

City Council Work Session Handouts

July 25, 2016

- I. Review and Discuss Zoning File 16-13
- II. Review and Discuss Zoning File 16-14
- III. Review and Discuss Zoning File 16-16
- IV. Review and Discuss Zoning File 16-17
- V. Review and Discuss Variance 16-03
- VI. Review and Discuss Enhancements to Chapter 18 of the City's Code of Ordinances Concerning Sign Regulations



Agenda Items 5 & 6

Zoning Files 16-13 & 16-14

Planned Development

(Mixed Residential & Open Space)

City of Richardson
Development Services



Plano Road

Willow Crest Drive

Fair Oaks Drive

R.O.W. Dedication

ZF 16-13 Tract

ZF 16-14 Tract

Creekside Drive

**Oblique Aerial
Looking North**





ZF 16-13

**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 16-13 Aerial Map

Updated By: shacklettc, Update Date: May 16, 2016
File: DSMMapping\Cases\212016\ZF1613\ZF1613.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.



PLANO ROAD

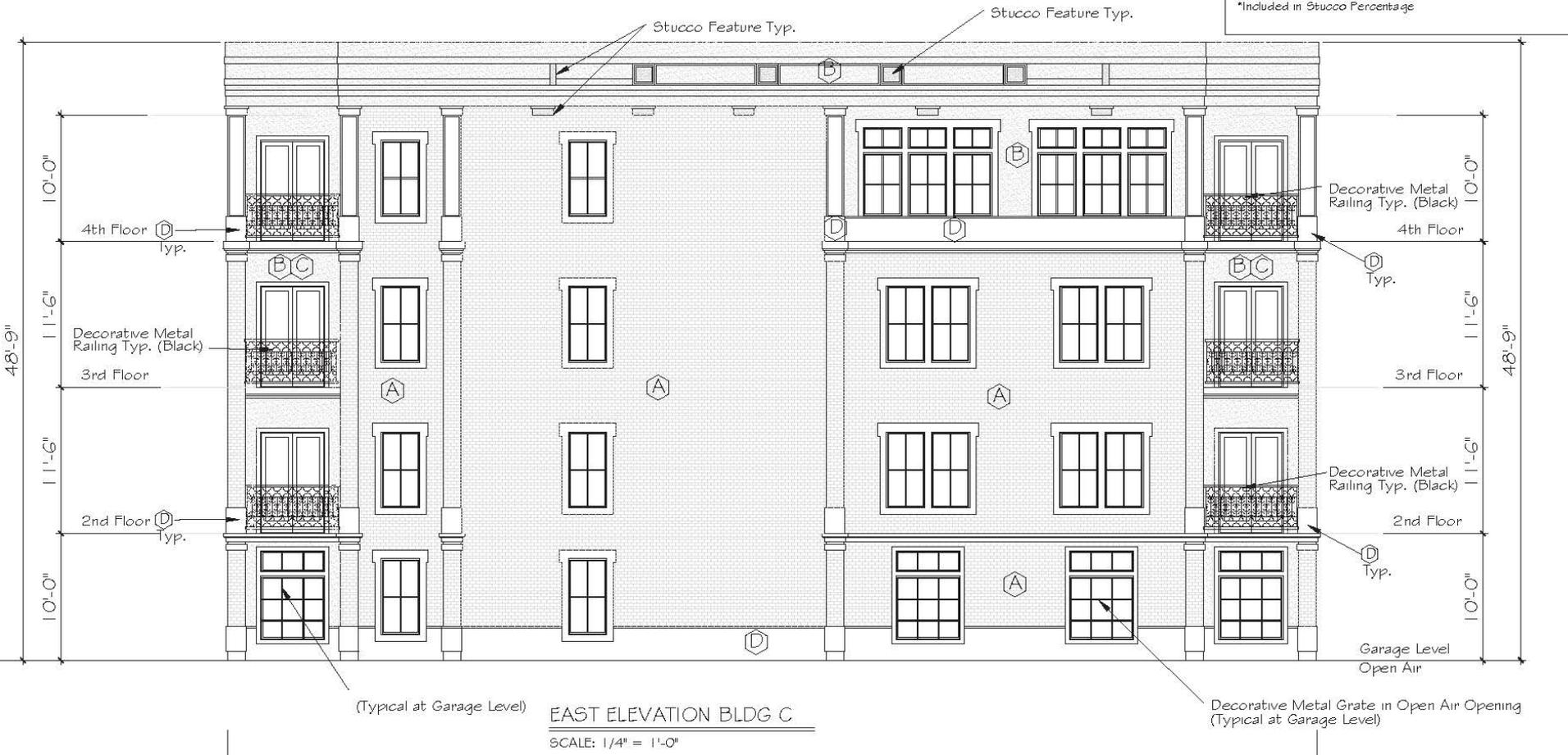


The Residences on Duck Creek Trail

Zoning Exhibit

MATERIAL INFO BLDG. B:			
KEY	TYPE	COLOR	%
A	BRICK	RED OR BROWN	65
B	STUCCO	WHITE OR BEIGE	23
C	HARDIE SIDING	WHITE OR BEIGE	*
D	CAST STONE	WHITE OR BEIGE	12
TOTAL MASONRY			77

