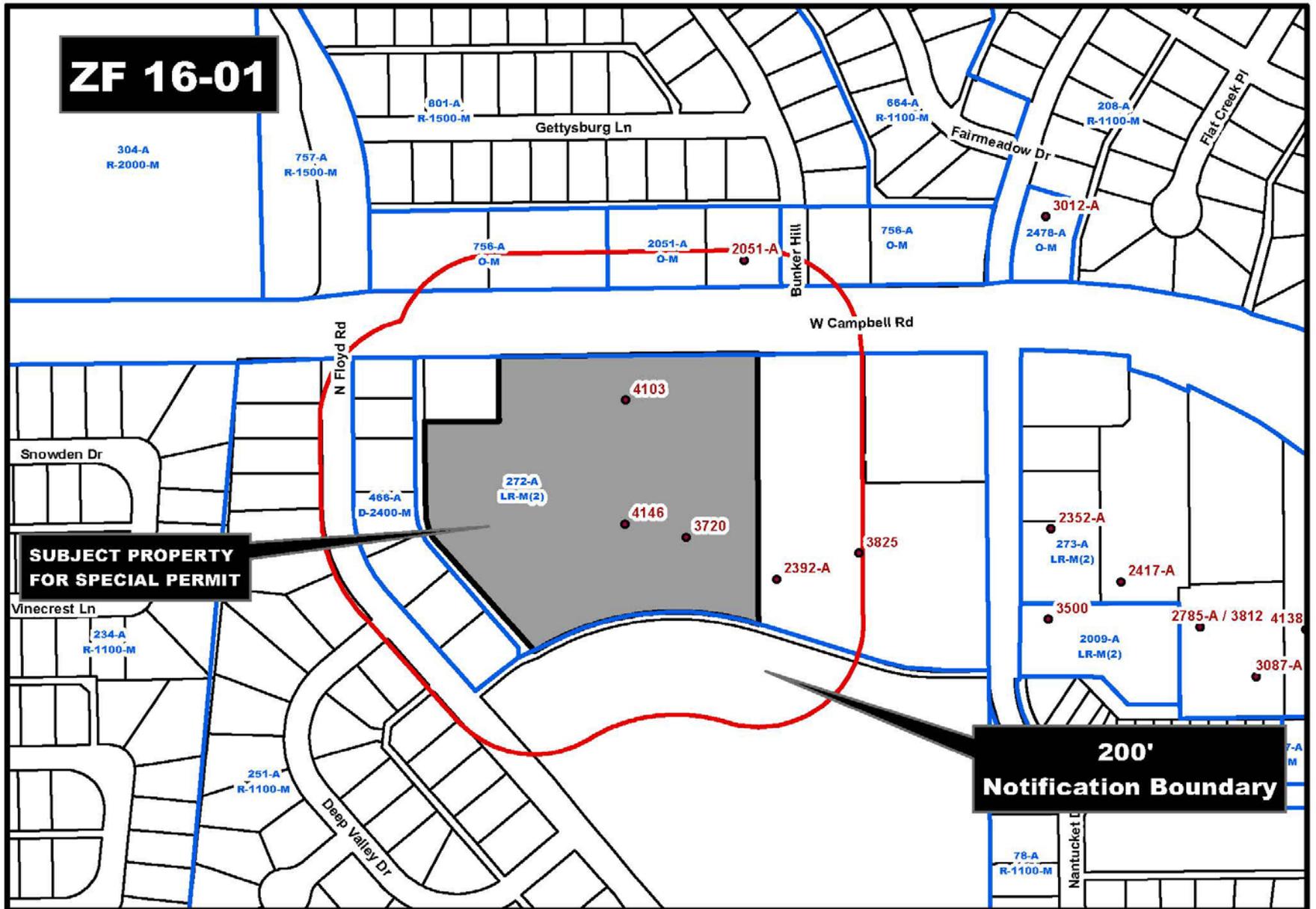


City Council Work Session Handouts

February 22, 2016

- I. Review and Discuss Zoning File 16-01
- II. Review and Discuss the Texas Food Establishment Rules
- III. Review and Discuss Express Building Permitting Program
- IV. Review and Discuss the Construction Work Hours Regulations

Agenda Item 5
Zoning File 16-01
Special Permit
(Temporary Open Air Market)



