

## City Council Work Session Handouts

August 13, 2012

- I. Discussion of Zoning File 12-10
- II. Sign Control Board Minutes of August 8, 2012 Meeting
- III. Review and Discuss the West Spring Valley Road Rehab Project
- IV. Review and Discuss the Neighborhood Vitality Program Project Implementation
- V. Review and Discuss Screening Wall Maintenance

# **City Council Worksession**



**August 13, 2012**

**Meeting Begins at 6:00 P.M.**

**ZF 12-10**

**SUBJECT PROPERTY  
FOR SPECIAL PERMIT**

City Boundary

E Renner Rd

Pres George Bush Fwy

North Spring Dr

Morning Glory Way

Clear Springs Dr

Morning Glory Dr

Bluebonnet Dr

**ZF 12-10 Aerial Map**

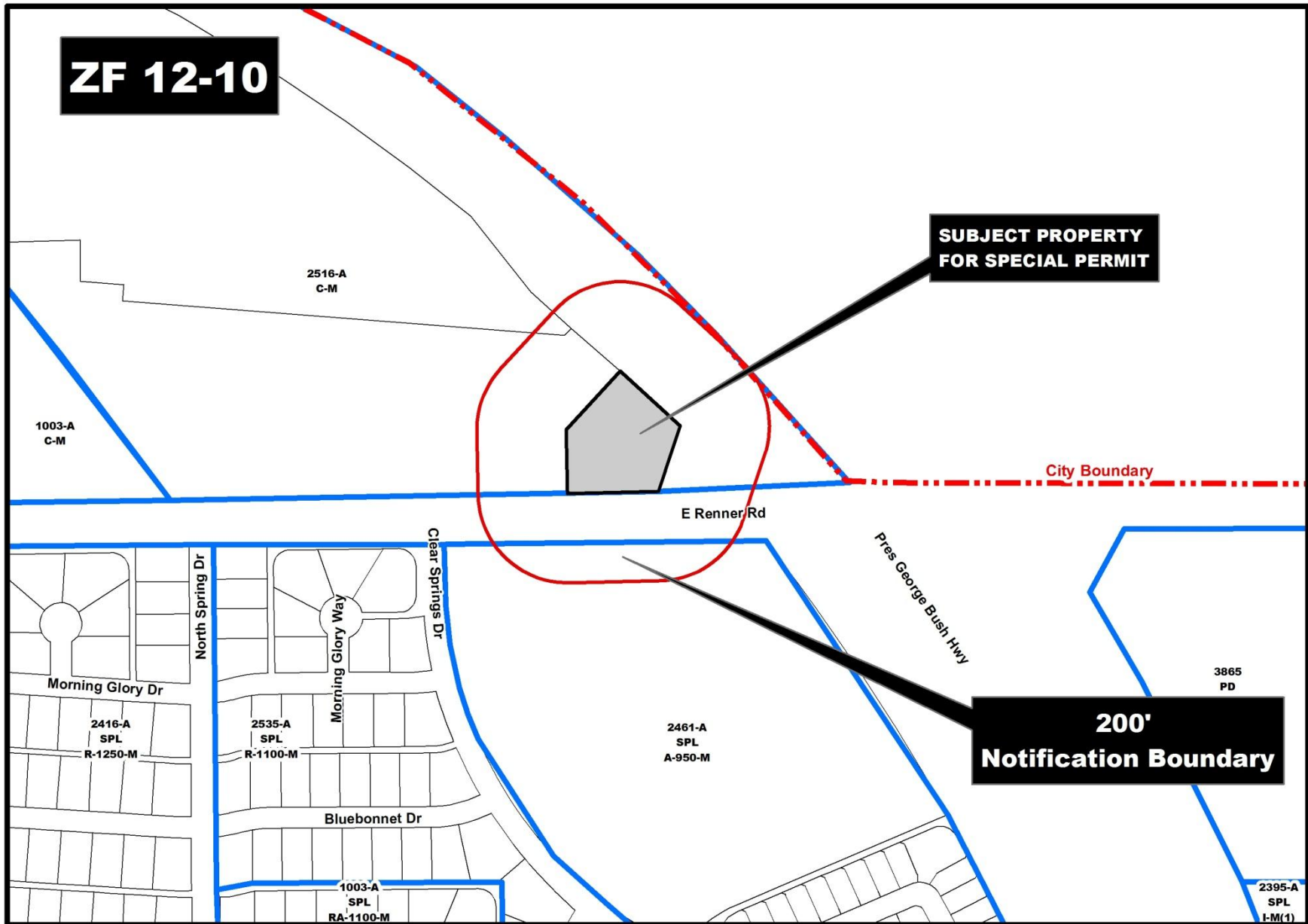
Updated By: shacklett. Update Date: June 25, 2012  
File: DSM\Mapping\Cases\Z\2012\ZF1210\ZF1210 ortho.mxd

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.





**ZF 12-10**



## ZF 12-10 Notification Map

Updated By: shacklett, Update Date: June 25, 2012  
File: DSM\Mapping\Cases\Z\2012\ZF1210\ZF1210 notification.mxd

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**Renner Road**

**PGBT Frontage Road**

**PGBT**



**Oblique Aerial  
Looking West**



REMAINDER OF TRACT E  
(CC 98-0123885)

GREENBRIAR PROPERTIES, LTD.  
(CC 98-0123885)



E. PRES. GEORGE BUSH HIGHWAY  
(STATE HIGHWAY 190)  
(VARIABLE ROW WIDTH)  
VOL. 3064, PG. 89  
VOL. 3068, PG. 828  
2-11-14

PROPOSED HOODED LEFT TURN LANE  
TO BE REVIEWED/APPROVED  
PER CITY TRANSPORTATION  
DEPARTMENT

01 SITE PLAN

# Zoning Exhibit



ARCHITECTURE  
PLANNING  
CONSTRUCTION  
INTERIORS

MICHAEL F. TWICHELL, L.P.  
3524 OAK LAWN AVE. SUITE 300  
DALLAS, TEXAS 75229  
214.521.5066  
FAX 214.529.0503

A  
PROJECT  
FOR:

**VICTRON  
STORES, L.P.**

P.O. BOX 2599  
WAXAHACHE, TEXAS  
75168  
PH: 469-517-2050  
FAX: 469-517-0157

**GATEWAY  
#39**

2750 E. PRES. GEORGE BUSH HWY  
TURNPIKE COMMONS  
LOT 3, BLOCK 1

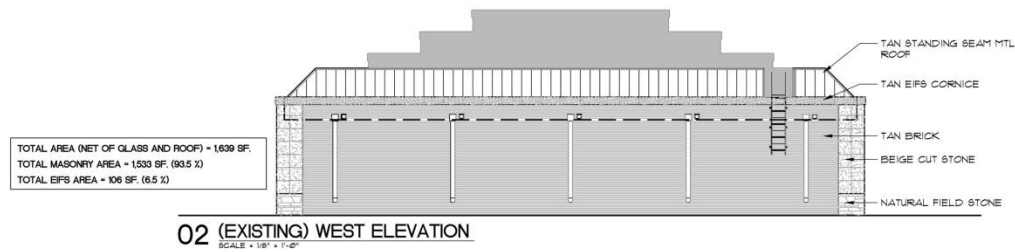
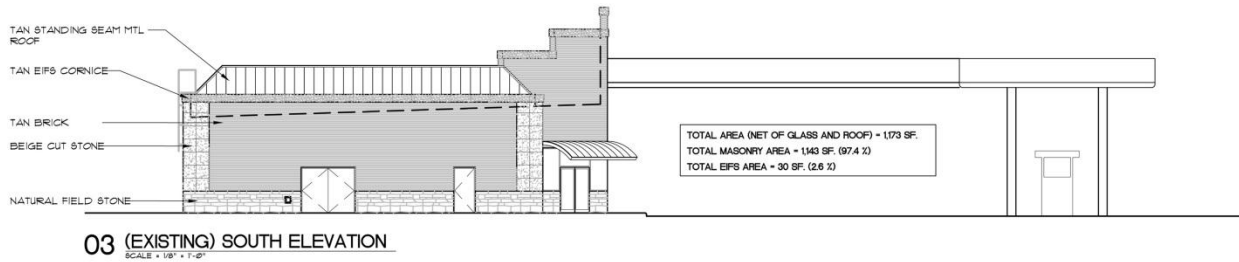
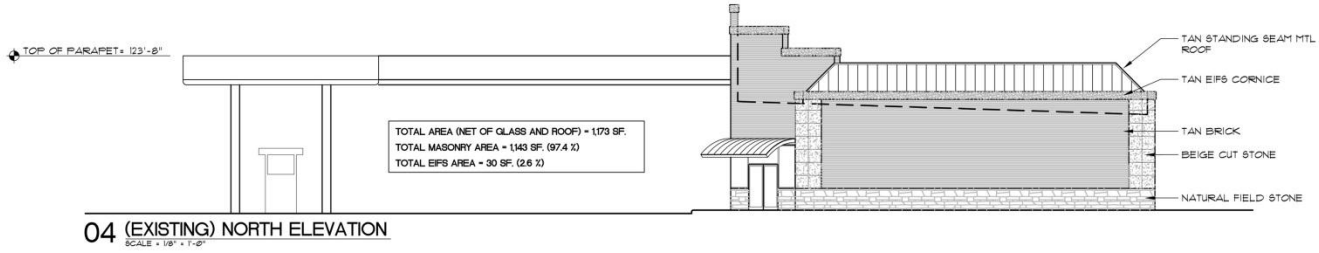
ZONING EXHIBIT  
(ZF 12-10)

