



ACHIEVING THE COMMUNITY'S VISION FOR THE MAIN STREET/CENTRAL EXPRESSWAY CORRIDOR

Community Workshop # 2 – September 23, 2014

Where am I?

Colored dots used during workshop exercise to provide feedback on where attendees' businesses and residences are located.

Within ¼ Mile from the Study Area

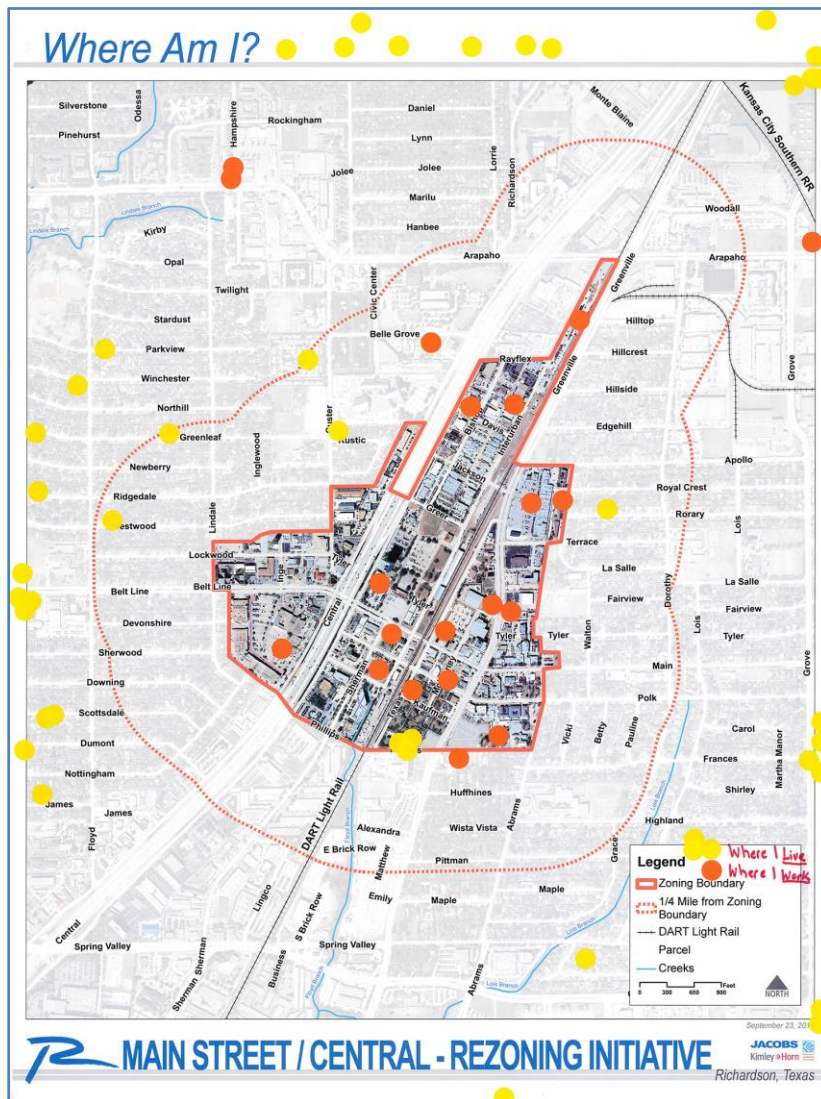
Where I Live — 8 YELLOW dots

Where I Work — 17 ORANGE dots

Outside ¼ Mile from Study Area

Where I Live — 34 YELLOW dots

Where I Work — 3 ORANGE dots



Station Discussion Topics

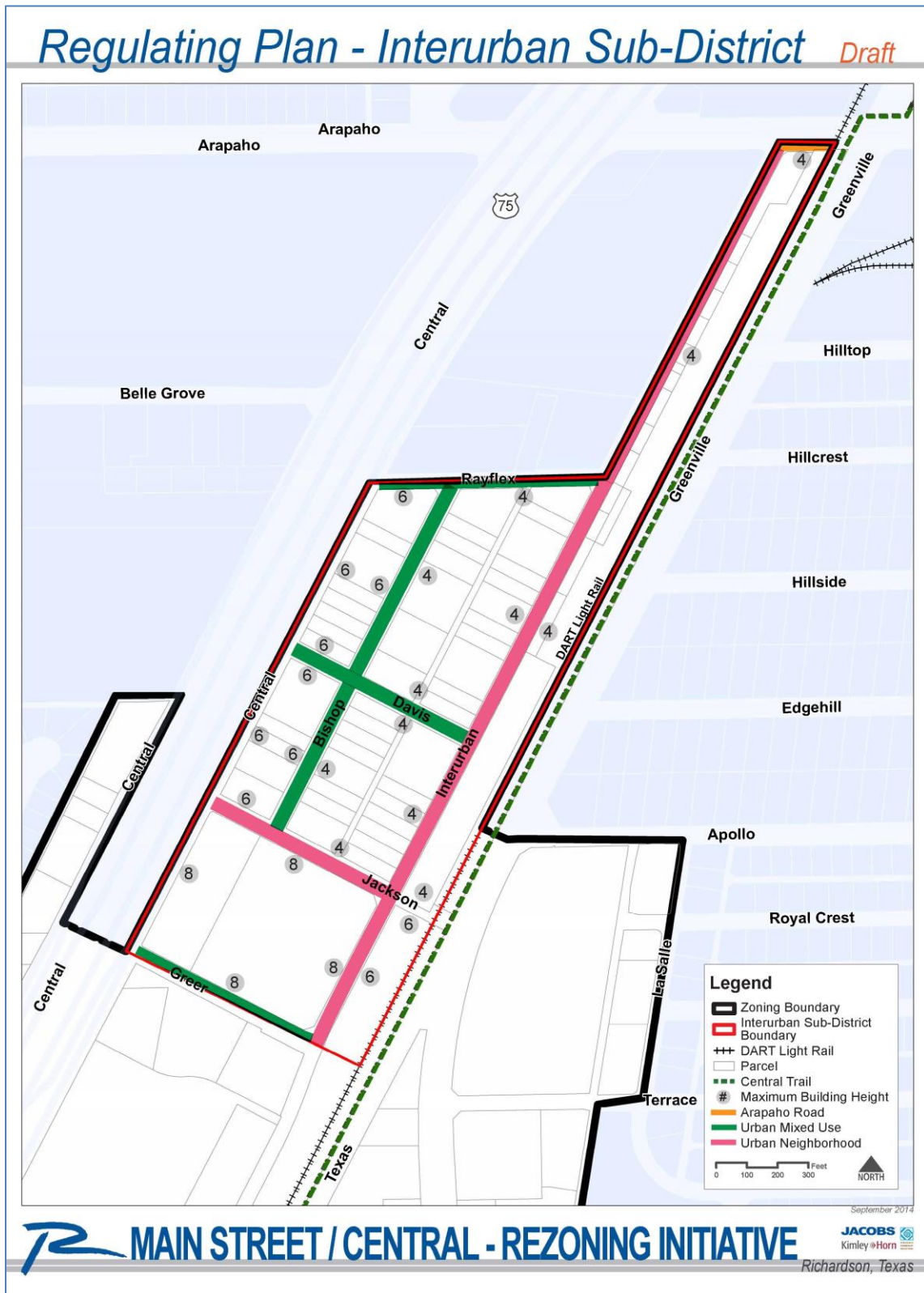
The four sub-districts were broken out into separate stations and participants discussed the draft recommendations for the sub-district. Comments were noted on exhibit maps and flip charts. Station discussion topics below:

Station Discussion Topics - Draft

- Regulating Plans
- Building and Envelope Standards, including Height
- Street Cross-Sections
- Allowable Uses
- Parking
- Non-Conformities

Interurban Sub-District Station

Participants discussed the draft regulating plan and provided comments on building and envelope standards, including the proposed maximum building heights, public parking, and street classifications.

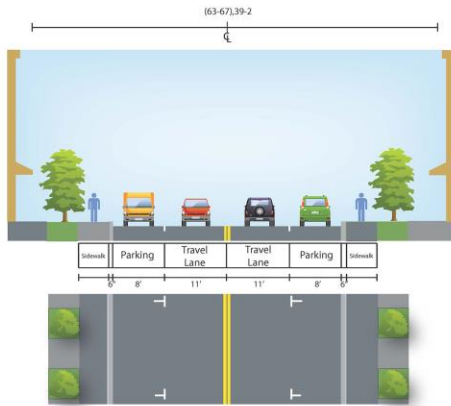


Participants discussed the draft street cross-sections and provided comments on travel lanes/medians, parking, amenity zone/sidewalk, adjacent uses, and the street classifications in conjunction with the regulating plan.

Interurban - Street Cross-Sections - Draft

Urban Mixed Use

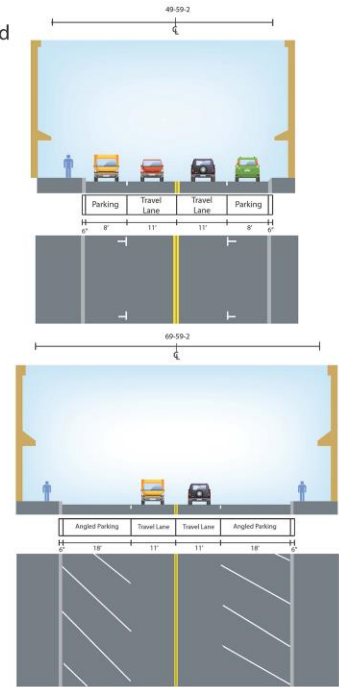
- * Bishop Avenue
- * Davis Street
- * Rayflex Drive
- * Greer Street



- Notes:
1. Within a single block, parallel or angled parking should be exclusive within a single block.
 2. Between blocks through lanes must line up with minimal deflection.
 3. Reverse angled parking may be used in place of standard angled parking.
 4. Sidewalks are encouraged but not required, especially when existing site constraints exist.

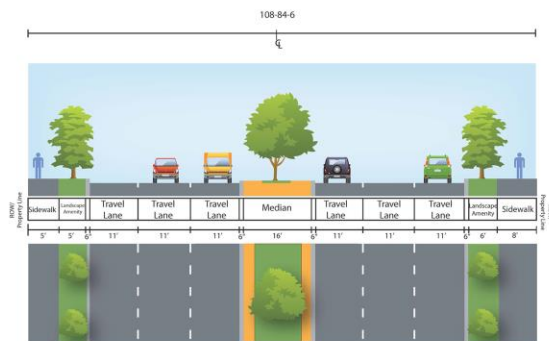
Urban Neighborhood

- * Interurban Street
- * Jackson Street



- Notes:
1. Within a single block, parallel or angled parking should be exclusive within a single block.
 2. Between blocks through lanes must line up with minimal deflection.
 3. Reverse angled parking may be used in place of standard angled parking.
 4. Sidewalks are encouraged but not required, especially when existing site constraints exist.

Arapaho Road



Participants discussed the draft allowable uses and potential use non-conformities.

Interurban - Use Types - Draft

Interurban Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Residential		
Apartment Unit		
Duplex		
Multi-Family	P	
Townhome	P	
Non-Residential		
Adult Day Care	S	
Ambulance Service	S	
Amusement Arcade	S	
Antenna - Commercial, in Excess of Three Antennas	S	
Antenna, Accessory	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson CZO.
Antenna, Commercial	P	
Antenna, Freestanding	P	
Antenna, Mounted	P	
Antique Shop		
Art Gallery	P	
Assisted Living Facility		
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	
Beer and Wine Package Sales - 75% or more Revenue from Sales	S	Shall be exempt from the Richardson Code of Ordinances, Chapter 4, Section 4-11 through 4-12
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	
Boarding Kennel	S	
Book, Card, Stationary Store		
Camera and Photographic Store		
Carwash	S	
Catering Service	P	
✗ Check Cashing, Payday Advance, Loan Business, Car Title Business		
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson CZO.
Church	P	
Clothing or Apparel Store		
Commercial Amusement Center	S	
Community Garden	P	
Construction Field Office	P	
Contracting Operation	P	
✗ Controlled Substance Paraphernalia Shop		
Convenience Store		
✗ Country Club		
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	

Interurban - Use Types - Draft

Interurban Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Fabric Store		
Farmers Market	S	
Fine Arts Studio	P	
Florist		
Food or Beverage (Pre Packaged) for Off-Premise Consumption in a Drive Up, Drive Through or Drive In Facility		
Food Truck Park	S	
Fortune Teller, Psychic Reader or Spiritual Advisor		
Fraternal Organization	P	
Furniture, Home Furnishings, Appliances		
X Golf Course (Except Miniature Golf)		
Grocery Store		
Hardware Store		
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson CZO.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
X Independent Living Facility		
Incidental Retail/Service, Restaurant or Personal Services in Building		
Jewelry Store	S	
Large Scale Retail/Service Store	S	Large scale retail and service uses that are separated from the street by a parking lot are expected to include smaller outlot businesses to reduce the visual impact of the large building and parking lots.
Laundromat	S	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 square feet.
Laundry Pick Up Station	P	
Live/Work Unit	P	
Mailing Service	P	
Manufacturing Facility	P	
Manufacturing Facility, Artisanal	P	Shall not exceed 10,000 square feet unless a special use permit is applied for and is granted.
Manufacturing Facility, Heavy	S	
Manufacturing Facility, High Tech	P	
Martial Arts School	P	
Massage Establishment	S	