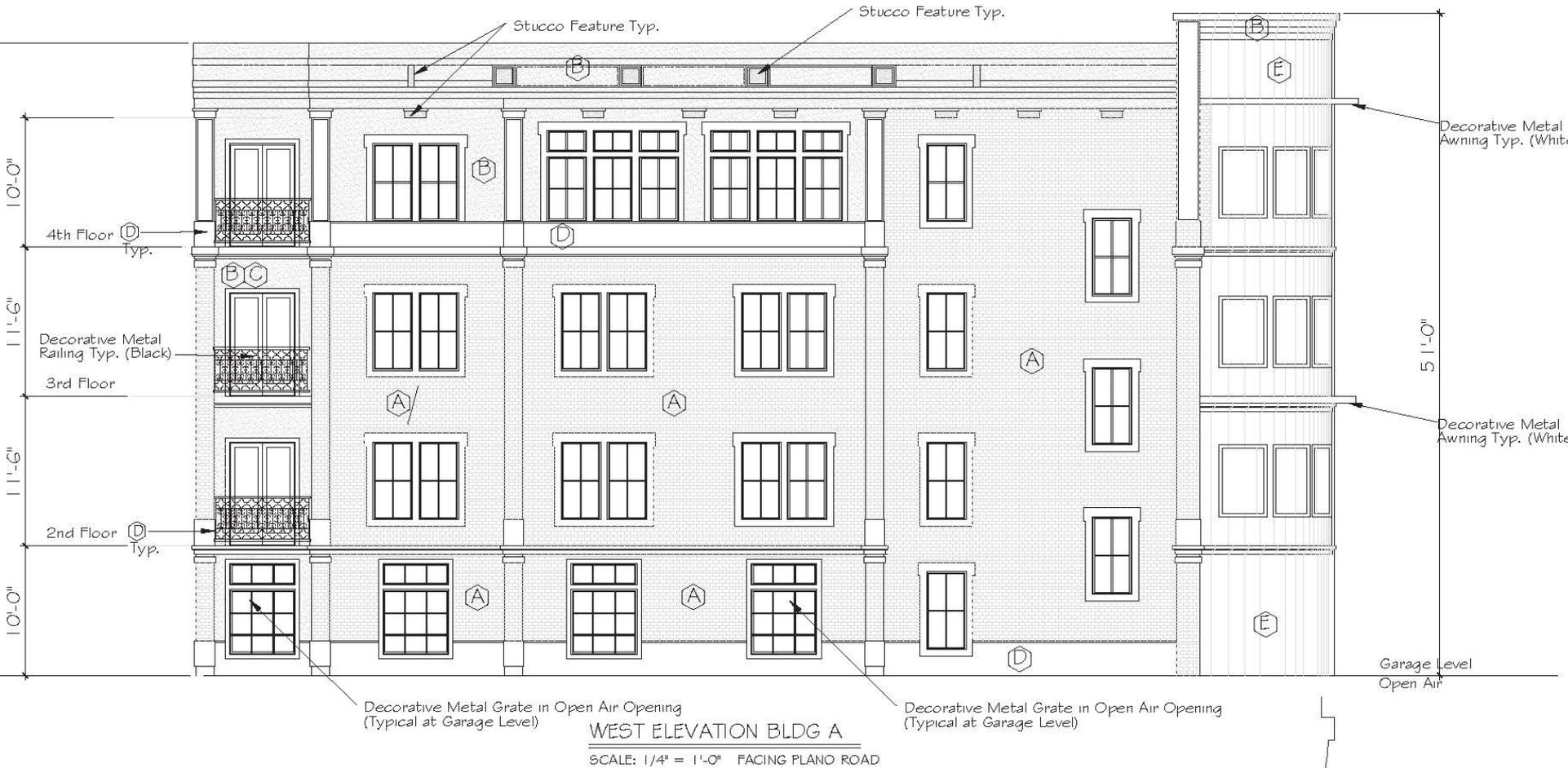
*Included in Stucco Percentage



4-story buildings – East Elevation

MATERIAL INFO BLDG. B:			
KEY	TYPE	COLOR	%
A	BRICK	RED OR BROWN	47
B	STUCCO	WHITE OR BEIGE	22
C	HARDIE SIDING	WHITE OR BEIGE	*
D	CAST STONE	WHITE OR BEIGE	10
E	CAST STONE	WHITE OR BEIGE	21
TOTAL MASONRY			78

*Included in Stucco Percentage



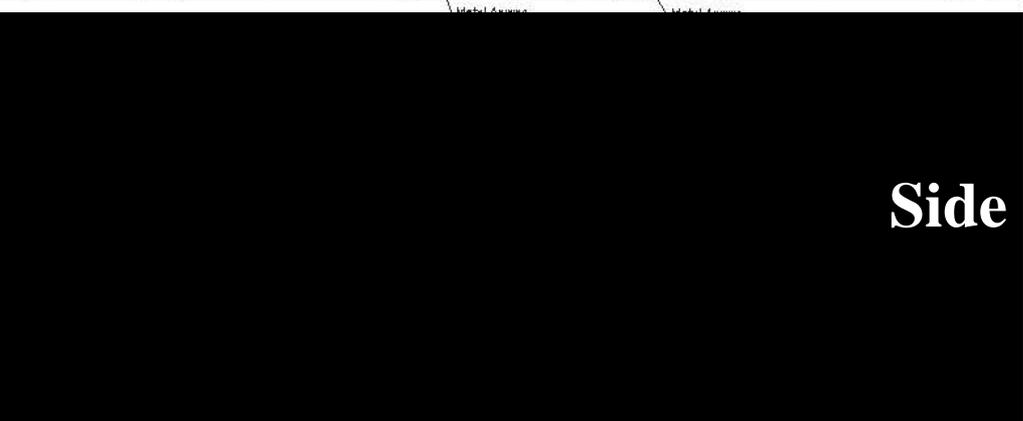
4-story buildings – West Elevation (Plano Road Elevation)



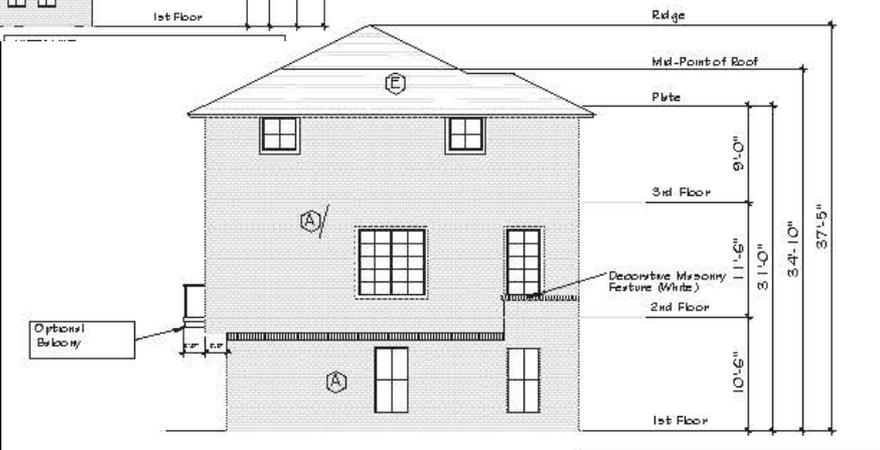
**4-story buildings – Rendering
Looking Northeast from Plano Road**



