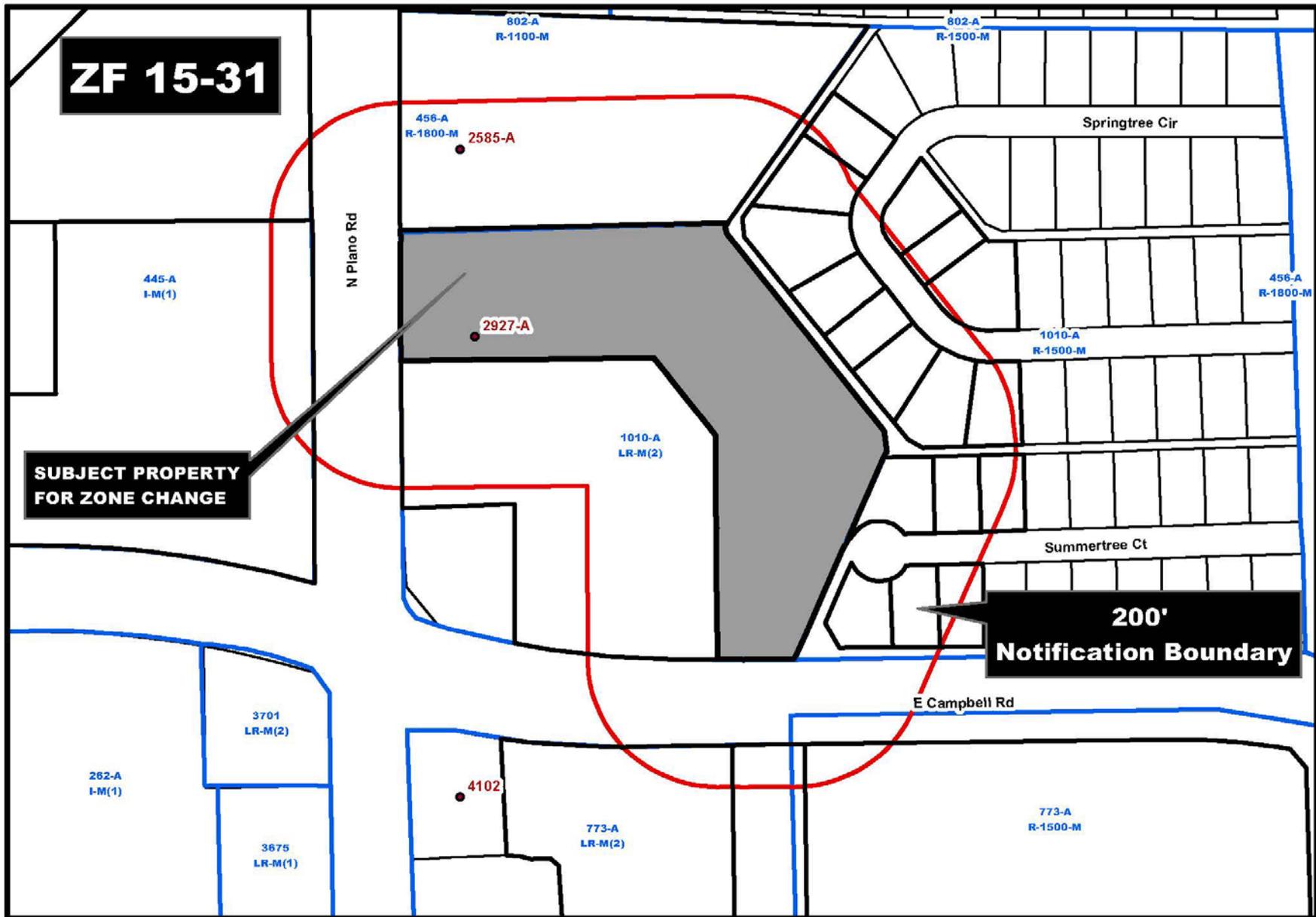


City Council Work Session Handouts

January 25, 2016

- I. Review and Discuss Zoning File 15-31
- II. Review and Discuss the January 6, 2016 Sign Control Board Minutes and SCB Case #16-01 and #16-02
- III. Review and Discuss the Hazard Mitigation Action Plan

Agenda Item 6
Zoning File 15-31
Planned Development
(Self Storage Warehouse)

