



## MEMO

DATE: December 31, 2014  
TO: Honorable Mayor and City Council  
FROM: Tina M. Firgens, AICP, Planning Projects Manager *TMF*  
RE: ZF 14-34 Main Street/Central Expressway Form Based Code

### REQUEST

This is a city-initiated zoning request to rezone approximately 255 acres (inclusive of rights-of-way) to PD Planned Development District for a pedestrian-oriented, mixed-use district. The subject property generally includes the properties along the east and west sides of Central Expressway, from Rayflex Drive south to Phillips Street, and from Lindale Lane on the west to Abrams Road/LaSalle Drive on the east, including the old downtown area. (See attachment Zoning Map.)

### BACKGROUND

In 2009, the city updated its Comprehensive Plan and at that time identified six enhancement/redevelopment areas within the community including the Main Street/Old Town and Central areas. During 2012, the Main Street/Central Expressway Study was completed for the Main Street/Old Town and Central areas. This study was the product of a community visioning effort and market analysis, which resulted in dividing the project corridor into 11 sub-districts and a vision established for each sub-district. The visions identified aligned with each sub-district's existing physical characteristics, existing opportunities and constraints, anticipated future real estate/market factors, and community desires. The Main Street/Central Expressway Study was accepted by City Council in January 2013, and is the basis for this rezoning initiative.

In early 2014, City Council reaffirmed the visions for the Interurban, Central Place, Chinatown and Main Street sub-districts – four sub-districts located at the heart of the corridor – and directed staff to begin implementing the visions identified for the sub-districts. The land uses and development standards proposed with the Main Street/Central Expressway Form Based Code facilitates implementing the visions for the four sub-districts.

### CITY PLAN COMMISSION PUBLIC HEARINGS & RECOMMENDATION

The City Plan Commission considered Zoning File 14-34 at their meeting on December 2, 2014, and continued the request to their meeting on December 16, 2014, in order to allow property owners, business owners, and interested residents a second opportunity to provide input related to the proposed Planned Development ordinance, and to allow staff to respond to direction received from the Commission related to the proposed Main Street/Central Expressway Code and comments received from the public during the initial public hearing. Comments received were primarily related to: area specific, building heights, code wording, eminent domain, ground floor area, land uses, lighting,

marketing plan, parking, pedestrian connectivity, property values, public open space, regulating plan, street typologies and streetscape standards, and windows. [Refer to attachment Summary of Issues/Comments Received (December 2, 2014) for complete summary document including responses provided for each issue/comment received.]

Of the comments received during the public hearing process, the more significant comments were related to:

1. Overall building heights and the dimensions assigned in feet.
2. Limiting properties to two stories due to areas where adjacent to existing single family neighborhoods, specifically:
  - West side of Abrams Road, between Polk Street and Phillips Street; and
  - North side of Belt Line Road/Main Street, between Lindale Lane and Inge Drive.
3. Area specific requests for removal from the proposed rezoning initiative including the following areas:
  - Area bounded by Kaufman Street on the north, Texas Street on the west, Phillips Street on the south, and Greenville Avenue on the east within the Main Street Sub-district; and
  - Area north of Belt Line Road/Main Street, and west of Central Expressway within the Central Place Sub-district.

Subsequent to the City Plan Commission's meeting on December 2, 2014, staff and its consultant team revisited the building heights in feet that were initially proposed in the Code, and lowered the heights to be more in alignment with the viewshed analysis. This Code revision was done in response to feedback received from the community and the City Plan Commission. The Code recommended for approval from the City Plan Commission reflects the lowered building heights in feet, and retains the maximum three stories for buildings on the west side of Abrams Road, between Polk Street and Phillips Street, and on the north side of Belt Line Road/Main Street, between Lindale Lane and Inge Drive. Regarding the areas requested for removal, no properties were removed from the rezoning request. The existing zoning is not consistent with the longer term vision for these areas, and if the areas are removed, the long term vision for the Main Street and Central Place Sub-districts is compromised.

**At the Commission's meeting on December 16, 2014, the Commission recommended approval of the proposed Main Street/Central Expressway Form Based Code, by a vote of 4 to 3.** The Commissioners voting in opposition to the Code expressed concerns related to the following:

1. Area bounded by Kaufman Street on the north, Texas Street on the west, Phillips Street on the south, and Greenville Avenue on the east, given the existing single family residences that are located within the block and the opposition received to rezoning the block. The Commissioners were concerned regarding the land uses being proposed within the block, the potential impacts nonresidential uses could have on the existing residences, and how future development may coincide adjacent to the existing residences.
2. Homestead exemption language that is included in the Code (Subsection IV.I.) for existing single family residences within the block referenced above, that are being granted legal conforming status for the use and existing structures. The homestead reference was included as a means of distinguishing existing single family residences that are an owner-occupied primary residence, from residences that are used as rental properties. The purpose of the language is to allow the existing owner-occupied residences to be conforming uses and structures so that improvements could be made to the structures.

The homestead language could be removed given the list of properties that are included in the Code, or the language could be modified in the Code and expanded to include the remaining residential properties as an alternative.

## **CODE CHANGES SUBSEQUENT TO CITY PLAN COMMISSION ACTION**

Further refinements have been made to the Code since the City Plan Commission considered the Code on December 16, 2014 including (additions shown in the Code as highlighted text; deletions shown as strikethrough text; minor changes such as punctuation, typographical errors, etc. were not shown as highlighted or strikethrough text):

- Correcting Building Frontage Buildout requirements for properties within the Main Street Sub-district for consistency with other sub-districts with similar street types, and to allow flexibility for building placement since the initial requirements may have been otherwise too restrictive (e.g. 100% vs. 85%);
- Revising window visible light transmission from 90% to 70% for ground floor windows since the initial requirements may have been otherwise too restrictive;
- Establishing building placement, building height, and maximum ground floor development standards for properties fronting Inge Drive within the Central Place Sub-district;
- Clarifying criteria for resubmission of Special Development Plans that have previously been denied;
- Erroneous provisions that are no longer applicable;
- Complete legal review;
- References within the Code, and language and graphics consistency; and
- Typographical and grammar errors.

The proposed Main Street/Central Expressway Form Based Code is consistent with the City Plan Commission's recommendation.

## **SOUTHWEST CORNER BELT LINE ROAD/MAIN STREET AT CENTRAL EXPRESSWAY**

During December 2014, the City Council approved a PD Planned Development (Ordinance Number 4090) for the southwest corner of Belt Line Road/Main Street at Central Expressway for a drive-through restaurant. In order to allow the property owner to move forward with redeveloping the property in accordance with the PD, the adopting ordinance for the Main Street/Central Expressway Code will include a provision which allows for development plans to be approved as well as a building permit issued in accordance with Ordinance Number 4090, for a time period not to exceed 18 months from the adoption date of the Main Street/Central Expressway Code.

## **ATTACHMENTS**

CC Public Hearing Notice	Planned Development (PD) Main Street/Central
Draft CPC Minutes 12-16-2014	Expressway Form Based Code
Approved CPC Minutes 12-2-2014	Overall Sub-district Regulating Plan (Refer to Page 5
Staff Report	of Code)
Summary of Issues/Comments Received (December 2,	Applicant's Statement
2014) (Includes Viewshed Analysis – Sites 14 and 17	Notice of Public Hearing
and Schedule of Uses consolidated)	Notification List
Additional Code Changes Identified	Correspondence in Opposition
Zoning Map	Correspondence in Support
Aerial Map	
Main Street/Central Rezoning Initiative Map	



---

Attn. Lynda Black  
Publication for Dallas Morning News – Legals  
Submitted on: December 17, 2014  
Submitted by: City Secretary, City of Richardson

**Please publish as listed below or in attachment and provide a publication affidavit to:**

City Secretary's Office  
P.O. Box 830309  
Richardson, TX 75083-0309

**FOR PUBLICATION ON: December 19, 2014**

---

**City of Richardson  
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, January 5, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

**ZF 14-34**

A request by the City of Richardson to rezone approximately 255 acres from A-850-F, A-950-M, C-M, I-FP(1), I-M(1), I-M(2), LR-M(1), LR-M(2), O-M, R-1100-M, R-1250-M, R-1500-M, PD 3607, PD 3677, PD 3869, and PD 4014 to PD Planned Development. The property is located on the east and west sides of Central Expressway, generally bounded by: Rayflex Drive, Interurban Street, Arapaho Road, Greenville Avenue, and Apollo Road on the northeast; LaSalle Drive, the alley along the west side of First Presbyterian Church Addition, and Abrams Rd on the east; Phillips Street on the south; the alley along the south and west sides of the Richardson Heights Village SC Addition on the southwest; Lindale Lane on the west; the alley along the southern boundary of the Richardson Heights 4 Addition, Custer Road, the south and east boundaries of the Central Terrace Addition, and the north boundary of the Barlow Place Addition on the northwest.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

**The City of Richardson**  
/s/ Aimee Nemer, City Secretary



**DRAFT EXCERPT  
CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – December 16, 2014**

**PUBLIC HEARING**

**Zoning File – 14-34 – Main Street/Central Expressway Redevelopment/Enhancement Form Based Code (continued from December 2, 2014):** Consider and take necessary action on a request for a change in zoning on approximately 255 acres (inclusive of rights-of-way) with multiple zoning districts to a PD Planned Development District to include retail, commercial, single-family residential, multi-family residential, mixed-use, office, manufacturing and institutional uses. The property is located on the east and west sides of Central Expressway, generally bounded by: Rayflex Drive, Interurban Street, Arapaho Road, Greenville Avenue, and Apollo Road on the northeast; LaSalle Drive, the alley along the west side of First Presbyterian Church Addition, and Abrams Rd on the east; Phillips Street on the south; the alley along the south and west sides of the Richardson Heights Village SC Addition on the southwest; Lindale Lane on the west; the alley along the southern boundary of the Richardson Heights 4 Addition, Custer Road, the south and east boundaries of the Central Terrace Addition, and the north boundary of the Barlow Place Addition on the northwest.

Ms. Firgens gave a history of the project including a project overview, general location, total acreage, and physical boundaries. She also introduced the project consultants who would be available for questions within their particular areas of expertise:

- Mark Bowers, representing Kimley-Horn Associates, key directions from City Council and City Plan Commission;
- Karen Walz, representing Strategic Community Solutions, community input process; and
- Ignacio Mejia, representing Jacobs Engineering Group, code layout, organization and content of the proposed form based code (Code).

Ms. Firgens' presentation focused on the issues and concerns raised in the previous meeting and a summary of those issues and responses was in the Commission's packet.

Ms. Firgens concluded the presentations by reviewing the public hearing and recommendation options available to the Commission, and noted that the earliest date the item could be presented to the City Council for consideration would be January 5, 2015.

Commissioner DePuy asked if the zoning in place on Phillips Street was put in place since the 1950's and was the A-950 zoning used in anticipation of more multi-family as opposed to single family.

Ms. Firgens said she believed the A-950-F zoning was adopted in 1956 and changed to A-950-M in 1968, but the property owner who was in the audience might be better able to give a history of the property.

Regarding zoning for multi-family, Ms. Firgens said it would be purely speculative as to why it was done, but would not be surprised if that was the original reason.

Commissioner DePuy asked for clarification on the exemption of adaptive re-use from open space requirement and whether that pertained just to the Inter-urban District.

Ms. Firgens replied the open space requirement had been re-tooled in all four sub-districts, but the Inter-urban District was an area where more adaptive re-use would take place.

Commissioner Frederick asked what the current property owners living in the A-950-M areas would be allowed to do with their property or the restrictions that would be placed on the property.

Ms. Firgens said that if the Code was adopted as presented, and given that some of the properties in the Inter-urban District had been called out because of their homestead exemptions, those homes would be legal conforming structures and be able to expand their structures without fully complying with the Code. In addition, the Code would allow for a wide variety of additional land uses and the only time the property would have to come into compliance with the Code would be with a complete redevelopment of the property.

No further questions were asked of staff and Chairman Hand reminded everyone the public hearing was still open from the December 2, 2014 meeting and called for comments in favor.

Mr. Daniel Gonzales, owner of 301, 305, 309 and 311 S. Texas Street, Richardson, Texas, said it was important for everyone to keep in mind the big picture of the proposed Code to help revitalize the sub-districts and not to focus so much on the micro issues. He also suggested looking at unground parking as a possible solution for future parking problems, adding more public art, and seeking input from all the residents in the Inter-urban District as well as other areas of the country and around the world for the best way to develop the sub-districts.

Mr. Brian Monwai, 1906 Auburn Drive, Richardson, Texas, stated he was generally in favor of the Code, but felt more attention should be paid to space between the buildings including landscaping, sidewalks, and pedestrian/bicycle connectivity. He also suggested increasing the green factor by allowing green roofs, water cisterns, pervious paving, as well as allowing tree wells in all surface parking lots.

Mr. Mike Foulk, 632 Downing Drive, Richardson, Texas, said he thought the staff and consultants had been responsive to the comments from the public and he was comfortable with what was presented in the revised plan. He added that the Code was a great technical plan, but a more concrete vision including pictures of what might be possible should be included before the Code was presented to the City Council.

Mr. Scott Eckstein, 806 Scottsdale Drive, Richardson, Texas, said he felt the concerns regarding building heights and parking had been largely addressed, especially the

inconsistencies between zoning districts. He concurred with Mr. Foulk about having a more concrete vision and requested more green space be added to all the districts.

Mr. Marcos Fernandez, 616 Devonshire Drive, Richardson, Texas, also agreed that the revised Code was responsive to concerns of the citizens. He did request that more pictures, renderings, and construction material should be called out in the Code.

No further comments were received in favor and Chairman Hand called for comments in opposition.

Mr. Pat Kinder 5917 Flint Ridge, Flower Mound, Texas, representing his parents who live at 121 E. Phillips Street, Richardson, Texas, asked to clarify his comments from the December 2<sup>nd</sup> meeting that he was only speaking on behalf of the homeowners on Phillips Street and not all the property owners regarding excluding their properties from the Code. He also pointed out the uniqueness of the residential properties in the Inter-urban District and felt the properties did not fall into the same category as the commercial/retail properties in the area.

Mr. David Kinder, 121 E. Phillips Street, Richardson, Texas, concurred with his son's comments and highlighted the age of some of the homes in the area, and reminded the Commission the multi-family zoning for their block was a City initiated zoning done in the 1950's and the homeowners in the area were not part of the decision. He acknowledged that Mr. Gonzales had previously spoken to him about putting townhomes on his property, something he was not opposed to, but he was asking to have the residential properties removed from the Code and be treated like any other residential area in the City.

Mr. Finn Erik Juliussen, 519 S. Lewis Street, College Station, Texas, representing his mother who lives at 908 Dumont Drive, Richardson, Texas, asked if the building heights in the Heights subdivision would all be limited to two stories, and stated they were opposed to taller buildings proposed in the Belt Line Road and US 75 Highway area, realignment of Lockwood and Floyd Road, parking, traffic, and apartments in the downtown area. However, he said he was in favor of removing the older homes in the area of Phillips Street from the Code.

With no other comments in favor or opposed, Chairman Hand closed the public hearing.

Chairman Hand asked staff about automotive uses that would and would not be permitted in the Inter-urban District. He also wanted to know if the zoning along Kaufman, Phillips, Texas and Greenville streets had two parcels that were zoned differently from the rest.

Ms. Firgens replied that consistent with the direction from City Council and the Commission, the status quo was maintained for automotive uses whereby a Special Permit would be required. She added that the allowed uses were listed in the Motor Vehicle Category section of the Code.

Regarding the two parcels, Ms. Firgens stated those parcels had special conditions, but the base zoning was A-950.

Chairman Hand asked if the Code contained a list of allowable uses for the two parcels in question.

Ms. Firgens replied that under the proposed Code and the Main Street sub-district, there is a table that designates the allowed uses in that area.

Commissioner Linn asked if streetscapes similar to those at the Eastside development were allowed in the Code.

Ms. Firgens stated that within the proposed Code, there are streetscape requirements in the landscape amenity zone and the improvements within the City's right-of-way would have to be retro-fitted and maintained by the City. In addition, there are landscape requirements where parking lots are adjacent to sidewalks, all of which would provide a more urban form of development.

Commissioner DePuy asked for clarification on the building height in the area of Belt Line Road and Central Expressway and would it be the same as the view shed analysis. She added that she did not want to lose the height along the expressway as shown in the view shed analysis.

Ms. Firgens replied that was correct and noted that the table previously mentioned was compiled from comments in the previous meeting and the view shed analysis. She noted the table would provide the dimensional control needed as well as allowing design freedom.

Chairman Hand asked for an explanation of the beer and wine package sales with less than 75% revenue sales listed in Main Street Use table. He wanted to know if this was permitted in all the sub-districts including residential areas.

Ms. Firgens replied that while the proposed zoning code does allow for residential uses, it was anticipated that the uses would be predominately commercial and/or mixed-use, which stems from the existing zoning. However, if the Commission feels that beer and wine package sales less than 75% revenue from sales needs to be treated in a different fashion as it pertains to the Code, given the breadth of land uses allowed sub-district wide, the Commission should provide direction to staff to reflect that concern.

Chairman Hand asked if someone could buy a building today in any of the sub-districts and open a beer and wine store.

Mr. Firgens said as long as the zoning is retail or commercial, then it would be possible. However, the areas that have an A-950 zoning would not allow that type of business.

Commissioner Roland stated that in his neighborhood a public business was not allowed even with residential above the business, but that was what the Code was trying to create in certain areas.

Chairman Hand said he did not see the logic behind beer and wine by right and stated the purpose behind live/work areas was to create a more urban density. He added that allowing beer and wine with a Special Permit would be acceptable, but not by right.

Ms. Firgens noted that the Code was established with the idea of forming a more mixed-use, higher density area where a store that does not make the majority of revenue from beer and wine sales, similar to a drug stores or small grocery store, would serve the neighborhood. She added that state law precludes anyone from discriminating against retail sales of beer and wine.

Vice Chair Bright said he was not concerned as long as it was less than 75% revenue from sales, especially in a mixed-use area.

Mr. Chavez added that the recently approved planned development districts such as Bush, Caruth, W. Spring Valley and Palisades, all have verbiage similar in their codes regarding beer and wine sales.

Chairman Hand asked if a gas station was allowed to sell beer and wine by right. He also stated that it would be one thing when a property was already zoned commercial, but another when changing zoning that would allow those type of sales in close proximity to residential areas.

Mr. Chavez replied that the gasoline service requires a special permit, but if gasoline was not sold then it would be allowed by right in a commercial/retail zone.

Commissioner Springs stated he was not as concerned about allowing the beer and wine sales in a mixed-use development as allowing it in a non-mixed-use development; however, he was concerned about the request to exclude the area around Kaufman and Phillips streets from the Code and suggested isolating that area in terms of the allowable uses and restricting it to residential.

Vice Chair Bright asked if there were other areas in neighboring cities that have pockets of existing single-family homes close to their downtown areas and how were those areas zoned.

Ms. Firgens said that south of downtown Plano there is the Douglas community; southeast of L Avenue there is a single-family neighborhood; and northwest of downtown is the Haggard Park neighborhood. She added that in the areas where the neighborhoods are more established the zoning is residential, but on the edges of the areas listed some of the zoning has changed to other zoning districts.

Commissioner Linn asked who established the sub-district boundaries for the study and wanted to know why the area across from Reliable Chevrolet was not included in the study.

Ms. Firgens replied that the initial enhancement/redevelopment zoned was established in 2009 with the update to the Comprehensive Plan, and the Main Street/Central Corridor in the old downtown area were originally two separate areas, but when the vision study and market

analysis was undertaken for Phase I, the two areas were consolidated based on similar characteristics.

Regarding the area across from Reliable Chevrolet, Ms. Firgens said the boundaries were part of a Request for Proposal that came from the City Council.

Commissioner Linn stated that if the boundaries were set by the Council it would be logical for those interested in changing the boundaries and removing or adding any areas to attend the City Council meeting regarding the zoning request.

Ms. Firgens stated that because the request is a zoning case, and if the majority of the Commission felt the boundaries should be altered to exclude a certain area, it would be incumbent upon the Commission to convey that information to the City Council through their recommendation.

Commissioner Springs thought that even if the area in question was carved out of the Code, and because of the unique nature of the area, it should be addressed by the Commission as opposed to passing it off to the City Council.

Ms. Firgens said that with respect to the homestead exemption listed as a qualifier in the Main Street sub-district, the Code could state that existing single-family homes in the sub-district could be declared as “legal conforming structures” as long as the property was being used as a single-family residence whether by the homeowner or as a rental property. She added a similar restriction was placed on property in the Chinatown area of the study.

Commissioner Springs thought Ms. Firgens ideas were superior to the current Code, but was still leaning towards limiting the use for that area to residential.

Chairman Hand concurred with Mr. Springs, but wondered why the previous planned developments and enhancement areas had not seen any redevelopment. He suggested the Commission should come up with a vision for the residential area in question taking into consideration comments and concerns expressed in the community meetings and audience participation.

Vice Chair Bright asked if the properties were declared as legal conforming structures what would the property owners be allowed to do that they would not be able to do under the Code as presented.

Ms. Firgens said that by declaring them as legal conforming use and structures, the properties would not be subject to the non-conforming use provisions under the Code, which gives the owner flexibility to expand and make improvements to the existing buildings. She added that if the Commission was considering allowing the exemption to apply to all single-family homes in the Main Street sub-district, it would be anticipated at the time the properties were redeveloped they would fall in line with the development standards provided in the Code.

Vice Chair Bright stated he did not want to limit the area to residential only and felt it would set a bad precedent.

Commissioner Bright concurred with Mr. Bright and pointed out that if the property was limited to single-family only and sometime in the future the owners wanted to sell, the restrictions on the property would be detrimental. She added that if the Commission set aside one block in the sub-district then it should be done for all single-family homes.

Commissioner Springs said he wanted to clarify that he was not suggesting a change for single-family only, but for all residential.

Commissioner Frederick stated she thought the overall plan was a terrific vision for the City and did not want to hinge the Code on the word “homestead”. She added that she was torn and had mixed emotions, and wanted to protect the homeowners who came out to speak with the Commission, but also wanted to have a solution by definition to help resolve the concerns.

Chairman Hand said his hesitancy was laced with concerns that the homestead verbiage and multiple parcels could preclude future redevelopment including future residential development.

Commissioner Linn agreed in principle with Mr. Hand, and was willing to support the vision as presented, but pointed out there was already commercial interlaced with residential in the area. He added he would support the item as presented.

Chairman Hand asked why Rustic Circle was pulled out of the study area.

Ms. Firgens replied that Rustic Circle was still included in the Main Street/Central Expressway corridor study, but the one change that did occur in the Central Place sub-district, the properties that front on Central were originally included in the Rustic Circle neighborhood and have since been removed Rustic Circle and put in the Central Place sub-district.

Mr. Spicer added that Rustic Circle was never part of the current zoning process, but was still part of the overall Main Street/Central Expressway study. He added that the Rustic Circle neighborhood would be addressed in the future study.

Commissioner Roland acknowledged the Commission was dealing with 256 parcels across 255 acres owned by 162 different owners and it would be impossible to make everyone happy. He added that 97% of those who replied to the survey were satisfied with the results of the focus groups and community meetings and said that if the plan was successful, albeit small, it will expand into a successful redevelopment.

**Motion:** Vice Chair Bright made a motion to recommend approval of Item 8 as presented; second by Commissioner DePuy. Motion approved 4-3 with Chairman Hand and Commissioners Frederick and Springs opposed.

**EXCERPT  
CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – December 2, 2014**

**PUBLIC HEARING**

**Zoning File – 14-34 – Main Street/Central Expressway Redevelopment/Enhancement Form Based Code:** Consider and take necessary action on a request for a change in zoning on approximately 255 acres (inclusive of rights-of-way) with multiple zoning districts to a PD Planned Development District to include retail, commercial, single-family residential, multi-family residential, mixed-use, office, manufacturing and institutional uses. The property is located on the east and west sides of Central Expressway, generally bounded by: Rayflex Drive, Interurban Street, Arapaho Road, Greenville Avenue, and Apollo Road on the northeast; LaSalle Drive, the alley along the west side of First Presbyterian Church Addition, and Abrams Rd on the east; Phillips Street on the south; the alley along the south and west sides of the Richardson Heights Village SC Addition on the southwest; Lindale Lane on the west; the alley along the southern boundary of the Richardson Heights 4 Addition, Custer Road, the south and east boundaries of the Central Terrace Addition, and the north boundary of the Barlow Place Addition on the northwest.

Ms. Firgens gave a history of the project including a project overview, general location, total acreage, and physical boundaries. She also introduced the project consultants who later gave presentations on the following items:

- Karen Walz, representing Strategic Community Solutions, addressed the community input process;
- Mark Bowers, representing Kimley-Horn Associates, focused on key directions from City Council and City Plan Commission; and
- Paul Colter, representing Jacobs Engineering Group, discussed code layout, organization and content of the proposed form based code (Code).

Ms. Firgens concluded the presentations by reviewing the public hearing and recommendation options available to the Commission, and noted that the earliest date the item could be presented to the City Council for consideration would be January 5, 2015.

Chairman Hand asked for clarification on the regulating plan regarding Texas and Kaufman Streets, as well as a red line shown along Phillips Street.

Ms. Firgens replied that if the section of Texas Street was closed it would provide a connection to the central trail, and the red line along Phillips Street indicated the district boundary.

Commissioner Frederick commended the City and staff for opening many avenues of communications to convey information about the Main/Central Project (Project) to the citizens and the business community. She also wanted to know if the view shed analysis would still be available for review by the public.



Ms. Walz replied the background information was still available online, but the companion survey was no longer available because it had to be closed to calculate the results.

Vice Chair Bright concurred with Ms. Frederick's compliments and asked how long the draft Code had been available to the public.

Ms. Firgens said the Code was posted on the City's website the Friday before Thanksgiving, the same day the Commission received their copy. In addition, the link was updated the Wednesday before Thanksgiving to include the entire Commission packet.

Commissioner Linn asked what the modification process would be for the sub-districts under the Code.

Ms. Firgens replied there were two modification processes addressed in the Code: the minor modification, which must meet a higher level of performance criteria; and the second process, was a special development plan that would cover a proposed development plan not consistent with any of the standards (building heights, etc.) in the Code. This process would be treated similar to a zoning change request with postings of public notices, review by the Commission and a recommendation to City Council.

Commissioner Linn requested a definition for public art in the Code and asked if public art would include water features.

Ms. Firgens replied that a water feature could be considered a public art feature, but the way the Code is structured in each of the sub-districts (Public Open Space) the provision for public art is listed as "accommodate public art in accordance with the Richardson Public Art Master Plan." She added the City is currently working on the Art Master Plan and if a water feature was requested that met the criteria of that plan then it could potentially be considered as public art, but if a fountain was provided within one of the public open spaces it would not necessarily be considered a public art feature.

Commissioner Linn asked staff to give an analog of each sub-district that would describe each sub-district and the vision for that area.

Ms. Firgens reminded the Commission of the tours taken earlier in the year to find similar sites, and mentioned the following locations:

- Interurban (Dragon and Slocum Streets) - Design District in Dallas;
- Main Street - downtown Plano or Knox Street (west of Central Expressway) in Dallas;
- Central Place - West Village and the Plaza at Preston Center; and
- Chinatown – any live/work areas similar to many of the sites visited on the tour with any type of ethnic influence.

Chairman Hand asked what the analog was in Richardson to the West Village. He also wanted to know the size of the outdoor room space (building face to building face) in downtown Plano.

Ms. Firgens replied the various building heights, how the buildings relate to the street, and the street trees provided multiple characteristics that would apply to several of the sub-districts. She added the overall mix of uses and the current construction of office towers was similar to the Central Place sub-district.

Regarding the outdoor room for downtown Plano, Ms. Firgens said she did not have the exact dimensions, but factoring in 11-foot travel lanes (one in each direction), angled parking and sidewalks on both sides of the street it would be approximately 75 to 80 feet.

Commissioner Roland asked the consultants to explain how the information regarding the sub-districts was gathered. He also wanted to know if there was a difference between the community meetings versus the business/property owner's meetings.

Ms. Walz replied that during the community meetings staff was available at different stations representing the four sub-districts and in each area individuals were asked to write their comments on flip-charts and mark on maps where they would like to see certain items or amenities. At the end of the meeting the information was reviewed and, if there was an overall tone and preponderance of comments, staff took that information to mean the participants were "generally in support of" an item.

In the business/property owner meetings they were asked if they thought the study was the right approach for the City to take regarding the revitalization of the area and the comments received were generally in support of the vision.

Commissioner Roland asked if the zoning was approved, would there be an increase in non-conforming sites, and if there was not enough right-of-way to accomplish the vision, would there be language in the Code for how the right-of-way could be obtained.

Ms. Firgens said the Chinatown and Main Street sub-districts may have more non-conforming uses than the other sub-districts. She also stated that existing City ordinances covered the requirement for property owners to dedicate right-of-ways, but if the City determined more property was required, the property owner would be compensated at fair market value.

Commissioner Springs expressed concerns over the minimum parking requirements, specifically those that related to buildings less than 5,000 square feet where no parking would be required. He said he understood the premise of shared parking but felt the Code did not codify that need or how the common parking would serve the needs of the surrounding areas.

Ms. Firgens replied that parking within the Interurban District was addressed in two different ways: first, on-street parking immediately in front of or adjacent to a property could be counted towards the number of required parking spaces; second, if there was a public parking lot within 600 feet of a property, and that property was less than 5,000 square feet, the owner could request to have a portion of the public parking lot counted towards their parking requirements. However, it was not listed in the Code as a "one-for-one" consideration and was purposely left open to allow the City to evaluate the parking lot in question and whether it would meet the parking demands for the area.

Commissioner Springs suggested small developments could be required to escrow funds towards a shared parking area and thought a larger floor plate might be appropriate for the taller buildings.

Ms. Firgens replied that the Code has a section stating a minor modification may be requested to exceed the permitted maximum ground floor size by 25% provided additional performance criteria had been met. If someone could not comply with the required criteria, they could request a special development plan approval.

With no further questions for staff, Chairman Hand opened the public hearing. The following individuals generally spoke in favor, but listed some concerns:

- Mr. Michael Foulk, 632 Downing Drive, Richardson, Texas – keeping public hearing open to December 16, 2014 meeting, building heights adjacent to residential areas, movement of pedestrian traffic across Central Expressway to other sub-districts, marketing plan to attract developers.
- Ms. Renee Dutia, 518 N. Interurban, Richardson, Texas – great opportunity to promote small businesses who trade across the globe, control types of businesses allowed in the area which will increase the branding, and concerns about parking and public art for the buildings along the DART rail line.
- Mr. Scott Eckstein, 806 Scottsdale, Richardson, Texas – concerns about more hookah and electronic cigarette stores, requirements for signage and light output, require same special permit process across all sub-districts, requirements for centralized parking and impact on neighborhoods.

No further comments were received in favor and Chairman Hand called for comments in opposition.

- Mr. Pat Kinder, 5917 Flint Ridge, Flower Mound, Texas, representing his parents who live at 121 E. Phillips Street, Richardson, Texas, - concerns about inconsistencies over building heights adjacent to single-family neighborhoods, extension of streets through eminent domain in single-family neighborhoods, 3-story commercial buildings next to historic buildings, input from individuals who do not live in the sub-districts adversely impacting the area, and thought the plan advocated commercialization.
- Ms. Regina Ferree, 205 Betty Drive, Richardson, Texas, - concerns with building heights, property values, insensitivity to single-family neighborhoods, and future parking problems.
- Mr. Valentin Nicolae, 235 N. Central Expressway, Richardson, Texas, - felt Code focused more on the east side of Central Expressway than the west side, lack of benefit to businesses west of Central Expressway and north of Belt Line Road, and

adverse effect on property values. Suggested excluding properties west of Central Expressway, north of Belt Line Road.

- Mr. David Kinder, 121 Phillips Street, Richardson, Texas, concerned about keeping the property in the family and input from individuals who do not live in the area. Also asked to have their residential “block” removed from the proposed plan.

With no further comments or questions in favor or opposed, Chairman Hand called for a 10 minute recess at 9:50 p.m. Meeting called back to order at 10:00 p.m.

Chairman Hand reminded the Commission the public hearing was still open.

Vice Chair Bright said he was in favor of keeping the public hearing open because of the size of the project, the amount of information presented, and the questions asked and still to come. He encouraged the Commission to voice their questions to allow staff the time to come back with the answers at a future meeting.

Commissioner Frederick asked to let those in attendance and those watching the broadcast know that staff had been recording the questions, comments, and concerns during the public hearing and could possibly come back with answers at the next meeting.

Chairman Hand concurred with Mr. Bright and Ms. Frederick and recapped some of the comments made by the audience during the public hearing. He said he did not believe the City was in the business of taking anyone’s home because the Code was simply a way to lay down a vision or framework for future redevelopment, but also wanted to know how the Code would address future and current apartments in the area.

Ms. Firgens asked for the chair to restate a point he made about one of the speakers and Mr. Hand replied there was a concern regarding the need for special use permits in some sub-districts and not in others.

Mr. Chavez asked for clarification if the comment on special use permits pertained to the sub-districts or across the whole city.

Chairman Hand said he thought the comment pertained to just the sub-districts. He also wanted to know if there was a description of the “three numbers” found in the street sections of the Code.

Vice Chair Bright reminded staff of the request to be able to continue to see the view shed analysis as well as a definition for “special sites”.

Ms. Firgens replied the “three numbers” referred to the street typology and streetscape standards, specifically the right-of-way width, the pavement width, and the number of traffic lanes.

Commissioner Maxwell stated the two items that caused him the most concern were the parking issues and building heights next to residential neighborhoods. He asked if he should put the list of his other concerns in an email to staff or cover them during the current meeting.

Ms. Firgens encouraged the Commission to voice their concerns during the current meeting to allow the audience to hear those comments and for staff to make note of the items so the necessary changes could be made before the next meeting. She also asked the Commission to communicate any directions they might have for the staff.

The Commission expressed concern about the following items:

- Page 15, footnote 1 - buildings built to an easement line – wording is ambiguous.
- Page 16, item ii – statement regarding “the table below”, change to a numbering or lettering for tables and charts.
- Page 17 - building stories versus maximum height – give a maximum height for an area instead of number of stories or explain the difference.
- Page 17 – add definition for “accessory building” and review height allowance.
- Page 21 – Landscaping for surface parking – verbiage regarding height of bushes, shrubs and shrubs assumes all sites are flat, which may not be the case.
- Page 27 - inconsistency between form based code and reverse angle versus head-in parking.
- Pages 35 & 36 – inconsistencies regarding window transparencies.
- Page 38 – exterior lighting to include compact fluorescent
- Page 38 – change “Exterior Lighting Standards” to Exterior Lighting Practices”.
- Page 39 - roof mounted screening – clarify height of screening statement.
- Page 47 – table for permitted uses, electronic cigarettes should be a special use permit (already corrected by staff).
- Page 75 – clarify or define types of glass allowed.
- Page 75 – clarify or define operation of upper story windows.
- Use of spandrel glass should not be excluded or discouraged as an option.
- Combine use tables for sub-districts into one table pointing out the differences in each.

Commissioner Roland pointed out that the downtown area in the City of McKinney was an example of successful and vibrant redevelopment that included single-family homes. He suggested that at the next meeting the staff should try and put to rest the fears of the residents that the Code would take their property and that it was simply a vision and nothing would happen if the property owner did not sell their property.

Ms. Firgens stated the property owners controlled the future of their properties by maintaining it “as is” or if the property was sold the guidelines set forth by the Code would come into play. In addition, the Administration Section of the Code (page 177) contained a list of properties with homestead exemptions that would be granted a legal conforming status.

Mr. Pat Kinder asked what would happen to a home within the sub-district that did not have a homestead exemption.

Ms. Firgens explained the homestead exemption recognized a person's primary residence as legally conforming as opposed to a residential property that was used as a rental. She added that properties with homestead exemptions would not have to comply with non-conforming uses provisions of the Code; however, those without a homestead exemption would have limitations when doing improvements because of their non-conforming status.

Mr. Kinder asked if a non-conforming use currently applied to his parent's home or was it just part of the proposed Code.

Ms. Firgens replied there were non-conforming provisions within the current Comprehensive Zoning Ordinance (CZO) that would not allow for the expansion of structures and/or use. Under the existing zoning on the property, single-family uses were allowed, but how the property was in relation to the dimensional standards under the existing zoning was not known.

Mr. Pat Kinder said he did not think there should be a difference between homestead versus non-homestead in the sub-districts.

Chairman Hand thought a better strategy should be proposed for single-family homes whether or not they have a homestead.

Ms. Firgens replied that the City was attempting to put standards in place so when properties did redevelop they would be consistent with the vision. She added that single-family uses were not contemplated as allowed uses within the sub-district until direction was received from the City Council and Commission at a joint meeting in October 2014.

Ms. Ferree said she could appreciate the concerns expressed by some of the other speakers regarding their homes, but asked if some properties were exempt from the Code what would stop other homeowners or business owners in the area from requesting the same exemption.

Commissioner Frederick stated she liked the idea of keeping a little bit of Richardson history by maintaining the single-family homes in the sub-districts and pointed out that the cities of McKinney and Plano had older, single-family homes as part of the landscape either on the road to, or in the area of, their downtowns.

Commissioner DePuy said she agreed with the comments to continue the item to the December 16<sup>th</sup> meeting because of the volume of material and input from those in attendance. She added that the Code should be viewed not as a City Council or Commission plan, but as a plan that was a joint effort of the citizens and the City.

Commissioner Linn suggested a statement should be included in the Code regarding public art that encouraged the placement of water features. He explained that although he was not a big fan of a form based code, the Code would supply a framework while still allowing design

freedom for future redevelopment and he was in support of continuing the item to the next meeting.

Commissioner Springs stated he had a list of items he was concerned about and reviewed those with the staff (items included in the list on page 8 of the minutes).

Chairman Hand said he had noticed a proliferation of rope lights used to outline windows and asked if those would be considered a sign.

Mr. Colter replied that it would depend on how signs were defined in the Code.

Mr. Chavez added that in the Code for West Spring Valley there was a section requiring shielding of exterior lights and since that type of light cannot be shielded they would not be allowed.

Commissioner Springs concluded his comments saying he concurred with Ms. Frederick and thought single-family homes could be an integral part of the sub-district and thanked the staff and consultants for their hard work.

**Motion:** Commissioner DePuy made a motion to continue the public hearing for Zoning File 14-34 to the December 16, 2014, City Plan Commission meeting; second by Vice Chair Bright. Motion approved 7-0.



## Staff Report

**TO:** City Council

**THROUGH:** Michael Spicer, Director of Development Services *MS*

**FROM:** Tina M. Firgens, AICP, Planning Projects Manager *TMF*

**DATE:** December 31, 2014

**RE:** **Zoning File 14-34** Main Street-Central Expressway Form Based Code (PD Planned Development)

### REQUEST:

Rezone approximately 255 acres of land (inclusive of rights-of-way) to PD Planned Development District for a pedestrian-oriented, mixed-use district.

### APPLICANT:

City of Richardson

### PROPERTY OWNER:

162 property owners representing 256 parcels of land

### TRACT SIZE AND LOCATION:

Approximately 255 acres of land (inclusive of rights-of-way), generally located:

East and west sides of Central Expressway, generally bounded by: Rayflex Drive, Interurban Street, Arapaho Road, Greenville Avenue, and Apollo Road on the northeast; LaSalle Drive, the alley along the west side of First Presbyterian Church Addition, and Abrams Road on the east; Phillips Street on the south; the alley along the south and west sides of the Richardson Heights Village SC Addition on the southwest; Lindale Lane on the west; the alley along the southern boundary of the Richardson Heights 4 Addition, Custer Road, the south and east boundaries of the Central Terrace Addition, and the north boundary of the Barlow Place Addition on the northwest. (See attached map)

### EXISTING DEVELOPMENT:

Generally - Single family, Multi-family, Retail, Commercial, Service Contractors, Building Materials Supply, Institutional, Restaurants, Office, Automotive – sales, rental and service/repair, Printing and Microbrewery



## **INCLUSIVE ROADWAYS:**

### **Central Place Sub-district**

**US-75/Central Expressway:** Freeway/Turnpike, 238,000 vehicles per day, northbound and southbound, south of Campbell Road (2013).

**Belt Line Road/Main Street – west of Central Expressway:** Six-lane, divided arterial, 27,600 vehicles per day on all lanes, eastbound and westbound (February 2013).

**Belt Line Road/Main Street – west of Greenville Avenue:** Four-lane, undivided arterial, 31,000 vehicles per day eastbound and westbound (February 2013).

**Custer Road:** Two-lane, undivided major collector, no traffic counts available.

**Greer Street:** Two-lane, local street, no traffic counts available.

**Inge Drive:** Two-lane, local street, no traffic counts available.

**Interurban Street:** Two-lane, local street, no traffic counts available.

**Kaufman Street:** Two-lane, divided local street, no traffic counts available.

**Lockwood Drive:** Two-lane, local street, no traffic counts available.

**Phillips Street:** Two-lane, local street, no traffic counts available.

**Polk Street:** Four-lane, local street, no traffic counts available

**Sherman Street:** Two-lane, undivided minor collector, 1,500 vehicles per day, northbound and south bound (September 2013).

**Tyler Street:** Two-lane, local street, no traffic counts available.

### **Main Street Sub-district**

**Belt Line Road/Main Street – west of Greenville Avenue:** Four-lane, undivided arterial, 31,000 vehicles per day eastbound and westbound (February 2013).

**Greenville Avenue:** Four-lane, undivided arterial, 12,700 vehicles per day northbound and southbound, south of Arapaho Road (February 2013).

**Abrams Road:** Two-lane, undivided minor collector, 10,900 vehicles per day northbound and southbound, south of Main St. (May 2011).

**Kaufman Street:** Two-lane, local street, no traffic counts available.

**McKinney Street:** Two-lane, local street, no traffic counts available.

**Phillips Street:** Two-lane, local street, no traffic counts available.

**Polk Street:** Four-lane, neighborhood collector, no traffic counts available.

**Texas Street:** Two-lane, local street, no traffic counts available.

### **Interurban Sub-district**

**US-75/Central Expressway:** Freeway/Turnpike, 238,000 vehicles per day, northbound and southbound, south of Campbell Road (2013).

**Arapaho Road:** Six-lane, divided major thoroughfare, 37,700 vehicles per day, eastbound and westbound.

**Bishop Street:** Two-lane, local street, no traffic counts available.

**Davis Street:** Two-lane, local street, no traffic counts available.

**Greer Street:** Two-lane, local street, no traffic counts available.

**Interurban Street:** Two-lane, local street, no traffic counts available.

**Jackson Street:** Two-lane, local street, no traffic counts available.

**Rayflex Drive:** Two-lane, local street, no traffic counts available.

**Chinatown Sub-district**

**Greenville Avenue:** Six-lane, divided major thoroughfare, 14,600 vehicles per day northbound and southbound, south of Main Street (February 2013).

**Apollo Road:** Two-lane, undivided neighborhood collector, no traffic counts available.

**La Salle Drive:** Two-lane, local street, no traffic counts available.

**Terrace Drive:** Two-lane, local street, no traffic counts available.

**Texas Street:** Two-lane, local street, no traffic counts available.

**SURROUNDING ZONING:**

**North:** Residential – R-850-M, Industrial – I-M(1), Retail – LR-M(2) and Residential - R-1100-M, M Residential

**South:** Residential - A-950-M, R-1500-M, Commercial – C-M and Residential - R-1100-M

**East:** DART Right-of-Way, Residential - R-1000-M, R-950-M, R-1250-M, R-1100-M and Institutional - A-950-M

**West:** Residential – R-1100-M

**FUTURE LAND USE PLAN:**

**Enhancement/Redevelopment**

*These are areas where reinvestment and redevelopment is encouraged. This property is located in the Central Enhancement/Redevelopment and Main Street/Old Town Enhancement/Redevelopment areas and is part of the City’s Tax Increment Finance (TIF) district. The City completed the study for the Central and Main Street/Old Town Enhancement/Redevelopment districts in January 2013.*

**Future Land Uses of Surrounding Area:**

North: Public/Semi-Public/School (north of Bell Grove Drive), Transit Village (north of Arapaho Road), Enhancement/Redevelopment (north of Apollo Road)

South: Enhancement/Redevelopment

East: Neighborhood Residential

West: Neighborhood Residential

**EXISTING ZONING:**

A-850-F, A-950-M (Apartment Districts), C-M (Commercial District) I-FP(1), I-M(1) and I-M(2) (Industrial Districts), LR-M(1) and LR-M(2) (Retail District), O-M (Office District), R-1100-M, R-1250-M, R-1500-M (Residential Districts), and PD Planned Development Ordinance Numbers 3607, 3677, 3869, and 4014.

**STAFF UPDATE FOR 12/16/14:**

At its meeting on December 2, 2014, the City Plan Commission continued Zoning File 14-34 to their meeting on December 16, 2014, in order to allow property owners, business owners, and interested residents a second opportunity to provide input related to the proposed Planned

Development ordinance, and to allow staff to respond to direction received from the Commission related to the proposed Main Street/Central Expressway Code and comments received from the public during the initial public hearing.

**Attached to this report is a summary document of issues/comments [Summary of Issues/Comments Received (December 2, 2014)] identified during the Commission's meeting.** In some instances, similar issues/comments received from multiple speakers were grouped together. Staff and the City's consultant team have prepared responses for each of the comments/issues identified, and the responses are provided in the summary document. The summary document also explains if amendments were made to the Code related to a particular issue/comment.

**A second document is also attached to this report (Additional Code Changes Identified) that summarizes additional changes that were made to the Code as a result of further review.** Responses are provided in the document explaining why the change was made to the Code.

**Lastly, the Code attached to this report has been modified as a result of the comments received during the Commission's meeting on December 2, 2014, and the subsequent changes as identified by staff and the City's consultant team.** Changes made to the code text are shown as follows: deleted text – shown as strikethrough text; new or modified text – shown as yellow highlighted text. Minor changes such as punctuation, typographical errors, etc. were not shown as strikethroughs or highlights.

#### **TRAFFIC/ INFRASTRUCTURE IMPACTS:**

Belt Line Road/Main Street – particularly the section between Greenville Avenue and Texas Street – was studied to determine the impacts, if any, if the roadway cross-section was reduced from four lanes to two lanes. The traffic study took into consideration future land uses at densities recommended by the Phase I study and traffic projections for the year 2035. The resulting impacts of reducing the roadway were very congested traffic flow, and a Level of Service F for Belt Line Road/Main Street at Greenville Avenue, Interurban Street, and Central Expressway. Additionally, approximately 10,000 total trips per day were diverted to Spring Valley Road and Arapaho Road causing a worsened Level of Service for both roadways.

Compared to the same analysis but, with Belt Line Road/Main Street being four-lanes, the result was smoother traffic flow and a Level of Service E for Belt Line Road/Main Street at Greenville Avenue, Interurban Street, and Central Expressway. Furthermore, there were no diversion of trips to Spring Valley Road and Arapaho Road. Therefore, per City Council's direction, Belt Line Road/Main Street is to remain a four-lane roadway between Greenville Avenue and Texas Street. Also, City Council directed staff and the consultant team to accommodate bicyclists along Polk Street in lieu of Belt Line Road/Main Street due to safer travel considerations along Polk Street. The street typology and streetscape sections created for both Belt Line Road/Main Street and Polk Street reflect City Council's direction.

## **STAFF COMMENTS:**

### **Background**

In 2009, the city updated its Comprehensive Plan and at that time identified six enhancement/redevelopment areas within the community including the Main Street/Old Town and Central areas. It was determined that further evaluation and in-depth analysis of these areas was needed to better understand current issues, and how to better position the areas for long term reinvestment and redevelopment. Therefore during 2012, the Main Street/Central Expressway Study was completed for the Main Street/Old Town and Central areas. This study was the product of a community visioning effort and market analysis, which resulted in dividing the project corridor into 11 sub-districts and a vision established for each sub-district. The visions identified aligned with each sub-district's existing physical characteristics, existing opportunities and constraints, anticipated future real estate/market factors, and community desires. The Main Street/Central Expressway Study was accepted by City Council in January 2013, and is the basis for this rezoning initiative.

In early 2014, City Council reaffirmed the visions for the Interurban, Central Place, Chinatown and Main Street sub-districts – four sub-districts located at the heart of the corridor – and directed staff to begin implementing the visions identified for the sub-districts. City Council's rationale for beginning with these four sub-districts was due to:

- Robust interest in the area by the community and recent development interests;
- Three catalysts sites having been identified in this area from the Phase I study;
- Building on existing successes and current project momentum including the Alamo Drafthouse and subsequent investments in the Richardson Heights Shopping Center, the new Afrah Restaurant under construction at Belt Line Road/Main Street at Abrams Road, significant drainage and roadway improvements, and the nearing completion of the Central Trail hike and bike trail.

### **Sub-districts' Visions**

While the over-riding vision for the heart of the corridor is to create an urban, mixed-use, transit-supported and pedestrian-oriented area, the individual visions created for the four sub-districts are:

- Interurban – An eclectic, mixed-use district built upon the existing bones of the district; focuses on adaptive reuse of existing buildings and targeted infill development.
- Central Place – A vibrant, mixed-use district at the heart of the study area; focuses on supporting infill development to create an “address” in the corridor.
- Chinatown – A vibrant, mixed-use district within existing infrastructure; has the potential to evolve as a center for tourism and education related to Asian and other international cultures.

- Main Street – A multi-generational, eclectic “heart” for the community based on a mix of uses and cultures, and a mix of old and new; provides an additional opportunity for an entertainment destination in the community.

The land uses and development standards proposed with the Main Street/Central Expressway Code facilitates implementing the visions for the four sub-districts.

### **Community and Stakeholder Input**

The creation of the Main Street/Central Expressway Code is based upon extensive community and stakeholder input which is summarized below.

- Community Workshops – Two community workshops were held (May and September 2014) which sought input related to: preferred locations for plazas and open spaces, parking, public art and live/work spaces; impacts of potential building heights; proposed land uses; whether there is continued support for revitalization of the area consistent with the visions; and any additional concerns identified by the community.
- Stakeholder Meetings – Two series of property owner and business owner meetings were held (July and September). The purpose of the first series of meetings was to better understand any concerns from the owners, their longer term plans for their properties, and also to understand some of the barriers to reinvestment in their properties. The second series of meetings was to share preliminary direction from the City Council and City Plan Commission, and to seek feedback related to the draft Code’s key recommendations.
- Developer Meetings – Meetings with the investors, developers and brokers were also conducted in August which reaffirmed land use assumptions made in the Phase I study and identified potential issues that should be considered (such as parking).
- Online Survey – An online survey was used to seek additional input related to the visual impact of varying building heights (i.e. viewshed analysis). The viewshed analysis studied 19 locations along the corridor to better understand what could potentially be seen of future potential building heights from nearby residential neighborhoods.
- Other Online Tools – Facebook and the city’s website were used as resources to provide project information and updates to persons interested in the project that may not otherwise be able to attend meetings.

### **City Council and City Plan Commission Direction**

In addition to community and stakeholder input, the City Council and City Plan Commission provided direction related to key topics important to the formulation of the Code. The following summarizes the direction received:

#### ***Belt Line Road/Main Street***

- Belt Line Road/Main Street is to remain a four-lane roadway between Greenville Avenue and Texas Street.

- The direction received was based upon a traffic study analysis that took into consideration future land uses at densities recommended by the Phase I study and traffic projections for the year 2035. The analysis demonstrated smoother traffic flow and a Level of Service E for Belt Line Road/Main Street at Greenville Avenue, Interurban Street, and Central Expressway, compared to if the roadway was reduced to two lanes. Furthermore, there was no diversion of trips to Spring Valley Road and Arapaho Road.

#### ***Polk Street***

- Bicyclists should be accommodated along Polk Street in lieu of Belt Line Road/Main Street due to safer travel considerations along Polk Street.

#### ***Building Heights***

- Allow up to 20 stories within the northeast quadrant of Belt Line Road/Main Street and Central Expressway.
- Allow up to four stories along Belt Line Road/Main Street between Texas Street and McKinney Street.
- Maximum two-story height is an appropriate transition to adjacent existing single family neighborhoods.
- Within the Interurban Sub-district, allow maximum six stories north of Jackson Street and west of Bishop Street, and allow maximum eight stories south of Jackson Street.

#### ***Development Adjacent to Central Expressway***

- New standards should be generally consistent with existing development standards (setbacks, landscaping) in place for properties fronting Central Expressway.
- Architectural standards should be flexible in accommodation of building materials.

#### ***Allowable Uses in Sub-Districts (in General)***

- Supportive of the same uses being allowed throughout the sub-district for continuity instead of being fragmented as under existing zoning.
- Supportive of additional uses being allowed throughout the sub-districts, particularly residential.
- Be sensitive to surrounding existing single family neighborhoods adjacent to sub-districts.

#### ***Inclusion of Single Family Detached Dwellings***

- Supportive of single family detached dwellings in all sub-districts by right.

#### ***Auto-Oriented Uses***

- Maintain auto-oriented/motor vehicle related uses generally as allowed today within the Interurban and Central Place sub-districts; retain special use permit process for site by site review.
- Limit auto-oriented/motor vehicle related uses in the Chinatown and Main Street sub-districts:
  - Allow motor vehicle parts and accessory sales by right.

- Allow motor vehicle service station (no repair) by Special Permit.
- Prohibit auto sales, leasing, rental, repair shops (major or minor), body shops and storage lots.
- Definition of “new car” versus “used car” - new car definition should be defined as one that has not been previously sold.

### ***Impact of Future Streets***

- Maintain the dashed line on the regulating plans to show the intent of future extended streets.

### ***Non-Conforming Buildings and Uses***

- Preferred method from West Spring Valley Code which defined non-conforming uses, structures, signs and site elements, and be the general model followed for the Main Street/Central Expressway Code.
- For the Interurban Sub-district – supportive of adaptive reuse and flexibility to limit creation of non-conformities.
- Allow improvements to buildings particularly if related to health/safety.

### ***Special Permit Process***

- Maintain the existing special permit process for certain proposed uses.
- Special permit should still have the ability to be assigned to the property owner or the property, consistent with what is allowed in the Comprehensive Zoning Ordinance today.

## **Main Street/Central Expressway Form Based Code**

The Planned Development (PD) Main Street/Central Expressway Form Based Code has been drafted based upon the aforementioned direction received. This Code is not a text amendment to the Comprehensive Zoning Ordinance; instead the Code is being adopted as a Planned Development (PD) district similar to what has been done for the West Spring Valley Corridor, Bush/Central, and Palisades. The PD form based code approach was selected to deliver the intended form and character envisioned for the Main Street/Central Expressway corridor. The standards within this Code focus on creating a high-quality, legible public realm and providing predictability of the built environment consistent with the community’s vision. The Code also provides for a well-connected pedestrian, bicycle and street network that builds on existing infrastructure and balances appropriate densities and uses for creating a vital urban environment.

The Code is supportive of regional transportation and mobility objectives by acknowledging that Belt Line Road/Main Street will continue to function as a four-lane, regional arterial connecting neighboring cities to Central Expressway, even while being re-envisioned to support pedestrian oriented needs within the community. Bicycle transportation is further supported by providing a safer, alternate route along Polk Street through the downtown area. The Code also embraces transit-oriented development principles by transforming the built environment context between the two DART light stations that bookend the Main Street/Central Expressway corridor – the Spring Valley Station and the Arapaho Station – through increased density; diversity of land use types; and provision of safe, comfortable and attractive sidewalks, streets and trails that strengthen connectivity between the stations.

The Main Street/Central Expressway Code applies to all land within each of the Interurban, Central Place, Chinatown and Main Street sub-districts exclusively. Properties located outside of these areas are subject to the rules and regulations of the Comprehensive Zoning Ordinance, as amended. The Code is designed to accommodate expansion of its boundaries to include the remaining seven sub-districts at such time when the City deems it appropriate.

### **Code Organization/Components**

The Main Street/Central Expressway Code format is structured with the “end user” in mind – have all the land uses and development standards that apply to the individual sub-district in one place (i.e., one section or “chapter” of the Code). With the exception of signage and administrative provisions that apply to all four sub-districts, the individual sub-district sections of the Code have the following components:

***Introduction*** – The vision and intent of the individual sub-districts are explained at the beginning of each sub-district section of the Code, in order to help the user understand the built form desired within the sub-district.

***Regulating Plan*** – The regulating plan establishes regulations by street type and identifies how the lot relates to the public realm, the area between private properties within the right-of-way. The regulating plan identifies the specific framework of streets and blocks to which each section of the regulations apply. A street type for each street in each sub-district is designated on the regulating plan which will correspond to a certain set of standards in the sub-district section. The regulating plan also establishes the maximum building height allowed.

***Public Open Space Plan*** – This plan identifies recommended areas for open and public spaces. The locations shown are conceptual only and represent approximate locations. There is a certain amount of public open space desired within the individual sub-districts, as specified in the Code.

***Public Parking Plan*** – Similar to the Public Open Space Plan, the Public Parking Plan identifies recommended areas for public parking. The locations shown are conceptual only and represent approximate locations.

***Building and Envelope Standards*** – These standards define the height and bulk of buildings and other site improvements within the form based sub-district, in order to effectively regulate and maintain a cohesive and predictable urban form and public realm. The particular purpose of the Building and Envelope Standards is to assist property owners and land developers in understanding the basic form requirements which apply to a specific parcel of land that establish the basic parameters for building placement and form, building heights, use, parking and access, frontage types and block types.

Build-to zones coupled with a minimum percentage of the lot width for properties with street frontage are required to create a built environment where buildings define the streetscape instead of surface parking areas. For properties with frontage along the Central



Expressway frontage road, larger build-to zones are proposed to provide greater flexibility for these properties in order to be responsive to regional standards and continuity with other properties along Central Expressway elsewhere within the city. Along Greenville Avenue and Urban Mixed Use streets within the Chinatown Sub-district, minimum building setbacks are used in lieu of build-to zones to minimize non-conforming properties and recognizing the area serves as a transition area to the Main Street Sub-district.

***Street Typology and Streetscape Standards*** – These standards establish regulations that apply to the public realm and right-of-way including vehicular lane widths, on-street parking, landscape/amenity zones to accommodate street trees and street furnishings, and minimum required sidewalks. These standards are different compared to other strategies used in the Bush/Central, Palisades and West Spring Valley Codes where character zones were created. In the case of the Main Street/Central Expressway Code, the public realm along the streets establishes the character of an area, which contributes to the overall vision for the sub-districts.

Furthermore, this subsection of the Code lays out who is responsible for the installation and maintenance of certain street improvements as the majority of the streets within the sub-districts are existing streets and will be retrofitted over time by the City. The City currently has maintenance responsibilities of these existing streets, and will continue to do so. New streets as shown on the regulating plan will also be the maintenance responsibility of the City, although the improvements would be installed by the property owner/developer. New streets not shown on the regulating plan will have installation and maintenance responsibility by the property owner (unless otherwise agreed to by the City) which would also have to comply with one of the street types provided in the Code.

***Architectural Standards*** – The Code provides within each sub-district, basic standards for treatments to walls, roofs, windows, doors and exterior lighting to create a pleasing and cohesive architectural character. The standards focus on the public realm, and establishing provisions that address buildings at the street level – the pedestrian scale. Ventilated façade systems are included recognizing the potential for creatively designed buildings that may benefit from this exterior wall system. Due to interest for more classical building types, tripartite design is required within the Main Street Sub-district only, promoting a building design that has the bottom, middle and top of the building clearly distinguished.

***Mechanical, Service Areas and Utilities*** – This subsection of the Code provides standards which apply to loading areas, outdoor storage, roof-mounted equipment, dumpsters, and utility meters and other utility apparatus. Screening requirements are established within the Code, with increased screening requirements being established where adjacent to existing single family neighborhoods.

***Thoroughfare Screening*** – These standards are provided should single family residential developments back upon a dedicated or proposed street, similar to what is required of residential developments elsewhere in the city. The screening methods proposed help minimize views of residential properties from adjacent roadways.

***Residential Zoning District Adjacency*** – Consistent residential adjacency standards are established for nonresidential uses or multi-family residential uses when located adjacent to single family residential zoning districts and not separated by a street. These standards are not included in the Interurban Sub-district since this sub-district is not adjacent to single family residential zoning districts not separated by a street.

***Signage*** – While signage is provided in one section of the Main Street/Central Expressway Code, each sub-district provides a reference to Section III (Signage) so that users of the Code know where to find the appropriate standards. The sign standards proposed are appropriate for a pedestrian-oriented environment, but also make allowances for signage oriented to the automobile given many properties with frontage along Central Expressway frontage road, as well as along Belt Line Road/Main Street within the Central Place Sub-district only.

In addition to the major code components identified above, the Code also includes Administration and Definitions sections which are applicable to all four sub-districts. The Administration section includes provisions related to an administrative development approval process, similar to the Bush/Central, Palisades and West Spring Valley Codes that have been adopted. It is the intent with this Code, as with the other aforementioned codes, to offset the high level detailed standards with an expeditious approval process for development plans which meet the Code's requirements, and to ensure consistency and quality design.

A minor modification process has been included where development standards may be varied provided the development proposal complies with the additional performance criteria set forth in the Code; these requests shall be administratively approved. For development proposals that do not comply with the development standards provided in the Code and for a minor modification that cannot be approved administratively, a Special Development Plan shall be considered by the City Plan Commission, with the City Plan Commission's recommendation being forwarded to City Council for final consideration of the Special Development Plan (similar to a zoning change).

Nonconformities related to properties – whether it is uses, structures, signage, or other site elements – are addressed in the Non-Conformities subsection within the Administrative section of the Code. This subsection of the Code is modeled after the West Spring Valley Code in that the Main Street/Central Expressway Code defines what is considered a non-conformity, and generally does not allow for expansion of non-conformities except where permitted by the Code provided certain criteria are met. *Uses that become non-conforming as a result of adoption of the proposed Code shall be allowed to continue operating as a non-conforming use.*

The Definitions section of the Main Street/Central Expressway Code includes a comprehensive list of definitions that are not presently covered in the Comprehensive Zoning Ordinance and/or where the definition needs to be updated appropriately for this PD zoning district.

## **Other Key Aspects of the Code**

While there are many important provisions within the Code that are essential to creating the public realm and vibrant, mixed-use developments envisioned for the four sub-districts, the following items are highlights of more significant provisions that should be noted.