Interurban - Use Types - Draft

Interurban Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Medical or Dental Clinic		
Microbrewery	P	
Mortuary or Funeral Home	S	
X Motor Freight Terminal		
Motor Vehicle Body Shop	S	
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Rental	S	
Motor Vehicle Rental (Limit 10 Vehicles)	P	Shall be exempt from Article XXII-E, Supplemental Regulations, of the CZO.
Motor Vehicle Repair Shop, Major	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson CZO.
Motor Vehicle Repair Shop, Minor	S	
Motor Vehicle Sales/Leasing New	P	
Motor Vehicle Sales/Leasing Used	S	
Motor Vehicle Service Station, No Repair	S	
Motor Vehicle Storage Lot	S	
Movie Theater	P	
Musical Instrument Sales and Repair		
Nursery or Greenhouse	S	
X Nursing/Convalescent Home		
Office	P	
Office Furniture, Equipment, Supply Store		
X Parking Lot, Accessory		
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	
Parking, Garage	P	
Performing Arts Theater	P	
Pet Sales and Grooming	P	
Photography or Art Studio	P	
X Print Shop, Major		
Print Shop, Minor	P	
Private Club	P	Shall be exempt from the Richardson Code of Ordinances, Chapter 4, Section 4-7, 4-11 through 4-12
Private Recreation Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	
Research Laboratories and Facilities	P	
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant without Drive-Through or Curb Service	P	
Retail/Service Activities in Conjunction with Wholesale Activity		
Retail Sales	P	

Interurban - Use Types - Draft

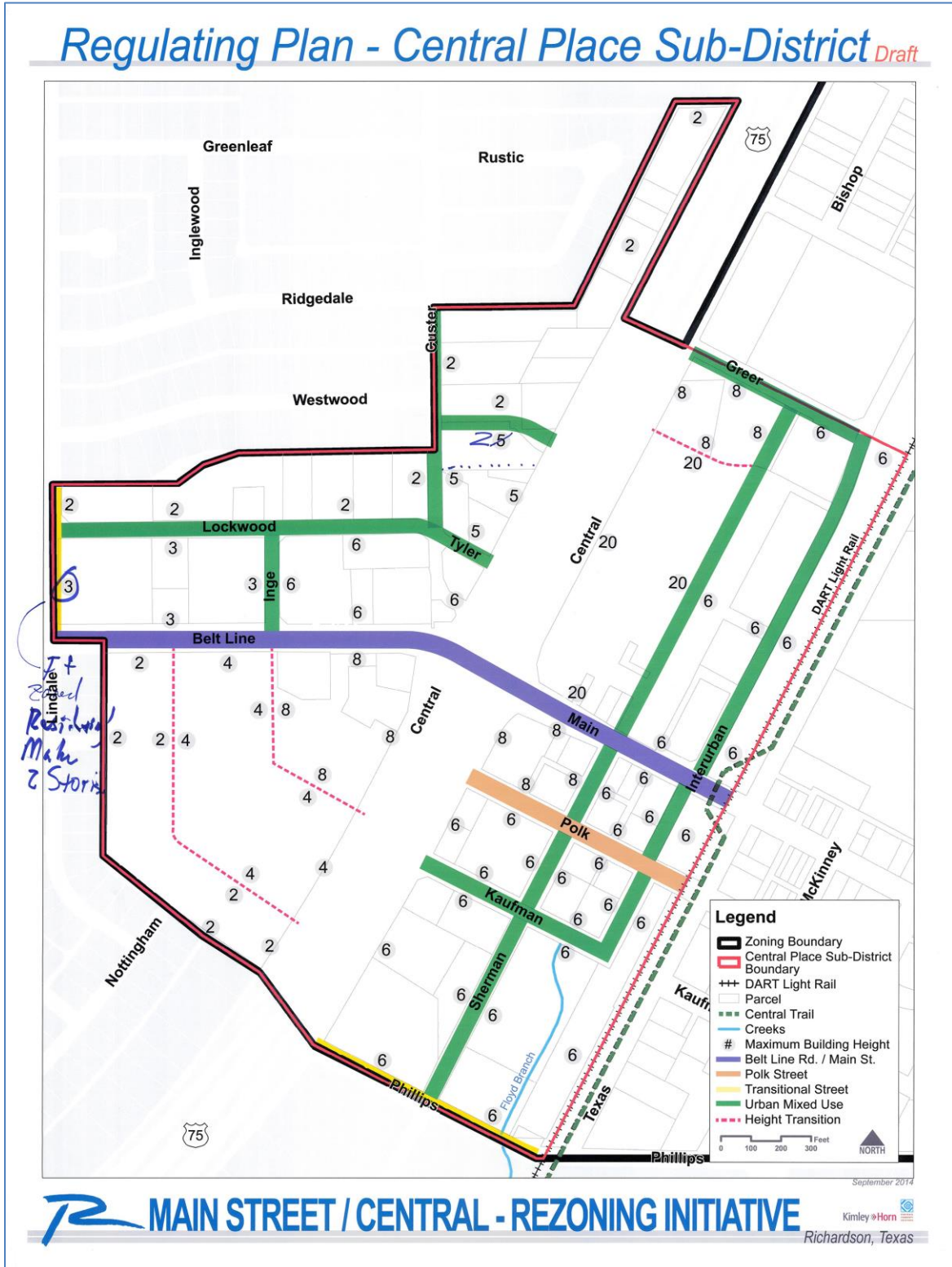
Interurban Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Retail/Service Sales of Prepackaged Food or Beverage for Off Site Consumption in a Drive Up, Drive Through, Drive In Facility		
X Riding Academy/Public Stable		
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School - Private	S	
X Seasonal Sales		
X Self Service Warehouse		
X Self Service Warehouse (Secondary Use)		
Smoking Establishment	S	
Sporting Goods Store		
Studio (Karate, Dance, Music)		
Tailor Shop	P	
Tattoo and Permanent Cosmetics	S	
Technical Training School	P	
Toy or Hobby Shop		
Veterinary Office	P	
Video Rental Store	P	
✓ Warehouse		
Wholesale Establishment	P	
X Wrecker Service		

Interurban Sub-District Flipchart Notes

- Speed limit reduction – Interurban. What is warrant?
- Benefit of backing into spaces?
- Motor vehicle sales – concerned with non-conforming or not approved
- Jewelry store – why special permit? Change definition
- Make warehouses permitted (BMW parts warehouse)
- Where is term “bar” or “tavern”?

Central Place Sub-District Station

Participants discussed the draft regulating plan and provided comments on building and envelope standards, including the proposed maximum building heights, public parking, and street classifications.

