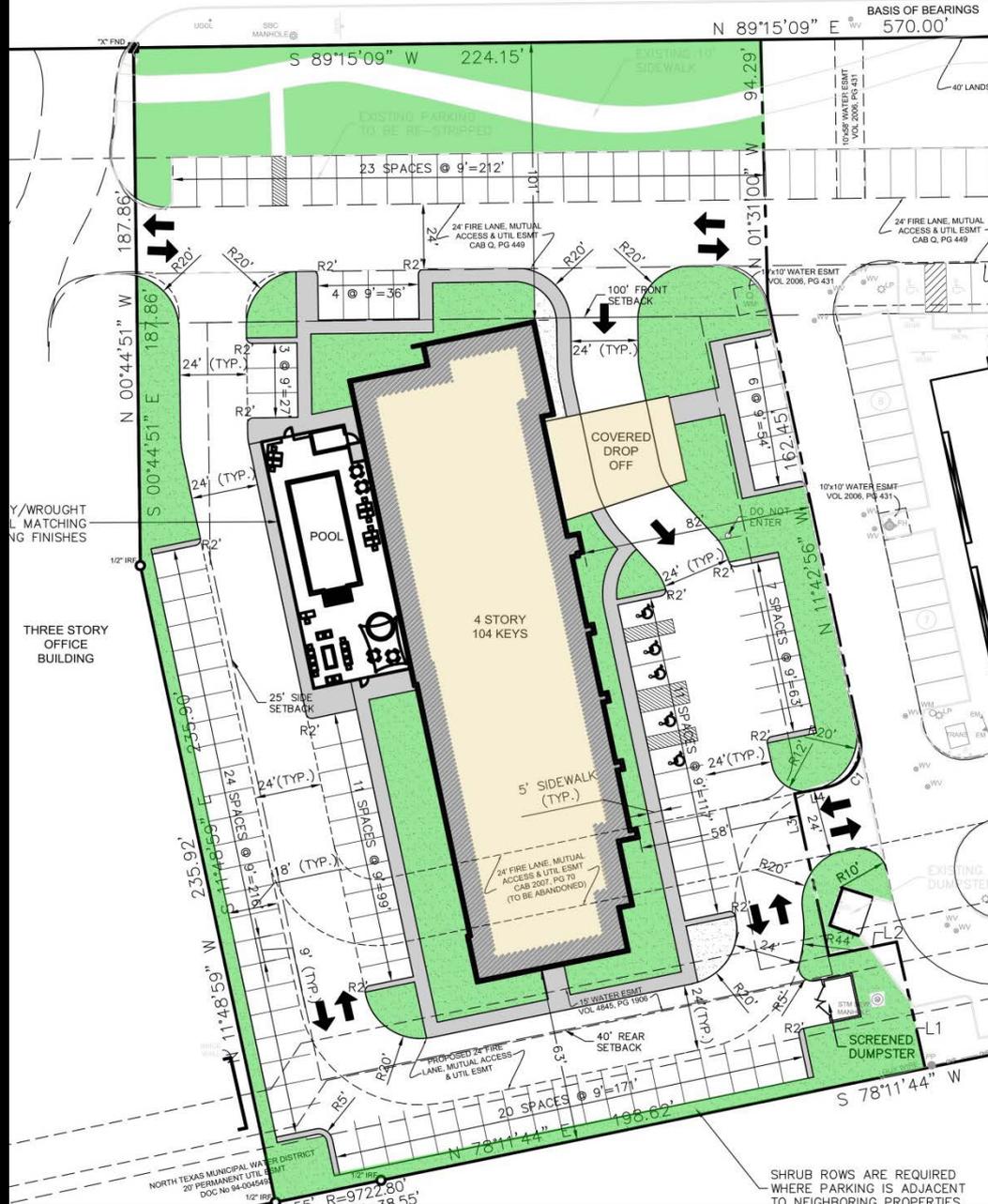


(4)

Looking Southwest at
Adjacent Office Building



**LaQuinta Prototype
in College Station**



Y/WROUGHT
L MATCHING
NG FINISHES

THREE STORY
OFFICE
BUILDING

Zoning Exhibit

SHRUB ROWS ARE REQUIRED
WHERE PARKING IS ADJACENT
TO NEIGHBORING PROPERTIES

November 3, 2015 Constitutional Election Amendments Proposed



Richardson City Council Worksession
October 12, 2015

Overview

- Review the seven State of Texas Constitutional Amendment propositions that will proceed the City of Richardson's four bond propositions and 83 charter amendment propositions on the Fall 2015 ballot.
- State law prohibits a city from supporting or opposing any election measure.