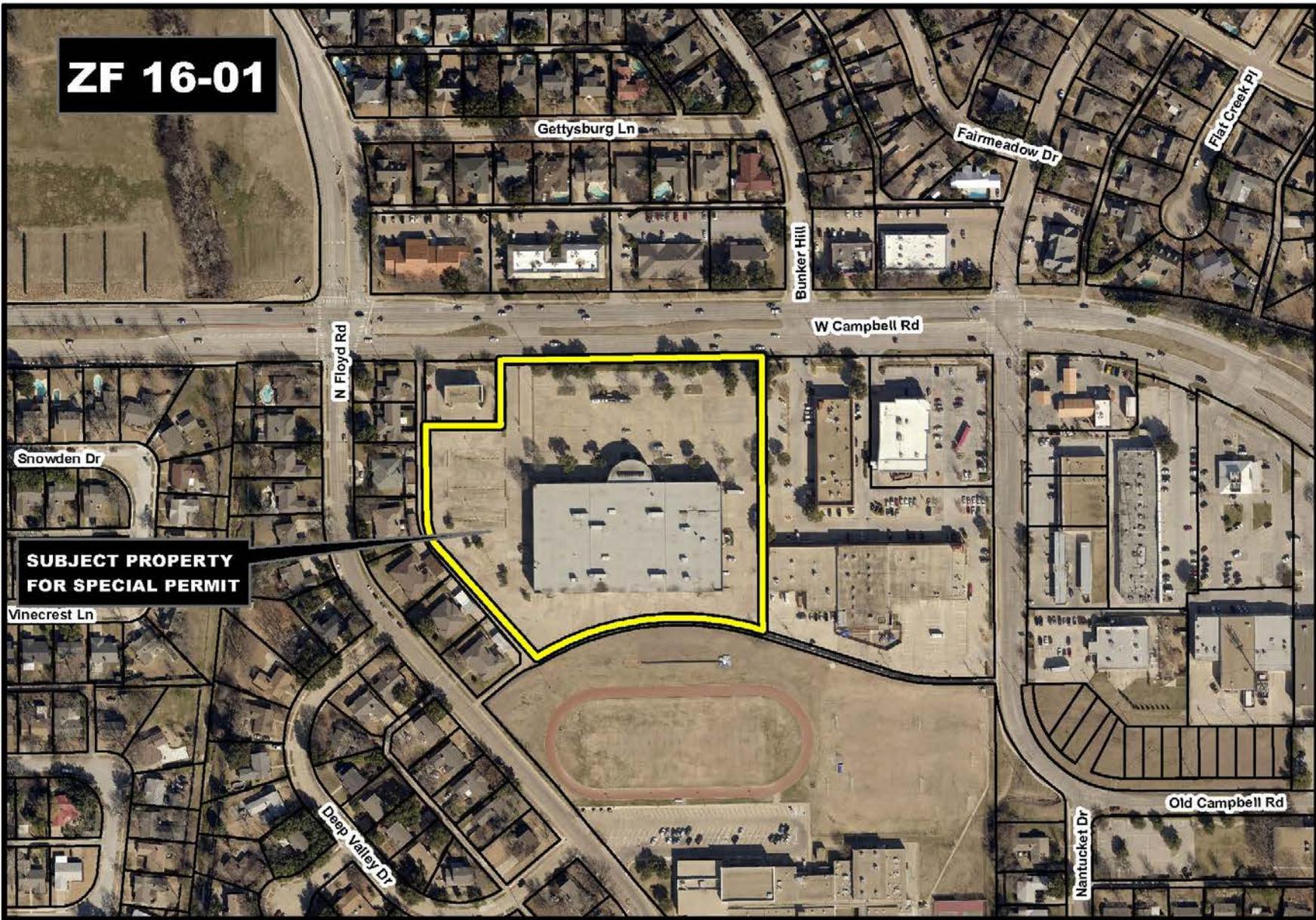
ZF 16-01 Notification Map

Updated By: shacklett, Update Date: January 20, 2018
 File: DSMMapping\Cases\212015ZF1601\ZF1601 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 16-01



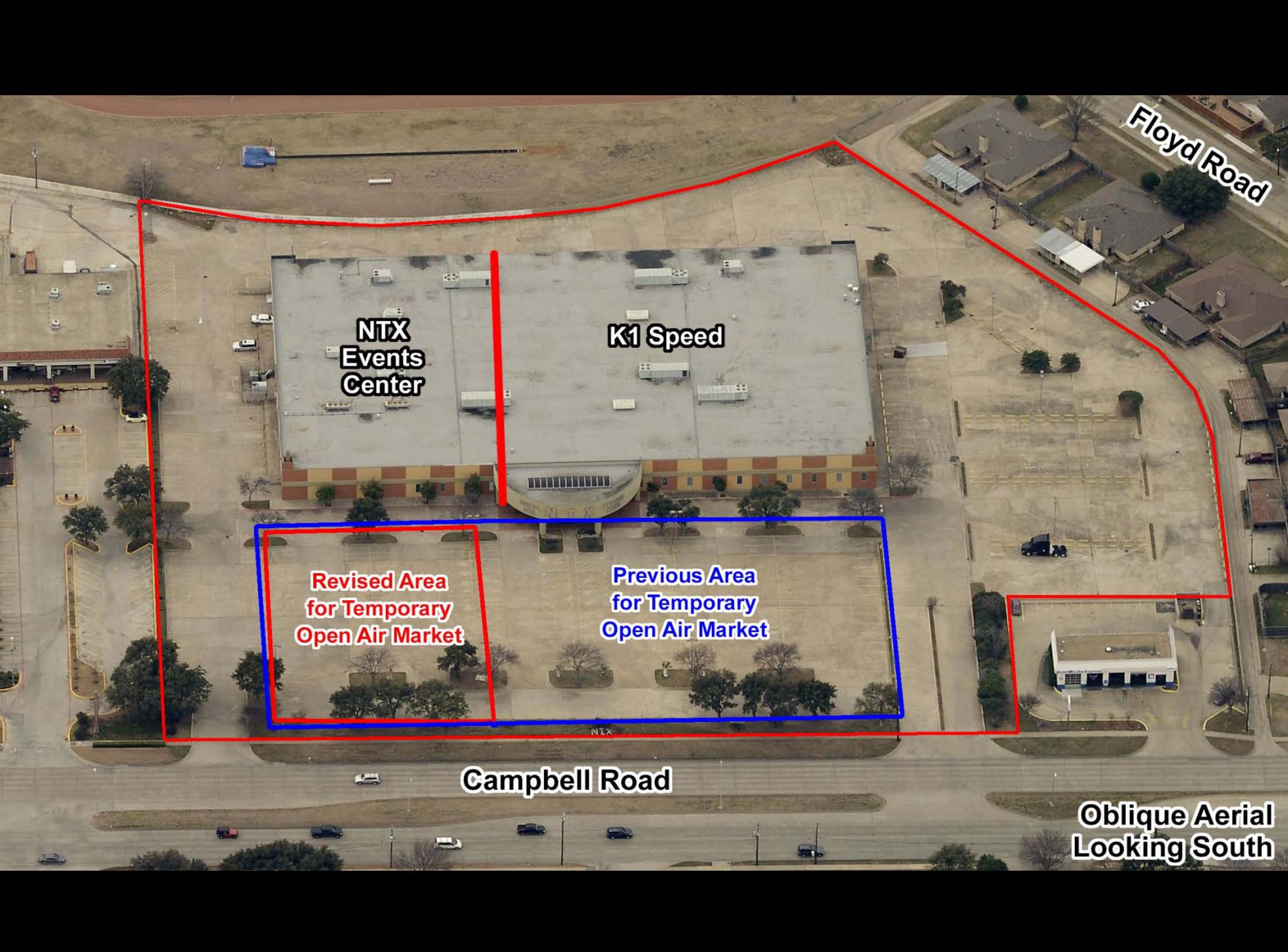
**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 16-01 Aerial Map