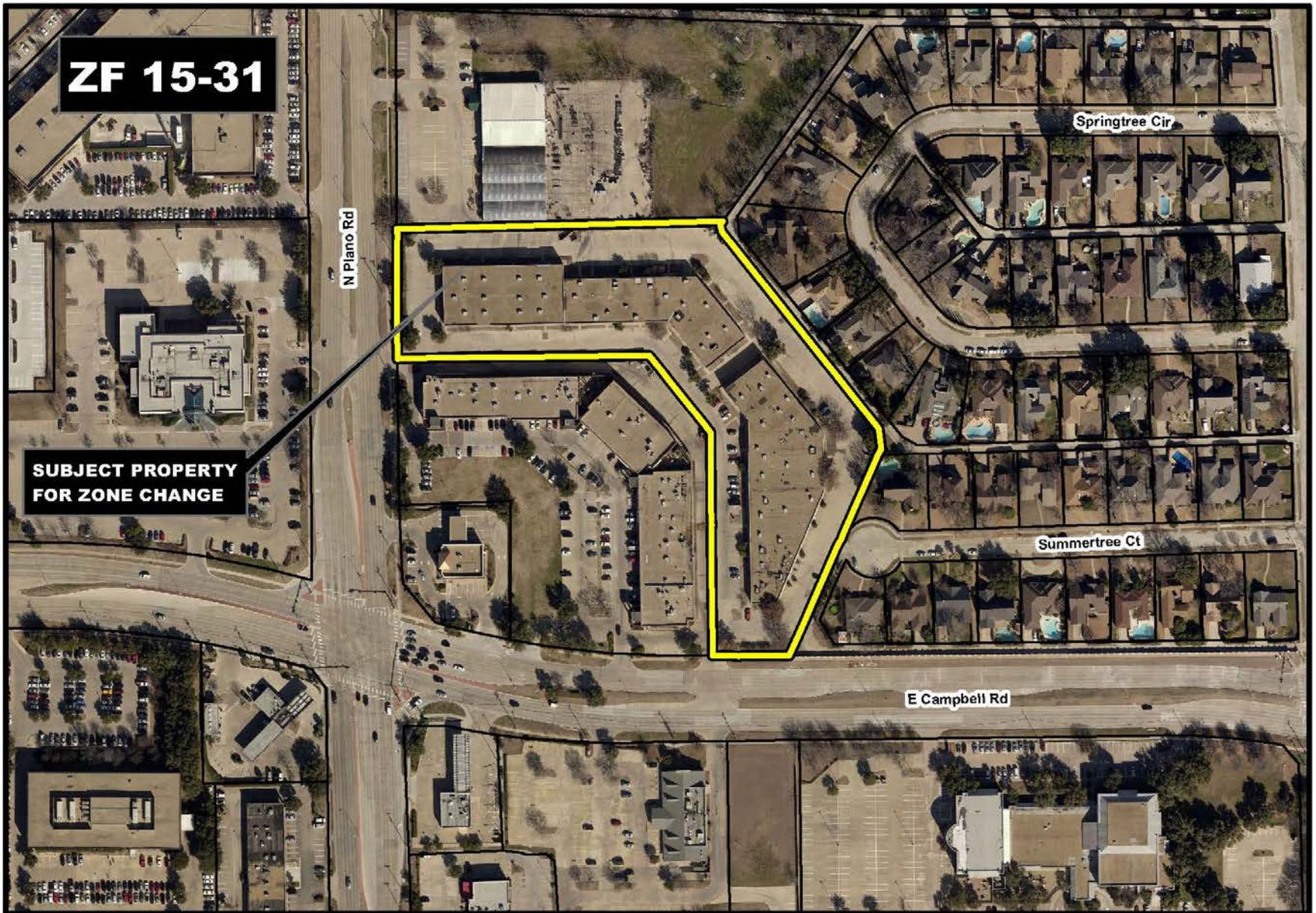


ZF 15-31 Notification Map

Updated By: shacklett, Update Date: November 30, 2015
 File: DSMapping\Cases\212015ZF1531\ZF1531 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 15-31

**SUBJECT PROPERTY
FOR ZONE CHANGE**

N Plano Rd

Springtree Cir

Summertree Ct

E Campbell Rd

ZF 15-31 Aerial Map

Updated By: shacklett, Update Date: November 30, 2015
File: DSMMapping\Cases\212015ZF1531\ZF1531 ortho.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.