Front

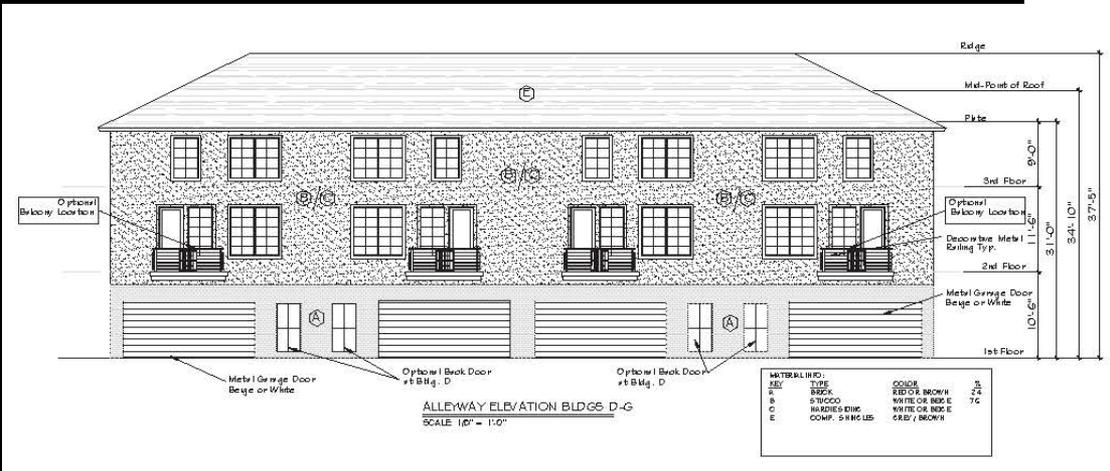


Side



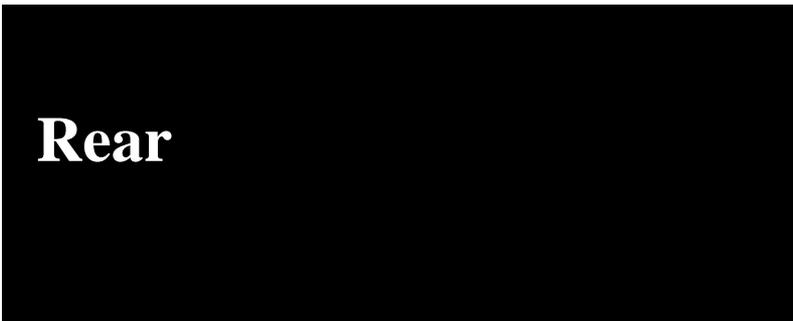
END ELEVATION BLDGS D-G
SCALE: 1/8" = 1'-0"

MATERIAL INFO:		
KEY	TYPE	COLOR
A	BRICK	RED OR BROWN
B	STUCCO	WHITE OR BEIGE
C	HARDWOOD	WHITE OR BEE E
E	COMP. SHINGLES	GRAY BROWN



ALLEYWAY ELEVATION BLDGS D-G
SCALE: 1/8" = 1'-0"

MATERIAL INFO:		
KEY	TYPE	COLOR
A	BRICK	RED OR BROWN
B	STUCCO	WHITE OR BEIGE
C	HARDWOOD	WHITE OR BEE E
E	COMP. SHINGLES	GRAY BROWN



Rear

3-story (townhome) building elevations



**3-story buildings – Rendering
Looking Northeast from Plano Road**



Rendering – Looking East across Plano Road



Rendering – Looking Northeast across Plano Road



Rendering – Looking North from Creekside Alley



Rendering – Looking Southwest from Fair Oaks / Willow Crest Alley

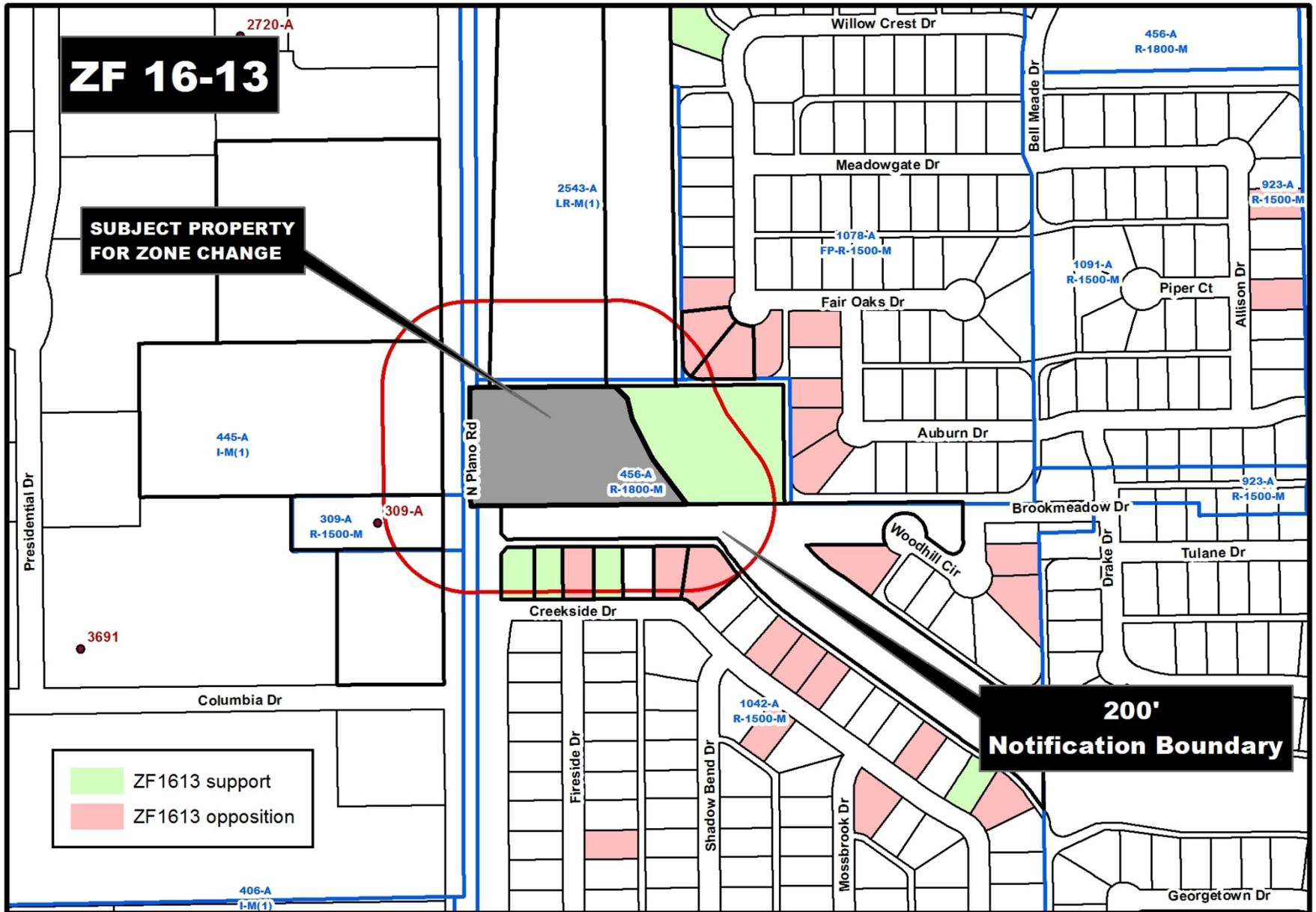
PLANO ROAD



The Residences on Duck Creek Trail

Zoning Exhibit





ZF 16-13 Support/Opposition Map

Updated By: shacklett. Update Date: June 7, 2016
 File: DSIMapping\Cases\Z\2016\ZF1613\ZF1613 support-opposition.mxd