Updated By: shacklett, Update Date: January 20, 2016
File: DSIMapping\Cases\212015ZF1601\ZF1601.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.





Floyd Road

**NTX
Events
Center**

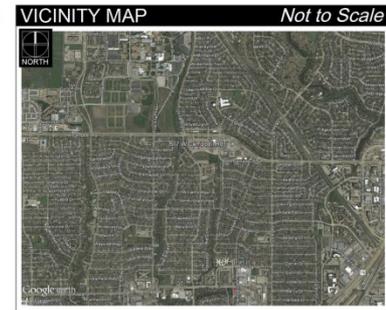
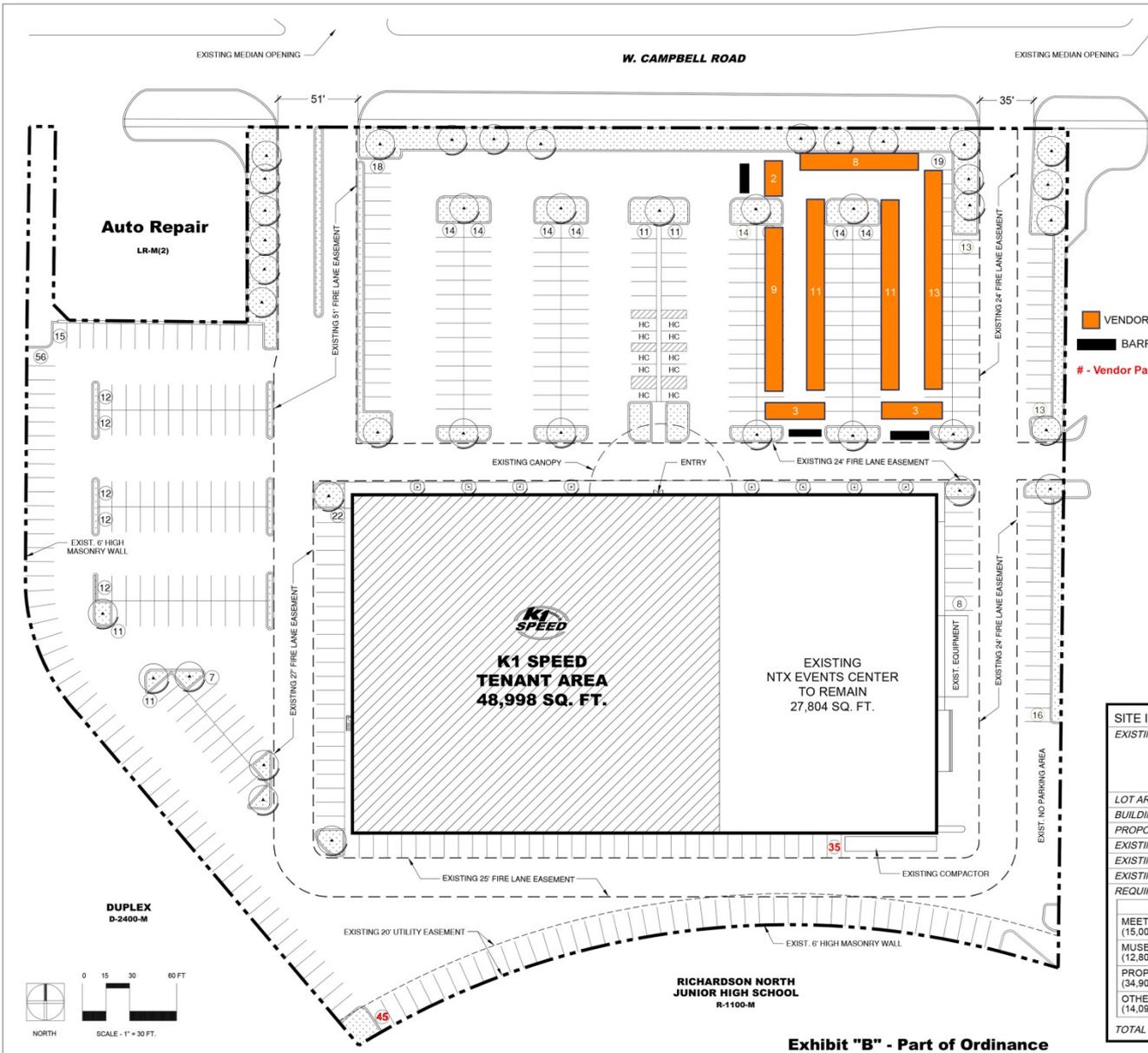
K1 Speed

