

## City Council Work Session Handouts

January 27, 2014

- I. Review and Discuss Sign Control Board Case #14-01
- II. Review and Discuss Ordinance 4037, Palisades Planned Development Code
- III. Review and Discuss the City of Richardson Urban Lakes
- IV. Review and Discuss the Main Street/Central Expressway Study Phase II
- V. Review and Discuss TXDOT US 75 Frontage Road Improvements
- VI. Review and Discuss the Development of a Community Arts Website

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

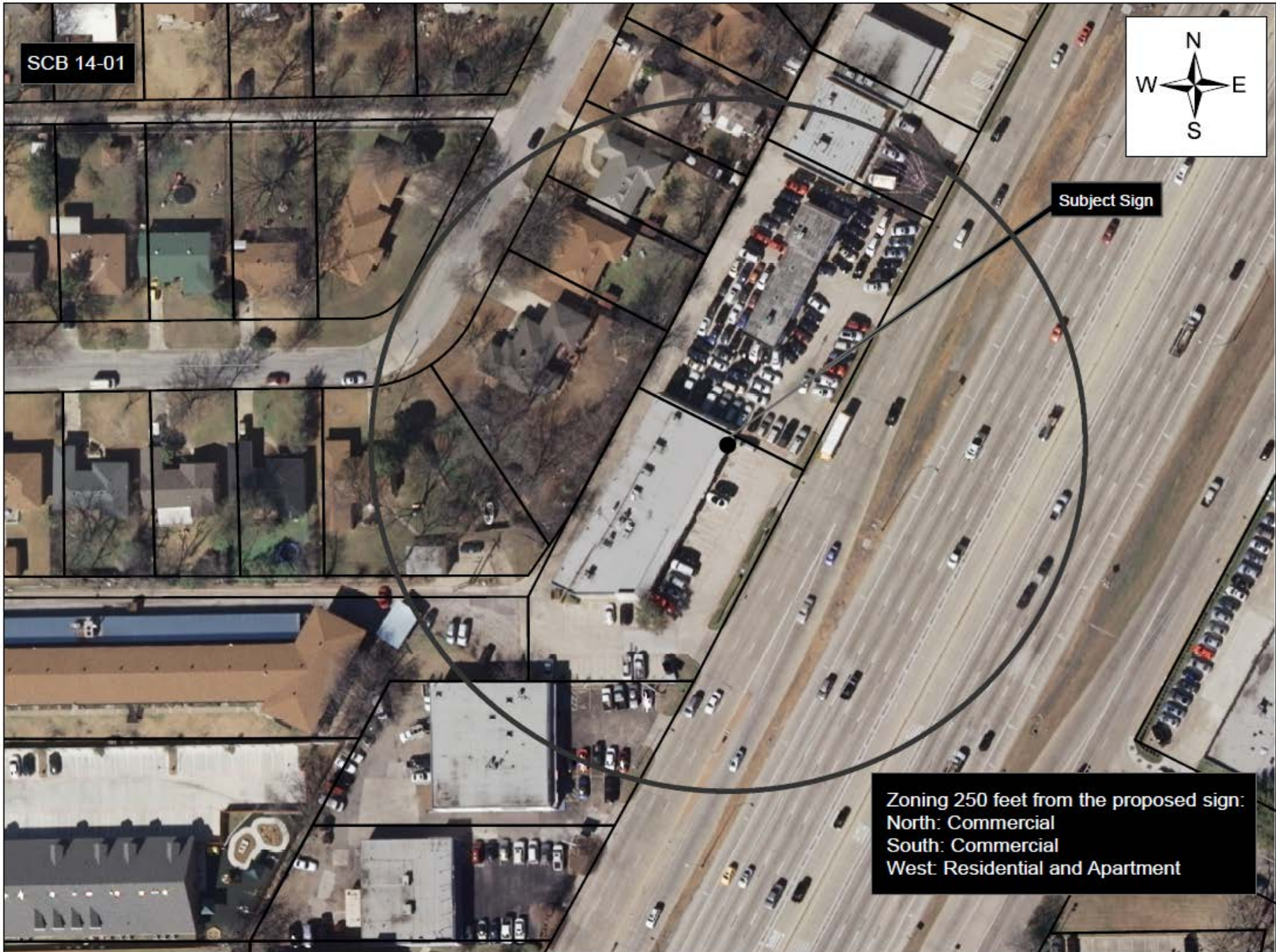
**SCB Case 14-01**  
**Wireless Hospital**  
**401 N. Central Expressway, #700**

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



## **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



## **Sign Control Board Action**

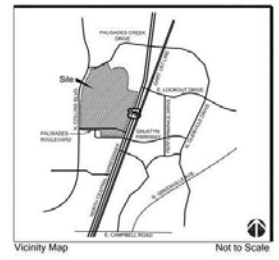
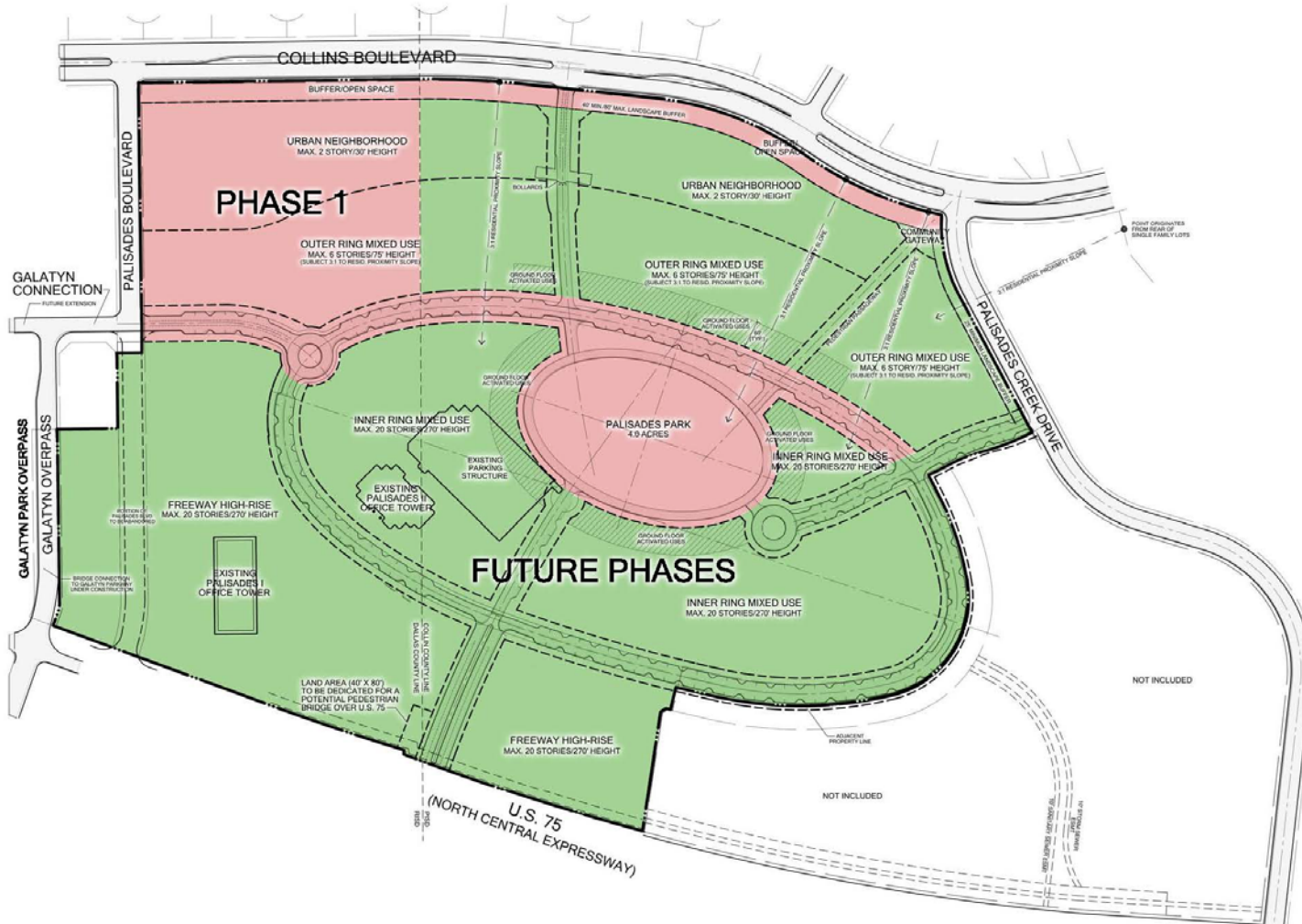
The Sign Control Board voted 3-2 to approve SCB Case 14-01.