Proposition 1 – SJR 1

- “The constitutional amendment increasing the amount of the residence homestead exemption from ad valorem taxation for public school purposes from \$15,000 to \$25,000, providing for a reduction of the limitation on the total amount of ad valorem taxes that may be imposed for those purposes on the homestead of an elderly or disabled person to reflect the increased exemption amount, authorizing the legislature to prohibit a political subdivision that has adopted an optional residence homestead exemption from ad valorem taxation from reducing the amount of or repealing the exemption, and prohibiting the enactment of a law that imposes a transfer tax on a transaction that conveys fee simple title to real property. ”

Proposition 1 Summary

- Raise the amount of a homestead exemption from \$15,000 to \$25,000 on ad valorem taxes for public school purposes beginning January 1, 2015.
 - Does not affect city property tax revenue.
 - School tax bills that go out before November 3rd are provisional bills that assume approval.
- Grant an additional, corresponding exemption for a person 65 or older or disabled.
- Require the state to offset any school property tax revenue losses resulting from the additional homestead amount.
- Legislature may prohibit political subdivision from repealing or reducing current, adopted exemptions before the end of the 2019 tax year

Proposition 2 – HJR 75

- “The constitutional amendment authorizing the legislature to provide for an exemption from ad valorem taxation of all or part of the market value of the residence homestead of the surviving spouse of a 100 percent or totally disabled veteran who died before the law authorizing a residence homestead exemption for such a veteran took effect.”

Proposition 2 Summary

- 2011 constitutional amendment allowed a surviving spouse an exemption from property taxation as long as the spouse had not remarried.
 - Did not apply to surviving spouses of veterans who died before January 1, 2010.
- Prop. 2 would extend current homestead exemption to include the surviving spouse of a totally disabled veteran who died on or before January 1, 2010.
 - Estimated 3,800 surviving spouses of totally disabled veterans would now be allowed to claim exemption.

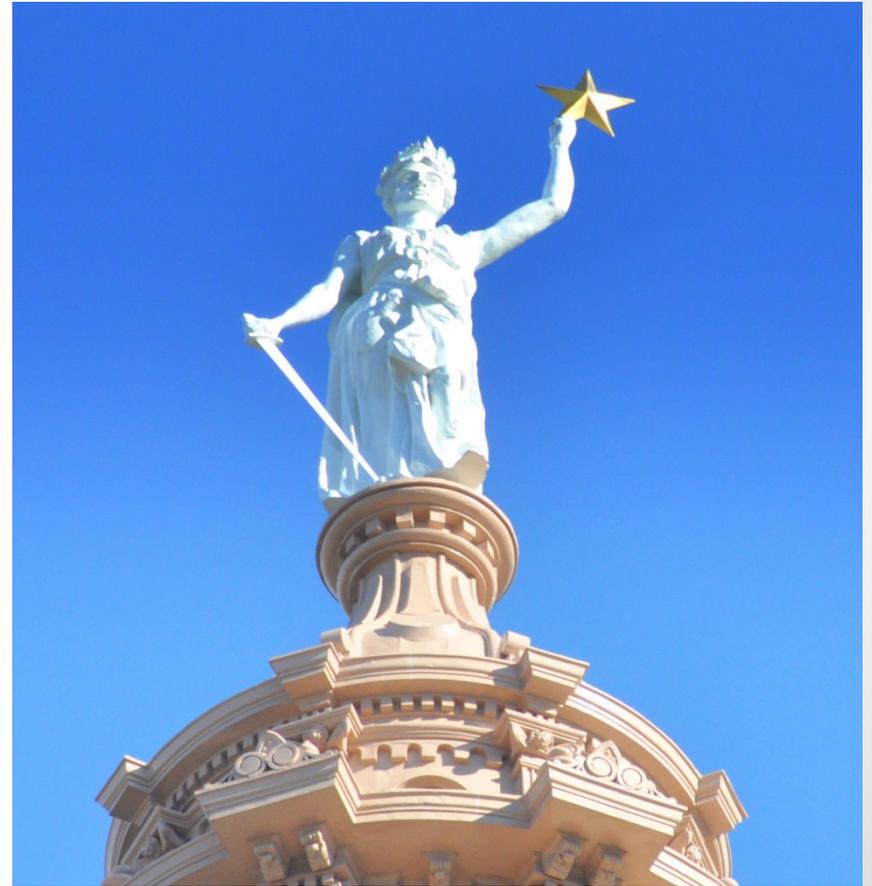
Proposition 3 - SJR 52

- “The constitutional amendment repealing the requirement that state officers elected by voters statewide reside in the state capital.”



