

## City Council Work Session Handouts

April 11, 2016

- I. Review and Discuss Zoning File 16-02
- II. Review and Discuss Zoning File 16-05
- III. Review and Discuss Zoning File 16-06
- IV. Review and Discuss April 6, 2016 Sign Control Board Minutes
- V. Review and Discuss the Trash Bash

Agenda Item 5  
Zoning File 16-02  
Planned Development  
(Single Family)



**ZF 16-02**

**SUBJECT PROPERTY  
FOR ZONE CHANGE**

### ZF 16-02 Aerial Map

Updated By: shacklettc, Update Date: March 1, 2016  
File: D:\Mapping\Cases\Z12015\ZF1602\ZF1602.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.





**Future  
CVS Pharmacy**

**Subject Property**

**Renner Road**

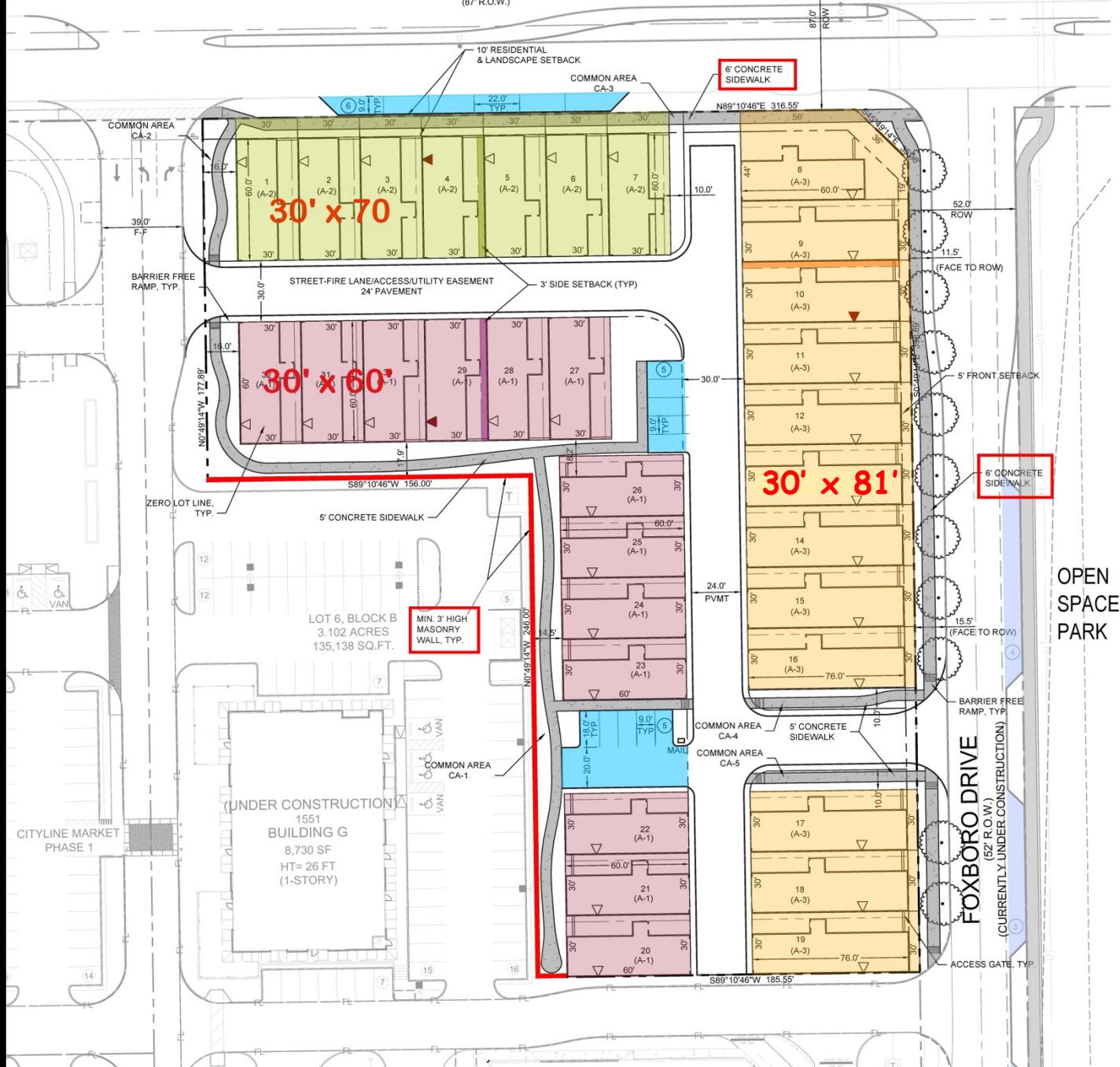
**CityLine Market**

**CityLine Drive**

**Future Foxboro Drive**

**Oblique Aerial  
Looking South**

CITYLINE DRIVE  
(87' R.O.W.)



30' x 70'

30' x 60'

30' x 81'

LOT 6, BLOCK B  
3.102 ACRES  
135,138 SQ.FT.

MIN. 3' HIGH  
MASONRY  
WALL, TYP.

(UNDER CONSTRUCTION)  
1551  
BUILDING G  
8,730 SF  
HT= 26 FT  
(1-STORY)

FOXBORO DRIVE  
(52' R.O.W.)  
(CURRENTLY UNDER CONSTRUCTION)

OPEN  
SPACE  
PARK

CVS

8' CONCRETE  
SIDEWALK

8' CONCRETE  
SIDEWALK

COMMON AREA  
CA-2

COMMON AREA  
CA-3

COMMON AREA  
CA-4

COMMON AREA  
CA-5

10' RESIDENTIAL  
& LANDSCAPE SETBACK

BARRIER FREE  
RAMP, TYP.

STREET-FIRE LANE/ACCESS/UTILITY EASEMENT  
24' PAVEMENT

3' SIDE SETBACK (TYP)

(FACE TO ROW)

5' FRONT SETBACK

BARRIER FREE  
RAMP, TYP.

ACCESS GATE, TYP.

CITYLINE MARKET  
PHASE 1

87'0"  
ROW

N89°10'46"E 316.55'

N0°49'14"W 177.89'

S89°10'46"W 156.00'

N0°59'44"W 246.00'

S89°10'46"W 185.55'