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

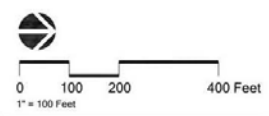
# **Agenda Item #6**

**Ordinance No. 4037**

**(Palisades Planned Development Code)**



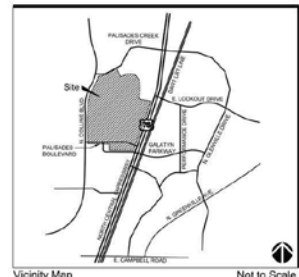
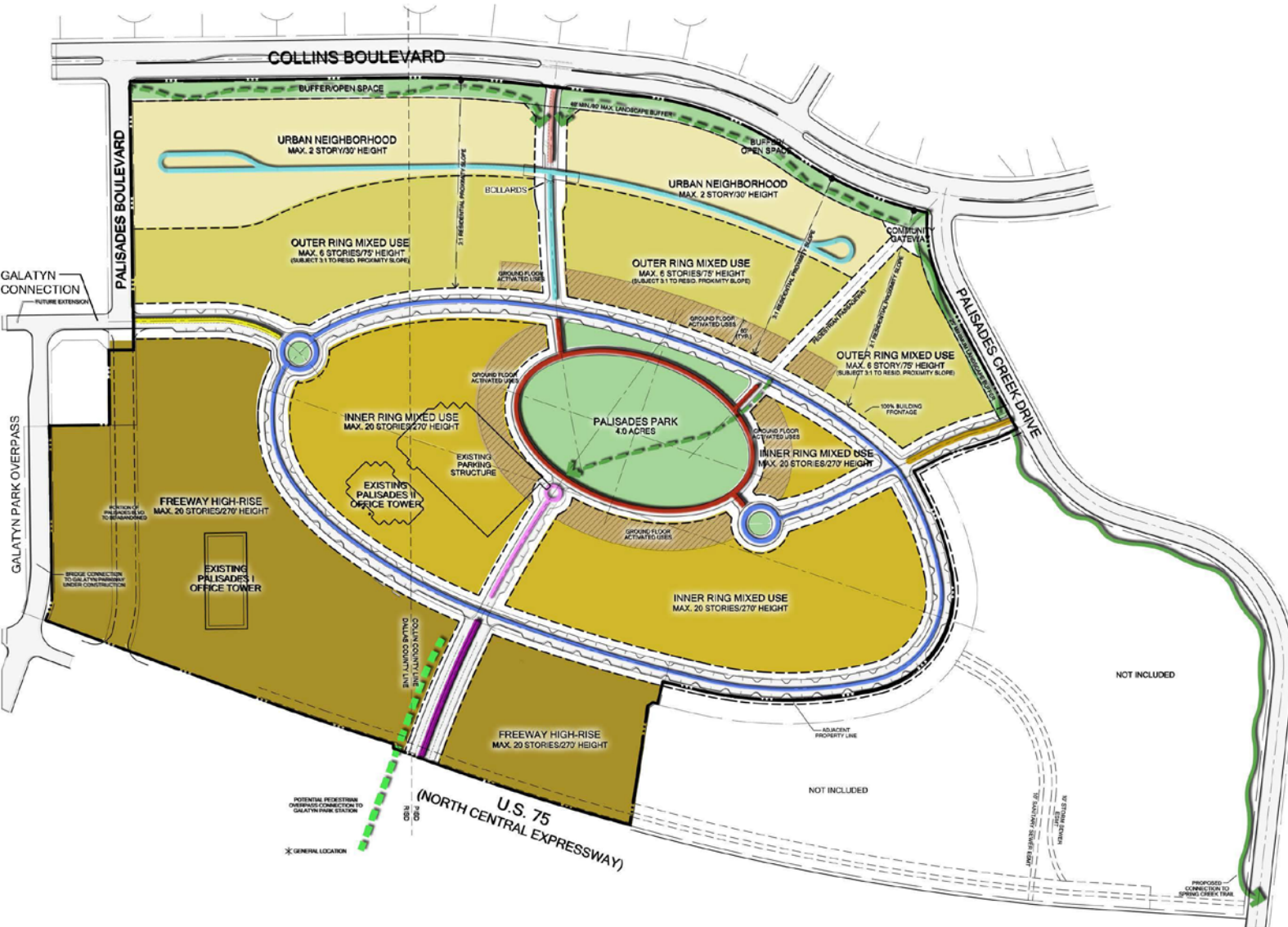
- NOTES:**
- THE ENTIRETY OF THE PORTION OF A STREET SECTION (ENTIRE WIDTH OF THE STREET EASEMENT) BEING CONSTRUCTED IS TO BE CONSTRUCTED AT THE SAME TIME (EVEN IF ONLY ONE SIDE OF THE ROAD IS BEING DEVELOPED).
  - MEWS DRIVE "1" MAY NEED TO BE RECONFIGURED IN PHASE 1 IN ORDER TO PROVIDE ACCESS TO BOTH PALISADES BOULEVARD AND THE RING ROAD.
  - NO VEHICULAR ACCESS FROM THE RING ROAD TO THE WEST ENTRY IS PERMITTED EXCEPT AS DEPICTED ON THE REGULATING PLAN.
  - MULTI-FAMILY IS PROHIBITED IN PHASE 1.



**gff GFF Planning**  
 2808 Farmount Street Suite 200 Dallas, Texas 75201  
 214.303.1500/ fax 214.303.1512/ www.gff.com

<p>Owner: JP Realty Partners, Ltd.                  Contact: Mark Jordan                  14801 Quorum Drive, Suite 200                  Dallas, Texas 75254                  972.458.7600                  mordan@jppartners.net</p>	<p>Job #: 11233.00                  File Name: Site-Phasing Diagram-9.pdf                  Date: 01/27/14                  Drawn by: R. Lawrence Good / Brian E. Moore</p>	<p><b>PHASING DIAGRAM</b>                  PALISADES PLANNED DEVELOPMENT                  Address: Richardson, Texas                  59.40 Acres</p>
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# Phasing Plan



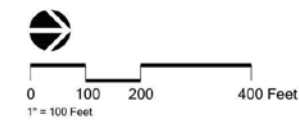
Other

Project Data:

Multi-Family: 750 units max.	
Single Family: 65 Lots max.	Hotel: 300 Room max.
Condominiums: 250 units max.	Retail: 200,000 sf max.
Office: 1.5 million sf max. + existing	

NOTE:  
FOR THE OUTER RING MIXED USE SUB-DISTRICT THE FOOTPRINTS MUST RESIDE BELOW THE 3:1 PROXIMITY SLOPE AS DEPICTED

ALL STREET TYPES DEPICTED ARE PRIVATE STREETS



**GFF Planning**

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Dallas, Texas 75254  
972.458.7000  
mJordan@jppartners.net

Job #: 11233.00  
File Name: Site-Regulating Plan-8b.cwg  
Date: 10/23/13  
Drawn by: R. Lawrence Good / Brian E. Moore