**Revised Area
for Temporary
Open Air Market**

**Previous Area
for Temporary
Open Air Market**

Campbell Road

**Oblique Aerial
Looking South**



■ VENDORS
■ BARRICADES
- Vendor Parking Spaces

CAMPBELL ROAD SHOPPING CENTER
LR-M(2)

LEGEND

- PROPERTY LINE
- ▨ PROPOSED K1 SPEED TENANT AREA
- ⊙ EXISTING LANDSCAPE AREA WITHIN PROPERTY
- - - EXISTING FIRE LANE EASEMENT
- ⑬ INDICATED NUMBER OF PARKING SPACES PER ROW

SITE INFORMATION - PROJECT SUMMARY

EXISTING ZONING: LR-M(2) WITH SPECIAL PERMIT FOR AN AUTOMOBILE MUSEUM, MEETING ROOM AND SPECIAL EVENTS FACILITY (ORDINANCE NO. 3720) AND A SPECIAL PERMIT FOR A TEMPORARY OPEN AIR MARKET (ORDINANCE NO. 4102)

LOT AREA:	7.288 AC (317,465 S.F.)
BUILDING AREA:	76,802 S.F.
PROPOSED K1 SPEED AREA:	48,998 S.F.
EXISTING FLOOR AREA RATIO (FAR):	0.24:1 (0.5:1 ALLOWED)
EXISTING BUILDING HEIGHT:	24'-2" (ONE STORY)
EXISTING PARKING:	483 SPACES

REQUIRED PARKING:

USE	PARKING RATIO	REQUIRED SPACES
MEETING/EVENT AREA (NTX CTR.) (15,000 S.F.)	1/100 S.F.	150 SPACES
MUSEUM AREA (NTX CTR.) (12,804 S.F.)	30 SPACES + 1/200 S.F. OVER 10,000 SF	45 SPACES
PROPOSED K1 SPEED RACE TRACK (34,900 S.F.)	1/1,150 S.F.	31 SPACES
OTHER K1 SPEED USE (14,098 S.F.)	1/100 S.F.	141 SPACES
TOTAL REQUIRED SPACES:		367 SPACES

ZONING EXHIBIT - Special Permit RICHARDSON, TX
 OWNER: Michael Mazaheri PHONE: (469)534-2297 GROSS ACREAGE: 7.288 AC.
 ADDRESS: 677 W. Campbell Rd. - Richardson, TX 75080

Date: 10-10-15
 Scale: 1"=30'
 Sheet 1 of 2 Sheets

Exhibit "B" - Part of Ordinance

Updates to the Texas Food Establishment Rules (TFER)

City Council February 22, 2016



Food Service Trends

- In the midst of the 'foodie' times
- Food Service evolving into new settings
- New techniques procedures being developed
- Food and preparation operations more contemporary and sophisticated
- Regulatory industry must modernize to stay current



Current Program

- Currently utilizing the Texas Food Establishment Rules last revised March 2006
- Adopted by reference
- 758 permitted food handling operations
- Approx. 1500 inspections conducted in FY 14-15



Food Handling Operations

- Grocery – 65
- Restaurant – 399
- Schools – 30
- Childcare with food service – 21
- Mobiles – 51
- Open Air Market – 71
- Other - 121



TEXAS FOOD ESTABLISHMENT RULES

- Health and Safety Code, Chapter 437
- Based on United States Food and Drug Administration 2013 Model Food Code
- Texas Department of State Health Services adopted revised TFER effective Oct. 2015



Changes

- Complete replacement of the current Texas Food Establishment Rules
- 2013 FDA Model Food Code language will be adopted
- Inspection form will be revised from a 27 item inspection form to a 47 item inspection form
- Increased documentation of food handling processes



Changes

- Changed Potentially Hazardous Foods (PHF) to Time/Temperature Control for Safety Food (TCS).
- 33 new definitions
 - Micro market, sous vide, reduced oxygen packaging
- Added Certified Food Protection Manager and Certified Food Handler requirement



Changes

- Remove sections of Municipal Code of Ordinances that are made obsolete or conflicting
 - 10-126 i – Inspections
 - 10-129 a-h – Food Handler Training
- New rules now address these sections and are more specific



Advantages

- Applies current science and food preparation practices to food safety
- Formalizes accepted standards currently used in food preparation
- Standardizes our code to be consistent with other regulatory agencies in the state and the metroplex



Endorsements and Support

- U.S. Food and Drug Administration
- Texas Department of State Health Services
- Texas Environmental Health Association
- North Texas Food Safety Council
- Local, State, and County Health Departments
- Texas Restaurant Association



Impact

- Transition to new inspection form for regulators and regulated community
- Maintain current 100 point grading system
- Not expecting a dramatic change to the published restaurant scores



Implementation

- Set effective date as May 1, 2016
- Distribute information packets to regulated industry in digital and hard copy form
- Partner with Chamber of Commerce to assist in communication and improve contact
- Host several educational outreach classes to regulated industry.