24.0'  
PVMT

18.5'0"  
ROW

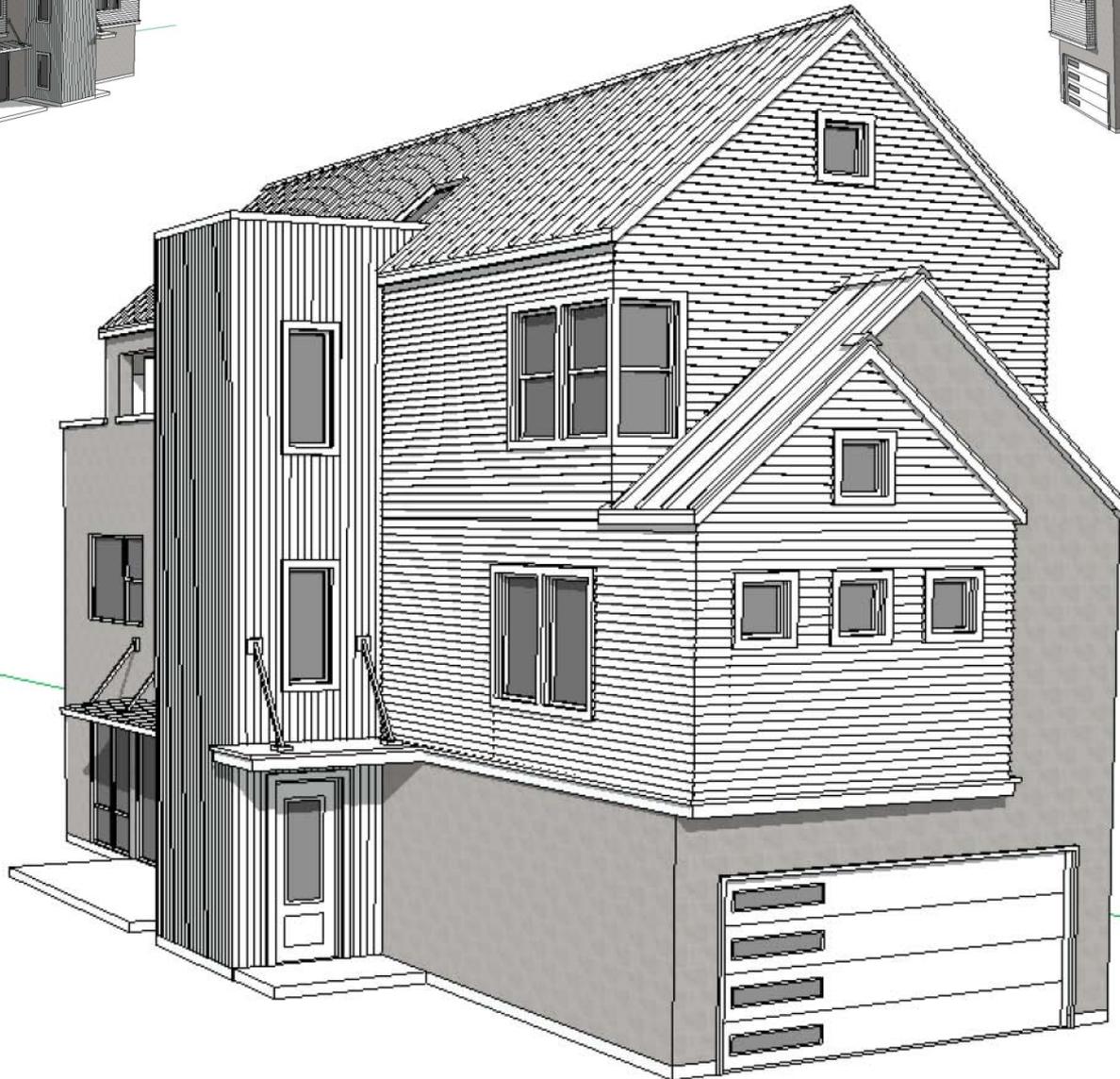
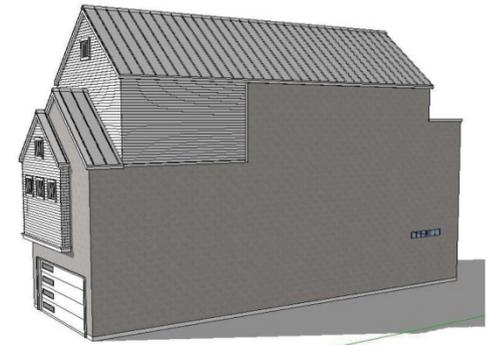
52.0'  
ROW

15.5'  
(FACE TO ROW)

52' R.O.W.)

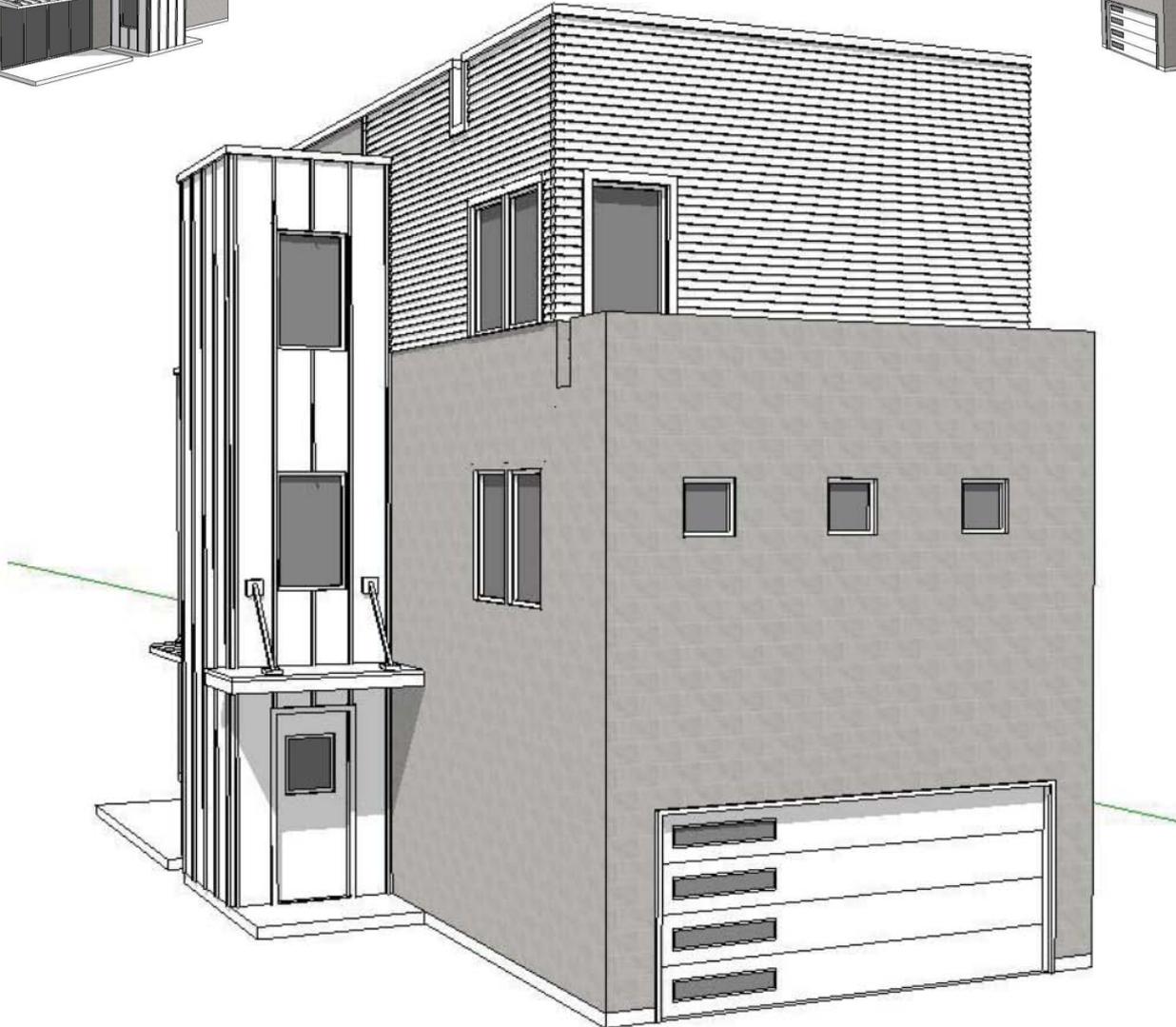
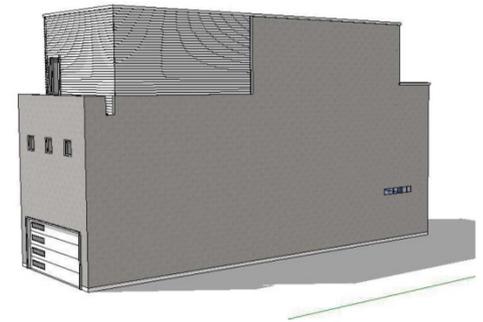
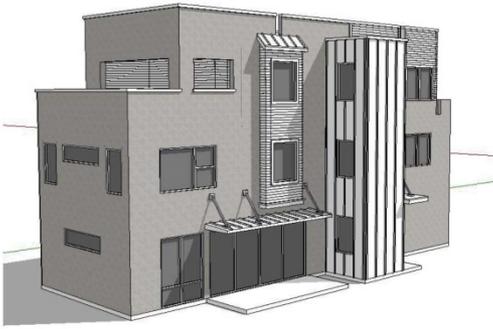
# Plan 1 Elevation 1

