

City Council Work Session Handouts

February 11, 2013

- I. Review and Discuss Zoning File 13-01
- II. Review and Discuss Zoning File 13-02
- III. Review and Discuss Zoning File 13-03
- IV. Review and Discuss the Sign Control Board Minutes from the February 6, 2013 Meeting

City Council Worksession

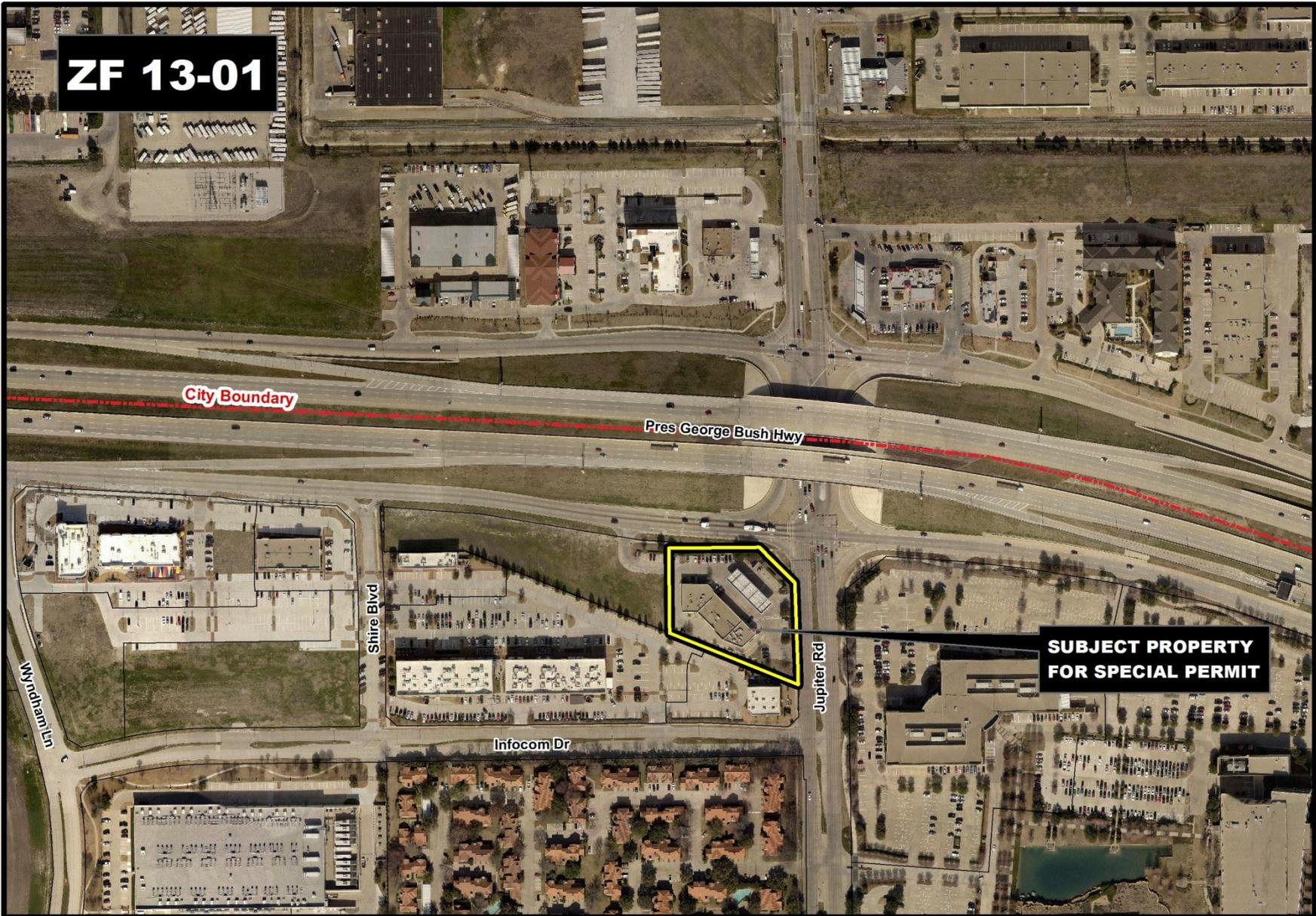


February 11, 2013

Meeting Begins at 6:00 P.M.