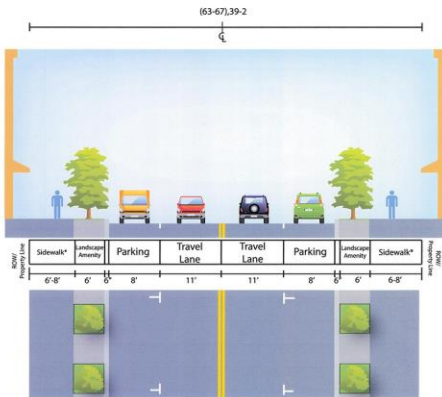


Participants discussed the draft street cross-sections and provided comments on travel lanes/medians, parking, amenity zone/sidewalk, adjacent uses, and the street classifications in conjunction with the regulating plan.

Central Place - Street Cross-Sections - Draft

Urban Mixed Use

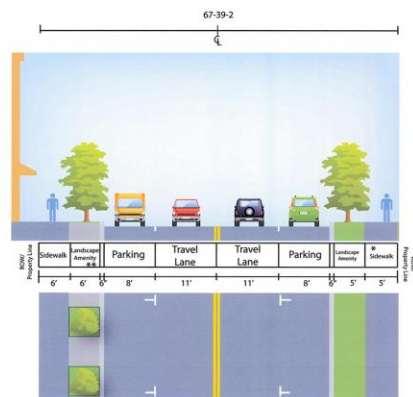
- * Custer Road
- * Lockwood Drive
- * Inge Drive
- * Tyler Street
- * Greer Street
- * Sherman Street
- * Kaufman Street
- * Interurban Street
- * Future Street



* Sidewalk along Sherman Street, Kaufman Street, Interurban Street, and Greer Street shall have a minimum 8-foot width (unobstructed); all other streets shall have a minimum 6-foot width (unobstructed).

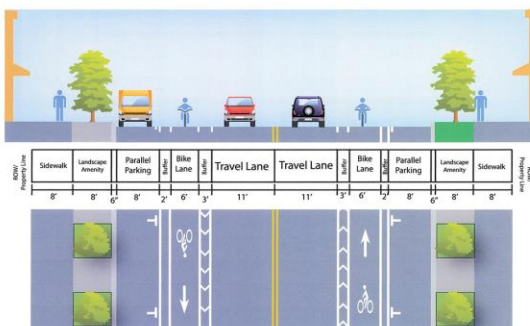
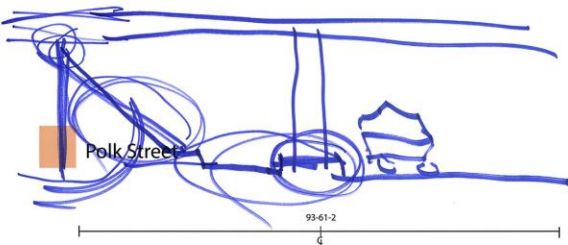
Transitional Street

- * Phillips Street
- * Lindale Lane



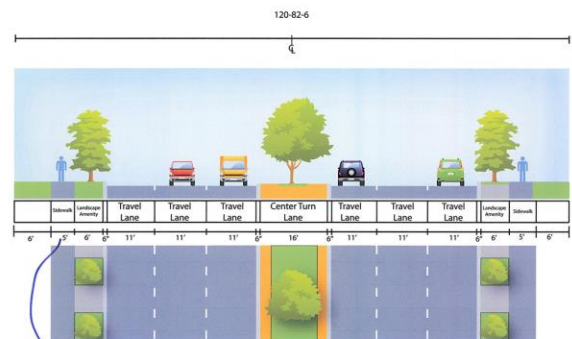
** Minor Modification may be requested to allow continuous landscape parkway

* Sidewalk widths for existing neighborhoods to remain



Beltline Road/Main Street

LOOK @ LEFT TURNS
ALONG BELT LINE



CONSIDER
6' Sidewalk -
taken from
Medix.

Participants discussed the draft allowable uses and potential use non-conformities.

Central Place - Use Types - Draft

Central Place Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Residential		
Apartment Unit		
Duplex		
Multi-Family	P	
Patio Homes		
Single Family Detached	P	
Townhomes	P	
Non-Residential		
Adult Day Care	S	
Ambulance Service	S	
Amusement Arcade	S	
Antenna - Commercial, in Excess of Three Antennas	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson CZO.
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Freestanding	P	
Antenna, Mounted	P	
Antique Shop		
Art Gallery	P	
Assisted Living Facility	S	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	
Beer and Wine Package Sales - 75% or more Revenue from Sales	S	Shall be exempt from the Richardson Code of Ordinances, Chapter 4, Section 4-11 through 4-12
Beer and Wine Package Sales – less than 75% Revenue from Sales	P	
Boarding Kennel	S	
Book, Card, Stationary Store		
Camera and Photographic Store		
Carwash	S	
Catering Service	P	
Check Cashing Business, Payday Advance, Loan Business, Car Title Business		
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson CZO.
Church	P	
Church Parking Lot		
Clothing or Apparel Store		

Central Place - Use Types - Draft

Central Place Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Commercial Amusement Center	S	
Construction Field Office	P	
Controlled Substance Paraphernalia Shop		
Convenience Store		
Country Club		
Department Store		
Drive-Through Facility (All Uses)	S	
Driving Instruction School		
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	P	
Fabric Store		
Farmers Market	S	
Fine Arts Studio	P	
Florist		
Food or Beverage (Pre Packaged) for Off Premise Consumption in a Drive Up, Drive Through or Drive In Facility		
Food Truck Park	S	
Fortune Teller, Psychic Reader, or Spiritual Advisor		
Fraternal Organizations	P	
Furniture, Home Furnishings, Appliances		
Golf Course (Except Miniature Golf)		
Grocery Store		
Hardware Store		
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson CZO.
Hospital	S	
Hotel, Full Service	P	
Hotel, Limited Service		
Hotel, Other	S	
Hotel, Suite		
Incidental Retail/Service, Restaurant or Personal Service in Building		
Independent Living Facility	S	
Jewelry Store	S	

Central Place - Use Types - Draft

Central Place Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Large Scale Retail/Service Store	S	Large scale retail and service uses that are separated from the street by a parking lot are expected to include smaller outlot businesses to reduce the visual impact of the large building and parking lots.
Laundromat	S	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 square feet.
Laundry Pick Up Station	P	
Live/Work Unit	P	
Manufacturing, Artisanal	P	Shall not exceed 10,000 square feet unless a special use permit is applied for and is granted.
Manufacturing Facility, Heavy	S	
Martial Arts School	P	
Massage Establishment	S	
Medical or Dental Clinic		
Microbrewery	P	
Mortuary or Funeral Home	S	
Motor Freight Terminal		
Motor Vehicle Body Shop		
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Rental	S	
Motor Vehicle Rental (Limit 10 Vehicles)	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson CZO.
Motor Vehicle Repair Shop - Major	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson CZO.
Motor Vehicle Repair Shop - Minor	S	
Motor Vehicle Sales/Leasing New	P	
Motor Vehicle Sales/Leasing Used	S	
Motor Vehicle Service Station, No Repair	S	
Motor Vehicle Storage Lot	S	
Movie Theater	P	
Musical Instrument Sales and Repair		
Nursing or Convalescent Home	S	
Nursery or Greenhouse	S	
Office	P	
Office Furniture, Equipment, Supply Store		
Parking Lot, Accessory		