SCALE 1" = 20'

RETAIL PACKAGE

PROJECT: 9090  
#000

A2-2



GENERAL NOTES:

- SMOOTH CUT CREAM LIMESTONE VENEER AS SUPPLIED BY CUSTOM CUT STONE SUPPLY, DALLAS TX. (214.357.3614).
- ROUGH-CUT LIMESTONE EQUAL TO CREAM LIMESTONE VENEER.
- FIELD BRICK - ACME BLEND 600
- SYNTHETIC PLASTER - COLOR TO BE OYSTER BY TEFS WALL SYSTEM
- STANDING SEAM METAL ROOFING PANELS AS MANUFACTURED BY MBCI BERRIDGE OR AEP SPAN COLOR SIMILAR TO BERRIDGE (PRE-WEATHERED GALVALUME OR MBCI TUNDRA)
- ANODIZED ALUM. STOREFRONT TO BE CLEAR COLOR.

Exhibit C - Part of Ordinance

# Building Elevations



**1 – Looking West at  
Subject Property**







**2 – Looking Southwest at  
Subject Property**





**3 – Looking South along  
Rear of Property**





**4 - Proposed Left  
Turn Location**





**5 – Looking Northwest at  
Subject Property**



**RENNER ROAD**  
 (110'-0" R.O.W.)

**E. PRES. GEORGE BUSH HIGHWAY**  
 (STATE HIGHWAY 190)  
 (VARIABLE R.O.W. WIDTH)  
 VOL. 3164 PG. 891  
 VOL. 3168 PG. 598  
 2-11-14

PROPOSED HOODED LEFT TURN LANE  
 TO BE REVIEWED/APPROVED  
 PER CITY TRANSPORTATION  
 DEPARTMENT

# Zoning Exhibit



**City of Richardson Sign Control Board  
August 8, 2012 Meeting**

**SCB Case # 12-10**  
**Renner Professional Plaza**  
**Technology Business Campus**

## Applicable Ordinance

- ❖ Chapter 18, Article IV, Section 18-124; Office, technical office and industrial districts.
- ❖ The office, technical office and industrial use districts include all zoning classifications designated for office, technical office and industrial usage: Minor signs, window signs, traffic-related signs, temporary promotional signs, major freestanding signs, major attached signs.



## **Requested Variance**

- ❖ Erect a 7' 4" tall monument sign on property zoned industrial.

## **Reason for request**

- ❖ Have a sign visible along Renner Road.