ZF 13-01

ZF 13-01

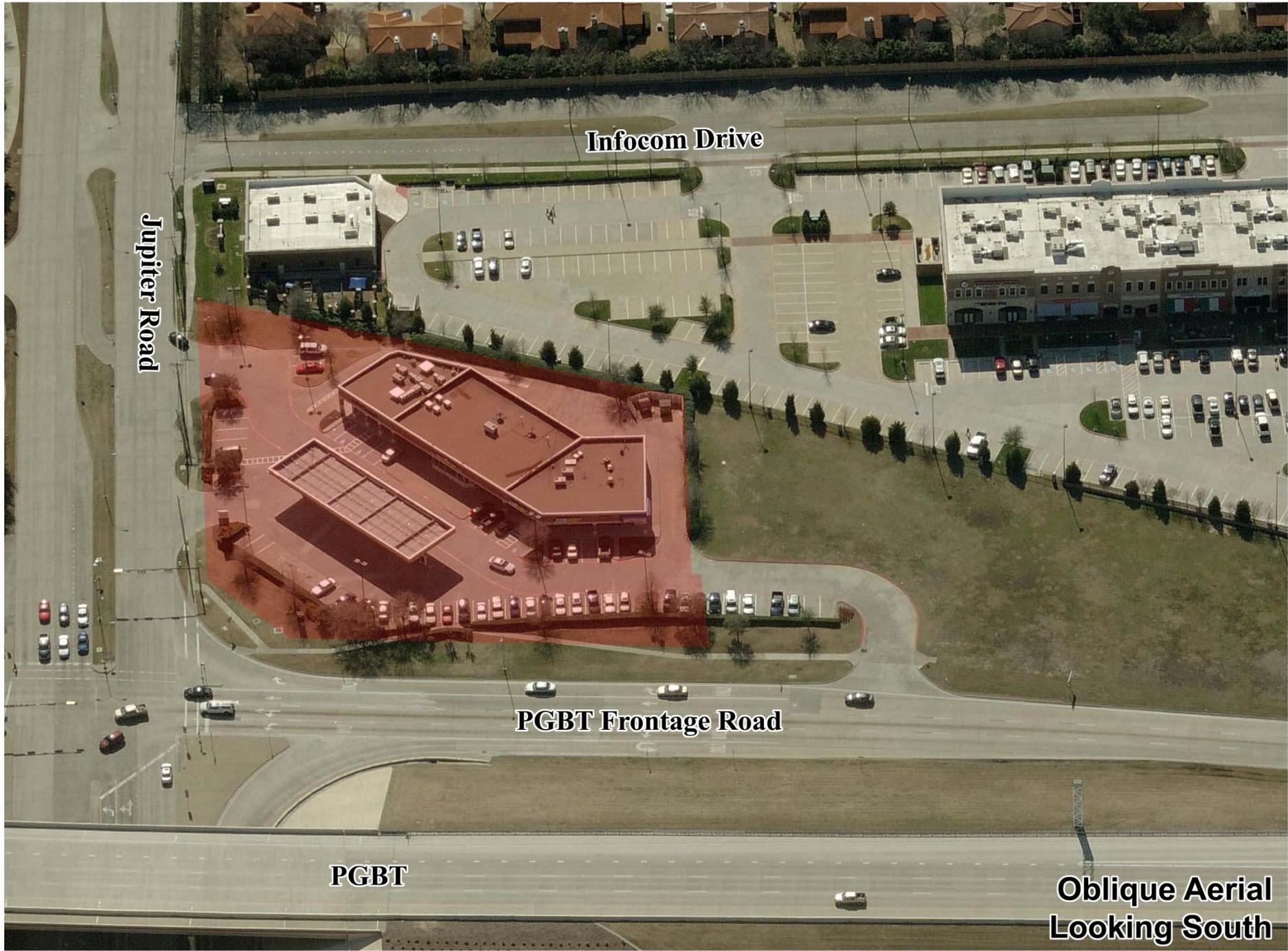


ZF 13-01 Aerial Map

Updated By: shacklett, Update Date: December 11, 2012
File: DSIMapping\Cases\Z\2013\ZF1301\ZF1301 ortho.mxd