Central Place - Use Types - Draft

Central Place Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	
Parking, Garage	P	
Performing Arts Theater	P	
Pet Sales and Grooming	P	
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Amenity Center		
Private Club	P	Shall be exempt from the Richardson Code of Ordinances, Chapter 4, Section 4-7, 4-11 through 4-12
Private Recreation Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	
Research Laboratories and Facilities	P	
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant without Drive-Through or Curb Service	P	
Retail Sales	P	
Retail/Service Sales – Convenience or Small Scale		
Retail/Service Sales of Prepackaged Food or Beverage for Off Site Consumption in a Drive Up, Drive Through, Drive In Facility		
Riding Academy/Public Stable		
School, Parochial (Not on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School - Private	S	
Self Service Warehouse		
Self Service Warehouse (Secondary Use)		
Smoking Establishment	S	
Tailor Shop	P	
Technical Training School	P	
Toy or Hobby Shop		
Veterinary Office	P	
Video Rental Store	P	
Wrecker Service		

Notes

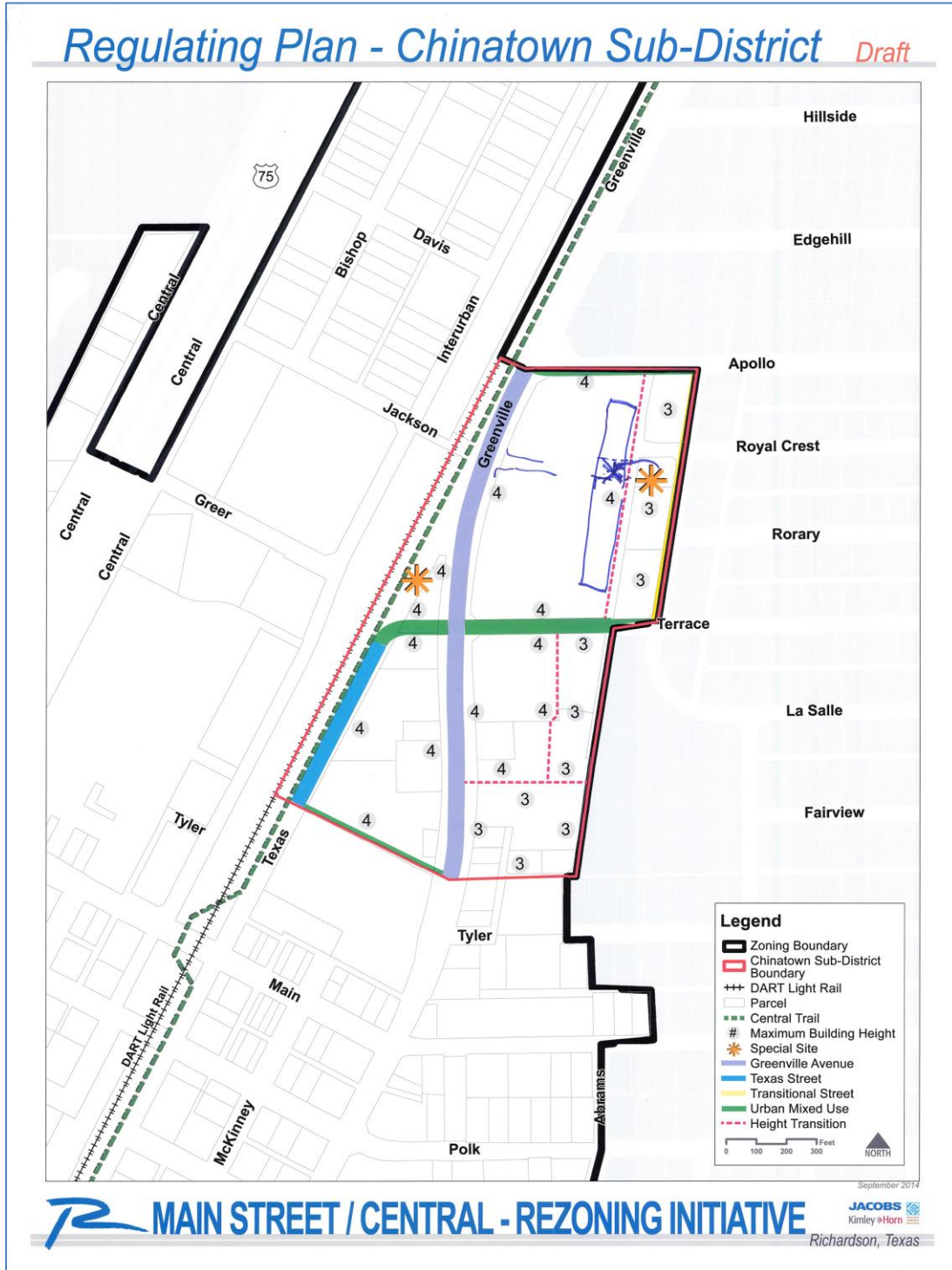
- Regulating Plan: If zoned residential, make 2-stories
- Street Cross-Sections: Look @ left turns along Belt Line
- Consider 6' sidewalk – Could it be taken from median?

Central Place Sub-District Flipchart Notes

- Look at ways the ordinance can require classes of buildings to assure quality

Chinatown Sub-District Station

Participants discussed the draft regulating plan and provided comments on building and envelope standards, including the proposed maximum building heights, public parking, and street classifications.



Notes

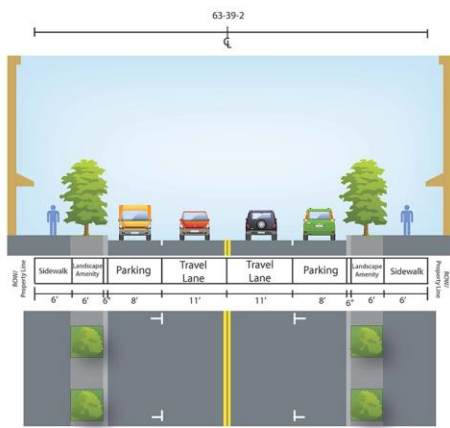
- See map: special site moved from 3-stories zone to 4-stories zone

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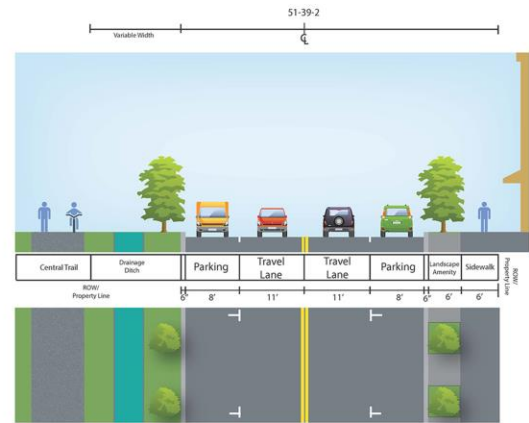
Chinatown - Street Cross-Sections - Draft