Next Steps

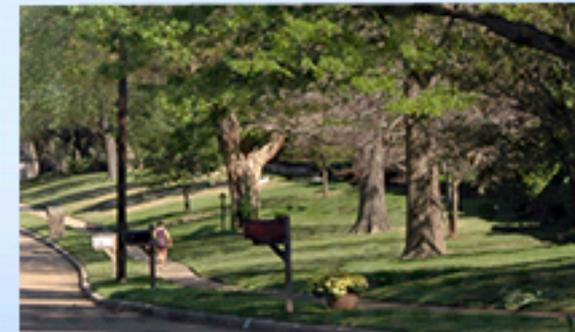
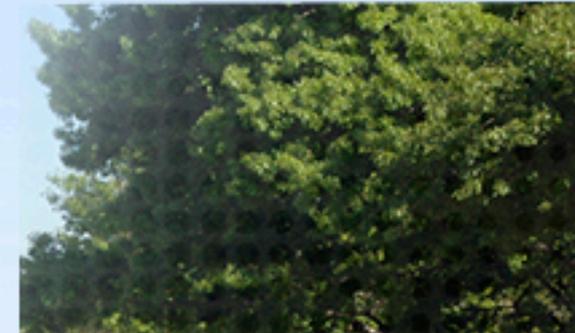
- Solicit Council Feedback
- Place new ordinance adopting the updated TFER on March 14, 2016 agenda for formal action





Express Permitting

City of Richardson
Community Services



Purpose

- Provide a guaranteed plan review time of 3 business days from date of submittal for small business owners and projects.
- Specific criteria to streamline and simplify the permit submittal process.
- Enhance the customer experience.

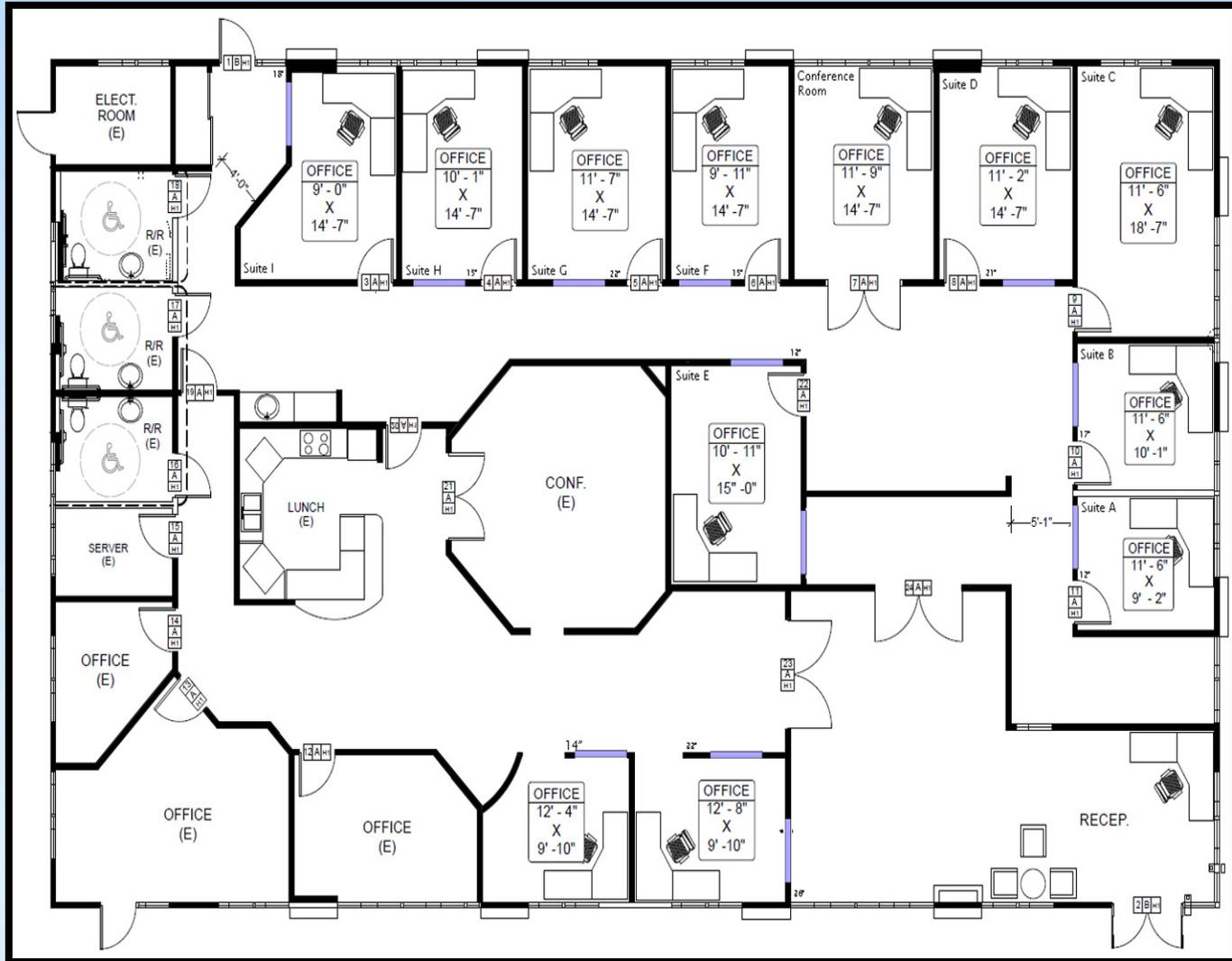


Criteria

- Tenant finish-outs and interior remodel projects of 5,000 square feet or less for business/professional offices and retail occupancies where hazardous materials are not stored, used or dispensed.
- Exterior remodels that do not increase the square footage of the building or increase the height requiring development or zoning review.
 - **Examples may include façade enhancements, reroofs, roof repairs, etc.**
- Any other project specifically authorized by the Building Official.