SCB #12-10: Technology Business Campus  
Block C Lot 1A



Spectrum Blvd

Subject Sign

E Renner Rd

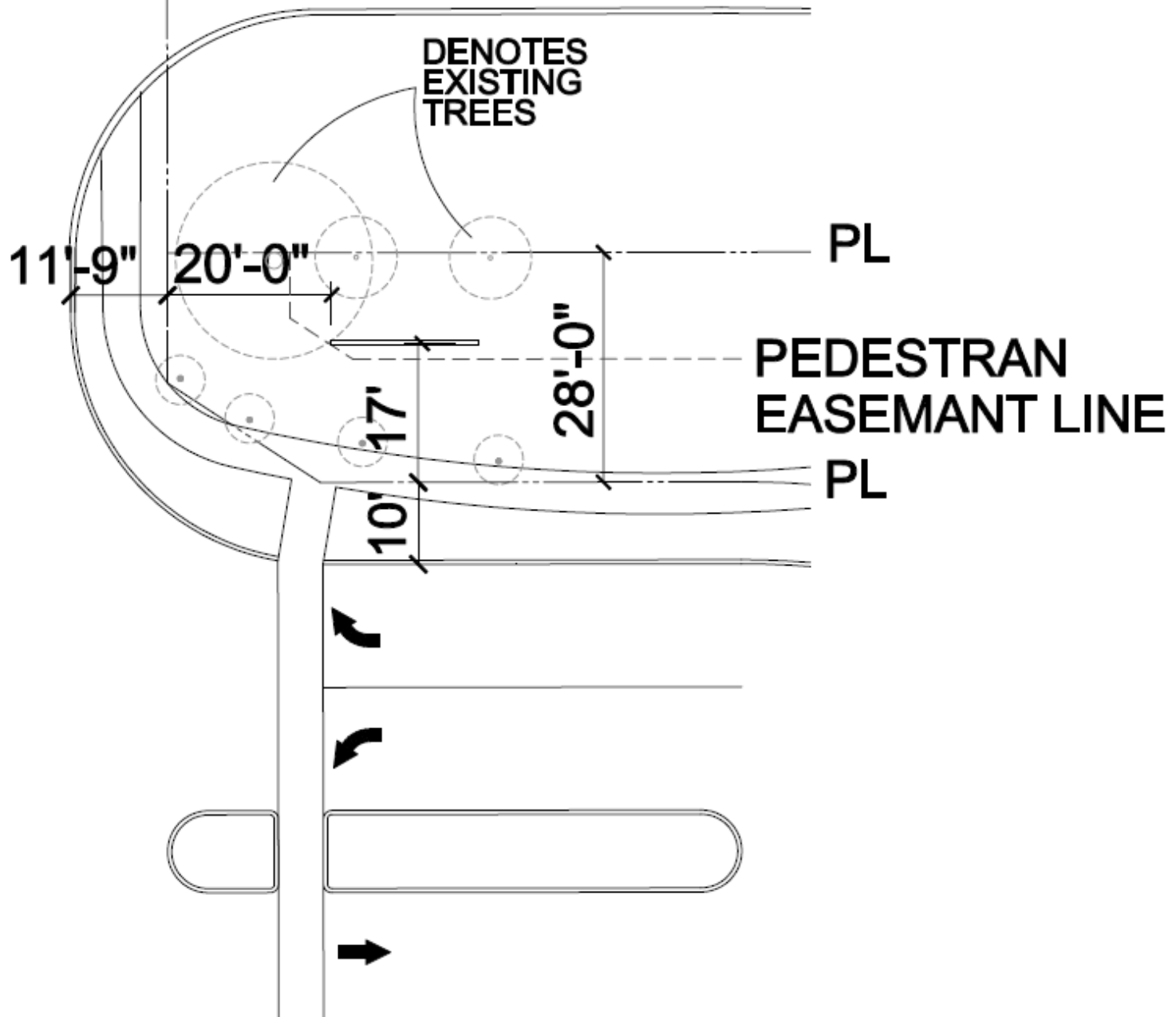
E Renner Rd

Spectrum

Zoning 250 feet from the sign is industrial



# Proposed Site





# Westbound View



07.25.2012 08:51

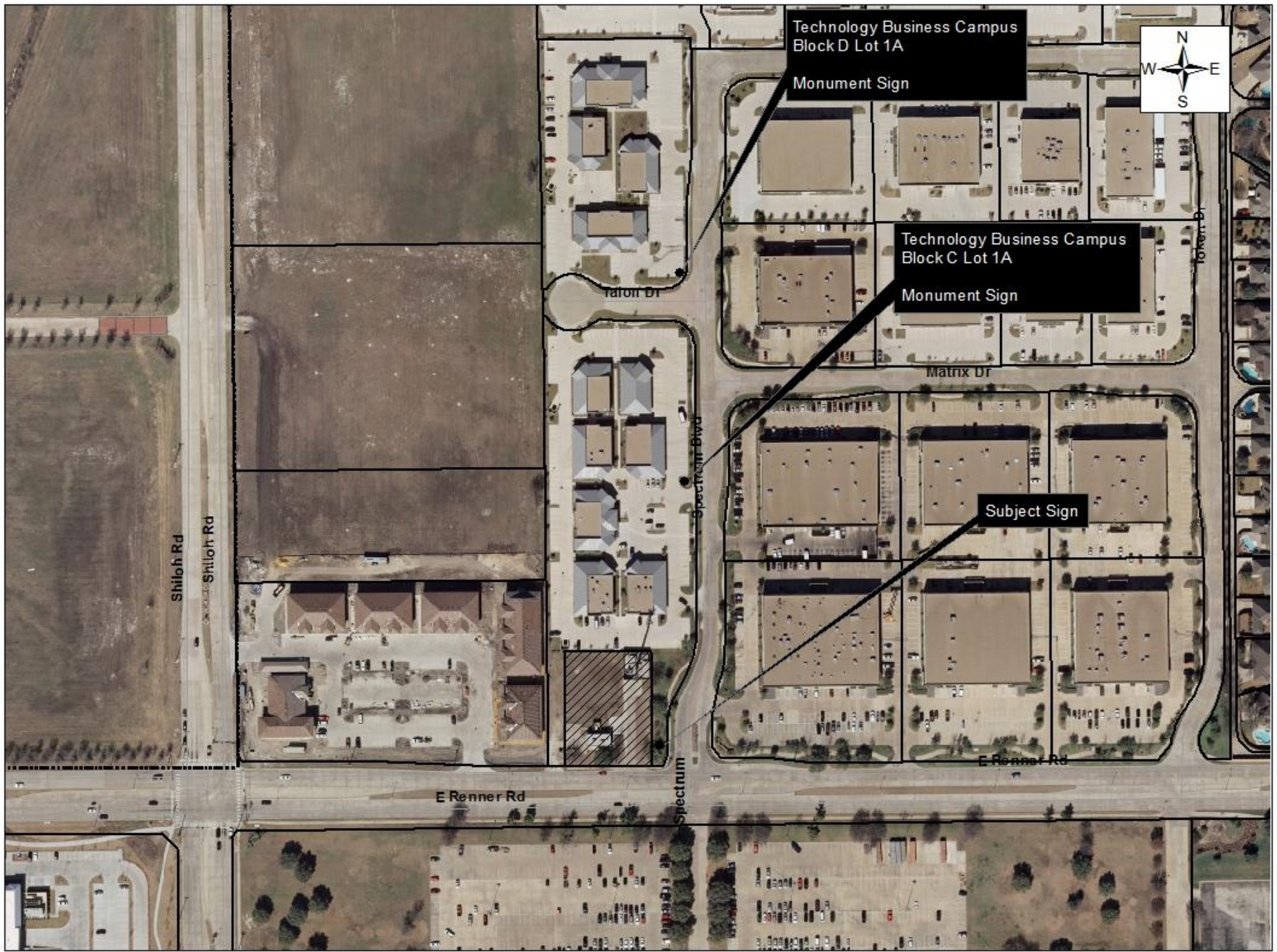


# Eastbound View



07.31.2012 09:05





Technology Business Campus  
Block D Lot 1A

Monument Sign

Technology Business Campus  
Block C Lot 1A

Monument Sign

Subject Sign



Shiloh Rd

Shiloh Rd

Talon Dr

Spectrum Blvd

Matrix Dr

Tokent Dr

E Renner Rd

Spectrum

E Renner Rd



# RENNER PROFESSIONAL PLAZA

RENNER PEDIATRICS

AMISA AHMED, M.D.

EYE & VISION

NEIGHBORHOOD ADULT  
HEALTHCARE

OMNI  
MEDICAL CENTER

FIRE LANE NO PARKING

Existing Monument

07.31.2012 09:11





FAMILY MEDICINE  
& WOUND CARE CLINIC

RENNER PROFESSIONAL PLAZA

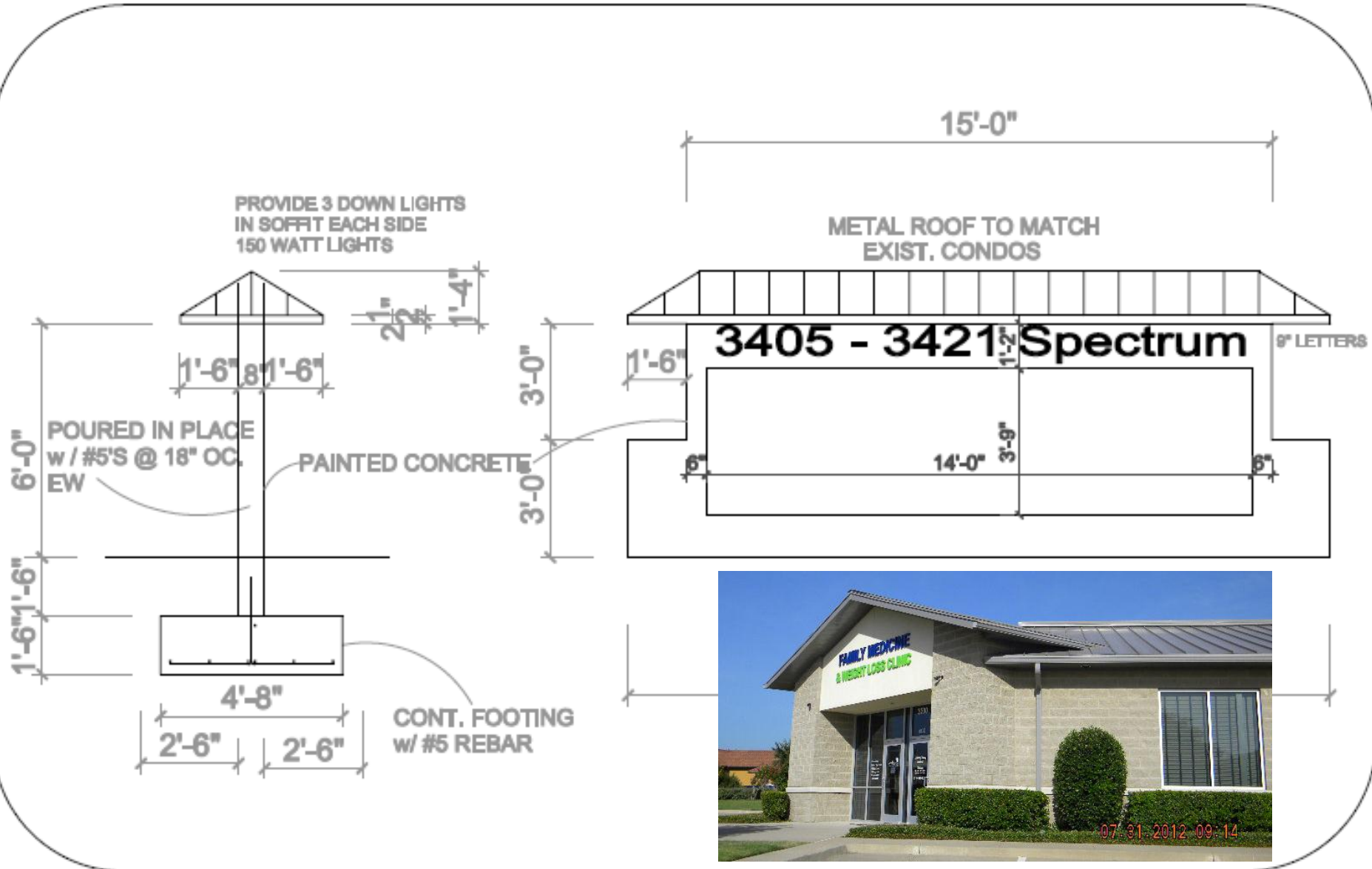
FAMILY MEDICINE  
& WOUND CARE CLINIC

WOUND HEALING & WOUND CARE  
SPECIALISTS

Existing Monument

07.24.2012 10:05

# Proposed Sign





## Sign Control Board Action

- ❖ SCB 12-10 was approved by the Sign Control Board by a vote of 5-0.
- ❖ Qualifications:
  - ❖ Sign may be a maximum 6' tall.

**SCB Case # 12-10**  
**Renner Professional Plaza**  
**Technology Business Campus**  
**Block C, Lot 1A**

**SCB Case # 12-11**  
**Boys & Girls Club**  
**1210 W. Belt Line Rd.**



## Applicable Ordinance

- ❖ Chapter 18, Article III, Section 18-97(14) Minor Signs.
  - ❖ Signs on sites used by religious institutions shall not be allowed more than one freestanding sign.

## **Requested Variance**

- ❖ Allow a second freestanding sign.

## **Reason for request**

- ❖ The Boys & Girls Club of Richardson has signed a 2 year lease at the church and they would like permanent advertisement.