Calloway's Nursery

Plano Road

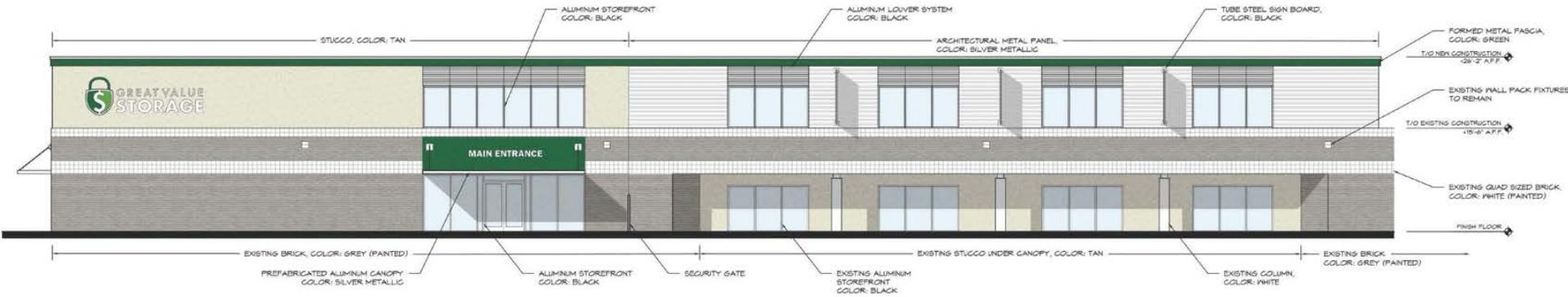
**2-story portion
of building**

**Single-Family
Neighborhood**

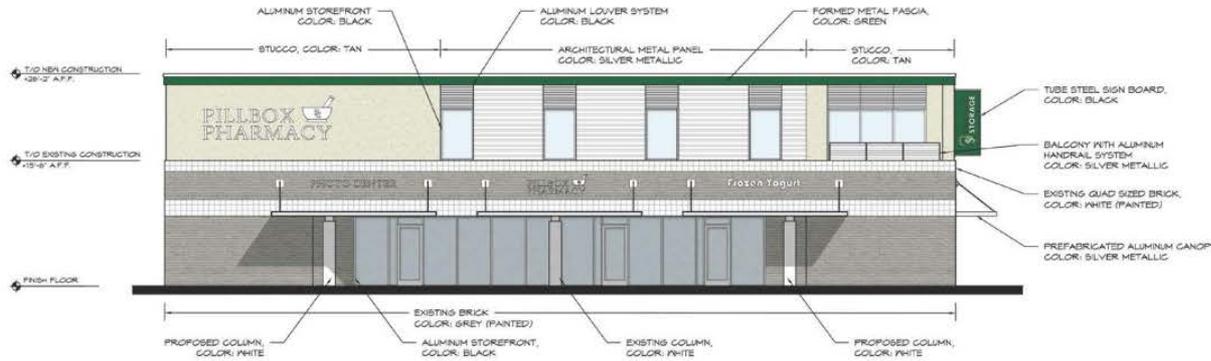
Campbell Road

**Oblique Aerial
Looking North**





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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

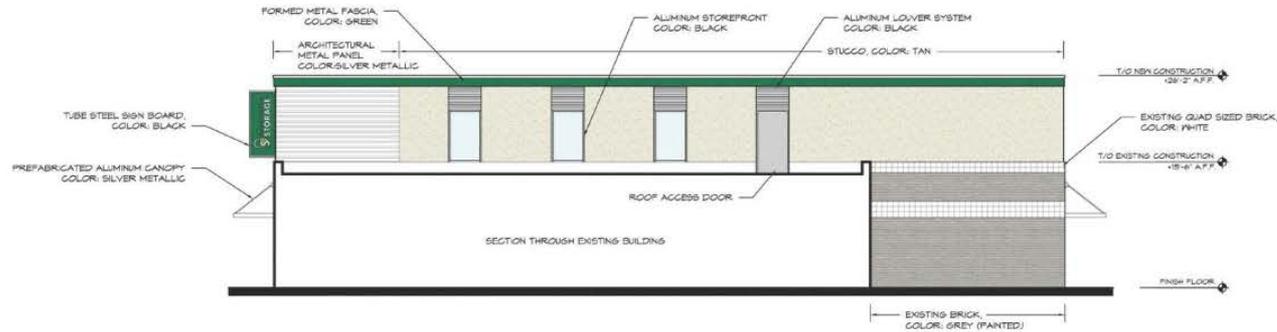
2-STORY PORTION OF BUILDING 1

EXTERIOR MATERIAL QUANTITIES	AREA (SF)	PERCENT (%)
SOUTH FACADE		
MASONRY	1,934 SF	50.3%
STUCCO	1,324 SF	34.4%
CORRUGATED METAL PANEL	588 SF	15.3%
WEST FACADE		
MASONRY	1,091 SF	54.1%
STUCCO	464 SF	28.0%
CORRUGATED METAL PANEL	256 SF	14.9%
EAST FACADE		
MASONRY	367 SF	33.0%
STUCCO	508 SF	54.4%
CORRUGATED METAL PANEL	140 SF	12.6%
NORTH FACADE		
MASONRY	1,045 SF	44.0%
STUCCO	1,446 SF	37.4%
CORRUGATED METAL PANEL	521 SF	13.6%
SUB-TOTAL		
MASONRY	5,259 SF	41.5%
STUCCO	3,834 SF	36.2%
CORRUGATED METAL PANEL	1,515 SF	14.3%
TOTAL	10,607 SF*	100%*

PROJECT NOTES:

- GLAZING NOT INCLUDED IN TOTAL WALL AREA.
- SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO BUILDING INSPECTION APPROVAL.
- COLUMNS ARE EXISTING UNLESS NOTED OTHERWISE.