2750 SqFt



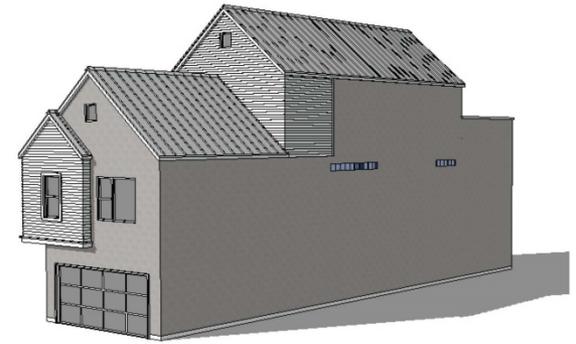
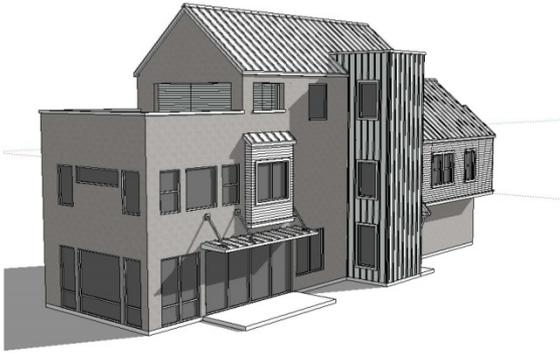
# Plan 1 Elevation 2

2750 SqFt



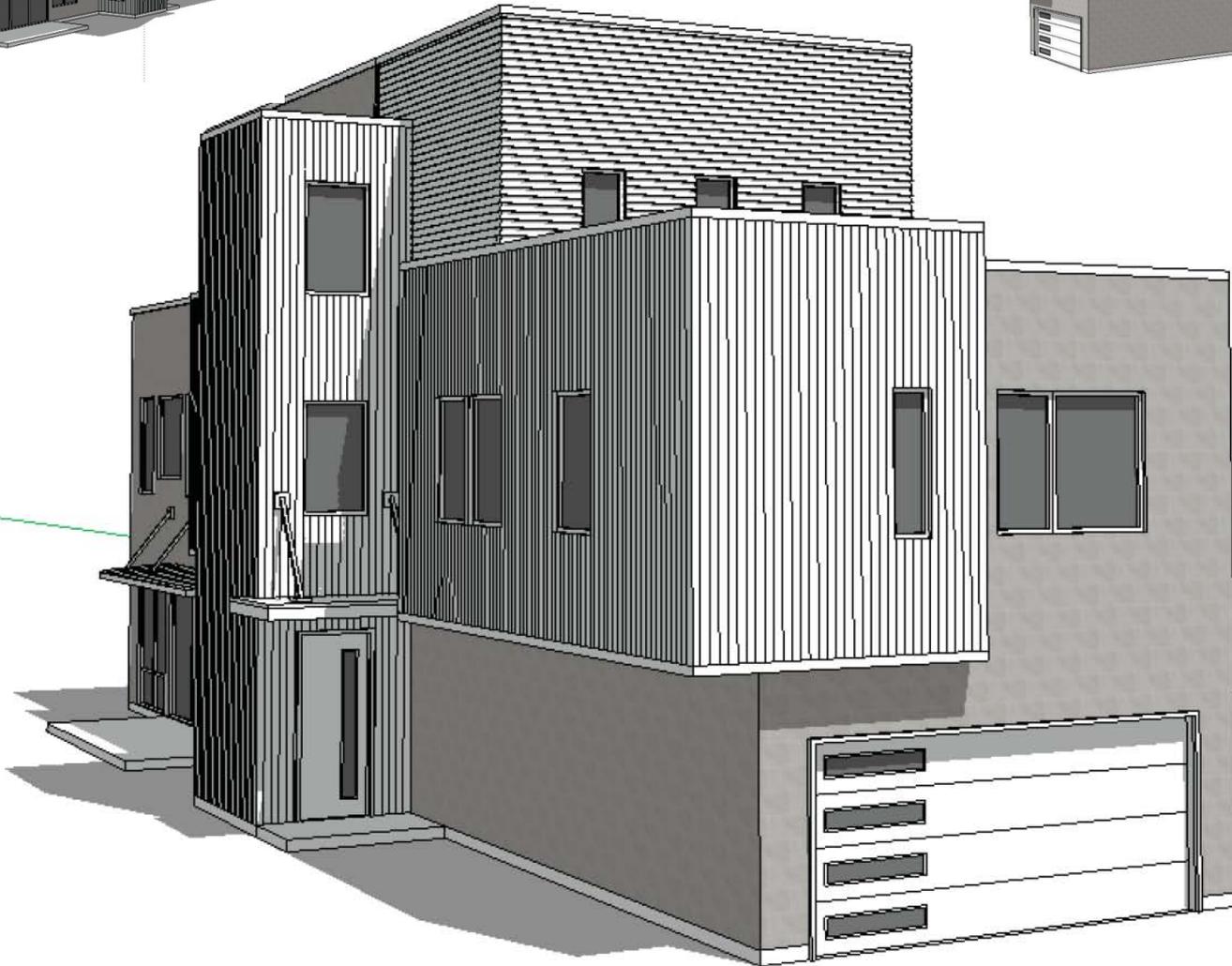
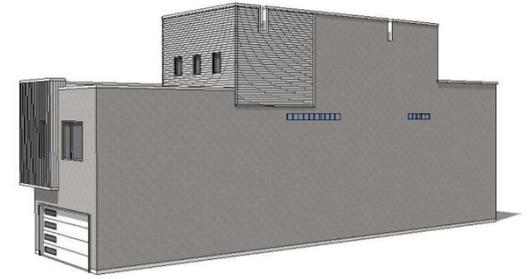
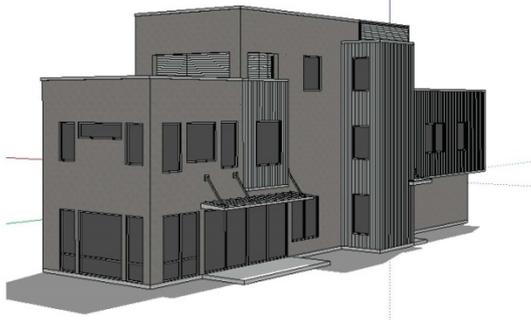
# Plan 2 Elevation 1

3300 SqFt



# Plan 2 Elevation 1

3300 SqFt





Agenda Item 6  
Zoning File 16-05  
Special Permit  
(Off-site Accessory Parking)



## ZF 16-05 Aerial Map

Updated By: shacklett, Update Date: February 29, 2016  
File: DSMMapping\Cases\21015ZF1605\ZF1605\_ortho.mxd

