

City Council Work Session Handouts

January 13, 2014

- I. Review and Discuss Zoning File 13-21
- II. Review and Discuss Zoning File 13-22
- III. Review and Discuss Variance 13-12
- IV. Review and Discuss the January 8, 2014 Sign Control Board Minutes and Approval of SCB Case 14-01 and 14-02
- V. Review and Discuss Farmer's Market Regulations

City Council Worksession

January 13, 2014

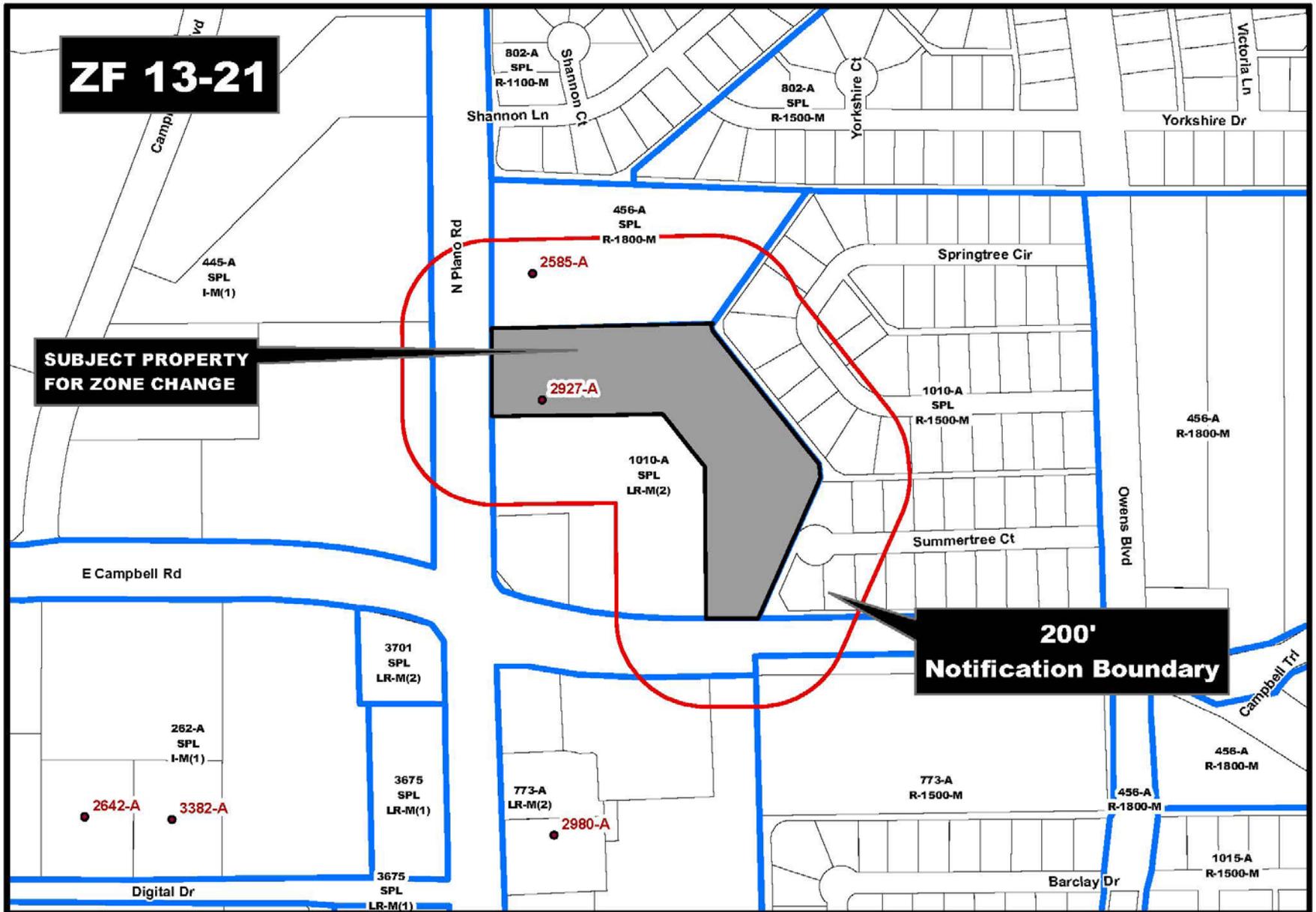
Meeting Begins at 6:00 P.M.



Agenda Item 5

ZF 13-21

Planned Development
(Self-service Warehouse)



ZF 13-21 Notification Map

Updated By: shacklett, Update Date: October 21, 2013
 File: DSM\mapping\Cases\Z2013\ZF1321\ZF1321 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 13-21 Aerial Map

Updated By: shacklett, Update Date: October 21, 2013
File: DS\Mapping\Cases\Z2013\ZF1321\ZF1321_ortho.mxd

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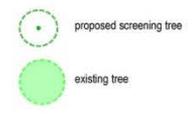
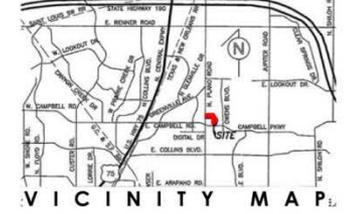
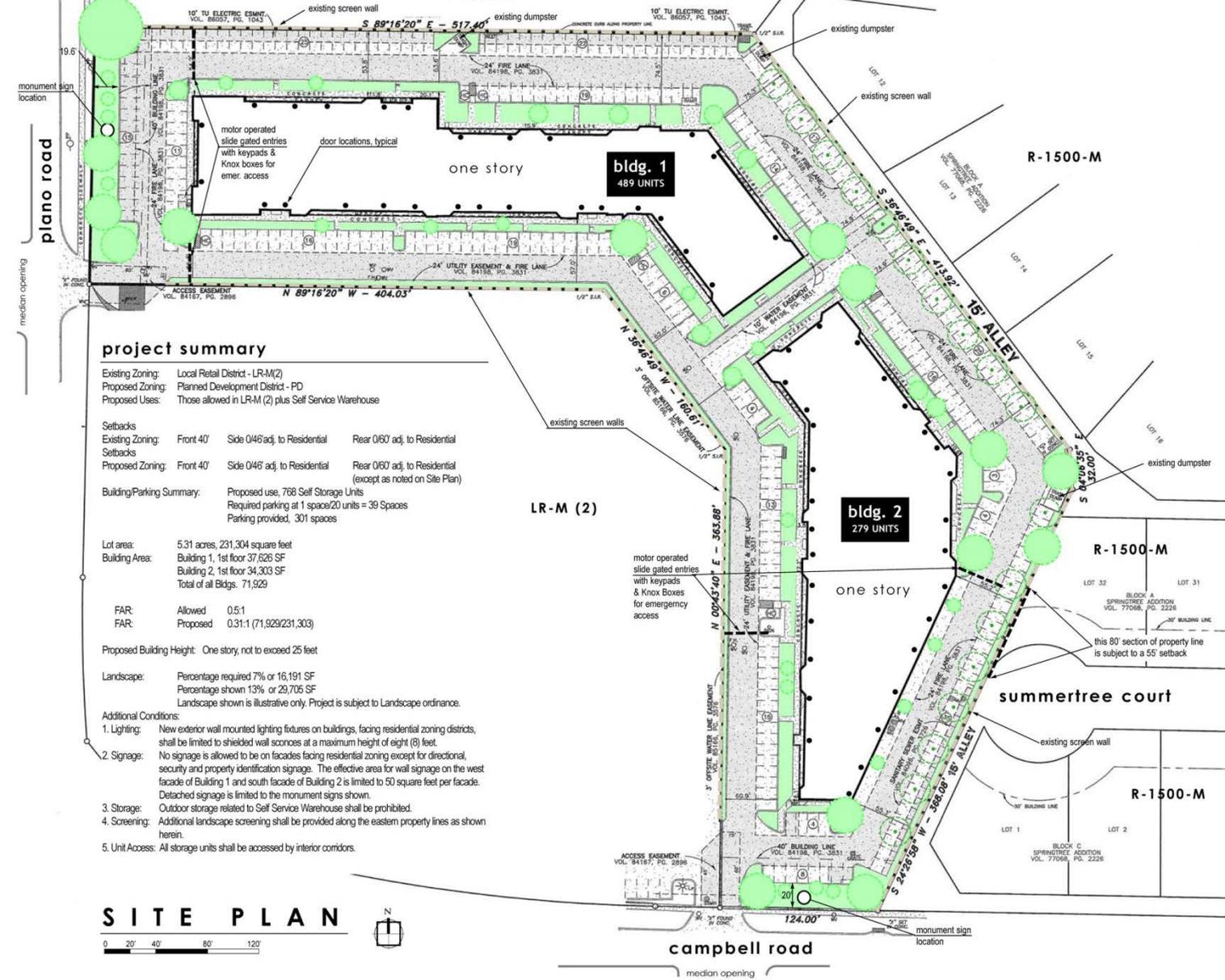
Plano Rd