South & West Building Elevations (2-story portion of building)



1 EAST ELEVATION
A202 SCALE: 1/8" = 1'-0"

2-STORY PORTION OF BUILDING 1

EXTERIOR MATERIAL QUANTITIES: AREA (SF) PERCENT (%)

SOUTH FACADE		
MASONRY	1,934 SF	50.3%
STUCCO	1,824 SF	34.4%
CORRUGATED METAL PANEL	508 SF	15.3%

WEST FACADE		
MASONRY	1,097 SF	51.1%
STUCCO	464 SF	28.2%
CORRUGATED METAL PANEL	266 SF	14.8%

EAST FACADE		
MASONRY	587 SF	33.0%
STUCCO	829 SF	34.4%
CORRUGATED METAL PANEL	140 SF	12.6%

NORTH FACADE		
MASONRY	1,245 SF	44.0%
STUCCO	1,440 SF	37.4%
CORRUGATED METAL PANEL	521 SF	13.6%

SUB-TOTAL		
MASONRY	5,293 SF	41.5%
STUCCO	5,234 SF	38.2%
CORRUGATED METAL PANEL	1,515 SF	14.3%

TOTAL	10,807 SF*	100%*
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- PROJECT NOTES:
1. GLAZING NOT INCLUDED IN TOTAL WALL AREA.
 2. SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO BUILDING INSPECTION APPROVAL.
 3. COLORS ARE EXISTING UNLESS NOTED OTHERWISE.



2 NORTH ELEVATION
A202 SCALE: 1/8" = 1'-0"

East & North Building Elevations (2-story portion of building)



PROPOSED BUILDING

ENTRANCE FROM PLANO ROAD



EXISTING BUILDING

Proposed Site Rendering – Plano Road View



PROPOSED BUILDING

AERIAL OVER PLANO ROAD



EXISTING BUILDING

Proposed Site Rendering – Plano Road View



PROPOSED BUILDING

ENTRANCE FROM CAMPBELL ROAD



SITE PHOTO



EXISTING BUILDING

Proposed Site Rendering – Campbell Road View



PROPOSED BUILDING
AERIAL OVER CAMPBELL ROAD



EXISTING BUILDING

Proposed Site Rendering – Campbell Road View



**Looking East across Plano Road
at Proposed Retail Space**



2050

FIRE LANE NO PARKING

Looking East at
Plano Road Frontage

(2)



(3)

Looking East along
North Property Line



(4)

Looking South along
East Property Line



1411

RICHARDSON
BAR
& GRILL

NOTICE
NO PARKING
IN THIS ZONE
EXCEPT AS
AUTHORIZED
BY THE
CITY OF
CAMPBELL

Looking North at
Campbell Road Elevation



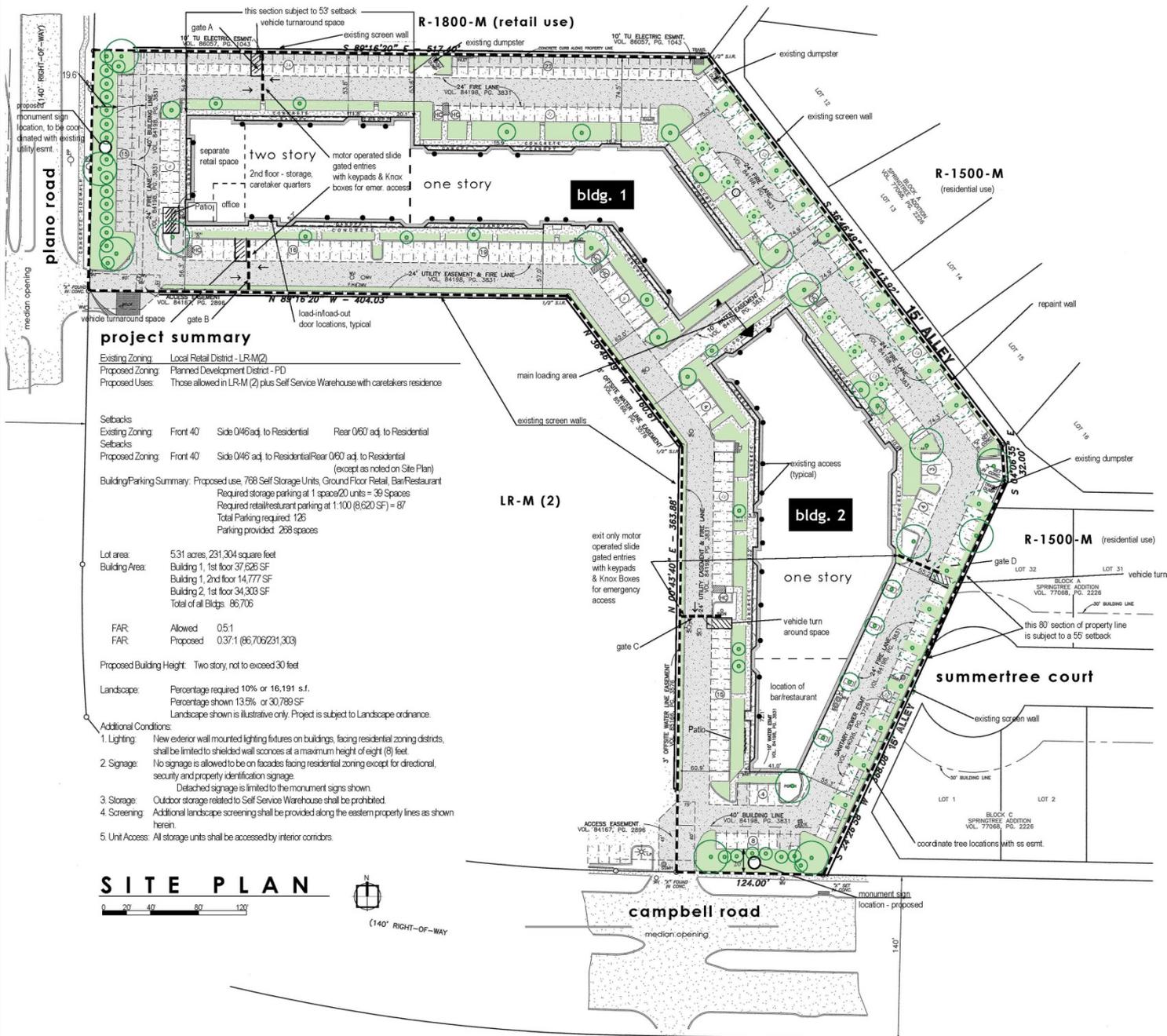
**Looking West at East Elevation
from Single-family Neighborhood
(Summertree Court)**