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Plano Road

Willow Crest Drive

Fair Oaks Drive

R.O.W. Dedication

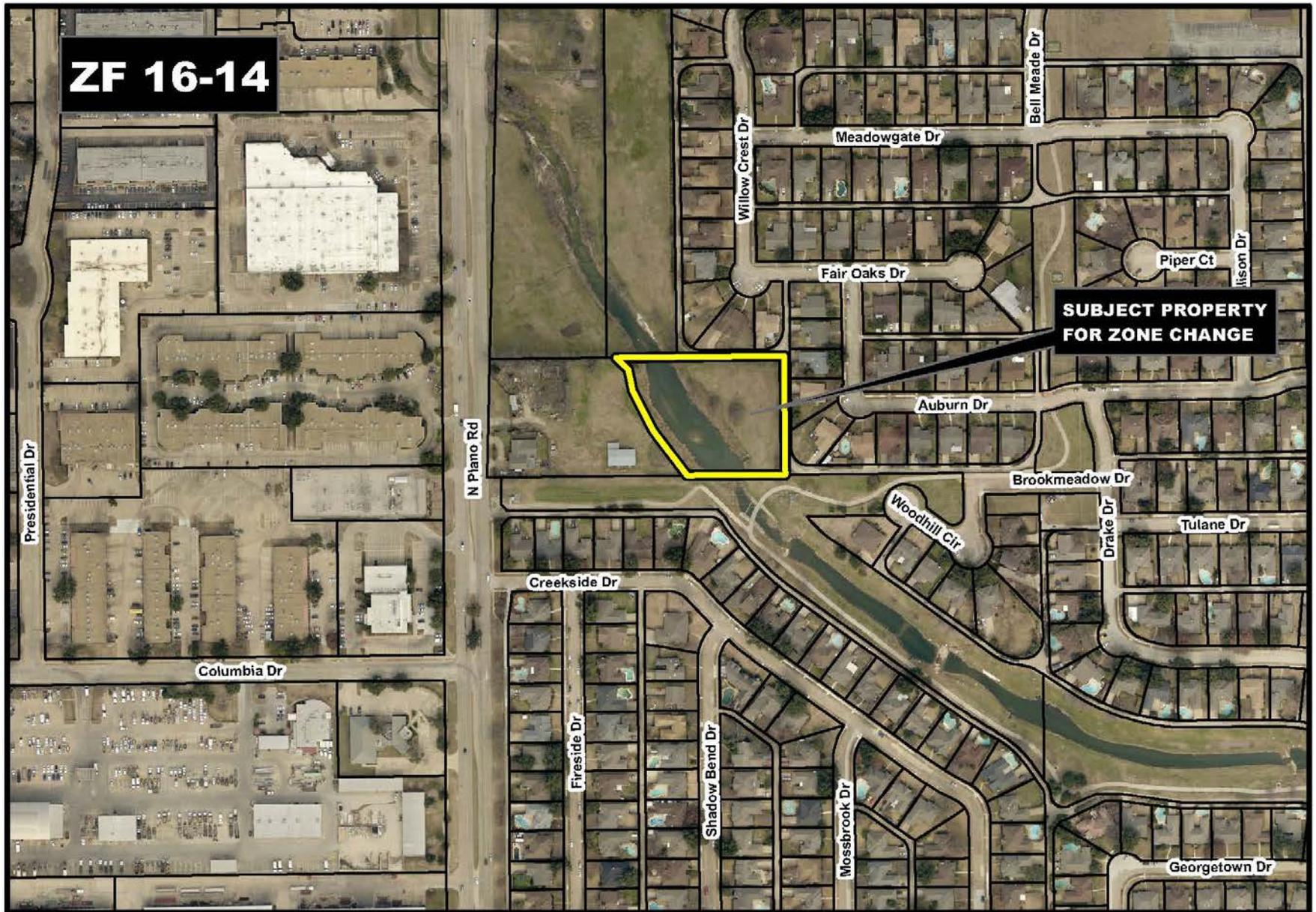
ZF 16-13 Tract

ZF 16-14 Tract

Creekside Drive

**Oblique Aerial
Looking North**





ZF 16-14

**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 16-14 Aerial Map

Updated By: shacklett, Update Date: May 16, 2016
File: DSMMapping\Cases\212016\ZF1614\ZF1614.ortho.mxd

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Looking West at
Subject Property

(1)

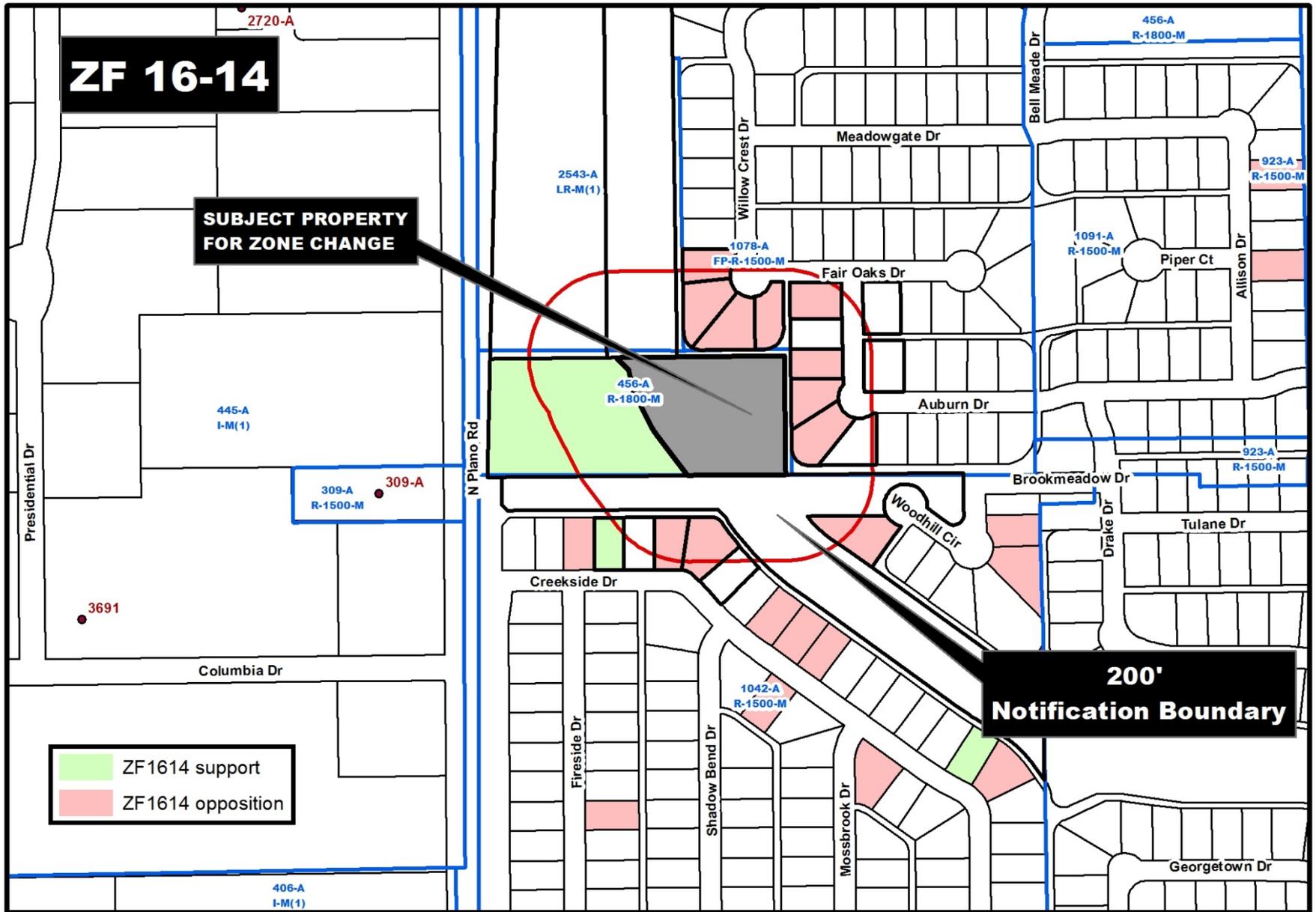


(2)