Campbell Rd

Calloway's
Nursery

Single-Family Neighborhood

Oblique Aerial
Looking West



project summary

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

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
 Required parking at 1 space/20 units = 39 Spaces
 Parking provided, 301 spaces

Lot area: 5.31 acres, 231,304 square feet
Building Area:
 Building 1, 1st floor 37,626 SF
 Building 2, 1st floor 34,303 SF
 Total of all Bldgs. 71,929
FAR: Allowed 0.5:1
 Proposed 0.31:1 (71,929/231,303)

Proposed Building Height: One story, not to exceed 25 feet

Landscape: Percentage required 7% or 16,191 SF
 Percentage shown 13% or 29,706 SF
 Landscape shown is illustrative only. Project is subject to Landscape ordinance.

- Additional Conditions:**
- 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.
 - Signage:** No signage is allowed to be on facades facing residential zoning except for directional, security and property identification signage. The effective area for wall signage on the west facade of Building 1 and south facade of Building 2 is limited to 50 square feet per facade. Detached signage is limited to the monument signs shown.
 - Storage:** Outdoor storage related to Self Service Warehouse shall be prohibited.
 - Screening:** Additional landscape screening shall be provided along the eastern property lines as shown herein.
 - Unit Access:** All storage units shall be accessed by interior corridors.



Exhibit B - Part of Ordinance

Zoning Exhibit



existing summertree court elevation



proposed summertree court elevation

Existing/Proposed Renderings – Summertree Court

A wide-angle photograph of a large, mostly empty asphalt parking lot. In the background, there are several buildings, including a brick building on the left and a white building with a sign that says "KAS". There are several trees, some with green leaves and some with reddish-brown leaves. A tall street lamp stands on the right side of the lot. The sky is overcast with grey clouds. The text "Campbell Road" is overlaid in the center of the image.

Campbell Road

(1)

**Looking North at
Subject Property**



Plano Road

(2)

**Looking East at
Subject Property**

(3)

Looking North along
East Property Line





(4)

Looking South along
East Property Line



(6)

**Looking West from
Adjacent Neighborhood**

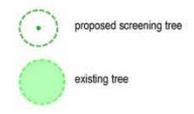
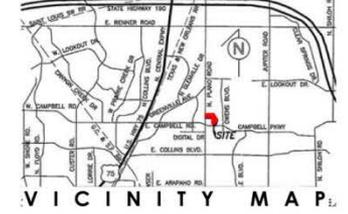
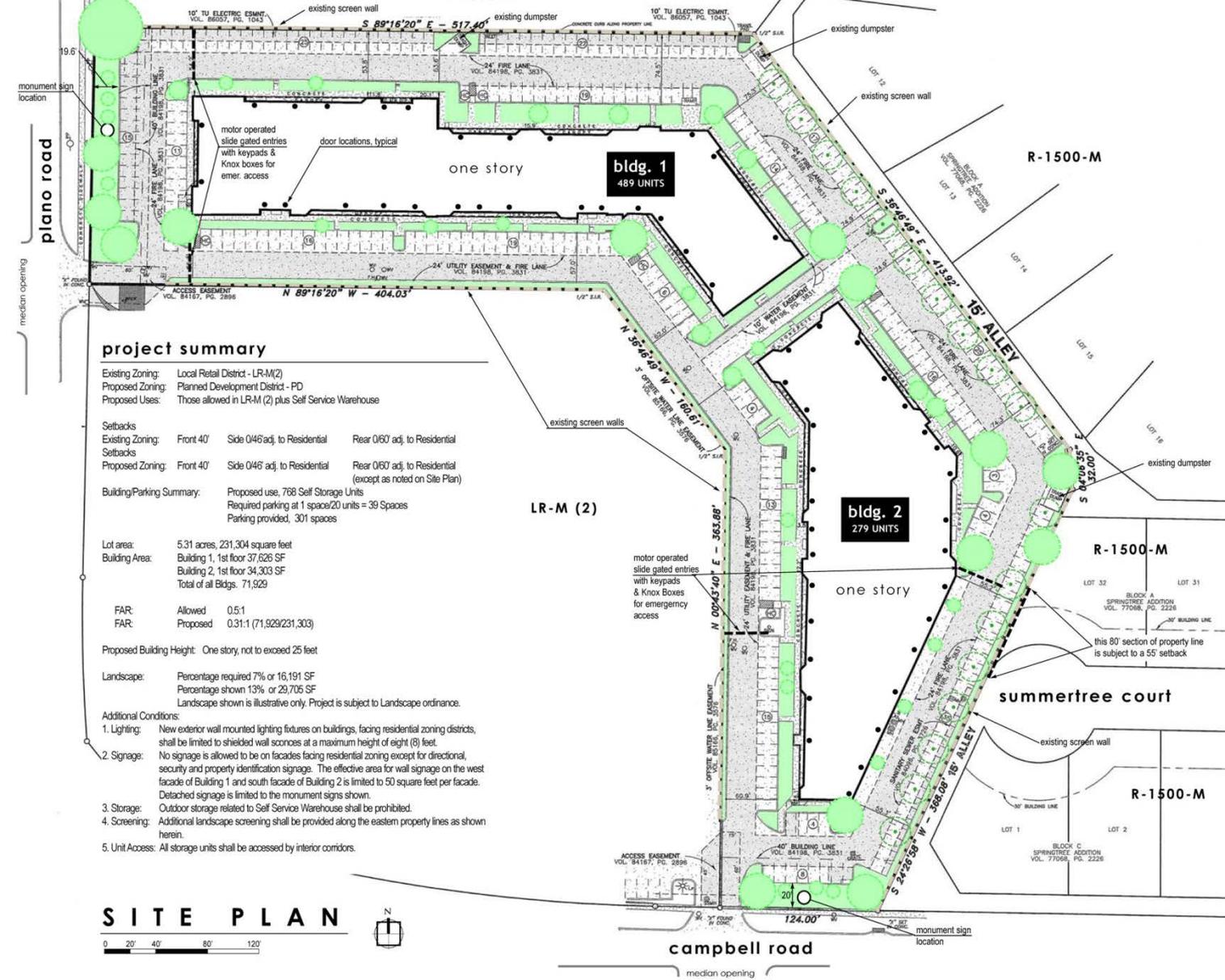