**REGULATING PLAN**  
**PALISADES**  
**PLANNED DEVELOPMENT**

Address  
Richardson, Texas  
59.40 Acres

Exhibit A

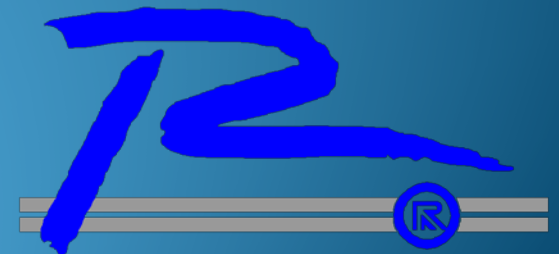
# Regulating Plan



# CITY OF RICHARDSON URBAN LAKES

City Council Presentation

January 27, 2014



# Presentation Overview

- Background
- Urban Lake Support Strategy
- Next Steps

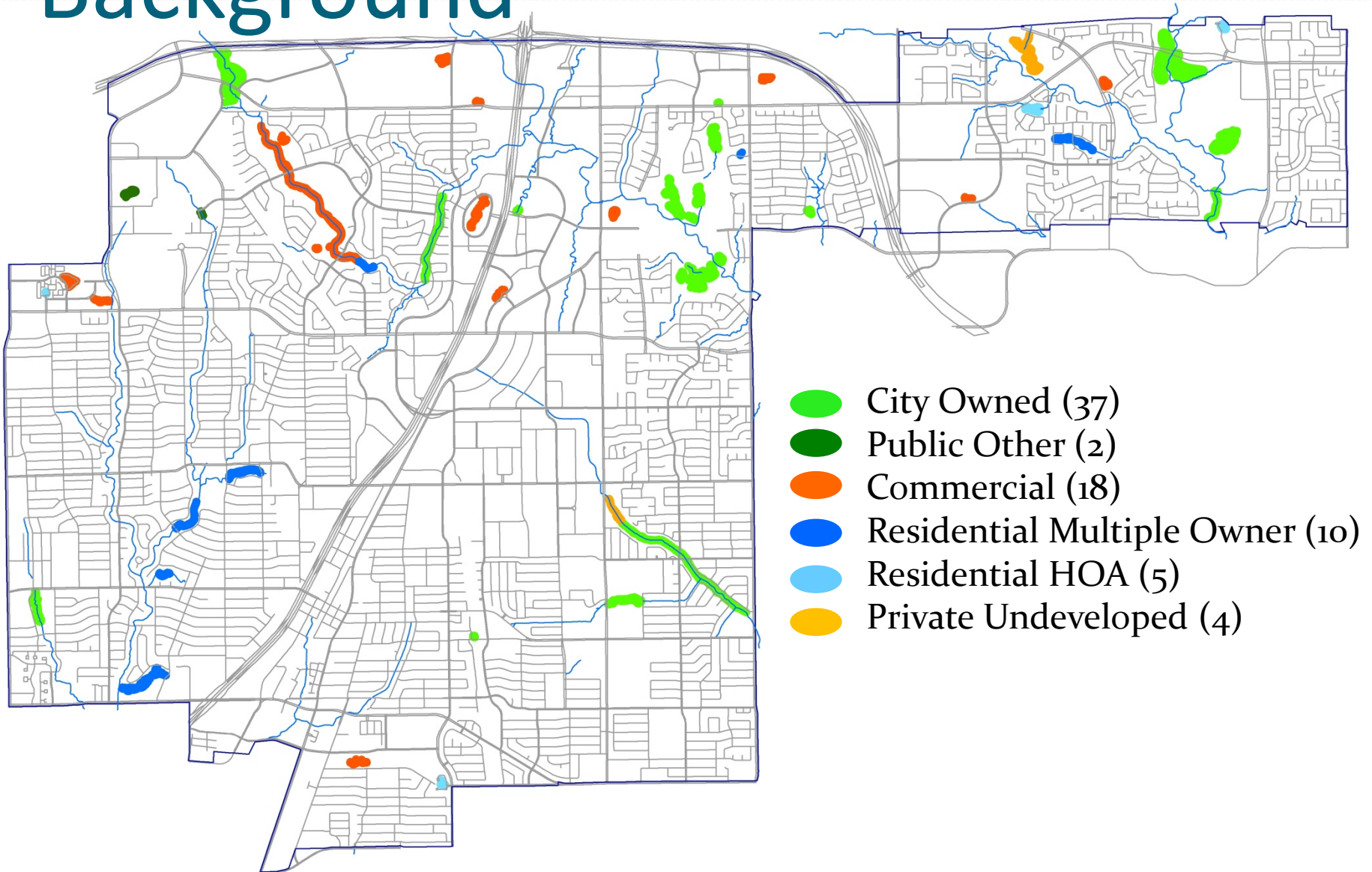
# Background

- What are “Urban Lakes”?
  - Water bodies found in urban settings
  - Typically small and relatively shallow
  - Defined outflow structure
  - Typically receive runoff from developed watersheds

# Background

- What do Urban Lakes do?
  - Amenities to many neighborhoods, businesses, parks and golf courses
    - Enhance Property Values
    - Provide aesthetic benefits and aquatic habitat
    - Enhance recreation
  - Many urban lakes are a conduit for storm water runoff from public drainage systems
  - Some help control storm water runoff rates and improve water quality downstream
  - Can supply water for irrigation

# Background





# Background – City (37)



- Waterford Falls
- Amenity
- Detention / Flood Control
- No Irrigation

# Background – City (37)



- Cottonwood Park
- Recreation
- No Irrigation
- No Flood Control



# Background – City (37)



- Sherrill Park
- Irrigation
- Recreation
- No Flood Control

# Background – Commercial (18)



- Lakeside Lake
- Amenity
- No Recreation
- No Irrigation
- No Flood Control



# Background – Residential Multiple (10)



- Blue Lake B
- Amenity
- Recreation
- Private Irrigation
- No Flood Control



# Background – Residential Multiple (10)



- Kirby Lake
- Amenity
- Recreation
- Private Irrigation
- No Flood Control

# Background – Residential HOA (5)



- Sharps Farm
- Amenity
- Recreation
- No Irrigation
- No Flood Control



# Background – Private Undeveloped (4)



- Springhill Retreat Lake A
- Amenity
- Recreation
- No Irrigation
- No Flood Control

# Background

- Prior Lake Studies
  - Blue Lakes 1996
    - Prompted by resident concerns over silt and sediment accumulation and related water quality concerns
  - 1999 Urban Lake Study
    - Performed to identify Urban Lake conditions City Wide and provide maintenance options and associated budgets
  - 2009 Urban Lake Study
    - Updated 1999 Urban Lake Study maintenance options and lake prioritization based on physical condition and estimated rates of structural deterioration and or siltation

# Urban Lake Support Strategy

- Urban Lake maintenance coordination and costs exceed most property owners capabilities
- Richardson investigated owner concerns and developed Urban Lake Support Strategies citing
  - Public Storm Water Conveyance Importance
  - Property Value Benefits
- Urban Lake Support Strategy based on
  - Reducing Storm Water Pollution
  - Lake Rehabilitation and Repair

# Urban Lake Support Strategy

- Storm Water Pollution Prevention
  - Eliminating pollution at the source where possible by
    - Construction Best Management Practices
    - Improving post construction storm water controls on current and future development and redevelopment
  - Improved street sweeping initiatives
  - Inlet Debris Collection Pilot Study
  - Public Outreach
    - Litter abatement
    - Pet Waste Clean Up
    - Fertilizer and Pesticide Management



# Urban Lake Support Strategy

- Lake Rehabilitation and Repairs
  - Lakes impacted by public storm water runoff
  - Typically owned by multiple, single family residential property owners
  - Worst first based on physical site conditions and structural needs as identified by periodic lake inventories and assessments
  - Compete with all other Capital Needs as funding permits

# Urban Lake Support Strategy

- Urban Lake Maintenance History

• Kirby Lake	Procurement Assistance	1996
• Fall Creek Lake	Reconstructed Dam*	2001
• Shady Cove Lake	Repaired Earthen Dam*	2001
• North St. Andrews	Dredged Lake*	2002
• Waterford Lane	Installed pipe and pilot channel*	2002
• Blue Lakes (A,B&C)	Dredged & Reconstructed Dams	2003
• Newberry	Dredged Lake	2009
• Lockwood	Dredged Lake	2009
• Crowley Pond	Erosion Repairs*	2009
• Cottonwood Park B	Erosion Repairs	2012
• Renner Lake	Erosion Repairs Under Design	2014

\* Repairs included with adjacent Capital Projects

# Urban Lake Maintenance

- Breckinridge Park West Lake (Renner Lakes)
- Park Amenity
- Recreation
- No Irrigation
- No Flood Control
- Erosion Damages Lowered Lake Levels
- Interim repair currently Under Design
- Construction of interim repair to be completed Summer 2014
- Long term spillway refinements to be initiated in 2014/15



# Next Steps

- Continue Updating and Improving Overall Understanding of City Drainage Needs
  - Update the 2009 Urban Lake Study
    - Establish appropriate priorities for each lake type
    - Update Cost Estimates For High Priority Lakes
  - Update the 2009 Erosion Repair Program Inventory
  - Perform Watershed Studies
- Improve Storm Water Pollution Prevention Practices
  - Implement Kirby Lake Watershed Inlet Debris Collection Pilot Project
  - Update City Storm Water Management Plan