Interior Office Remodel



Interior Office Remodel



- Lighting
- HVAC

- Framing
- Electrical



Interior Office Remodel



- Plumbing
- Interior Finish Materials



Exterior Renovation

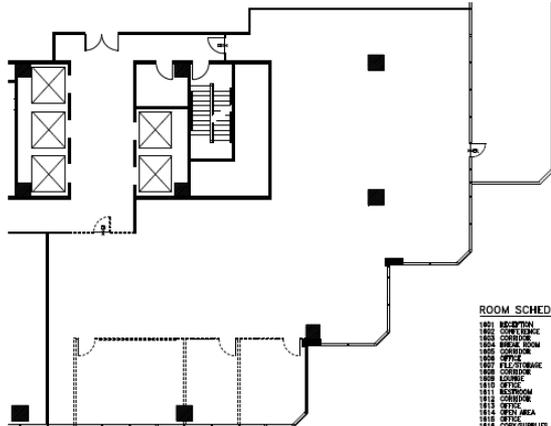


Submittal Requirements

- Commercial building permit application
- City approved site plan if applicable
- Two (2) key plans (lease space in relation to the building)
- Two (2) floor plans (with all proposed work denoted)
- Two (2) sets of plans including; mechanical, electrical and/or plumbing plans (must be sufficient to illustrate the full scope of proposed work)
- Two (2) complete lighting, envelope and/or mechanical energy calculations if required (Comcheck)
- Texas Accessibility Standards (TAS) – TDLR Confirmation page (unless exempt)
- Asbestos survey (if required)
- Additional plans as required by Building Official



Typical Plans



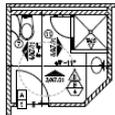
ROOM SCHEDULE

- 1801 RECEPTION
- 1802 CONFERENCE
- 1803 CONFERENCE
- 1804 BREAK ROOM
- 1805 CONFERENCE
- 1806 OFFICE
- 1807 OFFICE
- 1808 CONFERENCE
- 1809 CONFERENCE
- 1810 OFFICE
- 1811 RECEPTION
- 1812 CONFERENCE
- 1813 OFFICE
- 1814 OFFICE
- 1815 CONFERENCE
- 1816 OFFICE
- 1817 OFFICE
- 1818 OFFICE

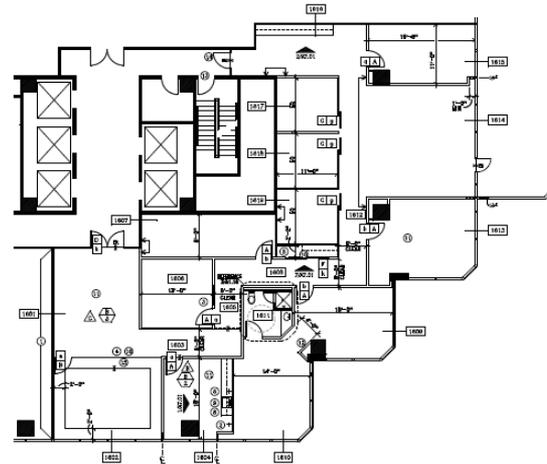
DEMOLITION PLAN NOTES

- 1. DEMOLITION SHALL BE ACCORDING TO THE PLAN, MARKED BY DASHED LINES.
- 2. REMOVE EXISTING 1-1/2" AND 1-1/4" THICK WALLS, ARCHES AND DOORS.
- 3. EXISTING CEILING OF DEMOLITION WITH CONSTRUCTION PLAN.
- 4. VERIFY ALL PROPERTY MANAGEMENT AVAILABLE RECORDS TO BE DEMOLISHED FROM EXISTING WORK.
- 5. STORE ALL MATERIALS FROM FLOOR, WALLS, CEILING, AND EXTERIOR WALLS IN PLACE FOR REUSE OR RECYCLING.
- 6. ALL MATERIALS TO BE DEMOLISHED ARE NOT TO BE REUSED AS NEW CONSTRUCTION TO BE DEMOLISHED BY PROPERTY MANAGEMENT AND RECYCLED THROUGH RECYCLING.
- 7. VERIFY ALL MATERIALS TO BE DEMOLISHED ARE NOT TO BE REUSED AS NEW CONSTRUCTION TO BE DEMOLISHED BY PROPERTY MANAGEMENT AND RECYCLED THROUGH RECYCLING.
- 8. REMOVE EXISTING FLOOR AND CEILING TO BE DEMOLISHED.
- 9. DEMOLISH EXISTING FLOOR AND CEILING TO BE DEMOLISHED.
- 10. DEMOLISH EXISTING FLOOR AND CEILING TO BE DEMOLISHED.