- ***Belt Line Road/Main Street Cross-Section*** – The *Main Street (West of Greenville)* Street Typology and Streetscape Standard maintains a four-lane roadway configuration for Belt Line Road/Main Street between Texas Street and Greenville Avenue, with characteristics conducive a pedestrian-oriented environment (parallel parking, street trees, wider sidewalks).
- ***Designated Bicycle Route*** – The *Polk Street (West of Greenville)* Street Typology and Streetscape Standard provides for on-street bicycle lanes.
- ***Building Height*** – The maximum height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure. The regulating plan for each sub-district specifies the maximum number of stories, and a table is provided within each sub-district with corresponding maximum height (in feet) related to each building story.
- ***Minimum Residential Density Requirements*** – In order to facilitate higher density, urban residential developments desired to support a pedestrian-oriented, mixed-use environment, minimum residential density requirements are proposed for multi-family and single family attached and detached uses. The proposed minimum density requirements are:
  - Single Family Detached: Eight (8) units per acre
  - Single Family Attached (Townhome): Ten (10) units per acre
  - Multi-family: Forty (40) units per acre
- ***On-Site Open Space Requirement*** – A minimum of 8% for public open space or a minimum of 15% of private open space shall be required on each property within all four sub-districts. For open space to be counted as “public,” it shall be highly visible from the right-of-way and be accessible by the general public. Single family uses are exempt from this requirement. As a result of this minimum on-site open space requirement, there are no amenity point requirements for multi-family residential uses. Open space provided for multi-family uses may be public or private, and may be programmed accordingly for amenities in response to market demand and for urban mixed-use environments.
- ***Off-Street Parking Requirements*** – Per the City Council’s direction, parking ratio requirements have been lessened to provide greater flexibility for leasing and reuse of properties, and for redevelopment of small sites. New parking spaces shall be provided for building expansions or new building construction only. Within the Interurban Sub-district, uses of certain square footage and less are exempt from providing parking. Additionally, allowances have been made in the Code within all four sub-districts to

allow for on-street parking to be counted towards satisfying off-street parking requirements. Furthermore, a credit may be requested to allow for off-site shared parking or public parking within 600 feet of a property to satisfy off-street parking requirements.

- ***Landscape Buffer for Properties Fronting Central Expressway*** – A 10-foot landscape buffer is required for properties with frontage along Central Expressway frontage road, similar to what is required for other properties along Central Expressway frontage road elsewhere in the city. Shade trees and ornamental trees at ratios specified within the Code are required to be located within the landscape buffer.
- ***Parking Lot Landscaping*** – Landscaping of parking lots along the perimeter where adjacent to the minimum required sidewalks is required. Also, interior landscaping of surface parking lots is required with exception of the Interurban Sub-district.
- ***Motor Vehicle Inventory Parking*** – Parking for motor vehicle inventory shall be provided on-site or off-site on private property provided certain criteria are met as specified in the Code. Visitor and employee parking may continue on adjacent streets, where parking is not prohibited.
- ***Properties Fronting LaSalle Drive*** – For properties with street frontage along LaSalle Drive (within the Chinatown Sub-district), uses are limited to residential, live/work and church uses only. This is due to existing single-family residential homes fronting the east side of LaSalle Drive; a local residential street.
- ***Private Clubs*** – Private clubs which sell alcoholic beverages for on-premises consumption shall be exempt from:
  - Minimum zoning acreage requirements (five acres or more); and
  - Number of establishments, other than restaurants, that can sell alcoholic beverages within a zoned area (one establishment per ten acres).
  - The special permit requirement is still retained which allows the City Plan Commission and City Council a site specific review of each private club request to determine land use appropriateness.

### **Revisions to the Code**

Subsequent to the hard copy of Main Street/Central Expressway Code being distributed to the City Plan Commission on Friday, November 21, 2014, staff has made a few corrections to the Code as noted below:

Page 2: Components of Code – Reorganized the components order consistent with how they appear in each sub-district, and included information related to “Mechanical, Service Areas and Utilities.”

Page 3: How to use this Code – Corrected references and descriptions related to items within remainder of Code, particularly “Mechanical, Service Areas and Utilities,” “Thoroughfare Screening,” and “Residential Zoning District Adjacency” requirements.

Page 4: Regulating Plan/Sub-District Location – Corrected map name reference.

Page 55: Central Place Sub-district – Corrected the parking requirement for Live Work/Unit to be two spaces (instead of 1.5 spaces), consistent with the remaining sub-districts.

Page 131: Main Street Sub-district – Corrected the header “iii. Maximum Height and Ground Floor Size” to read “iii. Maximum Ground Floor Size,” consistent with the remaining sub-districts.

**Correspondence: Updated for January 5, 2015 meeting** - Staff has received three letters in opposition and one letter in support of this zoning request. The letters received represent property south of Kaufman Street, west of Greenville Avenue, north of Phillips Street, and east of Texas Street which is located within the Main Street Sub-district.

During the public hearing at the City Plan Commission meeting on December 2, 2014, eleven response cards were submitted representing the following positions:

- Opposition: 3 responses (all spoke);
- Support: 6 responses (two spoke); and
- Other: 2 responses received in which they were seeking more information (one spoke).

During the public hearing at the City Plan Commission meeting on December 16, 2014, four response cards were submitted representing the following positions:

- Opposition: 2 responses (all spoke); and
- Support: 2 response (all spoke).

In addition, there were three additional persons who spoke in favor and one person in opposition who did not complete response cards.

**Motion:** On December 16, 2014, the City Plan Commission recommended approval, by a vote of 4 to 3.

## Summary of Issues/Comments Received (December 2, 2014)

The table below is a summary of the issues/comments received during the City Plan Commission's meeting on December 2, 2014. In some instances, similar issues/comments received from multiple speakers have been grouped together. Staff and the City's consultant team have prepared responses for each of the comments/issues identified, and the responses are provided in the table below. The summary document also explains if amendments were made to the Code related to a particular issue/comment.

Issues Topic	Issues/Comments Received	Response	Code Amendment or Response Only
Area Specific	<p>Why are existing single family residences within the area bounded by Phillips St., Texas St., Kaufman St., and Greenville Ave. being treated differently than other existing residential neighborhoods with respect to uses and height transitions?</p> <p>Three story buildings are not consistent with direction from Council.</p>	<ul style="list-style-type: none"> <li>The area has existing multi-family zoning (A-950-M) and not single family residential zoning; therefore, this area in the Code does not benefit from the same protections built in the Code for existing single family residential zoned areas.</li> <li>Council's direction is not applicable to this area due to the existing A-950-M zoning.</li> </ul>	Response Only
Area Specific	Request removal of area bounded by Phillips St., Texas St., Kaufman St., and Greenville Ave. from the proposed rezoning.	<p>If the area is removed, then the long-term vision for the Main Street Sub-district is compromised.</p> <ul style="list-style-type: none"> <li>The vacant properties within the area make it prime for investment and development.</li> <li>Area is currently zoned as A-950 Apartment District which allows for garden-style multi-family (maximum 18 dwelling units per acre); however, single family, duplex, townhome, churches, schools, day care facilities and hospitals are also permitted uses. The existing zoning is not consistent with the longer term vision for urban form development at supportive densities.</li> <li>Zoning decisions for the long-term benefit of a city should not be made based upon someone stating that they will never sell the property and/or that they always plan to use it as a particular use. If</li> </ul>	Response Only

		<p>the area remains within the Code, the control still remains with the property owner as to whether they choose to sell or not, or if they continue to use the property as a single family residence or not. Land use protections should be provided in the Code regarding how the property is used and developed for the benefit of the whole area for the longer term, should the property owner change their mind.</p> <ul style="list-style-type: none"> <li>• Code includes designating existing single family residences with homestead exemptions as legal conforming properties so that the properties are not subject to nonconforming use/structure regulations.</li> </ul>	
Area Specific	Request removal of area north of Belt Line Rd./Main St. and west of Central Expressway from the rezoning.	<p>Concerned if area removed, then the long-term vision compromised.</p> <ul style="list-style-type: none"> <li>• The phase I study and market analysis identified that properties within this area and throughout the Main Street/Central corridor are underperforming, and land values are exceeding improvement values thus making the areas prime for investment and redevelopment.</li> </ul>	Response Only
Building Heights	Provide at the 12/16 CPC meeting the views for locations 14 and 17 from the viewshed analysis.	Viewshed analysis graphics are provided (see attached).	Response Only
Building Heights	Height of Afrah's new building	<ul style="list-style-type: none"> <li>• 33'-2" per approved building elevations; however, 35'-2" allowed in the PD zoning district for the building.</li> <li>• Market building to the west (not constructed yet) allowed at a height of 39'-4" in the PD zoning district.</li> </ul>	Response Only

<p>Building Heights</p>	<p>Properties between Lindale Ln. and Inge Dr., north side of Belt Line Rd./Main St. – limit to two stories due to areas where adjacent to existing single family residential neighborhoods.</p> <p>Properties between Polk St. and Phillips St., west side of Abrams St. - limit to two stories due to areas where adjacent to existing single family residential neighborhoods.</p>	<ul style="list-style-type: none"> <li>• Regulating plan currently shows three stories for the properties located between Lindale Ln. and Inge Dr., south of Lockwood Dr. and north of Belt Line Rd./Main St., consistent with direction received from Council.</li> <li>• Regulating plan currently shows three stories for the properties located between Polk St. and Phillips St., west side of Abrams St., consistent with direction received from Council.</li> <li>• Methodology that the Team shared with CPC/Council is that where properties are immediately adjacent to (i.e. share a property line) or are separated by an alley from existing single family residential, the Code would limit building heights to two stories. However, where properties were separated from adjacent single family neighborhoods by a street, we would limit building heights to three stories since the street provides a separation; the exception to this was the catalyst site at the northwest quadrant of Belt Line Rd./Main St. at Central Expressway where building heights were shown at five stories and CPC/Council concurred.</li> </ul>	<p>Response Only</p>
<p>Building Heights</p>	<p>46-foot tall building too tall adjacent to single family residential; not being sensitive to surrounding adjacent neighborhoods given heights proposed.</p> <p>Concerned regarding building height dimensions proposed differs significantly than what was shown in the viewshed analysis.</p> <p>Stories are consistent with Council direction, however height in feet is inconsistent (e.g. viewshed analysis –</p>	<ul style="list-style-type: none"> <li>• Team revisited the viewshed analysis, particularly the building heights graphic in which the building heights were modeled after, and have proposed lower building heights more in alignment with the viewshed analysis.</li> <li>• The viewshed analysis did not factor in parapet heights, other architectural elements and roof-top mechanical equipment but there needs to be an allowance for those elements on a building.</li> <li>• Team sought direction from the CPC/Council regarding allowing for taller architectural elements and CPC/Council concurred with allowing greater building height to address those building</li> </ul>	<p>Code Amendment</p>



	<p>two story = 27'; Code – two story = 46')</p> <p>Screening of 6-foot tall roof top units needs to be revisited; many equipment units are taller than that.</p>	<p>elements.</p> <ul style="list-style-type: none"> <li>• Additionally roof-top mechanical equipment is typically excluded from calculating building stories, and is required to be screened by screening elements of the same height. A minor modification process was included in the Code initially to allow for mechanical equipment screening exceeding 6-feet in height.</li> <li>• Code has been revised to: <ul style="list-style-type: none"> <li>○ Propose lower building heights more in alignment with the viewshed analysis.</li> <li>○ Allow for single story buildings only to be up to the same height allowed for a two-story building (i.e. 27 feet plus 6 feet for architectural elements, for a total height of 33 feet)</li> <li>○ Multi-story buildings can utilize any combination of height in feet per story as long as the overall height of the building does not exceed the maximum building height in feet for the number of stories proposed.</li> <li>○ Exempt roof-top mechanical equipment and required screening device for calculating buildings heights;</li> <li>○ Eliminated minor modification process initially established to simplify screening requirements; and</li> <li>○ Prohibit parapet and other architectural elements from screening mechanical equipment taller than 6 feet in height.</li> </ul> </li> </ul>	
Code Wording	Pg. 15 – “where easements are present....” Language in footnote – requested clarification regarding if the easement overlays the entire build-to zone, then that is when the buildings shall be built to the easement line.	Reworded footnote language to provide further clarity for all sub-districts.	Code Amendment

Code Wording	“In the table below” references – needs to be removed or clarified, or tables and figures could be provided their own label such as “Table 1” or “Figure 1” for referencing.	References corrected throughout Code to reflect “in this section” or “in this subsection” where appropriate.	Code Amendment
Eminent Domain	Explain eminent domain.	Cities are precluded by state law to use eminent domain for economic development purposes; cities may use eminent domain if it is demonstrated that the property acquisition serves a public purpose (e.g. roadway improvements, municipal buildings). Additionally, federal law requires cities to fairly compensate for the property acquisition.	Response Only
Ground Floor Area	Maximum ground floor area in Central Place of 20,000 sq. ft. is too small for taller buildings; consider increasing to maximum 30,000 sq. ft.	<ul style="list-style-type: none"> <li>• Maximum ground floor area as initially proposed in the Code is high end of average in that sub-district.</li> <li>• Code has been revised to increase ground floor area to 30,000 sq. ft. Also, minor modification process available in the Code to increase the ground floor area by 25% provided certain additional performance criteria are met as required in Code.</li> <li>• Revised Code to exempt mixed-use buildings that have a minimum 50% of the building used for multi-family residential, since multi-family uses generally dictate a larger building footprint. (Code already exempts multi-family uses from the maximum ground floor requirement.)</li> </ul>	Code Amendment
Land Uses	Want to have like-minded businesses come to the area (Interurban Sub-district) to hold the branding of the area to the highest level; example sited used car business next to global artisanal manufacturing business not necessarily like-minded.	<ul style="list-style-type: none"> <li>• Existing automotive businesses are allowed to continue, many of which are nonconforming today; Code limits expansions of nonconforming uses.</li> <li>• Code retains Special Permit requirement for many automotive uses in order to continue to allow for a case-by-case, site-by-site review; Council/CPC discussion at joint meeting was that there is a</li> </ul>	Response Only

		<p>preference towards limiting in the future the number of Special Permits that may be approved for automotive uses.</p> <ul style="list-style-type: none"> <li>• Code expands the list of permitted uses to also include artisanal manufacturing and microbrewery uses; office uses for design studios already allowed under current zoning, and office uses are proposed in the Code to remain.</li> </ul>	
Land Uses	No single family uses proposed in the code	Single family uses are allowed in the Code – both attached and detached residences in all sub-districts.	Response Only
Land Uses	Do not migrate commercial to single family areas.	Code is drafted for ultimate flexibility allowing property owners to have nonresidential and residential uses consistent with the individual sub-district’s visions – most areas are largely non-residential uses in nature; however, the Code permits inclusion of single family dwellings and multi-family residential uses.	Response Only
Land Uses	Provide a consolidated Schedule of Uses table (as a separate document) for CPC’s review, to better understand which uses area being allowed in which sub-districts	See attached document.	Response Only
Land Uses	Video rental store – obsolete use. Consider removing all potentially obsolete uses from list.	<ul style="list-style-type: none"> <li>• Video rental store has been removed from the Schedule of Uses within the Code (all sub-districts).</li> <li>• Video rental today is provided for at kiosks which is typically considered an accessory use to the primary use of the property.</li> <li>• Schedule of Uses has been reviewed for obsolete uses and no additional uses were deleted.</li> <li>• Also, use nomenclature was updated throughout all sub-districts for consistency.</li> </ul>	Code Amendment

Land Uses	Special Permits for certain uses – why are they not applied uniformly across all the sub-districts, particularly directed at electronic cigarette establishments.	<ul style="list-style-type: none"> <li>• Code has been corrected to require a Special Permit for electronic cigarette establishments within all sub-districts; Team had an error in the Code (Central Place Sub-district).</li> <li>• As to why some uses require a Special Permit and others do not – the Code recognizes that a use is appropriate within the sub-district; however, the use may not be appropriate for all properties within the sub-district thus the Special Permit requirement which allows for a case by case, site by site, review.</li> </ul>	Code Amendment
Lighting	CFL lights prohibited and incandescent is allowed; should consider reversing that since incandescent is nearly obsolete and CFL options more available	<ul style="list-style-type: none"> <li>• Code has been changed to include compact florescent lighting (CFL) as permitted exterior lighting.</li> <li>• Code continues to allow incandescent lighting as permitted exterior lighting since lights are still available despite being phased out.</li> </ul>	Code Amendment
Lighting	LED lighting strips – consideration should be given to excluding these lights.	Code has been amended to allow usage of LED strip lighting (also referred to as LED tape lighting, LED rope lights), however the lighting cannot be visible from adjacent properties or the public right-of-way.	Code Amendment
Marketing Plan	Marketing plan/implementation – What is city going to do to promote development and investment in the area? What is city doing from an economic development standpoint?	<ul style="list-style-type: none"> <li>• Code does not include a marketing plan since the Code is regulatory document.</li> <li>• City has other tools that may be used to address marketing the area: City and Chamber of Commerce promoting area; existing retail/commercial consultants city uses for marketing city and identifying potential new businesses; programming infrastructure improvements in the bond program.</li> </ul>	Response Only
Other	Why will be the Police and Fire Station (Public Safety Complex) be going away?	The Public Safety Complex is not going away; it is within the area being rezoned.	Response Only

Other	Provide explanation at 12/16 CPC meeting regarding if the City adopts this Code, then how do changes come about to the land.	<p>Changes to the land depend upon the actions of the current property owner(s):</p> <ul style="list-style-type: none"> <li>• Can continue to use property as is but is subject to nonconforming provisions in the Code.</li> <li>• Can choose to make improvements to the property themselves – whether building expansion and/or redevelopment of property; changes to property will have to follow new development standards and land uses in the Code.</li> <li>• Can choose to partner with a development company to make improvements to the property – whether building expansion and/or redevelopment of property; changes to property will have to follow new development standards and land uses in the Code.</li> <li>• Can sell the property to developer or another land owner who may make improvements to the property – whether building expansion and/or redevelopment of property; changes to property will have to follow new development standards and land uses in the Code.</li> </ul>	Response Only
Other	Accessory building – definition may be needed; also concerned that the height limitation is too restrictive.	<ul style="list-style-type: none"> <li>• Code has been revised in all sub-districts to increase the maximum height for accessory buildings from 10 feet to 15 feet.</li> <li>• Comprehensive Zoning Ordinance (CZO) defines “accessory building or structure” as a building or structure detached from the principal building located on the same lot therewith, the use of which is customarily incidental and subordinate to the principal building.</li> <li>• Code will defer to the definition included in the CZO.</li> </ul>	Code Amendment

Other	Crime Prevention Through Environmental Design – should remove since there are no written standards.	References to Crime Prevention Through Environmental Design have been removed (all sub-districts).	Code Amendment
Parking	<p>Parking is always going to be an issue and a concern (lack of availability).</p> <p>Centralized parking – how is that going to take place, what will it look like, and how will that bring people into an area?</p>	<ul style="list-style-type: none"> <li>• Code acknowledges the sub-districts need more parking with identifying potential general public parking locations within the sub-districts.</li> <li>• City acknowledges that it may need to take the lead to help with providing public parking facilities in certain areas of sub-districts for the benefit of businesses/property owners in the sub-districts; will most likely require public/private partnership.</li> <li>• Team has been instructed by Council to be more flexible and less restrictive with parking requirements.</li> <li>• Property owners still have responsibility to provide parking for building additions and/or new building construction per Code.</li> </ul>	Response Only
Parking	Parking is a concern (not specific) – Interurban Sub-district	<ul style="list-style-type: none"> <li>• If the concern is a lack of on-site parking availability - Provided reduced parking requirements within Interurban Sub-district; can use on-street parking to meet parking requirements; can request minor modification for off-site public or shared parking within 600 feet of site.</li> <li>• If the concern is the automotive businesses using streets for parking – motor vehicle inventory shall occur on private property and not within the streets; on-street parking is available for employee and visitor parking.</li> </ul>	Response Only
Parking	Parking Lots Adjacent to Sidewalks screening – assuming land is level.	<ul style="list-style-type: none"> <li>• Code requires a minimum 36-inches tall evergreen shrubbery hedge.</li> <li>• In lieu of the required evergreen shrubbery hedge, Code has been changed to include a provision to allow for a minor modification option for: <ul style="list-style-type: none"> <li>○ Berming;</li> <li>○ Retaining wall; or</li> </ul> </li> </ul>	Code Amendment

		<ul style="list-style-type: none"> <li>○ A combination of berming, retaining wall and evergreen shrubbery hedge.</li> <li>○ Shall be minimum height of 36-inches for screening of vehicle headlights and undercarriage.</li> </ul>	
Pedestrian connectivity	Need to improve east/west pedestrian connectivity under US 75.	Code will not solve this issue. The City will continue work with TxDOT regarding how to make this area more inviting for pedestrians and bicyclists.	Response Only
Property Value	<p>What will be the gain of rezoning these existing C-M zoned properties north of Belt Line Rd./Main St., west of Central Expressway?</p> <p>Concern regarding lowering value of property if rezoned from existing C-M.</p>	<ul style="list-style-type: none"> <li>● Code provides for additional allowable uses (single family and multi-family) and retains many of the same uses currently allowed in the C-M zoning district.</li> <li>● Code also provides for development standards that will maximize the potential development that could potentially occur on the property.</li> <li>● It is anticipated that property values should remain and/or increase due to additional allowed uses and increased development rights.</li> </ul>	Response Only
Public Open Space	Acknowledgement of water features and encourage placement of water features within public open spaces; possibly as public art?	<ul style="list-style-type: none"> <li>● Code has been revised in each sub-district to include a general reference related to water features in the Public Open Space Plan subsections.</li> <li>● Water features were not limited to the Public Arts Master Plan should there be a water feature project in any of the sub-districts that would not meet the public art criteria and/or art commissioning process provided for in the Public Arts Master Plan.</li> </ul>	Code Amendment
Regulating Plan	Special Sites designated on regulating plan (asterisks) – need in to include explanation in the Code	Explanations provided within the Main Street and Chinatown Sub-districts.	Code Amendment
Regulating Plan – Street Extension	Property owner does not agree with future street extension (McKinney St south of Kaufman St) through the block.	Per Council’s direction, this street has been left on the regulating plan.	Response Only

Signage	Signage – establish maximum light output; some signs are very bright.	<p>Currently regulated by Chapter 18. Sign Regulations and will continue to be regulated in that manner.</p> <ul style="list-style-type: none"> <li>• For all signs, signage is limited to maximum one foot-candle at the property line.</li> <li>• Limitations regarding signage illumination near single family residential zoning districts.</li> <li>• For electronic messaging signs, intensity display of brightness is regulated.</li> </ul>	Response Only
Street Typologies and Streetscape Standards	What we do with Belt Line Rd./Main St. (and other roads) – that is important (fewer vs more lanes, slower traffic vs faster traffic, etc.)	<ul style="list-style-type: none"> <li>• Belt Line Rd./Main St. is designed/coded differently along the street corridor consistent with the phase I vision study, surrounding and future context, and per Council direction. While Belt Line Rd./Main St. will continue to carry approximately 30,000 vehicles per day, the better opportunities for a pedestrian-oriented environment with outdoor spaces are along Polk St. and the north/south streets that intersect with Belt Line Rd./Main St. However, the Code still provides for making accommodations for a pedestrian-oriented environment along Belt Line Rd./Main St.</li> <li>• The remaining streets have also been designed/coded consistent with the phase I vision study, surrounding and future context, and per Council direction.</li> </ul>	Response Only
Street Typologies and Streetscape Standards	14-foot wide median in Belt Line Rd./Main St. – can it be narrowed? Concern not a good use of property.	The 14-foot wide median is a result of needing to accommodate left turn queuing/stacking at Greenville Avenue, and it also provides a pedestrian refuge area for persons crossing Belt Line Rd./Main St.	Response Only
Street Typologies and Streetscape Standards	Turn lane needed for Abrams Rd. – Where is the right-of-way coming from?	Left turn lane for southbound Abrams Rd., from Belt Line Rd./Main St. – right-of-way will likely come from the City's property on the north side of Belt Line Rd./Main St. (Public Safety Complex).	Response Only

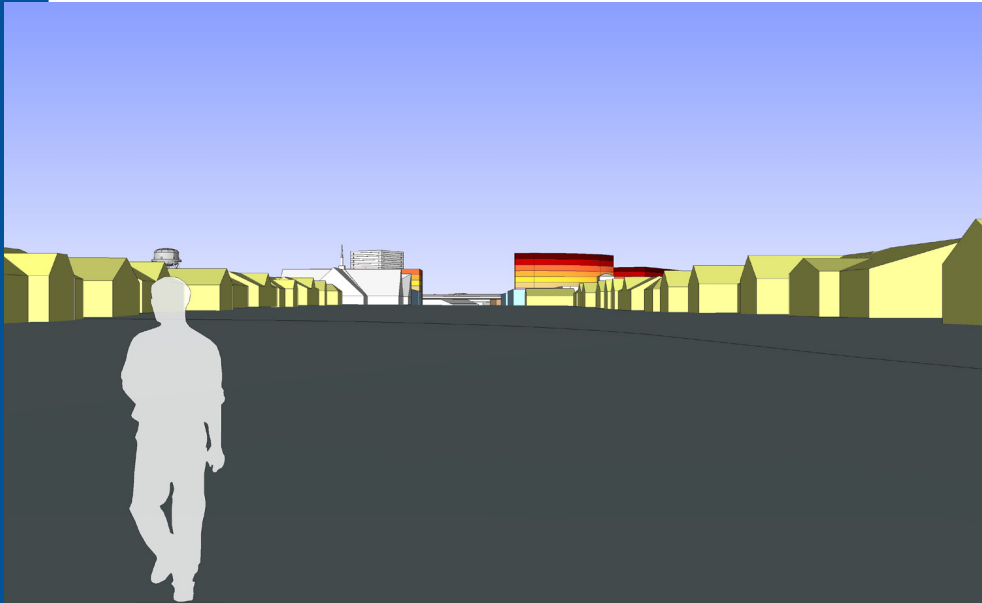
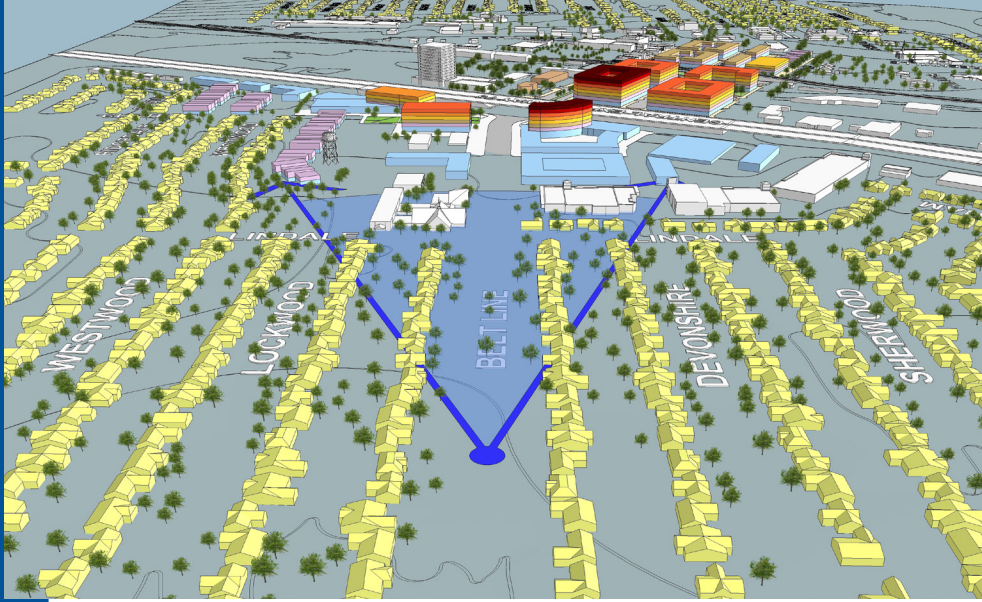


Street Typology and Streetscape Standards	Three numbers across the top of the street typology and streetscape standards on graphics - need in to include explanation in the Code	Each Street Typology and Streetscape Standard graphic has been updated to include an explanation for the three numbers referenced (i.e. right-of-way, curb to curb, and travel lanes).	Code Amendment
Street Typology and Streetscape Standards	Urban Neighborhood street – should the Code allow reverse angled parking?	<ul style="list-style-type: none"> <li>• The Commission raised the question regarding whether reverse angled parking should be allowed for consistency purposes as to what has been done in other PD zoning districts, however there was no clear direction provided whether the reverse angled parking should be removed from the Code or not.</li> <li>• Code allows reverse angled parking in the Interurban Sub-district only recognizing that this could be an appropriate area to accommodate this type of parking.</li> <li>• Reverse angled parking uses the same amount of land as head-in/pull-in parking.</li> <li>• Urban Neighborhood Street Typology and Streetscape Standard graphic, Note #3 has been updated to include the following text: “subject to approval by the City Manager or designee.”</li> </ul>	Code Amendment
Windows	Windows and Doors: Window materials - “Glass shall <i>be clear</i> except for <i>specialty windows...</i> ” What are specialty windows – may need definition.	<ul style="list-style-type: none"> <li>• Code has been changed in all sub-districts to remove reference to specialty windows and clear glass.</li> <li>• Code focuses on regulating the minimum required percentage of windows at the ground floor level (minimum 40% for office uses; minimum 60% and maximum 80% for retail uses), and that the windows shall be 90% light transmission; therefore, the Code still provides flexibility for other window types (stained, opalescent, spandrel, tinted)</li> <li>• Code has been changed to prohibit reflective glass.</li> </ul>	Code Amendment

Windows	Window and Doors: Upper Story Windows – do we want all upper story windows to be operable? Probably no, unless required by building code or energy code.	<ul style="list-style-type: none"> <li>• Code changed in all sub-districts to remove regulations pertaining to upper story windows</li> <li>• International building code series shall determine if windows need to be operable for building design/usage.</li> </ul>	Code Amendment
Windows	Spandrel glass treatment – concerned code is prohibiting use of spandrel glass when it can be a good thing used to address large blank walls even though it is not transparent.	<ul style="list-style-type: none"> <li>• Code does not prohibit spandrel glass</li> <li>• Spandrel glass may be used: <ul style="list-style-type: none"> <li>○ To satisfy the minimum required window percentage at the ground floor level if it meets the 90% visual light transmission requirement,</li> <li>○ As an exterior wall material; and/or</li> <li>○ If it is not reflective</li> </ul> </li> </ul>	Response Only
Windows	“Visible light transmission” is the preferred language vs. “visual transmittance”; ratios and percentages provided may be conflicting also.	Code changed in all sub-districts to delete the “0.51 to .60 visual transmittance” requirement so as to not conflict with the visible light transmission requirements for windows.	Code Amendment
Windows – Storefront	Storefront is a type of aluminum framing system versus buildings with storefronts	“Storefront” heading changed to state “Ground Floor Non-Residential Windows” in all sub-districts.	Code Amendment

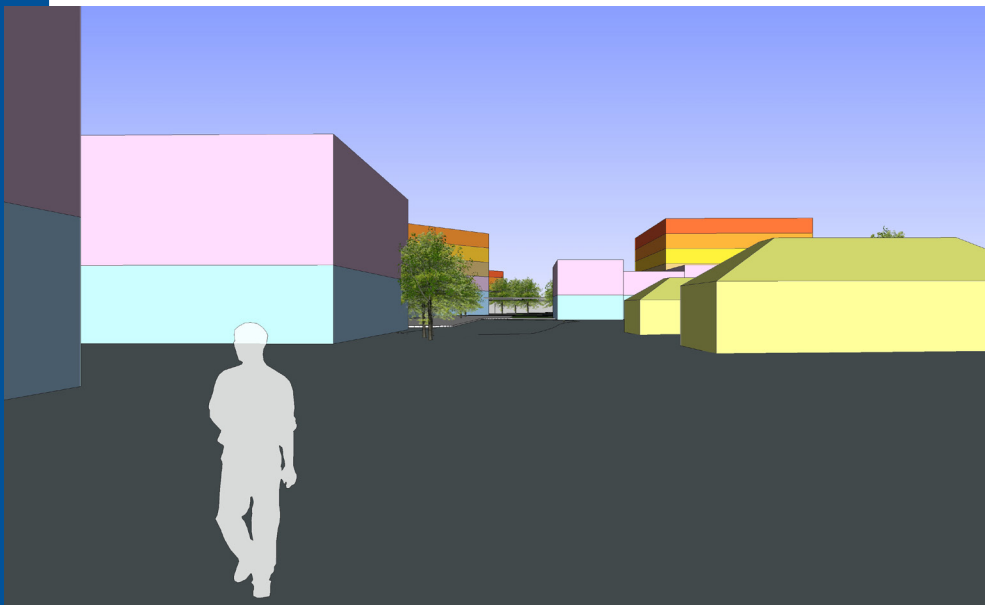
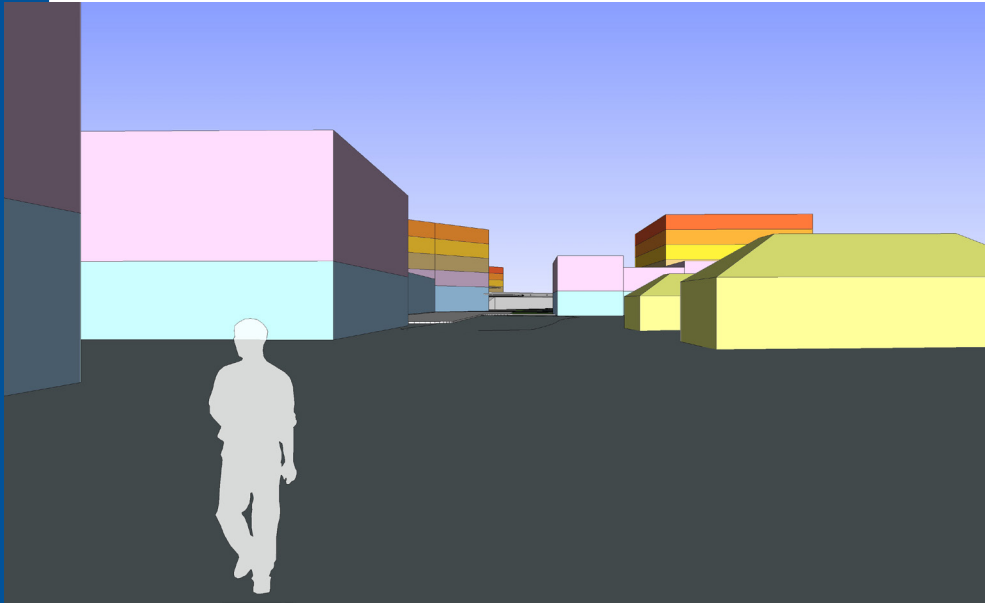
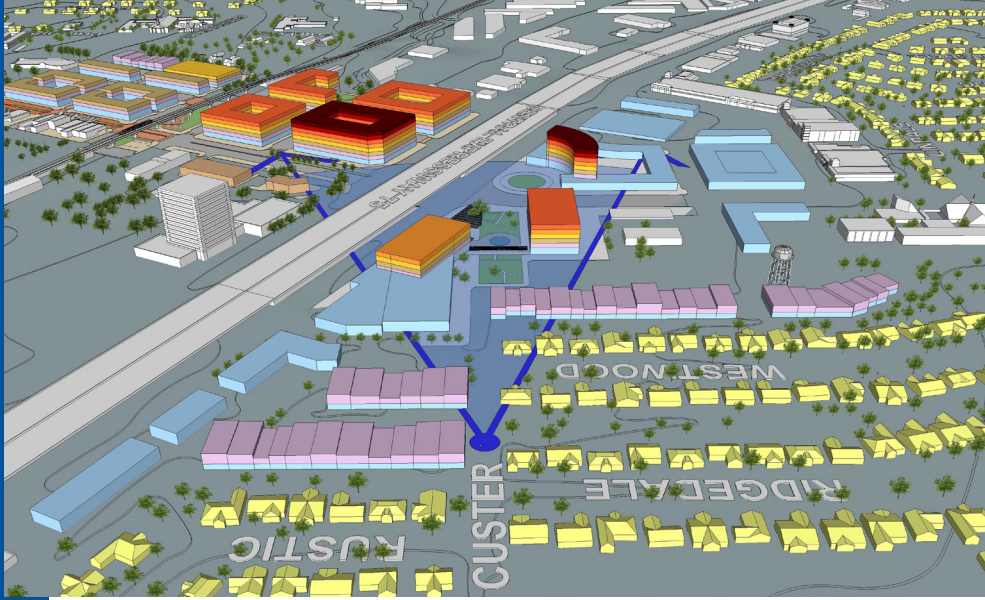
# Viewshed Analysis — Northwest Quadrant

## Location 14 - Belt Line



# Viewshed Analysis — Northwest Quadrant

*Location 17 - Belt Line / Custer*



## Main Street/Central Rezoning Initiative Combined Use Type Chart

Use Type	Interurban	Central Place	Chinatown	Main Street
<b>RESIDENTIAL</b>				
Multi-Family	P	P	P	P
Single Family Detached	P	P	S	P
Townhome	P	P	P	P
<b>NON-RESIDENTIAL</b>				
Adult Day Care	S	S	S	S
Ambulance Service	S	S		
Amusement Arcade	S	S	S	S
Antenna, Accessory	P	P	P	P
Antenna, Commercial	P	P	P	P
Antenna, Commercial in Excess of Three Antennas	S	S	S	S
Antenna, Freestanding	P	P	S	S
Antenna, Mounted	P	P	P	P
Art Gallery	P	P	P	P
Assisted Living Facility		S	S	S
Bakery	P	P	P	P
Bank or Financial Institution	P	P	P	P
Barber or Beauty Salon	P	P	P	P
Beer and Wine Package Sales - 75% or more Revenue from Sales	S	S	S	S
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	P	P	P
Boarding Kennel	S	S	S	S
Carwash	S	S	S	S
Catering Service	P	P	P	P
Child Care Center	S	S	S	S
Church	P	P	P	P
Commercial Amusement Center	S	S	S	S
Community Garden	P		P	
Construction Field Office	P	P	P	P
Contracting Operation	P			
Cultural/Community Center			S	
Drive-Through Facility (All Uses)	S	S	S	S
Drugstore or Pharmacy	P	P	P	P
Electronic Cigarette Establishment	S	S	S	S
Fine Arts Studio	P	P	P	P
Food Truck Park	S	S	S	S
Fraternal Organization	P	P	P	P
Health Club	P	P	P	P
Helipad	S	S	S	S
Home Occupation	P	P	P	P
Hospital	S	S	S	S

**Main Street/Central Rezoning Initiative  
Combined Use Type Chart**

<b>Use Type</b>	<b>Interurban</b>	<b>Central Place</b>	<b>Chinatown</b>	<b>Main Street</b>
Hotel, Full Service	P	P	P	P
Hotel, Other	S	S	S	S
Independent Living Facility		S	S	S
Large Scale Retail/Service Store	S	S	S	S
Laundromat	S	S	S	S
Laundry or Dry Cleaning Service	P	P	P	P
Laundry Pick Up Station	P	P	P	P
Live/Work Unit	P	P	P	P
Mailing Service	P	P	P	P
Manufacturing Facility	P			
Manufacturing Facility, Artisanal	P	P	P	P
Manufacturing Facility, Heavy	S	S		
Manufacturing Facility, High Tech	P			
Martial Arts School	P	P	P	P
Massage Establishment	S	S	S	S
Microbrewery	P	P	P	P
Mortuary or Funeral Home	S	S	S	S
Motor Vehicle Body Shop	S			
Motor Vehicle Parts and Accessory Sales	S	P	P	P
Motor Vehicle Rental	S	S		
Motor Vehicle Rental (Limit Ten Vehicles)	P	P		
Motor Vehicle Repair Shop, Major	S	S		
Motor Vehicle Repair Shop, Minor	S	S		
Motor Vehicle Sales/Leasing, New	P	P		
Motor Vehicle Sales/Leasing, Used	S	S		
Motor Vehicle Service Station, No Repair	S	S	S	S
Motor Vehicle Storage Lot	S	S		
Movie Theater	P	P	P	P
Nursery or Greenhouse	S	S	S	S
Nursing/Convalescent Home		S		S
Office	P	P	P	P
Open Air Market	S	S	S	S
Parking, Garage	P	P	P	P
Parking, Surface Lot	S	S	S	S
Parking, Surface Lot or Garage, Municipal	P	P	P	P
Performing Arts Center	P	P	P	P
Pet Sales and Grooming	P	P	P	P
Photography or Art Studio	P	P	P	P
Print Shop, Minor	P	P	P	P
Private Club	S	S	S	S
Private Recreation Club	S	S	S	S
Public Building	P	P	P	P
Radio, Recording or Television Studio	P	P	P	P
Reflexology	S	S	S	S

**Main Street/Central Rezoning Initiative  
Combined Use Type Chart**

<b>Use Type</b>	<b>Interurban</b>	<b>Central Place</b>	<b>Chinatown</b>	<b>Main Street</b>
Repair Shop, Household Items	P	P	P	P
Repair Shop, Personal Items	P	P	P	P
Research Laboratories and Facilities	P	P		
Restaurant with Curb Service	S	S	S	S
Restaurant with Drive-Through Service	S	S	S	S
Restaurant without Drive-Through or Curb Service	P	P	P	P
Retail Sales	P	P	P	P
School, Private	S	S	S	S
School, Parochial (Located on Same Lot as Religious Institution)	P	P	P	P
School, Parochial (Not Located on Same Lot as Religious Institution)	S	S	S	S
Smoking Establishment	S	S	S	S
Tailor Shop	P	P	P	P
Tattoo and Permanent Cosmetics	S			S
Technical Training School	P	P	P	
Veterinary Office	P	P	P	P
Video Rental Store	P	P	P	P
Wholesale Establishment	P			

## Additional Code Changes Identified

The table below is a summary of additional Code changes that have been identified by staff and the City’s consultant team, subsequent to the City Plan Commission’s meeting on December 2, 2014. A response is provided explaining why the Code change occurred.

Issues Topic	Issues/Comments Received	Response	Code Amendment or Response Only
Administration	City Attorney comments	<ul style="list-style-type: none"> <li>• Minor edits throughout including correcting references, grammar, punctuation</li> <li>• Edits to Section IV. Administration to correctly acknowledge plats are not development plans, therefore cannot be administratively approved except in accordance with Chapter 21. Subdivision and Development Ordinance of the City’s Code of Ordinances, and where allowed by state law</li> <li>• Nonconforming uses section updated to remove use references from the property restoration subsection of the Code.</li> </ul>	Code Amendment
Building Placement	Within Central Place and Interurban Sub-districts – maximum build-to line dimensions	Code changed to reflect maximum 80-foot build-to line references (instead of 75-feet) within the Central Place and Interurban Sub-districts for properties fronting Central Expressway, as well as properties fronting Belt Line Rd./Main St. and Arapaho Rd. (where applicable in Code) to better accommodate non-residential uses that prefer the “teaser parking” in front of the building.	Code Amendment
Dumpsters	Siting requirements	Clarified language in Code regarding siting of dumpsters.	Code Amendment
Other	Interurban Sub-district: Building Placement by Street Type Table – “Urban Neighborhood (Retrofit)” needs to be corrected to state “Urban Neighborhood”	Code corrected to reference correct Street Typology and Streetscape Standard.	Code Amendment

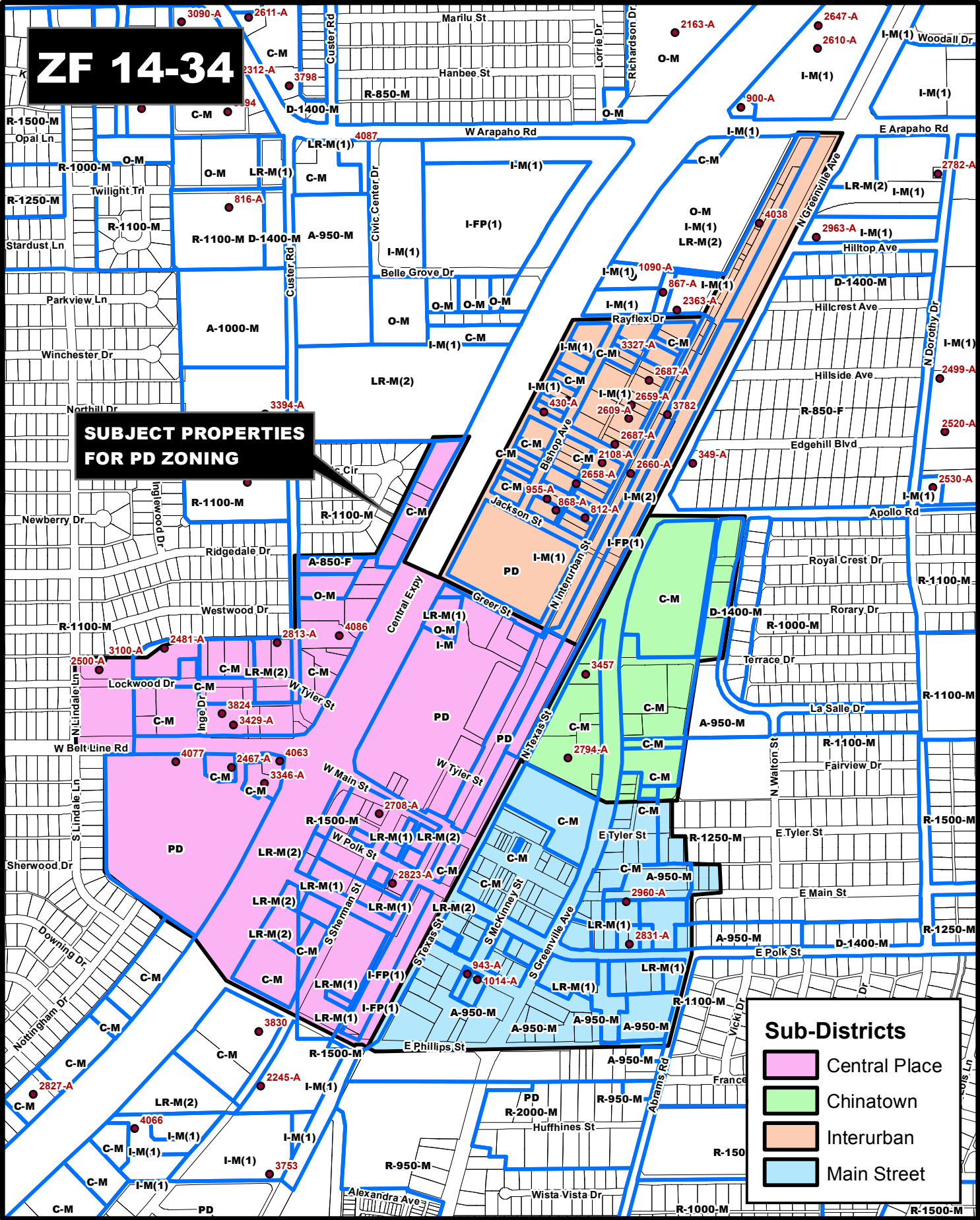


Other	Minor Corrections	<ul style="list-style-type: none"> <li>Corrected all headers, labels, tables, references in Code and on graphics.</li> <li>Corrected sub-district name references</li> <li>Typographical errors</li> </ul>	Code Amendment
Other	Principal Building – defined	Definition included in Code for principal building.	
Parking	Siting of surface parking lots (with minimum threshold requirements) on the perimeter of property	Code changed in all sub-districts to exempt surface parking lots meeting certain minimum threshold requirements or larger that are sited completely integral and internal to a development project, from being placed on the perimeter of the development adjacent to a property line.	Code Amendment
Parking	Surface parking landscaping	Code modified to allow diamond tree wells if located completely integral and internal to a development project, in order to allow design flexibility.	
Public Open Space	Staff revisited the applicability of the minimum 8% public open space/15% private open space requirements to review implications to properties, including potential resulting nonconforming status.	<p>Code has been amended within each sub-district to reflect the following:</p> <ul style="list-style-type: none"> <li>Open space requirements shall apply to new development or complete redevelopment scenario</li> <li>Open space requirement does not apply to adaptive reuse sites thus protecting sites from becoming nonconforming</li> <li>Single family uses (attached and detached) shall be exempt from open space requirements (already in initial Code version), as well live/work units (new provision)</li> <li>Lots one acre or smaller shall be exempt from open space requirements; parent tracts subdivided resulting a lot (or lots) one acre and smaller shall not be eligible for the open space exemption.</li> <li>A development plan (concept plan or site plan) demonstrating how the open space requirement is being satisfied for an entire parent tract (development site) may be approved, if a minimum 50% of the required open space is</li> </ul>	Code Amendment

		constructed within the first phase of the project, with the remaining required open space being provided with subsequent project phases.	
Public Open Space and Public Parking	Headers at top of page above graphic: changed "Approximate Locations" to "Potential General Locations" for more consistency with our legend on the graphic. (applies to all four sub-districts)	Public Open Space and Public Parking graphics corrected.	Code Amendment
Street Typology and Streetscape Standards	Inge Drive – needs asterisks removed within the street section graphic.	Street Typology and Streetscape graphic corrected.	Code Amendment
Street Typology and Streetscape Standards	Street Typology and Streetscape Standards (almost all)	All Street Typology and Streetscape graphics corrected to reflect hyphens and not asterisks when listing out street names, due to asterisks being used elsewhere to convey information related to the street typologies	Code Amendment

# ZF 14-34

**SUBJECT PROPERTIES  
FOR PD ZONING**



Sub-Districts	
	Central Place
	Chinatown
	Interurban
	Main Street

## ZF 14-34 Zoning Map

Updated By: krumk, Update Date: November 18, 2014  
File: D:\Mapping\Cases\Z\2014\ZF1304\ZF1434 zoning.mxd

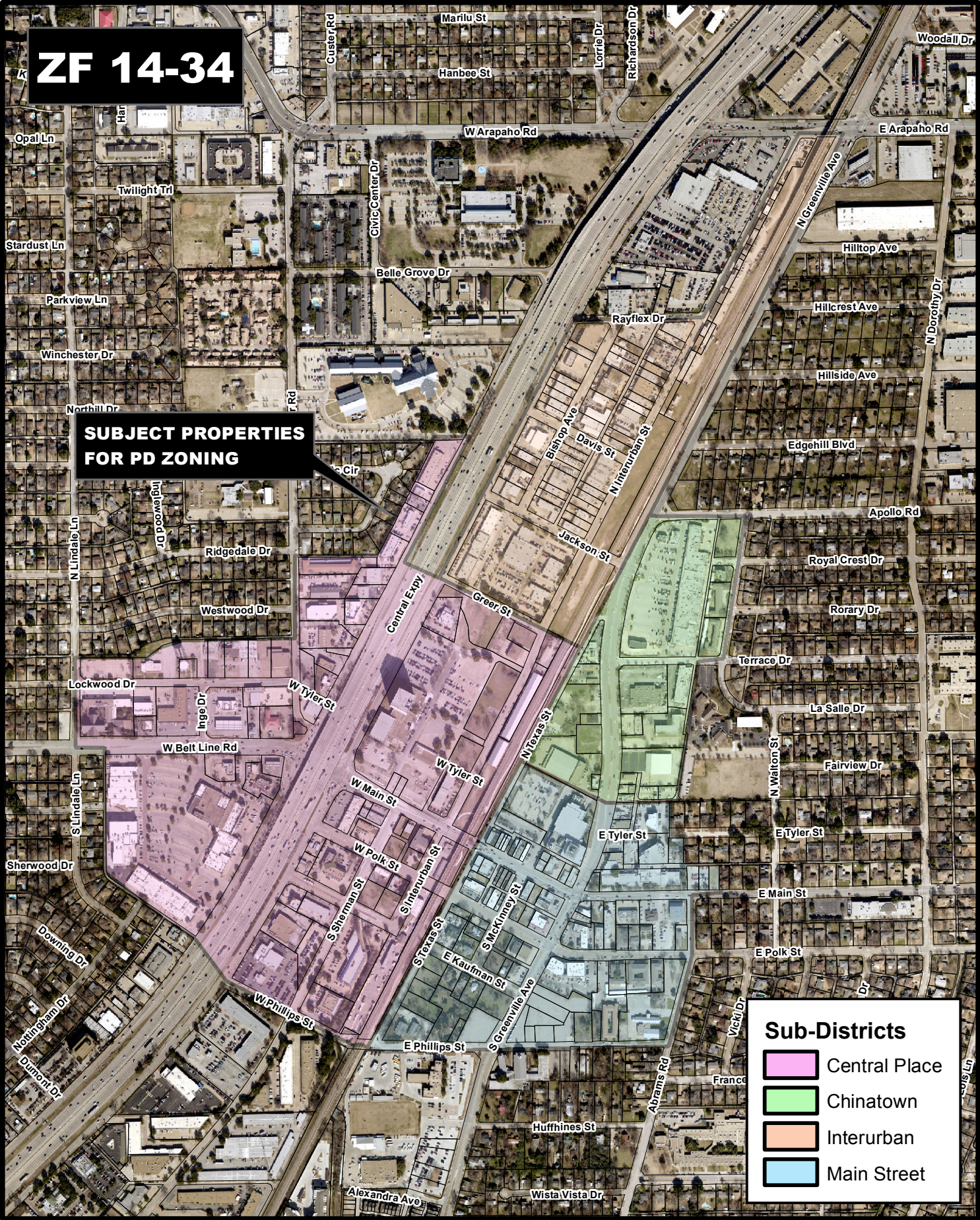
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





# ZF 14-34

**SUBJECT PROPERTIES  
FOR PD ZONING**



**Sub-Districts**

- Central Place
- Chinatown
- Interurban
- Main Street

## ZF 14-34 Aerial Map

Updated By: krumk, Update Date: November 18, 2014  
File: D:\SMapping\Cases\Z\2014\ZF1304\ZF1434 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.

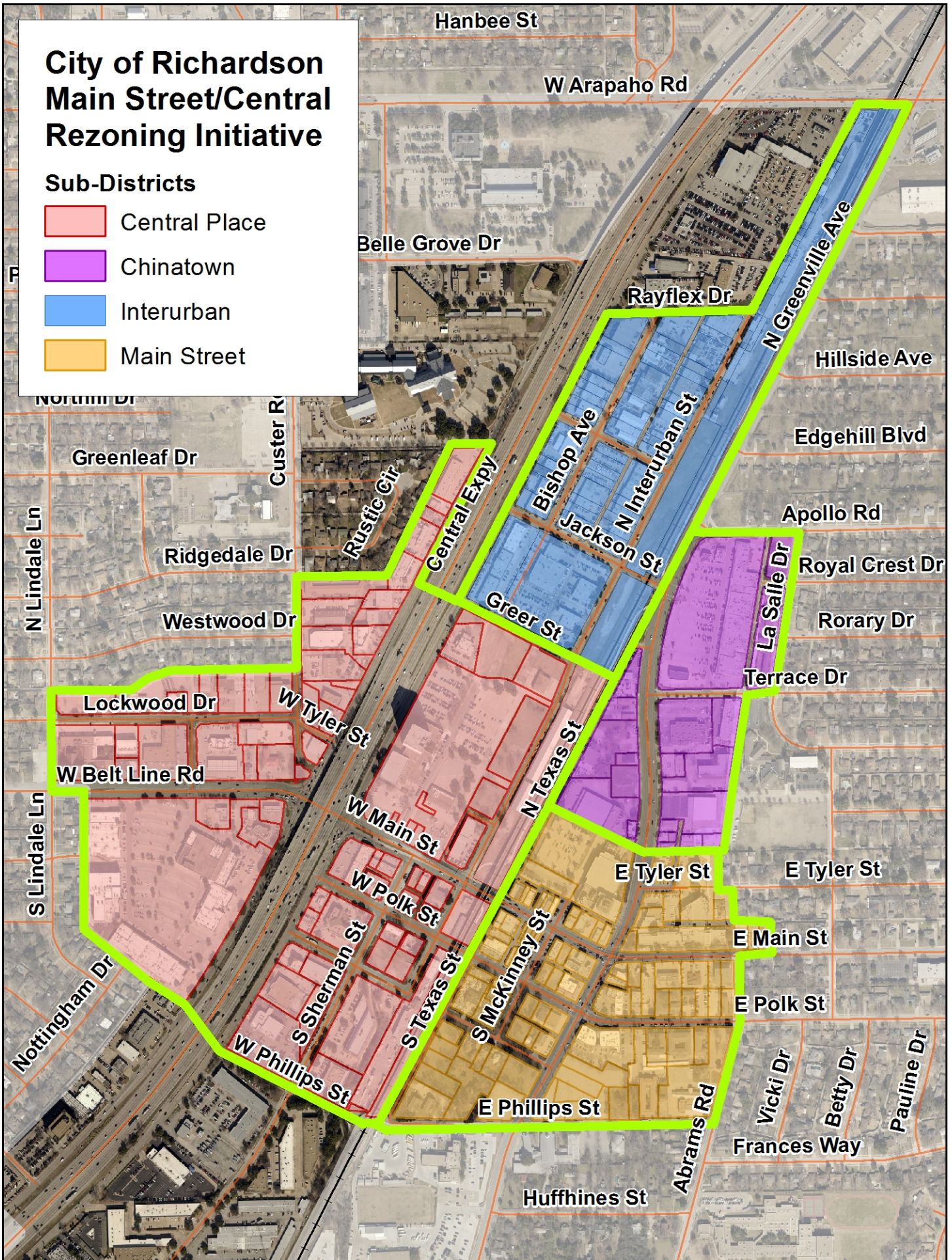




# City of Richardson Main Street/Central Rezoning Initiative

## Sub-Districts

- Central Place
- Chinatown
- Interurban
- Main Street





## Exhibit C

# Planned Development (PD) Main Street/Central Expressway Form Based Code

## I. Overview of Code

### A. Intent/Purpose

The City of Richardson updated its Comprehensive Plan in 2009. An important component of that update was the identification of six geographic areas as “enhancement/ redevelopment areas.” These areas were targeted for further, more detailed study to determine the most effective means to leverage reinvestment and foster their redevelopment.

In 2012, the City Council selected two of these areas, the “Old Town/Main Street” area and “Central Expressway” corridor for further study. Because these two areas share a variety of similarities including land uses, demographics, built environments, and infrastructure needs, they were consolidated as the “Main Street/Central Expressway Corridor”. A market analysis and vision study was then conducted for the consolidated area. These efforts produced the Main Street/Central Expressway Study, accepted by the City Council in January, 2013.

The Main Street/Central Expressway Study presented a vision for the area comprised of eleven unique Sub-districts, each based on existing physical conditions, existing opportunities and constraints, anticipated future real estate/market factors, and community desires. The first step in implementing the vision for these Sub-districts was to prepare new development regulations that effectively “code the vision.” Four Sub-districts, *Interurban, Central Place, Chinatown and Main Street* were selected by the City Council for the initial phase of coding.

This Main Street/Central Expressway Form Based Code (“the Code”) establishes rules and regulations that will deliver the intended form and character envisioned for the Main Street/Central Expressway Corridor. The standards within the Code focus on creating a high-quality, legible public realm and providing predictability of the built environment consistent with the community’s vision. The Code also provides for a well-connected pedestrian, bicycle and street network that builds on existing infrastructure and balances appropriate densities and uses for creating a vital urban environment.

The Code is supportive of regional transportation and mobility objectives by acknowledging that Belt Line Road/Main Street will continue to function as a four-lane, regional arterial thoroughfare connecting neighboring cities to Central Expressway, even while being re-envisioned to support pedestrian oriented needs within the Richardson community. Bicycle transportation is further supported by providing a safer, alternate route along Polk Street through the downtown area. The Code also embraces transit-oriented development principles by transforming the built environment context between the two DART light rail stations that bookend the Main Street/Central Expressway corridor – the Spring Valley Station and the Arapaho Station – through increased density; diversity of land use types; and provision of safe, comfortable and attractive sidewalks, streets and trails that strengthen connectivity between the stations.

The Main Street/Central Expressway Form Based Code applies to all land within each of the Interurban, Central Place, Chinatown and Main Street Sub-districts exclusively. The Main Street/Central Expressway Form Based Code is designed to accommodate expansion of its boundaries to include the remaining seven Sub-districts at such time when the City Council deems appropriate.

## B. Components of Code

The regulations within the Code related to each Sub-district contains text and graphics to promote a complete understanding of the standards and regulations required for each Sub-district which further promote the policies of the Main Street/Central Expressway Study. These major components include:

1. A **Regulating Plan** that establishes regulations by street type and identifies how the lot relates to the public realm – the area between private properties within the right-of-way.
2. A **Public Open Space and Public Parking Plan** that identifies recommended open and public spaces.
3. **Building and Envelope Standards** that are established to define the height and bulk of buildings and other site improvements within the form based Sub-district, in order to effectively regulate and maintain a cohesive and predictable urban form and public realm. The particular purpose of the Building and Envelope Standards is to assist property owners and land developers in understanding the basic form requirements which apply to a specific parcel of land that establish the basic parameters for building placement and form, building heights, use, parking and access, frontage types and block types.
4. **Street Typology and Streetscape Standards** which identify regulations within the public realm and right-of-way including vehicular lane widths, on-street parking, landscape/amenity zones to accommodate street trees and street furnishings, and minimum required sidewalks
5. **Architectural Standards** which provides basic standards for treatments to walls, roofs, windows, doors and exterior lighting to create a pleasing and cohesive architectural character. ~~Additionally, mechanical equipment, open storage, service areas, and utilities are also regulated by the Architectural Standards.~~
6. **Mechanical, Service Areas and Utilities** which provides standards that apply to loading areas, outdoor storage, roof-mounted equipment, dumpsters, and utility meters and other utility apparatus.

Additionally, sign standards, the development plan approval process and provisions related to non-conforming properties, as well as certain defined terms, are provided for in the **Signage, Administration** and **Definitions** sections of the Code, which are applicable to all four Sub-districts.