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**North  
Central  
Ford**

**Courtesy  
Nissan**

**Municipal Dr**

**US-75**

**Gateway Blvd**

**Subject  
Property**

**Collins Blvd**

**Omni Dr**

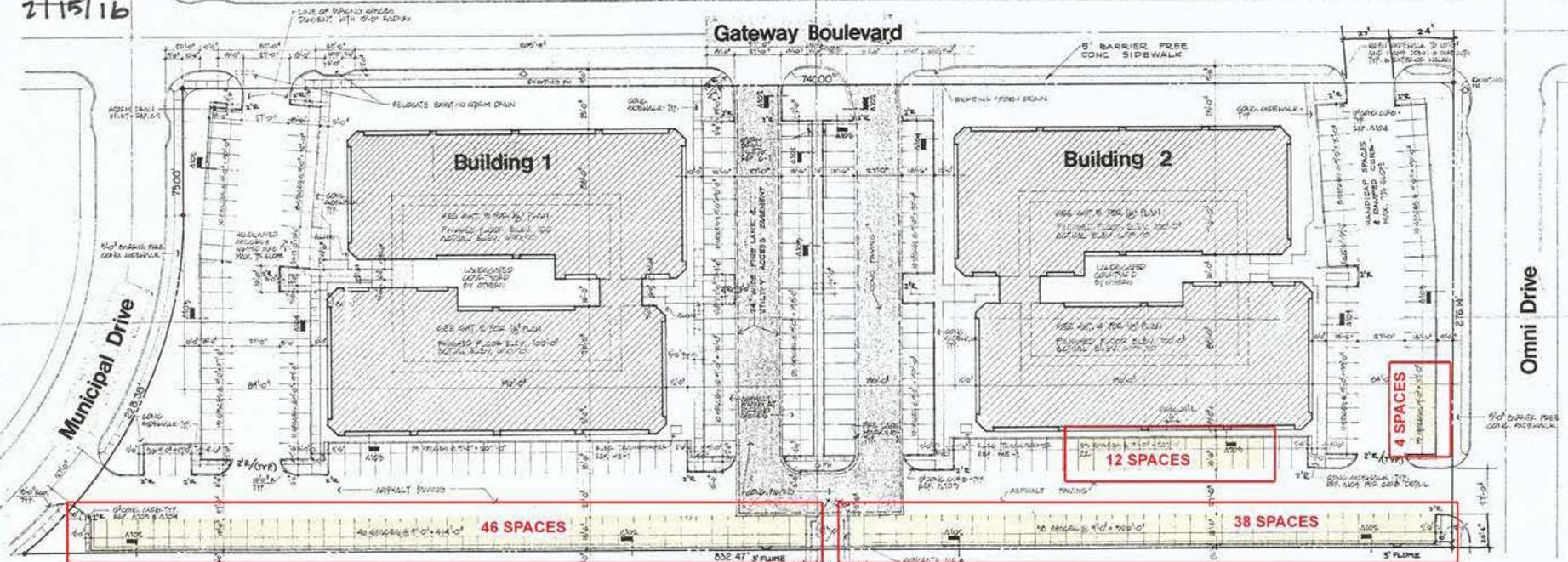
**Courtesy  
Nissan Parking**

**Oblique Aerial  
Looking East**

COURTESY NISSAN  
 SPECIAL USE PERMIT  
 ZONING Exhibit  
 RICHARDSON, TEXAS

John McFadden  
 1771 CENTRAL EXPRESSWAY  
 RICHARDSON, TX 75080  
 972-731-2600  
 2/15/16

# Courtesy Nissan Site



SPECIAL USE PERMIT FOR PARKING SPACES INDICATED

NOTE: ALL SITE IMPROVEMENT LAYOUT, MATERIAL NOTES, AND DIMENSIONS SYMMETRICAL ABOUT CENTERLINE UNLESS NOTED OTHERWISE.

## Site Plan

1" = 30'

- ALL ROOF MOUNTED MECH EQUIPMENT IS SCREENED FROM R.O.W.
- FOR INFORMATION NOT SHOWN: REGRADING & SITE DRAINAGE, REFER CIVIL SITE PLAN BY JOHN AUSTIN & ASSOC., INC., CIVIL ENGINEERS.
- DESIGNATE FIRE LANS BY POINTING 4" HIGH SPACES OF CONTRASTING COLOR, 2 1/2" ASST ON EITHER SIDE OF LANE IN SHOWN OR PLAN. PAINT FIRE LANS W/ 2" DIA. 4" HIGH LETTERS OF SAME COLOR AS 2 1/2" DIA. 20,000 PMS VALUE STRIPE.
- RELOCATE HANDICAPPED PARKING SPACES BY PAINTING "HANDICAPPED PARKING" IN 4" HIGH LETTERS ON PAINTED GRND; AND PAINT INTERMEDIATE ROAD'S FREE 6" DIA. 6" IN DIAMETER WITH 1/2" DIA. LINES IN EACH SPACE.

### Area Calculations

Bldg.	Gross Area	Public Area	Net Area
1	20,172 G.F.	2,516 G.F.	20,654 G.F.
2	20,172 G.F.	2,516 G.F.	20,654 G.F.
TOTAL	60,344 G.F.	1,026 G.F.	59,308 G.F.

Provided Parking - 304 spaces

Required Parking - 241 spaces

Spaces for Courtesy Nissan - 100 spaces

# Zoning Exhibit

Agenda Item 7  
Zoning File 16-06  
Special Permit  
(Drive-through Restaurant)