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Infocom Drive

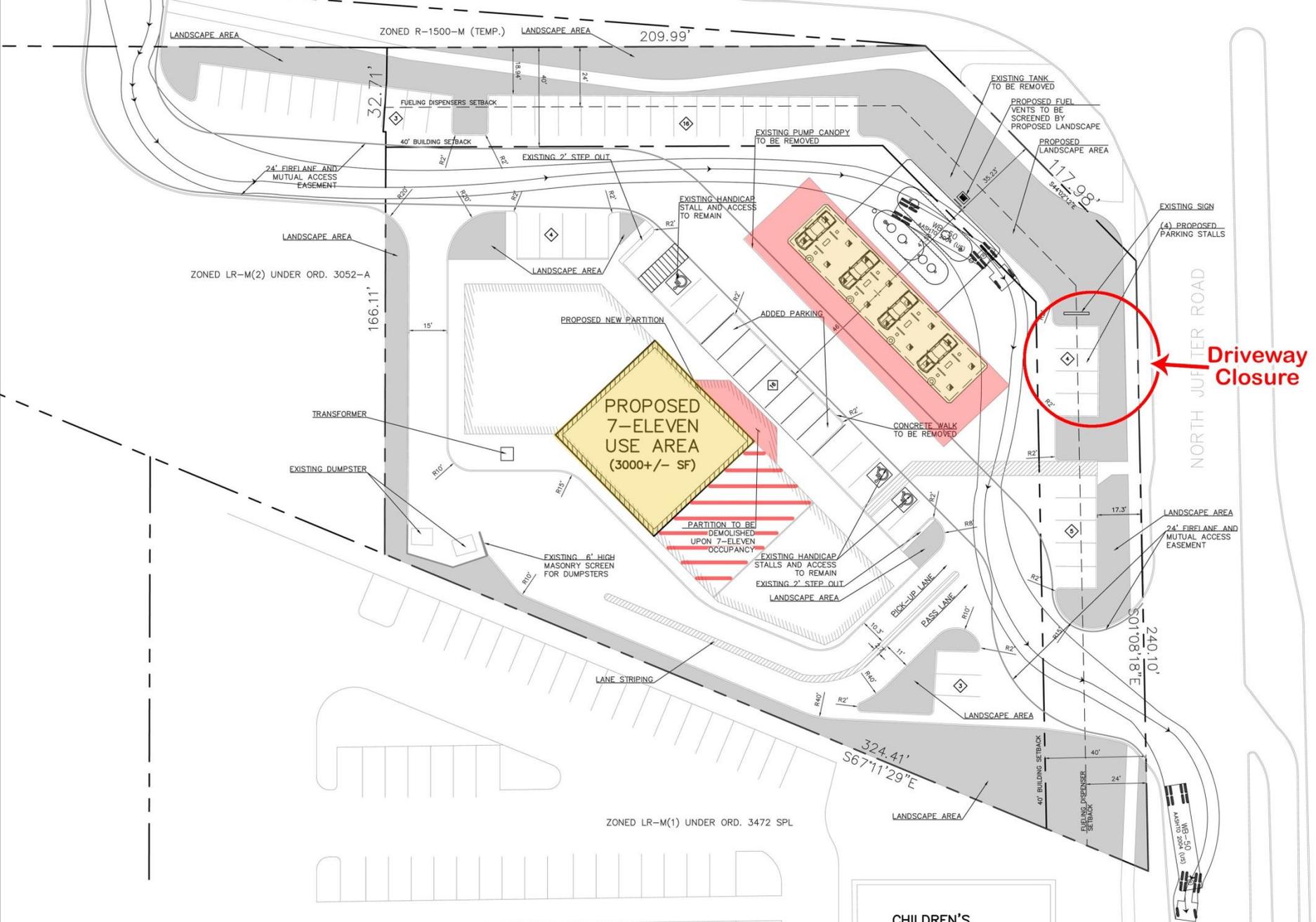
Jupiter Road

PGBT Frontage Road

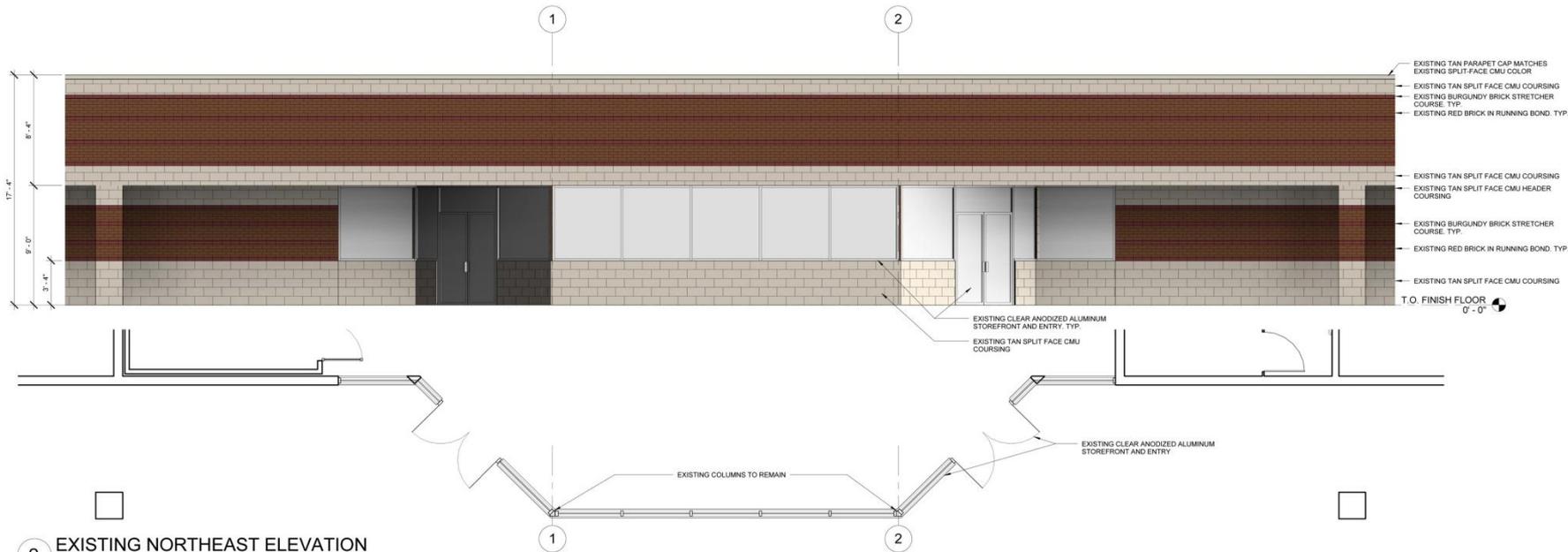
PGBT

**Oblique Aerial
Looking South**

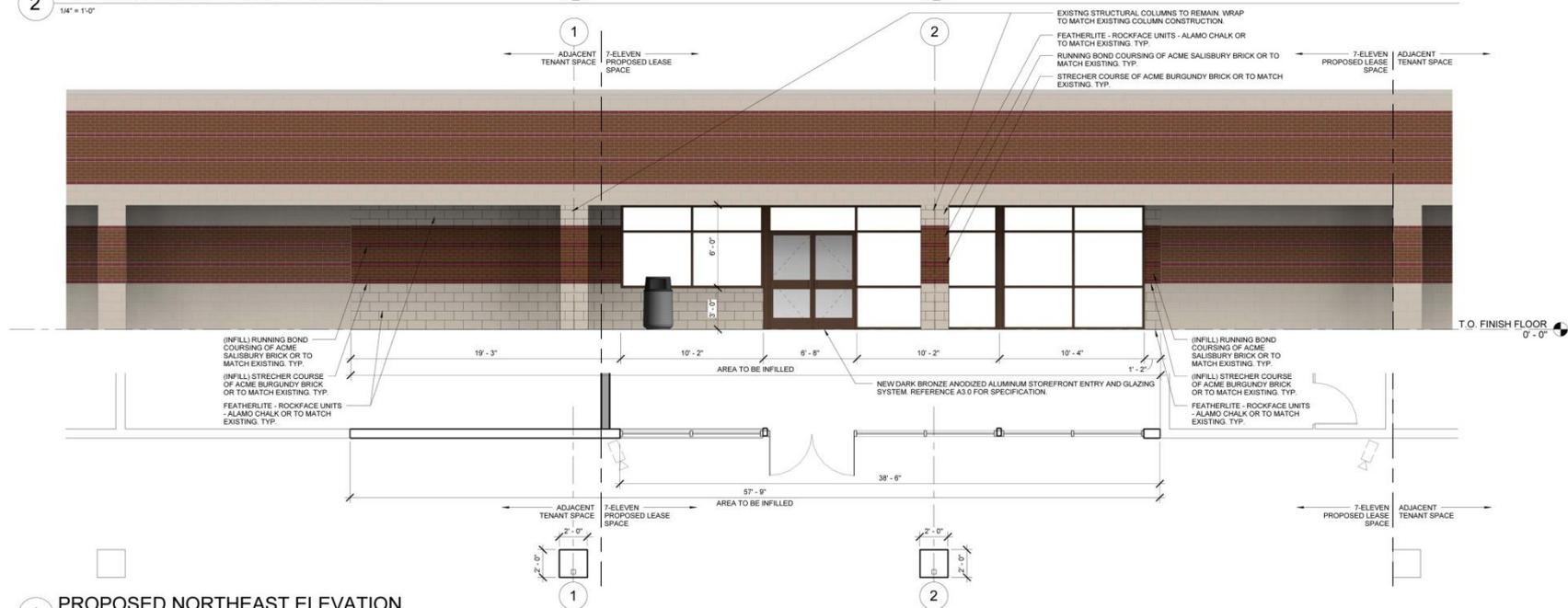
pm - User: james.ghason
12-00515_1032296_Richardson, TX: Jupiter\Civil\Drawings\CONCEPT -02_PROJ.dwg