SCB 12-11



Subject Sign

Saint Lukes Dr

W Belt Line Rd

W Belt Line Rd

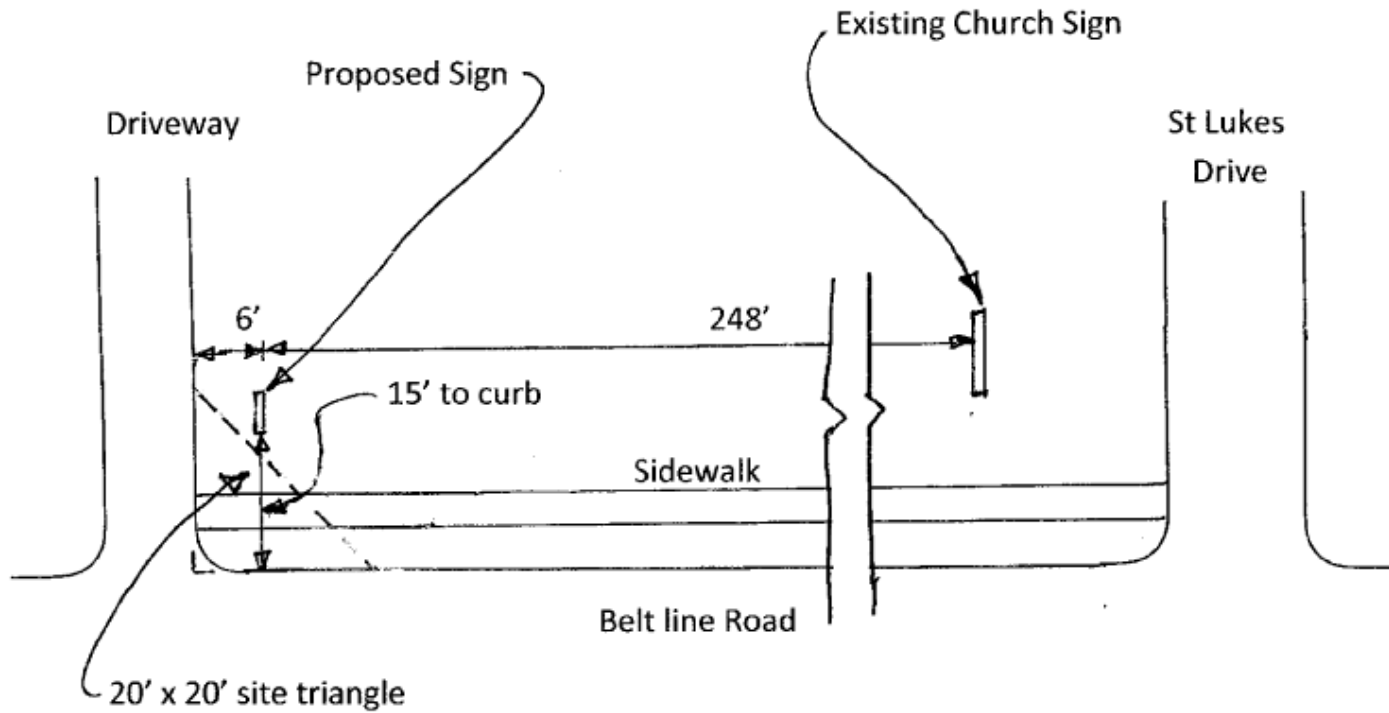
Dover Dr

Zoned residential 250 feet from proposed sign.





Proposed Location  
of -  
Boys and Girls Club  
Of Richardson  
Sign  
at  
St Luke's Lutheran Church  
1210 West Belt Line Road



N

Scale: 1" = 20'

# Westbound View



07.31.2012 09:32



# Eastbound View



07.31.2012 09:31

## Proposed Sign



7/24/2014 10:00 AM



## **Sign Control Board Action**

- ❖ SCB 12-11 was approved by the Sign Control Board by a vote of 5-0.

**City of Richardson Sign Control Board  
August 8, 2012 Meeting**



# W. SPRING VALLEY ROAD BRIDGE CONSIDERATIONS

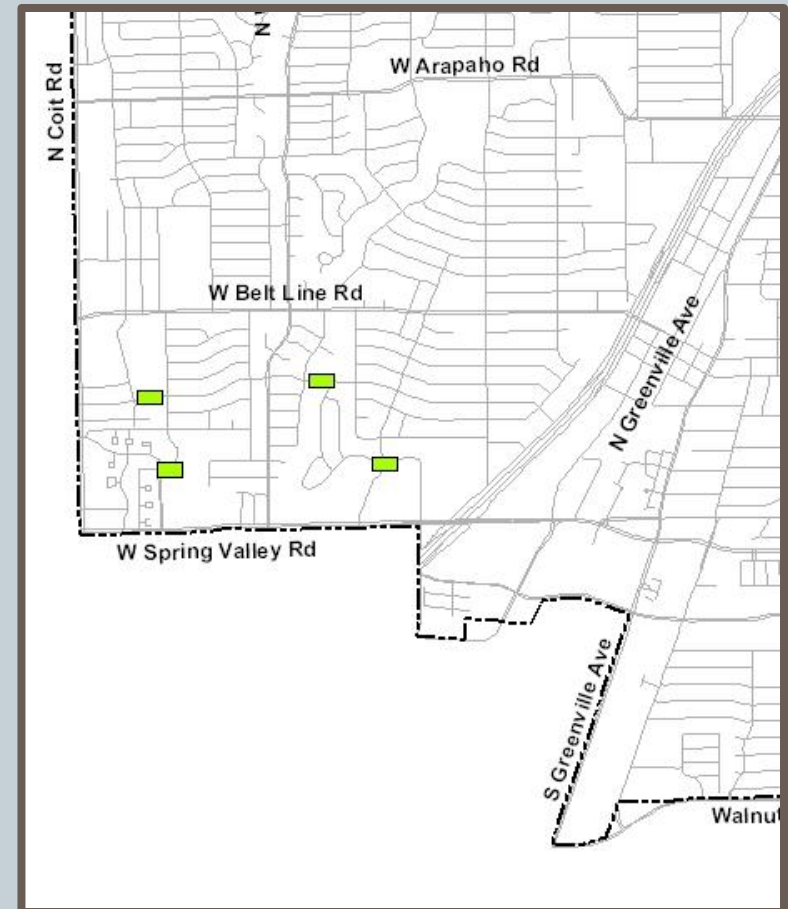
City Council:  
August 13, 2012

# BACKGROUND

- On July 23<sup>rd</sup>, City Council was provided an overview of the project's status as well as four bridge concepts for consideration.
  - Confirmed:
    - Pedestrian lighting
    - Median design
    - Bridge railing
    - Columns
  - Unresolved:
    - Street lighting
    - End cap treatments
      - Low wall treatment
      - L or Tall treatment
      - Window treatment

# NEIGHBORHOOD VITALITY PROGRAM

- Cottonwood Heights / Richardson Heights
  - Dumont Bridge
  - Dumont Culvert
  - Dublin Culvert
  - Weathered Culvert
- Approved by neighborhoods in October 2011
- City Council reviewed in October 2011
- Construction documents are 75% complete
- Anticipate going to bid in Fall 2012