# City Council Work Session

January 27, 2014



Image Source – Richardson Public Library

# Agenda

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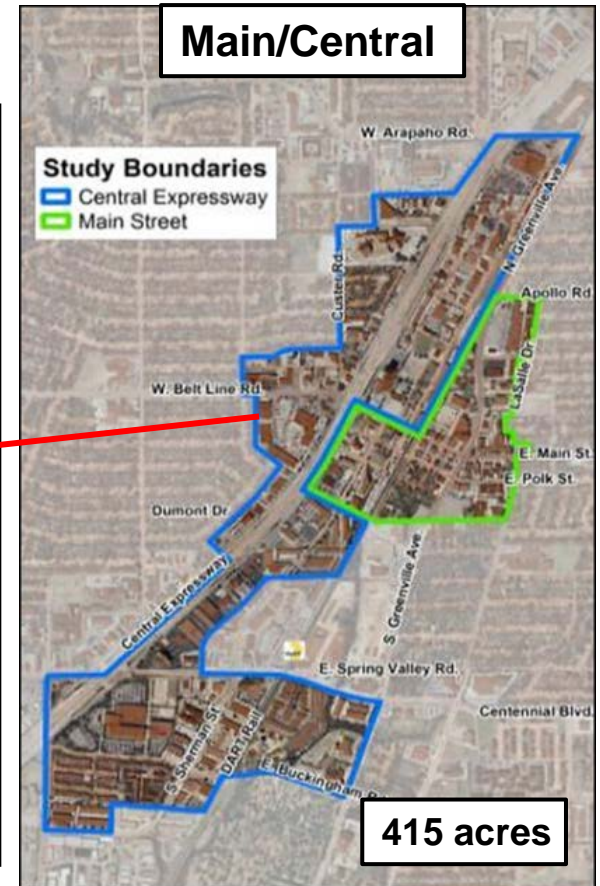
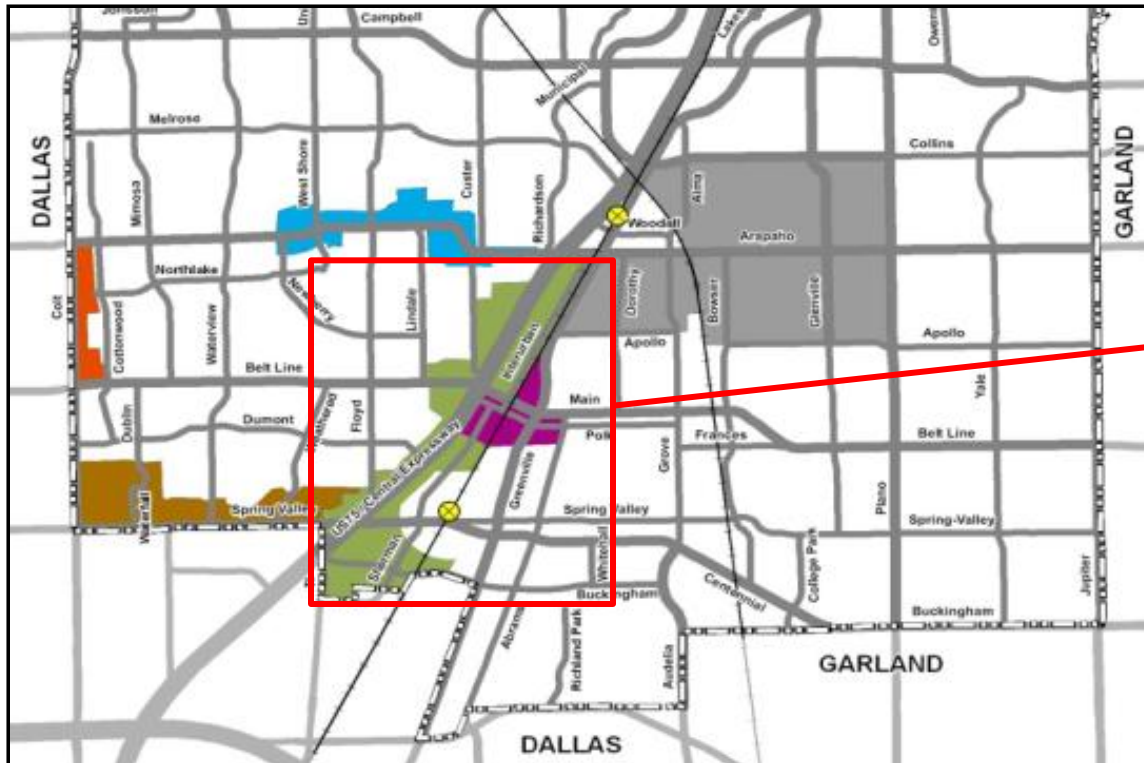
- Project Overview
- Coding the Sub-districts
- Proposed Tours
- Project Tentative Timeframe
- Next Steps & Discussion

# Project Overview



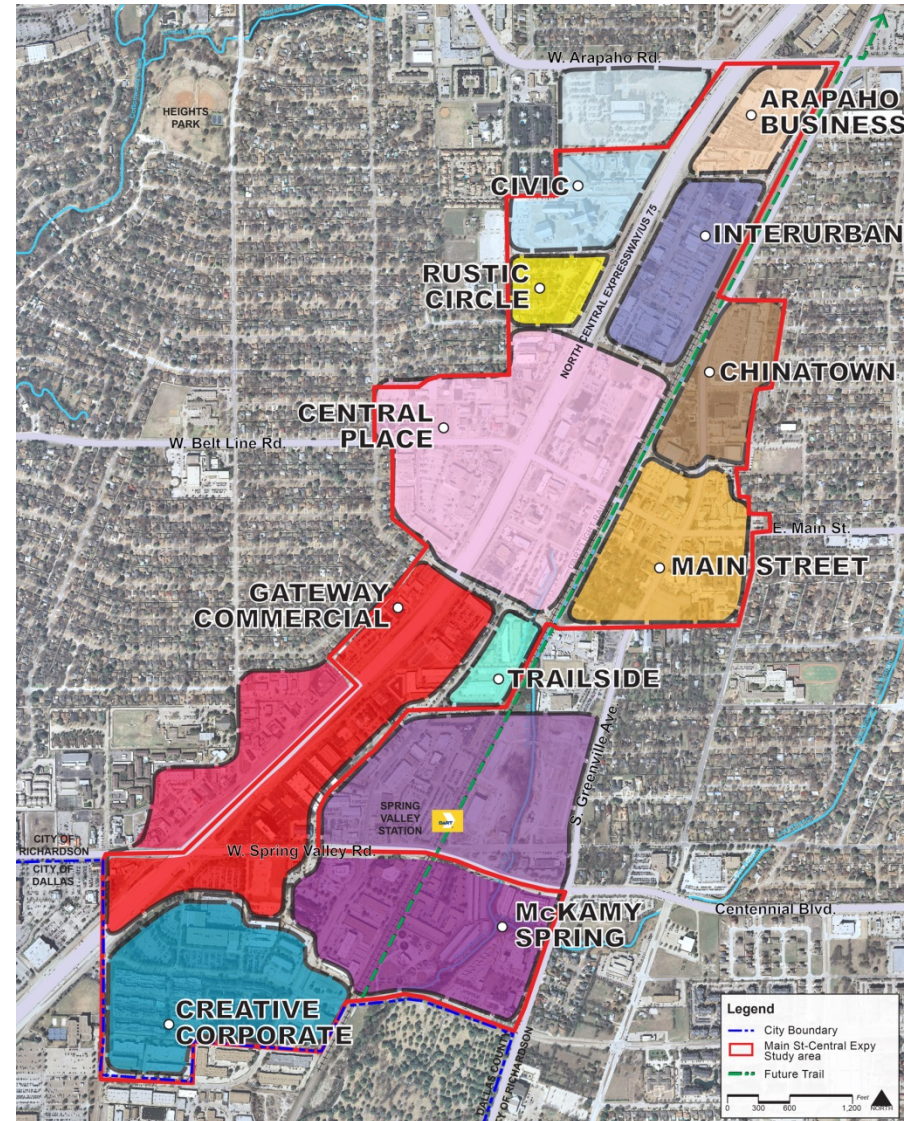
# 2009 Comprehensive Plan – Six Enhancement Areas

- West Spring Valley (Implementation)
- East Arapaho/Collins (Phase 1)
- West Arapaho
- Coit
- Old Town/Main Street (Phase 1)
- Central (Phase 1)



# Phase I – The Vision

- **Old Town/Main Street and Central Expressway** combined into single study area
- 415 acres – 11 sub-districts
- Vision aligns:
  - Existing physical conditions
  - Existing opportunities and constraints
  - Anticipated future real estate / market factors
  - Community desires





## Interim Phase *(underway)*

- What is the appropriate future configuration for Main Street east of Central Expressway?
- What are the appropriate maximum heights for future buildings in the Central Place and Main Street Sub-districts?
- Results of analysis to be presented to Council for feedback