### C. How to use the Code

The Code is separated into four distinct Sub-districts, each with their own land use regulations and development standards. The land uses for each Sub-district are allowed throughout the entire Sub-district, except in limited instances where specified in the Code. The development standards (also referred to as Building and Envelope Standards) for each property are determined based upon the property's street frontage as identified on the Sub-district regulating plan located in each Sub-district **Section subsection**. In order to determine what the Code allows on a property, follow these steps:

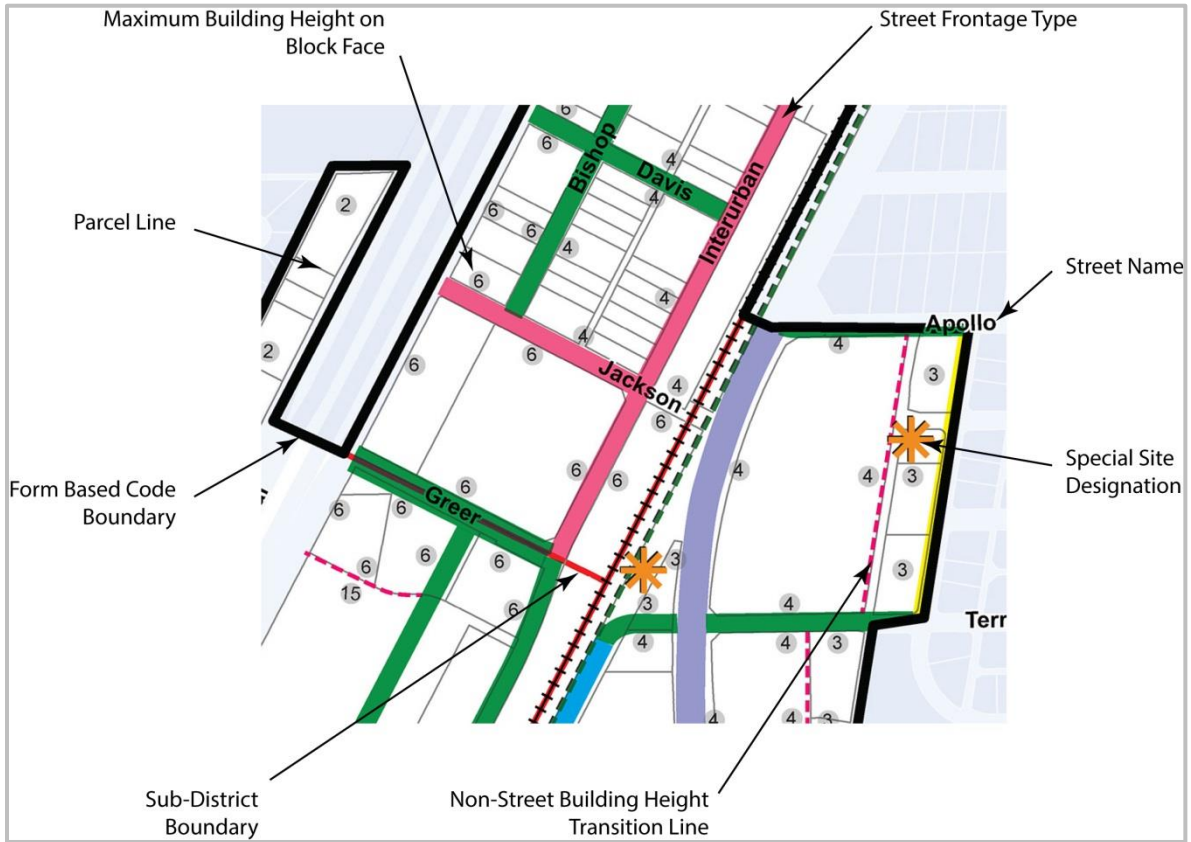
1. Use the Overall Sub-district Identifying Map to locate the Sub-district of the property of interest (see page 6). Once the Sub-district has been determined, go to the corresponding Sub-district **sub**section of the Code as follows:
  - Subsection II.A.** Interurban Sub-district
  - Subsection II.B.** Central Place Sub-district
  - Subsection II.C.** Chinatown Sub-district
  - Subsection II.D.** Main Street Sub-district
2. Next, find the property on the Sub-district regulating plan to determine the street type designation that has been assigned to the street(s) adjacent to the property.
3. Review the appropriate regulations specific to the street type designation that apply to the property. Each Sub-district outlines the basic parameters for:
  - i. **Public Open Space and Public Parking**, as necessary, for any required on-site public open space and/or public parking.
  - ii. **Building and Envelope Standards** on the site in terms of use, lot and block size, lot access, building height and placement, public and private open space, parking standards, and more.
  - iii. **Street Typology and Streetscape Standards** for requirements regarding the treatment of areas within the public right-of-way including vehicular lane widths, on-street parking, street tree planting areas, street furniture and minimum sidewalk requirements.
  - iv. **Architectural Standards** which outline the parameters for the external building materials and architectural configurations including walls, roofs, windows and doors.
4. Review the remainder of the Sub-district **sub**section for requirements related to **Mechanical, Service Areas and Utilities**, as well as **Thoroughfare Screening** and **Residential Zoning District Adjacency** requirements that may be applicable to the property.
5. Review the **Signage** section of the Code (Section III) for information regarding allowable signage.
6. Review the **Administration** section of the Code (Section IV) for information regarding development plan approval process, and provisions related to non-conforming properties.



**D. Understanding the Regulating Plan**

The regulating plan identifies the specific framework of streets and blocks to which each section of the regulations applies. A street type for each street in each Sub-district is designated on the regulating plan which will correspond to a certain set of standards in the **Section II. Sub-districts** section.

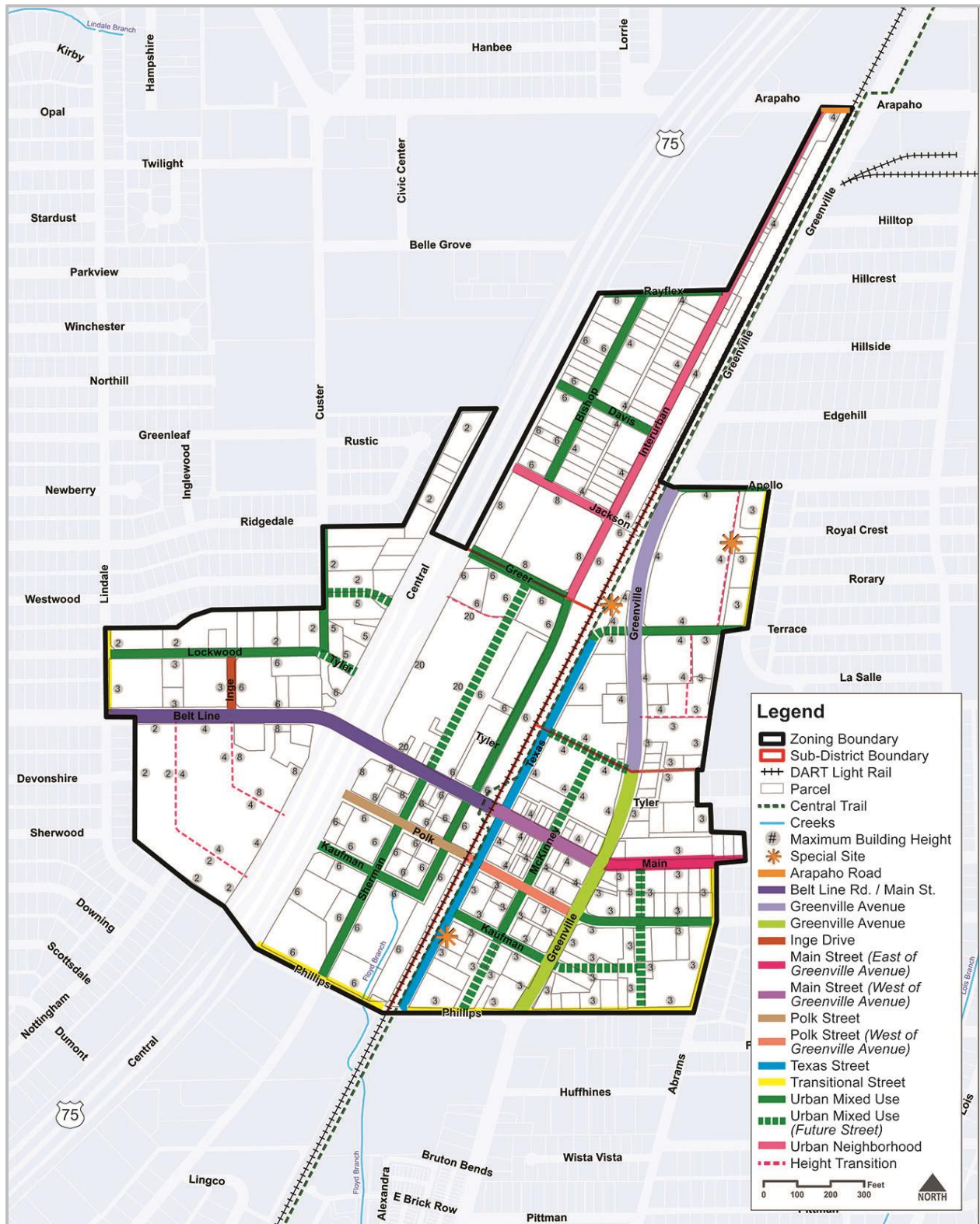
The following graphic identifies the components of a regulating plan:



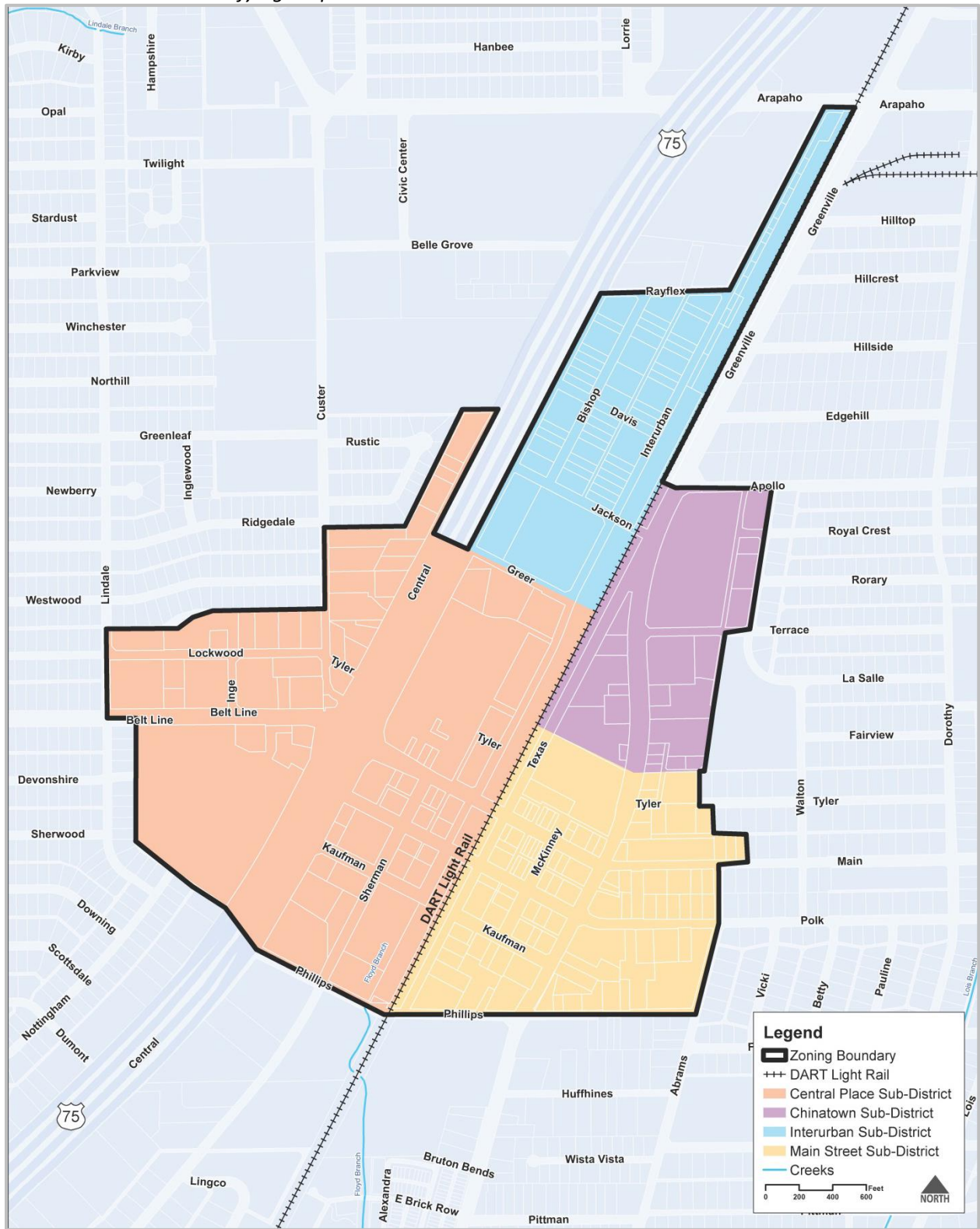
**E. Regulating Plan/Sub-district Location**

The graphic on the following page identifies the Overall Sub-district Regulating Plan for the entire Main Street/Central Expressway four Sub-district area to show the overall relationship of each Sub-district to the other. Sub-district specific regulating plans are identified in each of the individual Sub-district subsections of the Code. This map shall be made part of the City of Richardson Official Zoning Map.

Overall Sub-district Regulating Plan



Overall Sub-district Identifying Map





## II. Sub-districts

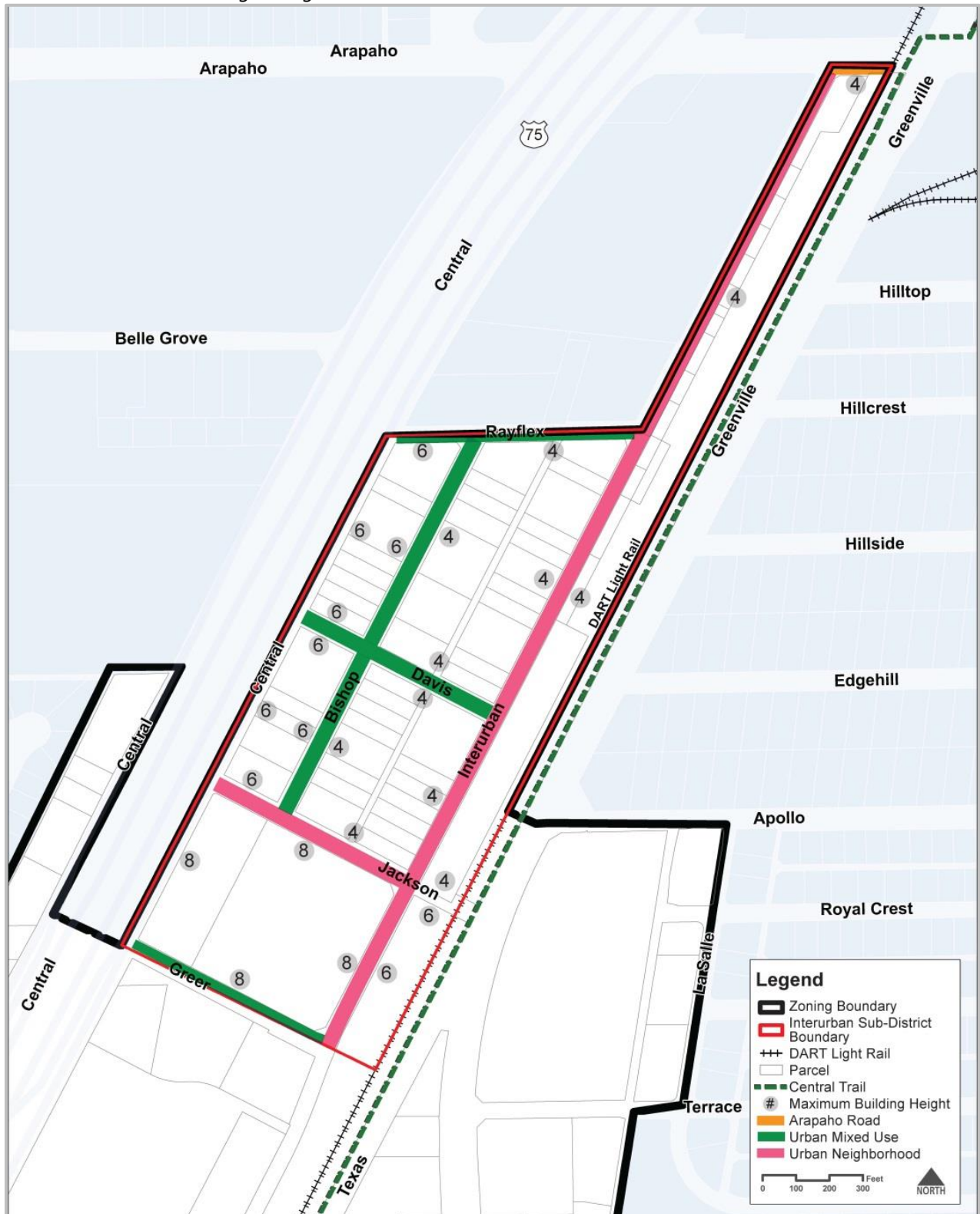
### A. Interurban

The vision for the Interurban Sub-district is to create an edgy, mixed use district built upon the existing bones of the district, focusing on adaptive reuse of existing buildings and targeted infill development. While the focus of the Sub-district is adaptive reuse, new infill development is also desired provided that it is done in a manner that furthers the Sub-district's vision. Exterior building materials should promote design creativity and unify the eclectic style envisioned for the Interurban Sub-district, yet be professional in appearance and constructed of quality materials to minimize maintenance. Streetscape improvements may vary from minimal to more enhanced improvements where feasible, and accommodate on-street parking to support the Sub-district.

#### 1. **Regulating Plan**

The regulating plan graphic on the following page shall apply to all properties within the Interurban Sub-district.

Interurban Sub-district Regulating Plan



## **2. Public Open Space Plan**

### **a. Intent**

Public open spaces are important for the quality of life of residents and property owners in the Interurban Sub-district. The intent of public open spaces in the Interurban Sub-district is recommended to:

- i. Provide easily accessible recreation areas and to provide visual breaks in the built environment.
- ii. Create gathering spaces for residents and visitors that are inviting such as inclusion of water features, enhance the overall character of the Sub-district, and serve a variety of users with passive and active recreational options.
- iii. Promote walking and bicycling within the Sub-district by including a series of pathways that connect to the various neighborhoods, areas, trails, parks and plazas that make up the Sub-district.
- iv. Preserve prominent natural features that are valuable assets.
- v. Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.

### **b. Public and private open space shall be provided in accordance with Subsection II.A.4.g., Public and Private Open Space Requirements.**

### **c. The graphic on the following page identifies recommended areas for public open spaces in the Interurban Sub-district. The locations of these public open spaces are conceptual only and represent approximate locations. Approximately 8% of the entire Interurban Sub-district is targeted for public open space which may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.**

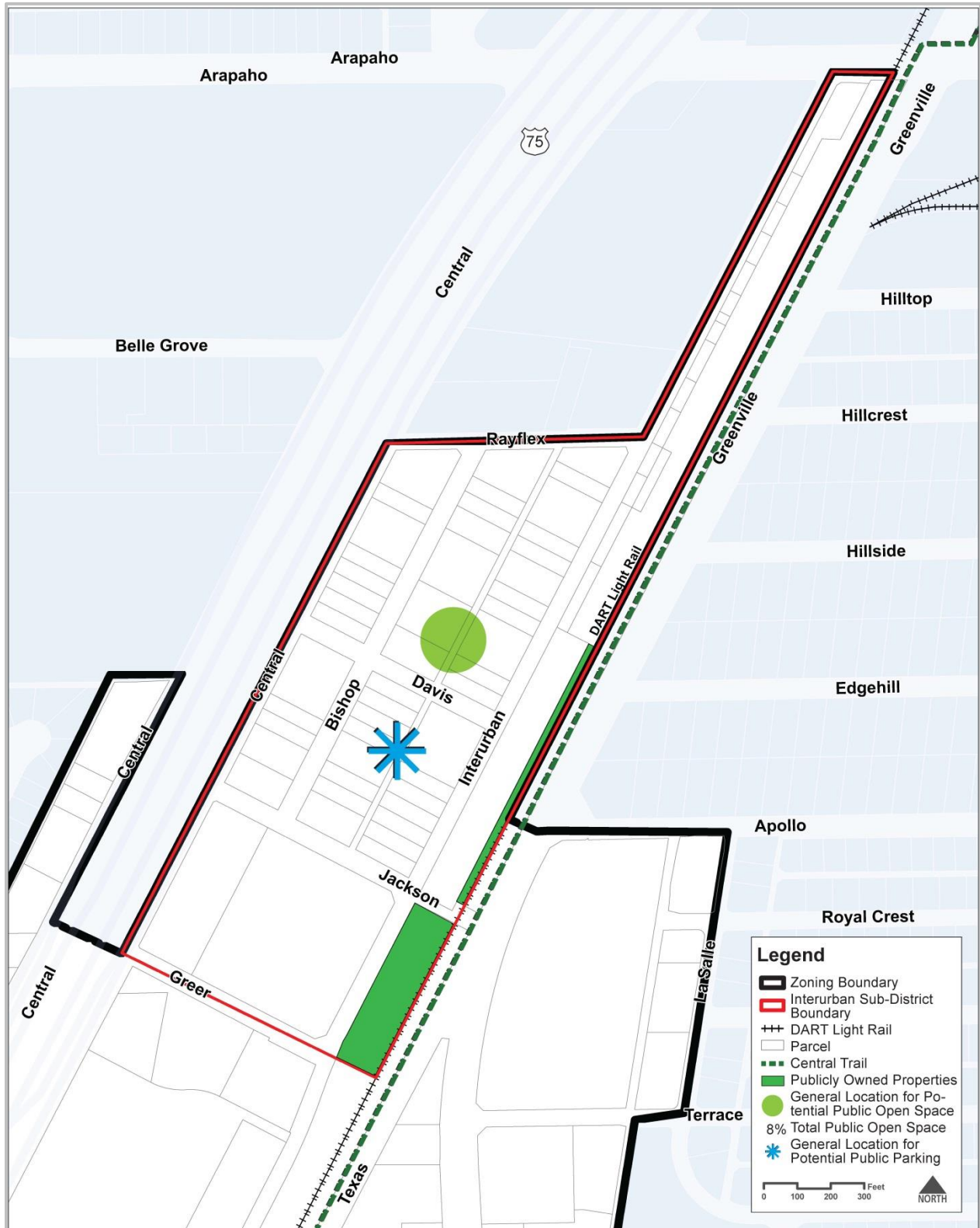
## **3. Public Parking Plan**

### **a. Intent**

Public parking is important for supporting businesses, residences, and other property owners within the Interurban Sub-district, and helps contribute to the success and vitality of an area by allowing visitors to “park once,” and walk to multiple destinations. It also allows for a sustainable practice of multiple users benefiting from a shared parking area. Public parking is intended to supplement a development’s required parking, but may also be available to help to satisfy required parking standards, where permitted by the Code.

The graphic on the following page identifies recommended areas for public parking in the Interurban Sub-district. The locations of these public parking areas are conceptual only and represent approximate locations. Public parking may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

Interurban Sub-district Public Open Space and Public Parking Potential General Locations



**4. Building and Envelope Standards**

The Building and Envelope Standards which regulate site improvements and land uses for properties within the Interurban Sub-district are as identified on the following pages. The Building and Envelope Standards shall be used in accordance with the Interurban Sub-district Regulating Plan and Street Typology and Streetscape Standards.

a. Use

- i. The following uses are allowed in the Interurban Sub-district as follows. Special Permit Uses shall require review and approval as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. If a use is not specified in the table in this subsection, then the use is prohibited and the Code must be amended in accordance with Article XXIX, Changes and Amendments, Richardson Comprehensive Zoning Ordinance, as amended or its successors, in order to allow such use.

Interurban Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
<b>Residential</b>		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Single Family Detached	P	Minimum Density of eight dwelling units per acre.
Townhome	P	Minimum Density of ten dwelling units per acre.
<b>Non-Residential</b>		
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 Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Freestanding	P	
Antenna, Mounted	P	
Art Gallery	P	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	
Beer and Wine Package Sales - 75% or more Revenue from Sales	S	
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	
Boarding Kennel	S	
Carwash	S	
Catering Service	P	
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.



Interurban Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Church	P	
Commercial Amusement Center	S	
Community Garden	P	
Construction Field Office	P	
Contracting Operation	P	
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	
Fine Arts Studio	P	
Food Truck Park	S	
Fraternal Organization	P	
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Large Scale Retail/Service Store	S	See Subsection II.A.6, Architectural Standards, <del>herein the Code.</del>
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	Establishments 10,000 square feet or less are permitted by right; Establishments larger than 10,000 square feet require approval of a Special Permit.
Manufacturing Facility, Heavy	S	
Manufacturing Facility, High Tech	P	
Martial Arts School	P	
Massage Establishment	S	
Microbrewery	P	
Mortuary or Funeral Home	S	
Motor Vehicle Body Shop	S	
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Rental	S	
Motor Vehicle Rental (Limit Ten Vehicles)	P	Shall be exempt from Article XXII-E, Supplemental Regulations for Certain Uses, multi-tenant buildings, Richardson Comprehensive Zoning Ordinance, as amended or its successors.

Interurban Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Motor Vehicle Repair Shop, Major	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance , as amended or its successors.
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	
Nursery or Greenhouse	S	
Office	P	
Open Air Market	S	See Chapter 12, Code of Ordinances, as amended or its successors.
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	
Parking, Garage	P	
Performing Arts Center	P	
Pet Sales and Grooming	P	
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Club	S	See Subsection II.A.4.a.ii.b) Private Clubs for exemption.
Private Recreation Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Reflexology	S	
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	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	
Smoking Establishment	S	
Tailor Shop	P	
Tattoo and Permanent Cosmetics	S	
Technical Training School	P	
Veterinary Office	P	
Wholesale Establishment	P	

- ii. Additional Supplemental Use Requirements
  - a) Live/Work Units.

The business operated within the live/work unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the nonresidential area of the live/work unit.
  - b) Private Clubs

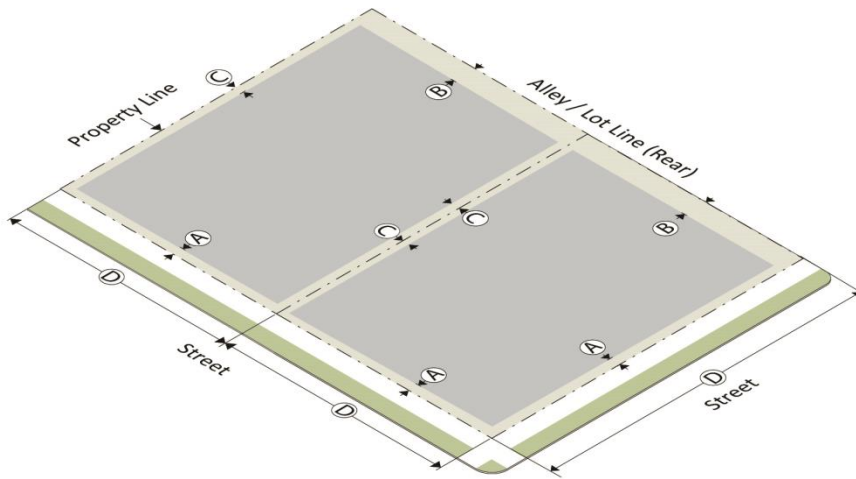
Private clubs which sell alcoholic beverages for on-site consumption shall be exempt from the zoning acreage requirements and number of establishments per acreage requirements as provided for in Section 4-7 (a) and (b), Chapter 4. Alcoholic Beverages, of the City’s Code of Ordinances, as amended or its successors.
- b. Lots/Blocks

All lots shall have direct frontage to a street.
- c. Access
  - i. Alleys

Alley construction shall conform to City of Richardson standards for alley construction to provide adequate space for emergency vehicles and service access.
  - ii. Driveways
    - a) A driveway is not required.
    - b) For lots utilizing a driveway accessing the street, a continuous driveway shall not be permitted.
    - c) For lots fronting the Central Expressway frontage road, driveways shall be minimum 24 feet and maximum forty feet in width. Turning radii shall be as approved by the City Manager or designee.
    - d) For all other lots, driveways shall be maximum twenty-four feet in width. Turning radii shall be as approved by the City Manager or designee.
    - e) Driveways are limited to no more than one driveway per 200 feet of street frontage. However, each lot shall be permitted at least one driveway accessible from an alley or mews street.
    - f) Shared driveways shall be provided, where feasible, to reduce the number of driveways along the street.
    - g) Driveways shall conform to City of Richardson standards for driveway construction.
  - iii. Mews Streets

Mews Streets are designed to provide garage and service access to individual lots. The minimum design standard for Mews Streets is twenty-eight feet of right-of-way with a minimum twenty-two feet of paved drive lane. Parkways must be paved, preferably with a contrasting material to better delineate the drive lanes from the parkway. No parking is allowed on Mews Streets unless additional right-of-way is provided. If individual garages access Mews Streets, the face of the garage must be placed between 0-3 feet from the right-of-way line, or at least twenty feet. Because of significant challenges which can exist with many sites using Mews Streets, a Minor Modification may be requested to consider variations to these requirements.

- iv. Sidewalks
  - a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standard for the Interurban Sub-district (see Subsection II.A.5, Street Typology and Streetscape Standards), as well as conform to City of Richardson standards for sidewalk construction.
  - b) A sidewalk shall be constructed to permit pedestrian access from the street to the building, unless paved access is otherwise provided.
- d. Building Placement



Interurban - Building Placement by Street Type					Other
		Urban Mixed Use	Urban Neighborhood	Arapaho Road	Central
(A)	Required Front Build-To Zone <sup>1</sup>	<ul style="list-style-type: none"> <li>• Min. 0 feet</li> <li>• Max. 40 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Min 0 feet</li> <li>• Max. 40 feet</li> <li>• If fronting on east side of Interurban, Min. 0 feet to Max. 10 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 5 feet</li> <li>• Max. 15 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 10 feet</li> <li>• Max. 80 feet</li> </ul>
(B)	Required Rear Building Setback <sup>2</sup>	<ul style="list-style-type: none"> <li>• Min. 10 feet if abutting an alley</li> <li>• Min. 0 feet if abutting a property or a mews street</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 10 feet if abutting an alley</li> <li>• Min. 0 feet if abutting a property or a mews street</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 10 feet if abutting an alley</li> <li>• Min. 0 feet if abutting a property or a mews street</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 10 feet if abutting an alley</li> <li>• Min. 0 feet if abutting a property or a mews street</li> </ul>
(C)	Required Interior Side Building Setback	<ul style="list-style-type: none"> <li>• Max. 20 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Max. 20 feet</li> </ul>	<ul style="list-style-type: none"> <li>• No Maximum</li> </ul>	<ul style="list-style-type: none"> <li>• No Maximum</li> </ul>
(D)	Building Frontage Buildout (required along all street's Build-to-Zone <sup>3</sup> )	<ul style="list-style-type: none"> <li>• No less than <b>Minimum 80%</b> of lot <b>width</b></li> </ul>	<ul style="list-style-type: none"> <li>• No less than <b>Minimum 80%</b> of lot <b>width</b></li> </ul>	<ul style="list-style-type: none"> <li>• No less than <b>Minimum 80%</b> of lot <b>width</b></li> </ul>	<ul style="list-style-type: none"> <li>• No less than <b>Minimum 80%</b> of lot <b>width</b></li> </ul>

<sup>1</sup> Where easements are present and consume **encumber** the entire required Build-To Zone, the building shall be built to the easement line and in accordance with the required Building Frontage Buildout.

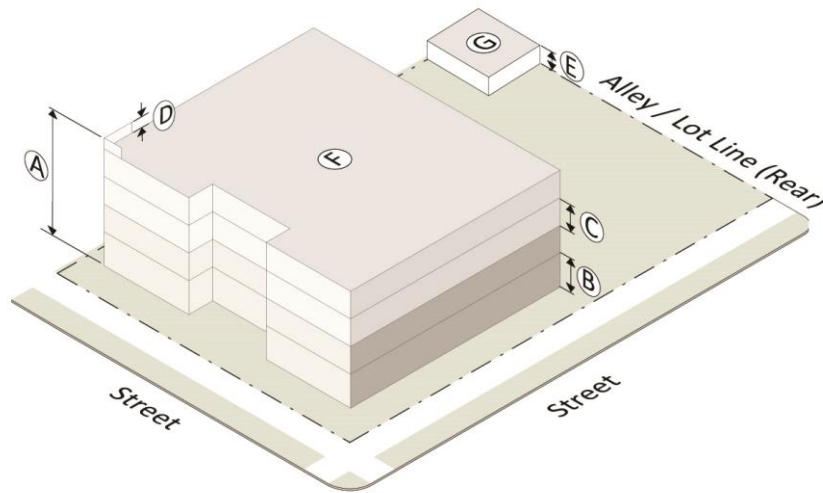
<sup>2</sup> Or as permitted by Building Code

<sup>3</sup> Required along all street Build-To Zones

- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
  - ii. Build-To Zones and building setbacks shall be measured from the property line and shall be provided in accordance with the requirements in the table in this subsection. The Building Frontage Buildout is the percentage of the lot width of where the principal building and/or parking garage shall be located within the required Build-To Zone.
  - iii. Canopies, signs, awnings and balconies may encroach over the sidewalk or Build-To Zone area a maximum distance of five feet as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
  - iv. For properties with frontage on Arapaho Road Only, a Minor Modification may be requested to allow a eighty-foot maximum Build-To Zone to allow for a single drive aisle with parking. However, 1) the first development within the block shall establish the maximum Build-To Zone for the block; and 2) subsequent development within the remainder of the block shall abide by the same ~~number of~~ maximum Build-To Zone as established by the first development, except that the maximum Build-to Zone may be increased or decreased five feet but in no case shall it exceed an eighty-foot build-to line. At the completion of the block being built out, buildings shall generally be in alignment with each other, instead of some buildings being at a maximum fifteen feet and others at a maximum eighty feet as measured from the street right-of-way line/property line.
  - v. For lots with street frontage on Urban Mixed Use and/or Urban Neighborhood streets as shown on the Interurban Sub-district Regulating Plan, a Minor Modification may be requested to accommodate existing buildings that do not comply with the minimum Required Rear Building Setback.
  - vi. For lots that have street frontage on both Central Expressway and Bishop Avenue, the lots shall comply with the Required Front Build-to Zone and Building Frontage Buildout standards for Central Expressway, and shall have a minimum ten-foot building setback only from Bishop Ave.
- e. Height and Ground Floor Size
- i. Principal Buildings and Parking Structures
    - a) The maximum height of a principal building or parking structure shall be as identified on the Interurban Sub-district Regulating Plan.
    - b) The height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure as provided this subsection.
    - c) An additional six feet in height shall be allowed to accommodate parapet walls, and architectural design elements.
    - d) Roof top dining shall be allowed on buildings. Shade structures, whether if freestanding or attached to the building, if provided, shall be limited to a maximum of twelve feet in height and shall count towards the overall total building height.
    - e) Mechanical equipment, including screening mechanisms as required in Subsection II. A.7.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.
    - f) The table below summarizes the maximum allowable building heights in relation to building stories.

Building Stories	Maximum Building Height (in feet)	Maximum Height with Parapet/ Architectural Feature
1 story	15 See also II.A.4.e.i.g)	21 See also II.A.4.e.i.g)
2 stories	27	33
3 stories	39	45
4 stories	51	57
5 stories	63	69
6 stories	75	81
7 stories	87	93
8 stories	99	105

- g) Single story buildings shall be permitted to achieve the height of a two story building as identified in the table above.
- h) Multi-story buildings can utilize any combination of height in feet per story as long as the overall height of the building does not exceed the maximum building height in feet for the number of stories proposed.
- ii. Accessory Buildings  
An accessory building shall not exceed fifteen feet in height.
- iii. Maximum Ground Floor Size
  - a) Except for multi-family residential buildings and mixed use buildings containing a minimum of 50% residential units, the maximum ground floor size of a principal building shall be identified in the table in this Subsection II.A.4.e.iii.
  - b) A Minor Modification may be requested to exceed the maximum ground floor size permitted in this subsection, provided that the principal building incorporates window glazing in accordance with Subsection II.A.6.d.ii.d) of this Subsection, Architectural Standards, Building Articulation. In no case shall a request exceed 25% of the maximum ground floor size identified in the table in this Subsection II.A.4.e.iii.



Maximum Building Heights		
Ⓐ	Principal Building fronting on:	
	Urban Mixed Use	4-8 stories max. <sup>4</sup>
	Urban Neighborhood	4-6 8 stories max. <sup>4</sup>
	Arapaho Road	4 stories max. <sup>4</sup>
	Central	6 8 stories max. <sup>4</sup>
Ⓑ	Ground Story	See Maximum Allowable Building Height Table in Subsection II.A.4.e.i.f)
Ⓒ	Subsequent Stories	See Maximum Allowable Building Height Table in Subsection II.A.4.e.i.f)
Ⓓ	Parapet Wall, or Architectural Feature	6' max.
Ⓔ	Accessory Building	15' max.

Maximum Building Ground Floor		
Ⓕ	Principal Building fronting on:	
	Urban Mixed Use	10,000 sq. ft.
	Urban Neighborhood	10,000 sq. ft.
	Arapaho Road	20,000 sq. ft.
	Central	30,000 sq. ft.
Ⓖ	Accessory Building	15% of Principal Building ground floor

<sup>4</sup> The maximum height of a principal building shall be as identified on the regulating plan.

- f. Parking
  - i. Intent
 

The intent of this subsection is to:

    - a) Manage parking so that it is convenient, efficient and supports an active and vibrant mixed-use environment;
    - b) Provide flexibility in the leasing of allowed uses, reuse of properties, and for redevelopment of small sites;
    - c) Encourage shared parking areas to meet the needs of multiple property owners and businesses;
    - d) Maximize on-street parking; and
    - e) Reduce the overall amount of pavement within the sub-district.
  - ii. Shared and On-Street Parking
    - a) Shared parking is preferred. Centralized parking locations throughout the sub-district that permit people to park at convenient locations with ample parking to access multiple uses should be considered over individual parking areas on individual lots.
    - b) Shared parking areas shall be connected to businesses and residences with paved and landscaped pedestrian walkways.
    - c) On-street parking opportunities shall be maximized.
  - iii. Off-Street Parking Requirements
    - a) Required On-Site Spaces. The construction of any new building or expansion of gross square footage of an existing building shall be required to provide on-site parking in accordance with the parking requirements provided in the table below.

Use	Parking Required
Service or Retail Uses < 5,000 square feet	No spaces required
Service or Retail Uses ≥ 5,000 square feet	1 space per 500 square feet above first 5,000 square feet
Industrial or Manufacturing Uses < 5,000 square feet	No spaces required
Industrial or Manufacturing Uses ≥ 5,000 square feet	1 space per 1,000 square feet above the first 1,000 square feet
Multi-Family	1.5 spaces per dwelling unit
Restaurants	1 space per 500 square feet
Single Family (attached and detached)	2 spaces per dwelling unit (see II.A.4.f.iii.e, Single Family Dwelling Parking)
Live/Work Unit	2 spaces per dwelling unit

- b) Parking spaces. Spaces shall be dimensioned and designed in accordance with the City’s Parking Design Manual. Handicap accessible parking spaces may shall be installed in accordance with State of Texas requirements.
- c) On Street Parking. On-street parking, located on the adjacent street(s) for the width of the property, may be used toward satisfying on-site parking requirements.
- d) Public and Shared Parking. A Minor Modification may be requested to allow credit for available public parking or a shared off-street parking facility on



another lot within 600 feet of the subject property, to apply towards on-site parking requirements.

- e) Single Family Dwelling Parking. Parking for single family uses (attached and detached) shall be provided within an enclosed garage accessible from a rear entry drive such as an alley, mews street, or private street easement. The elimination of the garage spaces, by enclosing the garage with a stationary wall, shall be prohibited. The face of the garage must be placed between 0-3 feet from the right-of-way or easement line, or at least 20 feet.
  - f) Motor Vehicle Related Uses. Parking for motor vehicle inventory shall be provided on-site; however, a Minor Modification may be requested to allow parking for motor vehicle inventory off-site on private property in accordance with the following:
    - 1) The off-site parking is available for use and is not counted towards satisfying parking requirements for another use;
    - 2) The off-site parking complies with landscaping requirements for surface parking lots in the Code (refer to Subsection II.A.4.f.v.c), Landscaping for Surface Parking); and
    - 3) The location of the off-site parking shall be designated on an approved site plan.
- iv. Parking Structures
- a) Parking structures shall not exceed the maximum building height as shown on the Interurban Sub-district Regulating Plan.
  - b) Parking structures shall have a façade design similar to surrounding buildings along the street front. If possible, parking structures should be located behind buildings to minimize their visibility from adjacent streets.
  - c) Where a parking garage must be located adjacent to a street:
    - 1) The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal elements along the block) articulation and the building materials shall be compatible with the material of the building the parking structure serves.
    - 2) The parking structure shall be designed and screened in such a way that motor vehicles on all parking levels are hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps shall not be located on the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield the lighting inside the structure.
  - d) Off-street below-grade parking may be built to the property lines, but must be designed to allow landscape planting at grade as required by the Interurban Sub-district Street Typology and Streetscape Standards. No below-grade parking beneath a building shall be visible from the sidewalk or public open space.
  - e) Wayfinding signage should be provided to direct drivers to the parking structure.
- v. Surface Parking
- a) Surface parking as a primary use of a property shall require approval of a Special Permit, in accordance with Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. Municipal

surface parking lots are exempt from this requirement per Subsection II.A.4.a., Uses, herein the Code.

- b) Off-street surface parking as an accessory use shall be sited in accordance with the following:
- 1) Be located behind the building; however, where it is not feasible to locate parking behind the principal building, parking may be provided between the building and the street.
  - 2) Except when completely integral and internal to a development project, a surface parking lot with fifty or more spaces must be designed as future development sites. The parking shall be arranged as a single parking lot located along the outer edge the property adjacent to a property line.
- c) Landscaping for Surface Parking  
The parking lot shall be landscaped and screened in accordance with the landscaping requirements set forth this subsection.
- 1) Parking Lots Adjacent to Sidewalks  
One or both of the following screening methods shall be used:
    - (a) A minimum five-foot wide landscape area shall be provided between the sidewalk and parking lot. A solid evergreen shrubbery hedge shall be provided within the landscape area with a minimum thirty-six-inch in height at planting, selected from the plant list in Subsection II.A.5.d.vi, Plant List, to screen vehicle headlights and undercarriage. A tubular steel fence a maximum forty-two-inches may be installed with the shrubbery hedge provided that the shrubs are located on the street side of the fence, minimum two-foot vehicle overhang is provided on the parking lot side of the fence, and wheel stops are provided for the parking spaces.
    - (b) A brick or split-faced block wall a maximum forty-two-inches shall be installed between the sidewalk and the parking lot. The wall shall be placed such that minimum two-foot overhang is provided on the parking lot side of the wall, and wheel stops are provided for the parking spaces.
  - 2) Parking Lots Visible from Central Expressway Frontage Road
    - (a) A minimum five-foot wide landscape area shall be provided between the street and parking lot. Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.A.5.d.vi., Plant List, shall be provided within this landscape area at an average spacing of thirty feet, but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubbery hedge shall be provided with a minimum 36-inch height at planting, selected from the plant list in Subsection II.A.5.d.vi., Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inches tall:
      - i. Retaining wall;
      - ii. Berming; or
      - iii. A combination of retaining wall, berming, and/or evergreen screening hedge.

- (b) The five-foot wide landscape area required in Subsection II.A.4.f.v.c)2)(a), above, shall be provided in addition to the ten-foot landscape buffer required in Subsection II.A.4.f.v.c)3)(a) II.A.4.g.iii.
  - (c) The five-foot wide landscape area required in Subsection II.A.4.f.v.c)2)(a), above, shall not apply to the minimum Public and Private Open Space Requirements in Subsection II.A.4.g.ii.
- 3) Interior Parking Lot Landscaping
- (a) Each row of parking shall be configured so that there is a minimum ten foot wide landscape island with each run of eight parking spaces. A parking island shall be required on the end of each row of parking.
  - (b) Trees, if provided, shall be minimum three-inch caliper shade trees (or minimum four cane/two-foot diameter root ball for ornamental trees) at planting, selected from the plant list in Subsection II.A.5.d.vi, Plant List.
  - (c) A concrete, pavenstone or mulch strip the width of the vehicle overhang shall be provided for parking spaces adjacent to the landscape area required in 1).a). and 1).b)., above. This strip shall be measured from the face of curb to the edge of the landscape area adjacent to the parking space.
  - (d) Diamond tree wells may be used for interior parking lot landscaping in lieu of subsections (a) and (c) above if the parking lot is completely integral and internal to a development project (e.g. surface parking lot is internal to and surrounded by buildings).
    - i. One diamond tree well shall be provided throughout the parking lot at the rate of one diamond tree well for every ten parking spaces.
- 4) Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines shall be selected from the plant list (Subsection II.A.5.d.vi, Plant List). Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
- 5) Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
- 6) Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.
- 7) Maintenance
- (a) The property owner is responsible for maintaining the landscape in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
  - (b) Dying plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.
- ii. Bicycle Parking. Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or policy, as adopted.

- g. Public and Private Open Space Requirements
  - i. Application
    - a) Open space requirements shall apply to:
      - 1) New development or a complete redevelopment scenario.
    - b) Open space requirements do not apply to:
      - 1) Single family attached and detached dwellings
      - 2) Live/work units
      - 3) Adaptive reuse sites
      - 4) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.
  - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons within the Interurban Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or recreational activities.

    - a) If the open space provided is not publicly accessible, the minimum set aside for open space shall be 15% of the lot.
    - b) If the open space provided is publicly accessible, the minimum set aside for the open space shall be 8% of the lot.
    - c) Common outdoor space shall be appropriately designed for its public or private purpose. If designed for public use, it shall be highly visible from the public right-of-way and easily accessible to the general public. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
    - d) A development plan (site plan or concept plan) shall be submitted demonstrating how the open space requirement is being satisfied for an entire parent tract (development site) and may be approved if a minimum 50% of the required open space is constructed within the first phase of the project, with the remaining required open space being provided in subsequent phases.
  - iii. Landscape Buffer for Properties Fronting Central Expressway Frontage Road

Properties with street frontage along Central Expressway frontage road shall provide a minimum ten-foot wide landscape buffer on private property adjacent to the frontage road right-of-way.

    - a) Within the required landscape buffer, one minimum three-inch caliper shade tree and one minimum four-cane/two-foot diameter root ball ornamental tree, selected from the plant list in Subsection II.A.5.d.vi. Plant List, shall be provided for each fifty lineal feet of street frontage. The trees are not required to be placed fifty-feet on center and may be clustered.
    - b) The required landscape buffer shall not count towards the minimum Public and Private Open Space Requirements required by Subsection II.A.4.g.ii. However, for buildings built at the minimum ten foot Build-To line, the required landscape buffer shall be allowed to apply to the minimum Public and Private Open Space Requirements.

## 5. Street Typology and Streetscape Standards

### a. Intent

The Street Typology and Streetscape Standards provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme throughout the Sub-district and enhancing the physical relationship between buildings and their adjacent streets. The standards also seek to unify the eclectic style of the Sub-district, taking into consideration reuse of existing buildings and new construction.

### b. Street Standards

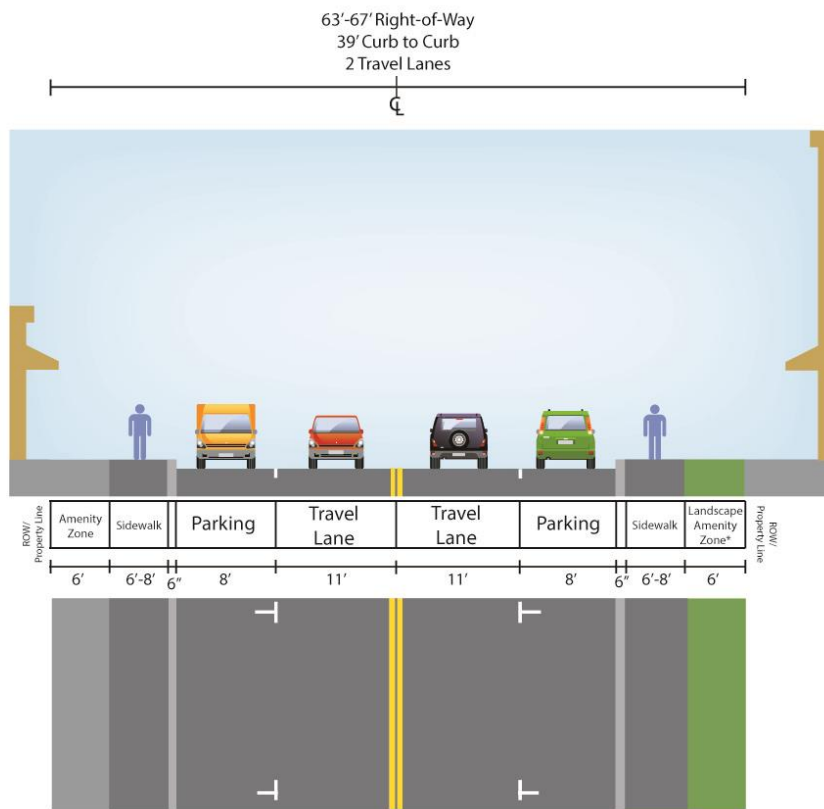
- i. All streets shall conform to the provisions of the Code. The Street Typology and Streetscape Standards (street cross sections) shall be used in accordance with the Interurban Sub-district Regulating Plan. Refer to the regulating plan to identify the street name and type adjacent to the subject property, and use the corresponding graphic on the following pages.
- ii. Existing Streets. The regulating plan depicts existing streets within the Interurban Sub-district. At such time when properties adjacent to the existing streets develop and/or redevelop, the property owner shall, in accordance with the applicable Street Typology and Streetscape Standard and for the distance adjacent to the property dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements. The City shall be responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.
- iii. Proposed Streets – Not Shown on Regulating Plan. Should a property owner want to construct a new street on their property and said street is not shown on the Interurban Sub-district Regulating Plan, the property owner shall:
  - a) Design the street in accordance with one of the Street Typology and Streetscape Standards provided for in the Interurban Street Typology and Streetscape Standards (see figures graphics on the following pages);
  - b) Construct the entire street section including travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements; and
  - c) Dedicate a private street easement (or equivalent) that provides for vehicle and pedestrian public access. The property owner shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements required in a) and b) above. However, should the City decide to maintain the street improvements required in a) and b) above, then the property owner shall dedicate to the City sufficient right-of-way (or equivalent) to accommodate the street improvements.
- iv. All right-of-way dedication and street construction for all streets (existing and proposed) shall be in accordance with the City's Subdivision and Development Ordinance (Code of Ordinances, Chapter 21) , as amended or its successors.

# Interurban



## Urban Mixed Use

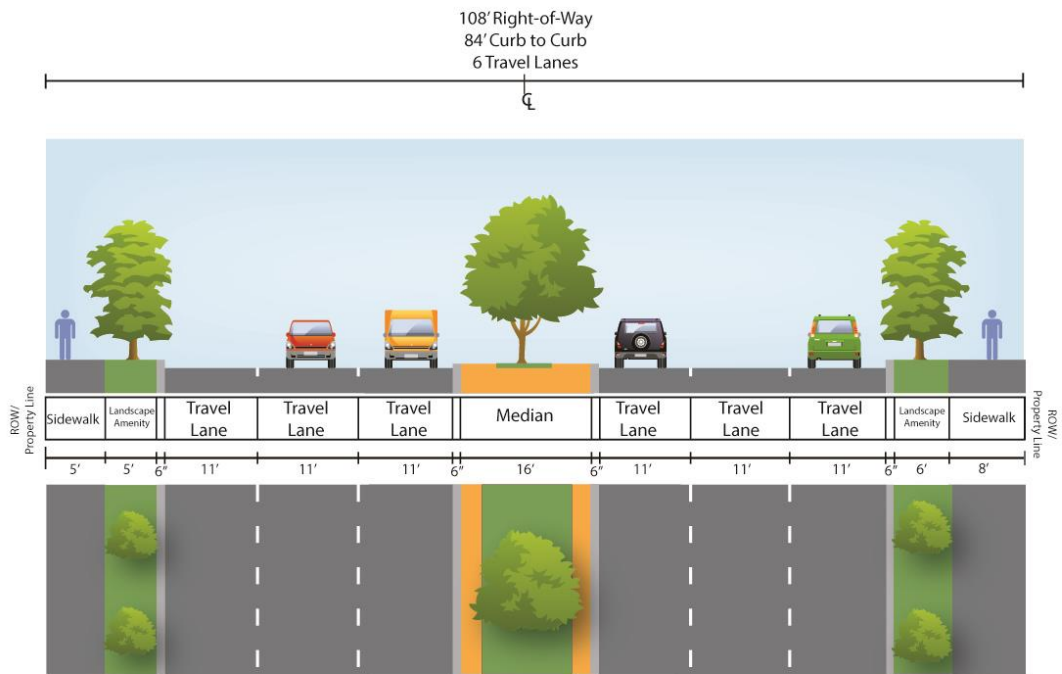
- Bishop Avenue
- Davis Street
- Rayflex Drive
- Greer Street



\* Continuous green parkway where it can be provided. Landscaping encouraged within the green parkway.

# Interurban

## Arapaho Road



# Interurban

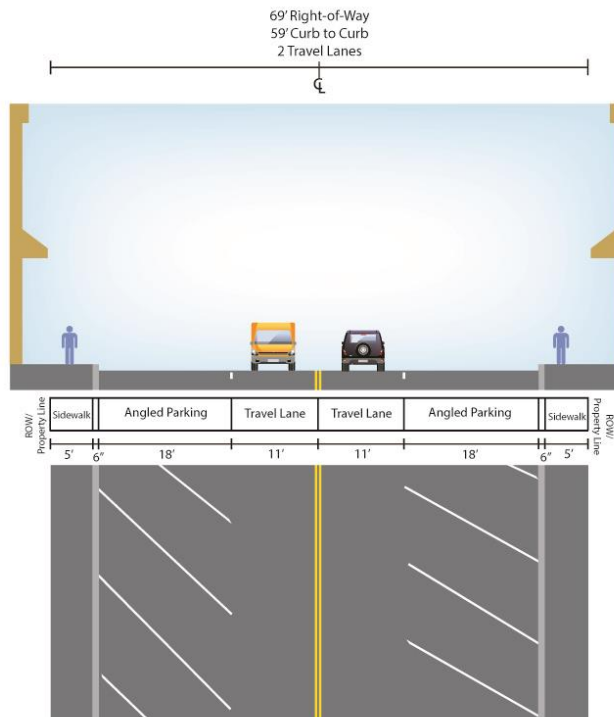
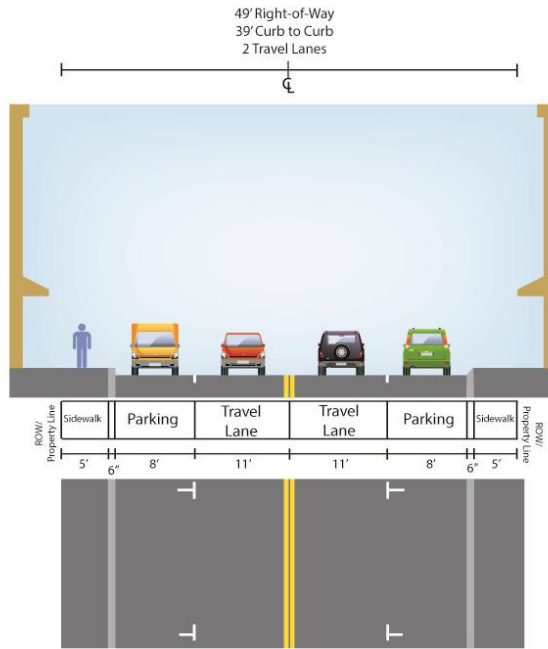


## Urban Neighborhood

- 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 angle parking may be used in place of standard angled parking, subject to approval by the City Manager or designee.
4. Sidewalks are encouraged, but not required, especially where existing site constraint exist.

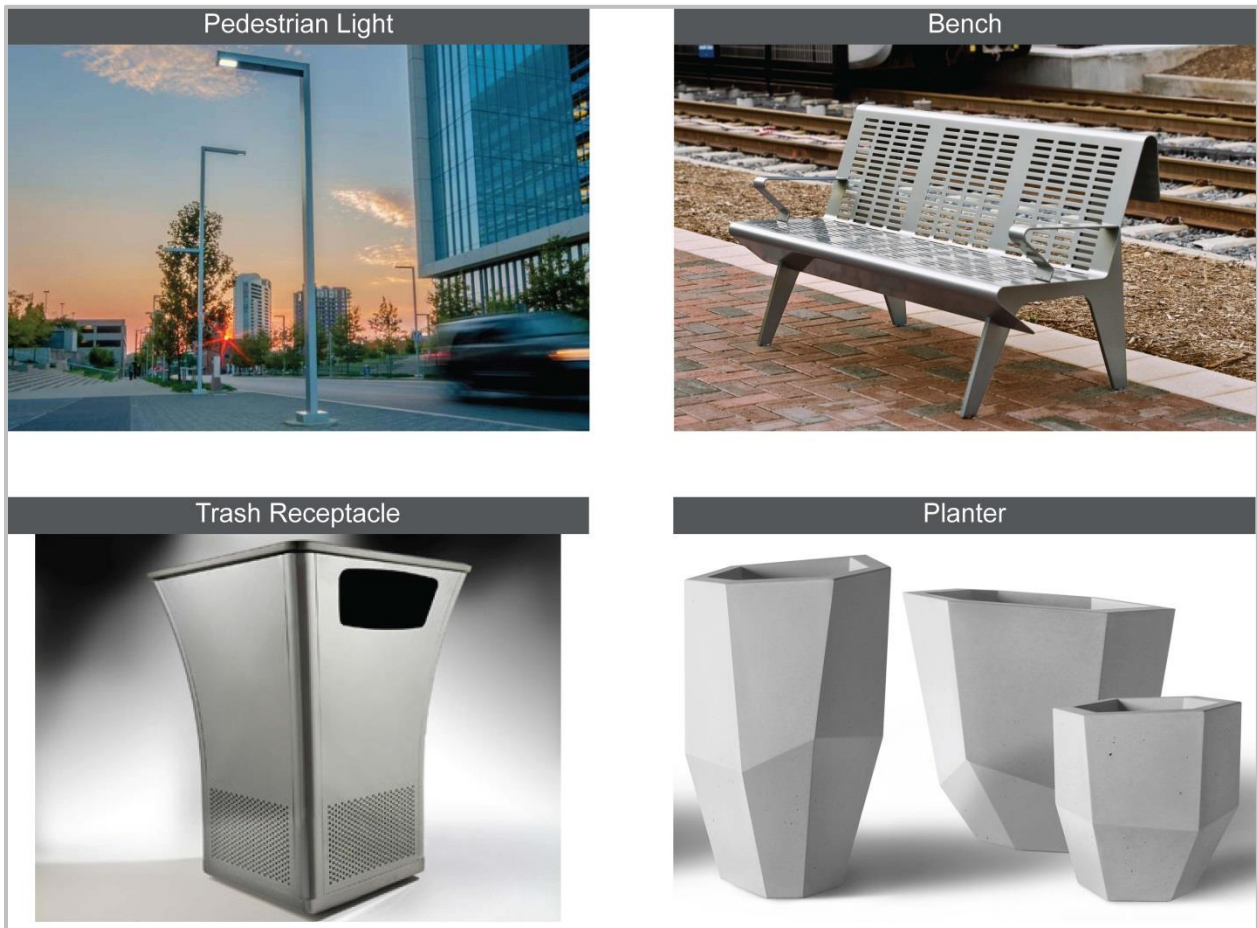




- c. Street furnishings
  - i. Placement
    - a) Street furnishings shall be located within the landscape/amenity zone (or amenity zone) as provided for in the Interurban Street Typology and Streetscape Standards (in Subsection II.A.5., Street Typology and Streetscape Standard), and in accordance with Subsection II.A.5.b., Street Standards. The *Example Streetscape Plan Layouts* drawing shown in Appendix A is provided for illustration and intent purposes only. The drawing illustrates recommended dimensions for spacing of street furnishings. Final location of street furnishings shall be determined by the City.
    - b) Should a property owner install the street furnishings, then the street furnishings shall be shown on an approved site plan and landscape plan prior to installation.
  - ii. Type
    - a) Pedestrian light
      - 1) Design/Material: Straight rectangular metal (steel or aluminum), approximately 6"x4" pole
      - 2) Color: Matte silver or galvanized
      - 3) Dimensions: 15'-20' high pole
      - 4) Spacing/Placement: Location as determined by the City
      - 5) Reference Images - See Interurban **Sub-district Representative** Urban Design Elements
    - b) Bench
      - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish
      - 2) Color: Matte silver or galvanized
      - 3) Dimensions: 4'-6' long with back and arm rest
      - 4) Spacing/Placement: Location as determined by the City
      - 5) Reference Images: See Interurban **Sub-district Representative** Urban Design Elements
    - c) Trash receptacle
      - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, side-opening
      - 2) Color: Matte silver or galvanized
      - 3) Dimensions: Approximately 25" diameter, approximately 34" high, approximately twenty-eight gallon capacity
      - 4) Spacing/Placement: Location as determined by the City
      - 5) Reference Images: See Interurban **Sub-district Representative** Urban Design Elements
    - d) Planter
      - 1) Design/Material: Face pattern, precast concrete/caststone, drainage hole for irrigation
      - 2) Color: Natural grey concrete/light grey
      - 3) Dimensions: Groups of three preferred (dependent upon space availability), approximately 26", 28" and 40" diameter, approximately 27", 45", and 39" high
      - 4) Spacing/Placement: Location as determined by the City
      - 5) Reference Images: See Interurban **Sub-district Representative** Urban Design Elements

- e) Bike rack  
Refer to the City’s Bicycle Parking Ordinance and/or Policy for bicycle rack criteria.
- f) Bollard
  - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish
  - 2) Color: Matte silver or galvanized
  - 3) Dimensions: As determined by the City based upon design performance criteria for usage
  - 4) Spacing/Placement: Location as determined by the City
  - 5) Reference Images: See Interurban **Sub-district Representative** Urban Design Elements
- g) Sidewalk paving
  - 1) Concrete
  - 2) Pavers as approved by the City
- iii. Alternate Types  
Should the City determine that maintenance of the street furnishings specified in the Code are cost prohibitive or should the specified street furnishings no longer be available, the City may select and install alternate types of street furnishings.

*Interurban Sub-district Representative Urban Design Elements*



d. Landscape and Street Trees

Street trees may be provided within the landscape/amenity zone in accordance with the applicable Street Typology and Streetscape Standards provided in Subsection II.A.5, Street Typology and Streetscape Standards.

- i. Street Trees. Street trees, if provided, shall be selected from the plant list in this subsection. Trees other than those in the Street Tree list may be used in combination with the approved items, subject to landscape plan approval by the City.
  - a) Street trees may be large shade trees or ornamental trees, and shall be a minimum three-inch caliper and at least ten feet in height, single trunk (or minimum four-cane/two-foot diameter root ball for ornamental trees) at planting.
  - b) Within the first three years from planting, tree branches shall be maintained at no less than six feet above the adjacent sidewalk and not less than ten feet above on-street parking space or travel lane.
  - c) After three years from planting, trees shall be maintained at no less than eight feet above the adjacent sidewalk and no less than fourteen feet above on-street parking space or traffic lane.
- ii. Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines, shall be selected from the plant list provided in Subsection II.A.5.d.vi., Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
- iii. Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
- iv. Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors. Irrigation systems provided within the landscape/amenity zone shall be installed and maintained as provided in Subsection II.A.5.b., Street Standards. Irrigation systems for all other landscaping material shall be installed by the property owner.
- v. Maintenance.
  - a) Except as provided in Subsection II.A.5.b., Street Standards, the property owner is responsible for maintaining all landscaping material in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
  - b) Except as provided in Subsection II.4.5.b., Street Standards, dying plant material, as determined by the City, shall be replaced by the property owner in accordance with the approved landscape plan.