Looking North at
Subject Property



Looking Northwest at
Subject Property



ZF 16-14 Support/Opposition Map

Updated By: shacklett, Update Date: June 7, 2016
 File: DSIMapping\Cases\Z\2016\ZF1614\ZF1614 support-opposition.mxd

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ZF 16-13 Approved / ZF 16-14 Denied

The 4.7 acre tract would have two zoning classifications

- Mixed residential (PD) west of Duck Creek
- SF residential (R-1800-M) east of Duck Creek

East of creek could not develop as separate lot unless

- Obtained variance to Development Code
- Combined with another tract to gain street frontage

With no further action (i.e., no plat or zoning change)

- Potential uses allowed: SF home, accessory structures, garden, antenna





Agenda Item 7

Zoning File 16-16

Special Permit

(Massage Establishment)

**City of Richardson
Development Services**



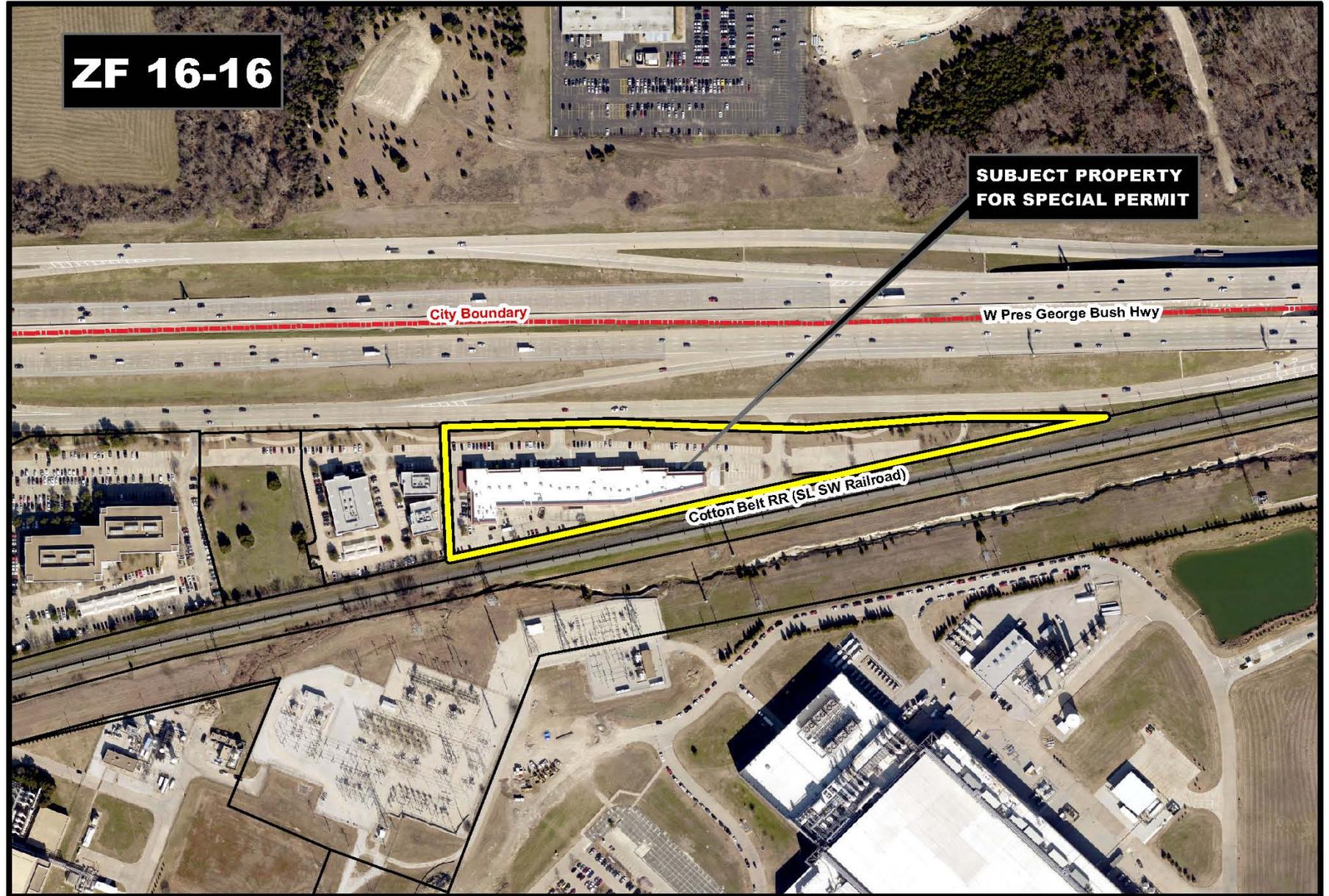
ZF 16-16

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

City Boundary

W Pres George Bush Hwy

Cotton Belt RR (SL SW Railroad)



ZF 16-16 Aerial Map

Updated By: shacklett.c Update Date: June 15, 2016
File: DSI\Mapping\Cases\Z12016\ZF1616\ZF1616_ortho.mxd