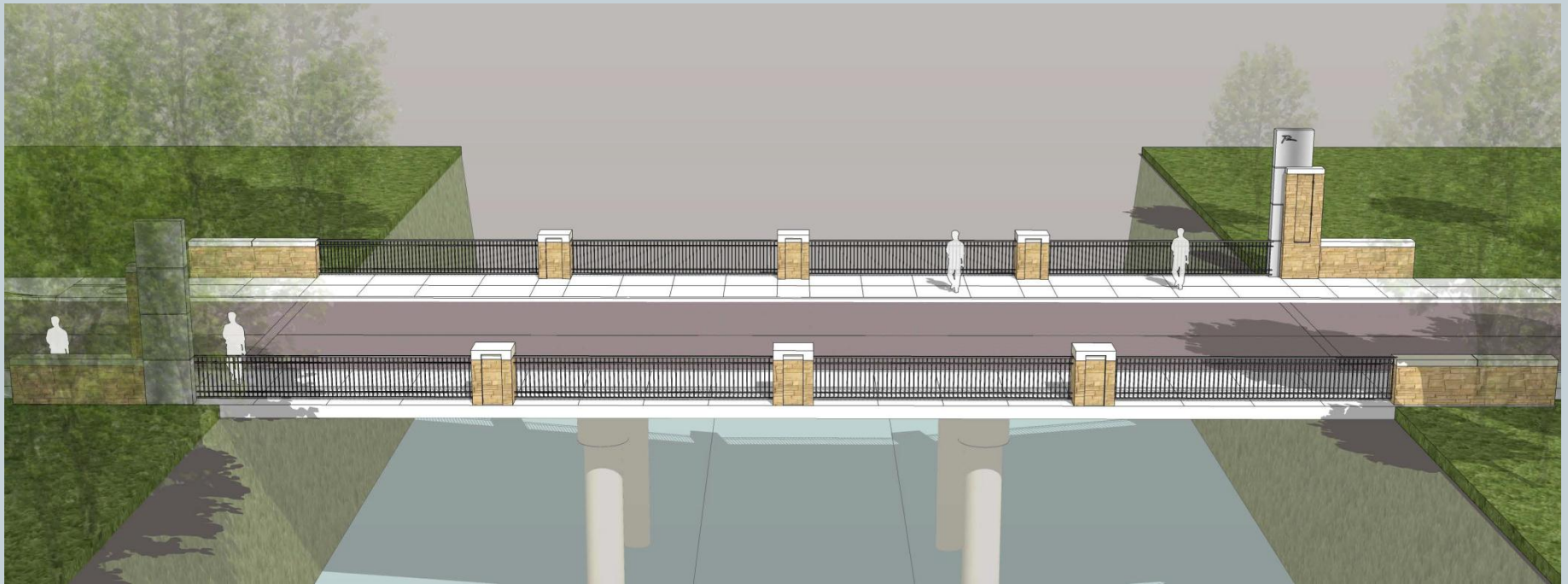


# DUMONT BRIDGE

# EXISTING CONDITION



# ELEVATION





# PERSPECTIVE



# DUMONT CULVERT



# EXISTING CONDITION



# ELEVATION





# PERSPECTIVE





# DUBLIN CULVERT

# EXISTING CONDITION



# ELEVATION





# PERSPECTIVE



**WEATHERED CULVERT**

# EXISTING CONDITION





# ELEVATION



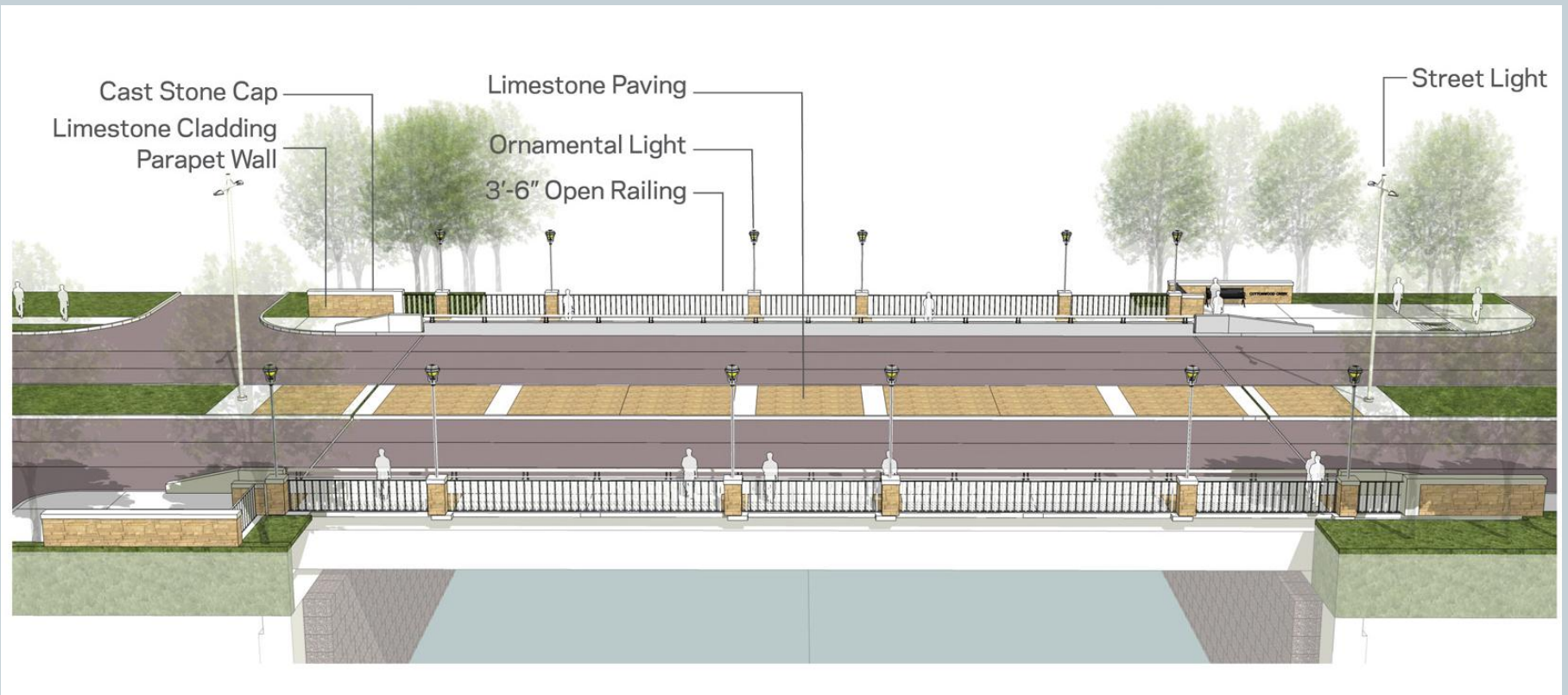
# PERSPECTIVE



**W. SPRING VALLEY**



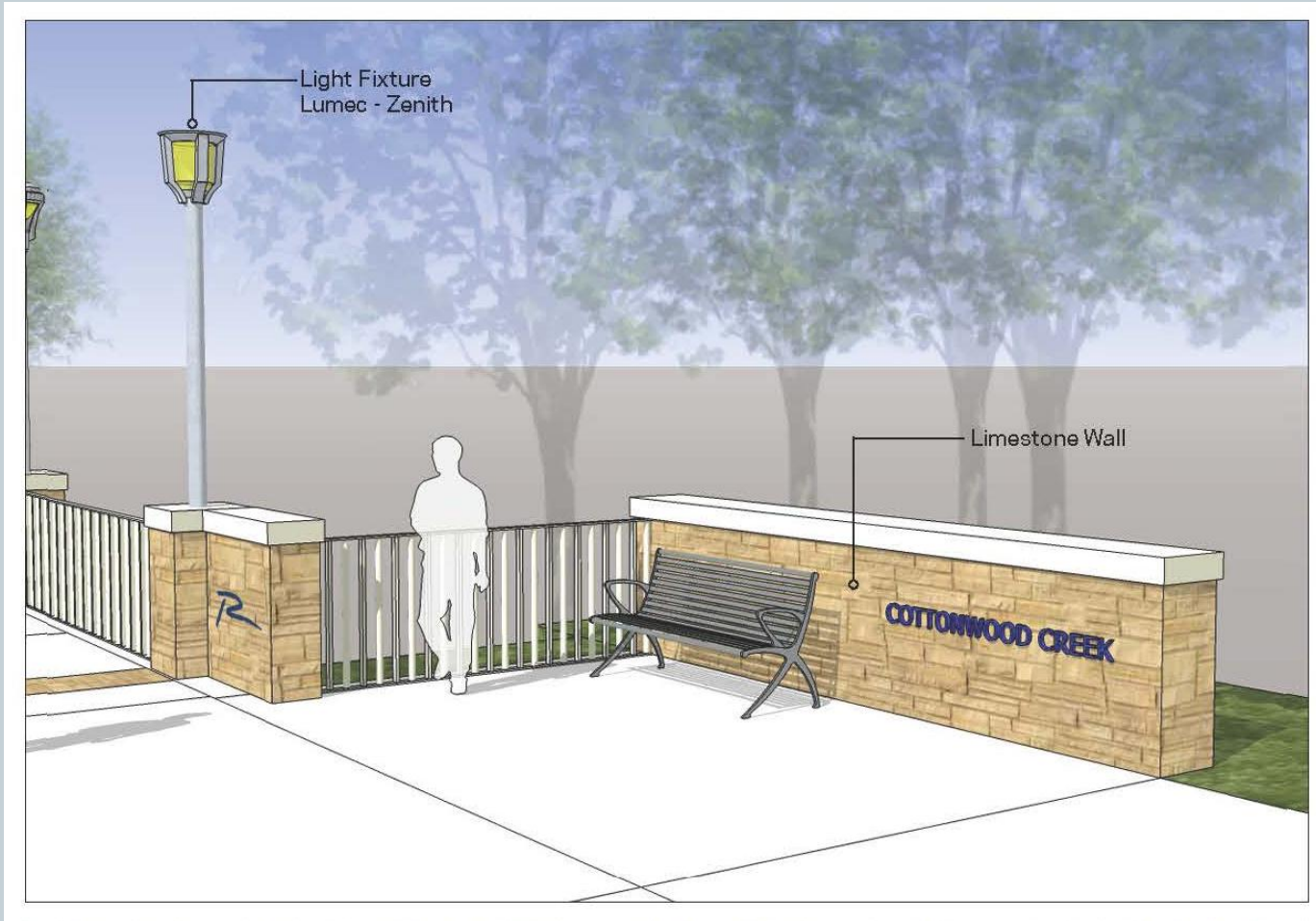
# OPTION 1 - ELEVATION



# OPTION 1 - PERSPECTIVE



# OPTION 1 - PERSPECTIVE





# OPTION 2 - ELEVATION



# OPTION 2 - PERSPECTIVE

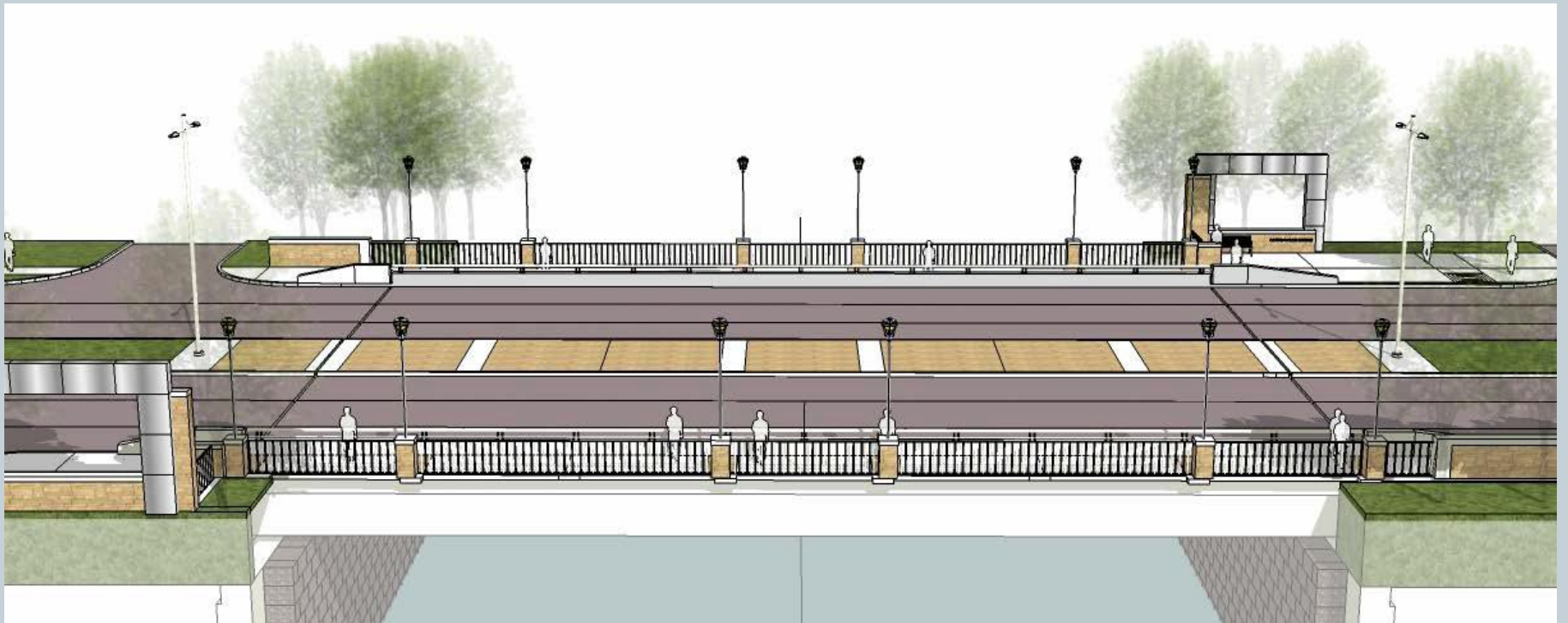


# OPTION 2 - PERSPECTIVE





# OPTION 3 - ELEVATION



# OPTION 3 - PERSPECTIVE



# OPTION 3 - PERSPECTIVE





# OPTIONS 1, 2 & 3



Recommended



Preferred Stone Pattern

# NEXT STEPS

- City Council consensus on design elements
- Finalize Project Specific Agreement with Dallas County
  - City Council approval required
  - Future Consent Agenda
- Continue working with Dallas County to progress plans
  - Currently 40%

# W. SPRING VALLEY BRIDGE CONSIDERATIONS

City Council:  
August 13, 2012



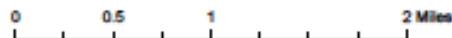