Zoning Exhibit

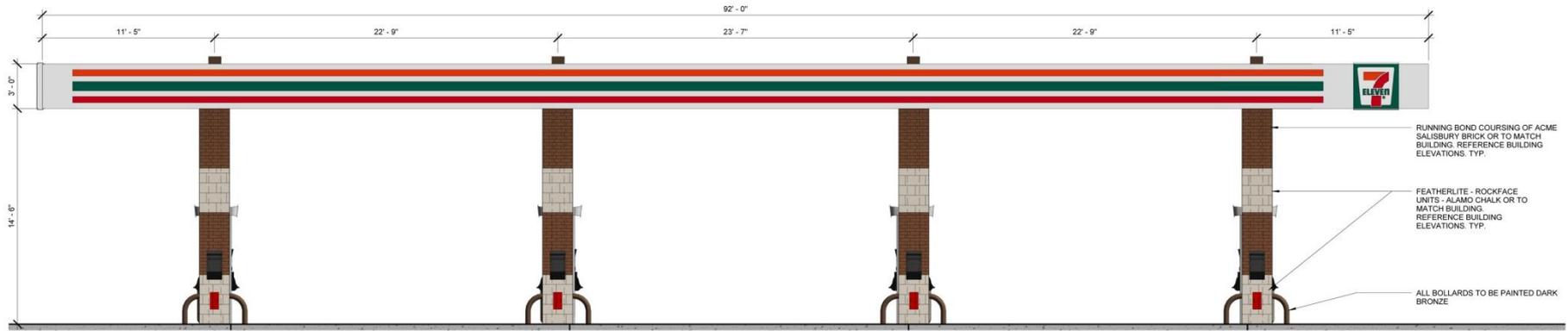


2 EXISTING NORTHEAST ELEVATION
1/4" = 1'-0"

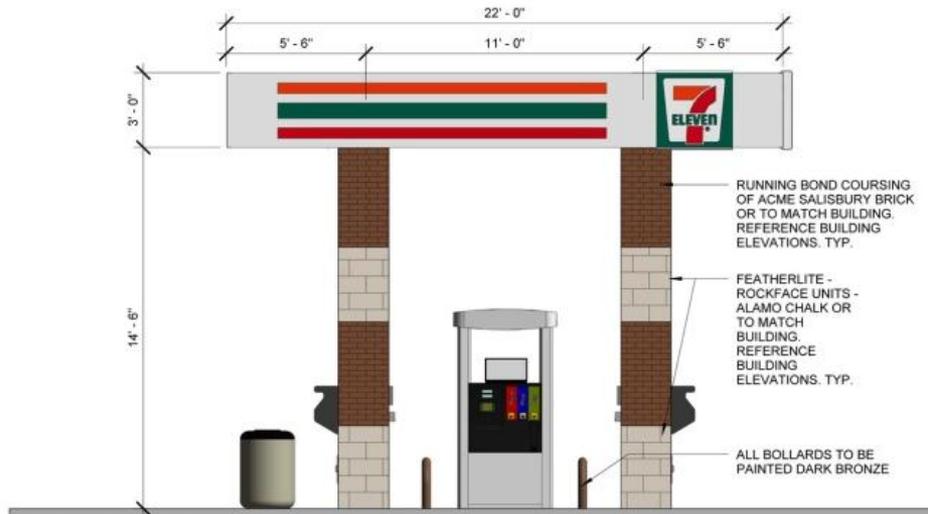


1 PROPOSED NORTHEAST ELEVATION

Existing & Proposed Building Elevation



1 FUELING CANOPY - LONG
1/4" = 1'-0"



2 FUELING CANOPY - SHORT
1/4" = 1'-0"

Proposed Canopy Elevations



3601

EXPRESS SUBWAY

SUBWAY

**Looking Northwest at
East Elevation**

**Looking South at
Existing Canopy**

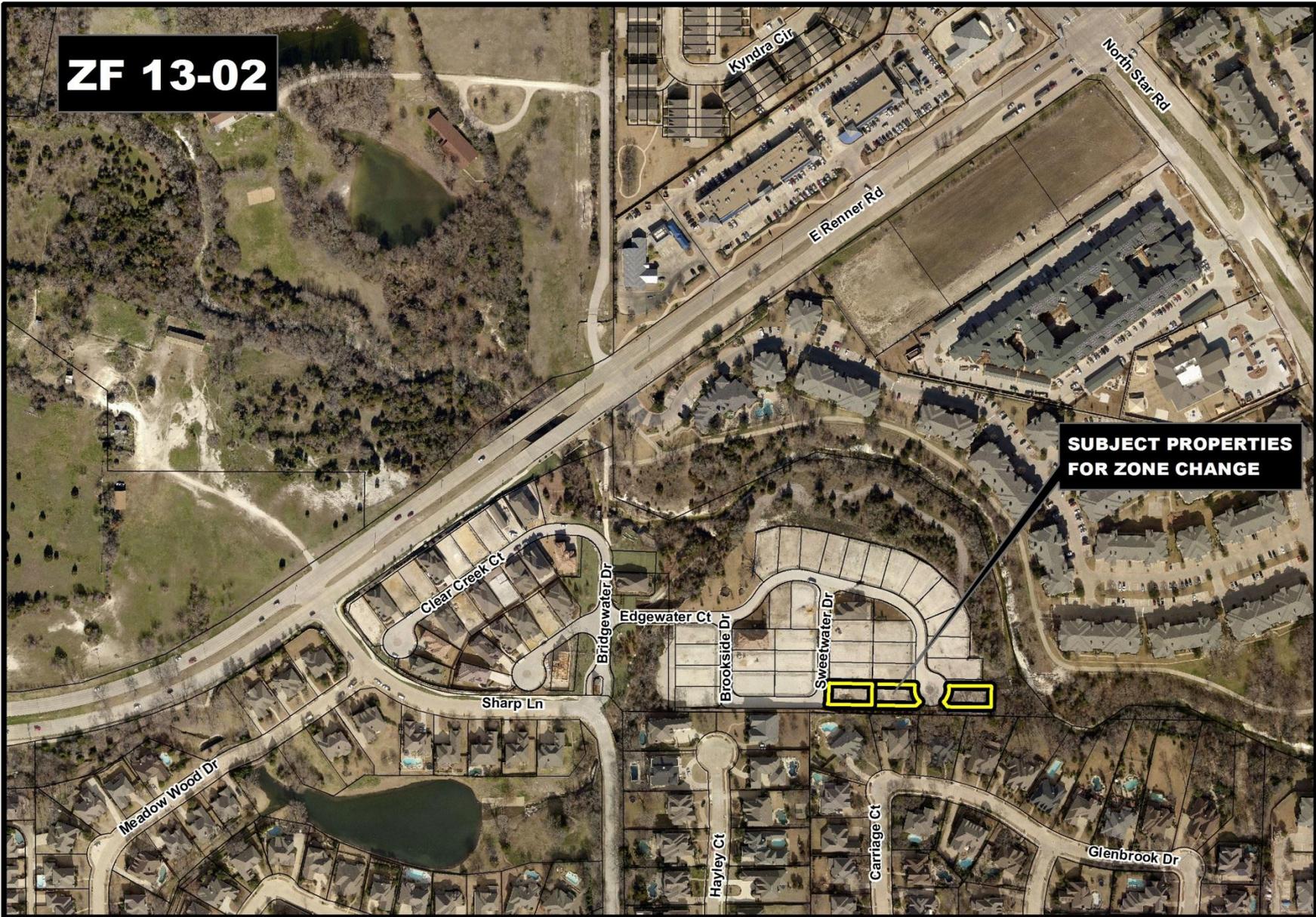