- vi. Plant list
- a) Street Trees (Minimum 3 inch caliper)
    - Allee Elm, *Ulmus parvifolia* 'Emer II'
    - Aristocrat Pear, *Pyrus calleryana* 'Aristocrat'
    - Autumn Blaze Maple, *Acer freemanii*
    - Cathedral Live Oak, *Quercus virginiana*
    - Cedar Elm, *Ulmus crassifolia*
    - Chinese Pistache (male), *Pistacia chinensis*
    - Green Ash, *Fraxinus pennsylvanica*
    - Homestead Elm, *Ulmus* 'Homestead'
    - Locust / Shademaster Locust, *Gleditsia triacanthos*<sup>5</sup>
    - October Glory Maple, *Acer rubrum* 'October Glory'
    - Red Maple, *Acer rubrum*
    - Shantung Maple, *Acer truncatum*
    - Shumard Red Oak, *Quercus shumardii*<sup>6</sup>
    - Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'
    - Urbanite Ash, *Fraxinus pennsylvanica* 'Urbanite'
  - b) Understory/Ornamental Trees (minimum four-cane/2-foot diameter root ball)
    - Roughleaf Dogwood, *Cornus drummondii*
    - Yaupon Holly, *ilex vomitoria*
      - (female only such as 'Pride of Houston' or 'Will Fleming')
    - Deciduous Holly, Warren's Red, *ilex decidua*
    - Crape Myrtle, *Lagerstromia indica*
    - Mexican Plum, *Prunus mexicana*
    - Mexican Redbud, *Cersis canadensis var. mexicana*
    - Oklahoma Redbud, *Cersis reniformis* 'Oklahoma'
    - Texas Redbud, *Cersis canadensis var. texensis*
    - American Smoke Tree, *Cotinus obovatus*
    - Vitex, *Vitex negundo* 'Heterophylla'
    - Desert Willow, *Chilopsis linearis*
  - c) Shrubs for Screening (minimum 36-inches tall upon planting)
    - Dwarf Nandina, *Nandina domestica nana*
    - Dwarf Burford Holly, *Ilex cornuta* 'burfordi nana'
    - Abelia Grandiflora, *Abelia grandiflora*
    - Barberry, *Barberry spp.*
    - Red Yucca, *Hesperaloe parviflora*
    - Texas Sage, *Leucophyllum frutescans*
    - Indian Hawthorn, *Raphiolepis indica*
    - Native Sumac, *Rhus typhina*
    - Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'
    - Photinia, *Photinia fraseri*
    - Dwarf Yaupon Holly, *Ilex vomitorria* 'nana'
  - d) Groundcover/Vines (minimum 1 gallon container unless otherwise noted)
    - Asian Jasmine, *Trachelosperum Asiaticum coloratus* 4" pot, heavily rooted, full
    - Purple Winter Creeper, *Euonymus* 4" pot, heavily rooted, full

<sup>5</sup> Locust trees have a problem with reflected heat when young; trunk should be wrapped during early stages.

<sup>6</sup> Should provide a limited root barrier to direct spreading roots downward.

Santolina, *Santolina virens*  
Trumpet Vine, *Campsis radicans*  
Coral Honeysuckle, *Lonicera sempervirens*  
Purple Honeysuckle, *Lonicera japonica 'purperia'*  
Virginia Creeper, *Parthenocissus quinquefolia*  
Lady Banks Rose, *Rosa banksiaw lutea*  
Wisteria, *Wisteria sinensis* 5 gallon container  
Vinca (major), *Vinca major* 4" pot, heavily rooted, full  
Common Bermuda, *Cynodon dactylon*  
Fescues, *Festuca rubra*  
Buffalo Grass, *Buchloe dactyloides*

- e) Ornamental Grasses
  - Gulf Muhly Grass – *Muehlenbergi a lindheimeri*
  - Feather Reed Grass
  - Miscanthus
  - Indian Grass
  - Purple Autumn Grass

## 6. Architectural Standards

### a. Intent

The Interurban District Sub-district is envisioned to be an edgy, mixed-use sub-district that builds upon existing block layouts and building structure. Repurposing existing building structures while using quality building materials will reinforce an eclectic live/work community. Because of the existing building wall configurations within the Sub-district, major consideration shall be given to exterior façade wall articulation and rhythm. Exterior building materials should promote design creativity and unify the eclectic style envisioned for the Interurban Sub-district, yet be professional in appearance and constructed of quality materials to minimize maintenance. New construction shall be built so as to add to the existing character of the Sub-district and is subject to the same scrutiny as existing structures for approval.

### b. Building Articulation

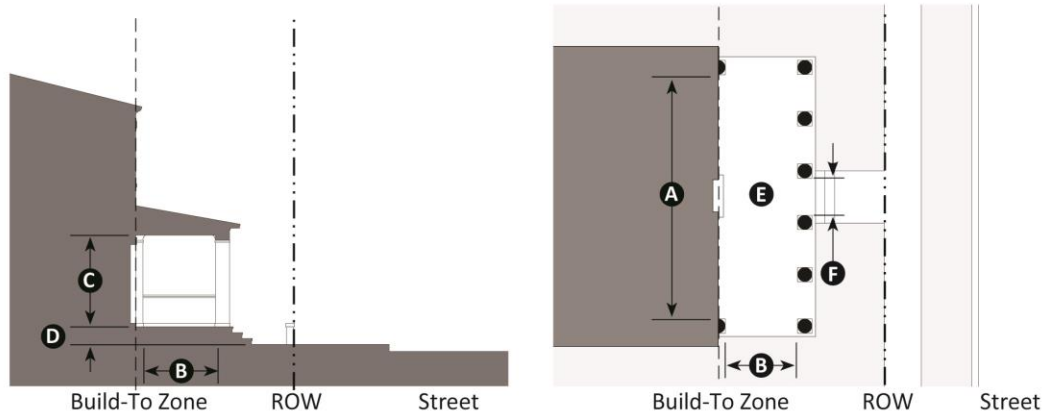
Where clearly visible from a public street or open space:

- i. Buildings shall demonstrate both horizontal and vertical articulation.
- ii. Buildings will generally maintain a façade rhythm of twenty to thirty feet. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, columns or pilasters that are distinctly set out from the façade, or changing types or colors of materials in combination with other techniques.
- iii. A minimum 25% of above-grade residential units adjacent to a street or public open space shall have balconies that extend a minimum of five feet beyond the face of the façade. Balconies may extend over the sidewalk area and right-of-way provided that they maintain a minimum ten feet of clearance above the sidewalk and do not substantially interfere with street tree growth.

- c. Residential At-Grade
  - i. All residential units within four feet of grade shall include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Interurban Sub-district Street Typology and Streetscape Standards in Subsection II.A.5. Primary entry doors shall be swing doors and shall include glass and full operating hardware on the outside of the door. Sliding doors or garage type doors will not be permitted.
  - ii. Parking below the building shall not be visible from the sidewalk or public open space.
  - iii. Entries for grade-level units shall be located a minimum of eighteen-inches above the elevation of the adjacent minimum required sidewalk per the applicable Interurban Sub-district Street Typology and Streetscape Standard in Subsection II.A.5, and shall include a minimum twenty-four square foot stoop (i.e. stoop frontage).
  - iv. Residential units shall include windows which provide residents a view of the street, sidewalk, or public or private open space.
  - v. Lobbies to upper stories shall have a primary entry from the minimum required sidewalk per the applicable Interurban Sub-district Street Typology and Streetscape Standard in Subsection II.A.5.
  - vi. Balcony railings, patio railings and fences shall be a minimum of 50% open or transparent, and constructed of glass or metal picket. Masonry columns may be used on patios and fences provided they are used as accents. Wood fences, wood railings, and chain-link fences are prohibited.

vii. Porches and Balconies

- a) Porches may be projecting or integrated into the primary entry of a building.
- b) Encroachment into Build-to Zone – refer to Subsection II.A. 4.d, Building Placement.



Projecting Porch



Engaged Porch

Ⓐ	Width	8 feet min.
Ⓑ	Depth	6 feet min.
Ⓒ	Height	8 feet min.
Ⓓ	Finish Level Above Sidewalk	18 inches min.
Ⓔ	Floor Area	4 feet x 6 feet min.
Ⓕ	Sidewalk Width	3 foot min.



- d. Non-Residential At-Grade
  - i. The ground floor entry shall be located at the approximate elevation of the adjacent minimum required sidewalk per the applicable Interurban Sub-district Street Typology and Streetscape Standard in Subsection II.A.5.
  - ii. Non-residential uses adjacent to the sidewalk at-grade shall:
    - a) Be constructed to meet fire code separation from other uses as appropriate.
    - b) Have an awning or canopy which extends a maximum of ten feet beyond the face of the building over the adjacent sidewalk for a minimum of 75% of the building frontage. Such awning or canopy shall maintain a minimum ten-foot clearance over the sidewalk.
    - c) In the case of buildings with a ground floor area that exceeds the maximum allowed area allowed by right, buildings shall have a minimum 40% of the ground floor façade comprised of window area for non-retail uses, and a minimum 60% of window area for retail uses. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extended twelve and one-half feet above the street-level finish floor elevation.
    - d) Have all entries covered with awnings, canopies, or be inset behind the front façade by a minimum of six feet. A door shall not be permitted to swing into a public right-of-way or minimum sidewalk area.
- e. Building Walls
  - i. Materials

Each exterior wall shall comply with the following materials requirements:

    - a) Primary Materials ( $\geq 65\%$ )
      - 1) Masonry
      - 2) Stone
      - 3) Glass
      - 4) Finished Concrete
      - 5) Ventilated Façade Systems
    - b) Secondary Materials ( $\leq 35\%$ )
      - 1) Stucco
      - 2) Metal Grating, Cladding or Panels
    - c) Accent Materials ( $\leq 5\%$ )
      - 1) Pre-cast stone
      - 2) Metal Accents
      - 3) Other
  - ii. Techniques and Configurations
    - a) Blank facades are prohibited fronting along a street or public open space.
    - b) All elevations visible from the public realm shall be designed as building “fronts”. Buildings occupying corner lots have two street frontages and each facade shall be treated with equal design attention.
    - c) In buildings which have more than one material, the “heavier” material should go below the “lighter” material (e.g. a curtain wall upper stories with a stone base).



f. Roofs and Parapets

The majority of existing roofs within the Interurban Sub-district are flat creating a distinct architectural character. These roof types provide an opportunity for roof-top dining, entertaining, or outdoor pubs and gathering spaces. New development is encouraged to keep with this roofline character.

i. Materials

- a) Roofs may be constructed of any material that is permitted by applicable building codes.
- b) For flat roofs, “Green Roofs” are encouraged and may be used in lieu of any other roofing material.

ii. Techniques and Configurations

- a) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.A.7.c, Roof-mounted Equipment.
- b) Canopies and coverings for roof top uses shall be architecturally consistent with the building.
- c) Railings shall:
  - 1) Be designed complementary to the major architectural character of the building.
  - 2) Be designed to enhance the aesthetic of the structure with complimenting color configuration.
  - 3) Meet applicable building code for safety.

g. Windows and Doors

Windows lining a building facade establish the scale and rhythm of the streetscape for pedestrians. This scale is controlled by the placement, type and sizes of windows. For commercial buildings windows allow for goods and customers to be viewed, thus creating interaction between the building and public realm. For residences, they control the balance of private and public space and can act as surveillance portals for safety and security concerns.

i. Windows

a) Materials

- 1) Anodized aluminum, wood, clad wood, vinyl or steel.
- 2) Required windows at ground floor shall meet the 90% 70% visible light transmission at ground story.
- 3) Reflective Mirrored glass is prohibited.
- 4) Window screens shall match the building frame material color or shall be dark anodized. Window screens shall be prohibited on ground floor nonresidential buildings.

b) Techniques and Configurations

1) All Windows

- i. Horizontal groupings of windows not to exceed five per group, where separated by a mullion, column, or wall section.
- ii. Exterior shutters shall be sized and mounted appropriately for the window opening and will be one half width of the window opening.
- iii. Glazing may wrap building corners.

- 2) Ground Floor Non-Residential Windows

Storefronts are one of the most important physical elements of a commercial enterprise and should reflect that importance with careful design. Storefronts must be designed as a unified combination of windows and doors, signage, colors and awnings or canopies. Storefronts should utilize durable, low-maintenance materials and finishes and should permit unobstructed views into the space - increasing visibility and promoting the success of the business within.

  - i. Single pane glass windows are prohibited
  - ii. 60% of the window pane surface shall allow for views into the building to a depth of at least ten feet.
  - iii. Windows shall not be made opaque by signage or other application treatments, except as allowed in Section III, Signage, ~~herein the Code~~. However, interior sunscreens or blinds shall be permitted.
  - iv. Black glass, opaque glass and other “false window” techniques are prohibited.
- ii. Doors
  - a) Materials

Wood, clad wood or steel and may include glass panes.
  - b) Techniques and Configurations
    - 1) Door height shall not exceed the height of one story.
    - 2) Where storefront windows are provided, doorway entries shall be recessed three feet or more behind the storefront windows. Where a three foot setback is not possible due to existing constraints, the entry way shall have a canopy or covering.
    - 3) All entries shall be free from obstructions and where possible provide a forty-five degree clear view path from the outside edge of the door.
    - 4) Service, security or garage doors shall not be placed at street frontages; however these entries may be placed at alleys or mews streets.
- iii. Awnings and Canopies
  - a) Materials

Metal, canvas, or glass
  - b) Techniques and Configurations
    - 1) Minimum ten foot clearance above sidewalks, with a maximum ten foot depth from building face.
    - 2) Reflective materials or finishes are prohibited.
    - 3) Shall be durable construction and architecturally consistent with the architectural character of the building.
    - 4) When used, shall be located to provide shading for exterior windows and doors and shall cover the entire width of the window opening or group of windows above which it is located.

- h. Single Tenant Retail Uses over 20,000 Square Feet Ground Floor Area  
Single tenant retail uses over 20,000 square feet ground floor area shall wrap the exterior with smaller stores/restaurants to activate the street on all sides visible from the public right-of-way. Approval of a Special Development Plan shall be required due to the ground floor area exceeding the maximum allowed ground floor area in Subsection II.A.4.d.iii., Maximum Ground Floor Size, for buildings fronting Urban Mixed Use and Urban Neighborhood streets as identified on the Interurban Sub-district Regulating Plan in Subsection II.A.1.
- i. Exterior Lighting
  - i. Intent. Lighting systems should be provided that enhance the public realm, and create a positive and safe pedestrian experience. Lighting should be adequate to deter crime while controlling intensity that can rob night vision and create light pollution. Additionally, controlling light glare and light spilling onto adjacent properties will add to the quality of the Sub-district. Equipment and lighting fixtures should be weather resistant and durable to minimize maintenance.
  - ii. Materials
    - a) Permitted Exterior Lighting
      - 1) LED
      - 2) Halogen
      - 3) Metal Halide
      - 4) Incandescent
      - 5) Compact fluorescent
      - 6) Neon lighting may be permitted subject to review and approval of a Minor Modification.
    - b) Prohibited Exterior Lighting
      - 1) High-intensity discharge (HID)
    - c) LED Lighting  
LED strip type lighting may be used; however, it shall not be visible from the public right-of-way or from adjacent properties.
    - d) A Minor Modification may be requested for review and approval of additional lighting elements comparable to the above list of Permitted Exterior Lighting and consistent with the intent of this subsection.
  - iii. Exterior Lighting Standards
    - a) Lighting levels shall comply with the standards for glare set forth in Article XXII-B Performance Standards, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
    - b) Lighting shall be directed downward. Up-lighting of building walls is prohibited.
    - c) Lighting of signage, parking and pedestrian walkways shall be controlled or narrowly focused.
    - d) Placement and shielding of light sources shall be done to limit visual impact. Full cut-off metal fixtures are required.
    - e) Distracting, flashing, traveling or animated lighting is not permitted.

## **7. Mechanical, Service Areas and Utilities**

- a. Intent  
Loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements on adjoining properties and public rights-of-way in accordance with the Code. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.
- b. Loading Docks/Areas
  - i. No off-street loading docks/areas shall be required for buildings containing residential uses.
  - ii. Off-street loading docks/areas for nonresidential uses may be screened, except in the following instances where off-street loading docks/areas shall be screened:
    - a) Loading docks/areas located adjacent to or across the street or alley from buildings containing multifamily uses shall be screened in accordance with the following:
      - 1) Solid metal gates;
      - 2) Masonry screening walls (minimum eight feet tall) architecturally consistent with the principal building on the site;
      - 3) Overhead doors; or
      - 4) Any combination of the above.
    - b) Off-street loading docks/areas for nonresidential uses located adjacent to single-family residential zoning districts shall be enclosed on three sides by minimum eight-foot tall masonry screening walls architecturally consistent with the principal building on the site.
- c. Outdoor Storage
  - i. Outdoor storage areas as an accessory use shall be located behind a principal building and shall be screened from view of streets and adjacent properties. Screening shall consist of the following:
    - a) Masonry walls (minimum six feet tall, maximum eight feet tall) architecturally consistent with the principal building on the site;
    - b) Tubular steel fence (minimum six feet tall, maximum eight feet tall) with an irrigated, solid landscape screen consisting of evergreen variety trees and/or shrubs maintained at a minimum height of six feet within two years of planting;  
or
    - c) Any combination of the above.
  - ii. Materials, equipment or commodities shall be stacked no higher than the height of the screening mechanism.
  - iii. Outdoor storage as a primary use is prohibited.
- d. Roof-mounted Equipment
  - i. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, shall be screened to eliminate the view of the equipment.
  - ii. The height of the screening mechanism shall be the height of the tallest element of roof-mounted equipment. A parapet or architectural design element on a building may screen mechanical equipment; however, the parapet or architectural design element shall be limited to maximum six feet in height. Screening of mechanical equipment taller than six feet shall be screened by a solid wall or metal panel/louver system.

- iii. The outside of the screening mechanism shall be painted or finished in a similar color to the building façade, trim or roof surface. ~~Metal panels, louver systems, parapet walls or similar methods are acceptable screening mechanisms.~~
  - iv. Roof-mounted equipment and the inside of the screening device shall be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening mechanism from overhead views from adjacent properties.
- e. Dumpsters
- Any dumpsters, compactors, grease dumpsters or any other waste or garbage containers, or combination thereof (hereinafter referred to as “containers”) located outside an enclosed building, shall be sited and screened in accordance with the following:
- i. Containers shall be located on a concrete pad that is enclosed on three sides with minimum six-foot tall masonry walls; the exterior of the masonry walls shall be constructed with materials similar to, or painted in the same colors as the principal structure on the site.
  - ii. Containers shall not project into or be located within the Required Front Build-to-Zone. Containers may be located in a rear yard or interior side yard but shall be located a minimum of ten feet from any rear or side interior lot lines.
  - iii. Containers must be fully serviceable. If serviced from an alley, fire lane or other means of access, the container placement must be oriented at a minimum 30-degree angle from the alley or fire lane. Dumpsters may also be serviced at the end of an access driveway/fire lane (i.e. head-in at the end of the drive).
- f. Utility Meters and Other Utility Apparatus
- i. Ground-mounted utility meters and other utility apparatus, including transformers, should be located to the rear of the structure, or to the side of the structure in a designated utility or service yard.
  - ii. Ground-mounted utility and other utility apparatus including transformers shall be screened from the view of streets and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
    - a) Landscaping, including trees or evergreen shrubbery;
    - b) Masonry walls architecturally consistent with the principal building on the site;
    - c) Tubular steel fence in conjunction with evergreen shrubbery; or
    - d) Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection.
- g. Wall-mounted equipment
- Wall-mounted equipment, including meters (such as banks of electric meters) shall be screened from streets and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
- i. Landscaping, including trees or evergreen shrubbery;
  - ii. Masonry walls architecturally consistent with the principal building on the site;
  - iii. Tubular steel fence in conjunction with evergreen shrubbery;
  - iv. Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection; or
  - v. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building façade that the device is mounted on.

**8. Thoroughfare Screening**

Where single family lots are permitted to back upon a dedicated or proposed street, a masonry wall, minimum six feet in height, or living screen within a landscape buffer minimum ten feet in width, or combination thereof shall be provided to screen the residential lots from the street. Tubular steel fencing may be used in combination with the masonry wall or living screen to provide a view to a landscape feature such as a landscaped median or common area. The required screening shall be maintained by the property owner or a property owners association.

**9. Signage**

Signage, where provided, shall be in accordance with Section III, Signage.

**B. Central Place**

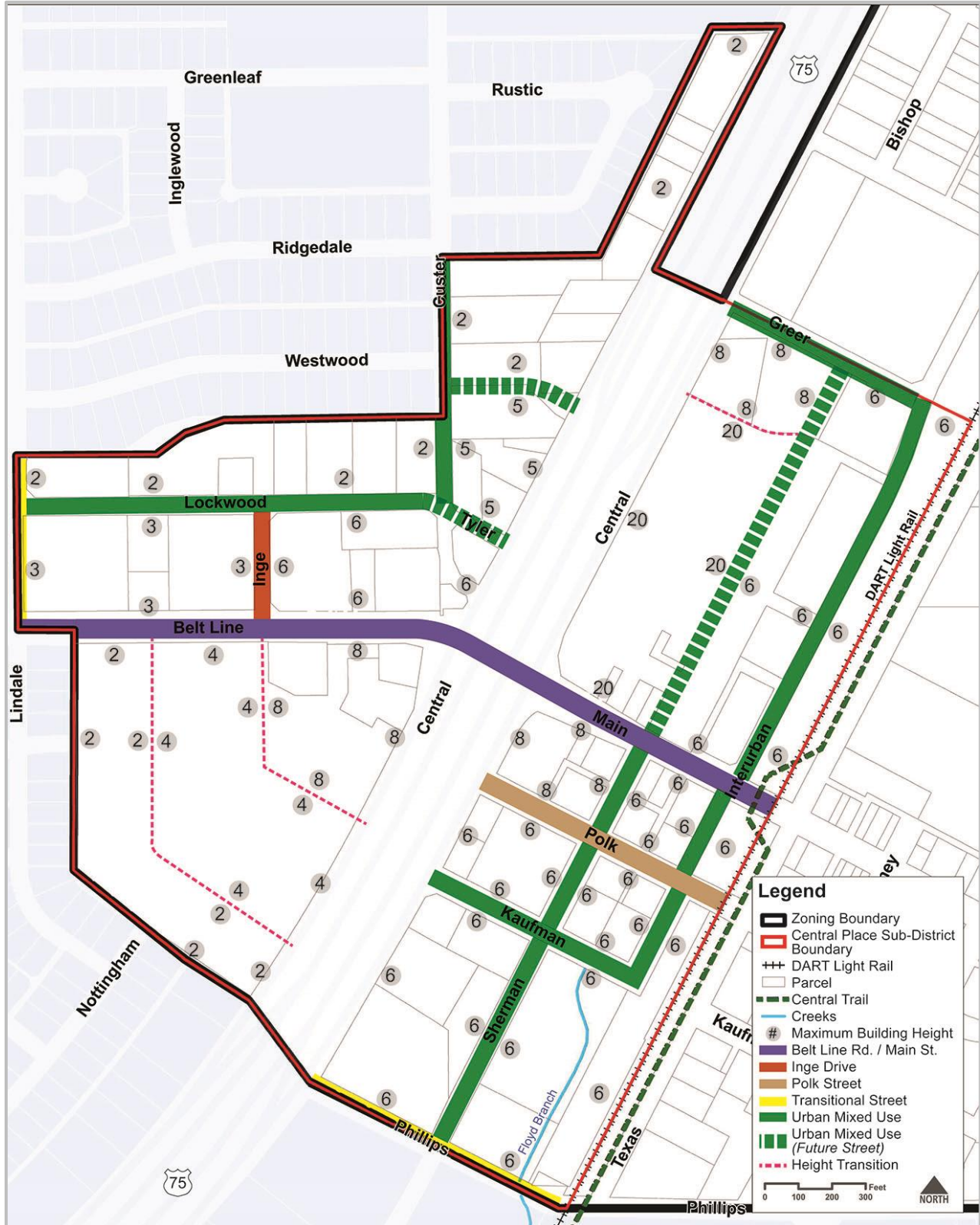
The vision for Central Place Sub-district is to create a vibrant, mixed use district at the heart of the City which focuses on supporting infill development to create an “address” in the region. A pedestrian-oriented, more walkable environment is desired which shall be accomplished through: the arrangement of newly constructed and/or repurposed buildings that frame the public space; building design and quality construction materials; and streetscape enhancements including, but not limited to, street trees, lighting, street furniture, and signage.

**1. Regulating Plan**

The regulating plan on the following page shall apply to all properties within the Central Place Sub-district.



Central Place Sub-district Regulating Plan





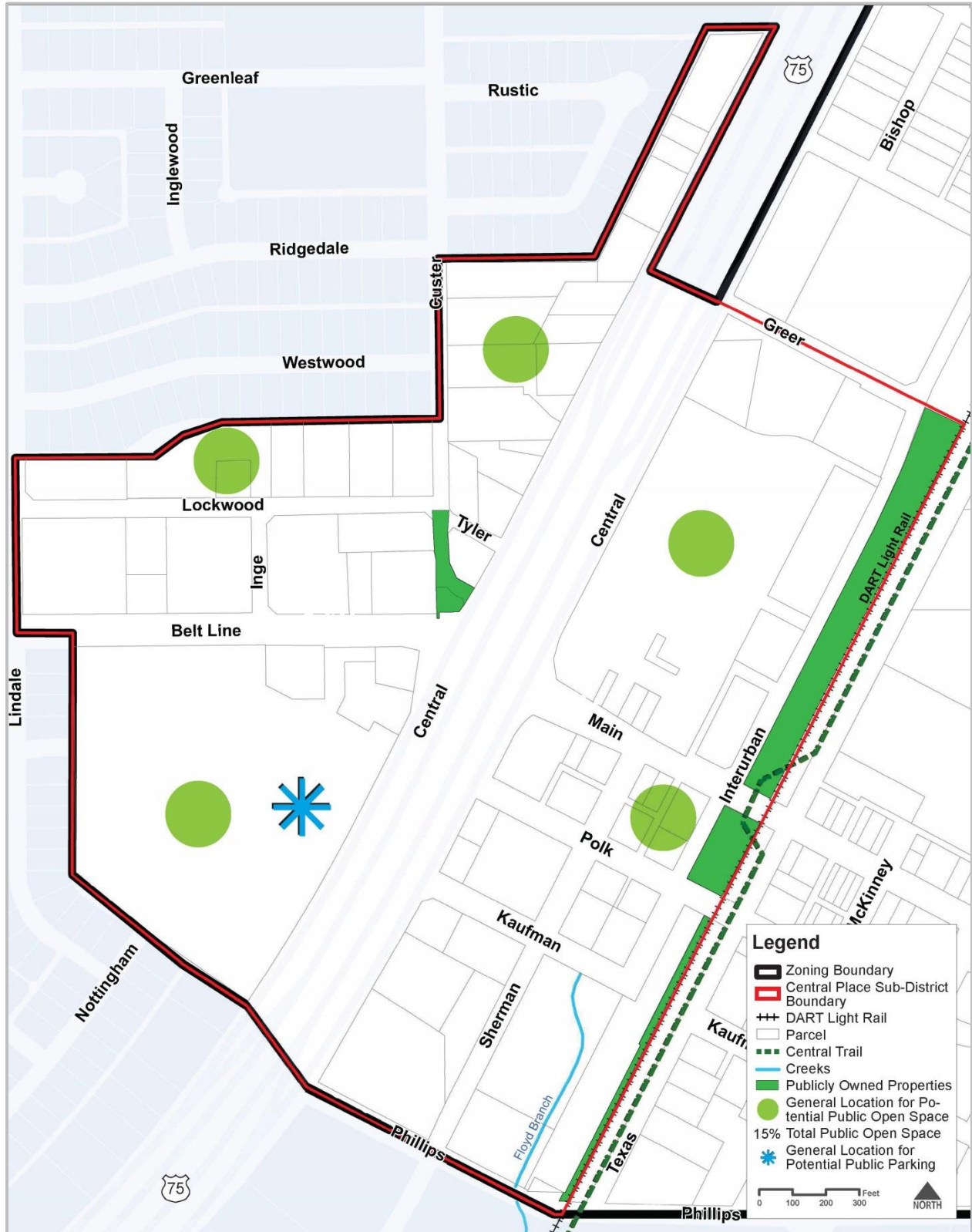
## **2. Public Open Space Plan**

- a. Intent  
Public open spaces are important for the quality of life of residents and property owners in the Central Place Sub-district. The intent of public open spaces in the Central Place Sub-district is recommended to:
  - i. Provide easily accessible recreation areas and to provide visual breaks in the built environment.
  - ii. Create gathering spaces for residents and visitors that are inviting such as inclusion of water features, enhance the overall character of the Sub-district, and serve a variety of users with passive and active recreational options.
  - iii. Promote walking and bicycling within the Sub-district by including a series of pathways that connect to the various neighborhoods, areas, trails, parks and plazas that make up the Sub-district.
  - iv. Preserve prominent natural features that are valuable assets and tie the District to its unique context.
  - v. Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.
- b. Public and private open space shall be provided in accordance with Subsection II.B.4.g, Public and Private Open Space Requirements.
- c. The graphic on the following page identifies recommended areas for public open spaces in the Central Place Sub-district. The locations of these public open spaces are conceptual only and represent approximate locations. Approximately 15% of the entire Central Place Sub-district is targeted for public open space which may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

## **3. Public Parking Plan**

- a. Intent  
Public parking is important for supporting businesses, residences, and other property owners within the Central Place Sub-district, and helps contribute to the success and vitality of an area by allowing visitors to “park once,” and walk to multiple destinations. It also allows for a sustainable practice of multiple users benefiting from a shared parking area. Public parking is intended to supplement a development’s required parking, but may also be available to help to satisfy required parking standards, where permitted by the Code.
- b. The graphic on the following page identifies recommended areas for public parking in the Central Place Sub-district. The locations of these public parking areas are conceptual only and represent approximate locations. Public parking may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

Central Place Sub-district Public Open Space and Public Parking Potential General Locations



**4. Building and Envelope Standards**

The Building and Envelope Standards which regulate site improvements and land uses for properties within the Central Place Sub-district are as identified on the following pages. The Building and Envelope Standards shall be used in accordance with the Central Place Sub-district Regulating Plan and Street Typology and Streetscape Standards.

a. Use

- i. The following uses are allowed in the Central Place Sub-district as follows. Special Permit Uses shall require review and approval as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. If a use is not specified in the table in this subsection, then the use is prohibited and the Code must be amended in accordance with Article XXIX, Changes and Amendments, Richardson Comprehensive Zoning Ordinance, as amended or its successors, in order to allow such use.

Central Place Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
<b>Residential</b>		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Single Family Detached	P	Minimum Density of eight dwelling units per acre.
Townhome	P	Minimum Density of ten dwelling units per acre.
<b>Non-Residential</b>		
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 Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Freestanding	P	
Antenna, Mounted	P	
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	
Beer and Wine Package Sales – less than 75% Revenue from Sales	P	
Boarding Kennel	S	
Carwash	S	
Catering Service	P	

Central Place Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Amusement Center	S	
Construction Field Office	P	
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	
Fine Arts Studio	P	
Food Truck Park	S	
Fraternal Organization	P	
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Independent Living Facility	S	
Large Scale Retail/Service Store	S	See Subsection II.B.6., Architectural 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	Establishments 10,000 square feet or less are permitted by right; Establishments larger than 10,000 square feet require approval of a Special Permit.
Manufacturing Facility, Heavy	S	
Martial Arts School	P	
Massage Establishment	S	
Microbrewery	P	

Central Place Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Mortuary or Funeral Home	S	
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Rental	S	
Motor Vehicle Rental (Limit Ten Vehicles)	P	Shall be exempt from Article XXII-E, Supplemental Regulations for Certain Uses, multi-tenant buildings, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Motor Vehicle Repair Shop, Major	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
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	
Nursery or Greenhouse	S	
Nursing/Convalescent Home	S	
Office	P	
Open Air Market	S	See Chapter 12, Code of Ordinances, as amended or its successors.
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	
Parking, Garage	P	
Performing Arts Center	P	
Pet Sales and Grooming	P	
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Club	S	See Subsection II.B.4.a.ii.b), Private Clubs for exemption.
Private Recreation Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Reflexology	S	
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	

Central Place Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Retail Sales	P	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	
Smoking Establishment	S	
Tailor Shop	P	
Technical Training School	P	
Veterinary Office	P	

- ii. Additional Supplemental Use Requirements
  - a) Live/Work Units.
 

The business operated within the live/work unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the nonresidential area of the live/work unit.
  - b) Private Clubs
 

Private clubs which sell alcoholic beverages for on-site consumption shall be exempt from zoning acreage requirements and number of establishments per acreage requirements as provided for in Section 4-7 (a) and (b), Chapter 4. Alcoholic Beverages, of the City’s Code of Ordinances, as amended or its successors.
- b. Lots/Blocks
  - i. All lots shall have direct frontage to a street and an alley. However, an alley shall not be required if the block is comprised entirely of through lots.
  - ii. No block face shall exceed the linear feet requirement in this subsection; however a Minor Modification may be requested to allow for a 20% increase to the Maximum Block Face requirement to accommodate design considerations consistent with the intent of the Code. Additionally, a Minor Modification may be requested to the Maximum Block Face requirement should it be prohibitive to achieve this requirement due to the DART rail line, Floyd Branch Drainage Channel, or other similar physical obstruction/improvement.

	Central Place - Street Type					Other
	Urban Mixed Use	Polk Street	Belt Line Road/Main Street	Inge Drive	Transitional Street	Central
Maximum Block Face	350 feet	350 feet	450 feet	350 feet	500 feet	450 feet

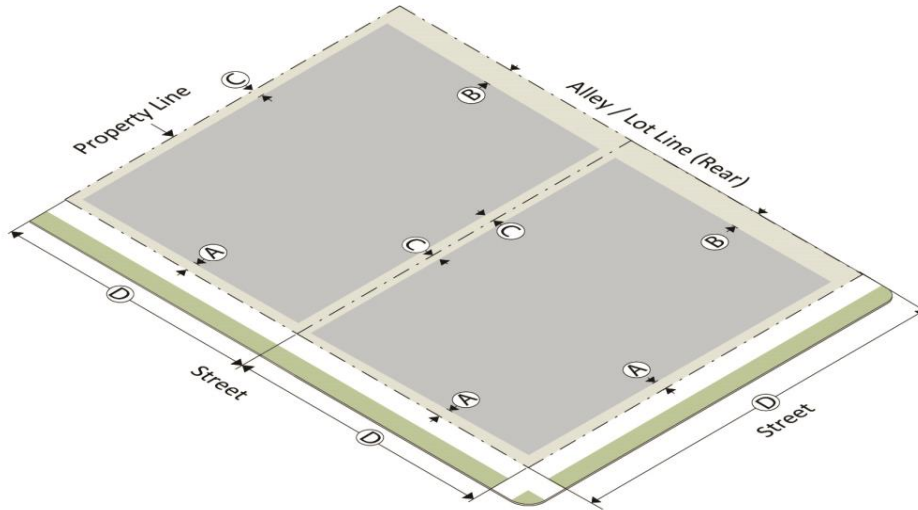
- iii. Block faces that result 500 feet in length or greater shall provide:
  - a) Pedestrian access through the block to the opposite block face and at an approximate mid-block distance, in order to allow pedestrians to walk through the block to the opposite side without having to walk along the block perimeter.
  - b) Exterior wall fenestration comprised of a minimum 60% window glazing for retail uses and minimum 40% window glazing for non-retail uses (excluding residential uses) at the ground floor level for each building along the block face 500 feet in length or greater. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extending twelve and one-half feet above the street-level finish floor elevation.
- c. Access
  - i. Alleys

Alley construction shall conform to City of Richardson standards for alley construction to provide adequate space for emergency vehicles and service access.
  - ii. Driveways
    - a) For lots utilizing a driveway accessing the street, a continuous driveway shall not be permitted.
    - b) For lots fronting on a Transitional Street as shown on the Central Place Sub-district Regulating Plan, driveways shall be no greater than twelve feet in width, except where a fire lane may be required, in which case the maximum driveway width shall be twenty-four feet. Turning radii shall be as approved by the City Manager or designee.
    - c) For lots fronting the Central Expressway frontage road or Belt Line Road/Main Street, driveways shall be minimum twenty-four feet and maximum forty feet in width. Turning radii shall be as approved by the City Manager or designee.
    - d) For all other lots, driveways shall be a maximum twenty-four feet in width. Turning radii shall be as approved by the City Manager or designee.
    - e) Driveways are limited to no more than one driveway per 200 feet of street frontage. However, each lot may be permitted at least one driveway accessible from an alley or a mews street.
    - f) Shared driveways shall be provided, where feasible to reduce the number of driveways along the street.
    - g) Driveways shall conform to City of Richardson standards for driveway construction.
  - iii. Mews Streets

Mews Streets are designed to provide garage and service access to individual lots. The minimum design standard for Mews Streets is twenty-eight feet of right-of-way with a minimum twenty-two feet of paved drive lane. Parkway must be paved, preferably with a contrasting material to better delineate the drive lanes from the parkway. No parking is allowed on Mews Streets unless additional right-of-way is provided. If individual garages access Mews Streets, the face of the garage must be placed between 0-3 feet from the right-of-way line, or at least twenty feet. Because of significant challenges which can exist with many sites using Mews Streets, a Minor Modification may be requested to consider variations to these requirements.
  - iv. Sidewalks
    - a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standard for the Central Place Sub-district in Subsection II.B.5, Street Typology and Streetscape Standards, as well as conform to City of Richardson standards for sidewalk construction.



- b) A sidewalk shall be constructed to permit pedestrian access from the street to the building, unless paved access is otherwise provided.
- d. Building Placement



Central Place - Building Placement by Street Type							Other
		Urban Mixed Use	Polk Street	Belt Line Road/Main Street	Inge Drive	Transitional Street	Central
Ⓐ	Required Front Build-To Zone <sup>7</sup>	<ul style="list-style-type: none"> <li>• Min. 0 feet</li> <li>• Max. 10 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 0 feet</li> <li>• Max. 10 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 5 feet</li> <li>• Max. 15 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 0 feet</li> <li>• Max. 10 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 10 feet</li> <li>• Max. 15 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 10 feet</li> <li>• Max. 80 feet</li> </ul>
Ⓑ	Required Rear Building Line Setback <sup>8</sup>	<ul style="list-style-type: none"> <li>• Min. 10 feet if abutting an alley</li> <li>• Min. 0 feet if abutting a property or a mews street</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 10 feet if abutting an alley</li> <li>• Min. 0 feet if abutting a property or a mews street</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 10 feet if abutting an alley</li> <li>• Min. 0 feet if abutting a property or a mews street</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 10 feet if abutting an alley</li> <li>• Min. 0 feet if abutting a property or a mews street</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 10 feet if abutting an alley</li> <li>• Min. 0 feet if abutting a property or a mews street</li> </ul>	<ul style="list-style-type: none"> <li>• Min. 10 feet if abutting an alley</li> <li>• Min. 0 feet if abutting a property or a mews street</li> </ul>
Ⓒ	Required Interior Side Building Setback	<ul style="list-style-type: none"> <li>• Max. 15 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Max. 15 feet</li> </ul>	<ul style="list-style-type: none"> <li>• No Maximum Setback</li> </ul>	<ul style="list-style-type: none"> <li>• Max. 15 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Max. 15 feet</li> </ul>	<ul style="list-style-type: none"> <li>• No Maximum Setback</li> </ul>
Ⓓ	Building Frontage Buildout <sup>9</sup>	<ul style="list-style-type: none"> <li>• Minimum 80% of lot width</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum 80% of lot width</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum 70% of lot width</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum 80% of lot width</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum 50% of lot width</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum 80% of lot width</li> </ul>

<sup>7</sup> Where easements are present and consume encumber the entire required Build-To Zone, the building shall be built to the easement line and in accordance with the required Building Frontage Buildout.

<sup>8</sup> Or as permitted by Building Code



- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
- ii. Build-To Zones and building setbacks shall be measured from the property line and shall be provided in accordance with the requirements in the table in this subsection. The Building Frontage Buildout is the percentage of the lot width of where the principal building and/or parking garage shall be located within the required Build-to Zone.
- iii. Canopies, signs, awnings and balconies may encroach over the sidewalk or Build-To Zone area a maximum distance of 5 feet as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.
- iv. For properties with frontage on Belt Line Road/Main Street only, a Minor Modification may be requested to allow a eighty-foot maximum Build-To Zone to allow for a single drive aisle with parking between the street and principal building. However, 1) the first development within the block shall establish the maximum Build-To Zone for the block; and 2) subsequent developments within the remainder of the block shall abide by the same maximum Build-To Zone as established by the first development, except that the maximum build-to line may be increased or decreased five feet, but in no case shall it exceed an eighty-foot build-to line. At the completion of the block being built out, buildings shall generally be in alignment with each other, instead of some buildings being at a maximum fifteen feet and others at a maximum eighty feet as measured from the street right-of-way line/property line.
- v. For properties with frontage on a Transitional Street, porches and stoops may encroach between the required Build-To Zone and the property line.
- e. Height and Ground Floor Size
  - i. Principal Buildings and Parking Structures
    - a) The maximum height of a principal building or parking structure shall be as identified on the Central Place Sub-district Regulating Plan.
    - b) The height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure as provided in this subsection.
    - c) An additional six feet in height shall be allowed to accommodate parapet walls, and architectural design elements.
    - d) Roof top dining shall be allowed on buildings. Shade structures, regardless if freestanding or attached to the building, if provided, shall be limited to a maximum twelve feet in height and shall count towards the overall total building height.
    - e) Mechanical equipment, including screening mechanisms as required in Subsection II. B.7.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.

---

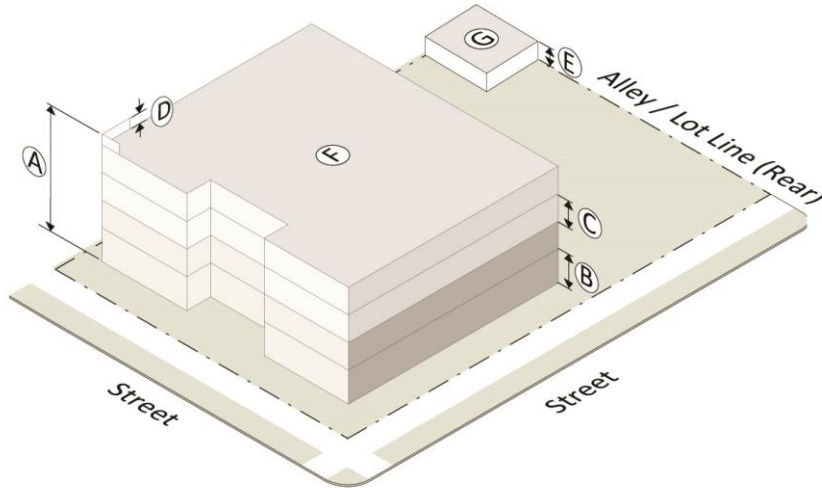
<sup>9</sup> Required along all street Build-To Zones

- f) The table below summarizes the maximum allowable building heights in relation to building stories.

<b>Building Stories</b>	<b>Maximum Building Height (in feet)</b>	<b>Maximum Height with Parapet/ Architectural Feature</b>
1 story	15 See also II.B.4.e.i.g)	21 See also II.B.4.e.i.g)
2 stories	27	33
3 stories	39	45
4 stories	51	57
5 stories	63	69
6 stories	75	81
7 stories	87	93
8 stories	99	105
9 stories	111	117
10 stories	123	129
11 stories	135	141
12 stories	147	153
13 stories	159	165
14 stories	171	177
15 stories	183	189
16 stories	195	201
17 stories	207	213
18 stories	219	225
19 stories	231	237
20 stories	243	249

- g) Single story buildings shall be permitted to achieve the height of a two story building as identified in the table above.
- h) Multi-story buildings can utilize any combination of height in feet per story as long as the overall height of the building does not exceed the maximum building height in feet for the number of stories proposed.
- ii. Accessory Building:  
An accessory building shall not exceed fifteen feet in height.

- iii. Maximum Ground Floor Size
  - a) Except for multi-family residential buildings and mixed use buildings containing a minimum of 50% residential units, the maximum ground floor size of a principal building shall be identified below.



Maximum Building Heights		
(A)	Principal Building fronting on:	
	Urban Mixed Use	2-20 stories max <sup>10</sup>
	Polk Street	6-8 stories max <sup>10</sup>
	Belt Line Road/Main Street	2-20 stories max <sup>10</sup>
	Inge Drive	3-6 stories max <sup>10</sup>
	Central	2-20 stories max <sup>10</sup>
	Transitional Street	2-6 stories max <sup>10</sup>
(B)	Ground Story	See Maximum Allowable Building Height Table in Subsection II.B.4.e.i.f)
(C)	Subsequent Stories	See Maximum Allowable Building Height Table in Subsection II.B.4.e.i.f)
(D)	Parapet Wall, or Architectural Feature	6' max
(E)	Accessory Building	15' max

Maximum Building Ground Floor		
(F)	Principal Building fronting on:	
	Urban Mixed Use	10,000 sq. ft.
	Polk Street	10,000 sq. ft.
	Belt Line Road/Main Street	15,000 sq. ft.
	Inge Drive	10,000 sq. ft.
	Central	30,000 sq. ft.
	Transitional Street	N/A
(G)	Accessory Building	15% of Principal Building ground floor

<sup>10</sup> The exact maximum height of a principal building shall be as identified on the regulating plan.

- b) A Minor Modification may be requested to exceed the maximum ground floor size permitted above, provided that the principal building incorporates window glazing in accordance with Subsection II.B.6.d.ii.d), Architectural Standards, Building Articulation. In no case shall a request exceed 25% of the maximum ground floor size identified in the table above.
- f. Parking
  - i. Intent
 

The intent of this section is to:

    - a) Manage parking so that it is convenient, efficient and supports an active and vibrant mixed-use environment;
    - b) Provide flexibility in the leasing of allowed uses, reuse of properties, and for redevelopment of small sites;
    - c) Allow people to park once at a convenient location and to access a variety of commercial and civic uses in a pedestrian friendly environment;
    - d) Maximize on-street parking;
    - e) Reduce the overall amount of pavement within the sub-district; and
    - f) Avoid adverse parking impacts on adjacent residential neighborhoods.
  - ii. Shared and On-Street Parking
    - a) Shared parking is preferred. Centralized parking locations throughout the sub-district that permit people to park at convenient locations with ample parking to access multiple uses should be considered over individual parking areas on individual lots.
    - b) Shared parking areas shall be connected to businesses and residences with paved and landscaped pedestrian walkways.
    - c) On-street parking opportunities shall be maximized.
  - iii. Off-Street Parking Requirements
    - a) Required On-Site Spaces. The construction of any new building or expansion of gross square footage of an existing building shall be required to provide on-site parking in accordance with the parking requirements provided in the table below. Additionally, Subsection 21-52(b), Off-Street Parking of the Richardson Comprehensive Zoning Ordinance, as amended or its successors, shall not apply.

Use	Parking Required
Single Family (attached and detached)	2 spaces per dwelling unit (see II.A.4.f.iii.e) Single Family Dwelling Parking)
Multi-Family	1.5 spaces per dwelling unit
Live/Work Unit	2 spaces per dwelling unit
Institutional and Assembly Uses	1 space per 3 persons accommodated
Hotel (Full Service)	1.25 spaces per guest room
Hotel (limited service or suite)	1 space per guest room
All Other Non-Residential Uses	1 space per 300 square feet

- b) Parking Spaces. Spaces shall be dimensioned and designed in accordance with the City’s Parking Design Manual. Handicap accessible parking spaces may shall be installed in accordance with State of Texas requirements.
- c) On-Street Parking. On-street parking, located on the adjacent street(s) for the width of the property, may be used toward satisfying on-site parking requirements.

- d) Public and Shared Parking. A Minor Modification may be requested to allow credit for available public parking or a shared off-street parking facility on another lot within 600 feet of the subject property, to apply towards on-site parking requirements.
  - e) Single Family Dwelling Parking. Parking for single family uses (attached and detached) shall be provided within an enclosed garage accessible from a rear entry drive such as an alley, mews street, or private street easement. The elimination of the garage spaces, by enclosing the garage with a stationary wall, shall be prohibited. The face of the garage must be placed between 0-3 feet from the right-of-way or easement line, or at least 20 feet.
  - f) Motor Vehicle Related Uses. Parking for motor vehicle inventory shall be provided on-site; however, a Minor Modification may be requested to allow parking for motor vehicle inventory off-site on private property in accordance with the following:
    - 1) The off-site parking is available for use and is not counted towards satisfying parking requirements for another use;
    - 2) The off-site parking complies with landscaping requirements for surface parking lots set forth in Subsection II.B.4.f.v.c), Landscaping for Surface Parking); and
    - 3) The location of the off-site parking shall be designated on an approved site plan.
- iv. Parking Structures
- a) Parking structures shall not exceed the maximum building height as shown on the Central Place Sub-district Regulating Plan.
  - b) Parking structures shall have a façade design similar to surrounding buildings along the street front. If possible, parking structures should be located behind buildings to minimize their visibility from adjacent streets.
  - c) Where a parking garage must be located adjacent to a street:
    - 1) The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal elements along the block) articulation and the building materials shall be compatible with the material of the building the parking structure serves.
    - 2) The parking structure shall be designed and screened in such a way that motor vehicles on all parking levels are hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps shall not be located on the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield the lighting inside the structure.
  - d) Off-street below-grade parking may be built to the property lines, but must be designed to allow landscape planting at grade as required by the Central Place Sub-district Street Typology and Streetscape Standards. No below-grade parking beneath a building shall be visible from the sidewalk or public open space.
  - e) Wayfinding signage should be provided to direct drivers to the parking structure.

v. Surface Parking

a) Surface parking as a primary use of a property shall require approval of a Special Permit in accordance with Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. Municipal surface parking lots are exempt from this requirement as per Subsection II.B.4.a., Use.

b) Surface parking as an accessory use shall be sited in accordance with the following:

1) Be located behind the principal building; however, where it is not feasible to locate parking behind the principal building, parking shall be prohibited within the Required Build-To-Zone with exception of properties with street frontage along Central Expressway frontage road.

2) Except when completely integral and internal to a development project, a surface parking lot with one hundred or more spaces must be designed as future development sites. The parking shall be arranged as a single parking lot located along the outer edge of the property, adjacent to a property line.

c) Landscaping for Surface Parking

All surface parking shall be landscaped and screened in accordance with the landscaping requirements provided in this subsection.

1) Parking Lots Adjacent to Sidewalks

A minimum five-foot wide landscape area shall be provided between the sidewalk and parking lot. Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.B.5.d.vi., Plant List, shall be provided within this landscape area at an average spacing of thirty feet but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubbery hedge shall be provided minimum 36-inches in height at planting, selected from the plant list in Subsection II.B.5.d.vi., Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inch tall:

(a) Retaining wall;

(b) Berming; or

(c) A combination of retaining wall, berming, and/or evergreen screening hedge.

2) Parking Lots Visible from Central Expressway Frontage Road

(a) A minimum five-foot wide landscape area shall be provided between the street and parking lot. Minimum 3-inch caliper shade trees at planting, selected from the plant list in Subsection II.B.5.d.vi., Plant List, shall be provided within this landscape area at an average spacing of thirty feet but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubbery hedge shall be provided minimum thirty-six-inches in height at planting, selected from the plant list in Subsection II.A.5.d.vi., Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for

the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inches tall:

- i. Retaining wall;
  - ii. Berming; or
  - iii. A combination of retaining wall, berming, and/or evergreen screening hedge.
- (b) The five-foot wide landscape area required in Subsection II.B.4.f.v.c)2)a) above shall be provided in addition to the ten-foot landscape buffer required in Subsection II.B.4.g.ii.
- (c) The five-foot wide landscape area required in Subsection II.B.4.f.v.c)2)a) above shall not apply to the minimum Public and Private Open Space Requirements in Subsection II.A.4.g.ii.
- 3) Interior Parking Lot Landscaping
- (a) Each row of parking shall be configured so that there is a minimum ten foot wide landscape island with each run of eight parking spaces. A parking island shall be required on the end of each row of parking.
  - (b) Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.B.5.d.vi., Plant List, shall be provided internal to the parking lot at a rate of one street tree for every six parking spaces.
  - (c) A concrete, paverstone or mulch strip the width of the vehicle overhang shall be provided for parking spaces adjacent to the landscape area required in this Subsection. This strip shall be measured from the face of curb to the edge of the landscape area adjacent to the parking space.
  - (d) Diamond tree wells may be used for interior parking lot landscaping in lieu of subsections (a) and (c) above if the parking lot is completely integral and internal to a development project (e.g. surface parking lot is internal to and surrounded by buildings).
    - i. One diamond tree well shall be provided throughout the parking lot at the rate of one diamond tree well for every ten parking spaces.
- 4) Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines shall be selected from the plant list in Subsection II.B.5.d.vi., Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
- 5) Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
- 6) Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.
- 7) Maintenance
- (a) The property owner is responsible for maintaining the landscape in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
  - (b) Dying plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.

- vi. Bicycle Parking. Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
- g. Public and Private Open Space Requirements
  - i. Application
    - a) Open space requirements shall apply to:
      - 1) New development or a complete redevelopment scenario.
    - b) Open space requirements do not apply to:
      - 1) Single family attached and detached dwellings
      - 2) Live/work units
      - 3) Adaptive reuse sites
      - 4) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.
  - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons within the Central Place Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or recreational activities.

    - a) If the open space provided is not publicly accessible, the minimum set aside for open space shall be 15% of the lot.
    - b) If the open space provided is publicly accessible, the minimum set aside for the open space shall be 8% of the lot.
    - c) Single family attached and detached dwellings are exempt from these provisions.
    - d) Common outdoor space shall be appropriately designed for its public or private purpose. If designed for public use, it shall be highly visible from the public right-of-way and accessible to the general public. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
    - e) A development plan (site plan or concept plan) shall be submitted demonstrating how the open space requirement is being satisfied for an entire parent tract (development site) and may be approved if a minimum 50% of the required open space is constructed within the first phase of the project, with the remaining required open space being provided in subsequent phases.
  - iii. Landscape Buffer for Properties Fronting Central Expressway Frontage Road

Properties with street frontage along Central Expressway frontage road shall provide a minimum ten-foot wide landscape buffer on private property adjacent to the frontage road right-of-way.

    - a) Within the required landscape buffer, one minimum three-inch caliper shade tree and one minimum four-cane/two-foot diameter root ball ornamental tree, selected from the plant list in Subsection II.B.5.d.vi. Plant List, shall be provided for each 50 lineal feet of street frontage. The trees are not required to be placed 50-feet on center and may be clustered.
    - b) The required landscape buffer shall not count towards the minimum Public and Private Open Space Requirements required by Subsection II.B.4.g.ii. However, for buildings built at the minimum ten-foot Build-To line, the required landscape buffer shall be allowed to apply to the minimum Public and Private Open Space Requirements.



## **5. Street Typology and Streetscape Standards**

### **a. Intent**

The Street Typology and Streetscape Standards provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme throughout the Sub-district and enhancing the physical relationship between buildings and their adjacent streets.

### **b. Street Standards.**

- i. All streets shall conform to the provisions of the Code. The Street Typology and Streetscape Standards (street cross sections) shall be used in accordance with the Central Place Sub-district Regulating Plan. Refer to the regulating plan to identify the street name and type adjacent to the subject property, and use the corresponding Street Typology and Streetscape Standard graphic on the following pages.
- ii. Existing Streets. The regulating plan depicts existing streets within the Central Place Sub-district. At such time when properties adjacent to the existing streets develop and/or redevelop, the property owner shall, in accordance with the applicable Street Typology and Streetscape Standard and for the distance adjacent to the property, dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements. The City shall be responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.
- iii. Proposed Streets – Shown on Regulating Plan. The regulating plan depicts new proposed streets to be provided within the Central Place Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the new streets develop and/or redevelop, the property owner shall in accordance with the applicable Street Typology and Streetscape Standard and for the distance adjacent to the property:
  - a) Construct up to one-half of the street section including sufficient travel lanes width to accommodate emergency vehicles;
  - b) Construct the necessary on-street parking, landscape/amenity zone, including irrigation systems and sidewalk improvements; and
  - c) Dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements required in a) and b) above. Should the City determine it is not feasible for the street improvements to be constructed in accordance with a) and b) above, the property owner shall still dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements per the applicable Central Place Street Typology and Streetscape Standard in Subsection II.B.5. The City shall then be responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.

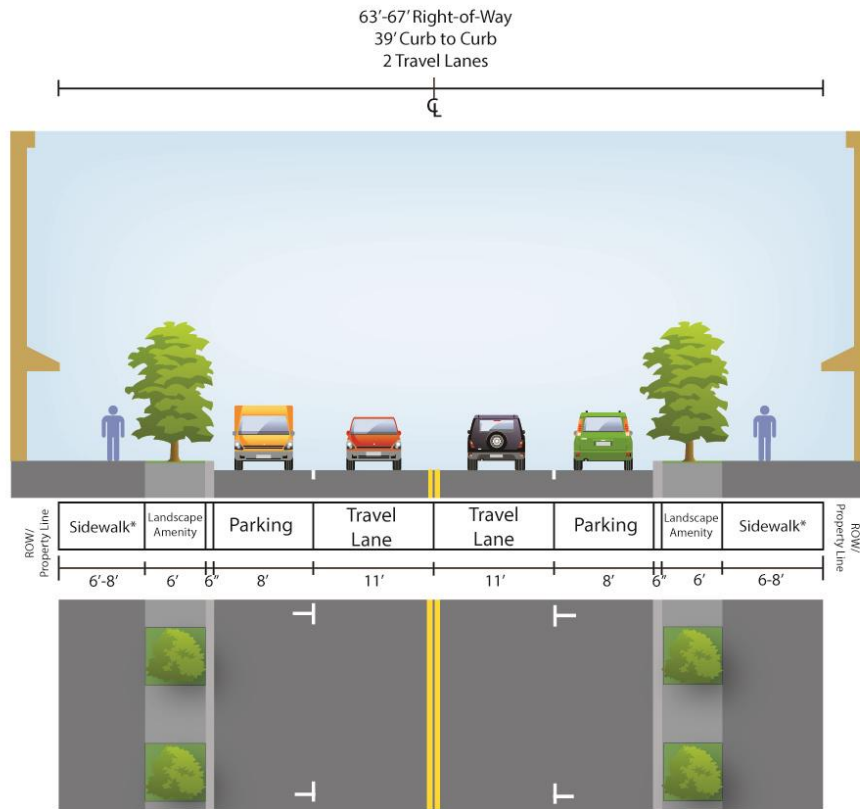
- iv. Proposed Streets – Not Shown on Regulating Plan. Should a property owner want to construct a new street on their property and said street is not shown on the Central Place Sub-district Regulating Plan, the property owner shall:
  - a) Design the street in accordance with one of the Street Typology and Streetscape Standards provided for in the Central Place Street Typology and Streetscape Standards subsection (see figures graphics on the following pages);
  - b) Construct the entire street section including travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements; and
  - c) Dedicate a private street easement (or equivalent) that provides for vehicle and pedestrian public access. The property owner shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements required in a) and b) above. However, should the City decide to maintain the street improvements required in a) and b) above, then the property owner shall dedicate to the City sufficient right-of-way (or equivalent) to accommodate the street improvements.
- v. All right-of-way dedication and street construction for all streets (existing and proposed) shall be in accordance with the City’s Subdivision and Development Ordinance (Code of Ordinances, Chapter 21) , as amended or its successors.

# Central Place



## Urban Mixed Use

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



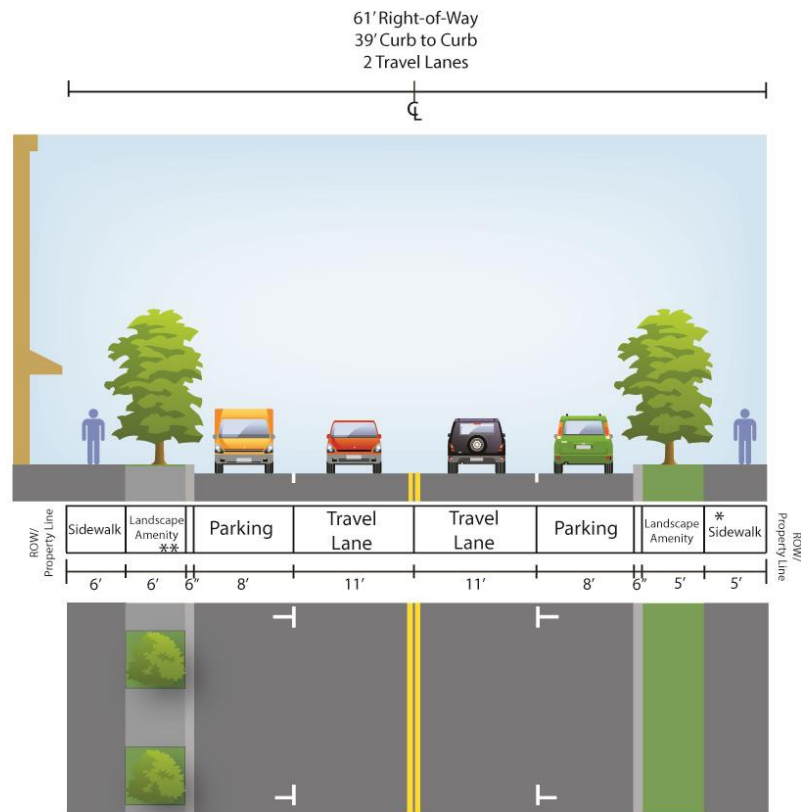
\* Sidewalk along Sherman Street, Kaufman Street, Interurban Street, and Greer Street shall have a minimum 8-foot width (unobstructed); all other streets shall have a minimum 6-foot width (unobstructed).