Exhibit B - Part of Ordinance

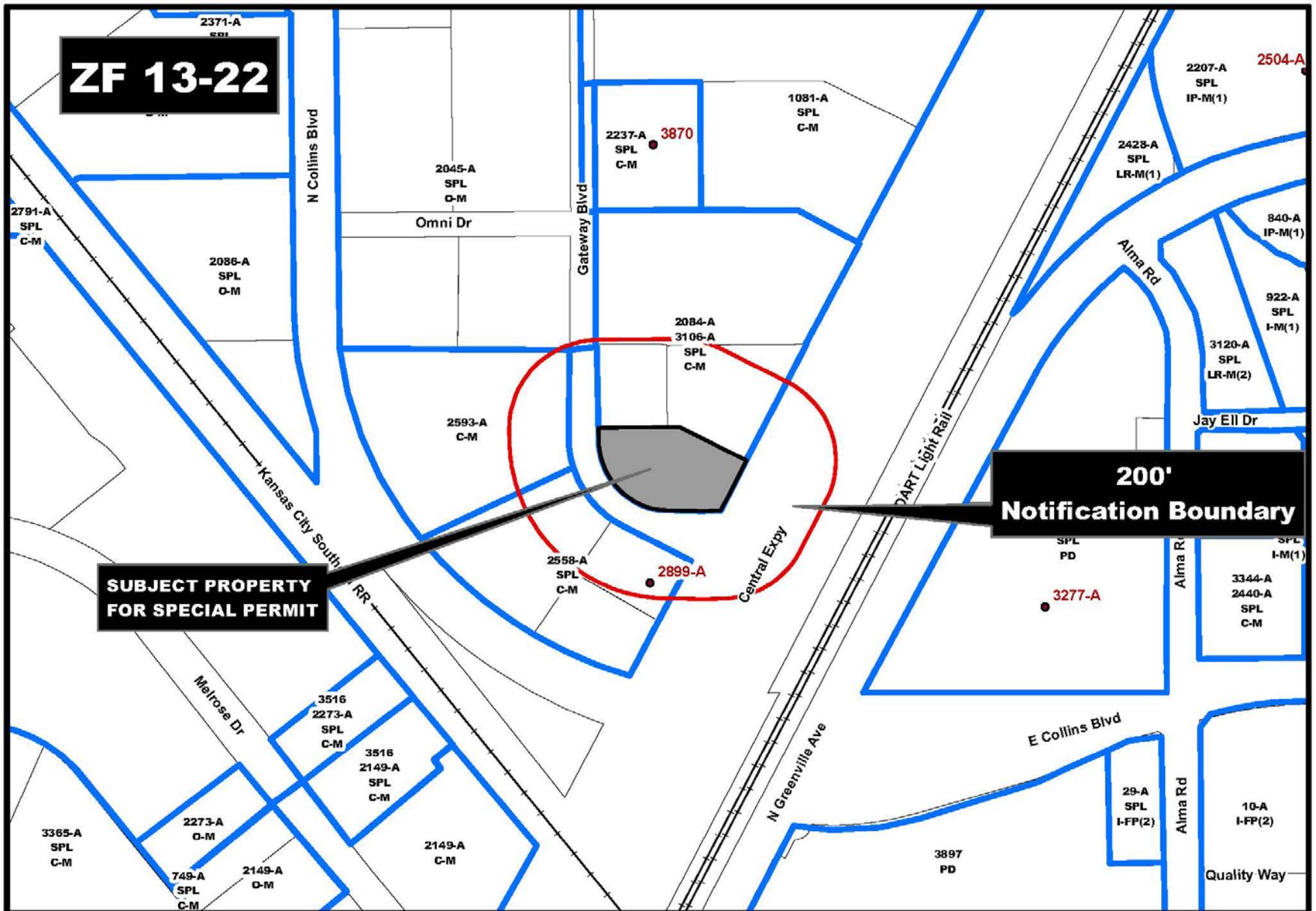
Zoning Exhibit

Agenda Item 6

ZF 13-22

Special Permit

(Smoking Establishment)

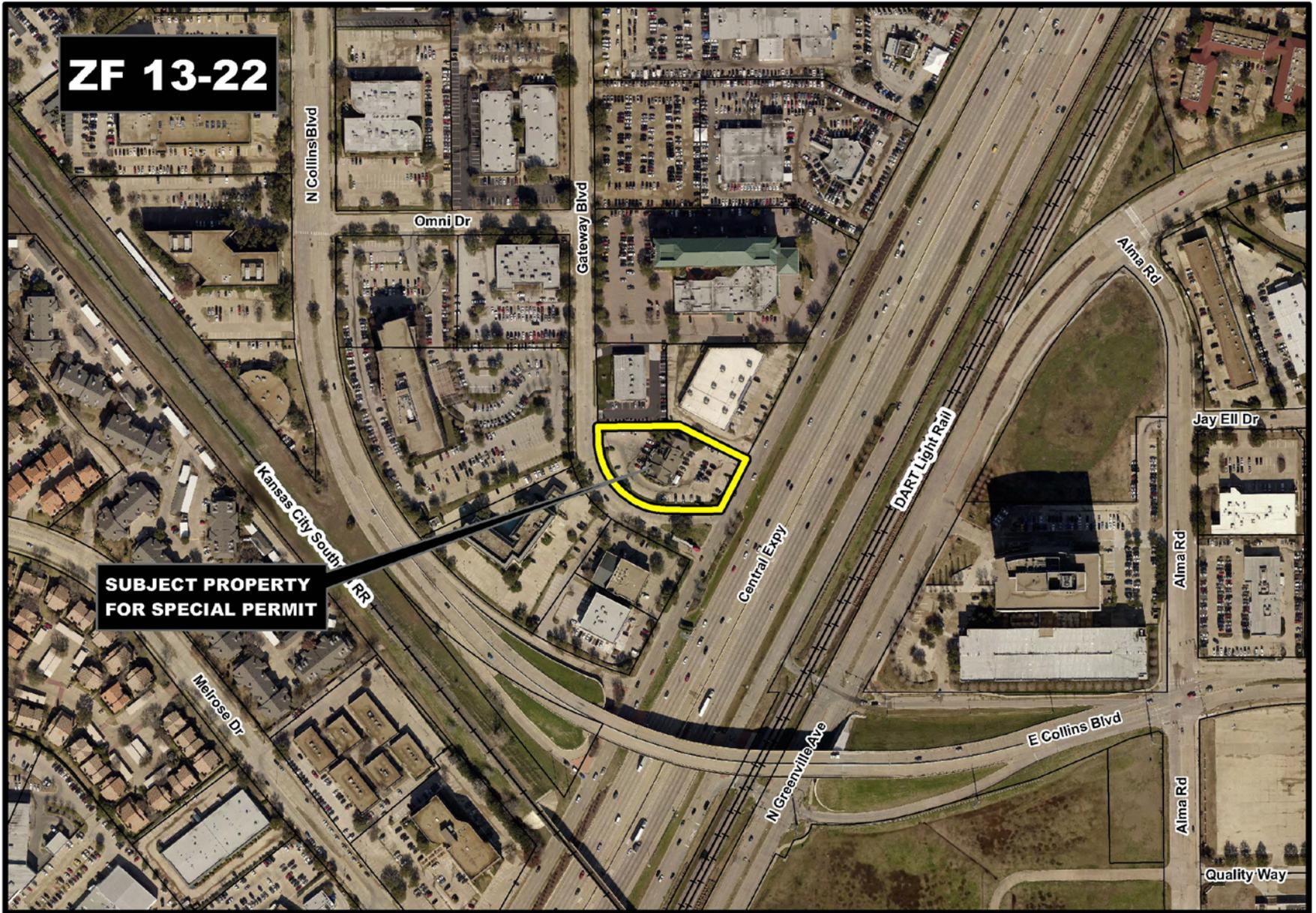


ZF 13-22 Notification Map

Updated By: shacklett, Update Date: November 5, 2013
 File: DSMMapping\Cases\Z2013\ZF1322\ZF1322 notification.mxd

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ZF 13-22

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 13-22 Aerial Map

Updated By: shacklett, Update Date: November 5, 2013
File: DS\Mapping\Cases\Z\2013\ZF1322\ZF1322_ortho.mxd

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**Proposed
Deck Location**

**Existing
Deck Location**

Gateway Blvd

Central Frontage Road

**Oblique Aerial
Looking North**

Restaurant Smoking (Universal)

Any restaurant in the City of Richardson may allow outdoor smoking provided:

- The smoking area is located at least 25 feet away from any door or operable window or vent;
- The smoking area is not a walkway; and
- The restaurant has a defined entrance at least ten (10) feet from the designated smoking area.