**ZF 16-06**

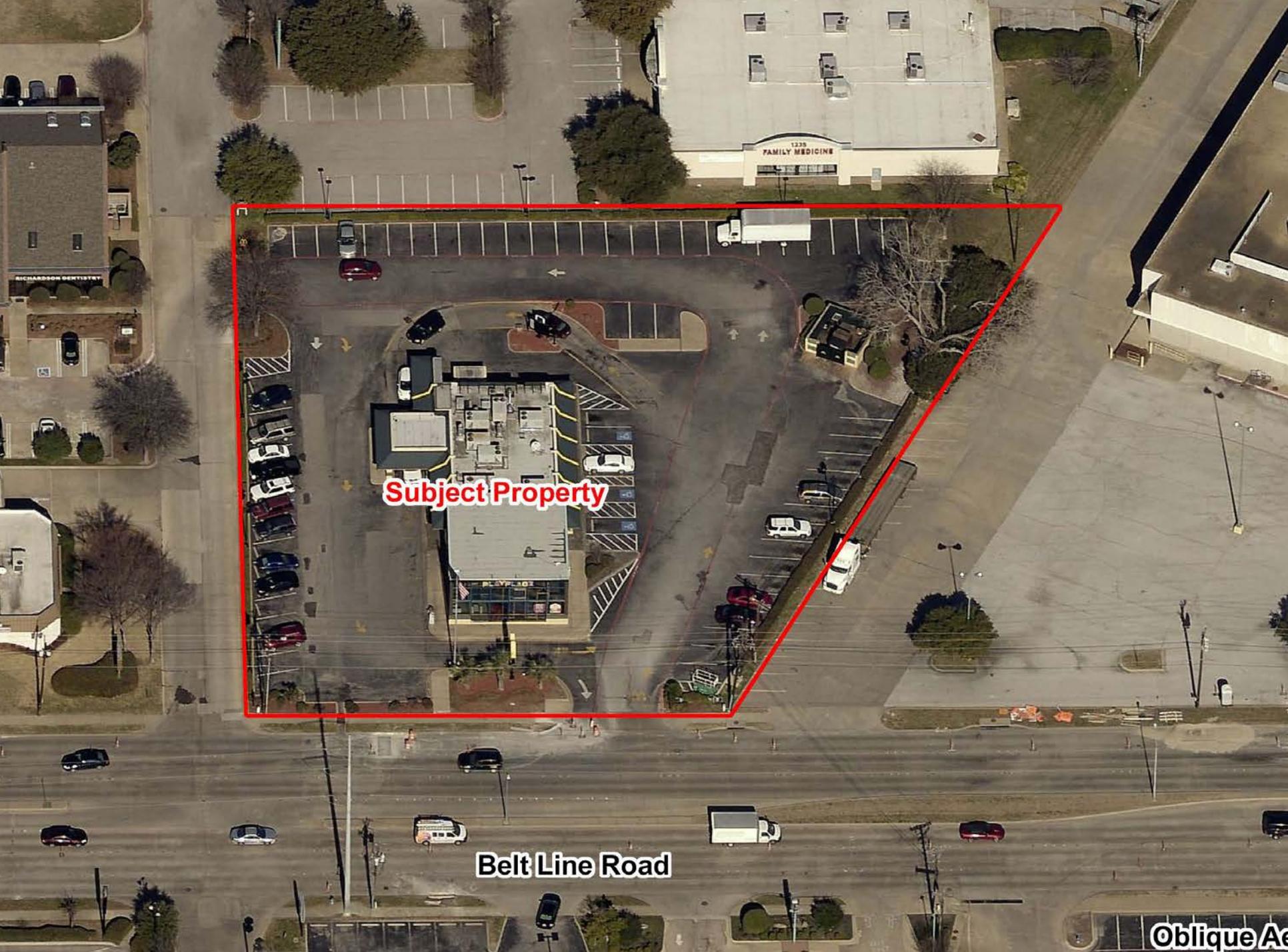
**SUBJECT PROPERTY FOR SPECIAL PERMIT**

**ZF 16-06 Aerial Map**

Updated By: shacklett, Update Date: February 29, 2016  
File: DSMapping\Cases\2015\ZF1606\ZF1606 ortho.mxd

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1338  
FAMILY MEDICINE

RICHARDSON DENTISTRY

**Subject Property**

**Belt Line Road**

Oblique Aerial



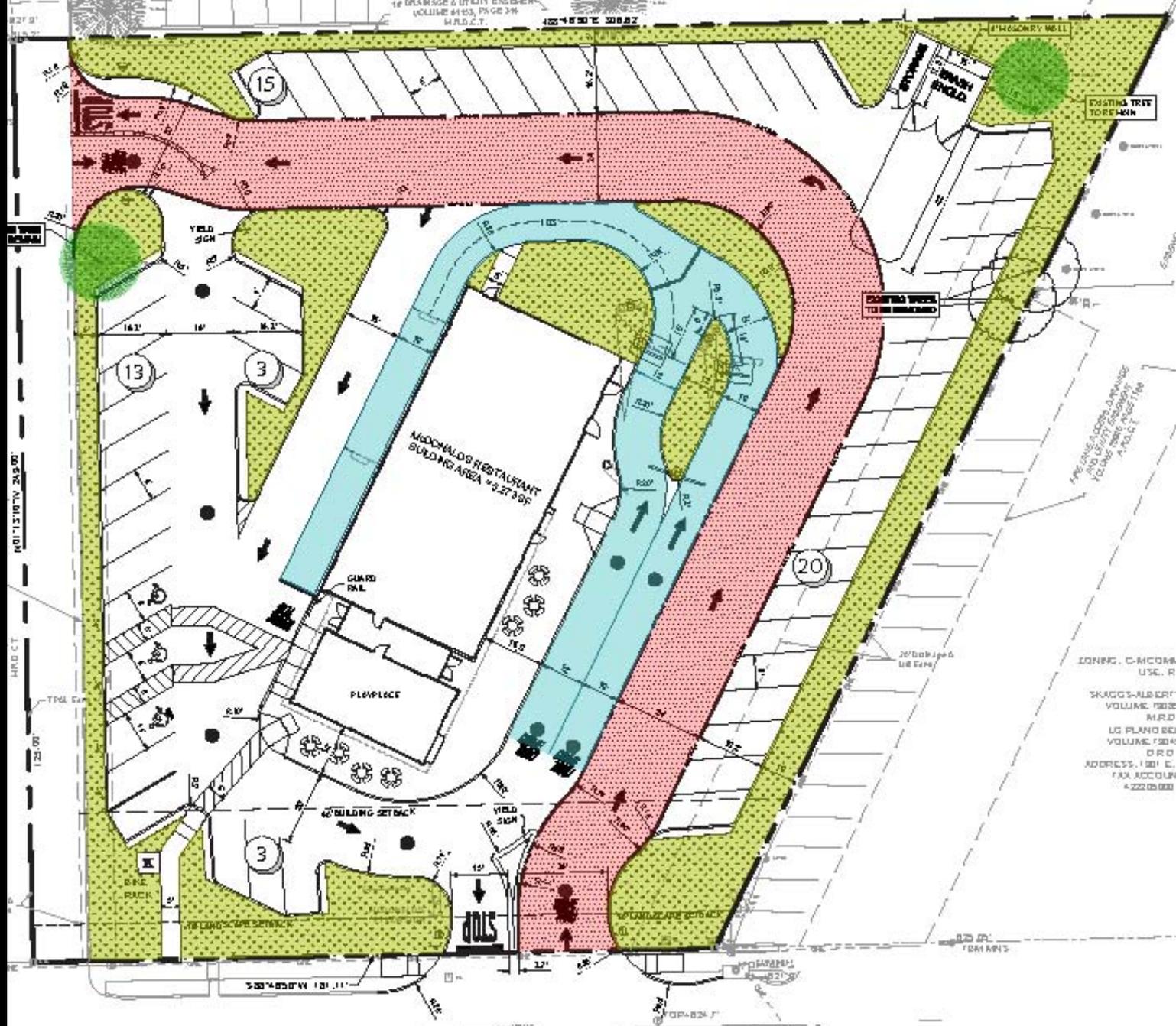
Looking North across  
Belt Line Road at  
Existing McDonald's

(1)





# Elevations



E. BELT LINE ROAD  
100' RIGHT OF WAY

PREVIOUS LOCAL JURISDICTION  
AND CITY ZONING  
FINDING WERE ADOPTED BY  
A RES. CT.

ZONING: C-MCOM  
USE: R  
SKAGG-ALBERT  
VOLUME 1902  
M.R.D.  
LG PLAND 86  
VOLUME 1904  
D.R.D.  
ADDRESS: 1381 E.  
FAX: ACCOUN  
42220500

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

**SCB Cases # 16-03**  
**Spring Valley Gas and More**  
**701 W. Spring Valley**

## 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.

## Requested Variance

- ❖ Allow for a pole sign 145 sq.ft. and 35 ft. in height.  
(Allowed by right 60 sq.ft. and 20 ft. in height/1997 variance allowed for 120 sq.ft. and 35 ft. in height)

## Reason for request

- ❖ To make the sign more visible for traffic traveling along Central Expressway.
- ❖ To incorporate signage for the convenient store and food service.