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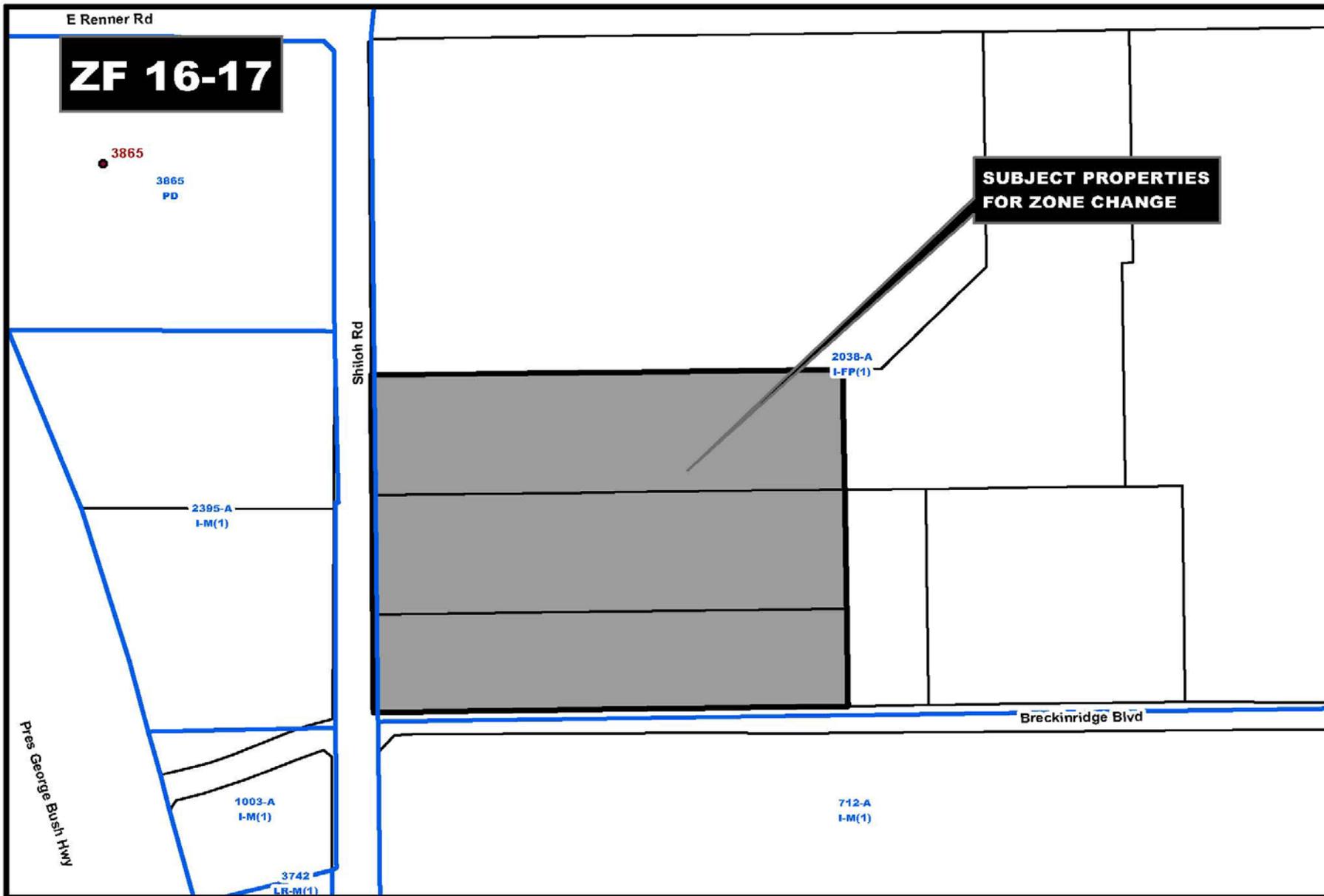
Agenda Item 8

Zoning File 16-17

Planned Development (Industrial)

City of Richardson
Development Services



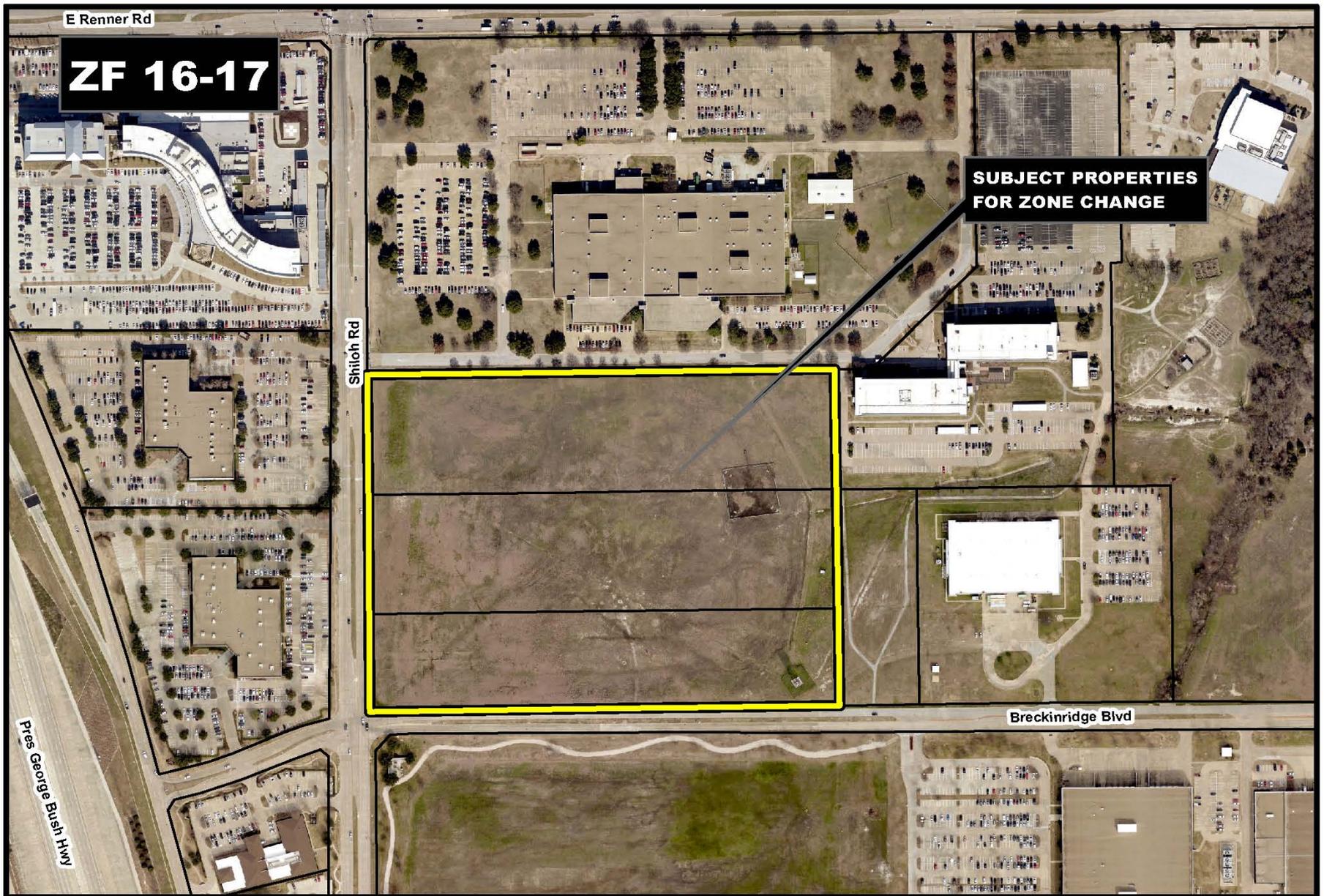


ZF 16-17 Zoning Map

Updated By: shacklett, Update Date: June 15, 2016
 File: DSMapping\Cases\212016\ZF1617\ZF1617 zoning.mxd

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ZF 16-17 Aerial Map

Updated By: shacklett, Update Date: June 15, 2016
File: D:\Mapping\Cases\212016\ZF1617\ZF1617 ortho.mxd

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RENNER ROAD

SUBJECT SITE

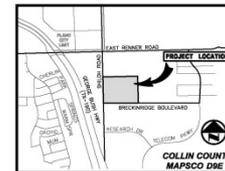
BRECKINRIDGE BLVD

SHILOH ROAD

RESEARCH DRIVE

EAST RENNER ROAD

(100' RIGHT-OF-WAY)



VICINITY MAP
(NOT TO SCALE)