Smoking Establishments

The Comprehensive Zoning Ordinance was amended in 2011 to require a Special Permit for any establishment that purveys tobacco or similar products AND allows the smoking of such products on-site.

This requirement applies to all smoking establishments including hookah bars, cigar lounges, tobacco clubs and similar establishments.

Does not apply to restaurants that allow smoking on patios *unless they also sell smoking products or accessories.*

CPC Recommendation

Approval by unanimous vote with two conditions:

- Smoking establishment as defined in the Comprehensive Zoning Ordinance shall be limited to outdoor use only.
- Hours of operation shall be limited to 11:00 AM to 11:00 PM

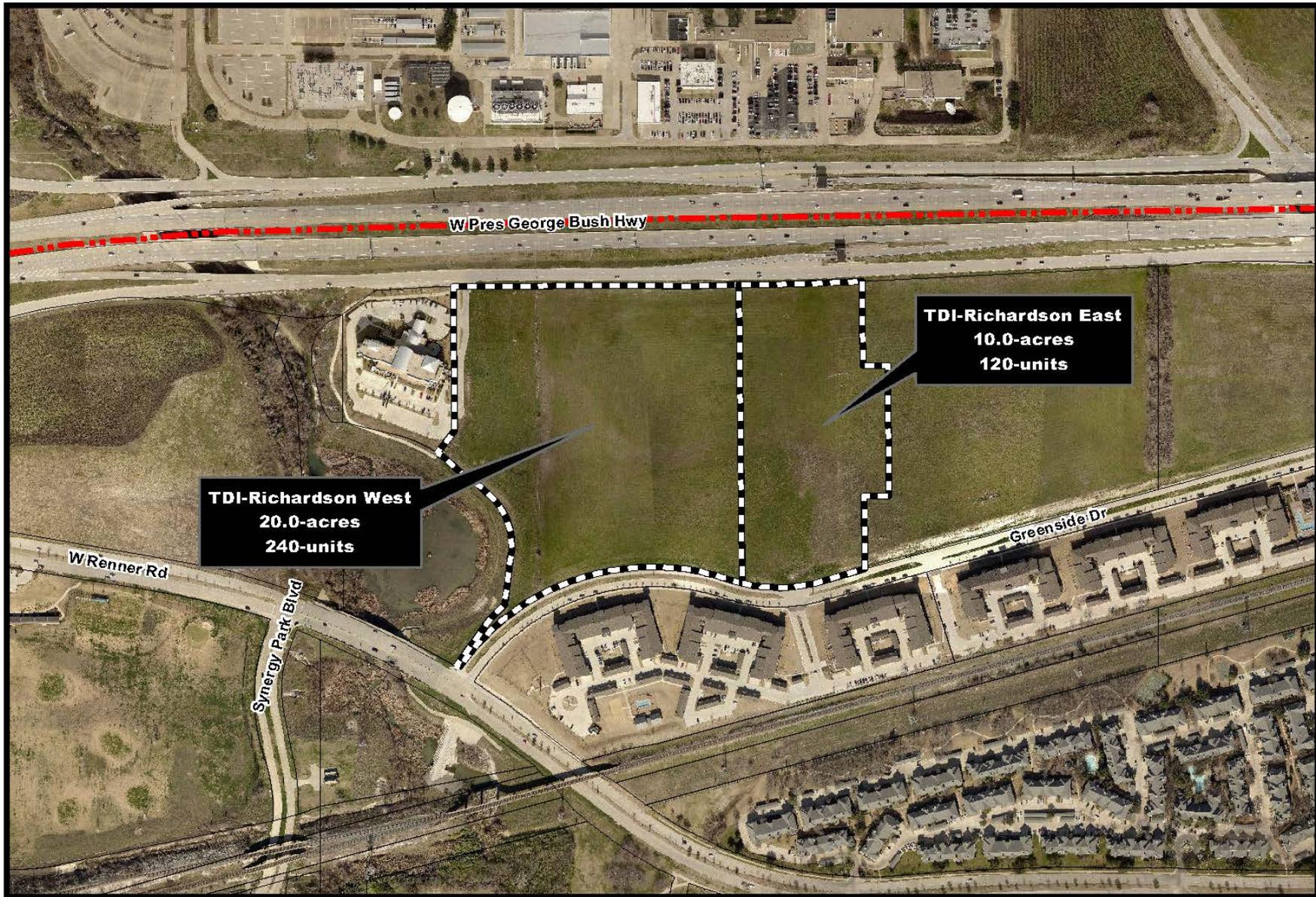
Conditions Refined

Smoking establishment as defined in the CZO shall be allowed only as an accessory use to the primary use of the property as a restaurant and shall be limited to the outdoor deck area(s) as shown on the Zoning Exhibit.

Hours of operation shall be limited to 11:00 AM to 11:00 PM

The Special Permit shall be limited to Fadi's Mediterranean Grill exclusively and any change in ownership or occupancy will terminate the Special Permit immediately upon such change.

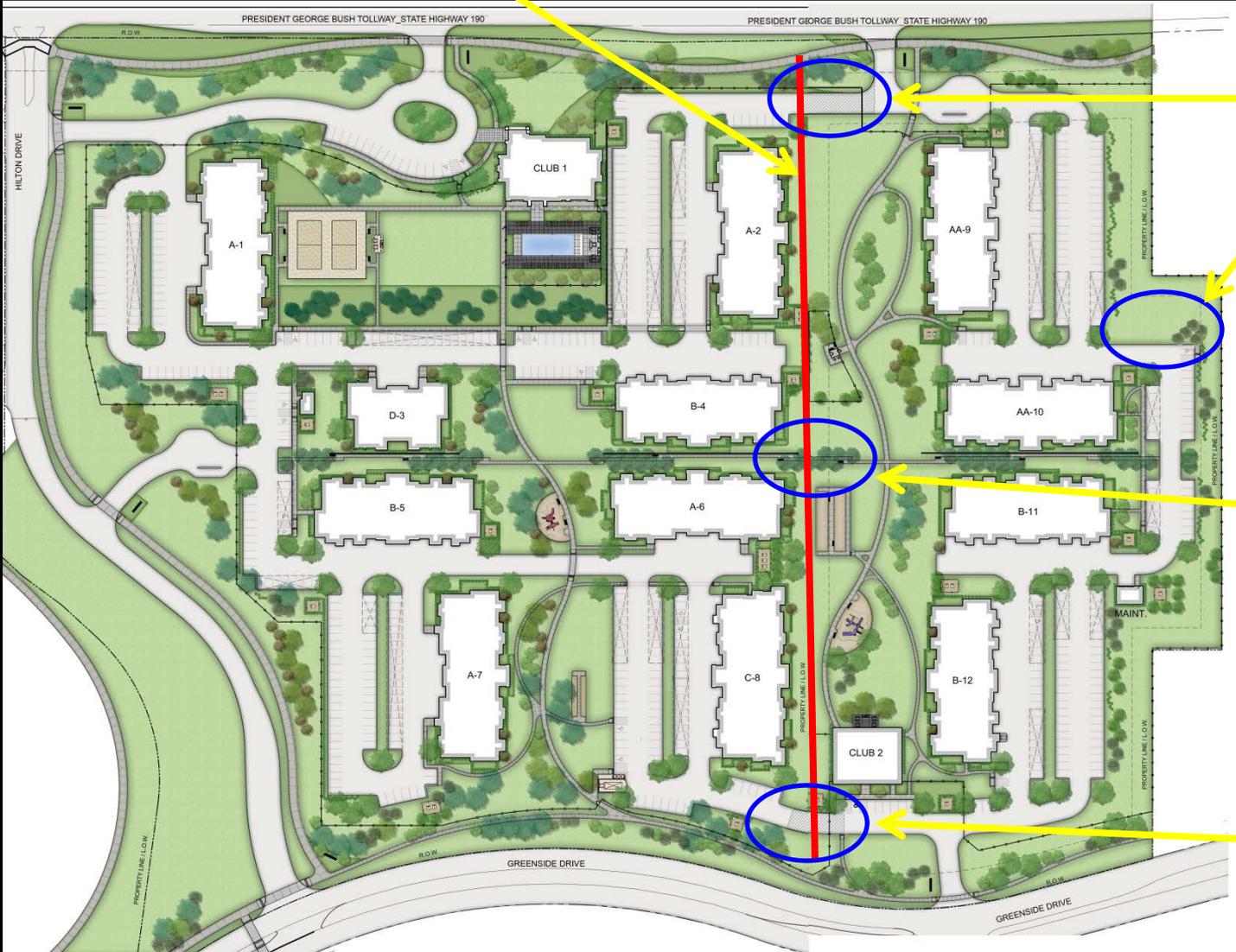
Agenda Item 7
Variance 13-12
TDI Richardson