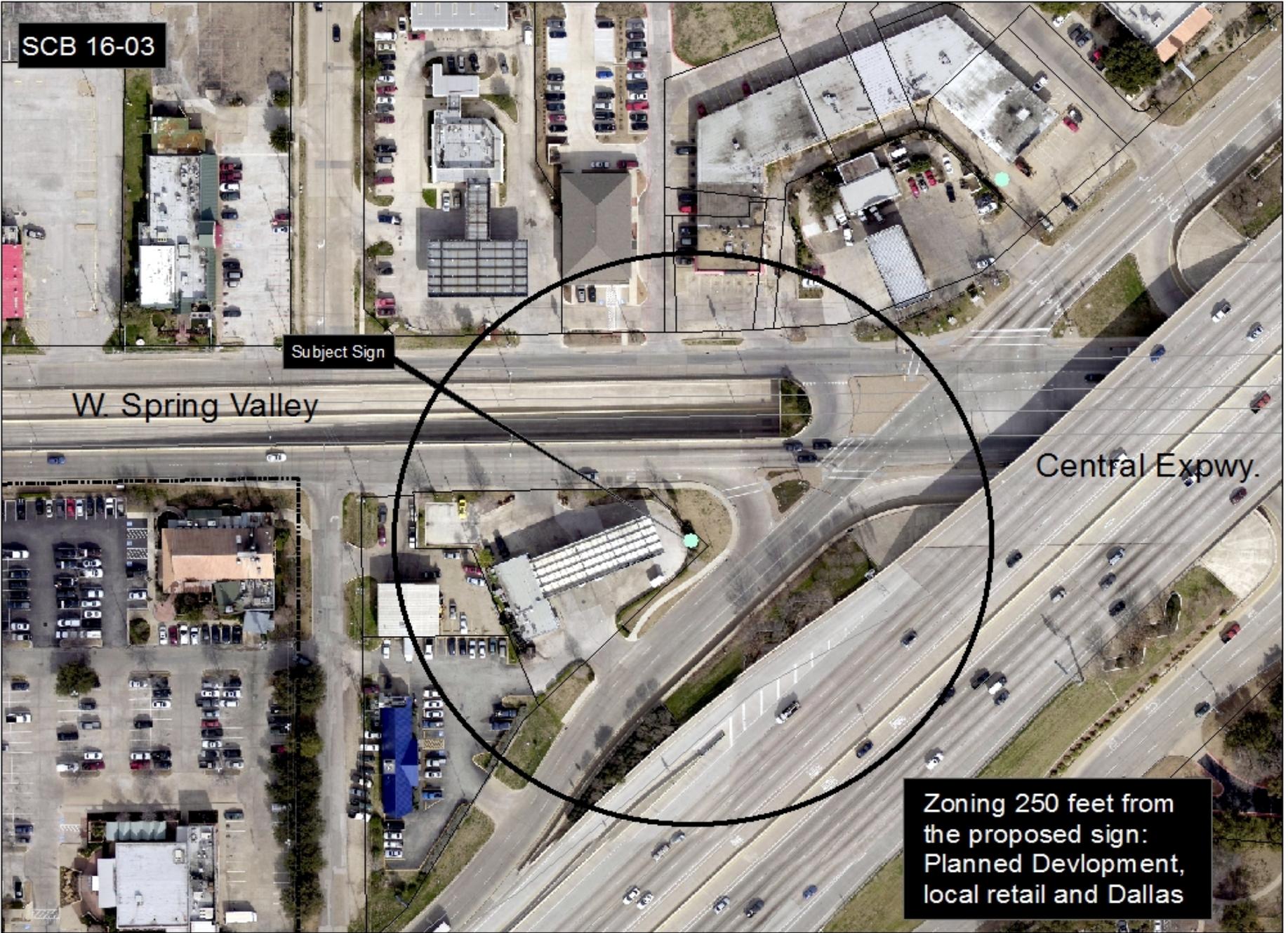
SCB 16-03

Subject Sign

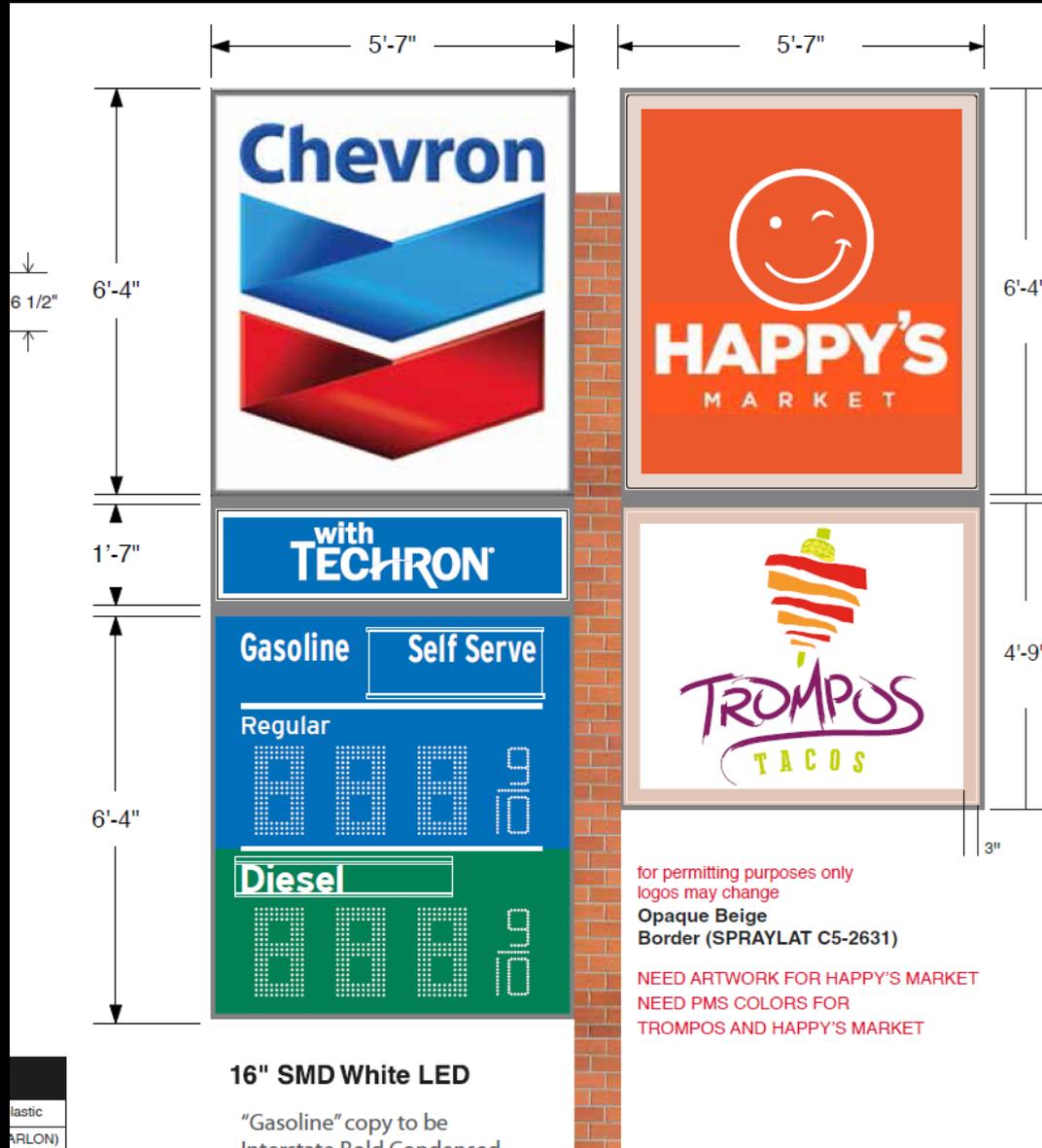
W. Spring Valley

Central Expwy.