BUSHNERS
BAR
& GRILL

WALKWAY
CROSSING
STOP

Looking North across
Campbell Road



project summary

Existing Zoning: Local Retail District - LRM(2)
 Proposed Zoning: Planned Development District - PD
 Proposed Uses: Those allowed in LRM-M (2) plus Self Service Warehouse with caretakers residence

Setbacks:
 Existing Zoning: Front 40' Side 0/46' adj. to Residential Rear 0/60' adj. to Residential
 Proposed Zoning: Front 40' Side 0/46' adj. to Residential/Rear 0/60' adj. to Residential (except as noted on Site Plan)
Building/Parking Summary: Proposed use: 768 Self Storage Units, Ground Floor Retail, Bar/Restaurant
 Required storage parking at 1 space/20 units = 39 Spaces
 Required retail/restaurant parking at 1:100 (8,620 SF) = 87
 Total Parking required: 126
 Parking provided: 288 spaces

Lot area: 531 acres, 231,304 square feet
Building Area:
 Building 1, 1st floor 37,626 SF
 Building 1, 2nd floor 14,777 SF
 Building 2, 1st floor 34,303 SF
 Total of all Bldgs: 86,706

FAR: Allowed 0.51
 Proposed 0.37:1 (86,706/231,303)

Proposed Building Height: Two story, not to exceed 30 feet

Landscape: Percentage required 10% or 16,191 s.f.
 Percentage shown 13.5% or 30,789 SF
 Landscape shown is illustrative only. Project is subject to Landscape ordinance.

- Additional Conditions:**
1. Lighting: New exterior wall mounted lighting fixtures on buildings, facing residential zoning districts, shall be limited to shielded wall sconces at a maximum height of eight (8) feet.
 2. Signage: No signage is allowed to be on facades facing residential zoning except for directional, security and property identification signage.
 Detached signage is limited to the monument signs shown.
 3. Storage: Outdoor storage related to Self Service Warehouse shall be prohibited.
 4. Screening: Additional landscape screening shall be provided along the eastern property lines as shown herein.
 5. Unit Access: All storage units shall be accessed by interior corridors.

SITE PLAN



Zoning Exhibit

**Sign Control Board of Adjustment
January 6, 2016 Meeting**

SCB Cases # 16-01

Take 5 Oil

1198 N Plano Rd

Applicable Ordinance

- ❖ Chapter 18, Article III, Section 18-96(23);
 - ❖ (b.) Number: Pole Signs
 - ❖ (3.) Retail and Commercial zoning districts
 - ❖ (i.) Single tenant signs can be 20 feet in height and 60 sq.ft. in area.

- ❖ Chapter 18, Article III, Section 18-96 (8)
 - ❖ (f) Design: Electronic Message Center
 - ❖ (3) Electronic component of a sign:
 - ❖ (iii). If located above or below a non-electronic sign component the electronic component must be the same width as the non-electronic sign component.