VAR 13-12
TDI Richardson



VAR 13-12: Removal of 6' fence



Vehicular connection

Removal of compactor

Pedestrian connection

Vehicular connection

**Sign Control Board of Adjustment
January 8, 2014 Meeting**

SCB Case 14-01
Wireless Hospital
401 N. Central Expressway, #700

Requested Variance

- ❑ Allow for a 52.5 sq. ft. attached building sign, which is 8.5 sq. ft. larger than the 44 sq. ft. allowable sign area for the lease space

Reason for request

- ❑ Increase visibility along N. Central Expressway.
- ❑ Minimize additional expenses because the sign has already been manufactured and installed.

Applicable Ordinance

Chapter 18, Article III, Section 18-96

(2) Attached Signs

(b) Size

(3) Retail and Commercial zoning districts

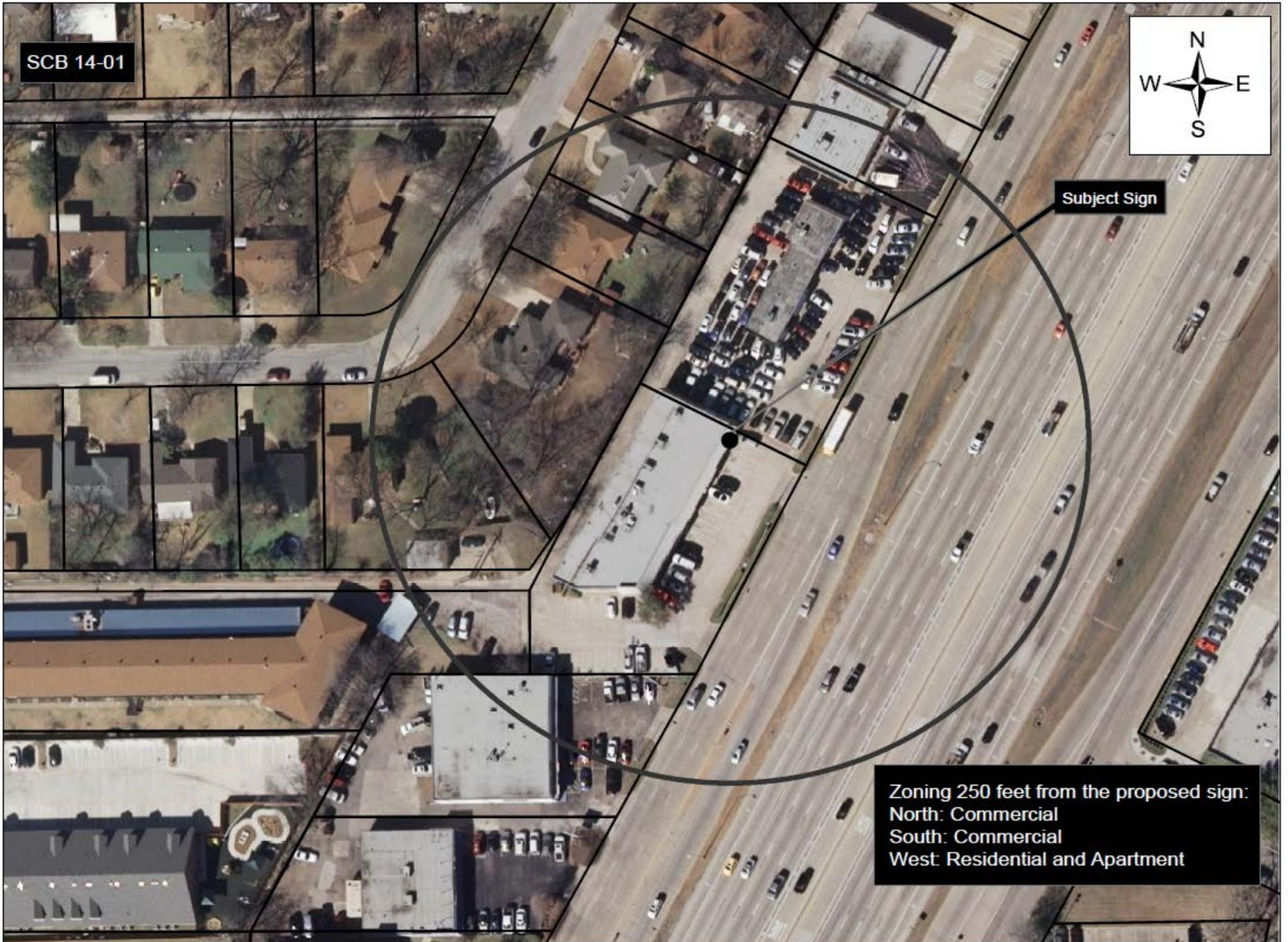
(i) An attached sign may have an area not exceeding that calculated by multiplying the length of the building front or lease space frontage by two feet

SCB 14-01



Subject Sign

Zoning 250 feet from the proposed sign:
North: Commercial
South: Commercial
West: Residential and Apartment



Southbound View



Northbound View



Existing Sign

- ❑ April 2013
 - ❑ A sign permit was issued to construct a 25 sq. ft. attached sign
- ❑ October 2013
 - ❑ A staff initiated inspection was conducted because the permit expired without the contractor / owner requesting an inspection
 - ❑ Staff found that a 52.5 sq. ft. sign had been installed
 - ❑ 27.5 sq. ft. larger than authorized via permit
 - ❑ 8.5 sq. ft. larger than allowed by ordinance



Sign Control Board Action

The Sign Control Board voted 3-2 to approve SCB Case 14-01.

SCB Case 14-02
Digital Realty Campus
Southeast Corner of E. Collins and Alma Rd.

Requested Variance

- ❑ To allow for a 180 sq. ft. pole sign
- ❑ To allow for eleven traffic-related signs
 - ❑ Five of which will exceed the allowable sign area of 8 sq. ft.
 - ❑ Eleven of which will exceed the allowable height of four feet.
- ❑ To allow one monument sign to be 23.5 feet from the adjacent property line

Reason for request

- ❑ To help guide visitors through the campus
- ❑ To clearly identify the various buildings on the campus