Looking Southwest at The Shire, Phase 1



ZF 13-02

ZF 13-02



ZF 13-02 Aerial Map

Updated By: shacklett. Update Date: January 3, 2013
File: DSIMapping\Cases\Z\2013\ZF1302\ZF1302_orthoLots41-42-50.mxd

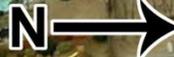
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Sharp Lane

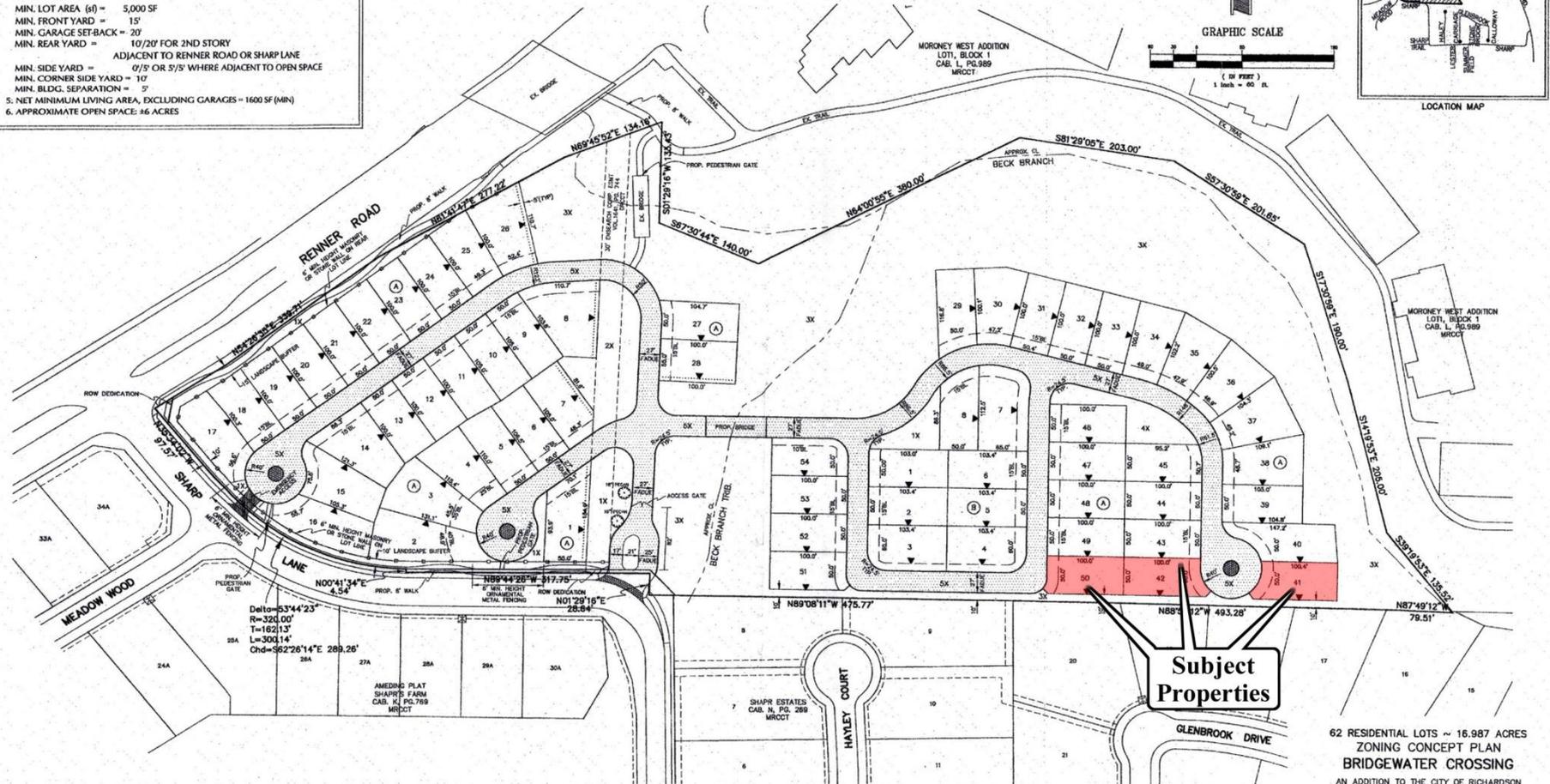
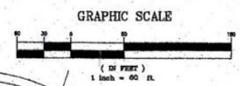
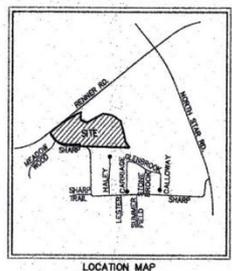
Renner Road