# Central Place



## Transitional Street

- Phillips Street
- Lindale Lane

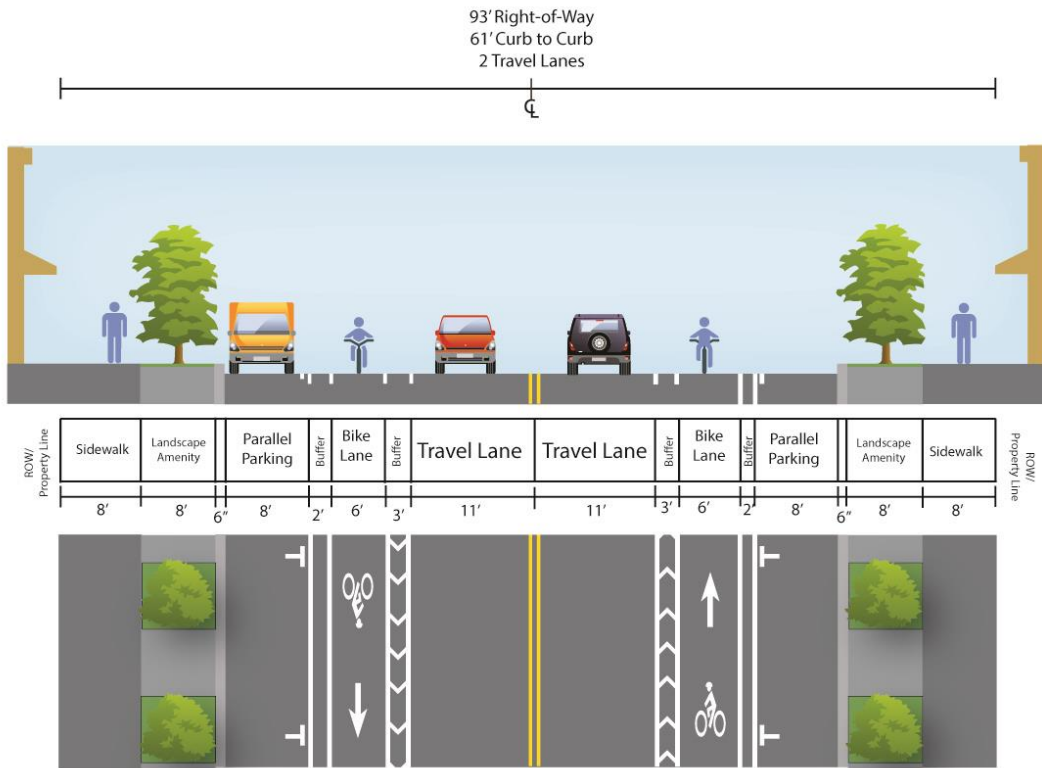


\*\* Minor Modification may be requested to allow continuous landscape parkway in lieu of trees in tree grate

\*Sidewalk widths for existing neighborhoods to remain

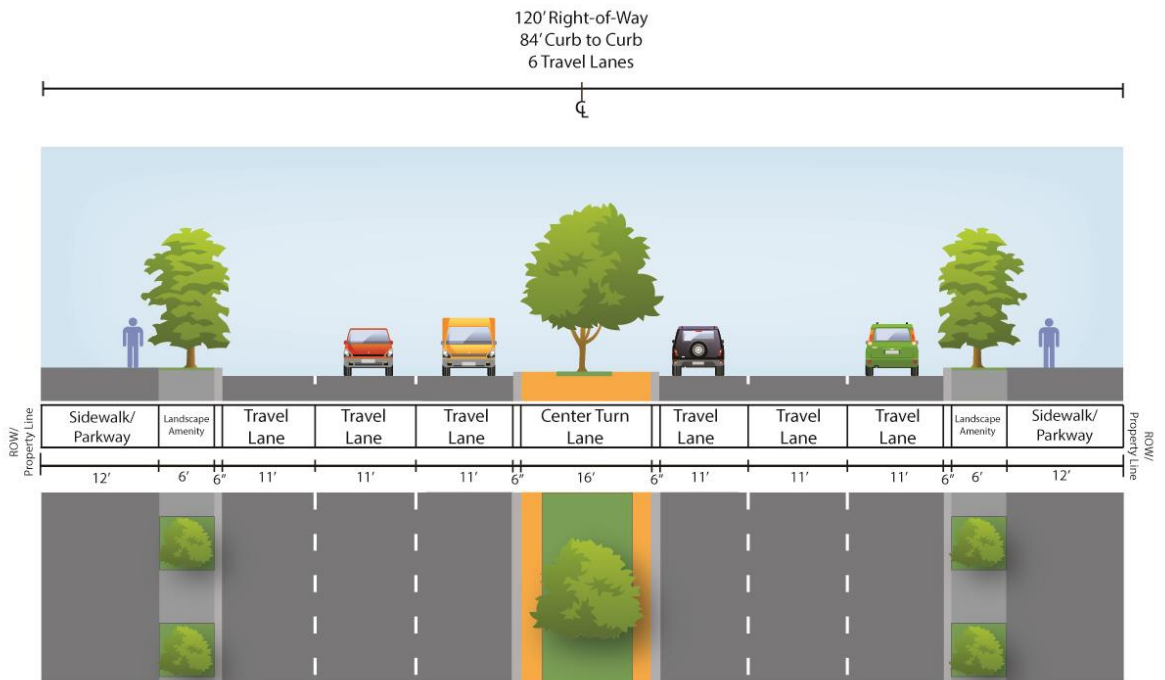
# Central Place

## Polk Street



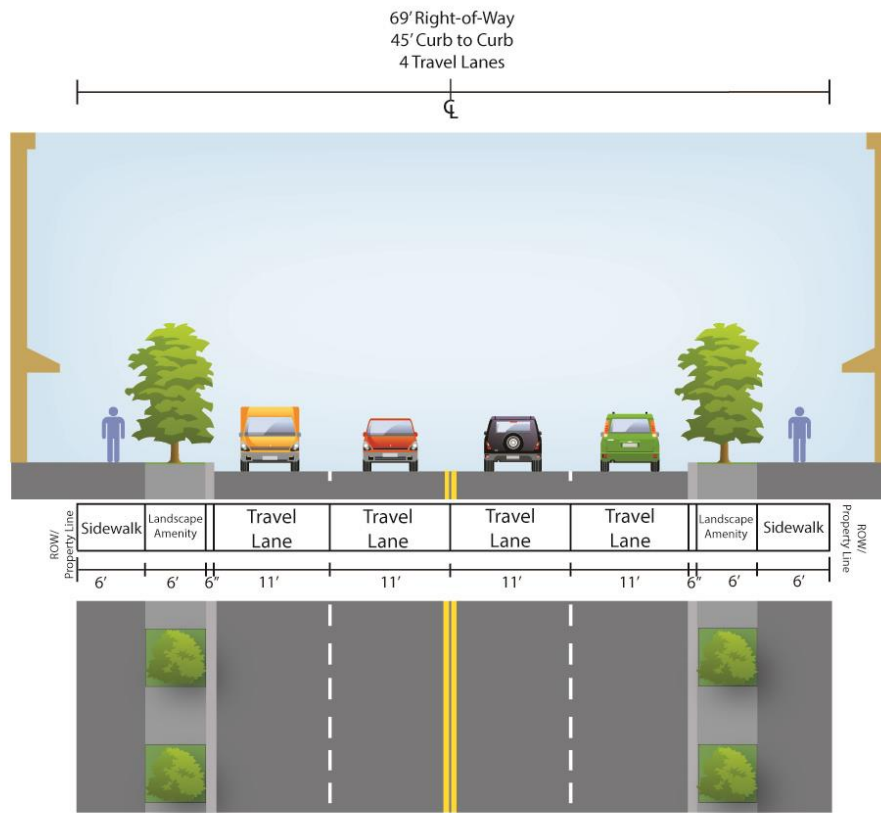
# Central Place

## Belt Line Road/Main Street



# Central Place

## Inge Drive





- c. Street furnishings
  - i. Placement
    - a) Street furnishings shall be located within the landscape/amenity zone as provided for in the Central Place Street Typology and Streetscape Standards in Subsection II.B.5., Street Typology and Streetscape Standards, and in accordance with Subsection II.B.5.b., Street Standards. The *Example Streetscape Plan Layouts* drawing shown in Appendix A is provided for illustration and intent purposes only. The drawing illustrates recommended dimensions for spacing of street furnishings. Final location of street furnishings shall be determined by the City.
    - b) Should a property owner install the street furnishings, then the street furnishings shall be shown on an approved site plan and landscape plan prior to installation.
  - ii. Type
    - a) Pedestrian light
      - 1) Design/Material: Acorn or modified acorn heads, with round steel/aluminum, powder coated, with straight or tapered shaft and round shaped base (Oncor Electric Delivery Decorative Street Lighting preferred)
      - 2) Color: Black or antique bronze
      - 3) Dimensions: 12'-16' high pole, approximately 4" diameter
      - 4) Spacing/Placement: Location as determined by the City
      - 5) Reference Images: See Central Place Sub-district Representative Urban Design Elements
    - b) Bench
      - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish
      - 2) Color: Black or antique bronze
      - 3) Dimensions: 2 seat configuration, no more than 3 sets, arm optional
      - 4) Spacing/Placement: Location as determined by the City
      - 5) Reference Images: See Central Place Sub-district Representative Urban Design Elements
    - c) Trash receptacle
      - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, side-opening
      - 2) Color: Black or antique bronze
      - 3) Dimensions: Approximately 25" diameter, approximately 34" high, approximately twenty-eight gallon capacity
      - 4) Spacing/Placement: Location as determined by the City
      - 5) Reference Images: See Central Place Sub-district Representative Urban Design Elements
    - d) Planter
      - 1) Design/Material: Round tapered, precast concrete/caststone, drainage hole for irrigation
      - 2) Color: Natural grey concrete/sandstone or beige/light tan
      - 3) Dimensions: Groups of three preferred (dependent on space availability), approximately 36"-44" diameter, approximately 23"-38" high
      - 4) Spacing/Placement: Location as determined by the City

- 5) Reference Images: See Central Place Sub-district Representative Urban Design Elements
- e) Bike rack
  - 1) Refer to the City’s Bicycle Parking Ordinance and/or Policy for bicycle rack requirements
- f) Bollard
  - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, optional light
  - 2) Color: Black or antique bronze
  - 3) Dimensions: As determined by the City based upon design performance criteria for usage
  - 4) Spacing/Placement: Location as determined by the City
  - 5) Reference Images: See Central Place Sub-district Representative Urban Design Elements
- g) Tree grate
  - 1) Design/Material: Cast iron,
  - 2) Color: Baked oil finish
  - 3) Dimensions: 6’X6’ Square, maximum ½” square openings , ADA Compliance.
  - 4) Spacing/Placement: Location as determined by the City
  - 5) Reference Images: See Central Place Sub-district Representative Urban Design Elements
- h) Sidewalk paving
  - 1) Concrete
  - 2) Brick pavers (as approved by the City)
  - 3) Concrete pavers (as approved by the City)
- iii. Alternate Types

Should the City determine that maintenance of the street furnishings as specified in the Code are cost prohibitive or should the specified street furnishings no longer be available, the City may select and install alternate types of street furnishings.

Central Place Sub-district Representative Urban Design Elements

Pedestrian Light



Bench



Trash Receptacle



Planter



Tree Grate



- d. Landscape and Street Trees
  - i. Street Trees. Street trees shall be selected from the plant list provided in Subsection II.B.5.d.vi., Plant List. Trees other than those in the Street Tree list may be used in combination with the approved items, subject to landscape plan approval by the City.
    - a) Street trees shall be large shade trees, and shall be:
      - 1) Planted within the required landscape/amenity zone as specified on each Street Typology and Streetscape graphic;
      - 2) Planted on an average spacing of thirty feet on center, but in no case shall trees be placed greater than forty feet apart, on center; and
      - 3) Be a minimum three-inch caliper and at least ten feet in height, single trunk at planting. Within the first three years from planting, tree branches shall be maintained at no less than six feet above the adjacent sidewalk and not less than ten feet above on-street parking space or travel lane. After three years from planting, trees shall be maintained at no less than eight feet above the adjacent sidewalk and no less than fourteen feet above on-street parking space or traffic lane.
    - ii. Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines, shall be selected from the plant list in Subsection II.B.5.d.vi., Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
    - iii. Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
    - iv. Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors. Irrigation systems provided within the landscape/amenity zone shall be installed and maintained as provided in Subsection ~~4.b.~~ II.B.5.b. Street Standards. Irrigation systems for all other landscaping material shall be installed by the property owner.
    - v. Maintenance.
      - a) Except as provided in Subsection II.B.5.b. Street Standards, the property owner is responsible for maintaining all landscaping material in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
      - b) Except as provided herein the Code in Subsection II.B.5.b. Street Standards, dying plant material, as determined by the City, shall be replaced by the property owner in accordance with the approved landscape plan.
    - vi. Plant list
      - a) Street Trees (minimum 3-inch caliper)
        - Allee Elm, *Ulmus parvifolia* 'Emer II'
        - Aristocrat Pear, *Pyrus calleryana* 'Aristocrat'
        - Autumn Blaze Maple, *Acer freemanii*
        - Cathedral Live Oak, *Quercus virginiana*
        - Cedar Elm, *Ulmus crassifolia*
        - Chinese Pistache (male), *Pistacia chinensis*

- Green Ash, *Fraxinus pennsylvanica*  
Homestead Elm, *Ulmus* 'Homestead'  
Locust / Shademaster Locust, *Gleditsia triacanthos*<sup>11</sup>  
October Glory Maple, *Acer rubrum* 'October Glory'  
Red Maple, *Acer rubrum*  
Shantung Maple, *Acer truncatum*  
Shumard Red Oak, *Quercus shumardii*<sup>12</sup>  
Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'  
Urbanite Ash, *Fraxinus pennsylvanica* 'Urbanite'
- b) Understory/Ornamental Trees (minimum four-cane/2-foot diameter root ball)
- Roughleaf Dogwood, *Cornus drummondii*  
Yaupon Holly, *ilex vomitoria*  
(female only such as 'Pride of Houston' or 'Will Fleming')  
Deciduous Holly, Warren's Red, *ilex decidua*  
Crape Myrtle, *Lagerstromia indica*  
Mexican Plum, *Prunus mexicana*  
Mexican Redbud, *Cersis canadensis var. mexicana*  
Oklahoma Redbud, *Cersis reniformis* 'Oklahoma'  
Texas Redbud, *Cersis canadensis var. texensis*  
American Smoke Tree, *Cotinus obovatus*  
Vitex, *Vitex negundo* 'Heterophylla'  
Desert Willow, *Chilopsis linearis*
- c) Shrubs for Screening (minimum 36-inches tall)
- Dwarf Nandina, *Nandina domestica nana*  
Dwarf Burford Holly, *Ilex cornuta* 'burfordi nana'  
Abelia Grandiflora, *Abelia grandiflora*  
Barberry, *Barberry spp.*  
Red Yucca, *Hesperaloe parviflora*  
Texas Sage, *Leucophyllum frutescans*  
Indian Hawthorn, *Raphiolepis indica*  
Native Sumac, *Rhus typhina*  
Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'  
Photinia, *Photinia fraseri*  
Dwarf Yaupon Holly, *Ilex vomitorria* 'nana'
- d) Groundcover/Vines (minimum 1 gallon unless otherwise noted)
- Asian Jasmine, *Trachelosperum Asiaticum coloratus* 4" pot, heavily rooted, full  
Purple Winter Creeper, *Euonymus* 4" pot, heavily rooted, full  
Santolina, *Santolina virens*  
Trumpet Vine, *Campsis radicans*  
Coral Honeysuckle, *Lonicera sempervirens*  
Purple Honeysuckle, *Lonicera japonica* 'purperia'  
Virginia Creeper, *Parthenocissus quinquefolia*  
Lady Banks Rose, *Rosa banksiaw lutea*  
Wisteria, *Wisteria sinensis* 5 gallon container  
Vinca (major), *Vinca major* 4" pot, heavily rooted, full

<sup>11</sup> Locust trees have a problem with reflected heat when young; trunk should be wrapped during early stages.

<sup>12</sup> Should provide a limited root barrier to direct spreading roots downward.

- Common Bermuda, *Cynodon dactylon*
- Fescues, *Festuca rubra*
- Buffalo Grass, *Buchloe dactyloides*
- e) Ornamental Grasses
  - Gulf Muhly Grass – *Muehlenbergi a lindheimeri*
  - Feather Reed Grass
  - Miscanthus
  - Indian Grass
  - Purple Autumn Grass

## 6. Architectural Standards

- a. Intent

Within the Central Place District Sub-district, building designs should be comprised of simple, clean shapes and forms, and may include the integration of modern building materials to provide individual building identity. Redevelopment of existing building structures will allow for new infill development with the potential for larger building mass. Therefore, consideration should be given towards building design that is contextually sensitive where adjacent to existing single family residential neighborhoods. Additionally, exterior façade wall articulation and rhythm is also important for the identification of businesses, pedestrian scale and district identity.
- b. Building Articulation

Where clearly visible from a public street or open space:

  - i. Buildings must demonstrate both horizontal and vertical articulation.
  - ii. Buildings shall generally maintain a façade rhythm of twenty to thirty feet. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, columns or pilasters that are distinctly set out from the façade, or changing types or colors of materials in combination with other techniques.
  - iii. A minimum 25% of above-grade residential units adjacent to a street or public open space shall have balconies that extend a minimum of five feet beyond the face of the façade. Balconies may extend over the sidewalk area and right-of-way provided that they maintain a minimum of ten feet of clearance above the sidewalk and do not substantially interfere with street tree growth.

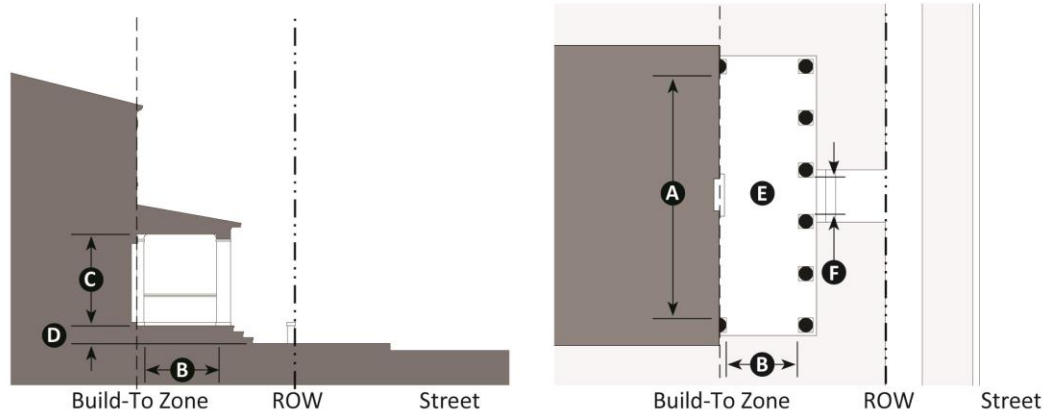
- c. Residential At-Grade
  - i. All residential units within four feet of grade shall include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Central Place Sub-district Street Typology and Streetscape Standards in Subsection II.B.5. Primary entry doors shall be swing doors and shall include glass and full operating hardware on the outside of the door. Sliding doors or garage type doors shall not be permitted.
  - ii. Parking located below the building shall not be visible from the sidewalk or public open space.
  - iii. Entries for grade-level units shall be located a minimum of eighteen-inches above the elevation of the adjacent minimum required sidewalk per the applicable Central Place Sub-district Street Typology and Streetscape Standard, and shall include a minimum twenty-four square foot stoop (i.e. stoop frontage).

- iv. Residential units shall include windows which provide residents a view of the street, sidewalk, or public or private open space.
- v. Lobbies to upper stories shall have a primary entry from the minimum required sidewalk per the applicable Central Place Sub-district Street Typology and Streetscape Standard.
- vi. Balcony railings, patio railings and fences shall be minimum 50% open or transparent, and constructed of glass or metal picket. Masonry columns may be used on patios and fences provided that they are used as accents. Wood fences, wood railings, and chain-link fences are prohibited.

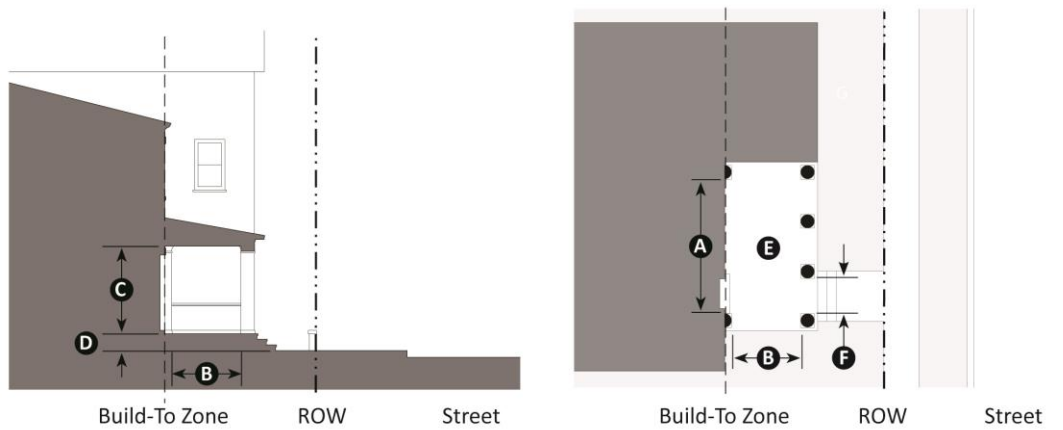


vii. Porches and Balconies

- a) Porches may be projecting or integrated into the primary entry of a building.
- b) Encroachment into Build-to Zone – refer to Subsection II.B.4.d, Building Placement.



Projecting Porch



Engaged Porch

Ⓐ	Width	8 feet min.
Ⓑ	Depth	6 feet min.
Ⓒ	Height	8 feet min.
Ⓓ	Finish Level Above Sidewalk	18 inches min.
Ⓔ	Floor Area	4 feet x 6 feet min.
Ⓕ	Sidewalk Width	3 foot min.

- d. Non-Residential At-Grade
  - i. The ground floor entry shall be located at the approximate elevation of the adjacent minimum required sidewalk per the applicable Central Place Street Typology and Streetscape Standard (Subsection II.B.5).
  - ii. Non-residential uses adjacent to the sidewalk at-grade shall:
    - a) Be constructed to meet fire code separation from other uses as appropriate.
    - b) Have a minimum clear height of twelve feet between finished floor and the bottom of the structure above for non-residential space up to 30 feet in depth; and 16 feet minimum clear height for spaces which are greater than 30 feet in depth.
    - c) Have an awning or canopy which extends a maximum of ten feet beyond the face of the building over the adjacent sidewalk for a minimum of 75% of the building frontage. Such awning or canopy shall maintain a minimum ten foot clearance over the sidewalk.
    - d) Have a minimum 40% of the ground floor façade comprised of window area. However, buildings with a ground floor area that exceeds the maximum allowed area allowed by right, and/or for buildings with retail uses on the ground floor, buildings shall have minimum 60% and maximum 80% of the ground floor façade comprised of window area. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extended twelve and one-half feet above the street-level finish floor elevation.
    - e) Have all entries covered with awnings, canopies, or be inset behind the front façade a minimum of six feet. A door shall not be permitted to swing into a public right-of-way or minimum sidewalk area.
- e. Building Walls
  - i. Materials

Each exterior wall shall comply with the following materials requirements:

    - a) Primary Materials ( $\geq 75\%$ )
      - 1) Masonry
      - 2) Stone
      - 3) Glass
      - 4) Ventilated façade systems (above ground floor only)
      - 5) Metal grating, cladding or panels (high rise buildings only as defined by the Building Code, as amended)
    - b) Secondary Materials ( $\leq 25\%$ )
      - 1) Stucco
      - 2) Metal Grating, Cladding or Panels
    - c) Accent Materials ( $\leq 5\%$ )
      - 1) Pre-cast stone
      - 2) Metal Accents
      - 3) Other
  - ii. Techniques and Configurations
    - a) Blank facades are prohibited fronting along a street or public open space.
    - b) All elevations visible from the public realm shall be designed as building “fronts”. Buildings occupying corner lots have two street frontages and each façade shall be treated with equal design attention.

- c) In buildings which have more than one material, the “heavier” material should go below the “lighter” material (e.g. a curtain wall upper stories with a stone base).
- f. Roofs and Parapets

It is anticipated that the majority of roofs types within the Central Place Sub-district will be flat based on allowable use types. These roof types provide an opportunity for roof-top dining, entertaining, or outdoor pubs and gathering spaces. Roof top plazas are encouraged as well as green roofs.

  - i. Materials
    - a) Roofs may be constructed of any material that is permitted by applicable building codes.
    - b) For flat roofs, “Green Roofs” are encouraged and may be used in lieu of any other roofing material
  - ii. Techniques and Configurations
    - a) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.B.7.d, Roof-mounted Equipment.
    - b) Flat roofs

Cornices must be provided for flat roofs.

      - 1) Cornices shall project horizontally a minimum of six inches and maximum of twelve inches beyond the primary face of the building for each story up to the maximum height.
      - 2) Skylights and roof vents are allowed provided they are blocked from ground floor view a parapet wall or screen.
    - c) Pitched Roofs

Simple hip and gable roofs shall have a uniform pitch between 4:12 and 10:12
    - d) Overhangs

Eaves must overhang the principal building a minimum eighteen inches to maximum thirty inches for the initial two building stories. For additional stories, eaves must overhang the principal building a minimum of twenty-four inches to maximum forty-two inches.
- g. Windows and Doors

Windows lining a building facade establish the scale and rhythm of the streetscape for pedestrians. This scale is controlled by the placement, type and sizes of windows. For commercial buildings, windows allow for goods and customers to be viewed, thus creating interaction between the building and public realm. For residences, they control the balance of private and public space and can act as surveillance portals for safety and security concerns.

  - i. Materials
    - a) Windows
      - 1) Anodized aluminum, vinyl or steel.
      - 2) Required windows at ground floor shall meet the 90% 70% visible light transmission at ground story.
      - 3) Reflective Mirrored glass is prohibited.
      - 4) Window screens shall match the building frame material color or shall be dark anodized. Window screens shall be prohibited on ground floor nonresidential buildings.

- b) Techniques and Configurations
  - 1) All Windows
    - i. Horizontal groupings of windows not to exceed five per group, where separated by a mullion, column, or wall section a minimum of seven-inches wide.
    - ii. Exterior shutters shall be sized and mounted appropriately for the window opening and will be one half the width of the adjacent window
    - iii. Windows shall be a minimum of thirty inches from building corners, unless separated by a corner mullion or column twice the width used in grouping.
  - 2) Ground Floor Non-Residential Windows

Storefronts are one of the most important physical elements of a commercial enterprise and should reflect that importance with careful design. Storefronts must be designed as a unified combination of windows and doors, signage, colors and awnings or canopies. Storefronts should utilize durable, low-maintenance materials and finishes and should permit unobstructed views into the space - increasing visibility and promoting the success of the business within.

    - i. Single pane glass windows are prohibited.
    - ii. 60% of the window pane surface shall allow for views into the building to a depth of at least fifteen feet.
    - iii. Windows shall not be made opaque by signage or other application treatments, except as allowed in Section III, Signage. However, interior sunscreens or blinds shall be permitted.
    - iv. Black glass, opaque glass and other “false window” techniques are prohibited.
    - v. Doors with no opacity shall not be located on street frontages.
- ii. Doors
  - a) Materials
    - 1) Steel and may include glass panes
    - 2) Glass
  - b) Techniques and Configurations
    - 1) In general, door openings shall be rectangular in shape.
    - 2) Door height shall not exceed the height of one story.
    - 3) Where storefront windows are provided, doorway entries shall be recessed three feet or more behind storefront windows. Where a three foot setback is not possible due to existing constraints, the entry way shall have a canopy or covering.
    - 4) All entries shall be free from obstructions and, where possible, provide a forty-five degree clear view path from the outside edge of the door.
    - 5) Service, security or garage doors shall not be placed at street frontages; however, these entries may be placed at alleys or mews streets.

- iii. Awnings and Canopies
  - a) Materials
    - Metal, canvas, or glass
  - b) Techniques and Configurations
    - 1) Minimum ten foot clearance above sidewalks, with a minimum six foot depth from building face.
    - 2) Reflective materials of finishes are prohibited.
    - 3) Shall be constructed in such a way as to be durable and consistent with the architectural character of the building.
    - 4) When used, shall be located as to provide shading for exterior windows and doors and shall cover the entire width of the window opening or groups of windows.
- h. Single Tenant Retail Uses over 40,000 Square Feet Ground Floor Area.

Single tenant retail uses over 40,000 square feet ground floor area shall wrap the exterior with smaller stores/restaurants to activate the street on all sides visible from the public right-of-way. Approval of a Special Development Plan shall be required due to the ground floor area exceeding the maximum allowed ground floor area in Subsection II.B.4.d.iii, Maximum Ground Floor Size.
- i. Exterior Lighting
  - i. Intent. Lighting systems should be provided that enhance the public realm, and create a positive and safe pedestrian experience. Lighting should be adequate to deter crime while controlling intensity that can rob night vision and create light pollution. Additionally, controlling light glare and light spilling onto adjacent properties will add to the quality of the Sub-district. Equipment and lighting fixtures should be weather resistant and durable to minimize maintenance.
  - ii. Materials
    - a) Permitted Exterior Lighting
      - 1) LED
      - 2) Halogen
      - 3) Metal Halide
      - 4) Incandescent
      - 5) Compact fluorescent
      - 6) Neon lighting may be permitted subject to review and approval of a Minor Modification.
    - b) Prohibited Exterior Lighting
      - 1) High-intensity discharge (HID)
    - c) LED Lighting
      - LED strip type lighting may be used; however, it shall not be visible from the public right-of-way or from adjacent properties.
    - d) A Minor Modification may be requested for review and approval of additional lighting elements comparable to the above list of Permitted Exterior Lighting and consistent with the intent of this subsection.

- iii. Exterior Lighting Standards
  - a) Lighting levels shall comply with the standards for glare set forth in Article XXII-B Performance Standards, Comprehensive Zoning Ordinance, as amended or its successors.
  - b) Lighting shall be directed downward. Up-lighting of building walls is prohibited.
  - c) Lighting of signage, parking and pedestrian walkways is to be controlled or narrowly focused.
  - d) Placement and shielding of light sources shall be done to limit visual impact. Full cut-off metal fixtures are required.
  - e) Distracting, flashing, traveling or animated lighting is not permitted.

## **7. Mechanical, Service Areas and Utilities**

- a. Intent. Loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements on adjoining properties and public rights-of-way in accordance with the Code. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.
- b. Loading Docks/Areas
  - i. No off-street loading docks/areas shall be required for buildings containing residential uses.
  - ii. Off-street loading docks/areas for nonresidential uses located adjacent to or across the street or alley from buildings containing multifamily uses shall be screened in accordance with the following:
    - a) Solid metal gates;
    - b) Masonry screening walls (minimum 8 feet tall) architecturally consistent with the principal building on the site;
    - c) Overhead doors; or
    - d) Any combination of the above.
  - iii. Off-street loading docks/areas for nonresidential uses located adjacent to single-family residential zoning districts shall be enclosed on three sides by minimum eight-foot tall masonry screening walls architecturally consistent with the principal building on the site.
- c. Outdoor Storage
  - i. Outdoor storage areas as an accessory use shall be located behind a principal building, and shall be screened from view of streets and adjacent properties. Screening shall consist of the following:
    - a) Masonry walls (minimum six feet tall, maximum eight feet tall) architecturally consistent with the principal building on the site;
    - b) Tubular steel fence (minimum six feet tall, maximum eight feet tall) with an irrigated, solid landscape screen consisting of evergreen variety trees and/or shrubs maintained at a minimum height of six feet within two years of planting; or
    - c) Any combination of the above.
  - ii. Materials, equipment or commodities shall be stacked no higher than the height of the screening mechanism.
  - iii. Outdoor storage as a primary use is prohibited.

- d. Roof-mounted Equipment
  - i. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, shall be screened to eliminate the view of the equipment.
  - ii. The height of the screening mechanism shall be the height of the tallest element of roof-mounted equipment. A parapet or architectural design element on a building may screen mechanical equipment; however, the parapet or architectural design element shall be limited to maximum six feet in height. Screening of mechanical equipment taller than six feet shall be screened by a solid wall or metal panel/louver system.
  - iii. The outside of the screening mechanism shall be painted or finished in a similar color to the building façade, trim or roof surface. ~~Metal panels, louver systems, parapet walls or similar methods are acceptable screening mechanisms.~~
  - iv. Roof-mounted equipment and the inside of the screening device shall be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening mechanism from overhead views from adjacent properties.
- e. Dumpsters

Any dumpsters, compactors, grease dumpsters or any other waste or garbage containers, or combination thereof (herein after referred to as “containers”) located outside an enclosed building, shall be sited and screened in accordance with the following:

  - i. Containers shall be located on a concrete pad that is enclosed on three sides with minimum six-foot tall masonry walls; the exterior of the masonry walls shall be constructed with materials similar to, or painted in the same colors as the principal structure on the site.
  - ii. Containers shall not project into or be located within the Required Front Build-to Zone. Containers may be located in a rear yard or interior side yard but shall be located a minimum of ten feet from any rear or side interior lot lines.
  - iii. Containers must be fully serviceable. If serviced from an alley, fire lane or other means of access, the container placement must be oriented at a minimum 30-degree angle from the alley or fire lane. Dumpsters may also be serviced at the end of an access driveway/fire lane (i.e. head-in at the end of the drive).
- f. Utility Meters and Other Utility Apparatus
  - i. Ground-mounted utility meters and other utility apparatus, including transformers, should be located to the rear of the structure, or to the side of the structure in a designated utility or service yard.
  - ii. Ground-mounted utility and other utility apparatus including transformers shall be screened from the view of streets and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
    - a) Landscaping, including trees or evergreen shrubbery;
    - b) Masonry walls architecturally consistent with the principal building on the site;
    - c) Tubular steel fence in conjunction with evergreen shrubbery; or
    - d) Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection.

- g. Wall-mounted equipment.  
Wall-mounted equipment, including meters (such as banks of electric meters) shall be screened from streets and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
  - i. Landscaping, including trees or evergreen shrubbery;
  - ii. Masonry walls architecturally consistent with the principal building on the site;
  - iii. Wrought iron fence in conjunction with evergreen shrubbery;
  - iv. Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection; or
  - v. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building façade that the device is mounted on.

### **8. Thoroughfare Screening**

Where single family lots are permitted to back upon a dedicated or proposed street, a masonry wall, minimum six feet in height, or living screen within a landscape buffer minimum ten feet in width, or combination thereof shall be provided to screen the residential lots from the street. Tubular steel fencing may be used in combination with the masonry wall or living screen to provide a view to a landscape feature such as a landscaped median or common area. The required screening shall be maintained by a property owners association.

### **9. Residential Zoning District Adjacency**

- a. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.
- b. Where nonresidential uses or multi-family residential uses are located adjacent to a single family residential zoning district and not separated by a local street (minimum 50-foot right-of-way) or greater, a minimum six-foot tall masonry screening wall shall be provided.

### **10. Signage**

Signage, where provided, shall be in accordance with Section III, Signage herein the Code.



**C. Chinatown**

The vision for the Chinatown Sub-district is to build a vibrant, mixed use district utilizing the existing infrastructure to allow this area to evolve as a center for tourism and education related to Asian and other international cultures. The unique cultural diversity existing within the area should continue to be supported through reuse of existing buildings and targeted infill development, consistent with the Sub-district’s vision. Exterior building construction should consist of quality materials and may be simple in form, with the international character of the Sub-district being accomplished through articulated façade elements, rooflines, signage and awnings.

**1. Regulating Plan**

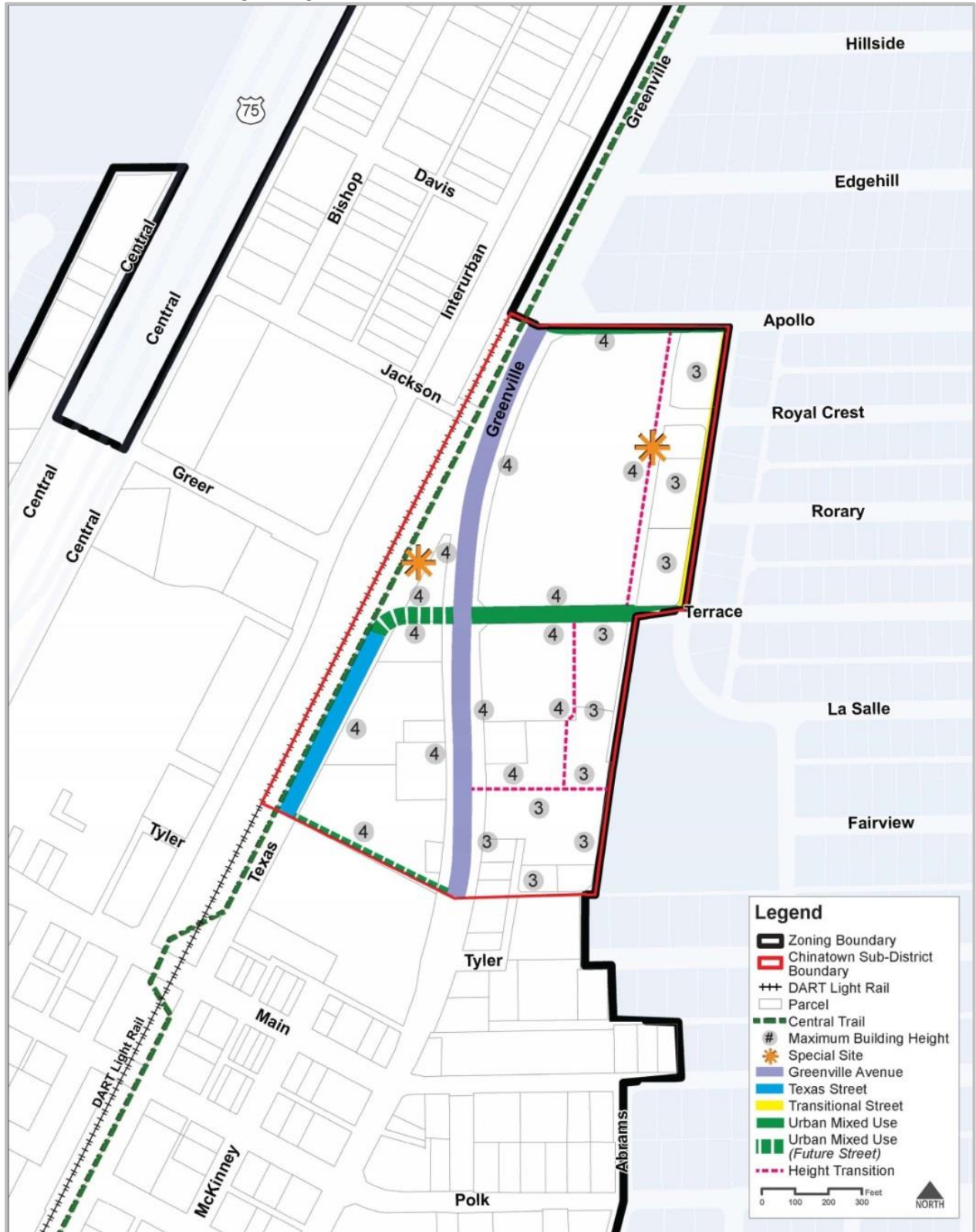
The regulating plan on the following page shall apply to all properties within the Chinatown Sub-district.

a. Special Sites

“Special sites” are sites where certain activities could occur during development/ redevelopment opportunities. They include:

- i. DFW Chinatown - Pedestrian access from DFW Chinatown to LaSalle Drive via a breezeway or similar corridor between buildings in order to provide improved connectivity for the neighborhood to the east.
- ii. Texas Street - Realign Texas Street to the south, in order create a developable site with direct access to the Central Trail.

Chinatown Sub-district Regulating Plan



## **2. Public Open Space Plan**

### **a. Intent**

Public open spaces are important for the quality of life of residents and property owners in the Chinatown Sub-district. The intent of open spaces in the Chinatown Sub-district is recommended to:

- i. Provide links to pedestrian and bike trails and function as nodes and rest areas along Central Trail system.
- ii. Create gathering spaces for residents and visitors that are inviting such as inclusion of water features, enhance the overall character of the Sub-district, and serve a variety of users with passive and active recreational options.
- iii. Promote walking and bicycling within the Sub-district by including a series of pathways that connect to the various neighborhoods, areas, trails, parks and plazas that make up the Sub-district.
- iv. Preserve prominent natural features that are valuable assets.
- v. Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.

### **b. Public and private open space shall be provided in accordance with Subsection II.C.4.g, Public and Private Open Space Requirements.**

### **c. The graphic on the following page identifies recommended areas for public open spaces in the Chinatown Sub-district. The locations of these public open spaces are conceptual only and represent approximate locations. Approximately 15% of the entire Chinatown Sub-district is targeted for public open space which may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.**

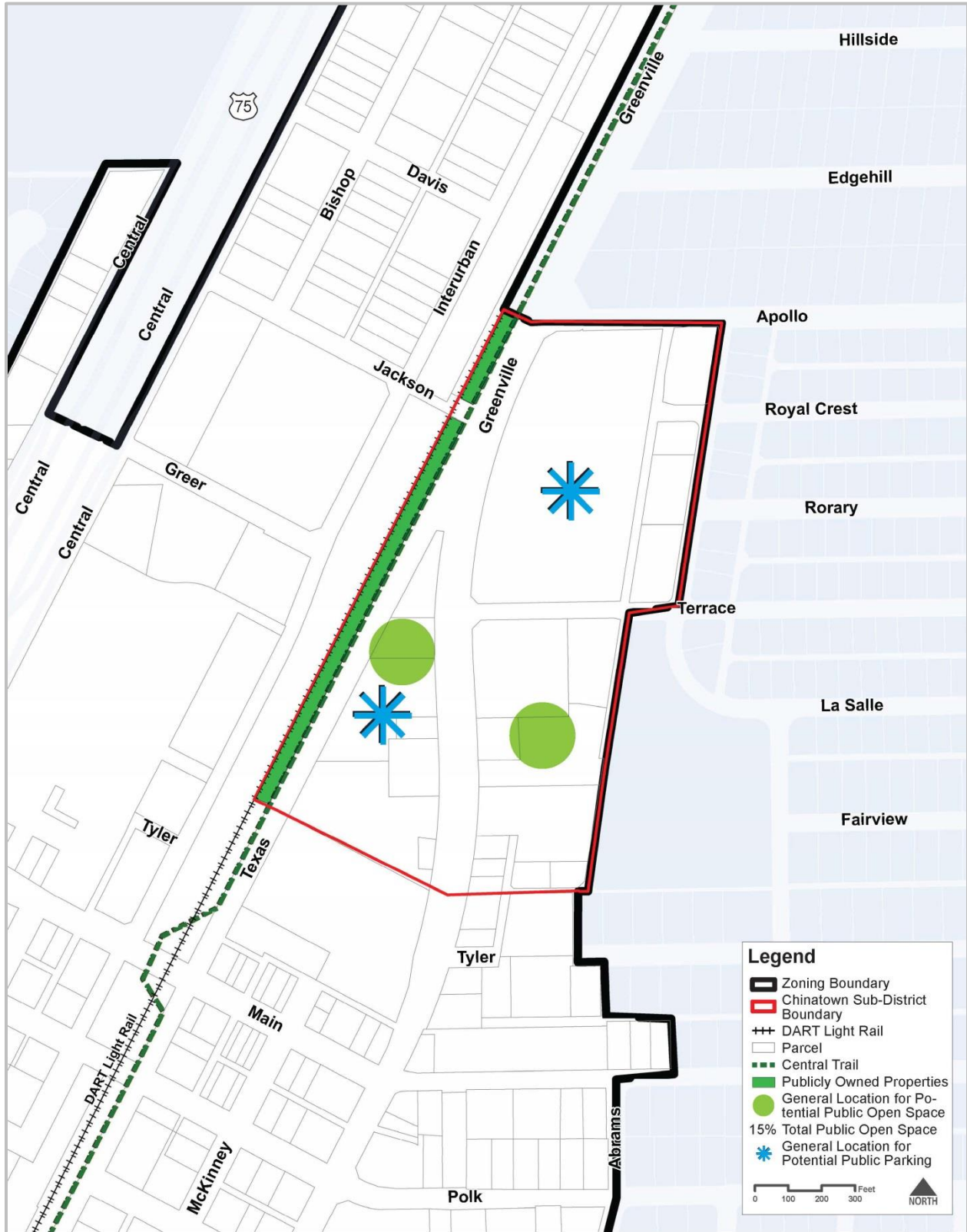
## **3. Public Parking Plan**

### **a. Intent**

Public parking is important for supporting businesses, residences, and other property owners within the Chinatown Sub-district, and helps contribute to the success and vitality of an area by allowing visitors to “park once,” and walk to multiple destinations. It also allows for a sustainable practice of multiple users benefiting from a shared parking area. Public parking is intended to supplement a development’s required parking, but may also be available to help to satisfy required parking standards, where permitted by the Code.

The graphic on the following page identifies recommended areas for public parking in the Chinatown Sub-district. The locations of these public parking areas are conceptual only and represent approximate locations. Public parking may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

Chinatown Sub-district Public Open Space and Public Parking Potential General Locations



**4. Building and Envelope Standards**

The Building and Envelope Standards which regulate site improvements and land uses for properties within the Chinatown Sub-district are as identified on the following pages. The Building and Envelope Standards shall be used in accordance with the Chinatown Sub-district Regulating Plan and Street Typology and Streetscape Standards.

a. Use

- i. The following uses are allowed in the Chinatown Sub-district as follows. Special Permit Uses shall require review and approval as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. If a use is not specified in the table in this subsection, then the use is prohibited and the Code must be amended in accordance with Article XXIX, Changes and Amendments, Richardson Comprehensive Zoning Ordinance, as amended or its successors, in order to allow such use.

Chinatown Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
<b>Residential</b>		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Single Family Detached	S	Minimum Density of eight dwelling units per acre.
Townhome	P	Minimum Density of ten dwelling units per acre.
<b>Non-Residential</b>		
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 Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Freestanding	S	
Antenna, Mounted	P	
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	
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	
Boarding Kennel	S	
Carwash	S	
Catering Service	P	

Chinatown Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Amusement Center	S	
Community Garden	P	
Construction Field Office	P	
Cultural/Community Center	S	
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	
Fine Arts Studio	P	
Food Truck Park	S	
Fraternal Organization	P	
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Independent Living Facility	S	
Large Scale Retail/Service Store	S	See Subsection II.C.6, Architectural Standards, <del>herein the Code.</del>
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	Establishments 10,000 square feet or less are permitted by right; Establishments larger than 10,000 square feet require approval of a Special Permit.
Martial Arts School	P	



<b>Chinatown Use Type</b>	<b>How Permitted P – Permitted S – Special Permit</b>	<b>Supplemental Use Requirements</b>
Massage Establishment	S	
Microbrewery	P	
Mortuary or Funeral Home	S	
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Service Station, No Repair	S	
Movie Theater	P	
Nursery or Greenhouse	S	
Office	P	
Open Air Market	S	See Chapter 12, Code of Ordinances, as amended or its successors.
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	
Parking, Garage	P	
Performing Arts Center	P	
Pet Sales and Grooming	P	
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Club	S	See Subsection II.C.4.ii.b), Private Clubs for exemption.
Private Recreation Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Reflexology	S	
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	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	
Smoking Establishment	S	
Tailor Shop	P	
Technical Training School	P	
Veterinary Office	P	

- ii. Additional Supplemental Use Regulations
  - a) Live/Work Units
 

The business operated within the live/work unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the nonresidential area of the live/work unit.
  - b) Private Clubs
 

Private clubs which sell alcoholic beverages for on-site consumption shall be exempt from the zoning acreage requirements and number of establishments per acreage requirements as provided for in the City’s Code of Ordinances, Section 4-7, (a) and (b), Chapter 4. Alcoholic Beverages, as amended or its successors.
- iii. Properties Adjacent to LaSalle Drive
 

Properties with street frontage along LaSalle Drive shall be limited to residential, live/work and church uses only.
- b. Lots/Blocks
  - i. All lots shall have direct frontage to a street and an alley.
  - ii. No block face shall exceed the linear feet requirement in this subsection; however a Minor Modification may be requested to allow for a 20% increase to the Maximum Block Face requirement to accommodate design considerations consistent with the intent of the Code. Additionally, a Minor Modification may be requested to the Maximum Block Face requirement should it be prohibitive to achieve this requirement due to the DART rail line or other similar physical obstruction/improvement.

Chinatown - Street Type				
	Urban Mixed Use	Greenville Avenue	Texas Street	Transitional Street
Maximum Block Face	<ul style="list-style-type: none"> <li>• West of Greenville Avenue: 350 feet</li> <li>• East of Greenville Avenue: 500 feet</li> </ul>	<ul style="list-style-type: none"> <li>• North of Terrace Street: 800 feet</li> <li>• South of Terrace Street: 500 feet</li> </ul>	<ul style="list-style-type: none"> <li>• 400 feet</li> </ul>	<ul style="list-style-type: none"> <li>• 500 feet</li> </ul>

- iii. Block faces that result 500 feet in length or greater shall provide:
  - a) Pedestrian access through the block to the opposite block face and at an approximate mid-block distance, in order to allow pedestrians to walk through the block to the opposite side without having to walk along the block perimeter; and
  - b) Exterior wall fenestration comprised of a minimum 60% window glazing for retail uses and a minimum 40% window glazing for non-retail uses (excluding residential uses) at the ground floor level for each building along the block face 500 feet in length or greater. Ground floor is defined as that portion of a



building from the street-level finish floor elevation and extending twelve and one-half feet above the street-level finish floor elevation.

c. Access

i. Alleys

Alley construction shall conform to City of Richardson standards for alley construction to provide adequate space for emergency vehicles and service access.

ii. Driveways

- a) For lots utilizing a driveway accessing the street, a continuous driveway shall not be permitted.
- b) For lots fronting on a Traditional Transitional Street as shown on the Chinatown Sub-district Regulating Plan, driveways shall be no greater than twelve feet in width, except where a fire lane may be required, in which case the maximum driveway width shall be twenty-four feet. Turning radii shall be as approved by the City Manager or designee.
- c) For lots fronting Greenville Avenue, driveways shall be a minimum of twenty-four feet in width and a maximum of forty feet in width. Turning radii shall be as approved by the City Manager or designee.
- d) For all other lots, driveways shall be a maximum of twenty-four feet in width. Turning radii shall be as approved by the City Manager or designee.
- e) Driveways are limited to no more than one driveway per 200 feet of street frontage. However, each lot may be permitted at least one driveway accessible from an alley or a mews street.
- f) Shared driveways shall be provided where feasible to reduce the number of driveways along the street.
- g) Driveways shall conform to City of Richardson standards for driveway construction.

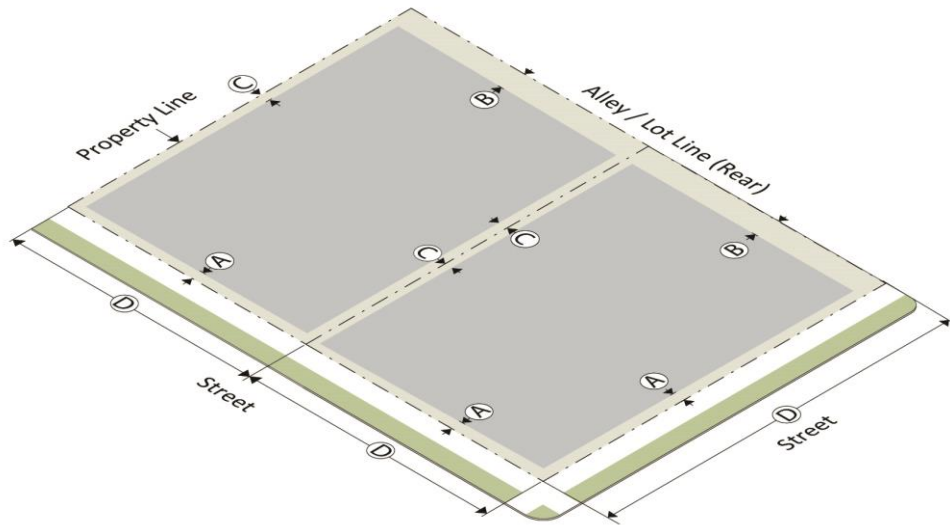
iii. Mews Streets

Mews Streets are designed to provide garage and service access to individual lots. The minimum design standard for Mews Streets is twenty-eight feet of right-of-way with a minimum twenty-two feet of paved drive lane. Parkway must be paved, preferably with a contrasting material to better delineate the drive lanes from the parkway. No parking is allowed on Mews Streets unless additional right-of-way is provided. If individual garages access Mews Streets, the face of the garage must be placed between 0-3 feet from the right-of-way line, or at least twenty feet. Because of significant challenges which can exist with many sites using Mews Streets, a Minor Modification may be requested to consider variations to these requirements.

iv. Sidewalks

- a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standard for the Chinatown Sub-district in Subsection II.C.5. Street Typology and Streetscape Standards, as well as conform to City of Richardson standards for sidewalk construction.
- b) A sidewalk shall be constructed to permit pedestrian access from the street to the building, unless paved access is otherwise provided.

d. Building Placement



Chinatown - Building Placement by Street Type					
Non Residential and Multi Family Residential					
		Urban Mixed Use	Greenville Avenue	Texas Street	Transitional Street
(A)	Required Front Build-To Zone <sup>13</sup>	<ul style="list-style-type: none"> <li>See iv. in this subsection II.C.4.d.iv.</li> </ul>	<ul style="list-style-type: none"> <li>See iii. in this subsection II.C.4.d.iii.</li> </ul>	<ul style="list-style-type: none"> <li>Min. 0 feet</li> <li>Max. 10 feet</li> </ul>	<ul style="list-style-type: none"> <li>Min. 0 feet</li> <li>Max. 10 feet</li> </ul>
(B)	Required Rear Building Setback <sup>14</sup>	<ul style="list-style-type: none"> <li>Min. 10 feet if abutting an alley</li> <li>Min. 0 feet if abutting a property or a mews street</li> </ul>	<ul style="list-style-type: none"> <li>Min. 10 feet if abutting an alley (see also iii. in this subsection II.C.4.d.iii.)</li> <li>Min. 0 feet if abutting a property or a mews street</li> </ul>	<ul style="list-style-type: none"> <li>Min. 10 feet if abutting an alley</li> <li>Min. 0 feet if abutting a property or a mews street</li> </ul>	<ul style="list-style-type: none"> <li>Min. 10 feet if abutting an alley</li> <li>Min. 0 feet if abutting a property or a mews street</li> </ul>
(C)	Required Interior Side Building Line Setback	<ul style="list-style-type: none"> <li>Max. 15 feet</li> </ul>	<ul style="list-style-type: none"> <li>No maximum setback</li> </ul>	<ul style="list-style-type: none"> <li>No maximum setback</li> </ul>	<ul style="list-style-type: none"> <li>Max. 15 feet</li> </ul>
(D)	Building Frontage Buildout <sup>15</sup>	<ul style="list-style-type: none"> <li>Not Applicable</li> </ul>	<ul style="list-style-type: none"> <li>Not Applicable</li> </ul>	<ul style="list-style-type: none"> <li>Min. 80% of lot width</li> </ul>	<ul style="list-style-type: none"> <li>Min. 80% of lot width</li> </ul>

<sup>13</sup> Where easements are present and consume encumber the entire required Build-To Zone, the building shall be built to the easement line and in accordance with the required Building Frontage Buildout.

<sup>14</sup> Or as permitted by Building Code

<sup>15</sup> Required along all street Build-To Zones

- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
  - ii. Build-To Zones and building setbacks shall be measured from the property line and shall be provided in accordance with the requirements in the table in this subsection. The Building Frontage Buildout is the percentage of the lot width of where the principal building and/or parking garage shall be located within the required Build-To-Zone.
  - iii. For properties with frontage along Greenville Avenue as shown on the Chinatown Sub-district Regulating Plan, a minimum ten foot front yard building setback is required. Also, a Minor Modification may be requested to accommodate existing buildings that do not comply with the minimum Required Rear Building Setback.
  - iv. For properties with frontage along an Urban Mixed Use street as shown on the Chinatown Sub-district Regulating Plan, a minimum ten foot front yard building setback is required.
  - v. For properties with frontage on both Texas Street and Greenville Avenue as shown on the Chinatown Sub-district Regulating Plan (i.e. through lots), the properties shall comply with the Required Front Build-To Zone and Building Frontage Buildout standards for Texas Street, in addition to the minimum front yard building setback along Greenville Avenue.
  - vi. Canopies, signs, awnings and balconies may encroach over the sidewalk or Build-To Zone area a maximum distance of five feet as long as the vertical clearance is a minimum of eight feet. In no case shall an encroachment be located over an on-street parking or travel lane.
- e. Height and Ground Floor Size
- i. Principal Buildings and Parking Structures
    - a) The maximum height of a principal building or parking structure shall be as identified on the Chinatown Sub-district Regulating Plan.
    - b) The height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure as provided herein this subsection.
    - c) An additional six feet in height shall be allowed to accommodate parapet walls, and architectural design elements.
    - d) Roof top dining shall be allowed on buildings. Shade structures, regardless if freestanding or attached to the building, if provided, shall be limited to a maximum of twelve feet in height and shall count towards the overall total building height.
    - e) Mechanical equipment, including screening mechanisms as required in Subsection II. C.7.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.

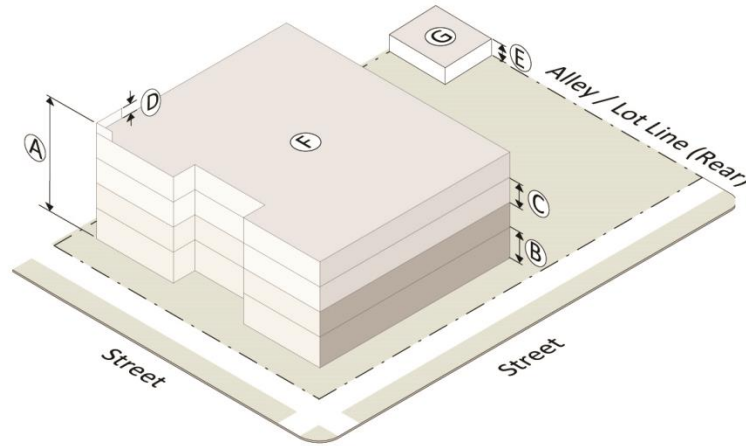
- f) The table below summarizes the maximum allowable building heights in relation to building stories.

Building Stories	Maximum Building Height (in feet)	Maximum Height with Parapet/ Architectural Feature
1 story	15 See also II.C.4.e.i.g)	21 See also II.C.4.e.i.g)
2 stories	27	33
3 stories	39	45
4 stories	51	57

- g) Single story buildings shall be permitted to achieve the height of a two story building as identified in the table above.
- h) Multi-story buildings can utilize any combination of height in feet per story as long as the overall height of the building does not exceed the maximum building height in feet for the number of stories proposed.
- ii. Accessory Building:  
An accessory building shall not exceed fifteen feet in height.

iii. Maximum Ground Floor Size

- a) Except for multi-family residential buildings and mixed use buildings containing a minimum of 50% residential units, the maximum ground floor size of a principal building shall be as identified in the table below .
- b) A Minor Modification may be requested to exceed the maximum ground floor size permitted above below, provided that the principal building incorporates window glazing in accordance with Section II.C.6.d.ii.d), Architectural Standards, Building Articulation. In no case shall a request exceed 25% of the maximum ground floor size identified in the table below.



Maximum Building Heights		
(A)	Principal Building fronting on:	
	Urban Mixed Use	3-4 stories max. <sup>16</sup>
	Greenville Avenue	3-4 stories max. <sup>16</sup>
	Texas Street	4 stories max. <sup>16</sup>
	Transitional Street	3 stories max. <sup>16</sup>
(B)	Ground Story	See Maximum Allowable Building Height Table in Subsection II.C.4.e.i.f)
(C)	Subsequent Stories	See Maximum Allowable Building Height Table in Subsection II.C.4.e.i.f)
(D)	Parapet Wall, or Architectural Feature	6' max.
(E)	Accessory Building	15' max.

Maximum Building Ground Floor		
(F)	Principal Building fronting on:	
	Urban Mixed Use	10,000 sq. ft.
	Greenville Avenue	20,000 sq. ft.
	Texas Street	10,000 sq. ft.
	Transitional Street	5,000 sq. ft.
(G)	Accessory Building	15% of Principal Building ground floor

<sup>16</sup> The exact maximum height of a principal building shall be as identified on the regulating plan.

- f. Parking
  - i. Intent
    - a) Manage parking so that it is convenient, efficient and supports an active and vibrant mixed-use environment;
    - b) Provide flexibility in the leasing of allowed uses, reuse of properties, and for redevelopment of small sites;
    - c) Allow people to park once at a convenient location and to access a variety of commercial and civic uses in a pedestrian friendly environment;
    - d) Maximize on-street parking;
    - e) Reduce the overall amount of pavement within the **sub**-district; and
    - f) Avoid adverse parking impacts on adjacent residential neighborhoods.
  - ii. Shared and On-Street Parking
    - a) Shared parking is preferred. Centralized parking locations throughout the **sub**-district that permit people to park at convenient locations with ample parking to access multiple uses should be considered over individual parking areas on individual lots.
    - b) Shared parking areas shall be connected to businesses and residences with paved and landscaped pedestrian walkways.
    - c) On-street parking opportunities shall be maximized.
  - iii. Off-Street Parking Requirements
    - a) Required On-Site Spaces. The construction of any new building or expansion of gross square footage of an existing building shall be required to provide on-site parking in accordance with the parking requirements provided in the table below.

Use	Parking Required
Single Family (attached and detached)	2 spaces per dwelling unit (see II.C.4.f.iii.e) Single Family Dwelling Parking)
Multi-Family	1.5 spaces per dwelling unit
Live/Work Unit	2 spaces per dwelling unit
Institutional and Assembly Uses	1 space per 3 persons accommodated
Hotel (Full Service)	1.25 spaces per guest room
Hotel (Limited Service or Suite)	1 space per guest room
All Other Non-Residential Uses	1 space per 300 square feet

- b) Parking Spaces. Parking spaces shall be dimensioned and designed in accordance with the City’s Parking Design Manual. Handicap accessible parking spaces ~~may~~ **shall** be installed in accordance with State of Texas requirements.
- c) On-Street Parking. On-street parking located on the adjacent street for the distance in front of the property may be used toward satisfying on-site parking requirements.
- d) Public and Shared Parking. A Minor Modification may be requested to allow credit for available public parking or a shared off-street parking facility on another lot within 600 feet of the subject property, to apply towards on-site parking requirements.