Applicable Ordinances

Chapter 18, Article III, Section 18-96

(23) Pole Signs

(b) Size

(2) Office, Technical Office and Industrial zoning districts

(ii) Sites ten acres or more: **60** square feet in area, **20** feet in height

Applicable Ordinances

Chapter 18, Article III, Section 18-96

(34) Traffic-related

(b) Size

(2) Ingress/egress signs: 8 square feet in area, 4 feet in height

Applicable Ordinances

Chapter 18, Article III, Section 18-96

(18) Monument Signs

(d) Location

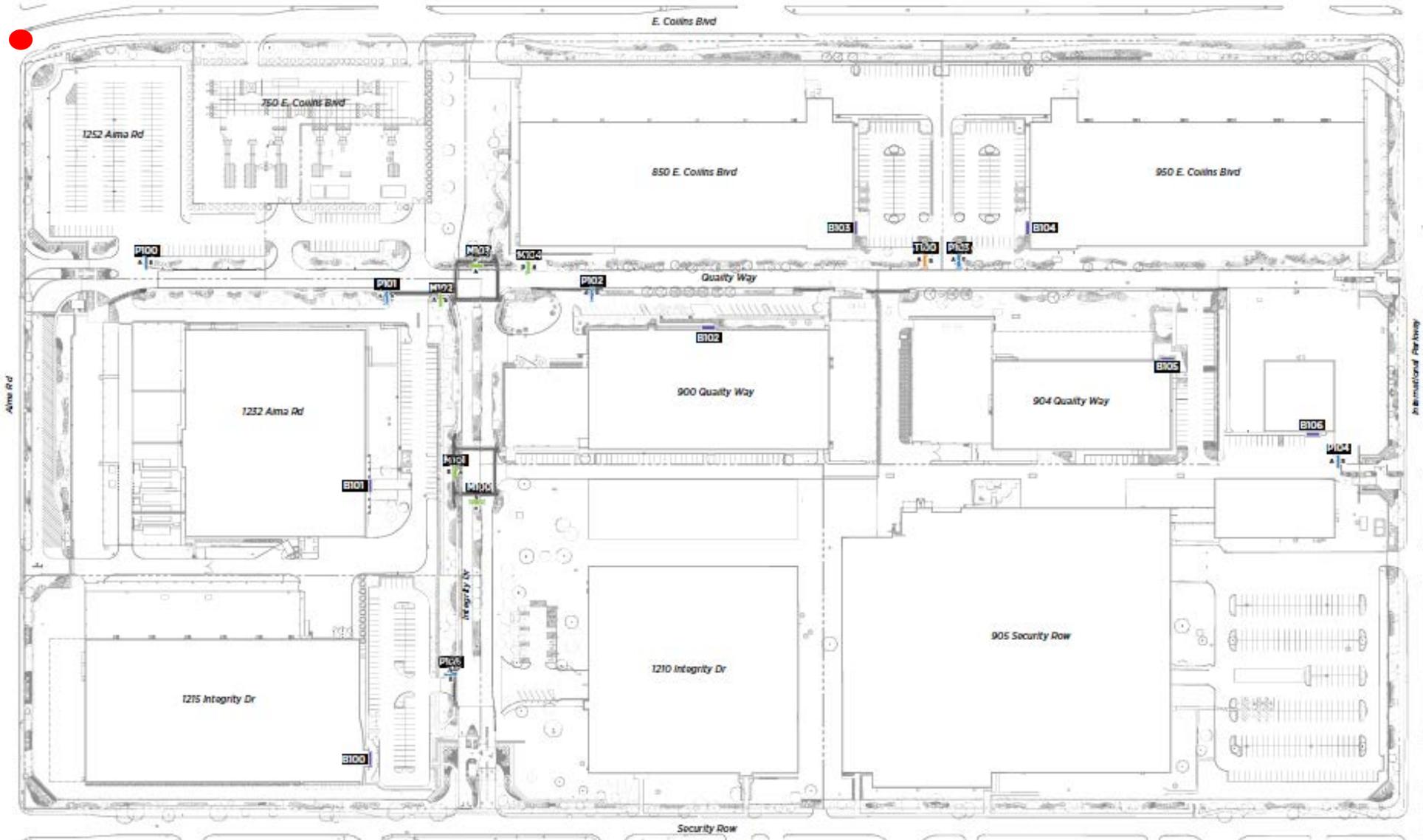
(2) Monument signs must be located a minimum of **30** feet from the adjoining private property lines