Urban Mixed Use

* Terrace Drive

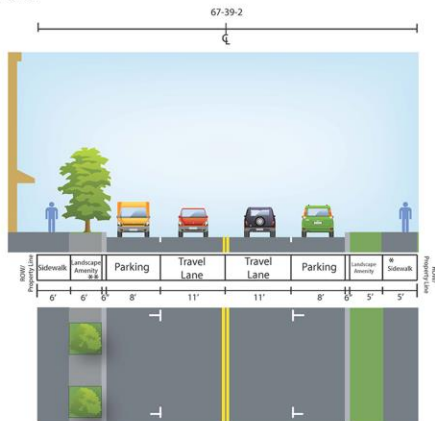


Texas Street

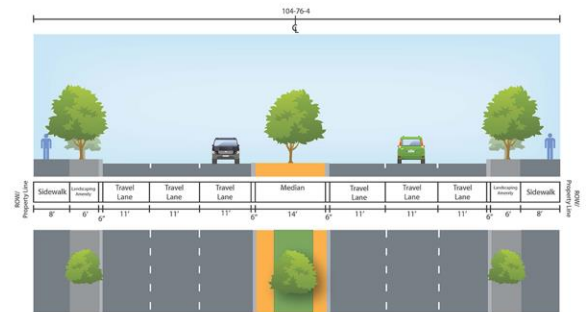


Transitional Street

* LaSalle Drive



Greenville Avenue



** A minor modification may be requested to allow a continuous landscape parkway

*Sidewalk widths for existing Neighborhoods to remain

Participants discussed the draft allowable uses and potential use non-conformities.

Chinatown - Use Types - Draft

Chinatown Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Residential		
Apartment Unit		
Duplex		
Multi-Family	P	
Patio Home		
Single Family Detached	S	
Townhomes	P	
Non-Residential		
Adult Day Care	S	
Amusement Arcade	S	
Antenna, Commercial in Excess of Three Antennas	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson CZO.
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Freestanding	S	
Antenna, Mounted	P	
Antique Shop		
Art Gallery	P	
Assisted Living Facility	S	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	
Beer and Wine Package Sales - 75% or more Revenue from Sales	S	Shall be exempt from the Richardson Code of Ordinances, Chapter 4, Section 4-11 through 4-12
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	
Boarding Kennel	S	
Book, Card, Stationary Store		
Camera and Photographic Store		
Carwash	S	
Catering Service	P	
Check Cashing Business, Payday Advance, Loan Business, Car Title Business		
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson CZO.
Church	P	
Church Parking Lot		
Clothing or Apparel Store		
Commercial Amusement Center	S	
Community Garden	P	

Chinatown - Use Types - Draft

Chinatown Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Construction Field Office	P	
Controlled Substance Paraphernalia Shop		
Convenience Store		
Country Club		
Cultural/Community Center	S	
Day Care		
Department Store		
Drive-Through Facility (All Uses)	S	
Driving Instruction School		
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	No- S	
Fabric Store		
Farmers Market	S	
Fine Arts Studio	P	
Florist	why not	
Food or Beverage (Pre Packaged) for Off Premise Consumption in a Drive Up, Drive Through or Drive In Facility		
Food Truck Park	S	
Fortune Teller, Psychic Reader or Spiritual Advisor		
Fraternal Organization	P	
Furniture, Home Furnishings, Appliances		
Golf Course (Except Miniature Golf)		
Grocery Store		
Hardware Store		
Health Club	P	
Helipad	No-S	Noise
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson CZO.
Hospital	No- S	
Hotel, Full Service	P	
Hotel, Limited Service		
Hotel, Other	S	
Hotel, Suite		
Incidental Retail/Service, Restaurant or Personal Service in Building		
Independent Living Facility	S	
Jewelry Store	S	

Chinatown - Use Types - Draft

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Laundry Pick Up Station	P	
Live/Work Unit	P	
Mailing Service	P	
Manufacturing Facility, Artisanal	P	Shall not exceed 10,000 square feet unless a special use permit is applied for and is granted.
Martial Arts School	P	
Massage Establishment	S	
Medical or Dental Clinic		
Microbrewery	P	
Mortuary or Funeral Home	S	
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Rental		
Motor Vehicle Rental (Limit 10 Vehicles)		
Motor Vehicle Repair Shop, Major		
Motor Vehicle Repair Shop, Minor		
Motor Vehicle Sales/Leasing, New		
Motor Vehicle Sales/Leasing, Used		
Motor Vehicle Service Station, No Repair	No - S	
Motor Vehicle Storage Lot		
Movie Theater	P	
Musical Instrument Sales and Repair		
Nursery or Greenhouse	S	
Office	P	
Office Furniture, Equipment, Supply Store		
Parking Lot, Accessory		
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	
Parking, Garage	P	
Performing Arts Theater	P	
Pet Sales and Grooming	P	

Chinatown - Use Types - Draft

Chinatown Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Amenity Center		
Private Recreation Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	
Retail/Service Sales of Prepackaged Food or Beverage for Off Site Consumption in a Drive Up, Drive Through, Drive In Facility		
Riding Academy/Public Stable		
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	
Self Service Warehouse (Secondary Use)		
Smoking Establishment	No – S	
Tailor Shop	P	
Technical Training School	P	
Toy or Hobby Shop		
Veterinarian Office	P	
Video Rental Store	P	