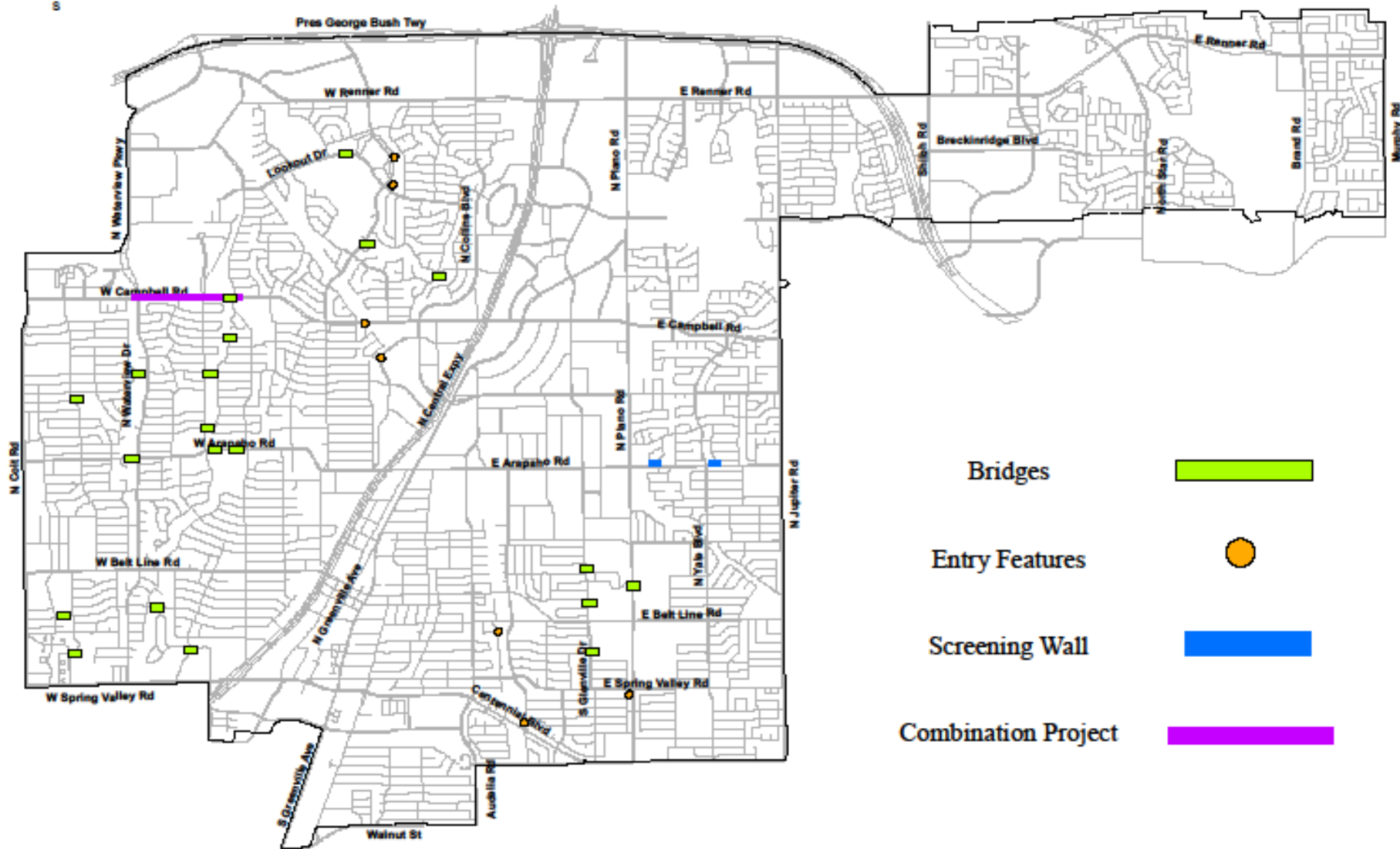
# 2010 NEIGHBORHOOD VITALITY PROGRAM UPDATE

City Council:  
August 13, 2012

# 2010 NEIGHBORHOOD VITALITY PROGRAM

- The 2010 Bond Program allocated \$2,000,000 for Neighborhood Vitality Program projects
- In addition, \$1,000,000 of savings and interest earnings from the 2006 Neighborhood Vitality Program was made available
- Project selection was based on a Calls for Projects in the Fall of 2010 in which 25 neighborhoods submitted more than \$10.7 million in requests
- On January 24, 2011, City Council passed Resolution 11-01 finalizing the project selection process

# Neighborhood Vitality Program: 2010





# 2010 PARTICIPANTS

- Arapaho
- Canyon Creek
- Canyon Creek Condo's
- College Park
- Cottonwood Heights
- Duck Creek
- Estates of Prairie Creek
- Greenwood Hills
- Mark Twain
- North College Park
- Pinery
- Reservation
- Town North Park
- Woodhaven Townhouse
- Yale Park

# 1<sup>ST</sup> ROUND OF PROJECTS

- Mark Twain
  - Glenville @ Shady Glen / Wake
  - Glenville @ Southwestern / Pacific
- Duck Creek
  - Plano @ Huffhines Creek
- North College Park
  - Glenville @ Windsong
- Authorization to Advertise bid on tonight's Consent Agenda