SCB 14-02



Zoning 250 feet from the proposed sign:
Industrial

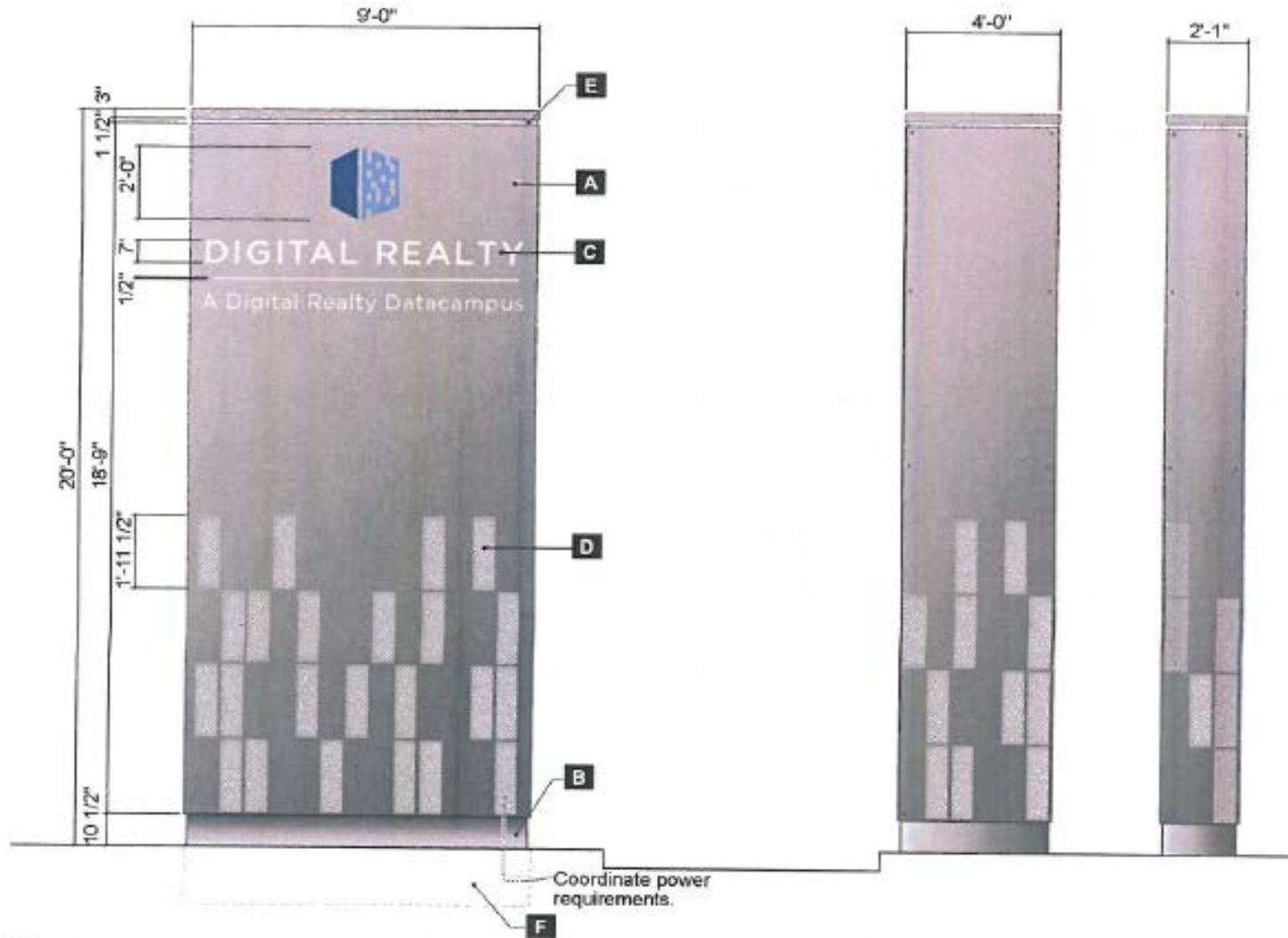
Proposed Pole Sign



Proposed Pole Sign Location



Proposed Pole Sign

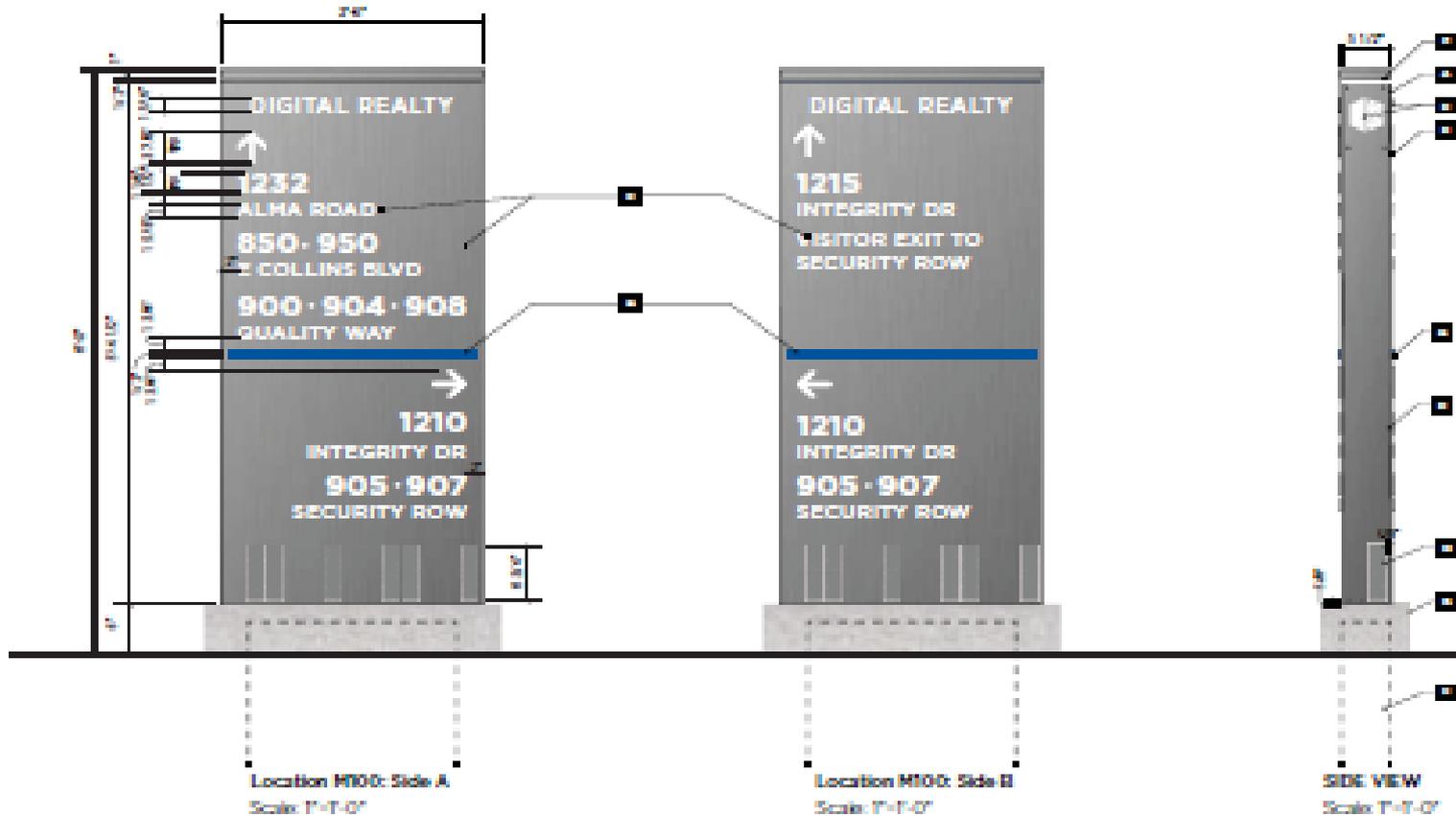


Proposed Traffic Signs



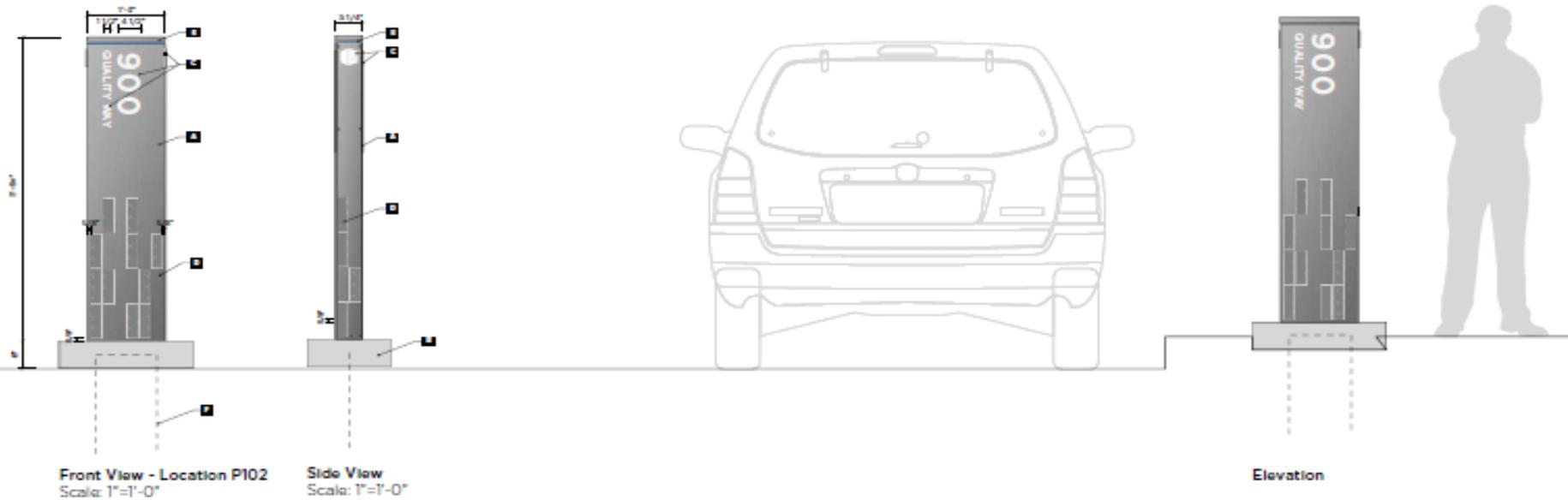
- (5) Signs - 6 feet tall, 15 sq. ft.
- (6) Signs - 6 feet tall, 7.5 sq. ft