Proposition 3 Summary

- Initial adoption of the Texas Constitution required the Comptroller, General Land Office Commissioner, Attorney General, and any statewide officer to reside at the capital during their terms of office.
- Proposition 3 would remove this requirement.



Proposition 4 – HJR 73

- “The constitutional amendment authorizing the legislature to permit professional sports team charitable foundations to conduct charitable raffles.”



Proposition 4 Summary

- Texas Constitution prohibits lotteries and gift enterprises.
- 1989 amendment permits charitable raffles conducted by a qualified religious society, volunteer fire department, volunteer emergency medical service, or non-profit organization.
 - Proposition 4 would allow Legislature to include professional sports teams' charitable foundations.
- Authorizes charitable foundations to pay reasonable operating expenses with charitable proceeds.
- Raffles could only be hosted at the home venue of the professional sports associated with the charitable foundation.

Proposition 5 – SJR 17

- “The constitutional amendment to authorize counties with a population of 7,500 or less to perform private road construction and maintenance.”



Proposition 5 Summary

- 1980 amendment gave rural counties with less than 5,000 people the right to construct and maintain private roads if the county imposes a reasonable charge for the work.
- Proposition 5 would increase the population cap to 7,500.
- Increase intended to reflect population growth over the past 35 years.
- Would include an additional 21 counties.

Proposition 6 – SJR 22

- “The constitutional amendment recognizing the right of the people to hunt, fish, and harvest wildlife subject to laws that promote wildlife conservation.”



Proposition 6 Summary

- Adds the right to hunt, fish, and harvest wildlife using traditional methods to Texas Bill of Rights.
- Maintains this right is subject to regulations that conserve and manage wildlife.
- Not intended to affect existing laws relating to trespass, property rights, eminent domain, and municipalities' rights to prevent hunters from hunting in populated areas.
- Changes the Texas constitution to endorse hunting and fishing as the preferred method for managing and controlling fish and wildlife populations.

Proposition 7 – SJR 5

- “The constitutional amendment dedicating certain sales and use tax revenue and motor vehicle sales, use and rental tax revenue to the state highway fund to provide funding for nontolled roads and the reduction of certain transportation-related debt.”



Proposition 7 Summary

- Dedicate a portion of revenue derived from state sales and use tax and tax imposed on sale, use, or rental of a motor vehicle to the state highway fund.
- Up to \$2.5 billion of sales tax, exceeding \$28 billion
 - September 1, 2017 – September 1, 2032
- 35% of revenue from sales and use tax on motor vehicles exceeding \$5 billion
 - Begin September 1, 2019
- Would only be used to construct, maintain, or acquire rights-of-way for public roadways.

Resources for State Proposition

Questions



- Texas Legislative Council
- House Research Organization
- League of Women Voters
- Legislative Reference Library of Texas
- VoteTexas.gov



LEAGUE OF
WOMEN VOTERS®



Early Voting Dates and Times and Richardson Locations

October 19 th – October 23 rd	8:00 a.m. – 5:00 p.m.
Saturday, October 24 th , Dallas County	8:00 a.m. – 5:00 p.m.
Saturday, October 24 th , Collin County	7:00 a.m. – 7:00 p.m.
Sunday, October 25 th	1:00 p.m. – 6:00 p.m.
October 26 th – October 28 th , Dallas County	8:00 a.m. – 5:00 p.m.
October 26 th – October 30 th , Collin County	7:00 a.m. – 7:00 p.m.
October 29 th – October 30 th , Dallas County	7:00 a.m. – 7:00 p.m.

Richardson Locations:

- Richardson Civic Center, 411 W. Arapaho Road
- Methodist Richardson Medical Center, 2831 E. President George Bush Highway

November 3rd Voting Day Information

Tuesday, November 3rd, 7:00 a.m. – 7:00 p.m.

Numerous voting locations in Dallas County and Collin County:

- For Dallas County www.dallascountvotes.org
- For Collin County www.collincountytx.gov