Zoning 250 feet from  
the proposed sign:  
Planned Development,  
local retail and Dallas

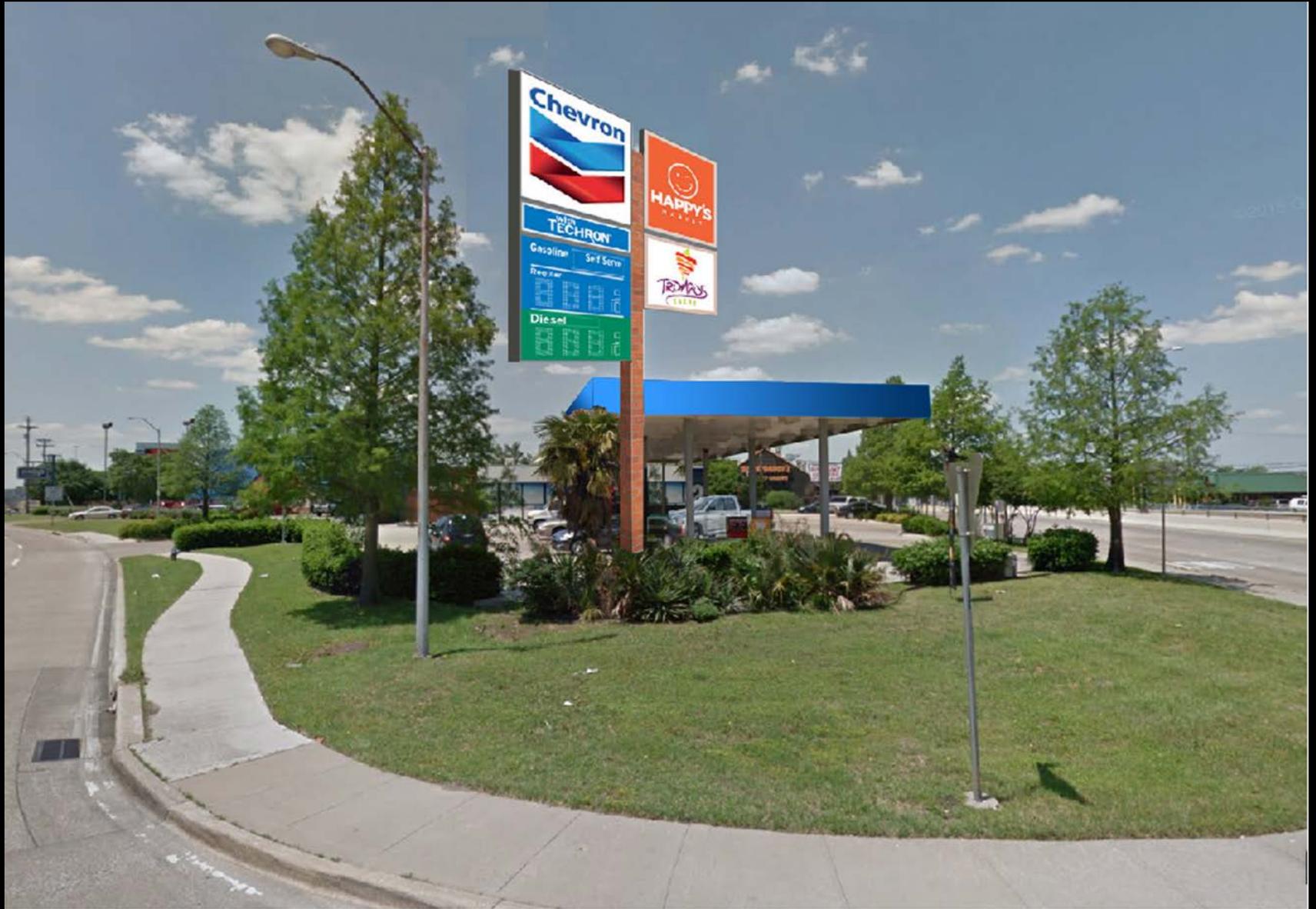


# Proposed Sign



lastic  
ARLON)

# Proposed Sign



# Northbound View

- ❖ Current Sign Structure
  - ❖ Variance in 1997
  - ❖ 35 feet in height
  - ❖ 120 sf in area
  - ❖ Last refaced in 2008



# Southbound View



# Summary

<b>SIGN ATTRIBUTE</b>	<b>SIGN CODE</b>	<b>PREVIOUS VARIANCE</b>	<b>CURRENT PROPOSAL</b>
Height	20 FT	35 FT	35 FT
Sign Area	60 SF	120 SF	145 SF

## **Sign Control Board Action**

The Sign Control Board voted 4-0 to approve SCB Case 16-03.

**SCB Cases # 16-05**  
**Dalrich Shopping Center**  
**101 S. Coit Rd**

## Applicable Ordinance

- ❖ Chapter 18, Article III, Section 18-96(18);
  - ❖ (b.) Size: Monument Signs
    - ❖ (2.) Multi-tenant monument signs are permitted to be up to 80 sf. in area and 6 feet in height.

## Requested Variance

- ❖ Allow for a monument sign 12 feet in height. (Allowed by right a maximum of 6 feet in height)

## Reason for request

- ❖ If the sign were limited to 6 feet in overall height, the tenant names would be obstructed by the existing landscaping.