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



3 ENLARGED PLAN @ RESTROOM
SCALE: 1/4"=1'-0" ROOM #1811



CONSTRUCTION PLAN NOTES

- 1. DEMOLITION SHALL BE ACCORDING TO THE PLAN, MARKED BY DASHED LINES.
- 2. REMOVE EXISTING 1-1/2" AND 1-1/4" THICK WALLS, ARCHES AND DOORS.
- 3. EXISTING CEILING OF DEMOLITION WITH CONSTRUCTION PLAN.
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- 11. DEMOLISH EXISTING FLOOR AND CEILING TO BE DEMOLISHED.
- 12. DEMOLISH EXISTING FLOOR AND CEILING TO BE DEMOLISHED.
- 13. DEMOLISH EXISTING FLOOR AND CEILING TO BE DEMOLISHED.
- 14. DEMOLISH EXISTING FLOOR AND CEILING TO BE DEMOLISHED.
- 15. DEMOLISH EXISTING FLOOR AND CEILING TO BE DEMOLISHED.
- 16. DEMOLISH EXISTING FLOOR AND CEILING TO BE DEMOLISHED.
- 17. DEMOLISH EXISTING FLOOR AND CEILING TO BE DEMOLISHED.
- 18. DEMOLISH EXISTING FLOOR AND CEILING TO BE DEMOLISHED.
- 19. DEMOLISH EXISTING FLOOR AND CEILING TO BE DEMOLISHED.
- 20. DEMOLISH EXISTING FLOOR AND CEILING TO BE DEMOLISHED.

2 CONSTRUCTION/FINISH PLAN
SCALE: 1/8"=1'-0"

INTERPRISE

Imagine. Innovate. Inside.

DEMOLITION/CONSTRUCTION/ & FINISH PLAN			
REV	05-28-14	DATE	1/8"=1'-0"
DESIGNED BY	JUD	DRAWN BY	AJM/KLC
NO. OF SHEETS	3,841	TOTAL SHEETS	4,299
PROJECT NO.		0514-1054-16	
A1.16			



Projects Not Within the Express Permitting Criteria:

- New construction and additions
- Change of Use
- Businesses which store or sell hazardous materials
- Medical offices
- Restaurants
- Food storage
- Food warehousing
- Nursing homes
- Health care
- Child care facilities
- Beauty salons
- Laundry or cleaning facilities
- Swimming pools
- Veterinary Clinics



*Any other project specifically authorized by the Building Official.



Next Steps

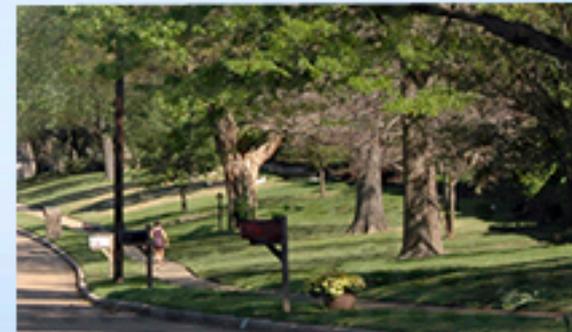
- Implement Express Permitting program starting March 1st.
- Update Community Services website specify criteria for Express Permitting.
- Provide additional communication informing of new program via informative handouts and The Richardson Today.
- Work in conjunction with Richardson Chamber to promote.