July 2011



Proposed Condition – Westward View

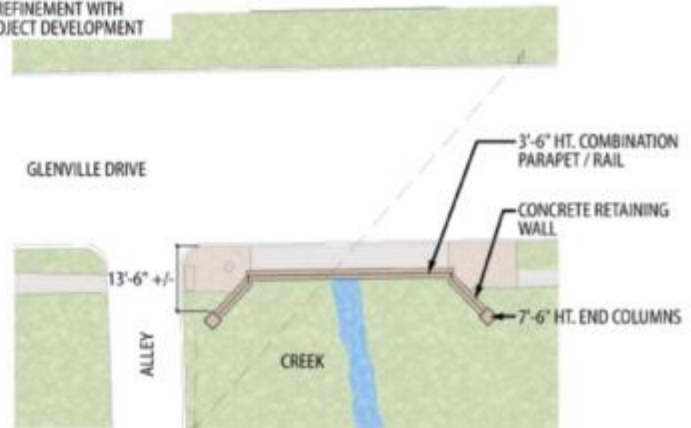


Existing Condition – Westward View



Representative Images

NOTE: ALL PRELIMINARY LAYOUTS AND DIMENSIONS ARE APPROXIMATE SUBJECT TO REFINEMENT WITH FURTHER PROJECT DEVELOPMENT



Glenville Drive (Between Shady Glen and Wake Drive) - Option 2 Plan



# MARK TWAIN



Existing Condition – Westward View

# MARK TWAIN



Proposed Condition – Westward View

July 2011



Proposed Condition – Eastward View

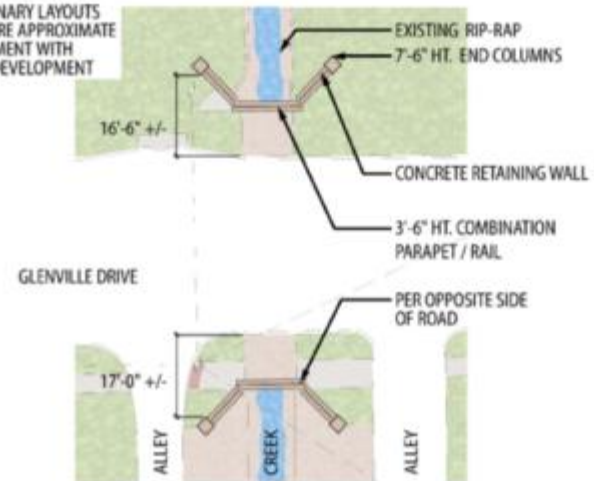


Existing Condition – Eastward View



Representative Images

NOTE: ALL PRELIMINARY LAYOUTS AND DIMENSIONS ARE APPROXIMATE SUBJECT TO REFINEMENT WITH FURTHER PROJECT DEVELOPMENT



Glenville Drive (Between Southwestern and Pacific Drive) - Option 2 Plan





# MARK TWAIN



Existing Condition – Eastward View

# MARK TWAIN



Proposed Condition – Eastward View

August 2011



Proposed Condition – Eastward View



Existing Condition – Eastward View



Existing Neighborhood Signwall



Existing Neighborhood Design Elements



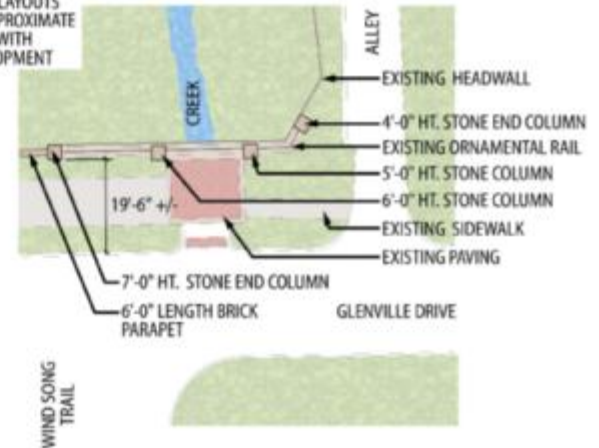
Existing Neighborhood Parapet Wall



Proposed Design Components

## Representative Images

NOTE: ALL PRELIMINARY LAYOUTS AND DIMENSIONS ARE APPROXIMATE SUBJECT TO REFINEMENT WITH FURTHER PROJECT DEVELOPMENT



## Glenville Trail Bridge - Option 1.5 Plan





# NORTH COLLEGE PARK



Existing Condition – Eastward View

# NORTH COLLEGE PARK



**Proposed Condition – Eastward View**

August 2011



Proposed Condition – Eastward View



Existing Condition – Eastward View



Existing Neighborhood Sign



Existing Yale/Apollo Condition



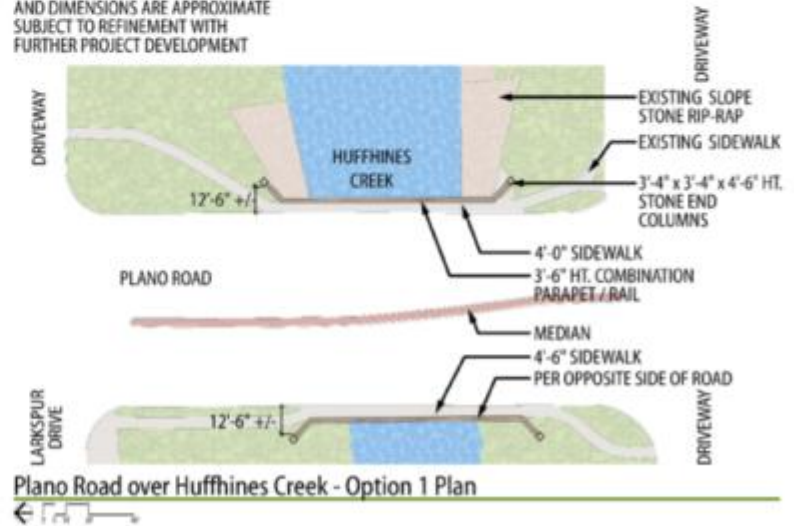
Existing Yale/Villanova Condition



Proposed Plano Road Components

## Representative Images

NOTE: ALL PRELIMINARY LAYOUTS AND DIMENSIONS ARE APPROXIMATE SUBJECT TO REFINEMENT WITH FURTHER PROJECT DEVELOPMENT



Plano Road over Huffhines Creek - Option 1 Plan



# DUCK CREEK



Existing Condition – Eastward View

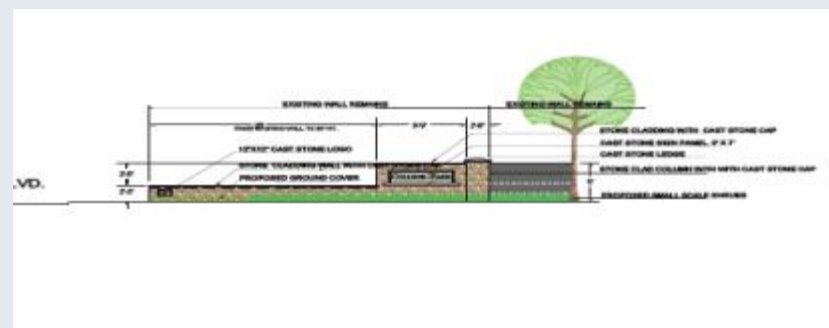
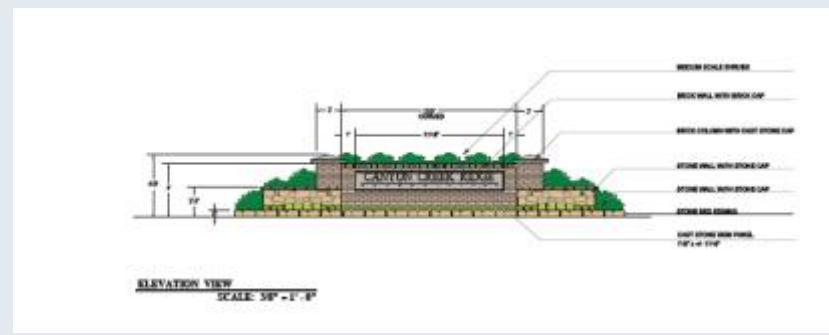
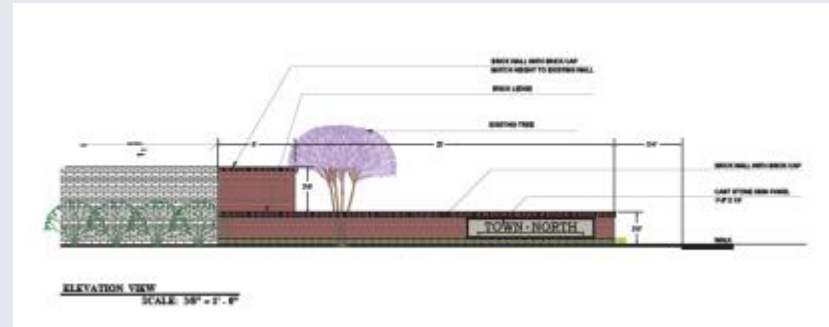
# DUCK CREEK



Proposed Condition – Eastward View

# DESIGN & CONSTRUCTION PROCESS

- Kickoff Meeting with HOA
- Initial Design Meeting with HOA
- Preliminary Design Prepared and Presented to HOA
- Modify Design Based on HOA Feedback
- Letters of Intent for Easements Signed





# DESIGN & CONSTRUCTION PROCESS

- Final Design Prepared and Presented to HOA
- Acquire Easements
- Prepare Construction Documents
- Bid and Award Project
- Utility Relocation
- Project Construction and Completion



# STATUS OF OTHER PROJECTS

<b>Neighborhood</b>	<b>Project Scope</b>	<b>Status</b>
Cottonwood Heights	4 bridges	Finalizing construction documents
Canyon Creek	3 bridges	Finalizing concepts
College Park	End cap enhancements	Reviewing initial concepts
Town North Park	Entry feature	Reviewing initial concepts
Woodhaven Townhomes	Entry feature	Reviewing initial concepts
Canyon Creek Ridge	Entry feature	Reviewing initial concepts
The Pinery	Entry feature	Reviewing initial concepts
Estates of Prairie Creek	Entry feature	Reviewing initial concepts
The Reservation	2 bridges	Kick off meeting in September
Yale Park	Leave out screening wall	Fall 2012
Greenwood Hills/JJ Pearce	Leave out screening wall; 5 bridges	Fall 2012
Arapaho	Bridges	Spring 2013

# NEXT STEPS

- Authorization to Advertise bids for the Duck Creek, Mark Twain and Glenville Park bridges (4 locations) are on tonight's Consent Agenda.
- Anticipate beginning construction in October 2012.