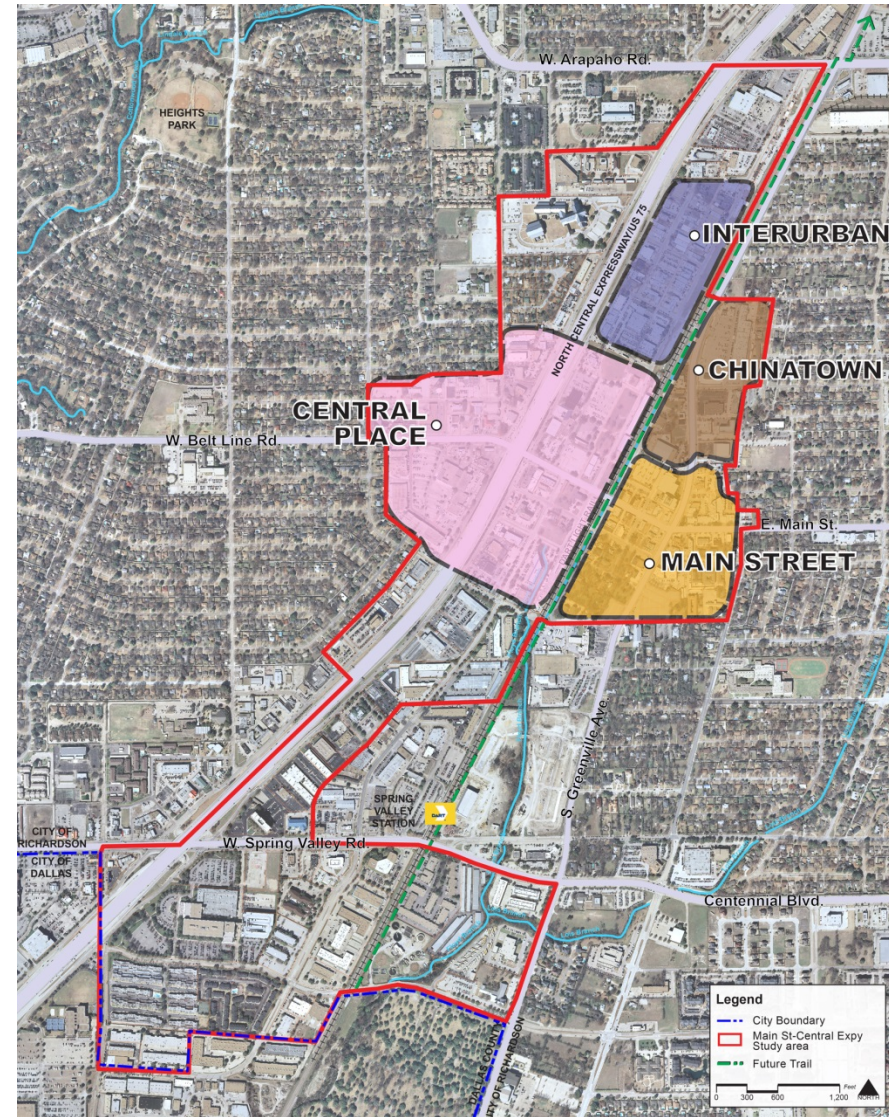


# Coding the Sub-districts



# Coding the Sub-districts: Two Components

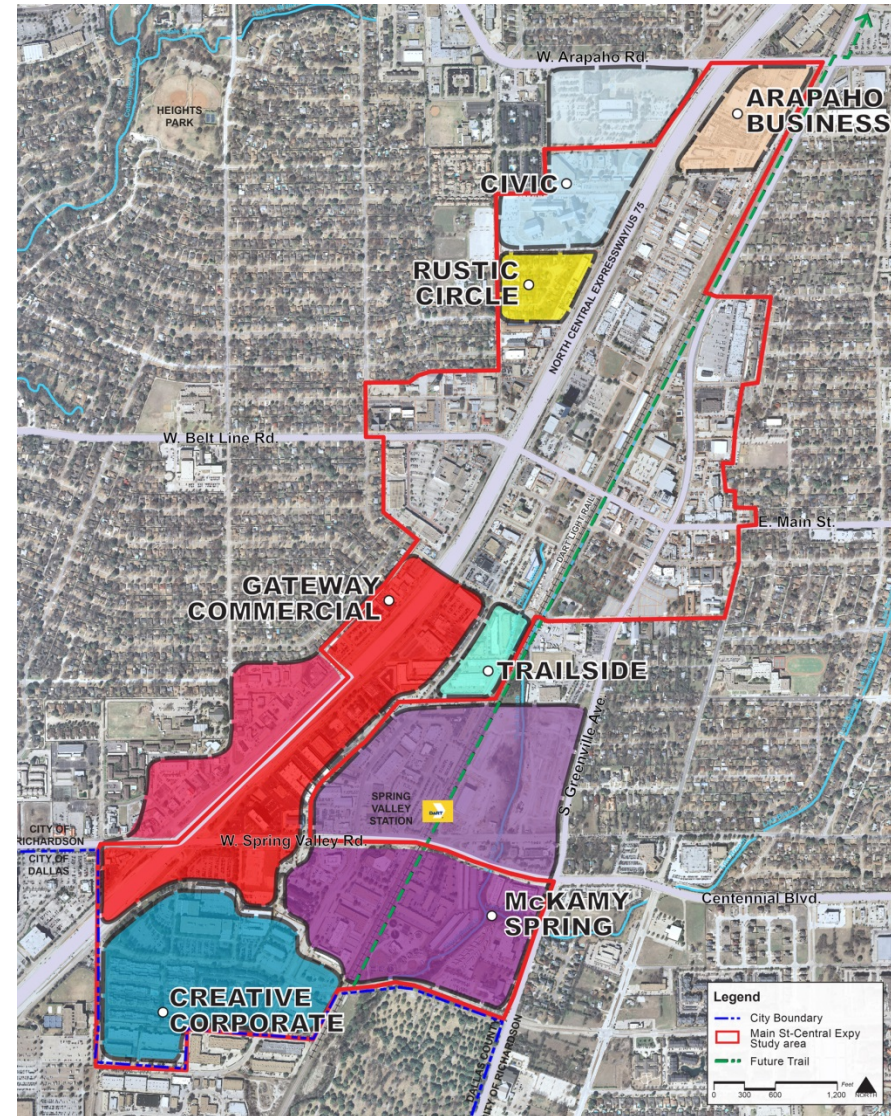
- New zoning regulations for four sub-districts in the heart of the study area





# Coding the Sub-districts: Two Components

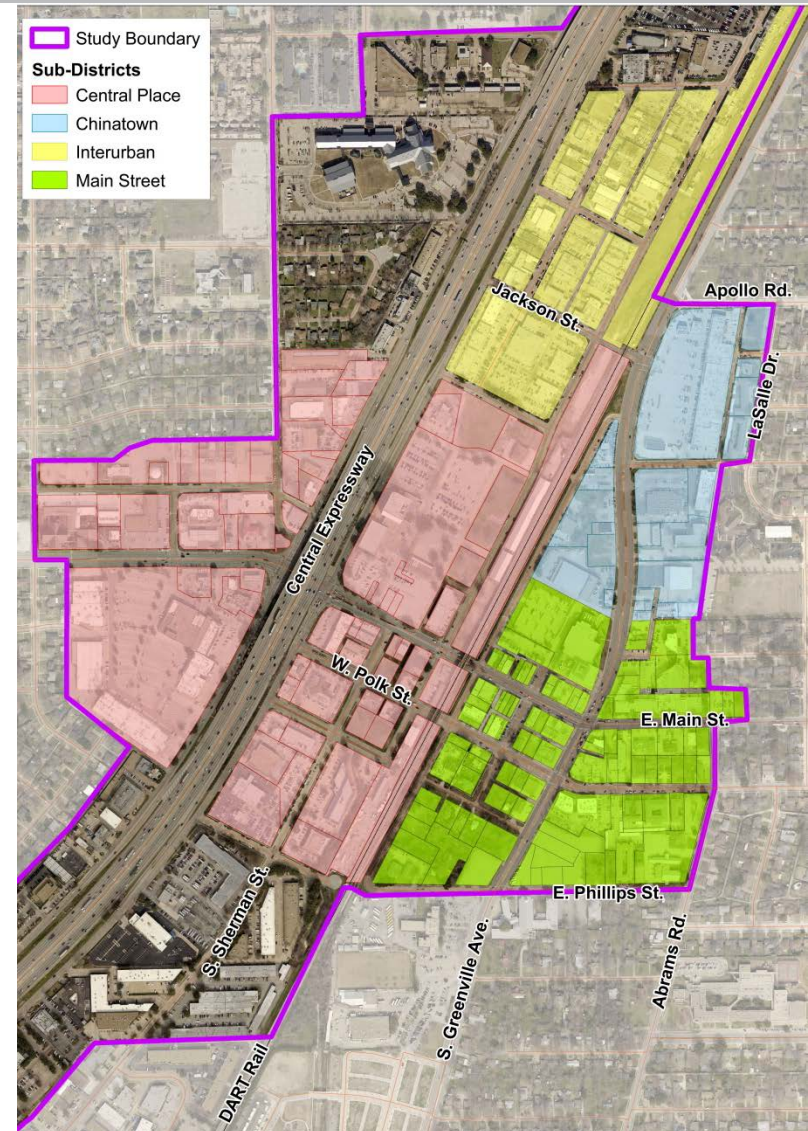
- New zoning regulations for four sub-districts in the heart of the study area
- Overlay development standards for the remaining seven sub-districts
- Overlay standards intended to
  - Prevent changes that are largely inconsistent with the Vision
  - Provide guidance during the interim until the other sub-districts can be re-zoned





# Coding the Sub-districts

- Craft development regulations for four sub-districts
  - Main Street
  - Central Place
  - Chinatown
  - Interurban
- Council rationale and consensus
  - Robust interest
  - Multiple catalyst sites
  - Current project momentum
  - Build on existing success
  - Manageable area



# Coding the Sub-districts

- Phase I produced the Vision for the study area, which serves as the basis for drafting the necessary regulations to establish its regulatory context.
- Prior to drafting these new regulations:
  - Beneficial to see and experience similar, real-world development concepts
  - Reaffirm and clarify understanding of the Vision

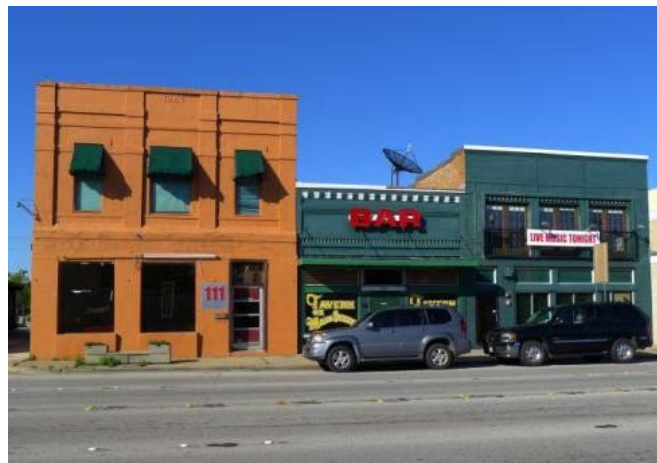


# Proposed Tours



# Local Tour

- Richardson tour – four sub-districts
  - Work session
  - Refamiliarize Council with each sub-district
  - Visit potential catalyst sites





# Dallas Area Tour

- Dallas area sites
  - Visit 6-7 sites – conceptually representative of potential development opportunities
  - Saturday
  - Full day tour