Oblique Aerial Looking West

SITE DATA SUMMARY:

- EXISTING ZONING: RP-1500-M PATIO HOMES, ORD. NO. 3425A
- TOTAL SITE AREA - 16.987 ACRES
- RESIDENTIAL LOTS: 62
- AREA REGULATIONS:
 - MIN. LOT WIDTH = 45'
 - MIN. LOT DEPTH = 100'
 - MIN. LOT AREA (±) = 5,000 SF
 - MIN. FRONT YARD = 15'
 - MIN. GARAGE SET-BACK = 20'
 - MIN. REAR YARD = 10/20' FOR 2ND STORY
 - ADJACENT TO RENNER ROAD OR SHARP LANE
 - MIN. SIDE YARD = 0/5' OR 5/5' WHERE ADJACENT TO OPEN SPACE
 - MIN. CORNER SIDE YARD = 10'
 - MIN. BLDG. SEPARATION = 5'
- NET MINIMUM LIVING AREA, EXCLUDING GARAGES = 1600 SF (MIN)
- APPROXIMATE OPEN SPACE: 16 ACRES



Subject Properties

62 RESIDENTIAL LOTS ~ 16.987 ACRES
 ZONING CONCEPT PLAN
BRIDGEWATER CROSSING

AN ADDITION TO THE CITY OF RICHARDSON
 JAMES T. MCCULLOUGH SURVEY - ABSTRACT NO. 633
 G.H. PEGUS SURVEY - ABSTRACT NO. 700
 COLLIN COUNTY, TEXAS

JANUARY 2008 SCALE: 1"=60'
 OWNER
SHARP RENNER, L.P.
 18352 DALLAS PKWY., PMB 575, SUITE 136
 972-248-0163 DALLAS, TEXAS 75287

DEVELOPER/BUILDER
TOLL BROTHERS
 2557 S.W. GRAPEVINE PKWY., SUITE 100
 817-329-8770 GRAPEVINE, TEXAS 76051

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
 1525 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0894

- NOTES
- LOT LINES MAY BE ADJUSTED AT TIME OF PLATTING AS LONG AS NO ADDITIONAL VARIANCES ARE CREATED.
 - ALL DIMENSIONS ARE TO THE BACK-OF-CURB FOR PROPOSED IMPROVEMENTS, UNLESS OTHERWISE STATED.

- LEGEND**
- FADUE = FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
 - FADUE = FADUE
 - PROPOSED ORNAMENTAL METAL FENCE
 - PROPOSED MASONRY WALL

REVISED: February 21, 2008

Exhibit "B"