- e) Single Family Dwelling Parking. Parking for single family uses (attached and detached) shall be provided within and enclosed garage accessible from a rear entry drive such as an alley, mews street, or private street easement. The elimination of the garage spaces, by enclosing the garage with a stationary wall, shall be prohibited. The face of the garage must be placed between 0-3 feet from the right-of-way or easement line, or at least twenty feet.
- iv. Parking Structures
  - a) Parking structures shall not exceed the maximum building height as shown on the Chinatown Sub-district Regulating Plan.
  - b) Parking structures shall have a façade design similar to surrounding buildings along the street front. If possible, parking structures should be located behind buildings to minimize their visibility from adjacent streets.
  - c) Where a parking garage must be located adjacent to a street:
    - 1) The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal elements along the block) articulation and the building materials shall be compatible with the material of the building the parking structure serves.
    - 2) The parking structure shall be designed and screened in such a way that motor vehicles on all parking levels are hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps shall not be located on the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield the lighting inside the structure.
  - d) Off-street below-grade parking may be built to the property lines, but must be designed to allow landscape planting at grade as required by the Chinatown Sub-district Street Typology and Streetscape Standards. No below-grade parking beneath a building shall be visible from the sidewalk or public open space.
  - e) Wayfinding signage should be provided to direct drivers to the parking structure.
- v. Surface Parking
  - a) Surface parking as a primary use of a property shall require approval of a Special Permit, in accordance with Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. Municipal surface parking lots are exempt from this requirement per Subsection II.C.4.a., Use.
  - b) Off-street surface parking as an accessory use shall be sited in accordance with the following:
    - 1) Be located behind the principal building; however, where it is not feasible to locate parking behind the principal building, parking may be provided between the building and the street except along Texas Street and Transitional Street as shown on the Chinatown Sub-district Regulating Plan where parking shall be prohibited within the Required Build-To Zone; and
    - 2) Except when completely integral and internal to a development project, a surface parking lot with 100 or more spaces must be designed as future development sites. The parking shall be arranged as a single parking lot located on the outer edge of the property adjacent to a property line.



c) Landscaping for Surface Parking

All surface parking shall be landscaped and screened in accordance with the landscaping requirements provided in this subsection.

1) Parking Lots Adjacent to Sidewalks

A minimum five-foot wide landscape area shall be provided between the sidewalk and parking lot. Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.C.5.d.vi, Plant List, shall be provided within this landscape area at an average spacing of thirty feet but in no case shall trees be placed greater than forty feet apart.

Additionally, a solid evergreen shrubbery hedge shall be provided minimum 36-inches in height at planting, selected from the plant list in Subsection II.C.5.d.vi, Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubbery hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inch tall:

- (a) Retaining wall;
- (b) Berming; or
- (c) A combination of retaining wall, berming, and/or evergreen screening hedge.

2) Interior Parking Lot Landscaping

(a) Each row of parking shall be configured so that there is a minimum ten foot wide landscape island with each run of eight parking spaces. A parking island shall be required on the end of each row of parking.

(b) Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.C.5.d.vi, Plant List, shall be provided internal to the parking lot at a rate of one street tree for every six parking spaces.

(c) A concrete, pavestone or mulch strip the width of the vehicle overhang shall be provided for parking spaces adjacent to the landscape area required in c. 1), Parking Lots Adjacent to Sidewalks, above. This strip shall be measured from the face of curb to the edge of the landscape area adjacent to the parking space.

(d) Diamond tree wells may be used for interior parking lot landscaping in lieu of subsections (a) and (c) above if the parking lot is completely integral and internal to a development project (e.g. surface parking lot is internal to and surrounded by buildings).

- i. One diamond tree well shall be provided throughout the parking lot at the rate of one diamond tree well for every ten parking spaces.

3) Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines shall be selected from the plant list in Subsection II.C.5.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.

4) Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.

- 5) Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.
- 6) Maintenance
  - (a) The property owner is responsible for maintaining the landscape in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
  - (b) Dying plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.
- ii. Bicycle Parking. Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
- g. Public and Private Open Space Requirements
  - i. Application
    - a) Open space requirements shall apply to:
      - 1) New development or a complete redevelopment scenario.
    - b) Open space requirements do not apply to:
      - 1) Single family attached and detached dwellings
      - 2) Live/work units
      - 3) Adaptive reuse sites
      - 4) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.
  - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons within the Chinatown Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or recreational activities.

    - a) If the open space provided is not publicly accessible, the minimum set aside for open space shall be 15% of the lot.
    - b) If the open space provided is publicly accessible, the minimum set aside for the open space shall be 8% of the lot.
    - c) Single family attached and detached dwellings are exempt from these provisions.
    - d) Common outdoor space shall be appropriately designed for its public or private purpose. If designed for public use, it shall be highly visible from the public right-of-way and accessible to the general public. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
    - e) A development plan (site plan or concept plan) shall be submitted demonstrating how the open space requirement is being satisfied for an entire parent tract (development site) and may be approved if a minimum 50% of the required open space is constructed within the first phase of the project, with the remaining required open space being provided in subsequent phases.

## 5. Street Typology and Streetscape Standards

### a. Intent

The Street Typology and Streetscape Standards provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme throughout the Sub-district and enhancing the physical relationship between buildings and their adjacent streets.

### b. Street Standards

- i. All streets shall conform to the provisions of the Code. The Street Typology and Streetscape Standards (street cross sections) shall be used in accordance with the Chinatown Sub-district Regulating Plan. Refer to the regulating plan to identify the street name and type adjacent to the subject property, and use the corresponding graphic on the following pages.
- ii. Existing Streets. The regulating plan depicts existing streets within the Chinatown Sub-district. At such time when properties adjacent to the existing streets develop and/or redevelop, the property owner shall, in accordance with the applicable Street Typology and Streetscape Standard and for the distance adjacent to the property, dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements. The City shall be responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.
- iii. Proposed Streets – Shown on Regulating Plan. The regulating plan depicts new proposed streets to be provided within the Chinatown Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the new streets develop and/or redevelop, the property owner shall, in accordance with the applicable Street Typology and Streetscape Standard and for the distance adjacent to the property:
  - a) Construct up to one-half of the street section including sufficient travel lanes width to accommodate emergency vehicles;
  - b) Construct the necessary on-street parking, landscape/amenity zone, including irrigation systems and sidewalk improvements; and
  - c) Dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements required in a) and b) above. Should the City determine it is not feasible for the street improvements to be constructed in accordance with a) and b) of this subsection, the property owner must still dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements per the applicable Street Typology and Streetscape Standard. The City shall then be responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.
- iv. Proposed Streets – Not Shown on Regulating Plan. Should a property owner want to construct a new street on their property and said street is not shown on the Chinatown Sub-district Regulating Plan, the property owner shall:
  - a) Design the street in accordance with one of the Street Typology and Streetscape Standards provided for in the Chinatown Street Typology and Streetscape Standards (see graphics on the following pages);

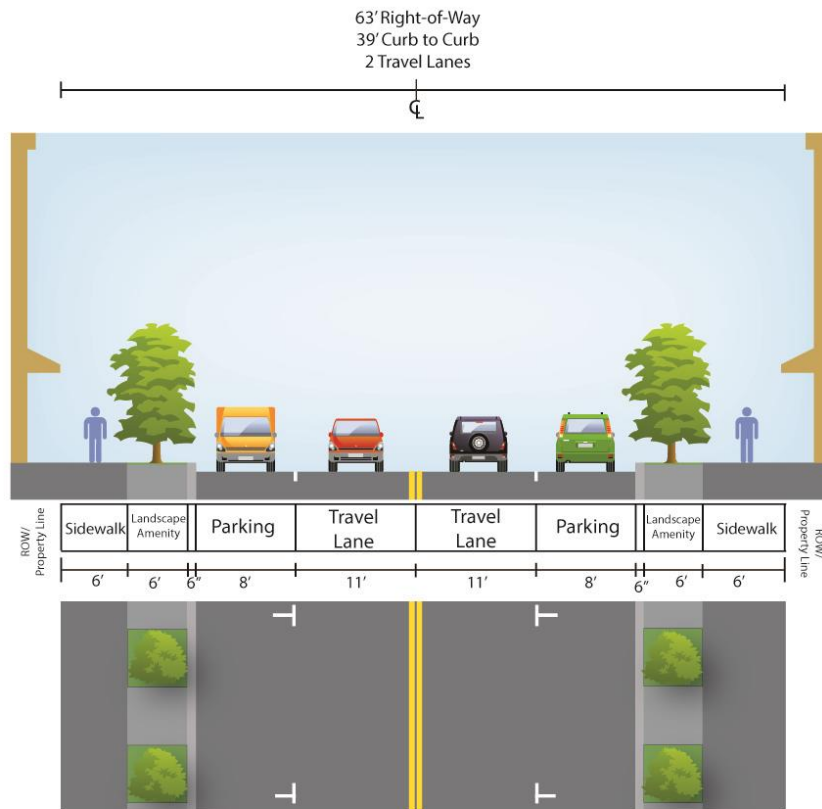
- b) Construct the entire street section including travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements; and
- c) Dedicate a private street easement (or equivalent) that provides for vehicle and pedestrian public access. The property owner shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements required in a) and b) above. However, should the City decide to maintain the street improvements required in a) and b) above, then the property owner shall dedicate to the City sufficient right-of-way (or equivalent) to accommodate the street improvements.
- v. All right-of-way dedication and street construction for all streets (existing and proposed) shall be in accordance with the City's Subdivision and Development Ordinance (Code of Ordinances, Chapter 21) , as amended or its successors.

# Chinatown



## Urban Mixed Use

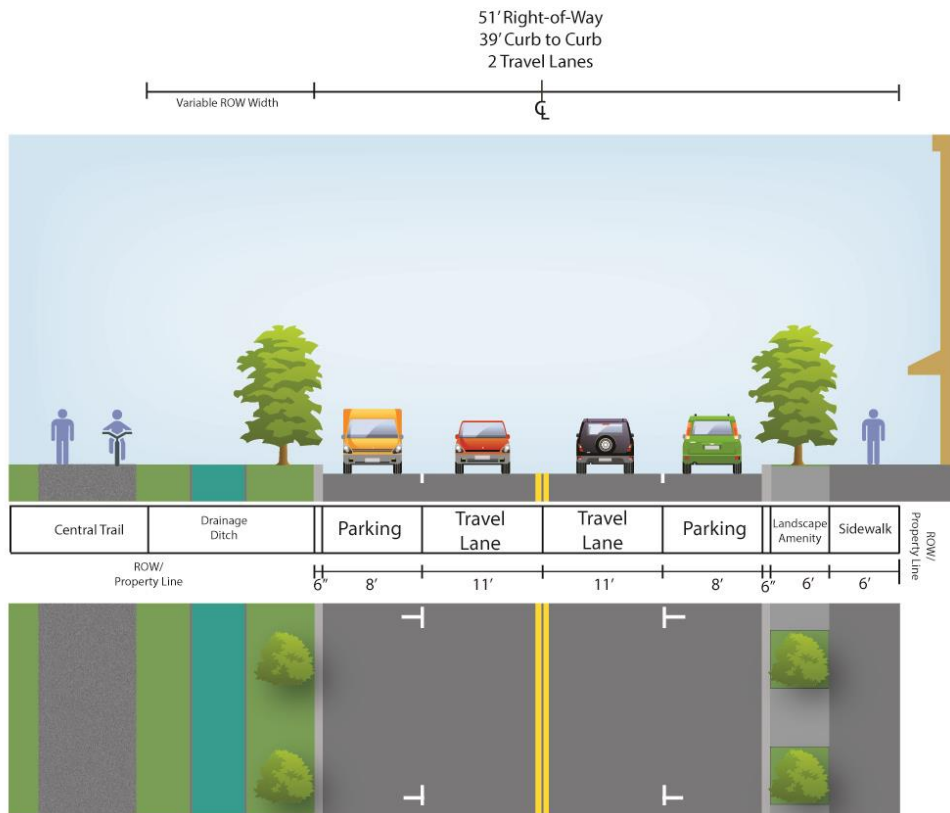
- Terrace Drive



# Chinatown



## Texas Street

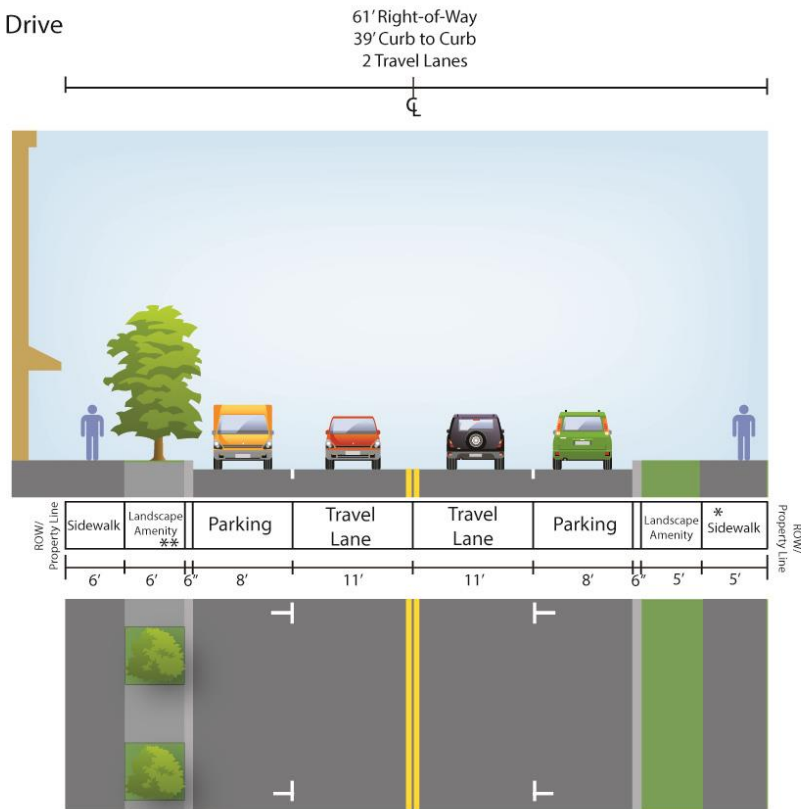


# Chinatown



## Transitional Street

- LaSalle Drive

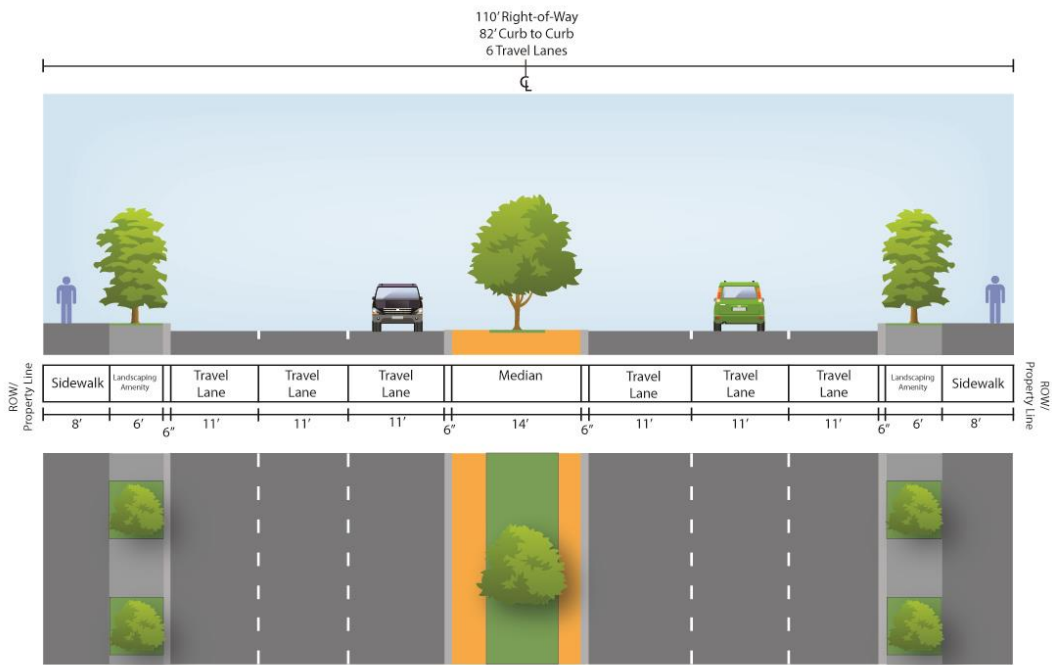


\*\* A minor modification may be requested to allow a continuous landscape parkway in lieu of trees in tree grates

\*Sidewalk widths for existing Neighborhoods to remain

# Chinatown

## Greenville Avenue





## c. Street furnishings

## i. Placement

- a) Street furnishings shall be located within the landscape/amenity zone as provided for in the Chinatown Street Typology and Streetscape Standards in Subsection II.C.5., Street Typology and Streetscape Standards, and in accordance with Subsection II.C.5.b, Street Standards. The *Example Streetscape Plan Layouts* drawing shown in Appendix A is provided for illustration and intent purposes only. The drawing illustrates recommended dimensions for spacing of street furnishings. Final location of street furnishings shall be determined by the City.
- b) Should a property owner install the street furnishings, then the street furnishings shall be shown on an approved site plan and landscape plan prior to installation.

## ii. Type

- a) Pedestrian light
  - 1) Design/Material: Metal (steel, aluminum), stone, lantern column
  - 2) Color: Black or gray natural tones
  - 3) Dimensions: 12'-16' high pole, approximately 4" diameter
  - 4) Spacing/Placement: Location as determined by the City
  - 5) Reference Images: See Chinatown Sub-district Representative Urban Design Elements
- b) Bench
  - 1) Design/Material: Metal (steel, or aluminum) with polyester powder coat finish, steel scrolls
  - 2) Color: Dark grey or black
  - 3) Dimensions: 4'-6' long, backless with arm rest
  - 4) Spacing/Placement: Location as determined by the City
  - 5) Reference Images: See Chinatown Sub-district Representative Urban Design Elements
- c) Trash receptacle
  - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, side-opening
  - 2) Color: Black or dark grey
  - 3) Dimensions: Approximately 25" diameter, approximately 34" high, approximately twenty-eight gallon capacity
  - 4) Spacing/Placement: Location as determined by the City
  - 5) Reference Images: See Chinatown Sub-district Representative Urban Design Elements
- d) Planter
  - 1) Design/Material: Round with pedestal, precast concrete/caststone, drainage hole for irrigation
  - 2) Color: Natural grey concrete/buff
  - 3) Dimensions: Groups of three preferred (dependent upon space availability), approximately 36"-42" diameter, approximately 18"-22" high
  - 4) Spacing/Placement: Location as determined by the City
  - 5) Reference Images: See Chinatown Sub-district Representative Urban Design Elements

- e) Bike rack  
Refer to the City’s Bicycle Parking Ordinance and/or Policy for bicycle rack requirements
- f) Bollard
  - 1) Design/Material: Concrete/stone
  - 2) Color: Gray natural tones
  - 3) Dimensions: As determined by the City based upon design performance criteria for usage
  - 4) Spacing/Placement: Location as determined by the City
  - 5) Reference Images: See Chinatown Sub-district Representative Urban Design Elements
- g) Tree grate
  - 1) Design/Material: Cast iron
  - 2) Color: Baked oil finish
  - 3) Dimensions: 6’X6’ Square, maximum ½” ring openings , ADA Compliance
  - 4) Spacing/Placement: Location as determined by the City
  - 5) Reference Images: See Chinatown Sub-district Representative Urban Design Elements
- h) Sidewalk paving
  - 1) Concrete
  - 2) Pavers (as approved by the City)
- iii. Alternate Types  
Should the City determine that maintenance of the street furnishings as specified in the Code are cost prohibitive or should the specified street furnishings no longer be available, the City may select and install alternate types of street furnishings.

Chinatown Sub-district Representative Urban Design Elements

Pedestrian Light



Bench



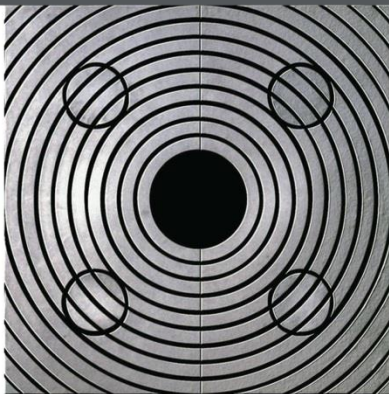
Trash Receptacle



Planter



Tree Grate



- d. Landscape and Street Trees
- i. Street Trees. Street trees shall be selected from the plant list in this Subsection II.C.5.d.vi., Plant List. Trees other than those in the Street Tree list may be used in combination with the approved items, subject to landscape plan approval by the City.
    - a) Street trees shall be large shade trees, and shall be:
      - 1) Planted within the required landscape/amenity zone as specified on each Street Typology and Streetscape graphic;
      - 2) An average spacing of thirty feet on center, but in no case shall trees be placed greater than forty feet apart, on center; and
      - 3) A minimum three-inch caliper and at least ten feet in height, single trunk at planting. Within the first three years from planting, tree branches shall be maintained at no less than six feet above the adjacent sidewalk and not less than ten feet above on-street parking space or travel lane. After three years from planting, trees shall be maintained at no less than eight feet above the adjacent sidewalk and no less than fourteen feet above on-street parking space or traffic lane.
    - ii. Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines, shall be selected from the plant list in Subsection II.C.5.d.vi., Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
    - iii. Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.
    - iv. Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors. Irrigation systems provided within the landscape/amenity zone shall be installed and maintained as provided in Subsection II.C.5.b. Street Standards. Irrigation systems for all other landscaping material shall be installed by the property owner.
    - v. Maintenance.
      - a) Except as provided in Subsection II.C.5.b. Street Standards, the property owner is responsible for maintaining all landscaping material in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
      - b) Except as provided in Subsection II.C.5.b. Street Standards, dying plant material, as determined by the City, shall be replaced by the property owner in accordance with the approved landscape plan.
    - vi. Plant list
      - a) Street Trees (minimum 3-inch caliper)
        - Allee Elm, *Ulmus parvifolia* 'Emer II'
        - Aristocrat Pear, *Pyrus calleryana* 'Aristocrat'
        - Autumn Blaze Maple, *Acer freemanii*
        - Cathedral Live Oak, *Quercus virginiana*
        - Cedar Elm, *Ulmus crassifolia*
        - Chinese Pistache (male), *Pistacia chinensis*

- Green Ash, *Fraxinus pennsylvanica*  
 Homestead Elm, *Ulmus* 'Homestead'  
 Locust / Shademaster Locust, *Gleditsia triacanthos*<sup>17</sup>  
 October Glory Maple, *Acer rubrum* 'October Glory'  
 Red Maple, *Acer rubrum*  
 Shantung Maple, *Acer truncatum*  
 Shumard Red Oak, *Quercus shumardii*<sup>18</sup>  
 Shade Master Locust, *Gleditsia triacanthos* 'Shademaster'  
 Urbanite Ash, *Fraxinus pennsylvanica* 'Urbanite'
- b) Understory/Ornamental Trees (minimum four-cane/2-foot diameter root ball)
- Roughleaf Dogwood, *Cornus drummondii*  
 Yaupon Holly, *ilex vomitoria*  
 (female only such as 'Pride of Houston' or 'Will Fleming')  
 Deciduous Holly, Warren's Red, *ilex decidua*  
 Crape Myrtle, *Lagerstromia indica*  
 Mexican Plum, *Prunus mexicana*  
 Mexican Redbud, *Cersis canadensis var. mexicana*  
 Oklahoma Redbud, *Cersis reniformis* 'Oklahoma'  
 Texas Redbud, *Cersis canadensis var. texensis*  
 American Smoke Tree, *Cotinus obovatus*  
 Vitex, *Vitex negundo* 'Heterophylla'  
 Desert Willow, *Chilopsis linearis*
- c) Shrubs for Screening (minimum 36-inches tall)
- Dwarf Nandina, *Nandina domestica nana*  
 Dwarf Burford Holly, *Ilex cornuta* 'burfordi nana'  
 Abelia Grandiflora, *Abelia grandiflora*  
 Barberry, *Barberry spp.*  
 Red Yucca, *Hesperaloe parviflora*  
 Texas Sage, *Leucophyllum frutescans*  
 Indian Hawthorn, *Raphiolepis indica*  
 Native Sumac, *Rhus typhina*  
 Dwarf Crape Myrtle, *Lagerstromia indica* 'nana'  
 Photinia, *Photinia fraseri*  
 Dwarf Yaupon Holly, *Ilex vomitorria* 'nana'
- d) Groundcover/Vines (minimum 1 gallon unless otherwise noted)
- Asian Jasmine, *Trachelosperum Asiaticum coloratus* 4" pot, heavily rooted, full  
 Purple Winter Creeper, *Euonymus* 4" pot, heavily rooted, full  
 Santolina, *Santolina virens*  
 Trumpet Vine, *Campsis radicans*  
 Coral Honeysuckle, *Lonicera sempervirens*  
 Purple Honeysuckle, *Lonicera japonica* 'purperia'  
 Virginia Creeper, *Parthenocissus quinquefolia*  
 Lady Banks Rose, *Rosa banksiaw lutea*  
 Wisteria, *Wisteria sinensis*  
 Vinca (major), *Vinca major* 4" pot, heavily rooted, full

<sup>17</sup> Locust trees have a problem with reflective heat when young; trunks should be wrapped during early stages.

<sup>18</sup> Should provide a limited root barrier to direct spreading roots downward.

- Common Bermuda, *Cynodon dactylon*
- Fescues, *Festuca rubra*
- Buffalo Grass, *Buchloe dactyloides*
- e) Ornamental Grasses
  - Gulf Muhly Grass – *Muehlenbergi a lindheimeri*
  - Feather Reed Grass
  - Miscanthus
  - Indian Grass
  - Purple Autumn Grass

## 6. Architectural Standards

### a. Intent

The Chinatown Sub-district is envisioned to be a unique regional mixed-use multi-cultural district that continues to evolve as a center for international culture, education and commerce. Exterior building construction should consist of quality materials and may be simple in form, with the international character of the Sub-district being accomplished through articulated façade elements. The façade elements can be accentuated with ornamentation consistent with Asian and other international cultures. The use of lighting, signage, awnings/canopies, building materials and colors may also assist with cultural identification and façade articulation.

### b. Building Articulation

Where clearly visible from a public street or open space:

- i. Buildings must demonstrate both horizontal and vertical articulation.
- ii. Buildings shall generally maintain a façade rhythm of twenty to thirty feet. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, columns or pilasters that are distinctly set out from the façade or changing types or colors of materials in combination with other techniques.
- iii. A minimum 25% of above-grade residential units adjacent to a street or public open space shall have balconies that extend at least five feet beyond the face of the façade. Balconies may extend over the sidewalk area and right-of-way provided that they maintain a minimum ten feet of clearance above the sidewalk and do not substantially interfere with street tree growth.

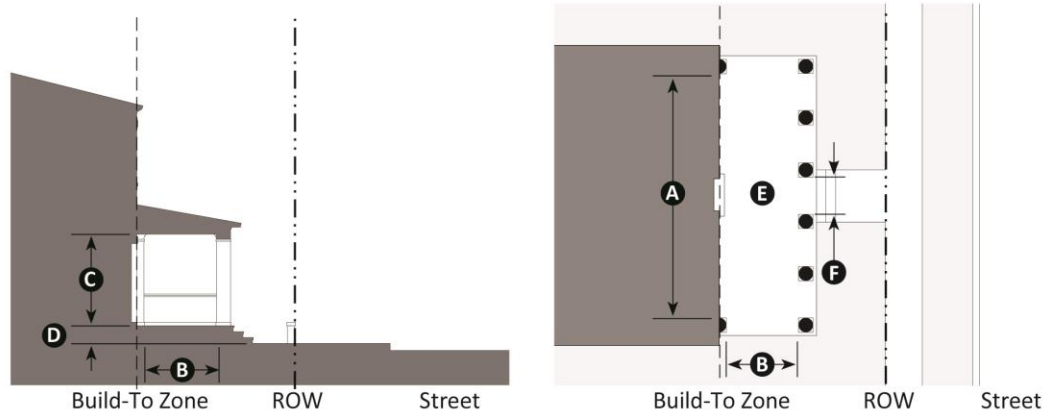
### c. Residential At-Grade

- i. All residential units within four feet of grade shall include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Chinatown Sub-district Street Typology and Streetscape Standards. Primary entry doors must be swing doors and shall include glass and full operating hardware on the outside of the door. Sliding doors or garage type doors shall not be permitted.
- ii. Parking located below the building shall not be visible from the sidewalk or public open space.
- iii. Entries for grade-level units shall be located a minimum of eighteen-inches above the elevation of the adjacent minimum required sidewalk per the applicable Chinatown Sub-district Street Typology and Streetscape Standard, and shall include a minimum twenty-four square foot stoop (i.e. stoop frontage).

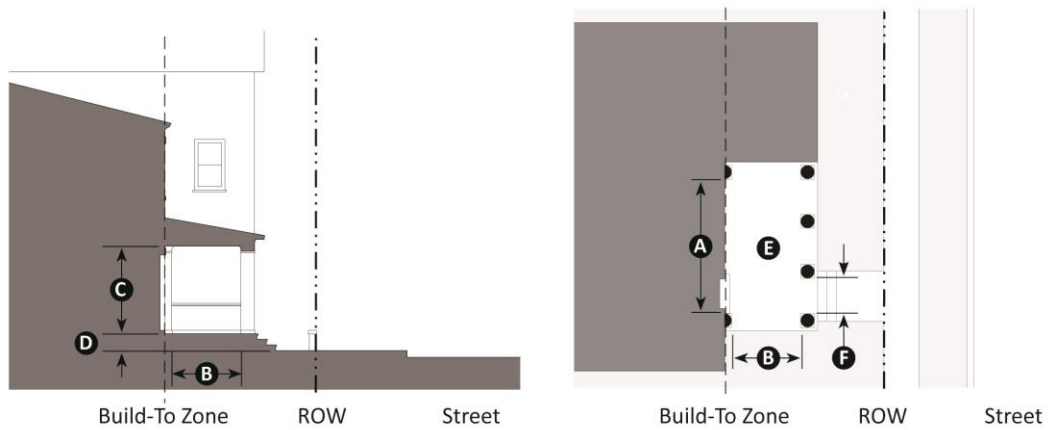
- iv. Residential units shall include windows which provide residents a view of the street, sidewalk, or public or private open space.
- v. Lobbies to upper stories shall have a primary entry from the minimum required sidewalk per the applicable Chinatown Sub-district Street Typology and Streetscape Standard.
- vi. Balcony railings, patio railings and fences shall be minimum 50% open or transparent, and constructed of glass or metal picket. Masonry columns may be used on patios and fences provided that they are used as accents. Wood fences, wood railings, and chain-link fences are prohibited.

vii. Porches and Balconies

- a) Porches may be projecting or integrated into the primary entry of a building.
- b) Encroachment into Build-to Zone – refer to Subsection II.C.4.d, Building Placement.



Projecting Porch



Engaged Porch

Ⓐ	Width	8 feet min.
Ⓑ	Depth	6 feet min.
Ⓒ	Height	8 feet min.
Ⓓ	Finish Level Above Sidewalk	18 inches min.
Ⓔ	Floor Area	4 feet x 6 feet min.
Ⓕ	Sidewalk Width	3 foot min.



- d. Non-Residential At-Grade
  - i. The ground floor entry shall be located at the approximate elevation of the adjacent minimum required sidewalk per the applicable Chinatown Sub-district Street Typology and Streetscape Standard in Subsection II.C.5.
  - ii. Non-residential uses adjacent to the sidewalk at-grade shall:
    - a) Be constructed to meet fire code separation from other uses as appropriate.
    - b) Have a minimum clear height of twelve feet between finished floor and the bottom of the structure above for non-residential space up to thirty feet in depth; and sixteen feet minimum clear height for spaces which are greater than thirty feet in depth.
    - c) Have an awning or canopy which extends a maximum of ten feet beyond the face of the building over the adjacent sidewalk for a minimum of 75% of the building frontage. Such awning or canopy shall maintain a minimum ten foot clearance over the sidewalk.
    - d) Have a minimum 40% of the ground floor façade comprised of window area. However, buildings with a ground floor area that exceeds the maximum allowed area allowed by right, and/or for buildings with retail uses on the ground floor, buildings shall minimum 60% and maximum 80% of the ground floor façade comprised of window area. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extended twelve and one-half feet above the street-level finish floor elevation.
    - e) Have all entries covered with awnings, canopies, or be inset behind the front façade a minimum of six feet. A door shall not be permitted to swing into a public right-of-way or minimum sidewalk area.
- e. Building Walls (Exterior Façade)
  - i. Materials

Each exterior wall shall comply with the following materials requirements:

    - a) Primary Materials ( $\geq 75\%$ )
      - 1) Masonry
      - 2) Stone
      - 3) Finished Concrete
      - 4) Glass
      - 5) Ventilated Façade Systems
    - b) Secondary Materials ( $\leq 25\%$ )
      - 1) Stucco
      - 2) Metal Grating, Cladding or Panels
    - c) Accent Materials ( $\leq 5\%$ )
      - 1) Pre-cast stone
      - 2) Metal Accents
      - 3) Other
  - ii. Techniques and Configurations
    - a) Blank facades are prohibited fronting along a street or public open space.
    - b) All elevations visible from the public realm shall be designed as building “fronts”. Buildings occupying corner lots have two street frontages and each facade shall be treated with equal design attention.
    - c) In buildings which have more than one material, the “heavier” material should go below the “lighter” material (e.g. a curtain wall upper stories with a stone base).

f. Roofs and Parapets

It is anticipated that the majority of roof types within the Chinatown Sub-district will be flat based on allowable use types. These roof types provide an opportunity for roof-top dining, gathering places, and residential patios.

i. Materials

- a) Roofs may be constructed of any material that is permitted by applicable building codes.
- b) For flat roofs, “Green Roofs” are encouraged and may be used in lieu of any other roofing material.

ii. Techniques and Configurations

- a) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.C.7.d, Roof-mounted Equipment.
- b) Flat roofs
  - Cornices must be provided for flat roofs.
  - 1) Cornices shall project horizontally a minimum of six inches and maximum of twelve inches beyond the primary face of the building for each story up to the maximum height.
  - 2) Skylights and roof vents are allowed provided they are blocked from ground floor view a parapet wall or screen.
- c) Pitched Roofs
  - Simple hip and gable roofs shall have a uniform pitch between 4:12 and 10:12
- d) Overhangs
  - Eaves must overhang the principal building a minimum eighteen inches to maximum thirty inches for the initial two building stories. For additional stories, eaves must overhang the principal building a minimum of twenty-four inches to maximum forty-two inches.

g. Windows and Doors

Windows lining a building facade establish the scale and rhythm of the streetscape for pedestrians. This scale is controlled by the placement, type and sizes of windows. For commercial buildings, windows allow for goods and customers to be viewed, thus creating interaction between the building and public realm. For residences, they control the balance of private and public space and can act as surveillance portals for safety and security concerns.

i. Materials

a) Windows

- 1) Anodized aluminum, wood, clad wood, vinyl or steel.
- 2) Required windows at ground floor shall meet the 90% 70% visible light transmission at ground story.
- 3) Reflective Mirrored glass is prohibited.
- 4) Window screens shall match the building frame material color or shall be dark anodized. Window screens shall be prohibited on ground floor nonresidential buildings.

b) Techniques and Configurations

1) All Windows

- (a) Horizontal groupings of windows not to exceed five per group, where separated by a mullion, column, or wall section a minimum of seven inches wide.

- (b) Exterior shutters shall be sized and mounted appropriately for the window opening and will be one half the width of the adjacent window
  - (c) Windows shall be a minimum of thirty inches from building corners, unless separated by a corner mullion or column twice the width used in grouping.
- 2) Ground Floor Non-Residential Windows

Storefronts are one of the most important physical elements of a commercial enterprise and should reflect that importance with careful design. Storefronts must be designed as a unified combination of windows and doors, signage, colors and awnings or canopies. Storefronts should utilize durable, low-maintenance materials and finishes and should permit unobstructed views into the space - increasing visibility and promoting the success of the business within.

  - (a) Single pane glass windows are prohibited.
  - (b) 60% of the window pane surface shall allow for views into the building to a depth of at least fifteen feet.
  - (c) Windows shall not be made opaque by signage or other application treatments except as allowed in Section III, Signage. However, interior sunscreens or blinds shall be permitted.
  - (d) Black glass, opaque glass and other “false window” techniques are prohibited.
  - (e) Doors with no opacity shall not be located on street frontages.
- ii. Doors
  - a) Materials

Wood, clad wood or steel and shall include glass panes.
  - b) Techniques and Configurations
    - 1) In general, door openings shall be rectangular in shape.
    - 2) Door height shall not exceed the height of one story.
    - 3) Where storefront windows are provided, doorway entries shall be recessed three feet or more behind storefront windows. Where a three foot setback is not possible due to existing constraints, the entry shall have a canopy or covering.
    - 4) All entries shall be free from obstructions and where possible provide a forty-five degree clear view path from the outside edge of the door.
    - 5) Service, security or garage doors may not be placed at street frontages; however, these entries may be placed at alleys or mews streets.
- iii. Awnings and Canopies
  - a) Materials

Metal, canvas, or glass
  - b) Techniques and Configurations
    - (a) Minimum ten feet clear above sidewalks, with a minimum six foot depth from building face.
    - (b) Reflective materials of finishes are prohibited.
    - (c) Shall be constructed in such a way as to be durable and consistent with the architectural character of the building.
    - (d) When used, shall be located as to provide shading for exterior windows and doors.

- (e) Shall be placed in such a manner as to emphasize the architectural features of the building.
    - (f) Must cover the entire width of the window opening or group of windows it is above.
- h. Single Tenant Retail Uses over 40,000 Square Feet Ground Floor Area  
Single tenant retail uses over 40,000 square feet ground floor area shall wrap the exterior with smaller stores/restaurants to activate the street on all sides visible from the public right-of-way. Approval of a Special Development Plan shall be required due to the ground floor area exceeding the maximum allowed ground floor area in Subsection II.C.4.d.iii, Maximum Ground Floor Size.
- i. Exterior Lighting
  - i. Intent. Lighting systems should be provided that enhance the public realm, and create a positive and safe pedestrian experience. Lighting should be adequate to deter crime while controlling intensity that can rob night vision and create light pollution. Additionally, controlling light glare and light spilling onto adjacent properties will add to the quality of the Sub-district. Equipment and lighting fixtures should be weather resistant and durable to minimize maintenance.
  - ii. Materials
    - a) Permitted Exterior Lighting
      - 1) LED
      - 2) Halogen
      - 3) Metal Halide
      - 4) Incandescent
      - 5) Compact fluorescent
      - 6) Neon lighting may be permitted subject to review and approval of a Minor Modification.
    - b) Prohibited Exterior Lighting
      - 1) High-intensity discharge (HID)
    - c) LED Lighting  
LED strip type lighting may be used; however, it shall not be visible from the public right-of-way or from adjacent properties.
    - d) A Minor Modification may be requested for review and approval of additional lighting elements comparable to the above list of Permitted Exterior Lighting and consistent with the intent of this subsection.
  - iii. Exterior Lighting Standards
    - a) Lighting levels shall comply with the standards for glare set forth in Article XXII-B Performance Standards, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
    - b) Lighting shall be directed downward. Up-lighting of building walls is prohibited.
    - c) Lighting of signage, parking and pedestrian walkways is to be controlled or narrowly focused.
    - d) Placement and shielding of light sources shall be done to limit visual impact. Full cut-off metal fixtures are required.
    - e) Distracting, flashing, traveling or animated lighting is not permitted.

## 7. Mechanical, Service Areas and Utilities

- a. Intent. Loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements on adjoining properties and public rights-of-way in accordance with the Code. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21, Subdivision and Development Ordinance, as amended or its successors.
- b. Loading Docks/Areas
  - i. No off-street loading docks/areas shall be required for buildings containing residential uses.
  - ii. Off-street loading docks/areas for nonresidential uses located adjacent to or across the street or alley from buildings containing multifamily uses shall be screened in accordance with the following:
    - a) Solid metal gates;
    - b) Masonry screening walls (minimum eight feet tall) architecturally consistent with the principal building on the site;
    - c) Overhead doors; or
    - d) Any combination of the above.
  - iii. Off-street loading docks/areas for nonresidential uses located adjacent to single-family residential zoning districts shall be enclosed on three sides by minimum eight-foot tall masonry screening walls architecturally consistent with the principal building on the site.
- c. Outdoor Storage
  - i. Outdoor storage areas as an accessory use shall be located behind a principal building, and shall be screened from view of streets and adjacent properties. Screening shall consist of the following:
    - a) Masonry walls (minimum six feet tall, maximum eight feet tall) architecturally consistent with the principal building on the site;
    - b) Tubular steel fence (minimum six feet tall, maximum eight feet tall) with an irrigated, solid landscape screen consisting of evergreen variety trees and/or shrubs maintained at a minimum height of six feet within two years of planting; or
    - c) Any combination of the above.
  - ii. Materials, equipment or commodities shall be stacked no higher than the height of the screening mechanism.
  - iii. Outdoor storage as a primary use is prohibited.
- d. Roof-mounted Equipment
  - i. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, shall be screened to eliminate the view of the equipment.
  - ii. The height of the screening mechanism shall be the height of the tallest element of roof-mounted equipment. A parapet or architectural design element on a building may screen mechanical equipment; however, the parapet or architectural design element shall be limited to maximum six feet in height. Screening of mechanical equipment taller than six feet shall be screened by a solid wall or metal panel/louver system.
  - iii. The outside of the screening mechanism shall be painted or finished in a similar color to the building façade, trim or roof surface. ~~Metal panels, louver systems, parapet walls or similar methods are acceptable screening mechanisms.~~

- iv. Roof-mounted equipment and the inside of the screening device shall be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening mechanism from overhead views from adjacent properties.
- e. **Dumpsters**  
Any dumpsters, compactors, grease dumpsters or any other waste or garbage containers, or combination thereof (herein after referred to as “containers”) located outside an enclosed building, shall be sited and screened in accordance with the following:
  - i. Containers shall be located on a concrete pad that is enclosed on three sides with minimum six-foot tall masonry walls; the exterior of the masonry walls shall be constructed with materials similar to, or painted in the same colors as the principal structure on the site.
  - ii. Containers shall not project into or be located within the Required Front Build-to Zone. Containers may be located in a rear yard or interior side yard but shall be located a minimum of ten feet from any rear or side interior lot lines.
  - iii. Containers must be fully serviceable. If serviced from an alley, fire lane or other means of access, the container placement must be oriented at a minimum 30-degree angle from the alley or fire lane. Dumpsters may also be serviced at the end of an access driveway/fire lane (i.e. head-in at the end of the drive).
- f. **Utility Meters and Other Utility Apparatus**
  - i. Ground-mounted utility meters and other utility apparatus, including transformers, should be located to the rear of the structure, or to the side of the structure in a designated utility or service yard.
  - ii. Ground-mounted utility and other utility apparatus including transformers shall be screened from the view of streets and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
    - a) Landscaping, including trees or evergreen shrubbery;
    - b) Masonry walls architecturally consistent with the principal building on the site;
    - c) Tubular steel fence in conjunction with evergreen shrubbery; or
    - d) Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection.
- g. **Wall-mounted equipment**  
Wall-mounted equipment, including meters (such as banks of electric meters) shall be screened from streets and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
  - i. Landscaping, including trees or evergreen shrubbery;
  - ii. Masonry walls architecturally consistent with the principal building on the site;
  - iii. Tubular steel fence in conjunction with evergreen shrubbery;
  - iv. Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection; or
  - v. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building façade that the device is mounted on.

**8. Thoroughfare Screening**

Where single family lots are permitted to back upon a dedicated or proposed street, a masonry wall, minimum six feet in height, or living screen within a landscape buffer minimum ten feet in width, or combination thereof shall be provided to screen the residential lots from the street. Tubular steel fencing may be used in combination with the masonry wall or living screen to provide a view to a landscape feature such as a landscaped median or common area. The required screening shall be maintained by a property owners association.

**9. Residential Zoning District Adjacency**

- a. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.
- b. Where nonresidential uses or multi-family residential uses are located adjacent to a single family residential zoning district and not separated by a local street (minimum 50-foot right-of-way) or greater, a minimum 6-foot tall masonry screening wall shall be provided.

**10. Signage**

Signage, where provided, shall be in accordance with Section III, Signage.

**D. Main Street**

The vision for the Main Street Sub-district is to create a multi-generational eclectic “heart” for the community based on a mix of uses and cultures; to permit a mix of old and new architectural styles; and to provide for additional entertainment destination opportunities for the community. A pedestrian-oriented, more walkable environment is desired throughout the Sub-district – and particularly along Belt Line Road/Main Street – which shall be accomplished through: the arrangement of newly constructed and/or repurposed buildings that frame the public space; building design and quality construction materials; and streetscape enhancements including but not limited to street trees, lighting, street furniture, on-street parking, and signage. Additionally, Polk Street should be designed to accommodate bicyclists traveling through the Sub-district to provide an alternative to traveling along Belt Line Road/Main Street.

**1. Regulating Plan**

The regulating plan on the following page shall apply to all properties within the Main Street Sub-district.

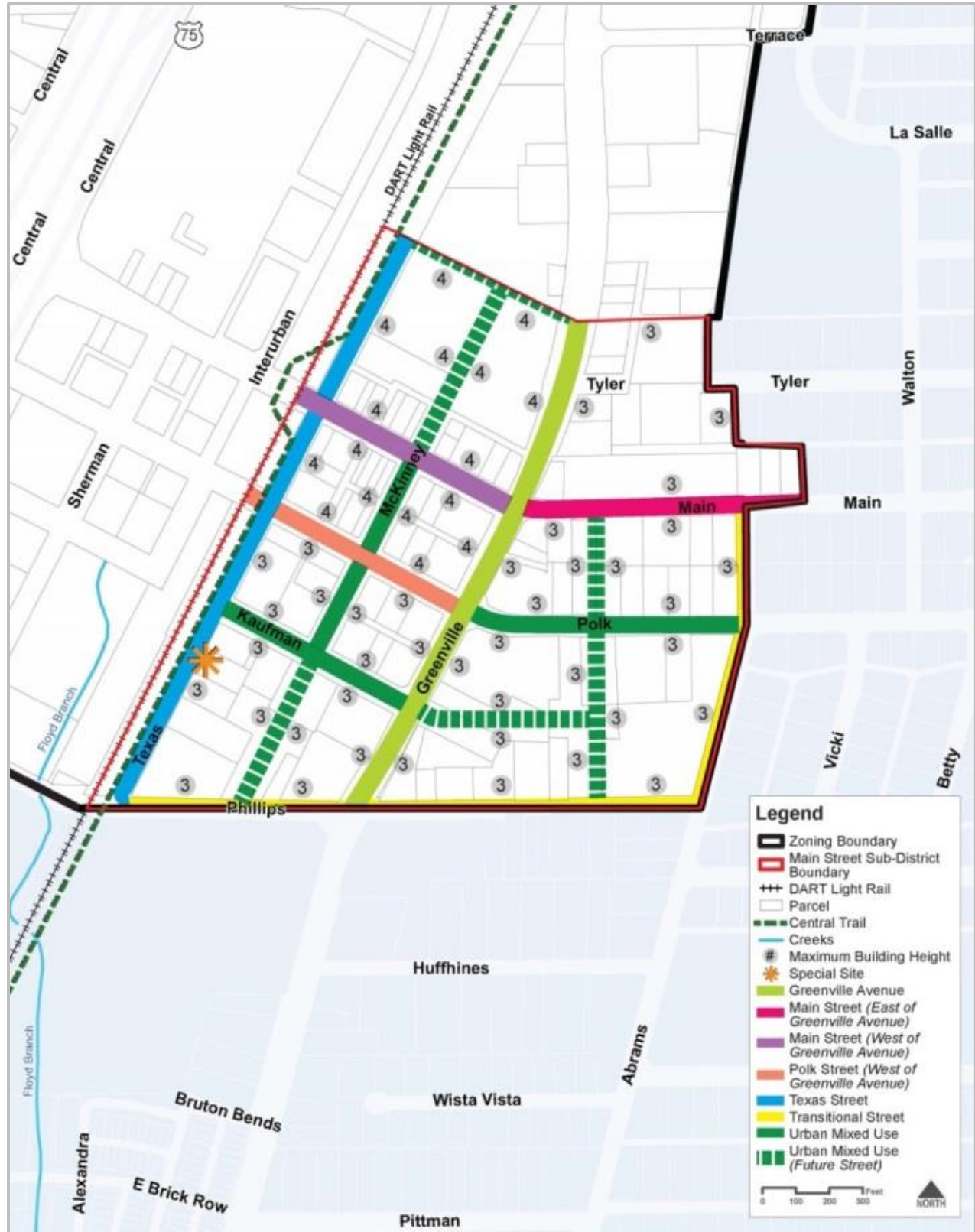
a. Special Sites

“Special sites” are sites where certain activities could occur during development/redevelopment opportunities. They include:

- i. Texas Street – Establish a point of connectivity to the trail.



Main Street Sub-district Regulating Plan



## **2. Public Open Space Plan**

- a. Intent

Public open spaces are important for the quality of life of residents and property owners in the Main Street Sub-district. The intent of open spaces in the Main Street Sub-district is recommended to:

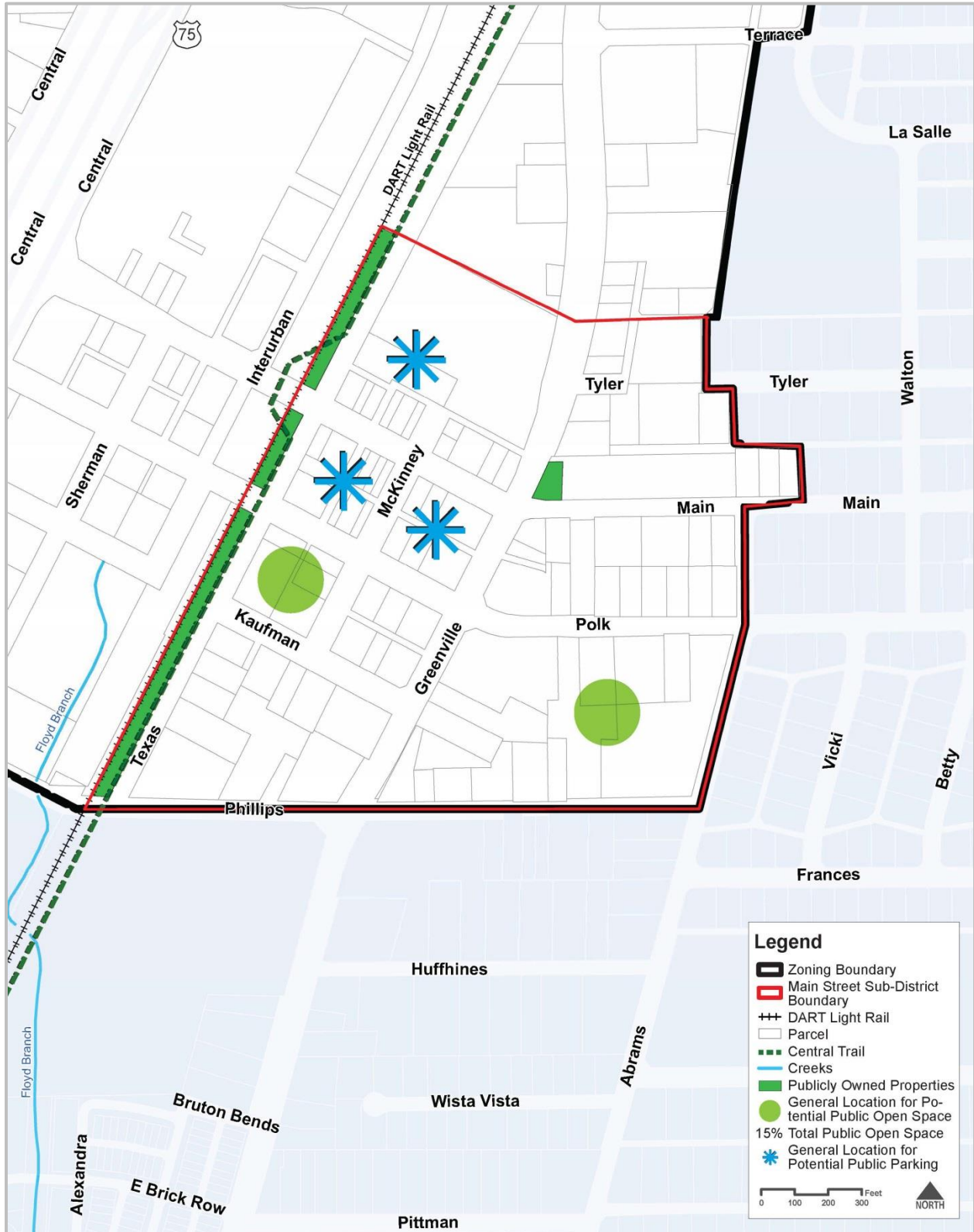
  - i. Provide easily accessible recreation areas and to provide visual breaks in the built environment.
  - ii. Create gathering spaces for residents and visitors that are inviting such as inclusion of water features, enhance the overall character of the Sub-district, and serve a variety of users with passive and active recreational options.
  - iii. Promote walking and bicycling within the Sub-district by including a series of pathways that connect to the various neighborhoods, areas, trails, parks and plazas that make up the Sub-district.
  - iv. Preserve prominent natural features that are valuable assets.
  - v. Accommodate placement of public art in accordance with the Richardson Public Art Master Plan.
- b. Public and private open space shall be provided in accordance with Subsection II.D.4.g, Public and Private Open Space Requirements.
- c. The graphic on the following page identifies recommended areas for public open spaces in the Main Street Sub-district. The locations of these public open spaces are conceptual only and represent approximate locations. Approximately 15% of the entire Main Street Sub-district is targeted for public open space which may be accomplished through a public/private partnership. Incentives may be available to property owners who participate in a public/private partnership.

## **3. Public Parking Plan**

- a. Intent

Public parking is important for supporting businesses, residences, and other property owners within the Main Street Sub-district, and helps contribute to the success and vitality of an area by allowing visitors to “park once,” and walk to multiple destinations. It also allows for a sustainable practice of multiple users benefiting from a shared parking area. Public parking is intended to supplement a development’s required parking, but may also be available to help to satisfy required parking standards, where permitted by the Code.
- b. The graphic on the following page identifies recommended areas for public parking in the Main Street Sub-district. The locations of these public parking areas are conceptual only and represent approximate locations. Public parking may be accomplished through a public/private partnership. Incentives may be available for property owners who participate in a public/private partnership.

Main Street Sub-district Public Open Space and Public Parking Potential General Locations



**4. Building and Envelope Standards**

The Building and Envelope Standards which regulate site improvements and land uses for properties within the Main Street Sub-district are as identified on the following pages. The Building and Envelope Standards shall be used in accordance with the Main Street Sub-district Regulating Plan and Street Typology and Streetscape Standards.

a. Use

- i. The following uses are allowed in the Main Street Sub-district as follows. Special Permit Uses shall require review and approval as per Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. If a use is not specified in the table in this subsection, then the use is prohibited and the Code must be amended in accordance with Article XXIX, Changes and Amendments, Richardson Comprehensive Zoning Ordinance, as amended or its successors, in order to allow such use.

Main Street Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
<b>Residential</b>		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Single Family Detached	P	Minimum Density of eight dwelling units per acre.
Townhome	P	Minimum Density of ten dwelling units per acre.
<b>Non-Residential</b>		
Adult Day Care	S	
Antenna, Commercial, In Excess of Three Antennas	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Amusement Arcade	S	
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Freestanding	S	
Antenna, Mounted	P	
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	
Beer and Wine Package Sales – Less than 75% Revenue from Sales	P	
Boarding Kennel	S	
Carwash	S	

Main Street Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Catering Service	P	
Child Care Center	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Amusement Center	S	
Construction Field Office	P	
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	
Fine Arts Studio	P	
Food Truck Park	S	
Fraternal Organization	P	
Health Club	P	
Helipad	S	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Wrecking Yards and Swimming Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital	S	
Hotel, Full Service	P	
Hotel, Other	S	
Independent Living Facility	S	
Large Scale Retail/Service Store	S	See Subsection II.D.6, Architectural Standards, herein the Code.
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	Establishments 6,000 square feet or less are permitted by right; Establishments larger than 6,000 square feet require approval of a Special Permit.
Martial Arts School	P	
Massage Establishment	S	

Main Street Use Type	How Permitted P – Permitted S – Special Permit	Supplemental Use Requirements
Microbrewery	P	
Mortuary or Funeral Home	S	
Motor Vehicle Parts and Accessory Sales	P	
Motor Vehicle Service Station, No Repair	S	
Movie Theater	P	
Nursery or Greenhouse	S	
Nursing/Convalescent Home	S	
Office	P	
Open Air Market	S	See Chapter 12, Code of Ordinances, as amended or its successors.
Parking, Surface Lot or Garage, Municipal	P	
Parking, Surface Lot	S	
Parking, Garage	P	
Performing Arts Center	P	
Pet Sales and Grooming	P	
Photography or Art Studio	P	
Print Shop, Minor	P	
Private Club	S	See Subsection II.D.4.a.ii.b), Private Clubs for exemption.
Private Recreation Club	S	
Public Building	P	
Radio, Recording or Television Studio	P	
Reflexology	S	
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	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Parochial (Located on Same Lot as Religious Institution)	P	
School, Private	S	
Smoking Establishment	S	
Tailor Shop	P	
Tattoo and Permanent Cosmetics	S	
Veterinary Office	P	



- ii. Additional Supplemental Use Requirements
  - a) Live/Work Units.
 

The business operated within the live/work unit may engage employees in the conduct of the business within the unit; however, if the owner of the business is not residing in the dwelling unit portion of the live/work unit, at least one full-time employee of the business must reside in the live/work unit. In no case shall the dwelling unit within the live/work unit be sold or rented separately from the nonresidential area of the live/work unit.
  - b) Private Clubs
 

Private clubs which sell alcoholic beverages for on-site consumption shall be exempt from the zoning acreage requirements and number of establishments per acreage requirements as provided for in Section 4-7, (a) and (b), Chapter 4. Alcoholic Beverages, of the City’s Code of Ordinances, as amended or its successors.
- b. Lots/Blocks
  - i. All lots shall have direct frontage to a street and an alley. However, an alley shall not be required if the block is comprised entirely of through lots.
  - ii. No block face shall exceed the linear feet requirement in this subsection; however a Minor Modification may be requested to allow for a 20% increase ~~or decrease~~ to the Maximum Block Face requirement to accommodate design considerations consistent with the intent of the Code. Additionally, a Minor Modification may be requested to the Maximum Block Face requirement should it be prohibitive to achieve this requirement due to the DART rail line or other similar physical obstruction/improvement.

Main Street - Street Type							
	Urban Mixed Use	Texas Street	Main Street (West of Greenville Avenue)	Main Street (East of Greenville Avenue)	Polk Street (West of Greenville Avenue)	Greenville Avenue	Transitional Street
Maximum Block Face	<ul style="list-style-type: none"> <li>• West of Greenville Avenue: 350 feet</li> <li>• East of Greenville Avenue: 500 feet</li> </ul>	<ul style="list-style-type: none"> <li>• 500 feet</li> </ul>	<ul style="list-style-type: none"> <li>• 350 feet</li> </ul>	<ul style="list-style-type: none"> <li>• 400 feet</li> </ul>	<ul style="list-style-type: none"> <li>• 350 feet</li> </ul>	<ul style="list-style-type: none"> <li>• North of Belt Line Road/Main Street: 500 feet</li> <li>• South of Belt Line Road/Main Street: 350 feet</li> </ul>	<ul style="list-style-type: none"> <li>• 500 feet</li> </ul>

- iii. Block faces 500 feet in length or greater shall provide:
  - a) Pedestrian access through the block to the opposite block face and at an approximate mid-block distance, in order to allow pedestrians to walk through the block to the opposite side without having to walk along the block perimeter; and
  - b) Exterior wall fenestration comprised of a minimum 60% window glazing for retail uses and minimum 40% window glazing for non-retail uses (excluding residential uses) at the ground floor level for each building along the block face 500 feet in length or greater. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extending twelve and one-half feet above the street-level finish floor elevation.
- c. Access
  - i. Alleys

Alley construction shall conform to City of Richardson standards for alley construction to provide adequate space for emergency vehicles and service access.
  - ii. Driveways
    - a) Driveways are not required.
    - b) Driveways for individual parcels are not allowed along the following street types:
      - 1) Main Street (West of Greenville Avenue)
      - 2) Polk Street (West of Greenville Avenue)
    - c) For lots utilizing a driveway accessing the street, a continuous driveway shall not be permitted.
    - d) For lots fronting on a Transitional Street as shown on the Main Street Sub-district Regulating Plan, driveways shall be no greater than 12 feet in width, except where a fire lane may be required, in which case the maximum driveway width shall be twenty-four feet. Turning radii shall be as approved by the City Manager or designee.
    - e) For all other lots, driveways shall be a maximum twenty-four feet in width. Turning radii shall be as approved by the City Manager or designee.
    - f) Driveways are limited to no more than one driveway per 200 feet of street frontage. However, each lot may be permitted at least one driveway accessible from an alley or a mews street.
    - g) Shared driveways shall be provided where feasible to reduce the number of driveways along the street.
    - h) Driveways shall conform to City of Richardson standards for driveway construction.
  - iii. Mews Streets

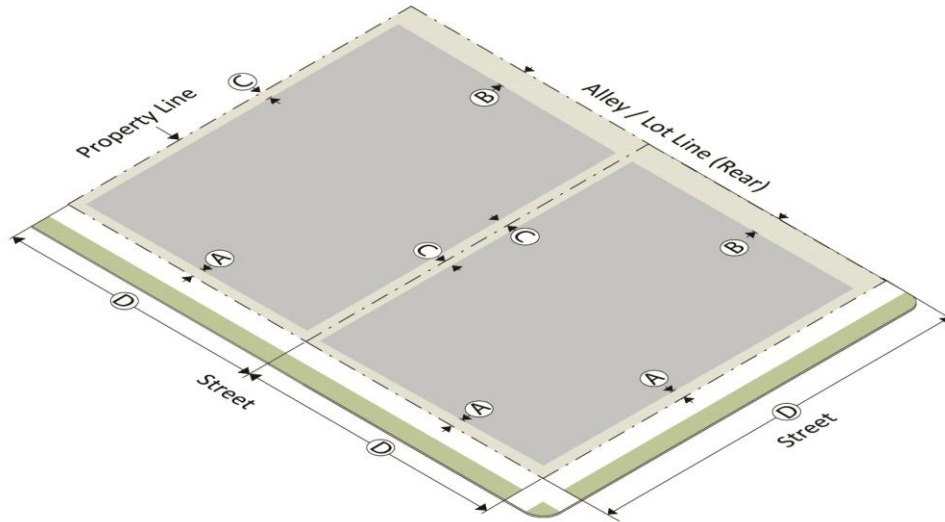
Mews Streets are designed to provide garage and service access to individual lots. The minimum design standard for Mews Streets is twenty-eight feet of right-of-way with a minimum twenty-two feet of paved drive lane. Parkways must be paved, preferably with a contrasting material to better delineate the drive lanes from the parkway. No parking is allowed on Mews Streets unless additional right-of-way is provided. If individual garages access Mews Streets, the face of the garage must be placed between 0-3 feet from the right-of-way line, or at least twenty feet. Because of significant challenges which can exist with many sites using Mews Streets, a Minor Modification may be requested to consider variations to these requirements.



iv. Sidewalks

- a) Sidewalks shall be provided along all streets in accordance with the applicable Street Typology and Streetscape Standard for the Main Street Sub-district and Subsection II.D.5, Street Typology and Streetscape Standards, as well as conform to City of Richardson standards for sidewalk construction.
- b) A sidewalk shall be constructed to permit pedestrian access from the street to the building, unless paved access is otherwise provided.

d. Building Placement



Main Street - Building Placement by Street Type								
		Urban Mixed Use	Texas Street	Main Street (West of Greenville Avenue)	Main Street (East of Greenville Avenue)	Polk Street (West of Greenville Avenue)	Greenville Avenue	Transitional Street
Ⓐ	Required Front Build-To Zone <sup>19</sup>	• Min. 0 feet to Max. 10 feet	• Min. 0 feet to Max. 10 feet	• Min. 0 feet to Max. 10 feet	• Min. 0 feet to Max. 10 feet	• Min. 0 feet to Max. 10 feet	• Min. 0 feet to Max. 10 feet	• Min. 5 feet to Max. 15 feet
Ⓑ	Required Rear Building Setback <sup>20</sup>	• Min. 10 feet if abutting an alley • Min. 0 feet if abutting a property or a mews street	• Min. 10 feet if abutting an alley • Min. 0 feet if abutting a property or a mews street	• Min. 10 feet if abutting an alley (see II.D.4.d.iii.) • Min. 0 feet if abutting a property or a mews street	• Min. 10 feet if abutting an alley (see II.D.4.d.iii.) • Min. 0 feet if abutting a property or a mews street	• Min. 10 feet if abutting an alley (see II.D.4.d.iii.) • Min. 0 feet if abutting a property or a mews street	• Min. 10 feet if abutting an alley • Min. 0 feet if abutting a property or a mews street	• Min. 10 feet if abutting an alley • Min. 0 feet if abutting a property or a mews street
Ⓒ	Required Interior Side Building Setback	• Max. 15 feet	• Max. 15 feet	• Max. 15 feet	• Max. 15 feet	• Max. 15 feet	• Max. 15 feet	• Max. 15 feet
Ⓓ	Building Frontage Buildout <sup>21</sup>	No less than 50% Min. 80% of lot width	No less than 75% Min. 80% of lot width	No less than 100% Min. 85% of lot width	No less than 90% Min. 85% of lot width	No less than 90% Min. 80% of lot width	No less than 60% Min. 80% of lot width	No less than 50% Min. 80% of lot width

<sup>19</sup> Where easements are present and consume encumber the entire required Build-To Zone, the building shall be built to the easement line and in accordance with the required Building Frontage Buildout.