Requested Variance

- ❖ Allow for a pole sign 66.77 sq.ft. (60 sf allowed by right)
- ❖ Allow for the electronic component to be 3 inches shorter than the non-electronic component. (Required to be the same width)

Reason for request

- ❖ The electronic display is the same for other Take 5 Oil businesses.
- ❖ Want to utilize the existing sign cabinet for the non-electronic element.

SCB 16-01

Residential

Subject Sign

N. Plano

Blake Dr.

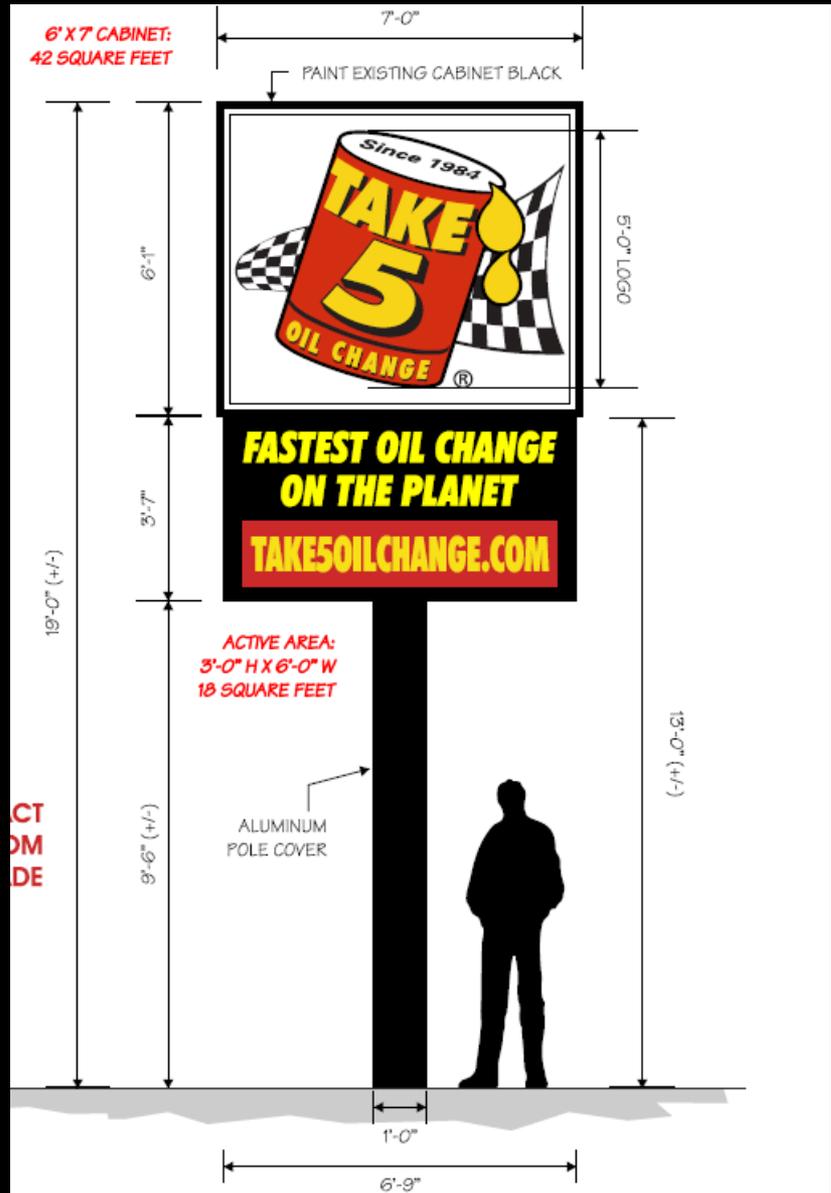
Industrial

Local Retail

Zoning 250 feet from
the proposed sign:
Local Retail,
Residential, Industrial



Proposed Sign



Northbound View



Southbound View



Sign Control Board Action

The Sign Control Board voted 4-1 to deny SCB Case 16-01.

SCB Cases # 16-02
Buckingham Shopping Center
1332 S Plano Rd

Applicable Ordinance

- ❖ Chapter 18, Article III, Section 18-96(23);
 - ❖ (c.) Number: Pole Signs
 - ❖ (3.) Retail and Commercial zoning districts
 - ❖ (ii.) Sites 10 acres but less than 15 acres can have two single use pole signs or one single use and one multiple use pole sign.

Requested Variance

- ❖ Allow for a second multi-tenant pole sign. (Sites less than 15 acres allowed by right one multi-tenant pole sign)

Reason for request

- ❖ To get visibility along Buckingham Rd. Trees along Buckingham Rd limit the visibility of the buildings and attached signage.

SCB 16-02

Local Retail

Existing Sign:
Multi-tenant 30' in height
and 144.9 sf

Subject Sign

S. Plano

Buckingham Rd.