Notes

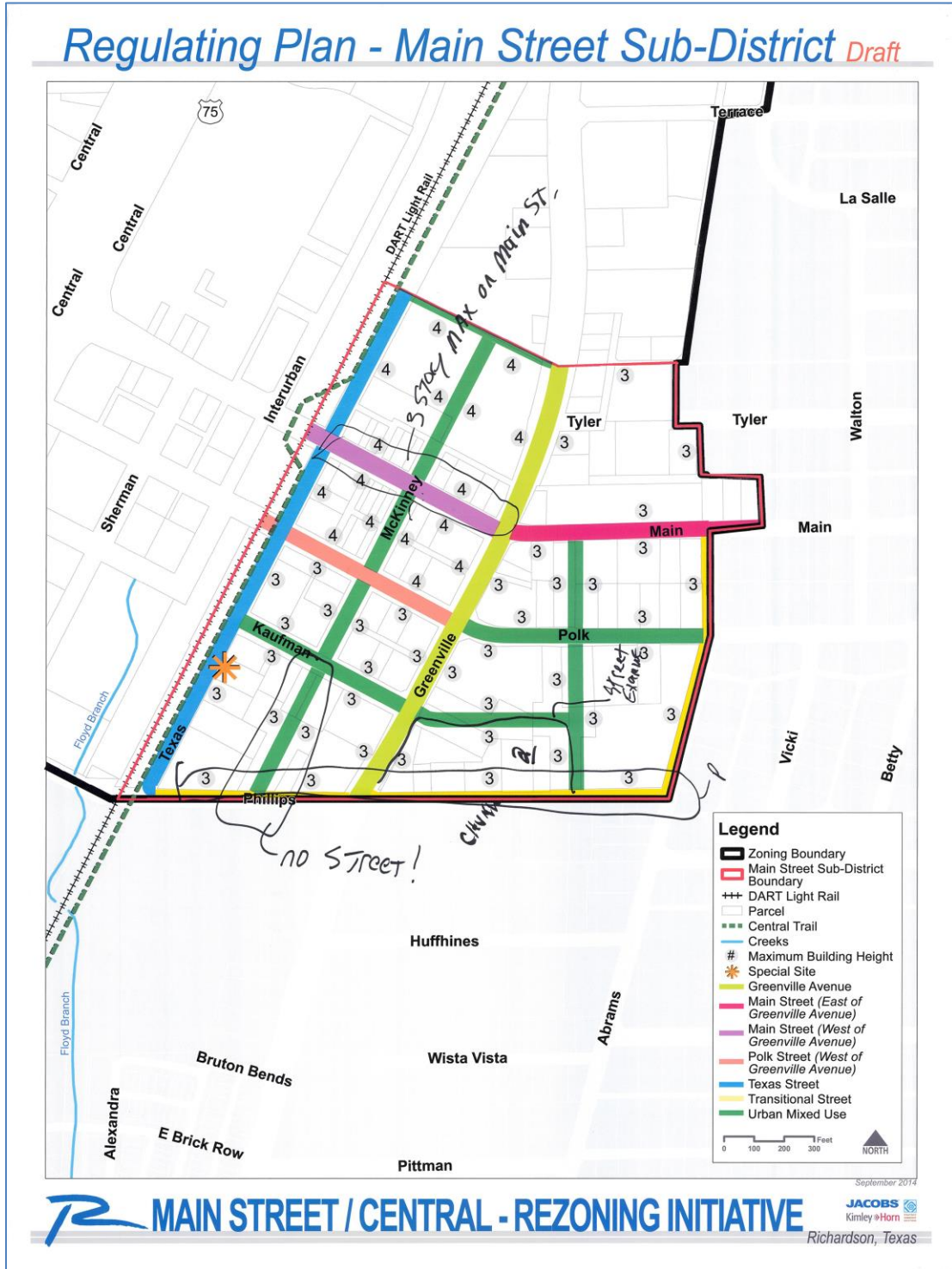
- Bank or financial institution: Do we need more in this area?
- Beer and wine package sales – 75% or more Revenue from Sales: NO
- Beer and wine package sales – Less than 75% Revenue from Sales: NO
- Book, Card, Stationary Store: Why not?
- Carwash: NO
- Electronic Cigarette Establishment: NO
- Florist: Why not?
- Helipad: NO; Noise
- Hospital: NO
- Motor Vehicle Service Station: NO
- Smoking Establishment: NO

Chinatown Sub-District Flipchart Notes

- Use art in median of Greenville Ave to create gateway
- Consider max height on south/east area to max of 4
- Consider a detailed site plan/3D model of Chinatown District
- In favor of Texas turning to Terrace to create the Special Site
- Need a way to identify Chinatown District from 75
- A rubber tire trolley to connect all sub-districts
- Consider public bike stations within the district where you can move people around
- Put utilities underground along Greenville Ave.
- Consider parking structure on southwest corner

Main Street Sub-District Station

Participants discussed the draft regulating plan and provided comments on building and envelope standards including, the proposed maximum building heights, public parking, and street classifications.



Notes

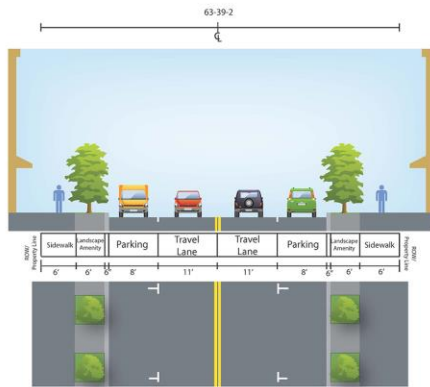
- 3-story max on Main Street
- No street south of Kaufman, between Texas and Greenville

Participants discussed the draft street cross-sections and provided comments on travel lanes/medians, parking, amenity zone/sidewalk, adjacent uses, and street classifications in conjunction with the regulating plan.

Main Street - Street Cross-Sections - Draft

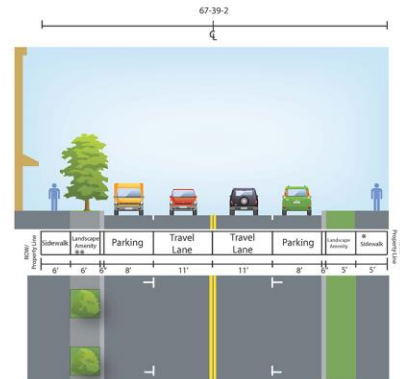
Urban Mixed Use

- * Kaufman Street
- * Polk Street (east of Greenville Avenue)
- * McKinney Street
- * Future Street



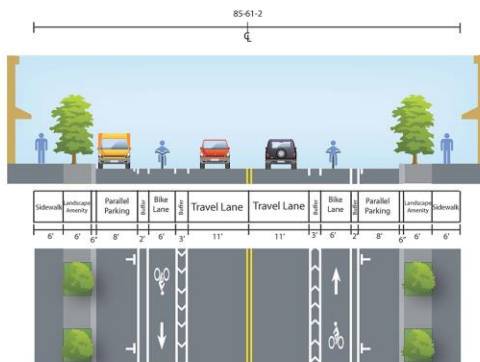
Transitional Street

- * Abrams Road
- * Phillips Street

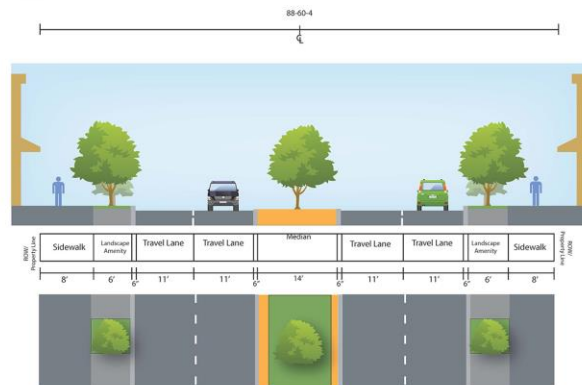


**A minor modification may be requested to allow continuous landscape parkway
*Sidewalk widths for existing neighborhoods to remain