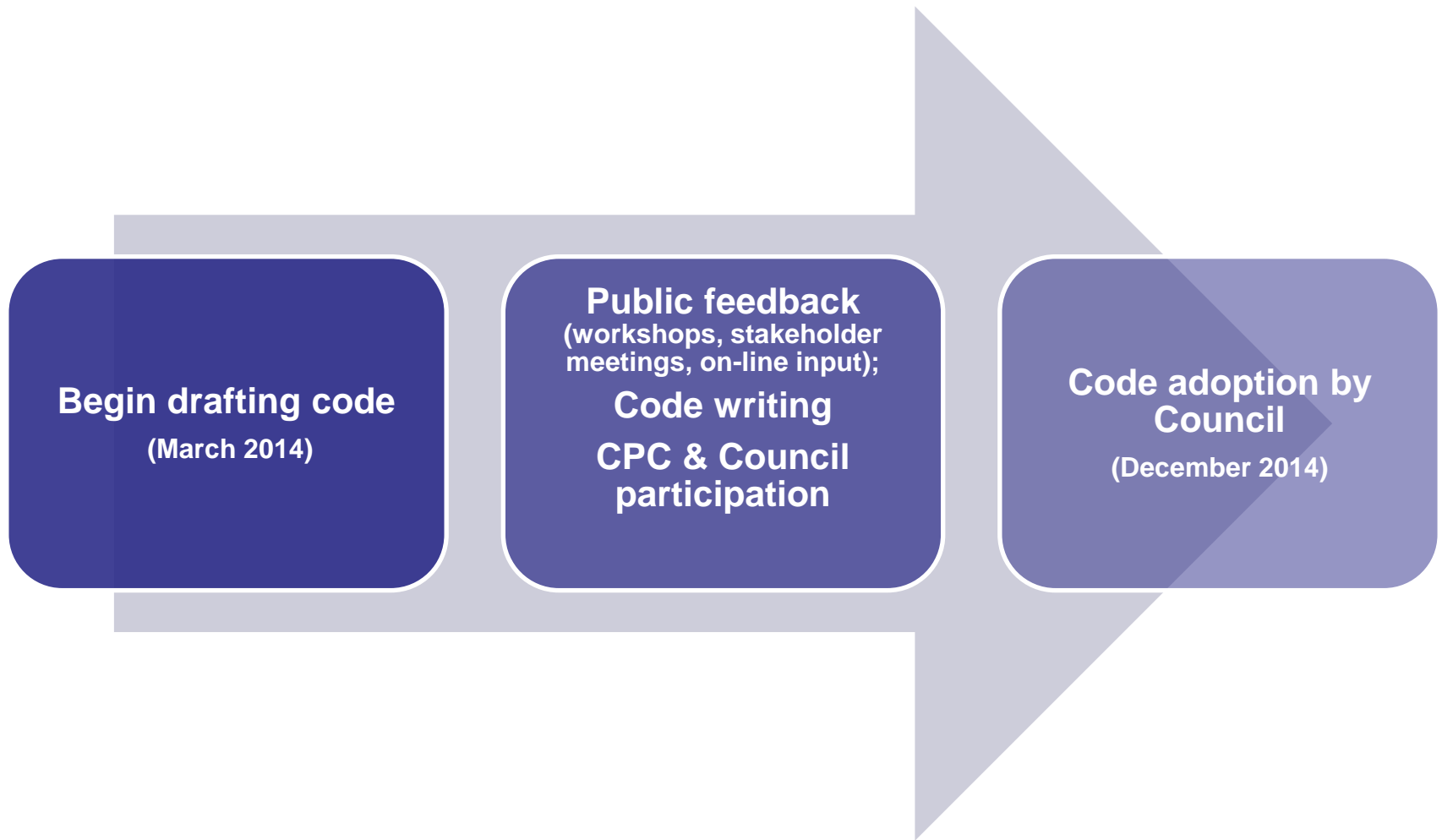
# Tours Follow-up

- Follow-up discussion
  - Work session
  - Recap tour
  - Receive comments/ observations from Council – likes/dislikes
  
- Confirmation from Council – conceptually these types of developments are appropriate for Richardson



# Code Development Tentative Timeframe

# Tentative Timeframe





# Tentative Timeframe

Timeframe	Task
February/March 2014	<p>Tours:</p> <ul style="list-style-type: none"><li>• Local tour (four sub-districts)</li><li>• Dallas area tour</li></ul> <p>Council feedback</p> <ul style="list-style-type: none"><li>• Tour follow-up discussion</li><li>• Present Interim Phase findings</li></ul> <p>Initiate code writing</p> <ul style="list-style-type: none"><li>• Develop standards for Main Street, Central Place, Chinatown and Interurban; and</li><li>• Overlay Standards for remaining corridor sub-districts</li></ul>

# Tentative Timeframe

Timeframe	Task
April/May 2014	<ul style="list-style-type: none"><li>• Community workshops</li><li>• Council/CPC briefings</li></ul>
June/July & September 2014	<ul style="list-style-type: none"><li>• Property owner engagement</li><li>• Community workshops</li><li>• Council/CPC briefings</li></ul>
October 2014	CPC code consideration
November/December 2014	Council code consideration and adoption

## Next Steps

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- Confirm Council schedule availability
  - Local tour
  - Dallas area tour

# City Council Work Session

January 27, 2014

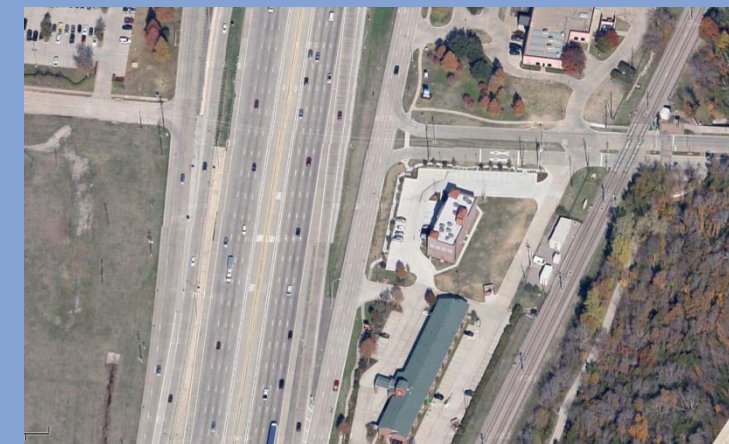
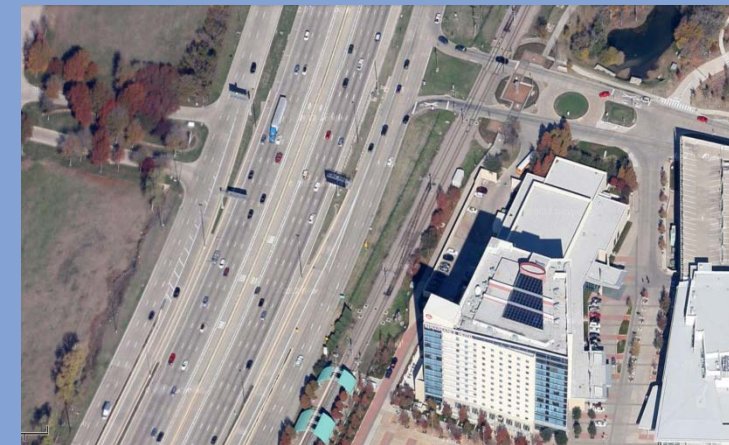