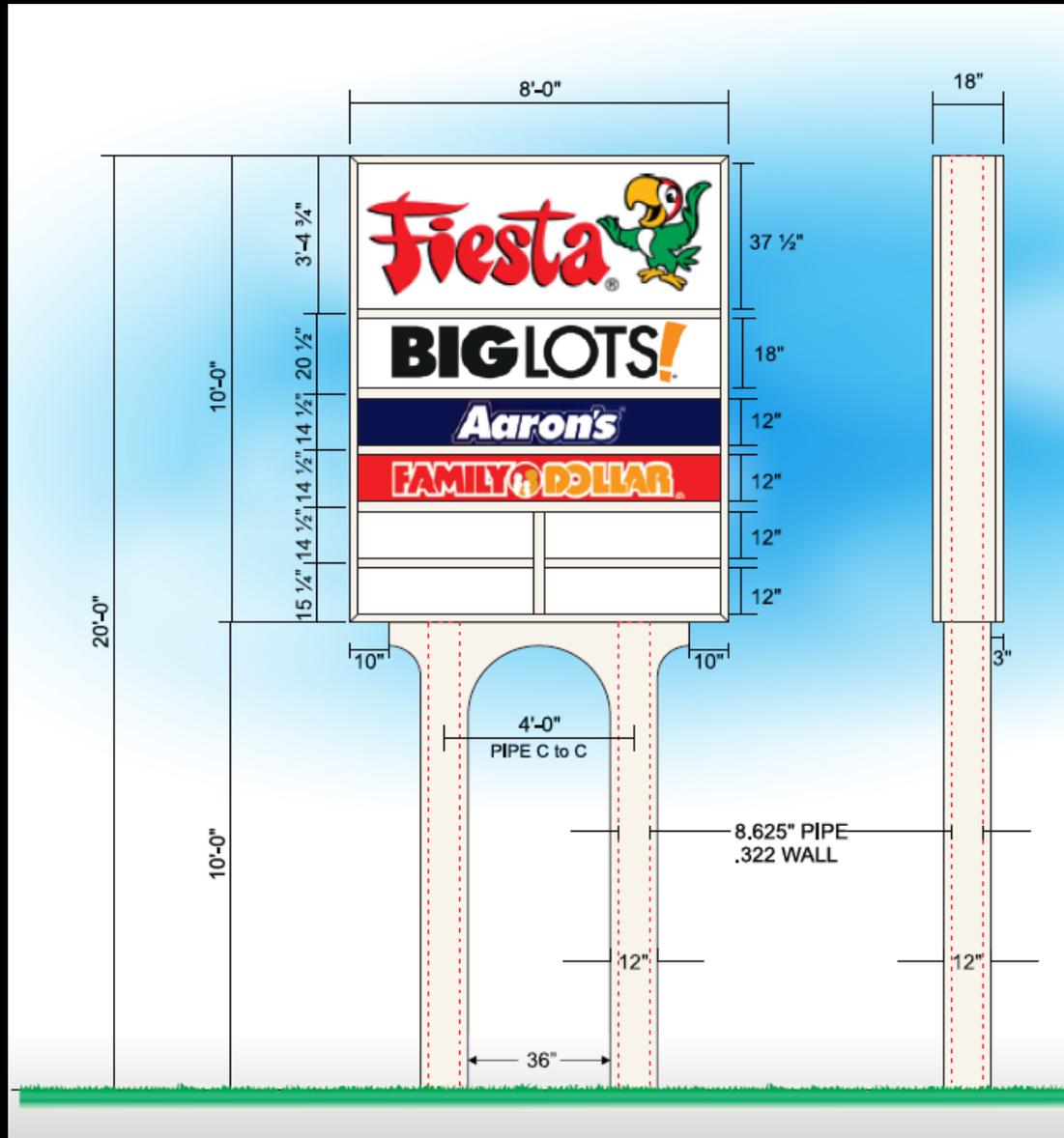
Zoning 250 feet from
the proposed sign:
Local Retail
Garland



Existing Sign



Proposed Sign



Eastbound View



Westbound View



Sign Control Board Action

The Sign Control Board voted 5-0 to approve SCB Case 16-02.