Polk Street (West of Greenville Avenue)

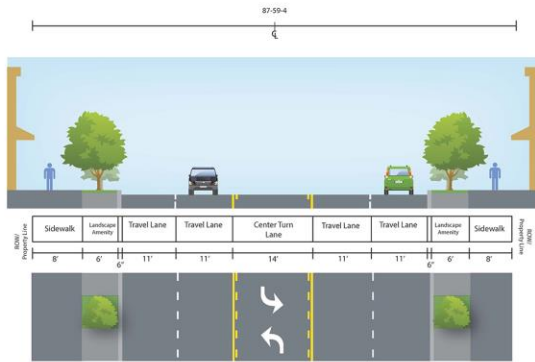


Greenville Avenue

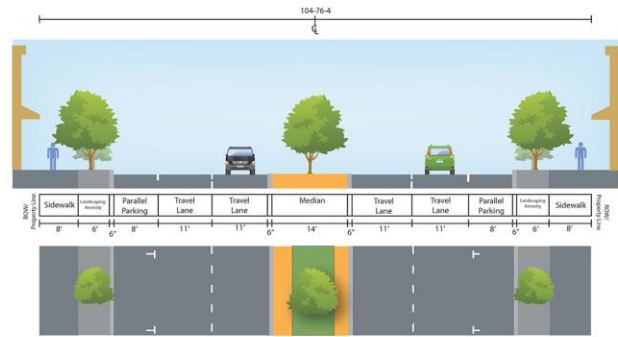


Main Street - Street Cross-Sections - Draft

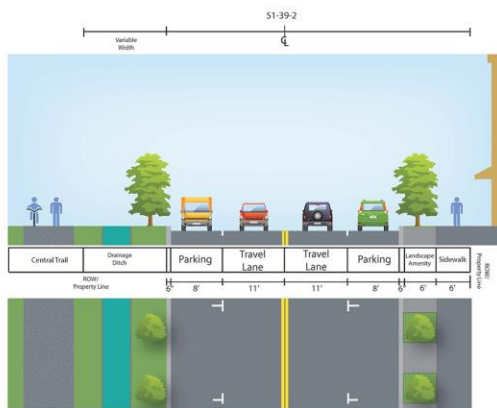
Main Street (East of Greenville Avenue)



Main Street (West of Greenville Avenue)



Texas Street



Participants discussed the draft allowable uses and potential use non-conformities.

Main Street - Use Types - Draft

Main Street Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Residential		
Apartment Unit		
Duplex		
Multi-Family	P	
Patio Home		
Single Family Detached	P	
Townhomes	P	
Non-Residential		
Adult Day Care	S	
Antenna, Commercial, In Excess of Three Antennas	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson CZO.
Amusement Arcade	S	
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Freestanding	S	
Antenna, Mounted	P	
Antique Shop	*	
Art Gallery	P	
Assisted Living Facility	S	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	
Beer and Wine Package Sales - 75% or more Revenue from Sales	S	Shall be exempt from the Richardson Code of Ordinances, Chapter 4, Section 4-11 through 4-12
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	
Boarding Kennel	S	
Book, Card, Stationary Store	* <i>General Retail</i>	
Camera and Photographic Store		
Carwash	S * <i>NO</i>	
Catering Service	P	
Check Cashing Business, Payday Advance, Loan Business, Car Title Business		
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson CZO.
Church	P	
Church Parking Lot		
Clothing or Apparel Store		
Commercial Amusement Center	S	
Construction Field Office	P	

Main Street - Use Types - Draft

Main Street Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Controlled Substance Paraphernalia Shop		
Convenience Store		
Country Club		
Department Store		
Drive-Through Facility (All Uses)	S	
Driving Instruction School		
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	
Fabric Store		
Farmers Market	S	
Fine Arts Studio	P	
Florist		*
Food or Beverage (Pre Packaged) for Off Premise Consumption in a Drive Up, Drive Through or Drive In Facility		
Food Truck Park	S	
Fortune Teller, Psychic Reader or Spiritual Advisor		
Fraternal Organization	P	
Furniture, Home Furnishings, Appliances		
Golf Course (Except Miniature Golf)		
Grocery Store		* Small size only
Hardware Store		
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson CZO.
Hospital	S	
Hotel, Full Service	P	
Hotel, Limited Service		
Hotel, Other	S	
Hotel, Suite		
Independent Living Facility	S	
Jewelry Store	S	
Large Scale Retail/Service Store	S	Large scale retail and service uses that are separated from the street by a parking lot are expected to include smaller outlot businesses to reduce the visual impact of the large building and parking lots.

Main Street - Use Types - Draft

Main Street Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Laundromat	S	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 square feet.
Laundry Pick Up Station	P	
Live/Work Unit	P	
Mailing Service	P	
Manufacturing Facility, Artisanal	P	Shall not exceed 6,000 square feet unless a special use permit is applied for and is granted.
Martial Arts School	P	
Massage Establishment	S	
Microbrewery	P	
Mortuary or Funeral Home	S	
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Rental		
Motor Vehicle Rental (Limit 10 Vehicles)		
Motor Vehicle Repair Shop, Major		
Motor Vehicle Repair Shop, Minor		
Motor Vehicle Sales/Leasing, New		
Motor Vehicle Sales/Leasing, Used		
Motor Vehicle Service Station, No Repair	S	
Motor Vehicle Storage Lot		
Movie Theater	P	
Musical Instrument Sales and Repair		
Nursery or Greenhouse	S	
Nursing/Convalescent Home	S	
Office	P	
Office Furniture, Equipment, Supply Store		
Parking Lot, Accessory		
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	
Parking, Garage	P	
Performing Arts Studio	P	
Pet Sales and Grooming	P	
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Amenity Center		
Private Club	P	Shall be exempt from the Richardson Code of Ordinances, Chapter 4, Section 4-7, 4-11 through 4-12

Main Street - Use Types - Draft

Main Street Use Type	How Permitted P – Permitted S – Special Permit Blank – Not Permitted	Specific Use Standards
Private Recreation Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	
Retail Sales	P	
Retail/Service Sales of Prepackaged Food or Beverage for Off Site Consumption in a Drive Up, Drive Through, Drive In Facility		
Riding Academy/Public Stable		
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	
Self Service Warehouse (Secondary Use)		
Smoking Establishment	S	
Tailor Shop	P	
Tattoo and Permanent Cosmetics	S	
Toy or Hobby Shop		
Veterinary Office	P	
Video Rental Store	P	

Notes

- Antique Shop: *
- Book, Card, Stationary Store: *General Retail
- Carwash: NO
- Florist: *
- Grocery Store: * Small specialty

Main Street Sub-District Flipchart Notes

- Building height maximum should be 2-story maximum. 3 stories will force out residential units
- Outdoor dining on Main
- Pedestrian friendly under Central – safe
- Pedestrian and bike traffic on Main Street
- Growler sales?