Image Source – Richardson Public Library



# TxDOT US 75 Frontage Road Improvements

City Council  
January 27, 2014



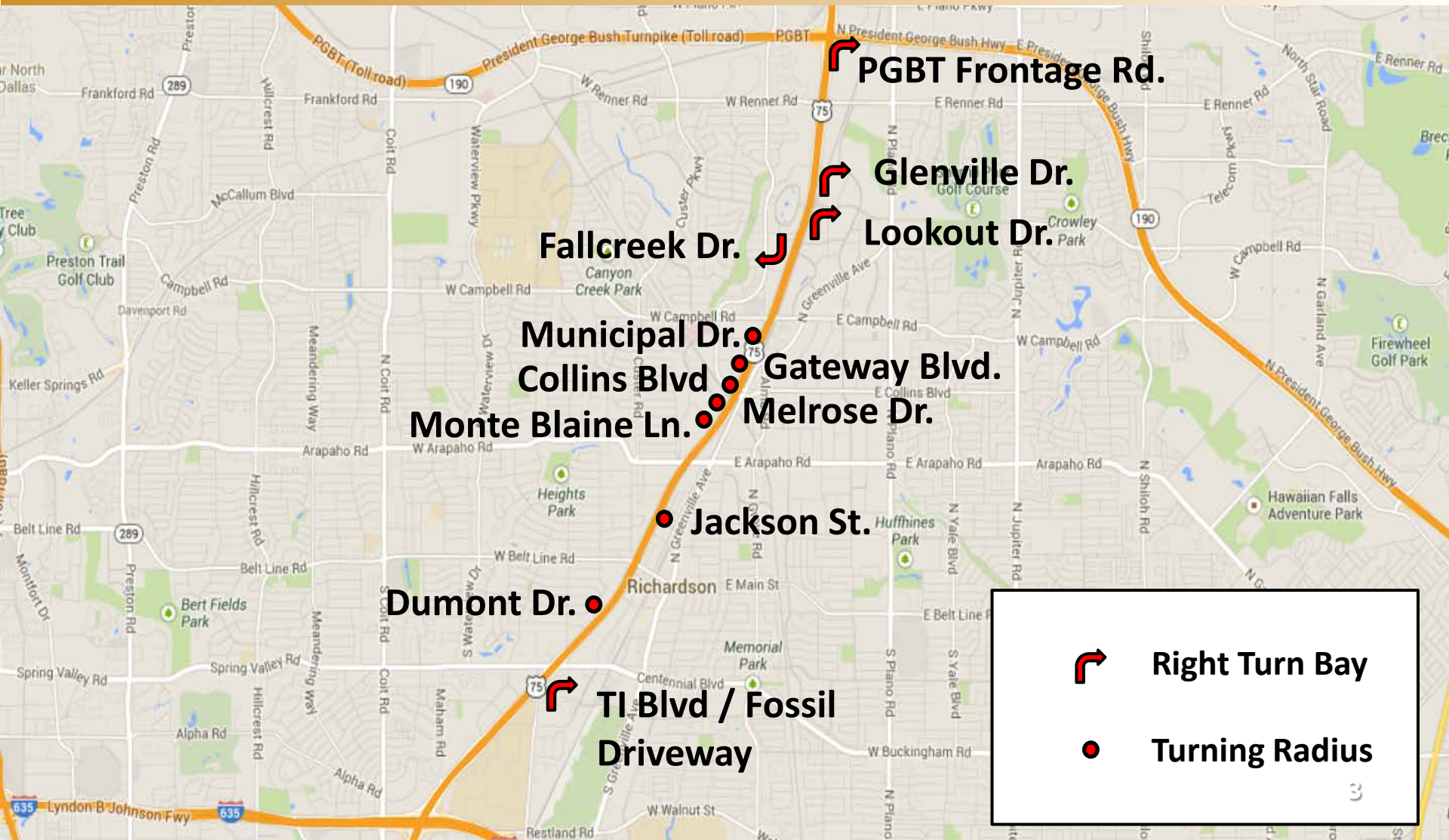


# Background

- 2000 – Staff listed US 75 Frontage Road improvements as a future need.
- 2002 – NCTCOG call for projects for a Strategic Programming Initiative. US 75 Frontage Road improvements were submitted and approved by RTC.
- 2013 - TxDOT completed design and is now working on utility relocations and ROW acquisition.