<sup>20</sup> Or as permitted by Building Code

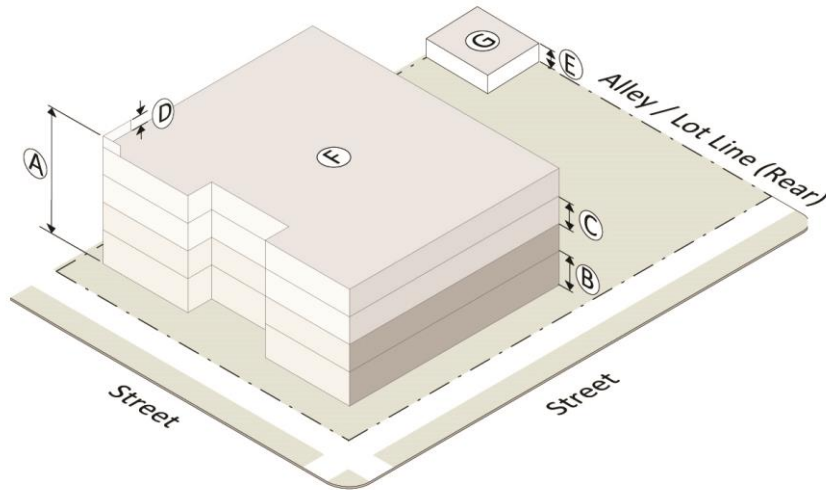
<sup>21</sup> Required along all street Build-To Zones

- i. Buildings fronts and sides shall be placed parallel to the adjacent street.
  - ii. Build-To Zones and building setbacks shall be measured from the property line and shall be provided in accordance with the requirements in the table in this subsection. The Building Frontage Buildout is the percentage of the lot width of where the principal building and/or parking garage shall be located within the required Build-To Zone.
  - iii. For properties with frontage on Main Street (east and west of Greenville Avenue) and Polk Street (West of Greenville Avenue) as shown on the Main Street Sub-district Regulating Plan, a Minor Modification may be requested to accommodate existing buildings that do not comply with the minimum Required Rear Building Setback.
  - iv. For municipally-owned facilities, a Minor Modification may be requested to vary from the Building Placement standards, in order to allow the facility to be designed to serve the needs of the general public and due to unique considerations associated with operating a municipal facility.
  - v. For properties north of Belt Line Road/Main Street with frontage on both Greenville Avenue and Urban Mixed Use streets as shown on the Main Street Sub-district Regulating Plan, the properties shall comply with the Required Front Build-To Zone and Building Frontage Buildout standards for Urban Mixed Use only.
  - vi. Canopies, signs, awnings and balconies may encroach over the sidewalk or Build-To Zone area a maximum distance of five feet as long as the vertical clearance is a minimum of eight feet. In no case shall an encroachment be located over an on-street parking or travel lane.
  - ~~vii. A Minor Modification may be requested to allow a seventy five foot maximum Build-To Zone to allow for a single drive aisle with parking. However, the first development within the block shall establish the maximum Build To Zone for the block, except that the maximum build to zone may be increased or decreased five feet but not to exceed a 75-foot Build-To Zone.~~
  - vii. For properties with frontage on a Transitional Street, porches and stoops may encroach between the required Build-To Zone and the property line.
- e. Height and Ground Floor Size
- i. Principal Buildings and Parking Structures
    - a) The maximum height of a principal building or parking structure shall be as identified on the Main Street Sub-district Regulating Plan.
    - b) The height of a building or parking structure shall be measured from at grade to the tallest projecting element on the building or parking structure as provided herein this subsection.
    - c) An additional six feet in height shall be allowed to accommodate parapet walls, and architectural design elements.
    - d) Roof top dining shall be allowed on buildings. Shade structures, regardless if freestanding or attached to the building, if provided, shall be limited to a maximum of twelve feet in height and shall count towards the overall total building height.
    - e) Mechanical equipment, including screening mechanisms as required in Subsection II. D.7.d., Roof-mounted Equipment, and elevator penthouses shall be excluded from calculating the height of a building or parking garage.

- f) The table below summarizes the maximum allowable building heights in relation to building stories.

Building Stories	Maximum Building Height (in feet)	Maximum Height with Parapet/ Architectural Feature
1 story	15 See also II.D.4.e.i.g)	21 See also II.D.4.e.i.g)
2 stories	27	33
3 stories	39	45
4 stories	51	57

- g) Single story buildings shall be permitted to achieve the height of a two story building as identified in the table above.
- h) Multi-story buildings can utilize any combination of height in feet per story as long as the overall height of the building does not exceed the maximum building height in feet for the number of stories proposed.
- ii. Accessory Building:  
An accessory building shall not exceed fifteen feet in height.
- iii. Maximum Ground Floor Size
- a) Except for multi-family residential buildings and mixed use buildings containing a minimum of 50% residential units, the maximum ground floor size of a principal building shall be identified in this subsection **the table in this Subsection II.D.4.e.iii.**
- b) A Minor Modification may be requested to exceed the maximum ground floor size permitted above **in this subsection**, provided that the principal building incorporates acceptable architectural features that break up the massing of the building through articulation and setbacks as identified in **window glazing in accordance with** Subsection ~~II.D.6.b.~~ **II.D.6.d.ii.d)**, Architectural Standards, Building Articulation. In no case shall a request exceed 25% of the maximum ground floor size identified in the table in this subsection.
- c) Municipally-owned facilities shall be exempt from the maximum ground floor area requirements in order to allow the facility to be designed to serve the needs of the general public and due to unique considerations associated with operating a municipal facility.



Maximum Building Heights		
(A)	Principal Building fronting on:	
	Urban Mixed Use	3-4 stories max. <sup>22</sup>
	Texas Street	3-4 stories max. <sup>22</sup>
	Main Street (West of Greenville Avenue)	4 stories max. <sup>22</sup>
	Main Street (East of Greenville Avenue)	3 stories max. <sup>22</sup>
	Polk Street (West of Greenville Avenue)	3-4 stories max. <sup>22</sup>
	Greenville Avenue	3-4 stories max. <sup>22</sup>
	Transitional Street	3 stories max. <sup>22</sup>
(B)	Ground Story	See Maximum Allowable Building Height Table in Subsection II.D.4.e.i.f)
(C)	Subsequent Stories	See Maximum Allowable Building Height Table in Subsection II.D.4.e.i.f)
(D)	Parapet Wall, or Architectural Feature	6' max.
(E)	Accessory Building	15' max.

Maximum Building Ground Floor		
(F)	Principal Building fronting on:	
	Urban Mixed Use	10,000 sq. ft.
	Texas Street	10,000 sq. ft.
	Main Street (West of Greenville Avenue)	10,000 sq. ft.
	Main Street (East of Greenville Avenue)	10,000 sq. ft.
	Polk Street (West of Greenville Avenue)	10,000 sq. ft.
	Greenville Avenue	10,000 sq. ft.
	Transitional Street	5,000 sq. ft.
(G)	Accessory Building	15% of Principal Building ground floor

<sup>22</sup> The exact maximum height of a principal building shall be as identified on the regulating plan.

- f. Parking
  - i. Intent
    - a) Manage parking so that it is convenient, efficient and supports an active and vibrant mixed-use environment;
    - b) Provide flexibility in the leasing of allowed uses, reuse of properties, and for redevelopment of small sites;
    - c) Allow people to park once at a convenient location and to access a variety of commercial and civic uses in a pedestrian friendly environment;
    - d) Maximize on-street parking;
    - e) Reduce the overall amount of pavement within the sub-district; and
    - f) Avoid adverse parking impacts on adjacent residential neighborhoods.
  - ii. Shared and On-Street Parking
    - a) Shared parking is preferred. Centralized parking locations throughout the sub-district that permit people to park at convenient locations with ample parking to access multiple uses should be considered over individual parking areas on individual lots.
    - b) Shared parking areas shall be connected to businesses and residences with paved and landscaped pedestrian walkways.
    - c) On-street parking opportunities shall be maximized.
  - iii. Off-Street Parking Requirements
    - a) Required On-Site Spaces. The construction of any new building or expansion of gross square footage of an existing building shall be required to provide on-site parking in accordance with the parking requirements provided in the table below. Sites under 20,000 square feet in land area shall have no minimum parking requirements for nonresidential uses. Additionally, Section 21-52(b), Off-Street Parking of the Comprehensive Zoning Ordinance, shall not apply, as amended or its successors.

Use	Parking Required
Single Family (attached and detached)	2 spaces per dwelling unit (see II.D.4.f.iii.e) Single Family Dwelling Parking)
Multi-Family	1.5 spaces per dwelling unit
Live/Work Unit	2 spaces per dwelling unit
Institutional and Assembly Uses	1 space per 3 persons accommodated
Hotel (Full Service)	1.25 spaces per guest room
Hotel (limited service or suite)	1 space per guest room
All Other Non-Residential Uses	1 space per 300 square feet

- b) Parking Spaces. Parking spaces shall be dimensioned and designed in accordance with the City’s Parking Design Manual. Handicap accessible parking spaces may shall be installed in accordance with State of Texas requirements.
- c) On-Street Parking. On-street parking located on the adjacent street for the distance in front of the property may be used toward satisfying on-site parking requirements.
- d) Public and Shared Parking. A Minor Modification may be requested to allow credit for available public parking or a shared off-street parking facility on another lot within 600 feet of the subject property, to apply towards on-site parking requirements.

- e) Single Family Dwelling Parking. Parking for single family uses (attached and detached) shall be provided within an enclosed garage accessible from a rear entry drive such as an alley, mews street, or private street easement. The elimination of the garage spaces, by enclosing the garage with a stationary wall, shall be prohibited. The face of the garage must be placed between 0-3 feet from the right-of-way or easement line, or at least 20 feet.
- iv. Parking Structures
  - a) Parking structures shall not exceed the maximum building height as shown on the Main Street Sub-district Regulating Plan.
  - b) Parking structures shall have a façade design similar to surrounding buildings along the street front. If possible, parking structures should be located behind buildings to minimize their visibility from adjacent streets.
  - c) Where a parking garage must be located adjacent to a street:
    - 1) The parking structure facades shall be designed with both vertical (changes in planes, columns, pilasters, etc.) and horizontal (aligning with horizontal elements along the block) articulation and the building materials shall be compatible with the material of the building the parking structure serves.
    - 2) The parking structure shall be designed and screened in such a way that motor vehicles on all parking levels are hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ramps shall not be located on the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield the lighting inside the structure.
  - d) Off-street below-grade parking may be built to the property lines, but must be designed to allow landscape planting at grade as required by the Main Street Sub-district Street Typology and Streetscape Standards. No below-grade parking beneath a building shall be visible from the sidewalk.
  - e) Wayfinding signage should be provided to direct drivers to the parking structure.
- v. Surface Parking
  - a) Surface parking as a primary use of a property shall require approval of a Special Permit, in accordance with Article XXII-A, Special Permits, Richardson Comprehensive Zoning Ordinance, as amended or its successors. Municipal surface parking lots are exempt from this requirement in accordance with Subsection II.D.4.a., Use.
  - b) Off-street surface parking as an accessory use shall be sited in accordance with the following:
    - 1) Be located behind the principal building;
    - 2) Where it is not feasible to locate parking behind the principal building, parking shall be prohibited within the Required Build-To Zone; and
    - 3) Except when completely integral and internal to a development project, a surface parking lot with fifty or more spaces must be designed as future development sites. The parking shall be arranged as a single parking lot located along the outer edge of the property, adjacent to a property line.

vi. Landscaping for Surface Parking

All surface parking shall be landscaped and screened in accordance with the landscaping requirements provided below.

a) Parking Lots Adjacent to Sidewalks

A minimum five-foot wide landscape area shall be provided between the sidewalk and parking lot. Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.D.5.d.vi, Plant List, shall be provided within this landscape area at an average spacing of thirty feet but in no case shall trees be placed greater than forty feet apart. Additionally, a solid evergreen shrubby hedge shall be provided minimum thirty-six-inches in height at planting, selected from the plant list in Subsection II.D.5.d.vi, Plant List, to screen vehicle headlights and undercarriage. In lieu of the required evergreen shrubby hedge, a Minor Modification may be requested to allow for the following to screen vehicle headlights and undercarriage provided the screening element is a minimum thirty-six-inch tall:

- 1) Retaining wall;
- 2) Berming; or
- 3) A combination of retaining wall, berming, and/or evergreen screening hedge.

b) Interior Parking Lot Landscaping

- 1) Each row of parking shall be configured so that there is a minimum ten foot wide landscape island with each run of eight parking spaces. A parking island shall be required on the end of each row of parking.
- 2) Minimum three-inch caliper shade trees at planting, selected from the plant list in Subsection II.D.5.d.vi, Plant List, shall be provided internal to the parking lot at a rate of one street tree for every six parking spaces.
- 3) A concrete, pavestone or mulch strip the width of the vehicle overhang shall be provided for parking spaces adjacent to the landscape area required in a), above. This strip shall be measured from the face of curb to the edge of the landscape area adjacent to the parking space.
- 4) Diamond tree wells may be used for interior parking lot landscaping in lieu of subsections 1) and 3) above if the parking lot is completely integral and internal to a development project (e.g. surface parking lot is internal to and surrounded by buildings).

- i. One diamond tree well shall be provided throughout the parking lot at the rate of one diamond tree well for every ten parking spaces.

c) Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines shall be selected from the plant list in Subsection II.D.5.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.

d) All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses are encouraged for meeting landscaping requirements.

e) Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.



- f) Maintenance
  - 1) The property owner is responsible for maintaining the landscape in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
  - 2) Dying plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.
- ii. Bicycle Parking. Bicycle parking shall be provided in accordance with the City's Bicycle Parking Ordinance and/or Policy, as adopted.
- g. Public and Private Open Space Requirements
  - i. Application
    - a) Open space requirements shall apply to:
      - 1) New development or a complete redevelopment scenario.
    - b) Open space requirements do not apply to:
      - 1) Single family attached and detached dwellings
      - 2) Live/work units
      - 3) Adaptive reuse sites
      - 4) Lots one acre or smaller unless subdivided from a larger parent tract resulting in a lot of one acre or smaller.
  - ii. On-Site Open Space Requirements

Open spaces shall be provided for the enjoyment of persons within the Main Street Sub-district. Amenities may include improved or unimproved areas that are suitable for gathering or recreational activities.

    - a) If the open space provided is not publicly accessible, the minimum set aside for open space shall be 15% of the lot.
    - b) If the open space provided is publicly accessible, the minimum set aside for the open space shall be 8% of the lot.
    - c) Single family attached and detached dwellings are exempt from these provisions.
    - d) Common outdoor space shall be appropriately designed for its public or private purpose. If designed for public use, it shall be highly visible from the public right-of-way and accessible to the general public. If designed solely for private use, it shall be centrally located and easily accessible to all individuals it is expected to serve.
    - e) A development plan (site plan or concept plan) shall be submitted demonstrating how the open space requirement is being satisfied for an entire parent tract (development site) and may be approved if a minimum 50% of the required open space is constructed within the first phase of the project, with the remaining required open space being provided in subsequent phases.

## **5. Street Typology and Streetscape Standards**

### **a. Intent**

The Street Typology and Streetscape Standards provide for a cohesive streetscape along block faces, emphasizing the public realm with a consistent design theme throughout the Sub-district and enhancing the physical relationship between buildings and their adjacent streets.

### **b. Street Standards**

- i. All streets shall conform to the provisions of the Code. The Street Typology and Streetscape Standards (street cross sections) shall be used in accordance with the Main Street Sub-district Regulating Plan. Refer to the regulating plan to identify the street name and type adjacent to the subject property, and use the corresponding graphic on the following pages.
- ii. Existing Streets. The regulating plan depicts existing streets within the Main Street Sub-district. At such time when properties adjacent to the existing streets develop and/or redevelop, the property owner shall, in accordance with the applicable Street Typology and Streetscape Standard and for the distance adjacent to the property, dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements. The City shall be responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.
- iii. Proposed Streets – Shown on Regulating Plan. The regulating plan depicts new proposed streets to be provided within the Main Street Sub-district. Unless determined otherwise by the City, at such time when properties adjacent to the new streets develop and/or redevelop, the property owner shall in accordance with the applicable Street Typology and Streetscape Standard and for the distance adjacent to the property:
  - a) Construct up to one-half of the street section including sufficient travel lanes width to accommodate emergency vehicles;
  - b) Construct the necessary on-street parking, landscape/amenity zone, including irrigation systems and sidewalk improvements; and
  - c) Dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements required in a) and b) above. Should the City determine it is not feasible for the street improvements to be constructed in accordance with a) and b) above, the property owner shall still dedicate to the City sufficient right-of-way (or equivalent) to accommodate the necessary street improvements per the applicable Street Typology and Streetscape Standard. The City shall then be responsible for constructing and maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements at such time when determined by the City.

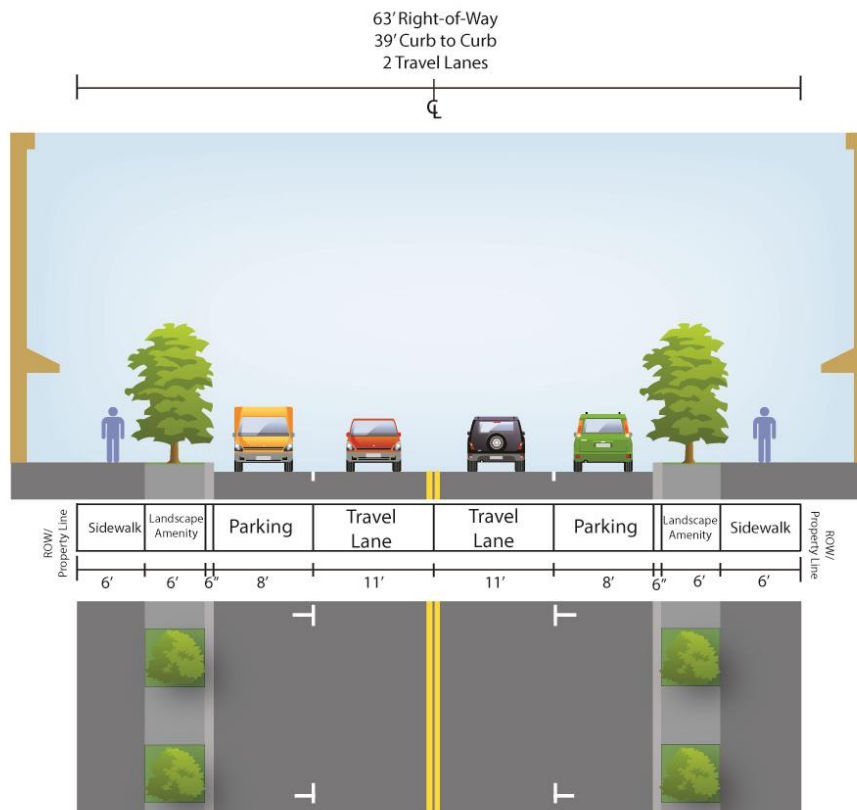
- iv. Proposed Streets – Not Shown on Regulating Plan. Should a property owner want to construct a new street on their property and said street is not shown on the Main Street Sub-district Regulating Plan, the property owner shall:
  - a) Design the street in accordance with one of the Street Typology and Streetscape Standards provided for in the Main Street Typology and Streetscape Standards (see graphics on the following pages);
  - b) Construct the entire street section including travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements; and
  - c) Dedicate a private street easement (or equivalent) that provides for vehicle and pedestrian public access. The property owner shall be responsible for maintaining the travel lanes, on-street parking, landscape/amenity zone including irrigation system, and sidewalk improvements required in a) and b) above. However, should the City decide to maintain the street improvements required in a) and b) above, then the property owner shall dedicate to the City sufficient right-of-way (or equivalent) to accommodate the street improvements.
- v. All right-of-way dedication and street construction for all streets (existing and proposed) shall be in accordance with the City’s Subdivision and Development Ordinance (Code of Ordinances, Chapter 21), as amended or its successors.

# Main Street



## Urban Mixed Use

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



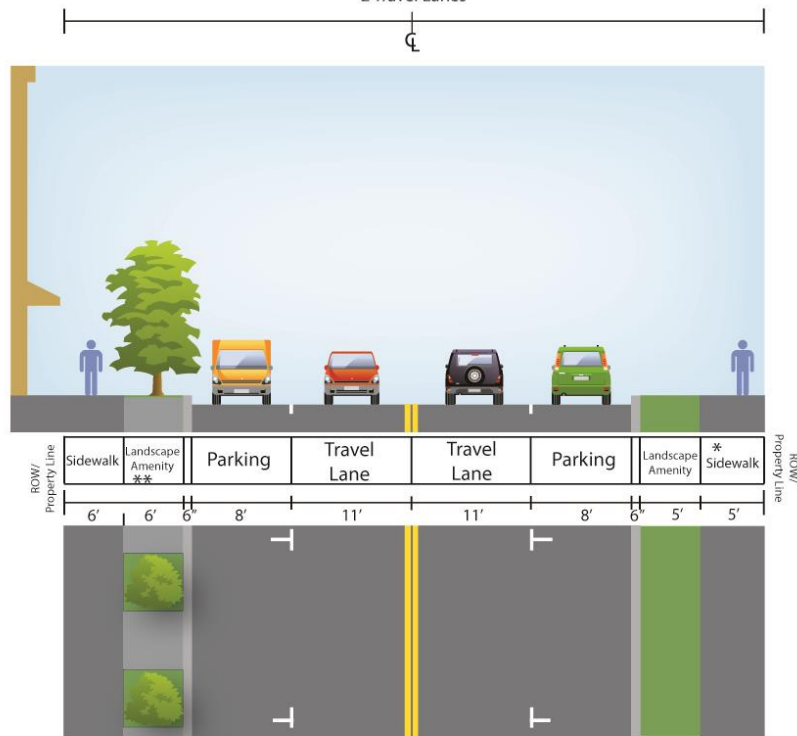
# Main Street



## Transitional Street

- Abrams Road
- Phillips Street

61' Right-of-Way  
39' Curb to Curb  
2 Travel Lanes

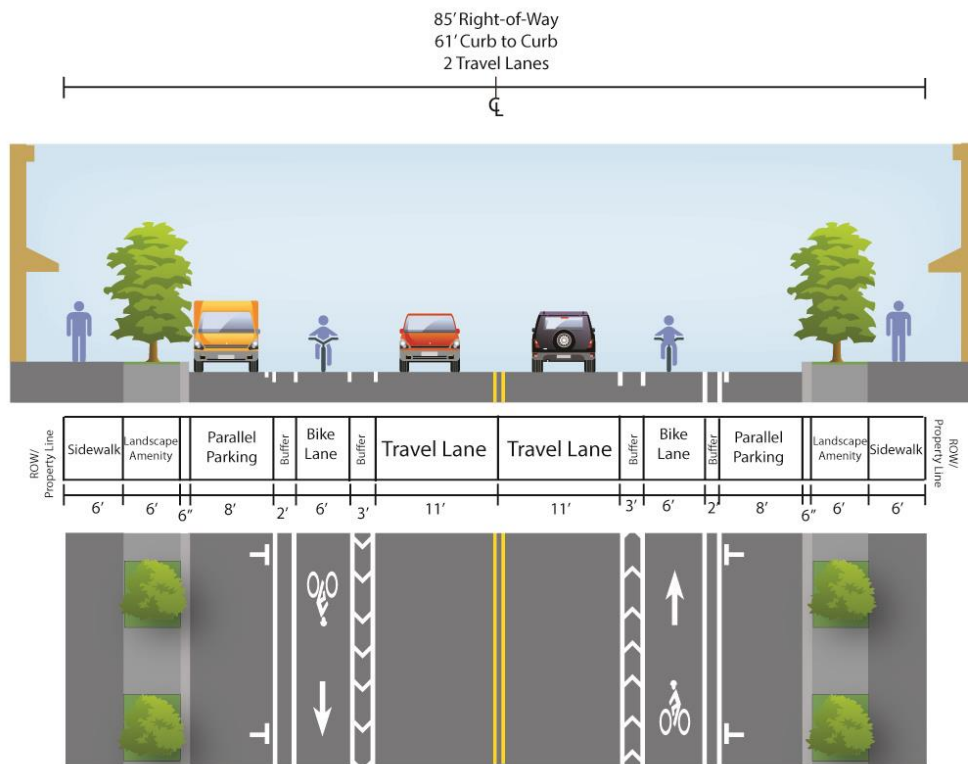


\*\*A minor modification may be requested to allow continuous landscape parkway in lieu of trees in tree grate

\*Sidewalk widths for existing neighborhoods to remain

# Main Street

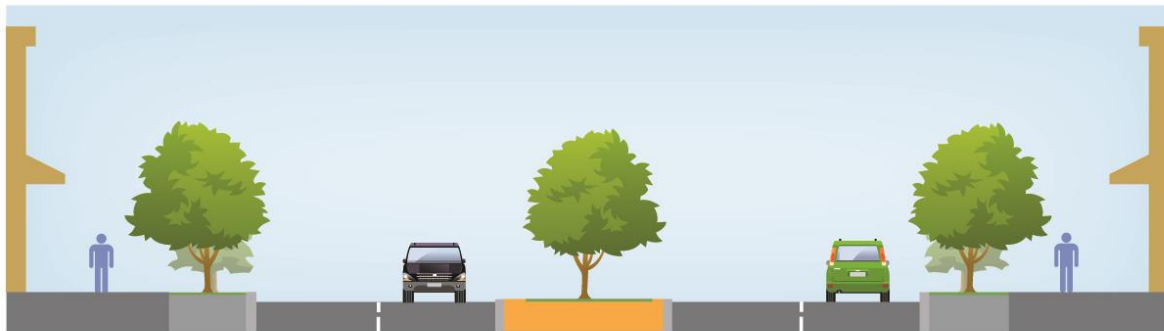
## Polk Street (West of Greenville Avenue)



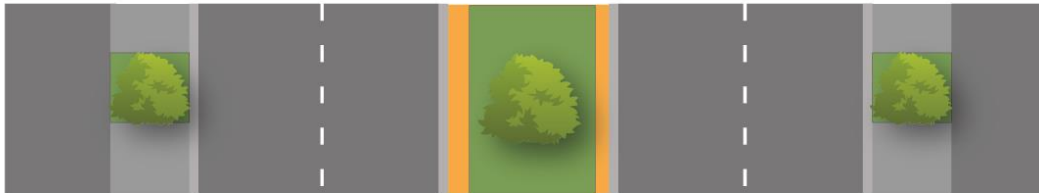
# Main Street

## Greenville Avenue

88' Right-of-Way  
60' Curb to Curb  
4 Travel Lanes

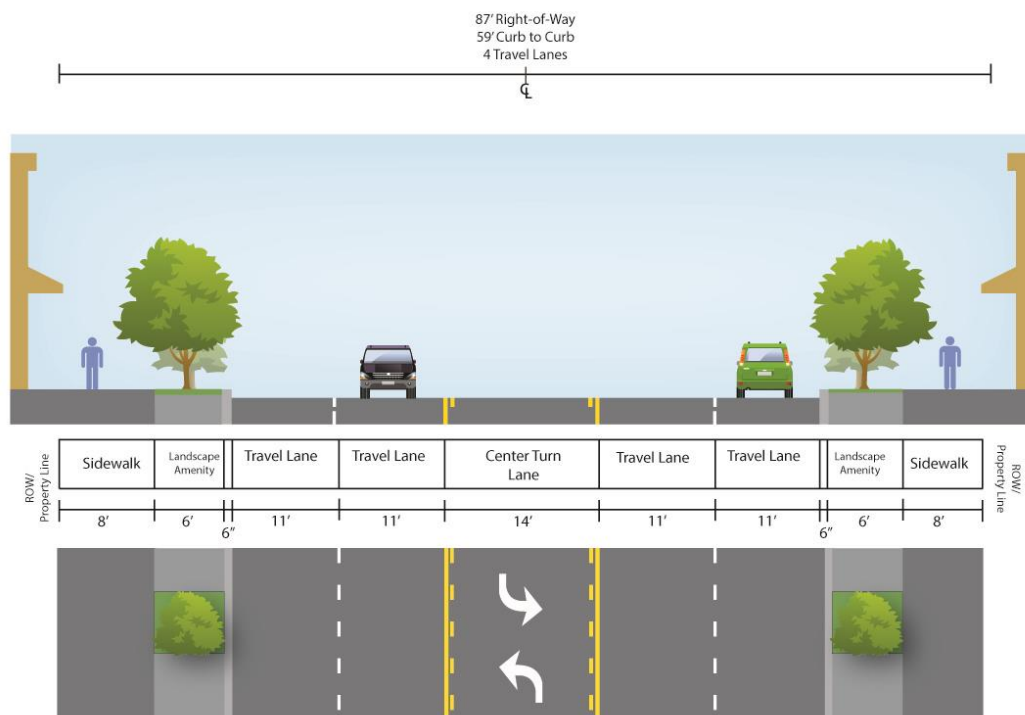


ROW/Property Line	Sidewalk	Landscape Amenity	Travel Lane	Travel Lane	Median	Travel Lane	Travel Lane	Landscape Amenity	Sidewalk	ROW/Property Line				
	8'	6'	6"	11'	11'	6"	14'	6"	11'	11'	6"	6'	8'	



# Main Street

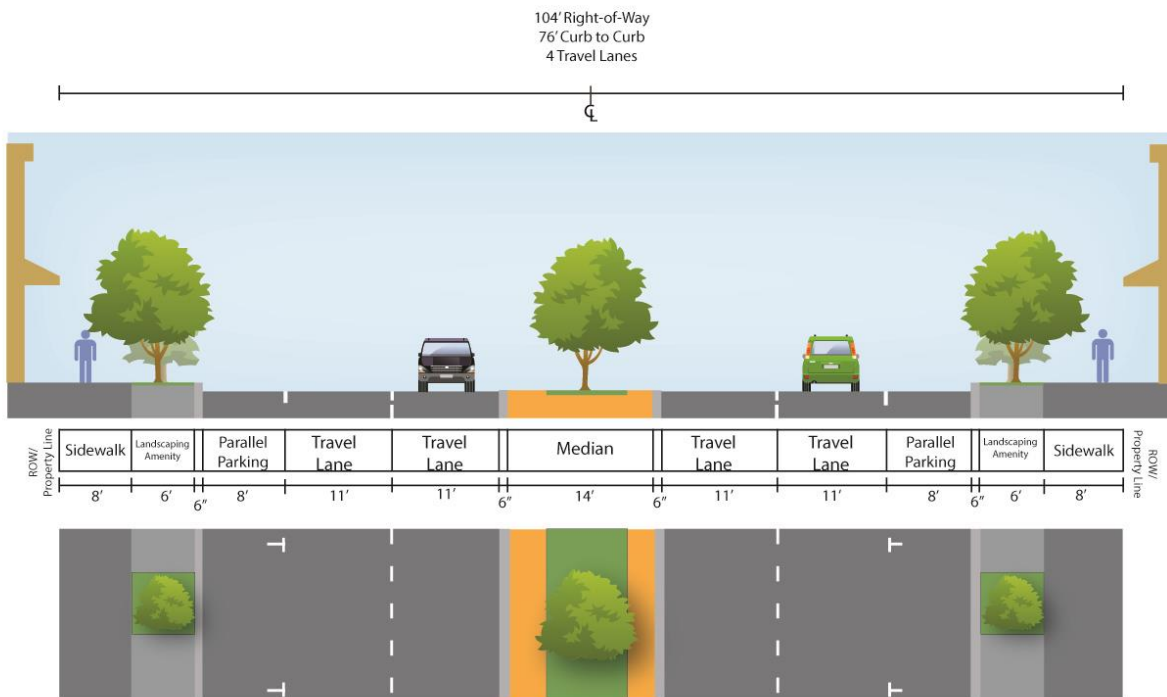
## Main Street (East of Greenville Avenue)





# Main Street

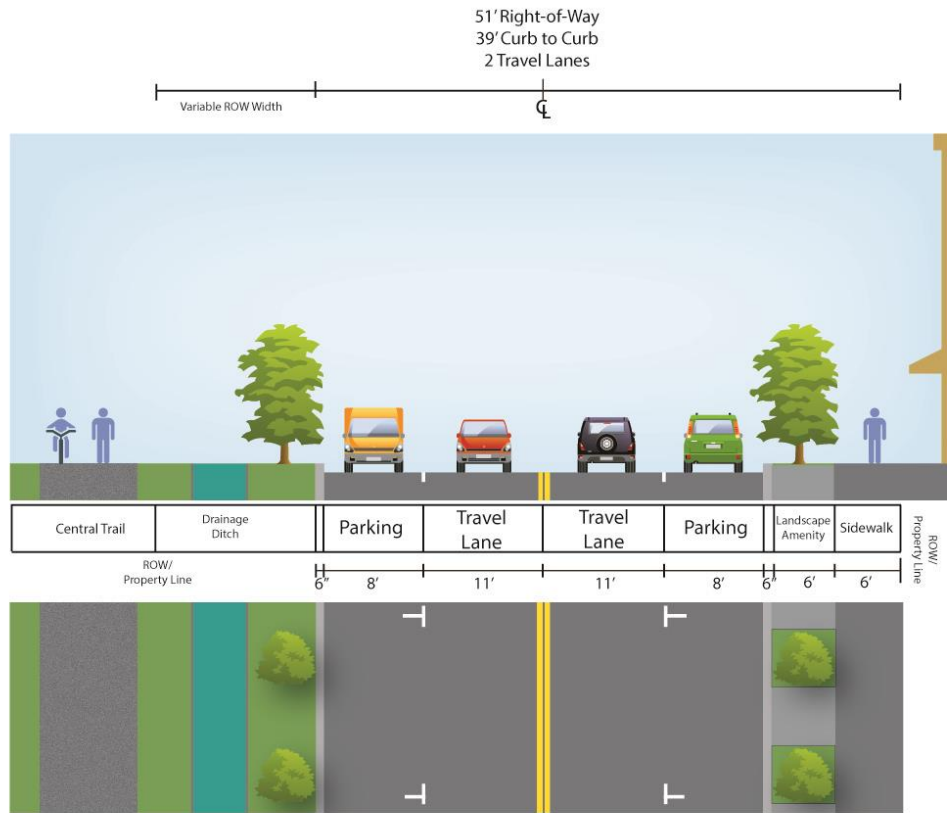
## Main Street (West of Greenville Avenue)



# Main Street



## Texas Street



- c. Street furnishings
  - i. Placement
    - a) Street furnishings shall be located within the landscape/amenity zone as provided for in the Main Street, Street Typology and Streetscape Standards (Subsection II.D.5., Street Typology and Streetscape Standards), and in accordance with Subsection II.D.5.b., Street Standards. The *Example Streetscape Plan Layouts* drawing shown in Appendix A is provided for illustration and intent purposes only. The drawing illustrates recommended dimensions for spacing of street furnishings. Final location of street furnishings shall be determined by the City.
    - b) Should a property owner install the street furnishings, then the street furnishings shall be shown on an approved site plan and landscape plan prior to installation.
  - ii. Type
    - a) Pedestrian light
      - 1) Design/Material: Acorn or modified acorn heads, with round steel or aluminum, powder coated, with straight or tapered shaft and round shaped base (Oncor Electric Delivery Decorative Street Lighting preferred)
      - 2) Color: Antique bronze or black
      - 3) Dimensions: 12'-16' high pole, approximately 4" diameter
      - 4) Spacing/Placement: Location as determined by the City
      - 5) Reference Images: See Main Street **Sub-district Representative** Urban Design Elements
    - b) Bench
      - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish
      - 2) Color: Antique bronze or black
      - 3) Dimensions: Two seat configuration, no more than three sets, arm optional
      - 4) Spacing/Placement: Location as determined by the City
      - 5) Reference Images: See Main Street **Sub-district Representative** Urban Design Elements
    - c) Trash receptacle
      - 1) Design/Material: Metal (steel or aluminum) with polyester powder coat finish, side-opening
      - 2) Color: Antique bronze or black
      - 3) Dimensions: Approximately 25" diameter, approximately 34" High, approximately twenty-eight gallon capacity
      - 4) Spacing/Placement: Location as determined by the City
      - 5) Reference Images: See Main Street **Sub-district Representative** Urban Design Elements
    - d) Planter
      - 1) Design/Material: Round tapered, precast concrete/caststone, drainage hole for irrigation option
      - 2) Color: Natural grey concrete/sandstone or beige/light tan
      - 3) Dimensions: Groups of three preferred (dependent upon space availability), approximately 36"-44" diameter, approximately 23"-38" high
      - 4) Spacing/Placement: Location as determined by the City

- 5) Reference Images: See Main Street Sub-district Representative Urban Design Elements
- e) Bike rack
  - Refer to the City’s Bicycle Parking Ordinance and/or Policy for bicycle rack requirements
- f) Bollard
  - 1) Design/Material: Concrete, stone or metal (steel or aluminum) with polyester powder coat finish
  - 2) Color: Antique bronze or black
  - 3) Dimensions: As determined by the City based upon design performance criteria for usage
  - 4) Spacing/Placement: Location as determined by the City
  - 5) Reference Images: See Main Street Sub-district Representative Urban Design Elements
- g) Tree grate
  - 1) Design/Material: Cast iron
  - 2) Color: Baked oil finish
  - 3) Dimensions: 6’X6’ Square, maximum ½” square openings , ADA Compliance
  - 4) Spacing/Placement: Location as determined by the City
  - 5) Reference Images: See Main Street Sub-district Representative Urban Design Elements
- h) Sidewalk paving
  - 1) Concrete
  - 2) Brick pavers (as approved by the City)
  - 3) Concrete pavers (as approved by the City)
- iii. Alternate Types
  - Should the City determine that maintenance of the street furnishings as specified in the Code are cost prohibitive or should the specified street furnishings no longer be available, the City may select and install alternate types of street furnishings.

Main Street Sub-district Representative Urban Design Elements

Pedestrian Light



Bench



Trash Receptacle



Planter



Tree Grate



d. Landscape and Street Trees

- i. Street Trees. Street trees shall be selected from the plant list in Subsection II.D.5.d.vi., Plant List. Trees other than those in the Street Tree list may be used in combination with the approved items, subject to landscape plan approval by the City.
  - a) Street trees shall be large shade trees, and shall be:
    - 1) Planted within the required landscape/amenity zone as specified on each Street Typology and Streetscape graphic;
    - 2) Planted with an average spacing of thirty feet on center, but in no case shall trees be placed greater than forty feet apart, on center; and
    - 3) A minimum three-inch caliper and at least ten feet in height, single trunk at planting. Within the first three years from planting, tree branches shall be maintained at no less than six feet above the adjacent sidewalk and not less than ten feet above on-street parking space or travel lane. After three years from planting, trees shall be maintained at no less than eight feet above the adjacent sidewalk and no less than fourteen feet above on-street parking space or traffic lane.
  - ii. Additional Landscaping. Additional landscaping, where provided, such as shrubbery, ornamental trees and grasses, and groundcover/vines, shall be selected from the plant list in Subsection II.D.5.d.vi, Plant List. Other materials may be used in combination with materials from the plant list, subject to landscape plan approval by the City.
  - iii. Plant Health. All plant material shall be No.1 grade, free from plant diseases, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current addition of the American Standard for Nursery Stock. Drought tolerant trees, plants and grasses will be utilized for meeting landscaping requirements.
  - iv. Irrigation. Landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors. Irrigation systems provided within the landscape/amenity zone shall be installed and maintained as provided in Subsection II.D.5.b. Street Standards. Irrigation systems for all other landscaping material shall be installed by the property owner.
  - v. Maintenance
    - a) Except as provided in Subsection II.D.5.b. Street Standards, the property owner is responsible for maintaining all landscaping material in accordance with the approved landscape plan and all irrigation systems shall be maintained and operable.
    - b) Except as provided in Subsection II.D.5.b. Street Standards, dying plant material, as determined by the City, shall be replaced by the property owner in accordance with the approved landscape plan.
  - vi. Plant list
    - a) Street Trees (minimum three-inch caliper)
      - Allee Elm, *Ulmus parvifolia* 'Emer II'
      - Aristocrat Pear, *Pyrus calleryana* 'Aristocrat'
      - Autumn Blaze Maple, *Acer freemanii*
      - Cathedral Live Oak, *Quercus virginiana*
      - Cedar Elm, *Ulmus crassifolia*
      - Chinese Pistache (male), *Pistacia chinensis*

- Green Ash, *Fraxinus pennsylvanica*  
 Homestead Elm, *Ulmus 'Homestead'*  
 Locust / Shademaster Locust, *Gleditsia triacanthos*<sup>23</sup>  
 October Glory Maple, *Acer rubrum 'October Glory'*  
 Red Maple, *Acer rubrum*  
 Shantung Maple, *Acer truncatum*  
 Shumard Red Oak, *Quercus shumardii*<sup>24</sup>  
 Shade Master Locust, *Gleditsia triacanthos 'Shademaster'*  
 Urbanite Ash, *Fraxinus pennsylvanica 'Urbanite'*
- b) Understory/Ornamental Trees (minimum four-cane/two-foot diameter root ball)
- Roughleaf Dogwood, *Cornus drummondii*  
 Yaupon Holly, *ilex vomitoria*  
 (female only such as 'Pride of Houston' or 'Will Fleming')  
 Deciduous Holly, Warren's Red, *ilex decidua*  
 Crape Myrtle, *Lagerstromia indica*  
 Mexican Plum, *Prunus mexicana*  
 Mexican Redbud, *Cersis canadensis var. mexicana*  
 Oklahoma Redbud, *Cersis reniformis 'Oklahoma'*  
 Texas Redbud, *Cersis canadensis var. texensis*  
 American Smoke Tree, *Cotinus obovatus*  
 Vitex, *Vitex negundo 'Heterophylla'*  
 Desert Willow, *Chilopsis linearis*
- c) Shrubs for Screening (minimum 36-inches tall)
- Dwarf Nandina, *Nandina domestica nana*  
 Dwarf Burford Holly, *Ilex cornuta 'burfordi nana'*  
 Abelia Grandiflora, *Abelia grandiflora*  
 Barberry, *Barberry spp.*  
 Red Yucca, *Hesperaloe parviflora*  
 Texas Sage, *Leucophyllum frutescans*  
 Indian Hawthorn, *Raphiolepis indica*  
 Native Sumac, *Rhus typhina*  
 Dwarf Crape Myrtle, *Lagerstromia indica 'nana'*  
 Photinia, *Photinia fraseri*  
 Dwarf Yaupon Holly, *Ilex vomitorria 'nana'*
- d) Groundcover/Vines (minimum one gallon unless otherwise noted)
- Asian Jasmine, *Trachelosperum Asiaticum coloratus* 4" pot, heavily rooted, full  
 Purple Winter Creeper, *Euonymus* 4" pot, heavily rooted, full  
 Santolina, *Santolina virens*  
 Trumpet Vine, *Campsis radicans*  
 Coral Honeysuckle, *Lonicera sempervirens*  
 Purple Honeysuckle, *Lonciera japonica 'purperia'*  
 Virginia Creeper, *Parthenocissus quinquefolia*  
 Lady Banks Rose, *Rosa banksiaw lutea*

<sup>23</sup> Locust trees have a problem with reflective heat when young; trunks should be wrapped during early stages.

<sup>24</sup> Should provide a limited root barrier to direct spreading roots downward.



- Wisteria, *Wisteria sinensis*
- Vinca (major), *Vinca major* 4" pot, heavily rooted, full
- Common Bermuda, *Cynodon dactylon*
- Fescues, *Festuca rubra*
- Buffalo Grass, *Buchloe dactyloides*
- e) Ornamental Grasses
  - Gulf Muhly Grass – *Muehlenbergia lindheimeri*
  - Feather Reed Grass
  - Miscanthus
  - Indian Grass
  - Purple Autumn Grass

## 6. Architectural Standards

### a. Intent

The Main Street Sub-district is unique within the City of Richardson with its existing older buildings and shallow building setbacks. The Sub-district is envisioned to be a pedestrian-oriented, mixed-use environment along a major regional arterial roadway. Therefore, reuse of existing buildings, as well as the redevelopment of existing buildings with new construction, should be designed to be pedestrian in scale to encourage a safe and lively Sub-district. The use of quality building materials will reinforce the character and viability of the downtown area long term. Exterior wall articulation and rhythm is critical to creating the sense of place desired by the community. Classical, tri-partite architecture design is desired to allow the buildings to respond appropriately to the pedestrian, yet providing architectural interest and variation of building materials to distinguish the bottom, middle, and top of structures.

### b. Building Articulation

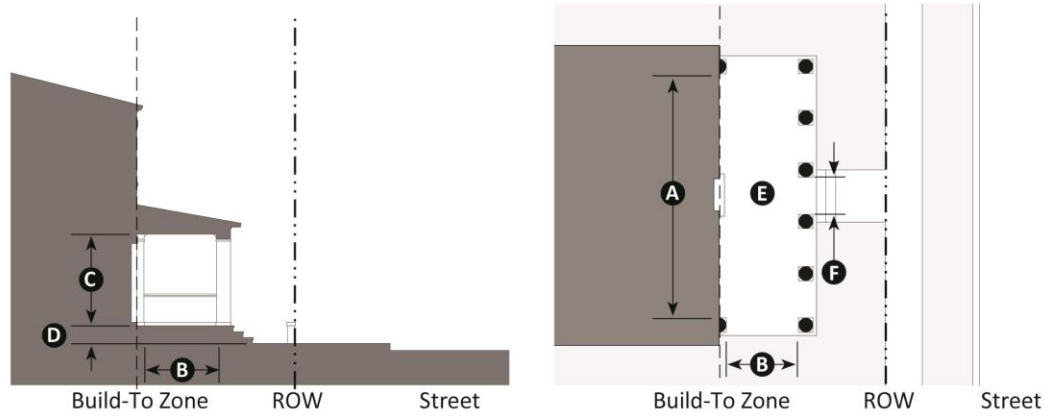
Where clearly visible from a public street or open space:

- i. Buildings must demonstrate both horizontal and vertical articulation.
- ii. Buildings will generally maintain a façade rhythm of twenty to thirty feet. This rhythm may be expressed by a change in building plane, stepping portions of facades in and out, utilizing balconies, columns or pilasters that are distinctly set out from the façade or changing types or colors of materials in combination with other techniques.
- iii. A minimum 25% of above-grade residential units adjacent to a street or public open space will have balconies that extend a minimum five feet beyond the face of the façade. Balconies may extend over the sidewalk area and right-of-way provided that they maintain a minimum ten feet of clearance above the sidewalk and do not substantially interfere with street tree growth.
- iv. All buildings will be designed and constructed in tri-partite architecture, with a distinct base, middle and top. An expression line, setback or other architectural element will delineate the base and top. In buildings which have more than one material, the “heavier” material will go below the “lighter” material.

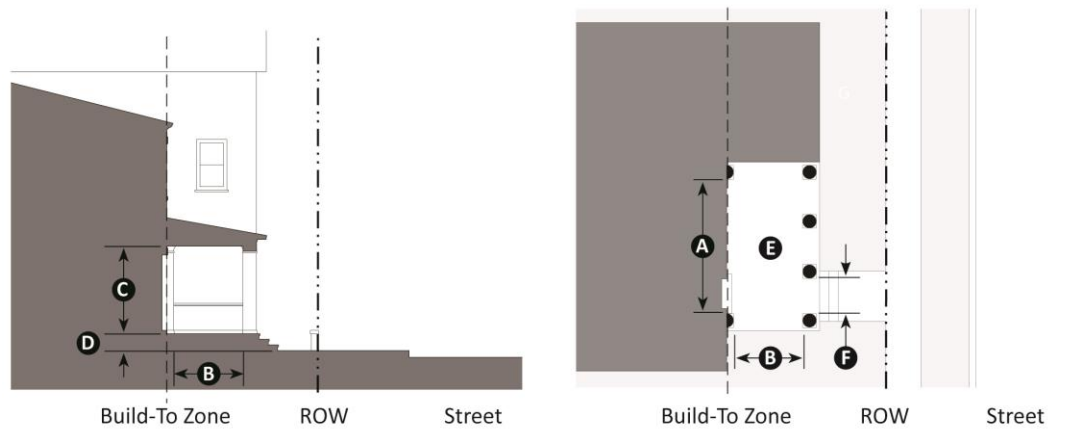


- c. Residential At-Grade
  - i. All residential units within four feet of grade will include a primary front door entrance into the unit or outdoor living space which is accessed from the adjacent minimum required sidewalk per the applicable Main Street Sub-district Street Typology and Streetscape Standards in Subsection II.D.5. Primary entry doors shall be swing doors and shall include glass and full operating hardware on the outside of the door. Sliding doors or garage type doors shall not be permitted.
  - ii. Parking located below the building shall not be visible from the sidewalk or public open space.
  - iii. Entries for grade-level units shall be located a minimum of eighteen-inches above the elevation of the adjacent minimum required sidewalk per the applicable Main Street Sub-district Street Typology and Streetscape Standards, and shall include a minimum twenty-four square foot stoop (i.e. stoop frontage).
  - iv. Residential units shall include windows which provide residents a view of the street, sidewalk, or public or private open space.
  - v. Lobbies to upper stories shall have an entry from the minimum required sidewalk per the applicable Main Street Sub-district Street Typology and Streetscape Standards.
  - vi. Balcony railings, patio railings and fences shall be minimum 50% open or transparent, and constructed of glass or metal picket. Masonry columns may be used on patios and fences provided that they are used as accents. Wood fences, wood railings, and chain-link fences are prohibited.

- i. Porches and Balconies
  - a) Porches may be projecting or integrated into the primary entry of a building.
  - b) Encroachment into Build-to Zone – refer to Subsection II.D.4.d, Building Placement.



Projecting Porch



Engaged Porch

Ⓐ	Width	8 feet min.
Ⓑ	Depth	6 feet min.
Ⓒ	Height	8 feet min.
Ⓓ	Finish Level Above Sidewalk	18 inches min.
Ⓔ	Floor Area	4 feet x 6 feet min.
Ⓕ	Sidewalk Width	3 foot min.

- d. Non-Residential At-Grade
  - i. The ground floor entry shall be located at the approximate elevation of the adjacent minimum required sidewalk per the applicable Main Street Sub-district Street Typology and Streetscape Standards in Subsection II.D.5.
  - ii. Non-residential uses adjacent to the sidewalk at-grade shall:
    - a) Be constructed to meet fire code separation from other uses as appropriate.
    - b) Have a minimum clear height of twelve feet between finished floor and the bottom of the structure above for non-residential space up to thirty feet in depth; and sixteen feet minimum clear height for spaces which are greater than thirty feet in depth.
    - c) Have an awning or canopy which extends a maximum of ten feet beyond the face of the building over the adjacent sidewalk for a minimum 75% of the building frontage. Such awning or canopy will maintain a minimum ten foot clearance over the sidewalk.
    - d) Have a minimum of 50% of the ground floor façade comprised of window area. However, buildings with a ground floor area that exceeds the maximum allowed area allowed by right, and/or for buildings with retail uses on the ground floor, buildings shall have minimum 60% and maximum 80% of the ground floor façade comprised of window area. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extended twelve and one-half feet above the street-level finish floor elevation.
    - e) Have all entries covered with awnings, canopies, or be inset behind the front façade a minimum six feet. A door shall not be permitted to swing into a public right-of-way or minimum sidewalk area.
- e. Building Walls
  - i. Materials

Each exterior wall shall comply with the following materials requirements:

    - a) Primary Materials ( $\geq 75\%$ )
      - 1) Masonry
      - 2) Stone
      - 3) Ventilated façade systems (above ground floor only)
    - b) Secondary Materials - Window Facades ( $\leq 25\%$ )
      - 1) Wood
      - 2) Cement Board
      - 3) Glass
    - c) Accent Materials ( $\leq 10\%$ )
      - 1) Pre-cast stone
      - 2) Metal Accents
      - 3) Other
  - ii. Techniques and Configurations
    - a) Blank facades are prohibited fronting along a street or public open space.
    - b) All elevations visible from the public realm shall be designed as building “fronts”. Buildings occupying corner lots have two street frontages and each facade should be treated with equal design attention.

- c) Exterior façade material transitions from base to middle or middle to top should be made in one of two ways:
    - 1) Horizontally, through a shift in vertical plane toward the interior, or
    - 2) Vertically, through a change in building materials or the use of trim along a level line.
  - d) In buildings which have more than one material, the “heavier” material should go below the “lighter” material (e.g. a curtain wall upper stories with a stone base).
- f. Roofs and Parapets

The majority of existing roofs within the Main Street Sub-district are flat creating a distinct architectural character. It is anticipated that the majority of new roof types within the Main Street Sub-district will continue to be flat based upon allowable uses. These roof types provide an opportunity for roof-top dining, entertaining, or outdoor pubs and gathering spaces. New development is encouraged to keep with this character.

Specific prescriptions are as follows:

- i. Materials
  - a) Roofs may be constructed of any material that is permitted by applicable building codes.
  - b) For flat roofs, “Green Roofs” are encouraged and may be used in lieu of any other roofing material.
- ii. Techniques and Configurations
  - a) Roof penetrations (fans, exhaust, vents, etc.) must be finished and screened in accordance with Subsection II.D.7.d., Roof-mounted Equipment.
  - b) Flat roofs
    - Cornices must be provided for flat roofs.
    - 1) Cornices shall project horizontally a minimum of six inches and maximum of twelve inches beyond the primary face of the building for each story up to the maximum height.
    - 2) Skylights and roof vents are allowed provided they are blocked from ground floor view a parapet wall or screen.
  - c) Pitched Roofs
    - Simple hip and gable roofs shall have a uniform pitch between 4:12 and 10:12
  - d) Overhangs
    - Eaves must overhang the principal building a minimum of eighteen inches to a maximum thirty inches for the initial two building stories. For additional building stories, eaves must overhang the principal building a minimum twenty-four inches to maximum forty-two inches.

g. Windows and Doors

Windows lining a building facade establish the scale and rhythm of the streetscape for pedestrians. This scale is controlled by the placement, type and sizes of windows. For commercial buildings, windows allow for goods and customers to be viewed, thus creating interaction between the building and public realm. For residences, they control the balance of private and public space and can act as surveillance portals for safety and security concerns.

i. Materials

a) Windows

- 1) Anodized aluminum, wood, clad wood, vinyl or steel.
- 2) Required windows at ground floor shall meet the 90% 70% visible light transmission at ground story.
- 3) Reflective Mirrored glass is prohibited.
- 4) Window screens shall match the building frame material color or shall be dark anodized. Window screens shall be prohibited on ground floor nonresidential buildings.

b) Techniques and Configurations

1) All Windows

- (a) The horizontal dimension of window openings shall not exceed the vertical dimension.
- (b) Horizontal groupings of windows not to exceed five per group, where separated by a mullion, column, or wall section a minimum of seven inches wide.
- (c) Exterior shutters shall be sized and mounted appropriately for the window opening and will be one half the width of the adjacent window
- (d) Windows shall be a minimum of thirty inches from building corners.

2) Ground Floor Non-Residential Windows

Storefronts are one of the most important physical elements of a commercial enterprise and should reflect that importance with careful design. Storefronts must be designed as a unified combination of windows and doors, signage, colors and awnings or canopies. Storefronts should utilize durable, low-maintenance materials and finishes and should permit unobstructed views into the space - increasing visibility and promoting the success of the business within. The storefronts of larger buildings may assist in the establishment of the retail level as the “base” of the building.

- (a) Single pane glass windows are not allowed
- (b) 60% of the window pane surface shall allow for views into the building to a depth of at least fifteen feet.
- (c) Windows shall not be made opaque by signage or other application treatments, except as allowed in Section III, Signage, herein the Code. However, interior sunscreens or blinds shall be permitted.
- (d) Black glass, opaque glass and other “false window” techniques are prohibited.
- (e) Doors with no opacity shall not be located on street frontages.

- ii. Doors
  - a) Materials
    - Wood, clad wood or steel and shall include glass panes.
  - b) Techniques and Configurations
    - 1) In general, door openings shall be rectangular in shape.
    - 2) Door height shall not exceed the height of one story.
    - 3) Where storefront windows are provided, doorway entries shall be recessed three feet or more behind storefront windows. Where a three foot setback is not possible due to existing constraints, the entry way shall have a canopy or covering.
    - 4) All entries shall be free from obstructions and where possible provide a forty-five degree clear view path from the outside edge of the door.
    - 5) Service, security or garage doors shall not be placed at street frontages; however, these entries may be placed at alleys or mews streets.
- iii. Awnings and Canopies
  - a) Materials
    - Metal, canvas, or glass
  - b) Techniques and Configurations
    - 1) Minimum ten feet clear above sidewalks, with a minimum six foot depth from building face.
    - 2) Reflective materials or finishes are prohibited.
    - 3) Shall be constructed in such a way as to be durable and consistent with the architectural character of the building.
    - 4) When used, shall be located to provide shading for exterior windows and doors and shall cover the entire width of the window opening or groups of windows.
    - 5) Shall be place in such a manner as to emphasize the architectural features of the building.
- h. Single Tenant Retail Uses over 10,000 Square Feet Ground Floor Area
  - Single tenant retail uses over 10,000 square feet ground floor area shall wrap the exterior with smaller stores/restaurants to activate the street on all sides visible from the public right-of-way. Approval of a Special Development Plan shall be required due to the ground floor area exceeding the maximum allowed ground floor area in Subsection II.D.4.d.iii., Maximum Ground Floor Size for buildings fronting a Transitional Street as identified on the Main Street Sub-district Regulating Plan (Subsection II.D.5).
- i. Exterior Lighting
  - i. Intent. Lighting systems should be provided that enhance the public realm, and create a positive and safe pedestrian experience. Lighting should be adequate to deter crime while controlling intensity that can rob night vision and create light pollution. Additionally, controlling light glare and light spilling onto adjacent properties will add to the quality of the Sub-district. Equipment and lighting fixtures should be weather resistant and durable to minimize maintenance.
  - ii. Materials
    - a) Permitted Exterior Lighting
      - 1) LED
      - 2) Halogen
      - 3) Metal Halide
      - 4) Incandescent

- 5) Compact fluorescent
- 6) Neon lighting may be permitted subject to review and approval of a Minor Modification.
- b) Prohibited Exterior Lighting
  - 1) High-intensity discharge (HID)
- c) LED Lighting
  - LED strip type lighting may be used; however, it shall not be visible from the public right-of-way or from adjacent properties.
- d) A Minor Modification may be requested for review and approval of additional lighting elements comparable to the above list of Permitted Exterior Lighting and consistent with the intent of this subsection.
- iii. Exterior Lighting Standards
  - a) Lighting levels shall comply with the standards for glare set forth in Article XXII-B Performance Standards, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
  - b) Lighting shall be directed downward. Up-lighting of building walls is prohibited.
  - c) Lighting of signage, parking and pedestrian walkways shall be controlled or narrowly focused.
  - d) Placement and shielding of light sources shall be done to limit visual impact. Full cut-off metal fixtures are required.
  - e) Distracting, flashing, traveling or animated lighting is not permitted.