Site Exhibit

**Looking East along
South Elevation – Lot 50**



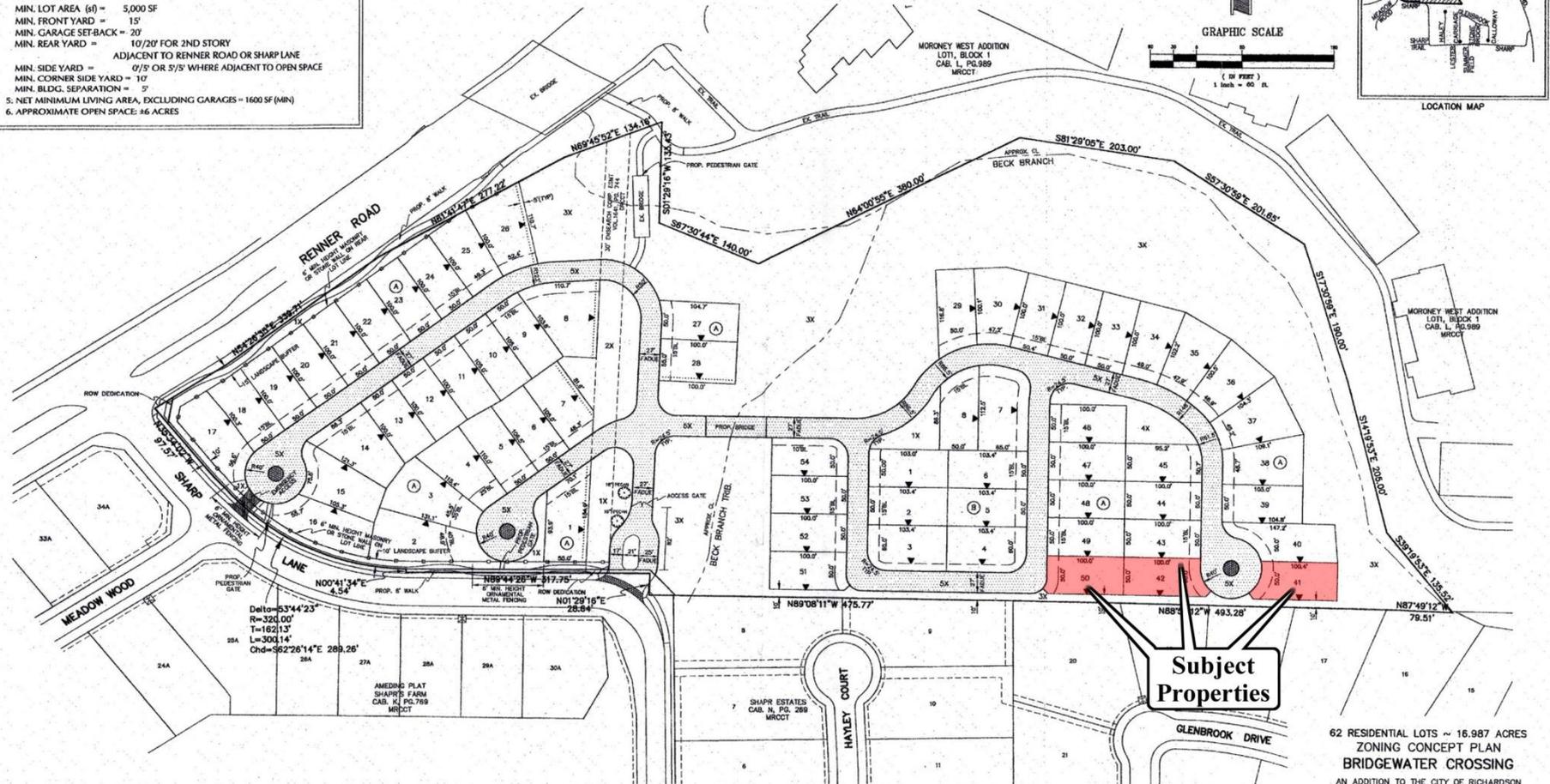
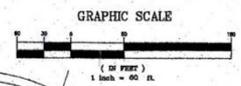
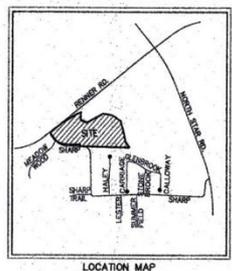
Looking Southwest toward The Reserve





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 - PROPOSED MASONRY WALL

REVISED: February 21, 2008

Exhibit "B"

Site Exhibit

DOWDEY, ANDERSON & ASSOCIATES, INC. BRIDGEWATER CROSSING

ZF 13-03

ZF 13-03



**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 13-03 Aerial Map

Updated By: shacklett. Update Date: December 18, 2012
File: DSIMapping\Cases\Z\2013\ZF1303\ZF1303 ortho.mxd

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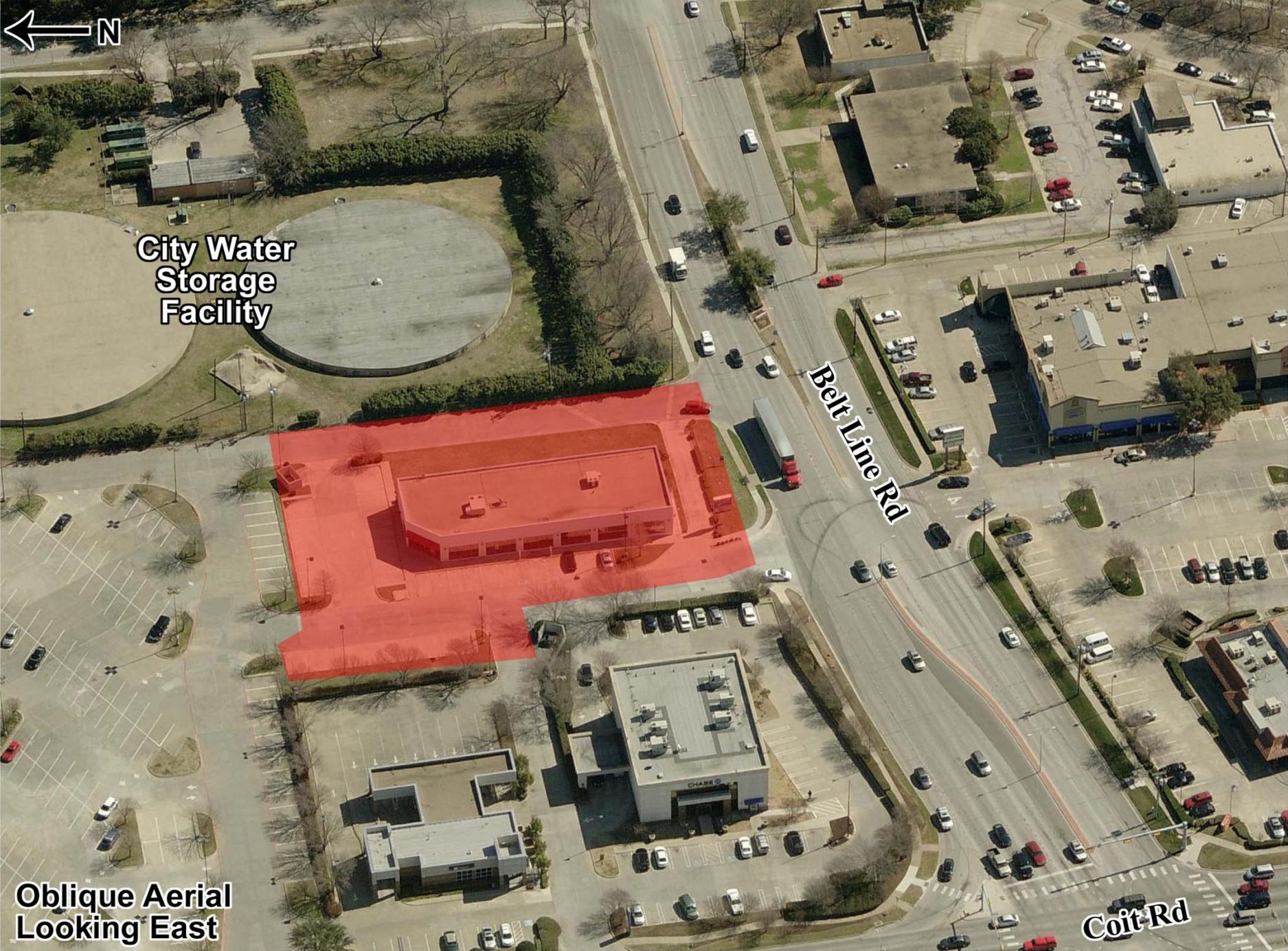