# 2010 NEIGHBORHOOD VITALITY PROGRAM UPDATE

City Council:  
August 13, 2012

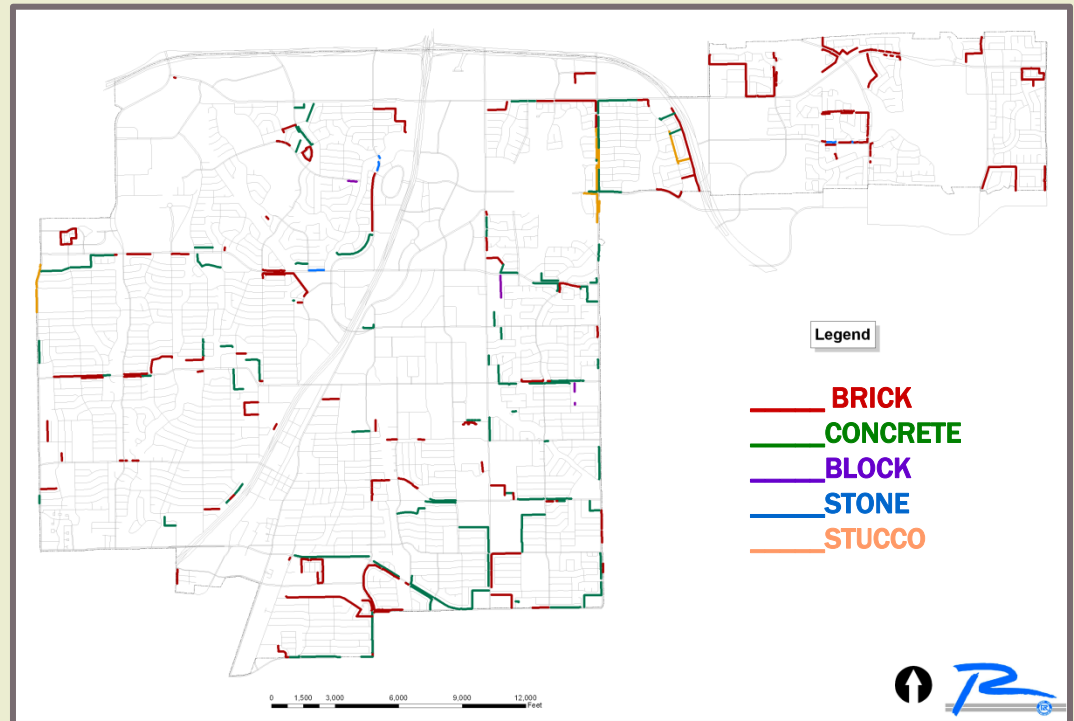
**WALLS, BRIDGES AND ENTRY FEATURES  
MAINTENANCE PROGRAM**

**CITY COUNCIL:  
August 13, 2012**

# INTRODUCTION

## ■ Wall Inventory

- Approximately 90,000 linear feet of painted Eddie Mann walls
- Approximately 38,000 linear feet of unpainted Eddie Mann walls
- Approximately 76,000 linear feet of masonry walls





# PREVIOUS COST ESTIMATES

- In FY 11/12, \$20,000 was devoted to wall washing / painting
- Work would have been performed by a graffiti abatement contractor under the terms of a prior contract
- Cost: Power wash, prime and paint screening wall - \$2.22 square foot
- As such, only approximately 1,500 linear feet (6' high wall) could have been completed.

# NEW COST ESTIMATES

- In May, Community Services rebid an expanded, restructured graffiti abatement contract that included categories for:
  - Water blasting entry features/signs, bridges and screening walls
  - Painting blasting entry features/signs, bridges and screening walls
- Cost: Power wash, prime and paint screening wall - \$1.55 square foot
- As such, we could have complete approximately 2,150 linear feet (6' high wall).
  - Increase of 750 linear feet

# ECOAT PAINT OPTION

- ecoat recycled paint preserves the environment by collecting and remanufacturing paint to exact specifications.
- ecoat paint is made with a minimum of 50% post-consumer waste paints.
- ecoat paints are sorted by type and color, tested and filtered, then mixed and adjusted for quality.
- New ingredients are added to batches of ecoat to assure consistent performance features and color.



# ECOAT PAINT OPTION

- **Cost: Power wash, prime and paint screening wall - \$.95 square foot**
- **Anticipated FY 11/12 - 3,500 linear feet (6' high wall)**
  - **Increase of 2,000 linear feet**
- **Anticipated FY 12/13 - 7,000 linear feet (6' high wall)**
  - **FY 12/13 Budget has been increased to \$40,000**

# GLENVILLE PARK



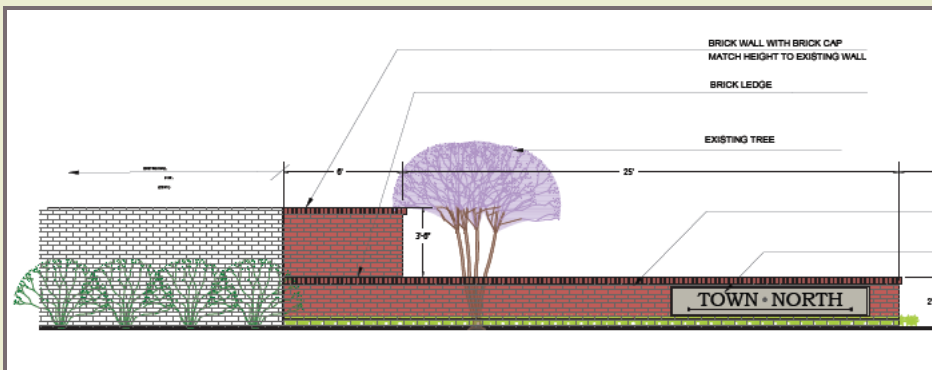
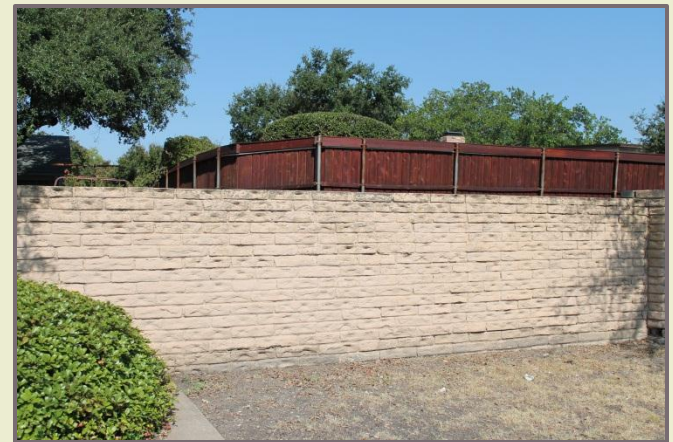


# TEST AREA



# FY 11/12 PLAN

1. Expand painting on Plano Road to include the wall between Spring Valley and Buckingham
  - Achieve a consistency as you travel Plano Road
  - Will compliment future Town North Park Neighborhood Vitality end cap project





# FY 11/12 PLAN

2. Paint wall on Jupiter Rd. between Ponderosa and Plymouth Rock
  - Peeling paint, multiple colors
  - Will finish out Duck Creek Neighborhood Vitality end cap project



# NEXT STEPS

- Capital Projects is conducting an expanded survey of Eddie Mann walls by evaluating the aesthetic condition in addition to the structural integrity.
- Once said inventory is completed, staff will present a maintenance plan for FY 12/13, focusing on the following:
  - Wash and paint walls the currently have peeling or chipping paint
  - Wash and paint walls that have been painted different colors
  - Establish a regular rotation to wash all walls within the City