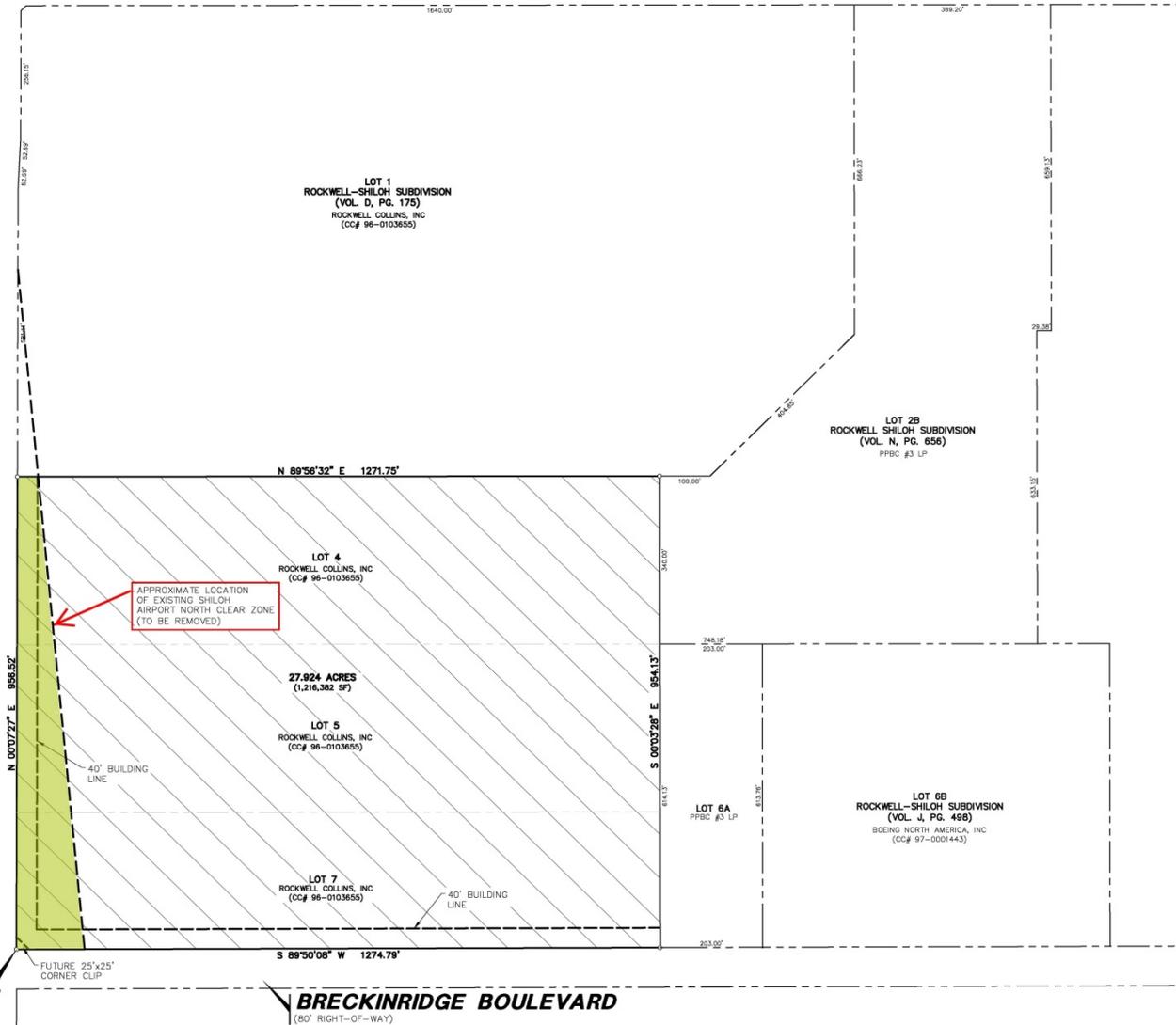


0 50 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

LEGEND

--- PROPERTY LINE
--- ZONING CHANGE AREA
P.O.B. POINT OF BEGINNING

SHILOH ROAD
(100' VARIABLE WIDTH RIGHT-OF-WAY)



PROJECT SUMMARY
CURRENT ZONING PD/A-FR(1)
PROPOSED ZONING 27.924 ACRES, 1,216,382 SF
FLOOR AREA RATIO 0.75:1 MAX
BUILDING HEIGHT 75' MAX
SETBACKS 40' BRECKINRIDGE BOULEVARD
40' SHILOH ROAD

I-FR(1) ORD. No. 2038
PD/A-FR(1)
27.924 ACRES, 1,216,382 SF
0.75:1 MAX
75' MAX
40' BRECKINRIDGE BOULEVARD
40' SHILOH ROAD

EXHIBIT "B" - Part of Ordinance

**LOTS 4, 5 & 7
ROCKWELL-SHILOH
SUBDIVISION**

LOCATED IN THE CITY OF RICHARDSON, TEXAS
AND BEING OUT OF THE
HENRY MCULLOUGH SURVEY SURVEY,
ABSTRACT NO. 587,
COLLIN COUNTY, TEXAS

Pacheco Koch		7527 HAMBLER ROAD, SUITE 1100 DALLAS, TX 75251 972.335.3031	
DRAWN BY CTP		TX REG. ENGINEERING FIRM F-144329	
CHECKED BY RW		TX REG. SURVEYING FIRM LS-10183005	
SCALE 1"=100'	DATE JUNE 2016	JOB NUMBER 2363-16.209	



Development Services

LOT 1 ROCKWELL-SHILOH SUBDIVISION - ZONING CHANGE EXHIBIT



Agenda Item 9

Variance 16-03 Waive Screening Wall (Mark Twain Elementary)