SCB 16-05

S. Coit Rd

Subject Sign

Zoning 250 feet from  
the proposed sign:  
Commercial and  
City of Dallas



SCB 16-05

Existing Multi-Tenant Pole Sign

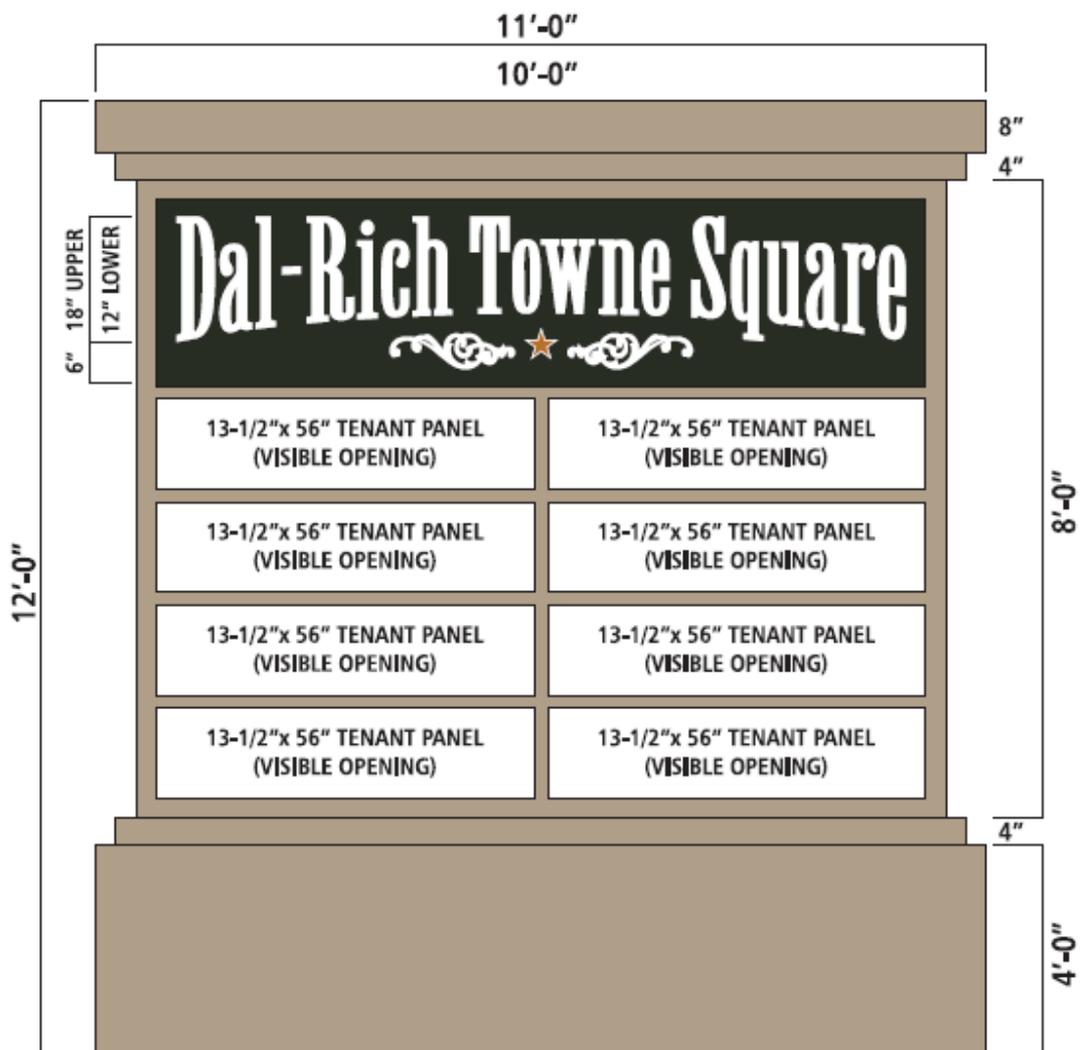
W. Belt Line

S. Coit Rd

Existing Multi-Tenant Pole Sign

Proposed Monument Sign





SCALE: 3/8" = 1'-0"

# Existing Sign along Coit



# Existing Sign along Belt Line



# Northbound View



# Southbound View



## **Sign Control Board Action**

The Sign Control Board voted 4-0 to approve SCB Case 16-05.

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



# 2016 TRASH BASH



City of Richardson  
Health Department





2016  
Celebrating  
23 years!



# Trash Bash 1993...



# Program Partnerships

- Keep Texas Beautiful – founded in 1985 as part of Keep America Beautiful
- Earth Day – founded 1970 as day of education about environmental issues



# Benefits

- Community involvement
- Sense of 'ownership' and pride in their park, neighborhood, street, alley or right of way
- Educational experience for children and adults
- Decrease in presence of litter in a community
- Improves quality of life and property values
- Provides responsible disposal options
- Meets requirement for public involvement/education for COR Storm Water Permit held with TCEQ



# 2015 Trash Bash

- Over 38,000 pounds of recyclable material
- 4,000 pounds of trash
- Over 200 Acres cleaned

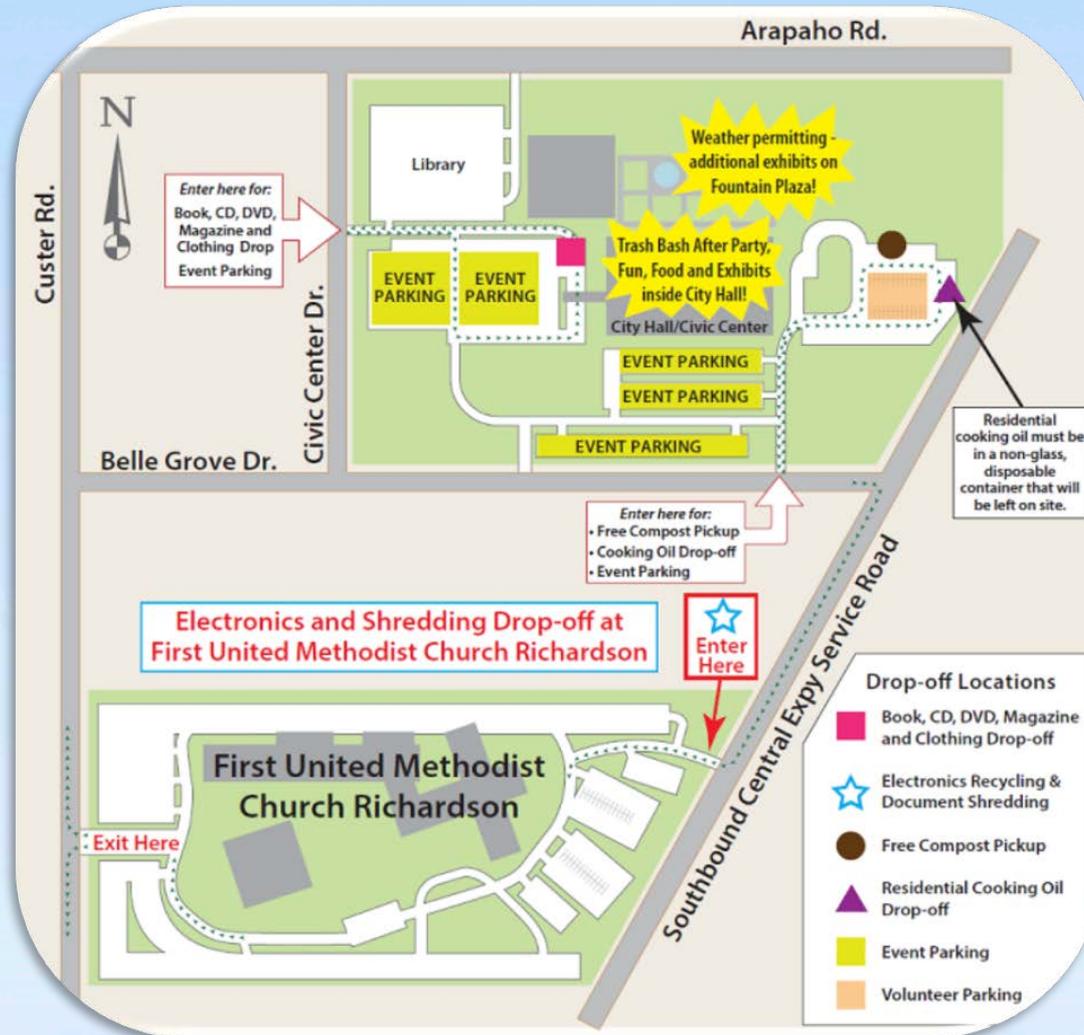


# Trash Bash Participants

- Scouting Groups
- Homeowner's Associations
- School Groups
- Environmental Groups
- Church Groups
- Civic Organizations
- Families and Individuals
- Local Businesses



# Trash Bash 2016



# Trash Bash 2016

## First United Methodist Church Campus

CPAAA - Citizens Police Academy Alumni Association

- Document Shredding - Over 30,000 lbs in 2015
- Electronics Recycling - Over 38,000 lbs in 2015



# Trash Bash 2016

## Civic Center Campus

- Environmental Trade Fair
- Food and Drinks
- Children's Activities
- Exhibits
- Educational Booths
- City Departments and Civic Groups
- Door Prizes
- Participation Gifts









# Trash Bash 2016

- Free compost – Public Services
  - 40 yds in 2015
- Free Roll of Recycling Bags - R.E.A.L.
  - 305 in 2015



# Trash Bash 2016

- Book Drive - Friends of the Library
- 1,000 lbs collected in 2015



- Clothing Drive
- 3,000 lbs collected in 2015



# Trash Bash 2016

## Fountain Area Attractions



# *Thanks To Our Community Partners*

- REAL (Richardson Environmental Action League)
- Citizens Police Academy Alumni Association
- Citizens Fire Academy Alumni Association
- Texas A&M Agrilife Center
- Richardson High School AP Environmental Science Class
- First United Methodist Church Richardson
- Young Men's Service League – North Dallas Chapter



# *Thanks To Our Community Partners*

- Friends of the Library
- Network of Community Ministries
- Participating City Departments:
  - Health
  - Public Services
  - Community Services
  - Police
  - Fire
  - Animal Services
  - OEM
  - Parks





**Keep Richardson  
Beautiful!**