**Sign Control Board of Adjustment
January 6, 2016 Meeting**

Dallas County Hazard Mitigation Action Plan



Mistie Gardner

*City of Richardson
Office of Emergency Management*

01/25/2016



Hazard Mitigation Action Plan

Review & Status

Structure & Authorities

Process

Next Step



Emergency Management Cycle

Mitigation

Preparation

Recovery

Response

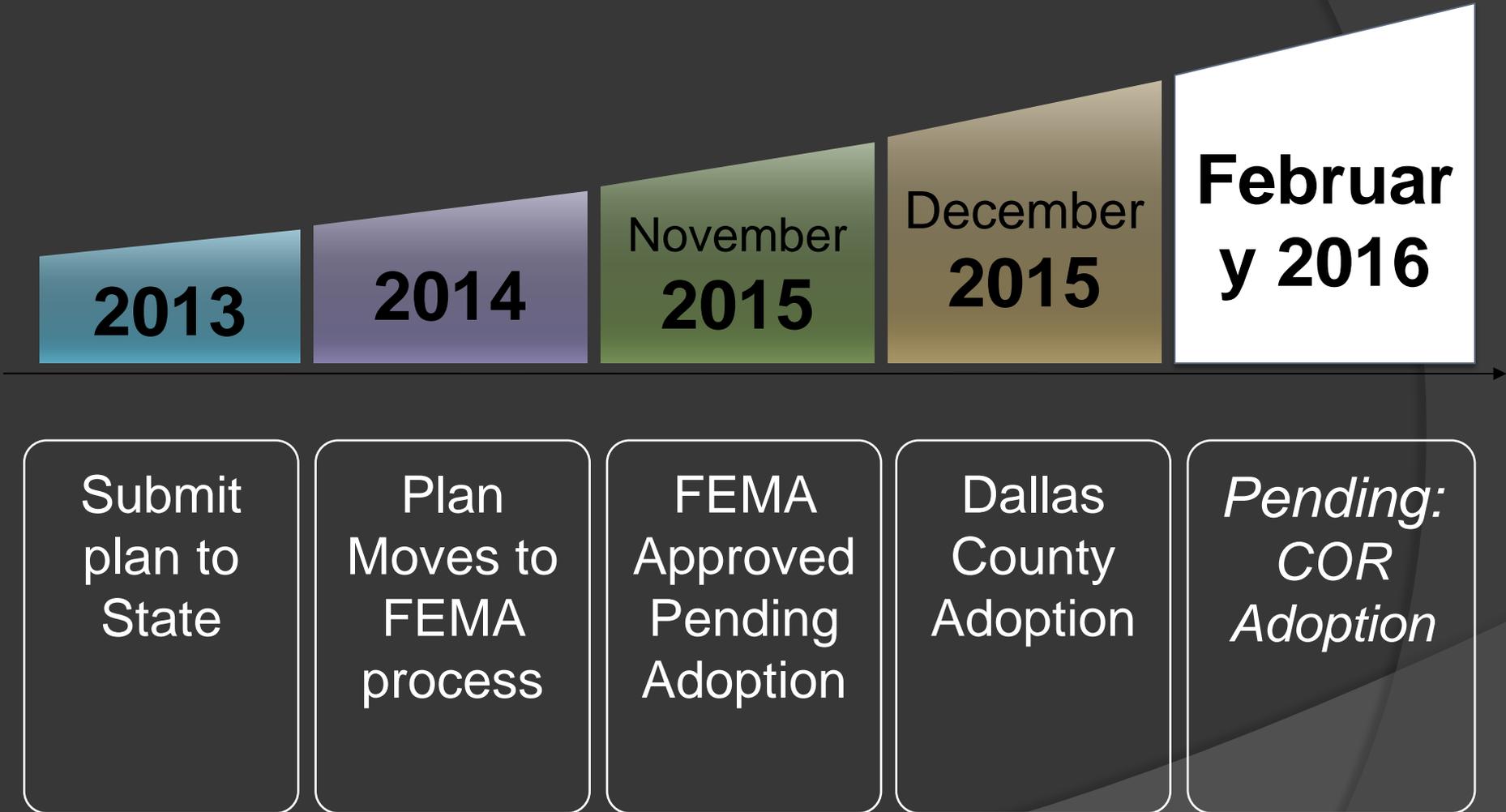


What is Mitigation



- Protect lives & property
- Be “disaster ready”
- Meet federal regulations
- Maximize pre- & post-disaster \$\$ opportunities

Current Plan Status



HazMAP Structure

1 - 4

Introduction, Scope, Purpose,
Authorities, County Profile, Process

5 & 6

Hazard and Risk Assessment
Mitigation Strategies

7 & 8

Action Items
Plan Maintenance

9

Jurisdiction Specific Annexes

Authorities

44 CFR § 201.6 (C)(3)

Stafford Act

Disaster Mitigation Act

Insurance Reform Act

1. Public Assistance
2. Pre & Post Disaster Mitigation Funding Eligibility

Planning, Approval & Adoption Process

County
&
Local
Adoption



Identify
Hazards

Risk
&
Vulnerability
Assessment

Develop
Strategies
& Actions

Public
Input

State &
FEMA
Approval

Next Step

State

– Approved November 2014

FEMA

– Approved Pending Adoption
November 30, 2015

County – Adopted December 15, 2015

Next Step

State

– Approved November 2014

FEMA

– Approved Pending Adoption
November 30, 2015

County – Adopted December 15, 2015

Richardson

– **Potential Adoption: February 8, 2016**