# Improvement Locations



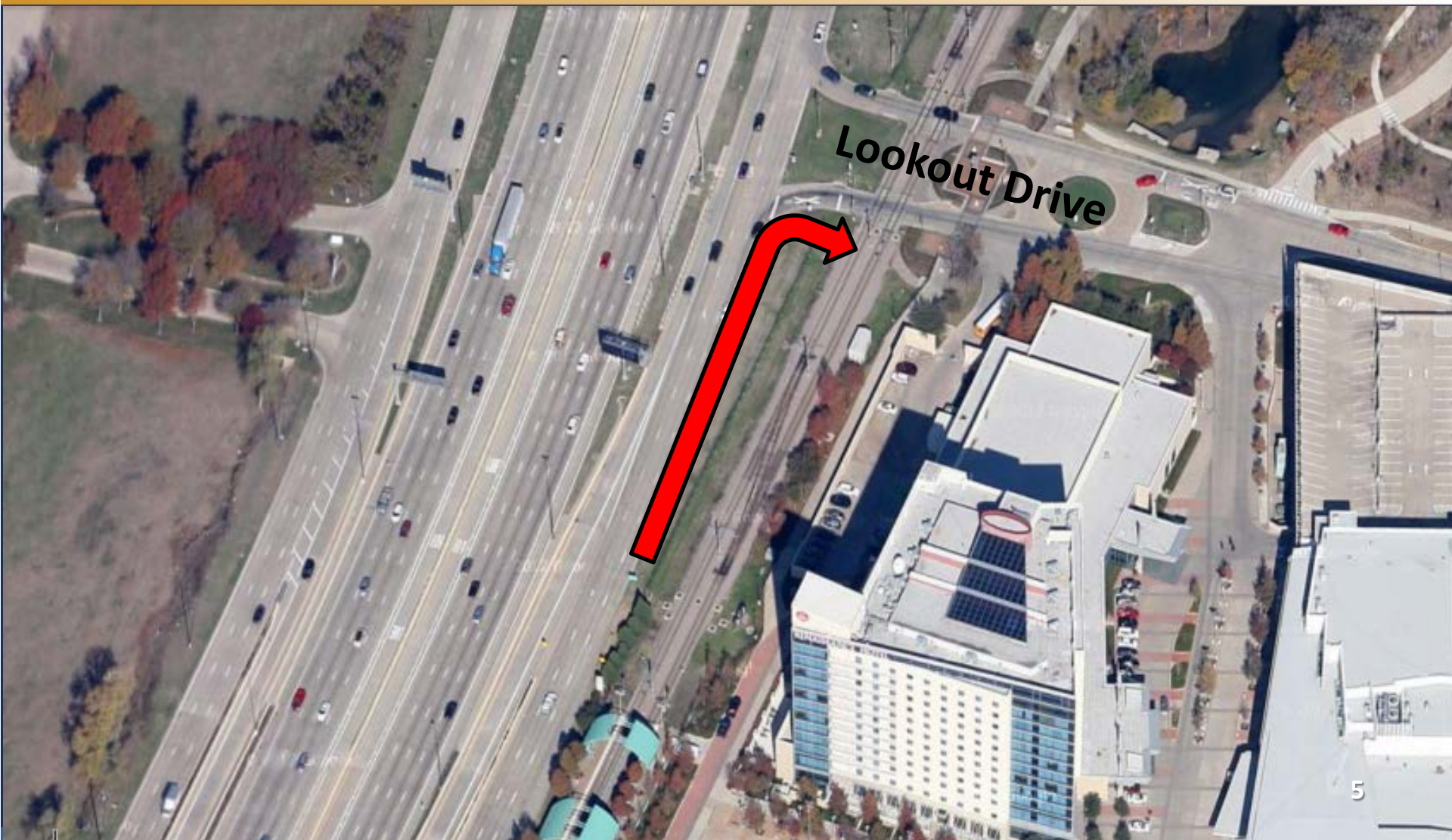


# RT Bay – TI Blvd and Fossil





# RT Bay – Lookout Drive





# RT Bay – Glenville Drive





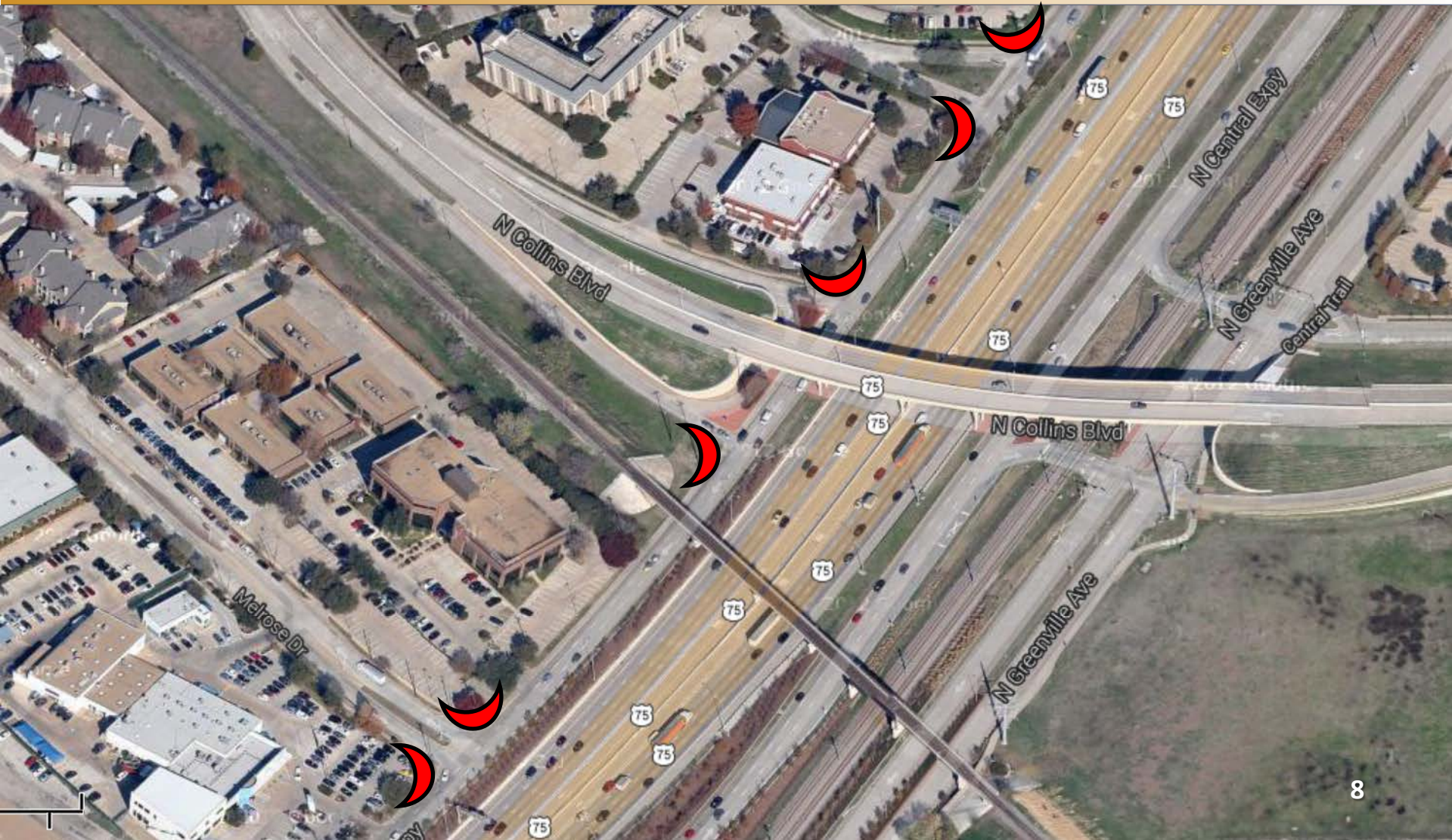
# RT Bay – Fall Creek Drive



Fall Creek Drive



# Turning Radii – Gateway, Collins & Melrose



# Cost and Funding Shares

- Construction Cost: \$1,900,000
  - \$1,520,000 Federal (80%)
  - \$380,000 State (20%)
- ROW and Utility Cost: \$2,200,000
  - \$1,980,000 State (90%)
  - \$220,000 City (10%)
- Total Project Cost: \$4,100,000
  - \$1,520,000 Federal (37%)
  - \$2,360,000 State (58%)
  - \$220,000 City (3%)



# ROW Acquisition and Utility Relocation

- City is required to pay for 10% of the ROW cost and Utility Relocation on this project.
- TxDOT's preliminary estimate is conservative.
- City pays for its share of the estimated cost up front (\$220,000 / Capital Reserves).
- TxDOT will reimburse City for any funds not utilized for actual ROW acquisition or utility relocations.



# Next Steps

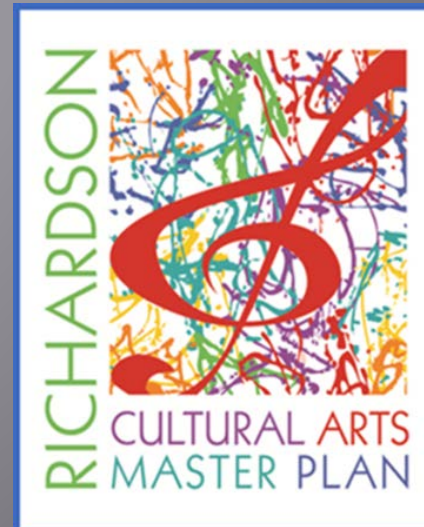
- Richardson Council Resolution for cost sharing of ROW and Utility cost on an upcoming Council Agenda
- City Manager to sign TxDOT agreement
- TxDOT to acquire ROW and begin construction in the summer of 2014
- Construction completion anticipated by mid 2015
- Update Council as needed





# Community Arts Website and Calendar

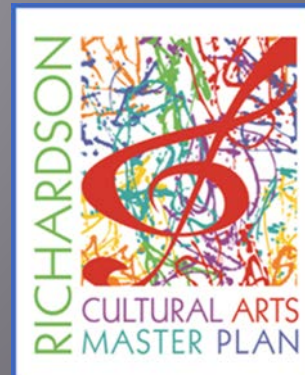
January 27, 2014



# Cultural Arts Master Plan

## *Richardson's Cultural Master Plan strives to:*

- Leverage Richardson's network of attractions and venues
- Support culture as an engine for a creative economy, attracting and retaining young professionals
- Nurture Richardson's future cultural leaders, artists, volunteers and audiences
- Position culture as an integral part of Richardson's overall municipal responsibilities



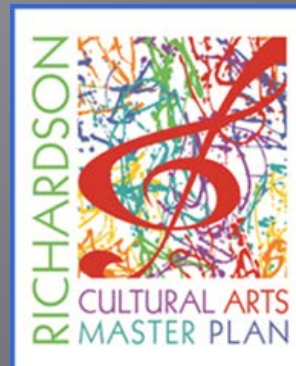
# Community Arts Calendar and Website

- **Priority: Promote Richardson through Citywide Cultural Arts Offerings**

Recommendation 5: Establish a portal to access citywide cultural offerings

Strategy:

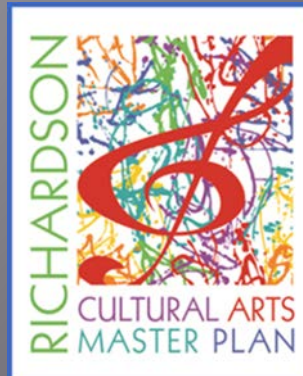
Develop an easy-to-navigate and attractive website that includes a calendar of events categorized by date and type of event





# Community Arts Calendar and Website

- **“One Stop Shop for Richardson Arts”**
  - City of Richardson working with the company “Artsopolis”
  - “Artsopolis” provides a framework for customizable events calendaring and has worked with cities such as the Arts Council of Fort Worth, Houston Arts Alliance and the Cultural Council of Palm Beach County Florida
  - The Arts Commission is working with 35 arts organizations including UTD, RISD, PISD and the Eisemann Center on the community arts calendar and website



ACB



SPECTACULAR SENIOR FOLLIES

Wildflower! richardson's arts and music festival MAY 16-18 2014

Chamber Music INTERNATIONAL



TUZERBallet

Charles W. EISEMANN CENTER For Performing Arts and Corporate Presentations



The Contemporary Chordle



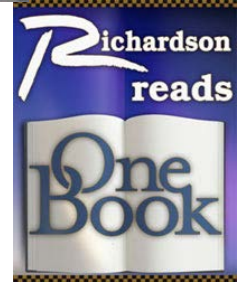
Texas winds musical outreach



DBC



AIR arts incubator of richardson



# Community Arts Website and Calendar



[www.artsinrichardson.com](http://www.artsinrichardson.com)





## theatre

Home > THEATRE



[Tweet](#) | [g+](#) | [EMAIL](#) | [FEEDBACK](#)

### The Unexpected Guest

Presented by [Richardson Theatre Centre](#) at [Richardson Theatre Centre](#)

April 11-April 27, 2014

Lost in the fog, a stranger seeks refuge in a nearby house, only to find himself stumbling on to the scene of a murder. When the dead man's wife confesses to the crime, the stranger agrees to provide her with an alibi. But who is he really protecting?



[f Like](#) { 0 } [Buy Tickets](#)

[...MORE >>](#)

## find an event

Search by keyword, organization or venue:

GO

[advanced search »](#)

Search by date:



GO

Search by date range:

[today](#)

[tomorrow](#)

[weekend](#)

Next: [7](#) [14](#) [30](#) days

do you have an event you'd like to have listed?

[+ SUBMIT A LISTING](#)

## sample text

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint

# special events

Home > SPECIAL EVENTS



Tweet

+1



EMAIL

FEEDBACK

## Cottonwood Arts Festival

Presented by [City of Richardson Parks and Recreation](#) at [Cottonwood Park](#)

May 3-May 4, 2014

Cottonwood Art Festival is a juried show. This year approximately 1,400 artists submitted their work for consideration. For each show, jurors select over 240 artists to exhibit their museum-quality work. The artists compete in 14 categories: 2D Mixed Media, 3D Mixed Media, Ceramics, Digital, Drawings/Pastels, Fiber, Glass, Jewelry, Leather, Metalwork, Painting, Photography, Sculpture and Wood. A list of this [...MORE >>](#)



Like 1

## Dallas International Film Festival

Presented by [Dallas Film Society](#) at [Alamo](#)

[Drafthouse Cinema](#)

April 3-April 13, 2014

The 8th annual Dallas International Film Festival, hosted by the Dallas Film Society, celebrates films and their impact on society and will run [...MORE >>](#)

Like 0

## Wildflower! Arts & Music Festival

Presented by [City of Richardson Parks and Recreation](#) at [Galatyn Park](#)

May 16-May 18, 2014

Celebrating 22 years in 2014, Richardson's signature event, the Wildflower! Arts and Music

Like 0

Buy Tickets

## find an event

Search by keyword, organization or venue:

GO

[advanced search >](#)

Search by date:

Start date



End date



GO

Search by date range:

today

tomorrow

weekend

Next:

7

14

30

days

do you have an event you'd like to have listed?

+ SUBMIT A LISTING

## sample text

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum.

# 2014 Activities

- January 15, 2014: Meeting with all arts organizations to demonstrate the site and answer questions
- Late January: Sending out user names and passwords to 35 arts organizations
- February-March: Working with arts organizations to update event and organizational information. Finalizing design details and all City content information
- March: Confirming all content is finalized. Working with Communications staff on a publicity strategy for the site
- April 1, 2014: [www.artsinrichardson.com](http://www.artsinrichardson.com) goes live



# Questions, Comments or Suggestions?