Construction Noise Ordinance Recommendations

City of Richardson
Community Services

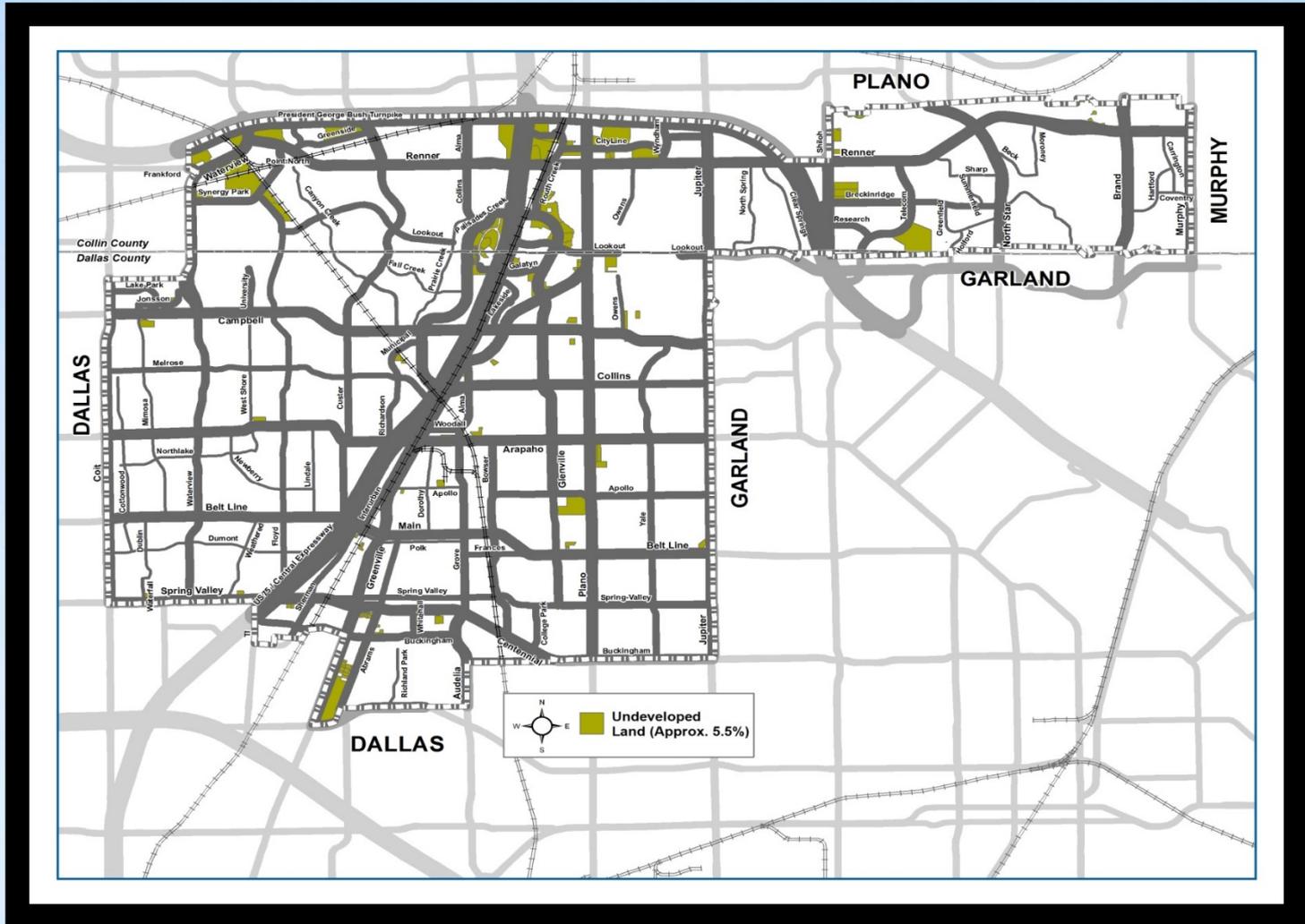


Purpose of Ordinance Enhancements

- Only 5.5% of undeveloped land remains in the City of Richardson resulting in a considerable increase of infill property and redevelopment. In certain cases this development may have a significant noise impact to established residential neighborhoods during the construction process.
- Address deficiencies in current construction noise ordinance based on the proximity of a new commercial property to occupied residential properties.
- Better position staff to address citizen complaints related to construction noise requirements.



Infill Development



Construction Noise

- **Section 13-75 (9) of the City's Code of Ordinances states:**

The erection, including excavation, demolition, alteration or repair, of any building in a residential district, other than between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, except in the case of urgent necessity or in the interest of public safety, for which a permit shall be obtained from the city managers office.

- **Current ordinance does not address areas outside of a residential district or distance to occupied residential neighborhoods.**



City Survey

	Residential	Commercial
Allen	Prohibited within 500 feet of an existing residential structure between the hours of 8 pm and 7 am. Chief Building Official may approve with an exception	No restrictions if located more than 500 feet from an existing residential structure
Arlington	Prohibited within 300 feet of property used for residential purpose: (1) During the hours between 6 pm to 7 am CST. (2) During the hours between 8 pm to 7 am CST.	No restrictions if located more than 300 feet from a property used for residential purposes
Carrollton	Prohibited within 1000 feet of property used for residential from: (1) During the hours between 8 pm to 6 am Mon. thru Fri. (2) During the hours between 7 pm and 8 am on Saturday (3) Sundays and holidays	No restrictions if located more than 1000 feet from a residence
Dallas	Prohibited during the hours: (1) Between 7:00 pm and 7:00 am Mon. thru Fri. (2) Before 8:00 am and after 7:00 pm on Saturday and legal holidays The Building Official may grant an exception	Prohibited during the hours: (1) Between 7:00 pm and 7:00 am Mon. thru Fri. (2) Before 8:00 am and after 7:00 pm on Saturday and legal holidays The Building Official may grant an exception
Fort Worth	Prohibited within 300 feet of and occupied residential structure: (1) During the hours between 8 pm to 7 am Mon. thru Fri. (2) Before 9 am or after 8 pm Sat. and Sun.	Prohibited within 300 feet of and occupied residential structure: (1) During the hours between 8 pm to 7 am Mon. thru Fri. (2) Before 9 am or after 8 pm Sat. and Sun.
Frisco	Prohibited during the hours between 11 pm and 7 am.	Prohibited during the hours between 11 pm and 7 am.
Garland	Prohibited if adjacent to occupied residential subdivision or residential use during the hours between 8 pm to 7 am.	No restrictions if not adjacent to residential subdivision
Grand Prairie	Prohibited during the hours between 10 pm and 6 am.	Prohibited during the hours between 10 pm and 6 am.
Irving	Prohibited during the hours between 10 pm and 7 am.	Prohibited during the hours between 10 pm and 7 am.
Lewisville	Prohibited during the hours between 8 pm and 6:30 am.	Prohibited during the hours between 8 pm and 6:30 am.
McKinney	Prohibited during the hours: (1) During the hours between 9 pm to 6 am Mon. thru Fri. (2) Before 8 am and after 5 pm on Saturday (3) Before 1 pm and after 5 pm on Sunday	Prohibited during the hours: (1) During the hours between 9 pm to 6 am Mon. thru Fri. (2) Before 8 am and after 5 pm on Saturday (3) Before 1 pm and after 5 pm on Sunday
Mesquite	Prohibited during the hours between 7 pm and 7 am.	Prohibited during the hours of 7 pm and 7 am.
Plano	Prohibited during the hours between 8 pm and 7:30 am.	Prohibited during the hours of 8 pm and 7:30 am.



Recommended Construction Noise Ordinance Enhancements

- Amend Section 13-75 (9) of the City's Code of Ordinances by adding the following language:

The erection, including excavation, demolition, alteration or repair, of any building **is prohibited within 300 feet of an occupied residential district**, other than between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, except in the case of urgent necessity or in the interest of public safety **as deemed necessary by authorization of the Building Official.**



Next Steps

- Accept City Council review and feedback to incorporate into recommendations.
- Prepare final ordinance including all recommended enhancements for future consideration on City Council Consent Agenda 3-14-2016.
- Upon approval provide informative notification at cor.net and to contractors.