City of Richardson
Development Services



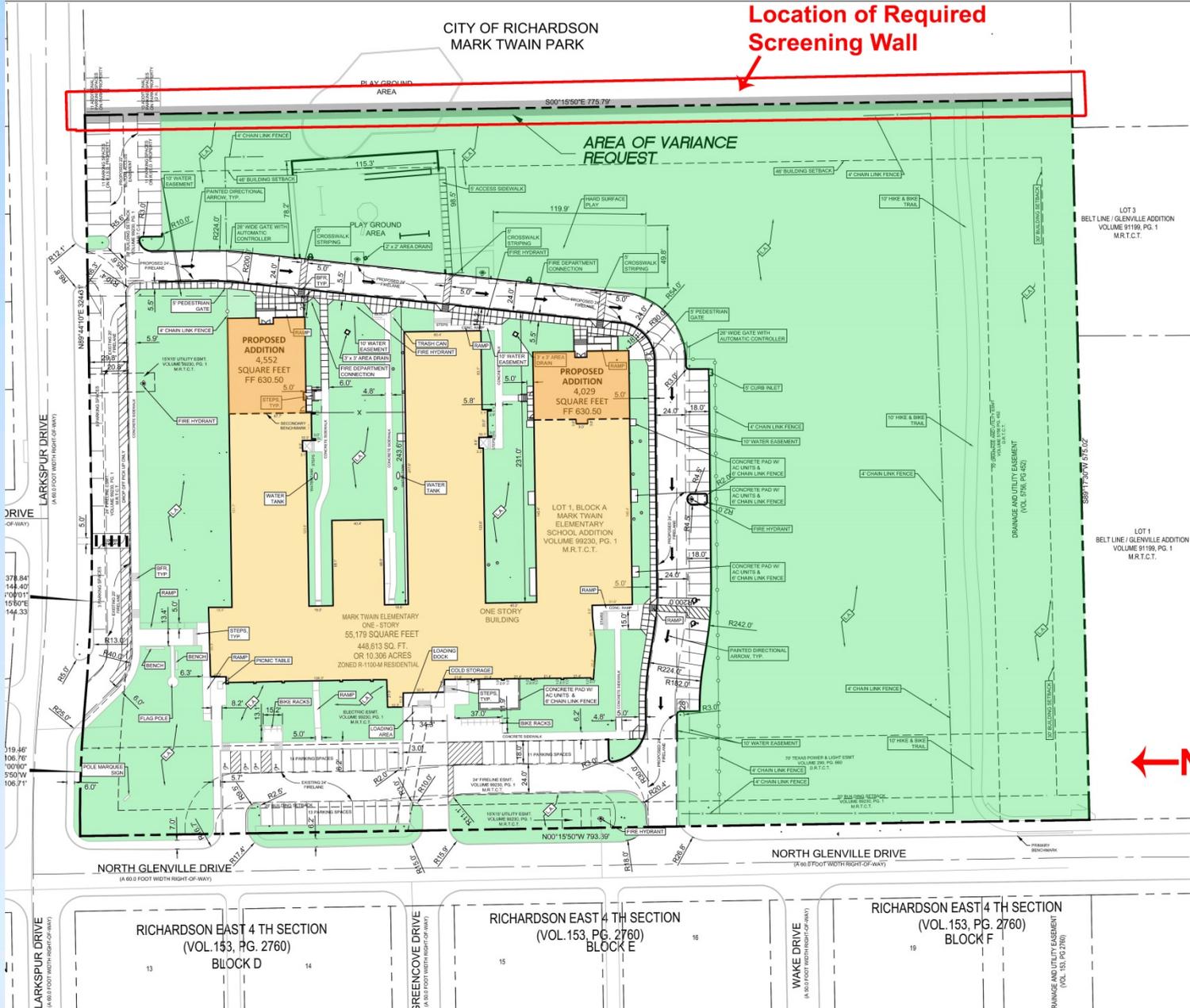


VAR 16-03 Mark Twain Elementary School
1200 Larkspur Drive



CITY OF RICHARDSON
MARK TWAIN PARK

Location of Required
Screening Wall





**Approx. location
of screening wall**

**Looking South along
East Property Line**

SIGN ORDINANCE RECOMMENDED ENHANCEMENTS

City Council Briefing: July 25, 2016

Introduction

- ❑ **August 13, 2012**
 - ❑ **City Council adopted Ordinance 3874**
 - ❑ **New Sign Ordinance**
- ❑ **June 10, 2013**
 - ❑ **City Council adopted Ordinance 4012**
 - ❑ **New sign types**
 - ❑ **Changes to existing sign types**
- ❑ **December 9, 2013**
 - ❑ **City Council adopted Ordinance 4036**
 - ❑ **Political signs electioneering location**

Purpose of Recommended Enhancements

- ❑ To address opportunities that have developed due to changes in sign technology and construction methods as well as community trends.
- ❑ Render the requirements easier for businesses and contractors to understand and thus easier to comply with.
- ❑ To address opportunities that have been identified through variance request approval trends.
- ❑ Enhancements include feedback and suggestions from the sign control board based on trends related to variance requests. Discussed enhancements with the Sign Control Board at their July 13, 2016 meeting.



Enhancements

Temporary Promotional

- ❑ **Existing:**
 - ❑ The size of all banners are limited to one square foot per linear foot of lease space up to a maximum of 200 square feet.
- ❑ **Recommendation: Add limit on number of signs**
 - ❑ Freestanding temporary signs are limited to a maximum of 4.
- ❑ **Rational:**
 - ❑ Too many signs can be visually distracting and create clutter.



Temporary Promotional

❑ Existing:

- ❑ Signs, banners, flags, balloons or pennants designed, intended or used to...

❑ Recommendation: **Add clarifying language**

- ❑ Signs, banners, flags, pennants, or balloons, **excluding hot air balloon shaped and other inflatable devices**, designed, intended or used to...

❑ Rational:

- ❑ Sign contractors and business owners often consider an inflatable the same as a balloon.



Menu Boards

- ❑ **Existing:**
 - ❑ Menu boards must be located a minimum of 30 feet from an adjoining private property line.
- ❑ **Recommendation: Eliminate setback**
 - ❑ **Eliminate the setback requirement.**
- ❑ **Rational:**
 - ❑ The location of drive-thru lanes are approved during plan review and the special permit process.
 - ❑ The information on menu boards are designed to be visible to those in the drive-thru lane.



Electronic Message Center

- ❑ **Existing:**
 - ❑ Each message shall be displayed for at least **10** minutes
- ❑ **Recommendation: Change display requirement**
 - ❑ Each message shall be displayed for at least **4** minutes.
- ❑ **Rational:**
 - ❑ Businesses would have the ability to display 15 messages an hour compared to only 6.
 - ❑ Would maintain a balance between a reasonable amount of signage and an appropriate scale for the public realm.



Monument Signs

- ❑ **Existing:**
 - ❑ Multiple-use Monument Signs: 80 square feet in area, **6** feet in height.
- ❑ **Recommendation: Increase height**
 - ❑ Multiple-use Monument Signs: 80 square feet in area, **8** feet in height
- ❑ **Rational:**
 - ❑ The width of monuments are often limited by easements, parking islands and landscaping.
 - ❑ Additional height allows for more tenant panels and larger panels, increasing visibility.
 - ❑ SCB variance approvals/trends related to monument sign height indicate a need to make this change.



Home Builder Developer Signs

- ❑ **Existing:**
 - ❑ Signs may be placed onsite or offsite
- ❑ **Recommendation: Change permissible location**
 - ❑ Signs may be placed within the boundary of the subdivision or development under construction.
- ❑ **Rational:**
 - ❑ Clarify that signs must remain on premise.



General Regulation

- **Existing:**
 - ▣ **Director of Community Services** means the officer or person within the city charged with...
 - ▣ The **Director of Community Services** or designee shall require to show full compliance with this and all other laws and ordinances of the city.
- **Recommendation: Change responsible person**
 - ▣ **Building Official** means the officer or person within the city charged with...
 - ▣ The **Building Official** or designee shall require to show full compliance with this and all other laws and ordinances of the city.

Next Steps



- Accept City Council suggestions and feedback.
- Place the enhancements on a future City Council Consent Agenda.
- Update online resources and print materials used to educate sign contractors and business owners.

SIGN ORDINANCE RECOMMENDED ENHANCEMENTS