Proposed Traffic Signs



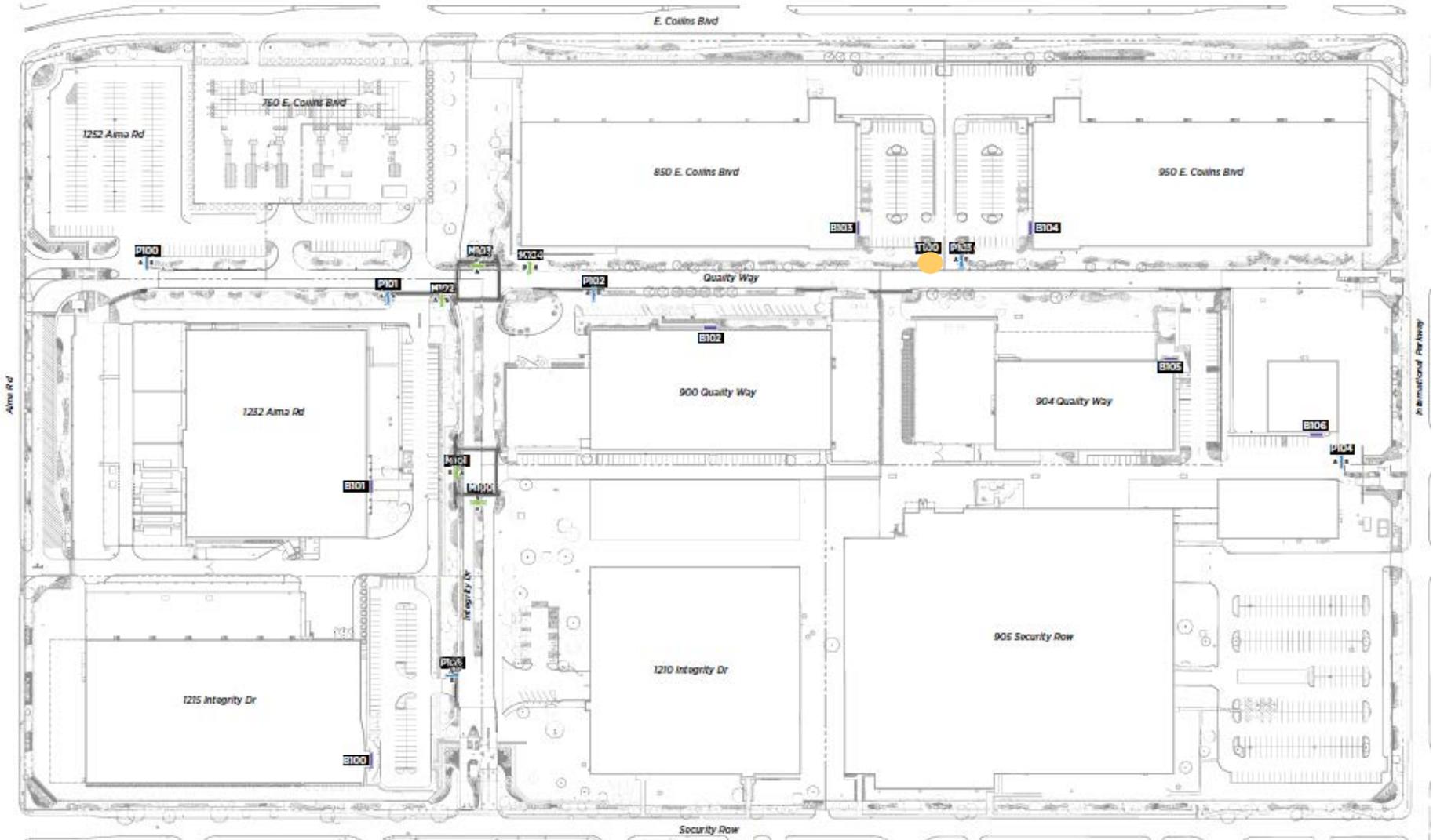
5 Signs – 6' tall, 15 sq. ft.

Proposed Traffic Signs



6 Signs – 6' tall, 7.5 sq. ft.

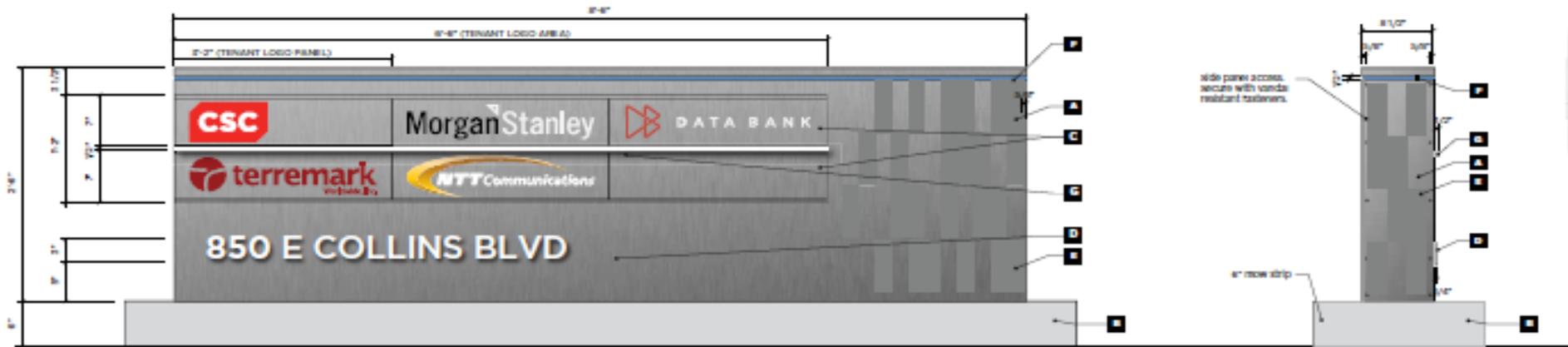
Proposed Monument Sign



Proposed Monument Sign Location



Proposed Monument Sign



Elevation (Multi Tenant)
Scale 1 1/2" = 1'-0"

Side View
Scale 1 1/2" = 1'-0"

Overall Project



- 20' Pole Sign – variance for sign area
- Multi-tenant monument – variance to setback
- Entry Wall Signs – no variance
- 6' Address Signs – variance for sign height
- 6' Entry Monuments – no variance
- Address numbers on building – no variance
- 6' Directional Arrows – variance for sign height and area

Sign Control Board Action

The Sign Control Board voted unanimously to approve SCB Case 14-02.

**Sign Control Board of Adjustment
January 8, 2014 Meeting**

Farmer's Markets

City Council
January 13, 2014



- Previously briefed on December 16, 2013
- Food protection
- Hygiene/Sanitation
- Ratio of food vendors vs non food vendors
- Signage

Council Feedback

- Food protection for whole produce
- Land use
- Parking
- Balance of regulation
- Insurance or bond requirement
- Permitting of nonfood vendors

Proposed Farmers Market Ordinance

- General
- Application
- Location
- Operation
- Food
- Signage
- Proposed fees

General

- Operator and vendor comply with all requirements
- Health Department administer ordinance
- Farmers market operator responsible for the operation, conduct and safety of the market
- Council can establish permit fees

Application

Operator shall make application at least 14 days prior to the scheduled start of the market.

Application includes:

- Name and address of operator
- Location of market
- Description of the market (dates, hours, list of vendors)
- Site plan, with proposed structures, tents, barricades, signs, traffic plan, etc.
- Proposed signage
- Solid and liquid waste disposal plans

Location

- Special use permit
 - Appropriate location on case by case basis
 - Impact on neighborhoods and traffic
 - Adequate parking
- Not within 1 mile of another permitted market with same or overlapping operation times
- Not in any other location other than one listed in application

Operation – Market Operator

- May not operate more than 52 days in a calendar year.
- Between hours of 8:00 a.m.-7:00 p.m.
- No more than 50 vendors
- 25% of parking area when main use of property is open for business
- Removal of all litter and belongings at end of each day
- Market operator or designee shall be present and responsible for operation

Operation – Market Operator

Allowable items

- Produce, honey, eggs, nuts, herbs, meats, mushrooms, dairy , prepared foods, arts and crafts, live plants
- Non food vendors shall not exceed 30% of vendors
- No animals sold or adopted
- No concessions
- Operator shall maintain list of all vendors for 90 days

Operation - Vendor

- Make application and pay permit fee if required
- Food Handler Course if selling Potentially Hazardous Food (PHF)
- Comply with food safety and signage regulations

Food Safety

- Food display – except of plants, nuts in shell, whole or raw produce, food shall be protected from contamination from the environment, vendors, or patrons
- Approved source – only food from approved source as defined by Texas Food Establishment Rules or State of Texas Cottage Food Industry rules
- Prohibited items – Fish, foraged foods, game animals, gleaned foods, non pasteurized dairy items
- Sampling – offered as individual servings using proper time and temperature controls and having with access to hand sink

Food Safety

- Temperature Requirements – provide adequate refrigeration to keep foods frozen or refrigerated.
- Tables and utensils shall be nonporous.
- Sampling from disposable utensils only
- If sampling, vendor to have hand wash facilities
- Appropriate trash receptacles
- Vendor located on concrete or other improved surface
- Vending area to be covered unless selling plants, nuts in the shell or raw produce

Signage

- Individual vendor signs not permitted on frontage
- One farmers market sponsor sign of 32 sq. ft. maximum on each frontage of the market
- Any sign shall be 10 ft. set back from curb
- No sign be attached to building or structure
- No signs attached to people

Fee Structure

Tiered Annual Permit

- Non food vendors – permitted no fee
- Food vendors non potentially hazardous foods (PHF) - permitted no fee
- Food vendors with PHF but no sampling - \$50
- Food vendors with PHF and sampling - \$100

Next Steps

- City Plan Commission action & approval of process for special use permit
- City Council approval of process for special use permit
- City Council approval of resolution for fees