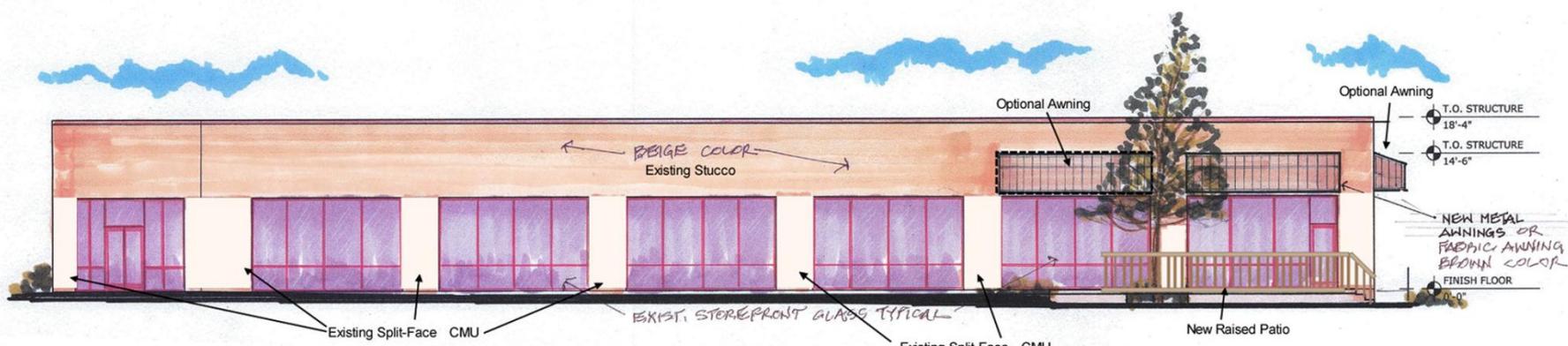
**City Water
Storage
Facility**

Belt Line Rd

Coit Rd

**Oblique Aerial
Looking East**





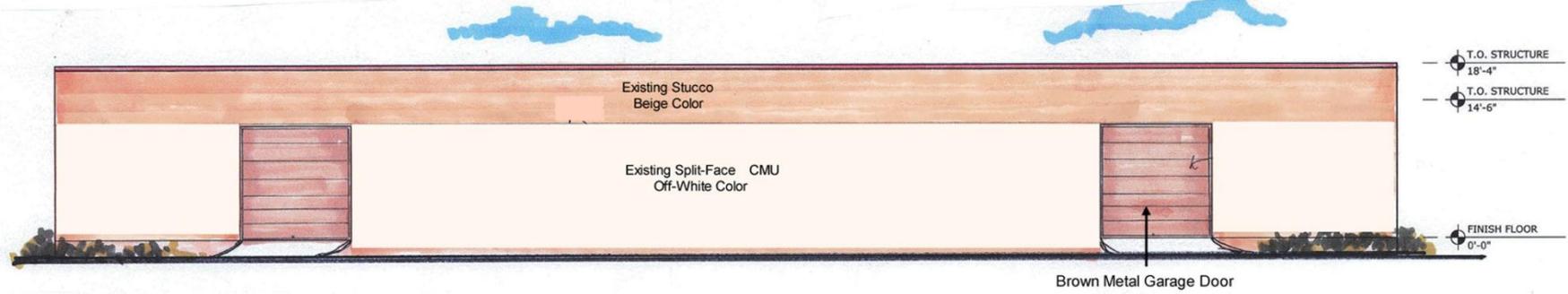
A1 WEST ELEVATION
SCALE: 1/8"=1'-0"



B1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



B3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



C1 EAST ELEVATION
SCALE: 1/8"=1'-0"

Building Elevations

Looking West along Belt Line Road



**Looking Northwest at
East Elevation**



Looking South along West Elevation



**Looking Northeast at
West Elevation**



SCB Case # 13-04
Jupiter Bingo
2120 E. Belt Line Rd.

Applicable Ordinance

Chapter 18, Article III, Section 18-96

(23.) Pole Sign;

(c.) Number:

(iii.) Retail, commercial zoning district:

(1.) Sites less than 10 acres: one single-use pole sign.

Requested Variance

- ❖ Allow for a multi-tenant pole sign on a site less than 10 acres.

Reason for request

- ❖ To advertise the Resale Shop as well as Bingo.
- ❖ To help promote the charities in the bingo hall.

SCB 13-04

Subject Sign

W Belt Line Rd.

S. Jupiter Road

Zoning 250 feet from
the proposed sign:
Local Retail
Apartment



Existing Sign

- ❖ Sign was refaced as a multi-tenant sign without a permit
- ❖ Discovered on December 21, 2012 during Certificate of Occupancy inspection for The Resale Shop
- ❖ Meets all applicable regulations, except that it is a multi tenant sign



Proposed Sign

- ❖ 20' tall
- ❖ 59 square feet
- ❖ Pole will be cladded to meet new regulations



NEW FACES SHOWN

Sign Control Board Action

- ❑ The Sign Control Board voted unanimously to approve SCB Case 13-04.

SCB Case # 13-04
Jupiter Bingo
2120 E. Belt Line Rd.