#### **7. Mechanical, Service Areas and Utilities**

- a. Intent. Loading and outdoor storage areas, mechanical and rooftop equipment, refuse storage containers and utility accessories shall be screened to reduce the visual impact of these elements on adjoining properties and public rights-of-way in accordance with the Code. Properties shall be exempt from Section 21-47. Screening and Open Space of Chapter 21. Subdivision and Development Ordinance, as amended or its successors.
- b. Loading Docks/Areas
  - i. No off-street loading docks/areas shall be required for buildings containing residential uses.
  - ii. Off-street loading docks/areas for nonresidential uses located adjacent to or across the street or alley from buildings containing multifamily uses shall be screened in accordance with the following:
    - a) Solid metal gates;
    - b) Masonry screening walls (minimum eight feet tall) architecturally consistent with the principal building on the site;
    - c) Overhead doors; or
    - d) Any combination of the above.
  - iii. Off-street loading docks/areas for nonresidential uses located adjacent to single-family residential zoning districts shall be enclosed on three sides by minimum eight foot tall masonry screening walls architecturally consistent with the principal building on the site.
- c. Outdoor Storage
  - i. Outdoor storage areas as an accessory use shall be located behind a principal building, and shall be screened from view of streets and adjacent properties. Screening shall consist of the following:

- a) Masonry walls (minimum six feet tall, maximum eight feet tall) architecturally consistent with the principal building on the site;
- b) Tubular steel fence (minimum six feet tall, maximum eight feet tall) with an irrigated, solid landscape screen consisting of evergreen variety trees and/or shrubs maintained at a minimum height of six feet within two years of planting;  
or
- c) Any combination of the above.
- ii. Materials, equipment or commodities shall be stacked no higher than the height of the screening mechanism.
- iii. Outdoor storage as a primary use is prohibited.
- d. Roof-mounted Equipment
  - i. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, shall be screened to eliminate the view of the equipment.
  - ii. The height of the screening mechanism shall be the height of the tallest element of roof-mounted equipment. A parapet or architectural design element on a building may screen mechanical equipment; however, the parapet or architectural design element shall be limited to maximum six feet in height. Screening of mechanical equipment taller than six feet shall be screened by a solid wall or metal panel/louver system.
  - iii. The outside of the screening mechanism shall be painted or finished in a similar color to the building façade, trim or roof surface. ~~Metal panels, louver systems, parapet walls or similar methods are acceptable screening mechanisms.~~
  - iv. Roof-mounted equipment and the inside of the screening device shall be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening mechanism from overhead views from adjacent properties.
- e. Dumpsters  
Any dumpsters, compactors, grease dumpsters or any other waste or garbage containers, or combination thereof (herein after referred to as “containers”) located outside an enclosed building, shall be sited and screened in accordance with the following:
  - i. Containers shall be located on a concrete pad that is enclosed on three sides with minimum six foot tall masonry walls; the exterior of the masonry walls shall be constructed with materials similar to, or painted in the same colors as the principal structure on the site.
  - ii. Containers shall not project into or be located within the Required Front Build-to-Zone. Containers may be located in a rear yard or interior side yard but shall be located a minimum of ten feet from any rear or side interior lot lines.
  - iii. Containers must be fully serviceable. If serviced from an alley, fire lane or other means of access, the container placement must be oriented at a minimum 30-degree angle from the alley or fire lane. Dumpsters may also be serviced at the end of an access driveway/fire lane (i.e. head-in at the end of the drive).
- f. Utility Meters and Other Utility Apparatus
  - i. Ground-mounted utility meters and other utility apparatus, including transformers, should be located to the rear of the structure, or to the side of the structure in a designated utility or service yard.



- ii. Ground-mounted utility and other utility apparatus including transformers shall be screened from the view of streets and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:
  - a) Landscaping, including trees or evergreen shrubbery;
  - b) Masonry walls architecturally consistent with the principal building on the site;
  - c) Tubular steel fence in conjunction with evergreen shrubbery; or
  - d) Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection.
- g. Wall-mounted equipment.

Wall-mounted equipment, including meters (such as banks of electric meters) shall be screened from streets and adjacent properties. Screening shall meet minimum clearances required by affected utility companies. Screening methods include:

  - i. Landscaping, including trees or evergreen shrubbery;
  - ii. Masonry walls architecturally consistent with the principal building on the site;
  - iii. Tubular steel fence in conjunction with evergreen shrubbery;
  - iv. Other material subject to review and approval of a Minor Modification consistent with the intent of this subsection; or
  - v. Wall-mounted screening devices, such as cabinets, which are architecturally compatible with the building façade that the device is mounted on.

### **8. Thoroughfare Screening**

Where single family lots are permitted to back upon a dedicated or proposed street, a masonry wall, minimum six feet in height, or living screen within a landscape buffer minimum ten feet in width, or combination thereof shall be provided to screen the residential lots from the street. Tubular steel fencing may be used in combination with the masonry wall or living screen to provide a view to a landscape feature such as a landscaped median or common area. The required screening shall be maintained by a property owners association.

### **9. Residential Zoning District Adjacency**

- a. Properties shall be exempt from Section 21-47, Screening and Open Space of Chapter 21 Richardson Subdivision and Development Ordinance, as amended or its successors.
- b. Where nonresidential uses or multi-family residential uses are located adjacent to a single family residential zoning district and not separated by a local street (minimum 50-foot right-of-way) or greater, a minimum 6-foot tall masonry screening wall shall be provided.

### **10. Signage**

Signage, where provided, shall be in accordance with Section III, Signage.

### III. Signage

#### A. Intent

Signs are important to the success of most commercial activities, identifying the business to both pedestrian and occupants of passing vehicles. The intent of this section is to help enliven retail, restaurant and mixed-use areas by allowing for a reasonable amount of signage that is in keeping with the context of the Interurban, Central Place, Chinatown, and Main Street Sub-districts, yet limiting the visual clutter that signage can otherwise create. Signs shall be straightforward, professional in appearance, and clear as to the ability to convey its information. Signs should also be provided in a manner that is appropriate in scale for the public realm, particularly in a pedestrian oriented environment. These standards should not be interpreted to prevent Sub-district-oriented signs such as seasonal banners and wayfinding signs.

#### B. Sign Regulations

##### 1. General Standards

The following standards shall apply to all sign types:

- a. The location, size, color, materials, and design of signs should be in keeping with the character of the individual Sub-districts.
- b. Signage should be oriented primarily towards the pedestrian in terms of scale and legibility in order to reinforce the pedestrian character of the Sub-districts.
- c. Signs should be integrated into the overall building design in terms of placement, materials, colors, scale, and proportions.
- d. Signs attached flush to the building should not obscure any significant architectural details.
- e. Sign materials should be durable.
- f. Sign lettering should be simple, legible and appropriately proportioned for clear communication.
- g. Signage may only be externally lit with a full-spectrum source, unless otherwise approved by a Minor Modification. External lighting options include: direct lighting, back lighting, halo lighting, internally lit letters and neon. Additionally, external light sources shall not be visually intrusive into the pedestrian environment.
- h. Identification signs within a single development should be similar in design to enhance consistency and project identity.
- i. Except as specifically listed in this Code, all other signage and sign standards shall comply with Chapter 18. Sign Regulations of the City's Code of Ordinances, **as amended or its successors**.

##### 2. Regulation by Use

###### a. Address Signs

Address signs are required for all buildings and shall be in conformance with the applicable regulations in the Code of Ordinances, as amended or its successors.

###### b. Mixed Use and Nonresidential Uses

###### i. Ground floor

- a) The ground floor of the building (maximum twenty-five feet in height) shall have a maximum combined effective area for all signs requiring a permit not exceeding 20% of the total area of the ground floor façade or 200 square feet, whichever is less. For multi-tenant buildings, the effective area for all signs for

- each tenant shall not exceed 20% of the total area for the tenant's portion of the façade.
- b) Signs may be placed on each exterior façade, subject to the 20% limit per façade required in a). of this Subsection.
  - c) The total sign area may be divided into any combination of individual signs as allowed in Subsection III.E., Permitted Signs.
- ii. Upper story floors
    - a) The area above the ground floor shall have a maximum combined effective area for all signs requiring a permit not exceeding 5% of the total area of each façade above the ground floor.
    - b) Signs may be placed on each exterior façade, subject to the 5% limit per façade as provided in a) above.
    - c) The total sign area above the ground floor may be divided into any combination of individual signs as allowed in Subsection III.E., Permitted Signs.
    - d) If a ground floor use occupies one or more floors above the ground floor, that section of the façade above the ground floor is eligible for signage not to exceed 5% of the total area of the tenant's portion of the façade above the ground floor.
  - iii. For properties with frontage along Belt Line Road/Main Street within the Central Place Sub-district and for properties with frontage along Central Expressway frontage road within the Central Place or Interurban Sub-districts, monument signs shall be limited to one per lot street frontage as allowed in Subsection III.E., Permitted Signs.
  - iv. For properties with street frontage along Central Expressway frontage road, pole signs shall be allowed in accordance with Chapter 18. Sign Regulations of the City's Code of Ordinances, as amended or its successors for retail and commercial zoning districts.
  - v. Restaurant and retail areas may request a Minor Modification to allow neon or specially designed exterior signs provided that the signage is consistent with the intent of this section.
- c. Multi-family Uses

The following regulations shall apply to buildings used solely for residential purposes. For Mixed Use buildings that include multi-family residential uses, refer to Subsection III.B.2.b. Mixed Use and Nonresidential Uses above.

    - i. The maximum combined effective area of all signs requiring a permit may not exceed 5% of the total area of each façade.
    - ii. The total sign area may be divided into any combination of individual signs as allowed in Subsection III.E., Permitted Signs.
    - iii. Signs may be placed on each exterior façade, subject to the 5% limit per façade as provided in Subsection III.B.2.c.i., above.
    - iv. For properties with frontage along Belt Line Road/Main Street within the Central Place Sub-district and for properties with frontage along Central Expressway frontage road within the Central Place or Interurban Sub-districts, monument signs shall be limited to one per lot street frontage as allowed in Subsection III.E., Permitted Signs.
  - d. Single family Detached and Townhome Uses

In addition to any required address number signs, only a nameplate is permitted.

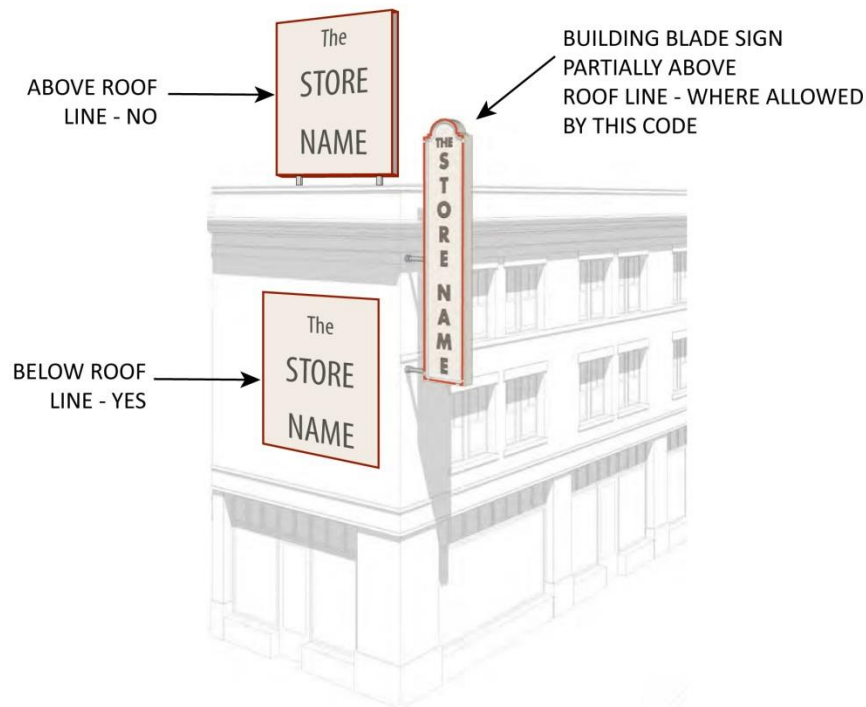
### C. Master Sign Plan

For sites larger than seven acres, an applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Master Sign Plans” by the City Manager or designee and are subject to approval by the City Plan Commission. In evaluating a Master Sign Plan, the City Plan Commission shall consider the extent to which the proposed Master Sign Plan is consistent with the following criteria:

1. Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;
2. Enhances the compatibility of signs with the architectural and site design features within a development;
3. Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
4. Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

### D. Prohibited Signs

1. The following signs shall not be allowed:
  - a. Off-premise signs, except that District Identity Signs may be located off premises subject to approval of a Minor Modification;
  - b. Internally-lit box signs;
  - c. Flashing, animated or running light signs;
  - d. Any digital sign in which each image and/or text is not static for 6 seconds or longer; and
  - e. Pole signs, except where allowed along Central Expressway frontage road as provided in the Code.
2. Signs shall not be roof-mounted or project above the roof line, except for Building Blade Signs where permitted in the Code.



**E. Permitted Signs**

Signage is allowed in accordance with the requirements set forth in the following table.

<b>Address Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	P	P	P	P	No
Standards	Address signs meeting the requirements outlined below shall not require a sign permit prior to installation: a. Address sign text shall be no larger than twelve inches in height. b. Address signs, including suite numbers, shall be limited to one per entrance. c. Address signs shall be in conformance with the regulations in the Code of Ordinances.				
<b>A-Frame/Sandwich Board Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	-	P	No
Standards	a. A-Frame/Sandwich board signs shall be limited to one per business and may only advertise retail/commercial activities and shall not be used to advertise real estate sales or leasing opportunities. b. Signs shall not be located within the minimum required sidewalk as per the applicable Street Typology and Streetscape Standard; however, signs may be located with the landscape/amenity (or amenity) zone per the applicable Street Typology and Streetscape Standard, as well as with sidewalk areas outside of the minimum required sidewalk. c. Signs shall be located within twenty feet of the primary entrance to the business. d. Signs shall not exceed eight square feet in area per face and four feet in height. The entire sign structure shall be included in the calculation of the sign area. e. Signs shall be professionally manufactured with the frame of the sign made from wood or finished metal. PVC and Coroplast shall not be allowed as sign materials. f. Attachments to the sign shall not be permitted. g. Signs may include a chalkboard or bulletin board. h. Signs shall be weighed down with weights integrated into the sign but shall not be weighted with sand bags or similar methods or chained or bolted to the building, sidewalk, street signs, light poles or other street furnishings. i. Signs shall be used during business hours only and shall not be left outside the building overnight.				
<b>Awning/Canopy Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	P	P	No
Standards	a. Awning /Canopy signs shall be permitted for ground floor uses only. b. Signs on awnings/canopies shall be printed, painted or applied directly on the surface of the awning. c. Backlighting of awning /canopy signs shall be prohibited. d. Awnings/Canopies shall be made of metal or heavyweight canvas or laminated material (minimum fourteen oz. woven acrylic, sixteen oz. opaque or translucent vinyl, or 20 oz. eradicable vinyl). e. A minimum of eight feet of vertical clearance shall be maintained between the lowest element of the sign and the sidewalk level. f. Sign graphics shall not exceed 33% of the awning/canopy face of which the graphic is applied to.				

<b>Building Blade Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	P	P	Yes
Standards	A maximum of one building blade sign shall be allowed per building. b. The sign may be attached to the building at the corner or along any street frontage above the first floor façade. c. The sign may encroach into the Build-To Zone but shall not overhang the minimum required sidewalk, landscape/amenity (or amenity) zone, or any parking or travel lane, per the applicable Street Typology and Streetscape Standard. d. The maximum area of the sign shall be thirty square feet per face. e. A minimum of eight feet of vertical clearance shall be maintained between the lowest element of the sign and the sidewalk level. f. The top of the sign may extend above the principal building’s roof line a maximum distance equal to 25% of the height of the sign.				
<b>Building Directory Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	P	P	No
Standards	a. Exterior building directory signs shall be allowed on multi-tenant buildings where there are two or more tenants without direct outside access to a public street. One exterior directory sign per entrance shall be permitted. b. The exterior directory sign shall include only building information (name, address and logo) and building tenant information (name and suite). The sign shall not contain advertising. c. Text size is limited to three inches for building name and logo, and one inch for all other information. All tenant information should utilize a single text font. d. Building directory signs may be illuminated. e. The sign shall project a maximum of four inches from the wall to which it is attached. f. A building directory sign shall not extend above the parapet, eave or building façade. g. Maximum size shall be ten square feet.				
<b>Building Identification Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	P	P	Yes
Standards	a. Building identification signs shall be limited to one per building face. b. Each sign must be twelve feet or more above sidewalk level. c. Applied letters shall be constructed of painted cast metal, bronze, brass, or anodized aluminum. Applied plastic letters are prohibited. d. A Minor Modification may be requested to allow individual letters and/or a logo on a building identification sign to be internally lit, subject to conformance with other applicable codes.				

<b>Bulletin Board Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	-	P	Yes
Standards	a. Bulletin board signs are signs which may include restaurant menus, community notices, real estate offerings and or other notices. b. Signs must be contained within a display case, have a glass cover and be constructed only of materials that are noncombustible or slow-burning in the case of plastic inserts and faces, except as noted herein. c. Combustible materials may be used, providing the sign is attached to a wall with a minimum two-hour fire resistive rating. d. Bulletin board signs placed on heavy wood construction may be of combustible materials, but in no case shall they be internally illuminated. e. A bulletin board sign shall be designed, constructed and attached so as to withstand a wind pressure of not less than 30 pounds per square foot. f. The display case shall be attached to the building wall next to the main entrance, and the display case shall not extend above the height of the main entrance doorway; the display case may be lighted. g. The total area of the sign shall not exceed ten square feet.				
<b>Directional Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	P	P	Yes
Standards	a. Signs shall be limited to maximum four feet in height and eight square feet in area. b. Submission to the City Manager shall include, but not be limited to, a site drawing showing the location of the proposed sign(s), a dimensional drawing showing size and content, a designation of the material or materials to be used, and the proposed method of erection.				
<b>District Identity Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	-	-	Yes
Standards	a. District identity signs shall display the name and/or symbol for a district or neighborhood. b. District identity signs shall be mounted on a wall or be a monument sign, and shall follow the requirements for wall signs and monument signs as provided herein the Code. c. District identity signs shall also be pole banner signs, as allowed in accordance with Section 18-96(22) of Chapter 18. Sign Regulations of the Code of Ordinances, as amended or its successors, except that pole banners may also be allowed on light poles within the street right-of-way subject to the requirements allowed herein the Code for district identity signs located within street right-of-way. District identity signs may be located within a street right-of-way, including within a median, as long as the sign does not restrict visibility. d. If located within the street right-of-way, approval of the City Manager or designee shall be required in addition to any other approvals and the application for approval shall include, but not be limited to, a site drawing showing the location of the proposed sign(s), a dimensional drawing showing size and content, a designation of the material or materials to be used, and the proposed method of erection. e. District identity signs shall be securely anchored and may not be located in the minimum required sidewalk per the applicable Street Typology and Streetscape Standard. f. A Minor Modification may be requested to allow for the standard sign setback from a property line as required by Chapter 18. Signs of the Code of Ordinances, as amended or its successors, to be reduced in order to respond to site conditions.				

<b>Electronic Messaging (Digital) Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	-	P	Yes
Standards	a. Electronic messaging (digital) signs shall be limited to monument signs and pole signs only, and shall be provided in accordance with the requirements for monument signs and pole signs provided herein the Code. b. 100% of total allowable sign area, or only up to 50% of the total allowable sign area if mixed with a non-electronic messaging element, shall be allowed for electronic messaging (digital) signs. c. Each image and/or text shall be static a minimum of six seconds or longer, and a change of message shall be accomplished instantaneously (within two seconds or less). d. Electronic messaging (digital) signs shall comply with Section 18-96(8) of Chapter 18. Sign Regulations of the City’s Code of Ordinances, as amended or its successors, except where specified herein the Code.				
<b>Flag, Corporate and Logo</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	P	P	No
Standards	a. Corporate and logo flags shall be limited to one per site when accompanied by a U.S. and/or state flag of equal size or larger. b. Corporate and logo flags on nonresidential, multi-family, and mixed-use sites shall not exceed forty square feet for sites of less than one acre, sixty square feet for sites of more than one acre but less than five acres, and ninety-six square feet for sites of five or more acres.				
<b>Marquee Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	-	P	Yes
Standards	a. A maximum of one marquee sign shall be permitted for theaters, auditoriums and other public gathering venues accommodating one-hundred persons or more. b. The area of the sign shall be limited to one-hundred sq. ft. and may include changeable copy (electronic and non-electronic). c. A marquee sign must be attached to the building and may extend over the minimum required sidewalk but must not encroach into the landscape/amenity zone, and the sign shall maintain a minimum eight foot clearance between the lowest element of the sign and the sidewalk level.				
<b>Memorial Sign or Tablet</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	P	P	P	P	No
Standards	a. Memorial signs may be constructed of bronze or other noncombustible materials attached to the building or may be cut into any masonry surface. b. Memorial signs shall not exceed four square feet in area, with one sign permitted for each building wall facing a street.				



<b>Monument Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	P	P	Yes
Standards	a. Monument signs shall be limited to an area of thirty-five square feet per sign face. b. Monument signs must be located from adjoining platted property lines per Chapter 18. Signs of the Code of Ordinances, as amended or its successors. However, a Minor Modification may be requested to allow for the standard sign setback from a property line as required by Chapter 18. Signs of the Code of Ordinances, as amended or its successors, to be reduced in order to respond to site conditions. c. Monument signs may be located within the required Build-To Zone. d. No monument sign shall obstruct the vision of traffic on public streets or be constructed so as to interfere with sight lines at elevations between two and one-half feet and eight feet above the top of the adjacent roadway curb within a triangular area formed by the intersection of adjacent curb lines from a point on each curb line twenty feet from the intersection. e. Monument signs shall be designed and constructed to withstand a wind pressure of not less than thirty pounds per square foot of area, and shall be constructed to receive dead load as required in the Richardson Building Code. f. All monument signs shall be placed on a concrete base or footing. Monument signs shall include materials selected from the exterior building materials used on the principal building on the site. g. Applied letters and logos shall be constructed of painted cast metal, brass, bronze or anodized aluminum. Applied plastic letters are prohibited. h. A Minor Modification may be requested to allow for individual letters and/or a logo on a monument sign to be illuminated, in conformance with other applicable codes. i. A maximum of one monument sign shall be allowed per lot street frontage.				
<b>Mural</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	-	P	No
Standards	a. Murals shall be reviewed and approved by the City Manager or designee for compliance with the definition of a mural. b. Murals shall be exempt from the requirements specified in III.B.2.b.i. and III.B.2.b.ii. of this Subsection.				
<b>Name Plate</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	P	P	P	P	No
Standards	a. Nameplate signs shall not exceed one square foot in area, with one sign permitted for each residential unit.				
<b>Political Sign, Temporary</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	P	P	P	P	No
Standards	a. Temporary political signs shall be permitted as authorized under state law and the Code of Ordinances, as amended or its successors.				

<b>Projecting and Hanging Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	P	P	Yes
Standards	<ul style="list-style-type: none"> <li>a. Projecting signs shall be constructed only of materials that are noncombustible or slow-burning in the case of plastic inserts and faces, except:                             <ul style="list-style-type: none"> <li>i. Combustible materials may be used, provided the sign is attached to a wall with a minimum two-hour fire resistive rating.</li> <li>ii. Projecting signs placed on heavy wood construction may be of combustible materials, but in no case shall they be internally illuminated.</li> </ul> </li> <li>b. Projecting signs shall specifically include any sign oriented perpendicular to the building façade, affixed to a projecting structure of a building and hung under an awning or the soffit of an arcade; a Minor Modification may be requested to allow the sign to extend above the façade of the structure or building to which it is attached.</li> <li>c. Sign shall be designed, constructed, and attached so as to withstand a wind pressure of not less than thirty pounds per square foot.</li> <li>d. Projecting signs may project from the face of the building a maximum distance of four feet and shall maintain a minimum clearance of eight feet between the lowest element of the sign and the sidewalk level, unless a landscape area or other feature is located below the sign.</li> <li>e. A maximum of one projecting sign shall be allowed per ground floor occupancy per building face.</li> <li>f. The area of the sign shall be limited to sixteen square feet per sign face.</li> </ul>				
<b>Promotional Sign, Temporary</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	P	P	Yes
Standards	<ul style="list-style-type: none"> <li>a. Temporary promotional signs shall be submitted to the City Manager for approval and shall include, but not be limited to, a drawing or sketch showing the type, size, height and location of the temporary promotional sign (including banners, flags and pennants), along with a description of the means of attachment or support and the stated purpose of the promotion.</li> <li>b. A promotion for a site, center, development or subdivision shall be considered separately from promotional signs for individual establishments within such site, center, development or subdivision.</li> <li>c. Specifically, temporary promotional signs shall include signs, banners, flags, balloons or pennants promoting a merchandise program, opening of a retail or commercial establishment or center, special program of a public institution or the opening of a single-family subdivision or multifamily development, providing that such sign shall have a maximum single use period of 30 days for the initial permit for a new business and a twenty-one day permit thereafter.</li> <li>d. Such sign shall have a minimum period between permits of seven days and a maximum number of four permits per year. The use of balloons shall be restricted to the initial 30-day permit. The size of a banner shall be limited to one square foot per lineal foot of lease space frontage up to a maximum of two hundred square feet.</li> </ul>				

<b>Real Estate Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	P	P	P	P	No
Standards	<p>a. For single family uses, real estate signs shall not exceed eight square feet in area and four feet in height which advertise the sale, rental or lease of the premises upon which such signs are located. The number of such signs shall be limited to one per lot or development, except where such lot or development abuts more than one dedicated public street, one additional sign shall be allowed for each public street.</p> <p>b. For nonresidential and multifamily uses, real estate signs shall not exceed twenty-four square feet in area and not exceed eight feet in height which advertise the sale, rental or lease of the premises upon which such signs are located. The number of such allowable signs shall be limited to one for lots having less than two hundred feet of street frontage. For lots having a minimum of two hundred feet or more of street frontage, two such signs shall be allowed plus one additional sign for each additional one hundred feet of street frontage. In no event may the number of such signs exceed four for a given lot. Such signs shall be removed upon issuance of any occupancy permit.</p>				
<b>Temporary Construction Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	P	P	P	P	No
Standards	<p>a. Temporary construction signs denoting the architect, engineer, contractor, subcontractor, and/or financier and temporary signs denoting the future location of a particular business, retail center or institution shall be limited to one construction sign and one future location sign per street adjacent to the construction site or future location site. Each sign shall be limited to thirty-two square feet in area and shall not extend above fifteen feet in height measured from ground level.</p> <p>b. Such signs must be located on the premises where the construction or the location being advertised is or will be occurring and shall be removed upon issuance of the certificate of occupancy.</p>				
<b>Wall Sign</b>					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	P	P	Yes
Standards	<p>a. Wall signs shall be constructed only of materials that are noncombustible or slow-burning in the case of plastic inserts and faces, except:</p> <ul style="list-style-type: none"> <li>i. Combustible materials may be used, providing the sign is attached to a wall with a minimum two-hour fire resistive rating.</li> <li>ii. Wall signs placed on heavy wood construction may be of combustible materials, but in no case shall they be internally illuminated.</li> </ul> <p>b. A wall sign shall not extend above the façade of the structure or building to which it is attached. Such sign shall be designed, constructed and attached so as to withstand a wind pressure of not less than thirty pounds per square foot.</p> <p>c. Wall signs shall be limited to one per occupancy, per street frontage in a Mixed-Use building. A Minor Modification may be requested to allow for a single-occupancy building to have more than one wall sign provided that the request does not exceed the maximum sign percentage allowance per building, as specified in Subsection III.B.2.b. Mixed Use and Nonresidential Uses and Subsection III.B.2.c. Multi-family Uses.</p> <p>d. A minimum separation of ten feet shall be provided between Wall Signs (excluding Building Identification Signs or Directory Signs).</p>				

Wayfinding Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	P	P	Yes
Standards	<ul style="list-style-type: none"> <li>a. Wayfinding signs may display premise or non-premise messages.</li> <li>b. Wayfinding signs may be mounted on a wall or freestanding.</li> <li>c. All wayfinding signs must be spaced at least 300 feet apart</li> <li>d. Submission to the City Manager shall include, but not be limited to, a site drawing showing the location of the proposed sign(s), a dimensional drawing showing size and content, a designation of the material or materials to be used, and the proposed method of installation.</li> <li>e. Freestanding wayfinding signs:                             <ul style="list-style-type: none"> <li>i. Must be securely anchored;</li> <li>ii. May not be located in the minimum required sidewalk per the applicable Street Typology and Streetscape Standard; and</li> <li>iii. May not exceed eight feet in height</li> </ul> </li> <li>f. The message area identifying a district activity or containing an area wayfinding map must be oriented to be visible from a sidewalk within the public right-of-way.</li> <li>g. Wayfinding signs with area maps must have the word “information” or an information symbol above the message.</li> </ul>				
Window Sign					
Use Type Permitted	Single Family	Townhome	Multi-Family	Mixed Use and Non Residential	Permit Required
	-	-	-	P	Yes
Standards	<ul style="list-style-type: none"> <li>a. Window signs, whether located on the internal or external window surface, shall not exceed a maximum of 25% of the window area. Where multiple windows exist fronting on a single street or sidewalk, the maximum 25% sign limitation shall apply to each individual window; in no case shall the signage be aggregated so as to be applied to any single window. Window signs shall include:                             <ul style="list-style-type: none"> <li>i. Signs painted on the surface of the window of a retail/commercial or office establishment.</li> <li>ii. Signs (except posters, below), banners or displays located on the surface of the window of a commercial or retail establishment.</li> <li>iii. Posters, providing such posters are not located on the external surface of the window.</li> <li>iv. Decorations intended to direct attention to public events, providing such signs are applied to the internal surface of the window.</li> </ul> </li> <li>b. Signs attached to the surface of a window that defines the name, proprietor, telephone number or address of such retail or commercial establishment.</li> </ul>				

## IV. Administration

This Section sets forth the provisions for reviewing and approving development applications within the Main Street/Central Expressway Form Based Code. The intent is to ensure that all development is consistent with the provisions of the Code. Furthermore, it is the intent of this Section IV, Administration, to offset the high level of detailed standards in these regulations the Code with an expeditious approval process for development plans which meet the Code's requirements, and to ensure consistency and quality of design.

### A. Application of Standards

The standards in the Code shall apply only to the Main Street/Central Expressway District, and as amended. Development standards not addressed in the Code shall be governed by the City of Richardson Comprehensive Zoning Ordinance and Subdivision and Development Ordinance (Code of Ordinances, Chapter 21), as amended or its successors, to the extent they are not in conflict with the intent or text of the Code.

### B. Development Process

Unless otherwise specified within the Code, development within the Main Street/Central Expressway District that complies with the provisions of the Code shall follow the City's development process as set forth in Chapter 21, Article II of the City of Richardson's Code of Ordinances, as amended or its successors, and shall be approved by the City Manager or designee (see Appendix B for flow chart of the review process). In addition to complying with applicable City regulations that are not in conflict with the Code, the applicant shall provide the information required to adequately show compliance with the Code. Prior to obtaining a building permit, approval of applicable development plans shall be required demonstrating compliance with the provisions of the Code.

### C. Standard for Approval of Development Plans

1. "Development plans" include site plans, building elevations, landscape plans, and civil engineering plans. Development plans shall not include any application for the platting or replatting of property plats.
2. If a development plan conforms to the standards set forth in the Code and applicable City regulations not in conflict with the Code, the development plan shall be approved. Upon request by an applicant, the authority charged with approving the development plan shall specify the reason(s) for an action taken on a development plan.
3. The City Manager or designee shall be responsible for the following:
  - a. Reviewing development plan applications for compliance with the requirements of the Code.
  - b. Approving development plan applications that are in compliance with the requirements of the Code.
  - c. Making determinations on the applications and interpretations of standards in the Code.
  - d. Approving revisions to previously approved development plans that comply with the Code and all applicable city ordinances.
  - e. Approving any Minor Modifications as provided for in Subsection E in this Section.
  - f. Recommendations on any Special Development Plan applications to the City Plan Commission and City Council.

#### D. Special Development Plans

1. A request for a modification to any of the standards of the Code, other than Minor Modifications permitted under Subsection IV.E., Minor Modifications to the Code, ~~in this subsection,~~ shall be reviewed and processed as Special Development Plans. Special Development Plans are intended to allow applicants development flexibility to address specific market opportunities and/or contexts.
2. An application for a Special Development Plan shall be processed as an amendment to the zoning ordinance under Article XXIX of the City of Richardson Comprehensive Zoning Ordinance, as amended or its successors, and may only be considered by the City Council after the City Plan Commission has made a recommendation **regarding the Special Development Plan proposed.**
  - a. Requests for modifications in conjunction with a Special Development Plan do not constitute a request for a special exception or variance and, therefore, shall not be subject to review or decision by the Zoning Board of Adjustment.
  - b. Denial of a Special Development Plan by City Council shall be presumed to be without prejudice, unless specifically stated by the City Council that the denial is “with prejudice”. **An application for a Special Development Plan relating to the development of property which was the subject of a prior application for a Special Development Plan which was denied without prejudice will permit** may be submitted and considered without a waiting period following the denial of the prior application if the requested modification(s) to the standards of the Code contained in the new application are a substantially different application on a given piece of property with no waiting period; from the modifications requested in the application which was denied without prejudice. ~~Otherwise, an application for a however, the same or a substantially similar~~ Special Development Plan denied without prejudice shall not be considered with respect to the same property until one year of a **after the original** denial. Denial of an application for a Special Development Plan “with prejudice” imposes a one-year waiting period from the date of denial ~~on any~~ for an application for a Special Development Plan or special conditions involving the same property **regardless of any differences in the application which was denied and the new application.**
3. The City Manager or designee shall review, make recommendations on any Special Development Plan, and shall forward all Special Development Plan applications to the City Plan Commission. In evaluating a Special Development Plan, the City Plan Commission and City Council may consider the extent to which the application meets any of the following:
  - a. Provides an alternative “Master Plan” approach by consolidating multiple properties to create a predictable, market responsive development for the area; or
  - b. Fits the adjoining context by providing appropriate transitions.

#### E. Minor Modifications to the Code

1. The City Manager or designee shall also have the authority to approve Minor Modifications to development standards, where specified in the Code. Minor Modifications are those changes to design standards set forth in this Code that are determined **to** meet the goals and intent of the Sub-districts. In many cases, the Minor Modification being requested is required to satisfy additional development standards where specified in the code. Minor modifications shall not amend the Richardson Comprehensive Zoning Ordinance, as amended or its successors.

2. A request for a Minor Modification shall only be made in conjunction with an application for a development plan or a revised development plan, but prior to implementing the Modification. Requests for Minor Modifications do not constitute a request for a special exception or variance and, therefore, shall not be subject to review or decision by the Zoning Board of Adjustment. A Minor Modification does not include a change in zoning or a change in use not otherwise allowed by this Code.
3. The City Manager or designee, may approve Minor Modifications to the Street Typology and Streetscape Standards provided herein the Code, due to resolve site visibility constraints, to provide alternate designs to accommodate changes in street elevation, to accommodate design transitions between streets regulated by the Code and streets located outside of this Code's regulatory authority, to accommodate street intersection design considerations, and to better serve the public safety, and/or better satisfy other needs of the public infrastructure.
4. Any appeals to the decisions of the City Manager or designee on Minor Modifications shall be heard by the City Council. Any City Council denials of Minor Modifications may be submitted in conjunction with a Special Development Plan and shall be processed in accordance with Section D Subsection IV.D. above.

#### **F. Signs**

Sign Standards Regulations under Chapter 18, as amended, of the City of Richardson Code of Ordinances, as amended or its successors, shall not apply except as specifically referenced herein.

#### **G. Compliance with Thoroughfare Plan and Design Standards**

The City's Master Thoroughfare Plan and Design Standards Ordinance shall not apply, except as specifically referenced herein.

#### **H. Non-Conformities**

##### **1. Intent**

It is the intent of this subsection that, except as otherwise allowed in this Subsection IV.H., Non-Conformities, non-conforming uses, structures, signs and site elements shall not be enlarged, expanded or extended. Non-conforming uses, structures, signs and site elements are hereby declared to be incompatible with the Sub-district in which they are located.

##### **2. Non-Conforming Uses, Structures, Signs and Site Elements**

For purposes of the Code, a non-conformity is any land use, structure, lot of record, sign or other site element or improvement related to the use or development of land within the respective Sub-district, that was legally established prior to the effective date of the Code or subsequent amendment hereto, and that does not fully conform to the requirements of the Code, as amended, on the effective date of the Code or any amendment hereto.

- a. Non-Conforming Use shall mean a use of land, building, or other structure or combination thereof, which is legally non-conforming as a result of the circumstances described in this subsection.
- b. Non-conforming Structure shall mean any building or structure which does not fully conform to the development standards and regulations set forth in the Code, but which is legally non-conforming as a result of the circumstances described in this subsection.



- c. Non-conforming Sign shall mean any sign that does not fully conform to the standards of the sign regulations of the Code and/or the Code of Ordinances, as amended or its successors, and that is legally non-conforming as a result of the circumstances described in this subsection.
- d. Non-conforming Site Element shall mean any permanent item on a lot such as landscaping, site lighting, or parking lot improvements, that does not fully conform to the standards and regulations set forth in the Code and that is legally non-conforming as a result of the circumstances described in this subsection.

### **3. Continuation of Non-Conforming Use, Structure, Site Element or Sign**

A non-conforming use, structure, sign or site element occurring or existing on property within the Sub-district may continue, notwithstanding its non-conformity with the provisions of the Code, subject to the following:

- a. Non-Conforming Use
  - i. A non-conforming use shall be changed only to a use conforming to the requirements of the Sub-district in which it is located and not to another non-conforming use.
  - ii. A non-conforming use shall not be expanded within an existing building, nor may the building be expanded or structurally altered to accommodate the non-conforming use.
  - iii. A non-conforming use of land or building shall not be enlarged, increased, or extended to occupy a greater area of land than was occupied at the time the use of the land or building became a non-conforming use
  - iv. A non-conforming use within a building shall not be expanded to occupy any land outside the building.
  - v. A non-conforming use, if changed to a conforming use, shall not thereafter be changed back to any non-conforming use.
  - vi. A non-conforming use of property within a Sub-district, if abandoned or discontinued for a period exceeding six months, shall be deemed to be an abandonment of such use, regardless of intent. Such use shall not thereafter be reestablished, and any subsequent use shall conform to the requirements of the Sub-district in which the property is located. Discontinuance of a non-conforming use shall commence on the actual date of discontinuance as determined by the City.
- b. Non-Conforming Structure
  - i. A non-conforming structure, may be used for any permitted use in the applicable Sub-district or for any legal non-conforming use using the non-conforming structure prior to the date the use or the structure became non-conforming.
  - ii. Maintenance and repair of a non-conforming structure is expressly permitted to comply with applicable health and safety regulations or minimum building standards or to otherwise prevent injury to person or property or to improve the exterior aesthetics of the structure.
  - iii. A non-conforming structure or portion thereof may be demolished and once demolished shall not thereafter be reconstructed.
  - iv. Interior remodeling of a non-conforming structure within the existing building footprint is permitted, provided the applicable building, fire, health and safety codes are met.



- c. **Non-Conforming Sign**  
A non-conforming sign may be refaced, repaired or demolished but shall not otherwise be modified including enlargement. A non-conforming sign, once demolished, may not thereafter be reconstructed.
- d. **Non-Conforming Site Element**
  - i. Non-conforming site elements, such as landscaping, site lighting, parking lot improvements, or other non-conforming site elements or improvements, or portions thereof, typically reflected on an approved development plan, may be repaired, replaced, maintained or demolished. Once demolished, non-conforming site elements may not thereafter be reconstructed.
  - ii. The City Manager or designee may administratively approve an amendment to an approved site plan or an approved landscape plan for a non-conforming property to allow a change in aesthetic enhancements, parking and/or circulation changes, landscape materials and /or site lighting to a site element that conforms to the Code.

#### **4. Restoration of Non-Conforming Structure, Site Element or Sign after Damage or Destruction**

- a. In the event a non-conforming structure is partially destroyed or damaged by fire, explosion, windstorm, flood or other casualty or act of God or public enemy to an extent exceeding 50% of its market value, said structure shall not be rebuilt, restored, reestablished or reoccupied except in conformance with the applicable requirements of the Code, including those of the zoning district and Sub-district in which it is located.
- b. If a non-conforming structure is partially damaged or destroyed by fire, explosion, windstorm, flood or other casualty or act of God or public enemy to an extent not exceeding 50% of its market value, such structure may be rebuilt, restored, reestablished or reoccupied to the extent it existed prior to the damage or destruction. Furthermore, an application for a building permit for the reconstruction must be made within six months of the event resulting in the damage or destruction (with one extension of six months at the discretion of the City Manager) and the reconstruction is completed within 18 months after the date of issuance of the building permit (with one extension of six months at the discretion of the City Manager).
- c. In the event a non-conforming site element is partially destroyed or damaged by fire, explosion, windstorm, flood or other casualty or act of God or public enemy to an extent exceeding 50% of its market value, said site element shall not be rebuilt, restored, reestablished or reoccupied except in conformance with the applicable requirements of the Code, including those of the zoning district and Sub-district in which it is located.
- d. If a non-conforming site element is partially damaged or destroyed by fire, explosion, windstorm, flood or other casualty or act of God or public enemy to an extent not exceeding 50% of its market value, such site element may be rebuilt, restored, reestablished or reoccupied to the extent it existed prior to the damage or destruction. However, in no case shall the size or function of a non-conforming site element be expanded beyond its size or function prior to the date of the damage or destruction, and further provided that the application for any permit required for the reconstruction is made within six months of the event resulting in the damage or destruction (with one extension of six months at the discretion of the City Manager) and the reconstruction is completed within eighteen months after the date of issuance of the permit (with one extension of six months at the discretion of the City Manager).

- e. Notwithstanding Subsections IV.H. 4.a. – H.4.d., Restoration of Non-Conforming Structure, Site Element or Sign after Damage or Destruction, regardless of the extent of the damage or destruction, a non-conforming structure, or site element that is damaged or destroyed by the intentional acts or omissions of the owner or owner's agent may not be rebuilt, restored, replaced or repaired except in conformance with the applicable requirements of the Code or the zoning district and Sub-district in which the property is located.
- f. The repair, restoration, or replacement of a non-conforming sign damaged or destroyed by fire, flood, windstorm, or other cause beyond the control of the owner of the non-conforming sign shall be subject to the provisions of the City's sign regulations set forth in Chapter 18 of the City of Richardson Code of Ordinances, as amended or its successors. Regardless of the extent of the damage or destruction, a non-conforming sign that is damaged or destroyed by the intentional acts or omissions of the owner or owner's agent may not be rebuilt, restored, replaced or repaired except in conformance with the applicable requirements of the Code, including those of the zoning district and Sub-district in which the sign is located.

#### **5. Expansion of a Non-Conforming Structure**

Notwithstanding Subsection IV. H. 4, a non-conforming structure, which is non-conforming as to setback only, may be expanded provided:

- a. The new building footprint does not cumulatively increase the footprint of the original building area by more than 20%;
- b. Such building addition is architecturally compatible with the requirements of the Sub-district in which the building is located;
- c. The new building area extends the existing building wall to a location between the existing building wall and the Build-to Zone required in the Sub-district;
- d. The proposed building addition will comply with the parking requirements for the enlarged structure; and
- e. The height of the non-conforming structure does not exceed the maximum height allowed by the Sub-district after the expansion; and
- f. The City Manager or designee may determine which plan information and documents must be submitted for adequate review of individual applications based on Section IV, Administration.

#### **6. Plan Approval for Non-Conforming Properties**

The City Manager or designee shall be authorized to approve minor revisions to an approved site plan or landscape plan for a non-conforming site element, or for the expansion of an existing non-conforming structure, where the proposed revisions meet the criteria in:

- a. Subsection IV.H.3.b.iii. for the demolition of an existing structure or portion thereof;
- b. Subsection IV.H. 3.d.i., or Subsection IV.H.3.d.ii for demolition of an existing site element or portion thereof; or
- c. Subsection IV.H.5. for the expansion of a non-conforming structure.

### **7. Relationship to Code of Ordinances and Comprehensive Zoning Ordinance**

This Subsection, IV.H., regarding non-conforming uses, structures, site elements and signs is applicable only to property located within this Planned Development (PD) district. The provisions regarding non-conforming uses, structures, site elements and signs contained in the City of Richardson Code of Ordinances and the Richardson Comprehensive Zoning Ordinance, as amended or its successors, are not amended hereby and continue to control property located outside of this Planned Development (PD) district.

#### **I. Existing Residences Legal and Valid**

All single family residences existing at the time of adoption of the Code and with a homestead exemption from Dallas Central Appraisal District as provided in the table below, are hereby declared legal and valid structures relative to zoning and may continue to exist as legal and valid structures subsequent to passage of these regulations. All single family residences existing at the time of adoption of the Code shall be exempt from the requirements of Subsection IV.H., Non-Conformities, of these regulations, and Article XXII, Nonconforming Uses, of the Richardson Comprehensive Zoning Ordinance, as amended or its successors, pertaining to nonconforming uses and structures.

<b>Address</b>	<b>Legal Description</b>	<b>Recordation Information</b>
121 E. Phillips St.	Original Town Richardson Pt. Div. 1 Bk 2 Lots 10-11 & 12-13	Vol. 94190/3463
114 E. Kaufman St.	Original Town Richardson Bk 2 Tr. 1 Lot 6 & Pt. Lot 7	Vol. 96047/2233
126 E. Kaufman St.	Original Town Richardson Bk 2 Lot 9A	Vol. 99183/6321

## V. Definitions

For purposes of the Code, the definitions listed below shall apply unless the context clearly indicates otherwise. Terms not defined herein shall have the meaning assigned in the Richardson Comprehensive Zoning Ordinance, as amended or its successors.

### A – Definitions

*Adult Day Care* - A facility licensed or certified by the appropriate agency by the State of Texas that provides services under an adult day care program on a daily or regular basis but not overnight to four or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility.

*Adult Day Care Program* - A structured, comprehensive program that is designed to meet the needs of adults with functional impairments by providing health, social, and related support services in a protective setting.

*Aesthetic* – Elements in the natural or built environment that are pleasing to the eye.

*Amenity* – A natural or man-made feature that enhances the aesthetic quality or visual appearance, or makes more attractive or satisfying, a particular property, place, or area.

*Architectural standards* – Criteria which regulate building walls, materials, doors, windows, roofs, lighting, mechanical equipment, eaves, cornices, platforms, porches, or any types of structural elements attached to and extending from the structure.

*Architectural feature* – A prominent or significant part or element of a building, structure, or site.

*Articulation* – Features that provide architectural detail, differentiation, openings, and characteristics which give variety to a building façade.

*Awning* – A roof-like cover which may be fixed in place or retractable that is not a permanent, integral element of the building to which it is attached, projecting from the façade of a building for the purpose of shielding a doorway or window from the elements.

### B – Definitions

*Blank façade* – An exterior wall devoid of architectural detail, features, differentiation, openings, and lacking characteristics which gives it variety.

*Block* – An area bounded by street right-of-way and/or a private street easement; provided, however, mews and alley rights-of-way (or easements) shall not qualify for defining a block.

*Building code* – The International Code and/or National Code series, as adopted by the City of Richardson, Texas including any amendments thereto.

*Building elevation* – Scaled two-dimensional drawings of the front, rear, and side of a building showing features, including architectural details, building materials, and relationship of surrounding grade to floor level.

*Building height* – The overall height of a building as measured from at grade to the tallest projecting element on the building and/or parking structure.

*Build-To Zone* – An area typically measured from the front property line to a parallel building line set at a specified dimension in which the principal building and/or parking garage shall be located.

**C – Definitions**

*Canopy* – A roof-like structure that is an integral element of a building and extends horizontally more than one foot from the face of a building façade.

*City*—The City of Richardson, Texas

*Community Garden* – A site used for growing plants for food, fiber, herbs and flowers and shared and maintained by community residents.

*Condominium*— A building, or group of buildings, in which dwelling units, offices or floor area are owned individually, and the structure, common areas and facilities are held in common ownership by all the owners on a proportional basis.

*Curb line*—the predominant back edge of a roadway or paved area, excluding driveways, curb cuts, bulb-outs, and indentations.

*Cultural/Community Center* – A nonprofit institution engaged primarily in the performing arts or in the display or preservation of cultural objects of interest in the arts or sciences that are open to the public on a regular basis.

**D – Definitions**

*Development* – The subdivision of land and/or construction, reconstruction, expansion, structural alteration, conversion, or relocation of any buildings or structures; and any use or extension of use of land. Minor improvements to an existing property or structure, including routine maintenance, aesthetic enhancements, parking and/or circulation changes, and landscaping enhancements shall be excluded from this definition.

*Development plans*— Includes site plans, landscape plan, civil engineering plans, **and** building elevation plans ~~and all types of plans~~ that are submitted to the City for review and approval.

*Drive-Through* – Facilities allowing transactions for goods or services without leaving a motor vehicle.

*Driveways* – An opening along the curb line at which point vehicles may enter or leave the roadway.

**E – Definitions**

*Easement* – A right of use granted within a tract of land by a property owner to another person or entity or to the public for the purpose specified therein.

**F – Definitions**

*Façade* – That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation but excluding the roof. Where separate faces are oriented in the same direction or in directions within forty-five degrees of one another, they are to be considered as part of a single façade. Multiple buildings on the same lot will each be deemed to have separate façades.

*Frontage* – The linear edge of a property adjacent to a street right-of-way or street easement.

**G – K Definitions**

No Definitions

**L – Definitions**

*Large Scale Retail/Service Store* – A single user/tenant over 20,000 square feet in size, engaged in the selling of goods, merchandise, or on-site services to the general public in small quantities for personal or household consumption and rendering services incidental to the sale of such goods.

*Laundry or Dry Cleaning Service* – A building or portion thereof in which individual consumer articles of clothing and other textiles are laundered, pressed or dry cleaned on site, and may include pick-up and delivery of individual consumer clothing and other textiles.

*Live/Work Unit* – A building or portion of a building integrating both living quarters and a non-residential space such as retail, artist space or gallery, business or other professional office activities in a single unit, where the non-residential use (work) is located on the ground floor and the residential component (live) is located primarily above the non-residential use.

*Lot Line* - The lines bounding a lot.

*Lot Line - Front* – The side of a lot abutting a street. A corner lot adjacent to two or more streets shall have two or more front lot lines.

*Lot line - Rear* – The lot line farthest from and most parallel to the front lot line. For triangular lots, the point opposite the front lot line shall be considered the rear lot line and have a value of zero.

*Lot line - Side* – Any lot line not the front or rear lot line, and intersects with the front lot line.

**M – Definitions**

*Manufacturing Facility, Artisanal* – A business primarily engaged in the on-site production of goods by hand manufacturing which involve the use of hand tools and small scale equipment.

*Masonry* – Brick minimum of three inches in thickness, natural or cast stone, heavy textures split-face concrete block, but excluding site-cast or tilt wall concrete panels or similar materials.

*Massage Establishment* – An establishment as defined by Chapter 455, Texas Occupations Code of the State of Texas, as amended.

*Microbrewery* – A place of business primarily engaged in the manufacture and wholesale sale of ale and malt liquor. Subject to applicable provisions of the Texas Alcoholic Beverage Code, the microbrewery shall be allowed to provide samplings, tastings, tours, special events and may sell ale produced on the premises to ultimate consumers on the premises as allowed by applicable law only as an accessory use to the microbrewery.

*Mixed use* – The development of a tract of land, building, or structure which combines residential and nonresidential uses within a single development, building or structure. Mixed use developments, buildings or structures may consist of two or more of the following uses including but not limited to: residential, office, retail, restaurant, civic or entertainment.

**N – O Definitions**

No Definitions.

**P – Definitions**

*Parapet* – That portion of a building wall or façade that extends above the roof line of the building.

*Parking, off-street* – Parking located within a development parcel and outside a public right-of-way or street easement.

*Parking, on-street* – Parking located completely or partially within a public right-of-way or street easement.

*Parking structure* - A parking garage located above ground and/or underground consisting of one or more levels but excluding a parking lot with all spaces at grade level.

*Performing Arts Center* - A multi-use performance space that is designed for use by various types of the performing arts including music, theater and dance.

*Principal Building* – Means buildings, structures or other facilities, or a combination thereof, that are designed for or occupied by a principal use.

*Private open space* – An area of land set aside, dedicated, designated, or reserved for private use for recreational activities or other amenities, including parks, plazas, patios, etc. and maintained by the property owner.

*Public open space* – An area of land set aside, dedicated, designated, or reserved for public use for recreational activities or other amenities, including parks, plazas, patios, etc., that may be maintained by the City.

**Q – Definitions**

No Definitions.

**R – Definitions**

*Radio, Recording or Television Studio* – A facility for the production of music, sound recording, radio, video or television programs, excluding transmission or broadcasting towers, antennae or facilities.

*Redevelopment* – See “Development”.

*Retail Sales* - A single user/tenant under 20,000 square feet in size, engaged in the selling of goods, merchandise, or on-site services to the general public in small quantities for personal or household consumption and rendering services incidental to the sale of such goods.

*Right-of-way* – The boundary of public ownership of an easement or fee title dedication for use or property as a public street, trail, sidewalk, alley, utilities or other similar purpose.

## S – Definitions

*Shared parking* – Parking that is utilized by buildings or tenants on two or more parcels.

*Sidewalk* – A paved surface intended for pedestrians.

*Sign* – An outdoor structure, display, light, device, figure, painting, drawing, message, plaque, poster, billboard or other thing that is designed, intended or used to advertise or inform.

*Sign Face* –The surface or surfaces of a sign upon, against, or through which the message is displayed or illustrated on the sign.

*Sign, A-frame/sandwich board* – A portable sign consisting of (a) two panels of approximately equal size which are hinged at the top, or (b) one panel with a support, and which is placed on the ground or pavement so as to be self-supporting.

*Sign, address* – A sign that lists the number or other location designation assigned to a building or tenant suite.

*Sign, awning /canopy* – Any awning containing signage used to identify a business, profession, service, product, or activity conducted, sold or offered on the premises where such sign is located.

*Sign, building blade* – A pedestrian-oriented sign affixed perpendicular to the corner or to the front façade of a building and located above the ground floor as a means of providing identity to the entire building.

*Sign, building directory* – A sign located at a building entrance listing the names, uses, or locations of the various business or activities conducted within a building, but containing no advertising.

*Sign, building identification* – A sign which identifies the name and/or address of a building or the name or logo of the building tenant if a single tenant or major tenant occupies the building.

*Sign, bulletin board* – A sign containing information where a portion of such information may be periodically changed, provided that such change shall be effected by the replacement or interchange of letters, numbers, or other graphic symbols by insertion, attachment or similar means. The use of slate, chalkboard, cardboard or similar material with pencil, chalk, crayon or similar types of marking is prohibited on a bulletin board sign.

*Sign, cabinet* – A sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated; also known as a “box sign.”

*Sign, construction* – A temporary sign providing information about future development or current construction on a site and the parties involved in the project.

*Sign, directional* – Any sign for a development which provides on-site directions, denotes locations for ingress and egress or prohibits ingress and egress, and may contain logo information to help direct patrons to their destination but shall contain no other advertising and shall not be used for advertising purposes.

*Sign, district identity* – A sign that identifies a district or neighborhood by symbol and/or name and is typically located at a district entrance or gateway.

*Sign, illuminated* – Any sign which has characters, letters, figures, designs or outlines illuminated directly or indirectly by electric lights, luminous tubes, or other means.



*Sign, marquee* – A sign structure placed over the entrance to a theatre or other public gathering venue with signage stating the name of the establishment and/or the name of the event, artist, and other details of the event appearing at that venue. A marquee sign is often identifiable by a surrounding cache of light bulbs, usually yellow or white.

*Sign, memorial* – A sign, tablet, or plaque typically mounted on a building memorializing a person, event, structure, or site.

*Sign, monument* – Any sign which is connected to the ground and which has no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A monument sign may include a sign face and sign structure, and may also include a sign base and sign cap.

*Sign, mural* - A picture or graphic representation applied to an exterior wall which: 1) does not contain logos or names of any business entity; and 2) does not illustrate any activities, merchandise or services of the business occupying the building of which the mural is applied. Murals can be created in a variety of media, including paint, mosaic, tile, glass or resin, stone or metal relief. A mural shall not include sculpture or moving parts, nor internal illumination or light as a media, nor any of the effects listed in Section 18.5(4) of Chapter 18. Sign Regulations of the City of Richardson Code of Ordinances, as amended or its successors.

*Sign, nameplate* – A sign, located on the premises, giving the name and/or address of the owner or occupant of a building or premises, usually a single-family dwelling.

*Sign, political* – A sign identifying and urging voter support for a particular election issue, political party, or candidate for public office.

*Sign, projecting and hanging* – Any sign, except an awning/canopy, that projects perpendicularly from a building and which has one end attached to a building, awning, or permanent structure.

*Sign, promotional* – An advertising display that is temporary in nature, not permanently attached to the ground or sign surface, and is used for special events, such as, but not limited to, grand openings, seasonal sales, and promotions.

*Sign, real estate* – A temporary sign that relates to the sale, lease, or rental of property or buildings.

*Sign, sandwich board* – See Sign, A-frame.

*Sign, wall* – Any sign erected flush against an exterior wall, supported by the wall, and having the sign face parallel to the wall or painted directly onto a wall, including neon tubing or other material attached directly to a wall surface when forming a border for the subject matter, or when directing attention to the subject matter or when forming letters, logos, or pictorial designs.

*Sign, wayfinding* – Any pedestrian-scaled sign which provides a map and listing of the names, uses, or locations of the various businesses or activities conducted within a district or development and which contains no advertising and is not used for advertising.

*Sign, window* – Any sign, banner, poster, or display located on the internal surface of the window of any establishment for the purpose of advertising services, products or sales available within such establishment or which announces the opening of such establishment.

*Single family attached* – See Townhome.

*Single family detached* – A structure containing one dwelling unit, not attached to any other dwelling, entirely surrounded by open space on the same lot and designed exclusively for the use and occupancy of one family.

*Stoop* – A porch with steps that is located approximately at the level of the first floor of the structure and intended to provide access to a dwelling unit.

*Story* – That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling above. An attic space shall not be counted as a story for height measurement unless improved to a habitable status. Below grade spaces shall not be considered a story.

*Streetscape* – All common elements that make up a street within the right-of-way including the street, street furnishings, landscaping and sidewalks.

*Street furnishings* – Elements useful for pedestrian convenience and comfort including but not limited to: pedestrian lights, benches, newspaper racks, trash receptacles, bollards, planters, tree grates, fences, railings, bicycle racks, mailboxes, fountains, kiosks, and phones.

*Street trees* – Trees that line the street within the public right-of-way or street easement, typically planted in a linear fashion.

## **T – Definitions**

*Tattoo and Permanent Cosmetics* – An establishment or facility in which tattooing and the permanent application of cosmetics is performed by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

*Townhome* – A single-family dwelling in a row of at least two attached units, each on its own platted lot and having its own front and rear access to the outside. No unit shall be located over another unit and there shall be no visible separation between walls or roofs of adjoining units. Each unit shall be separated from other units by one or more vertical common firewalls.

## **U – Definitions**

No Definitions.

## **V – Definitions**

*Ventilated façade system* – A high-performance façade solution that consists of a rain screen and decorative façade (manufactured of type 304, 316 or 430 architectural grade stainless steel, zinc alloy, titanium or other metal material of comparable or greater quality that is approved by the City Manager or designee), cavity depth and ventilation, insulation and sub-frame. Systems may include colored, patterned and textured stainless steel sheet cladding systems; insulated core metal wall panel systems; metal composite wall panel systems; rear ventilated phenolic rain screen wall panel systems; titanium zinc alloy sheet metal roofing façade cladding and roof drainage components systems.

## **W – X Definitions**

No Definitions.

**Y – Definitions**

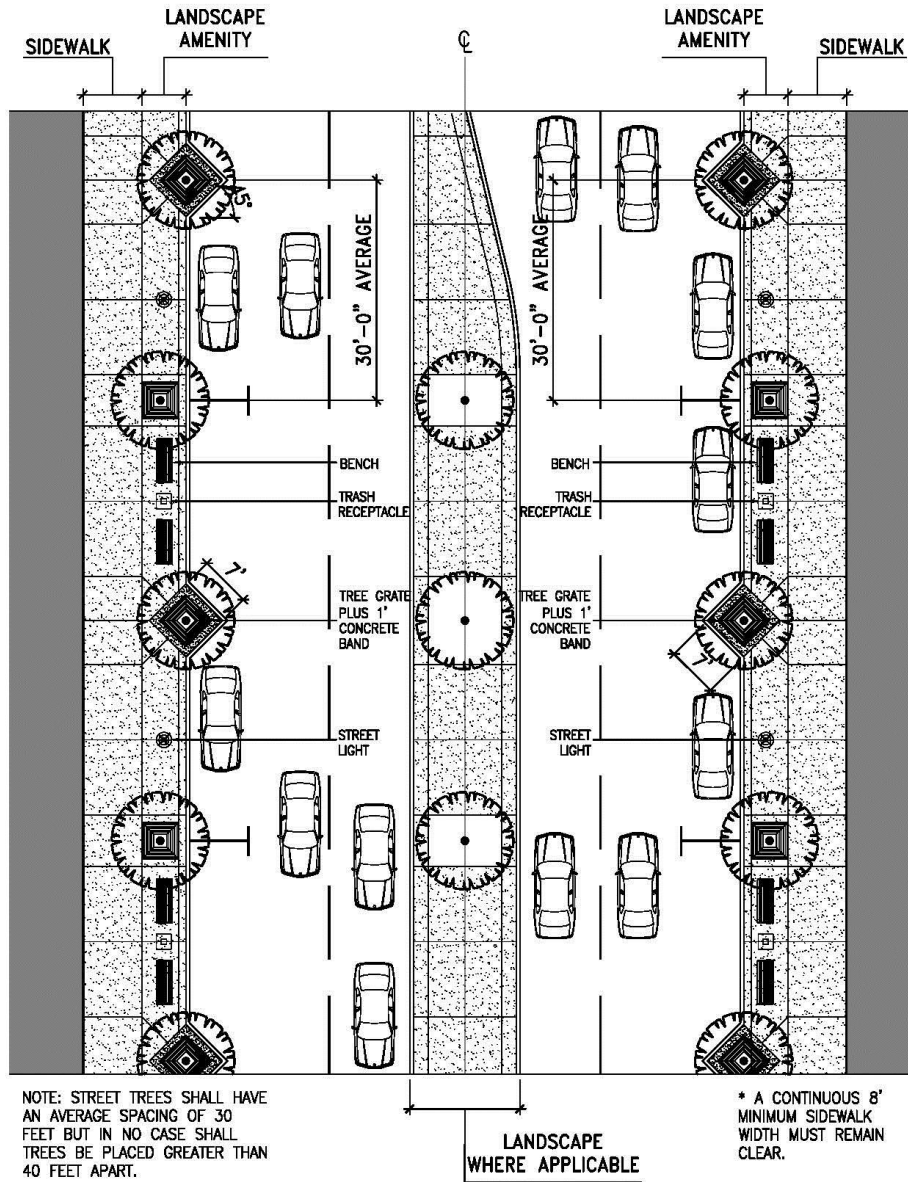
*Yard* – An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground, upwards.

**Z – Definitions**

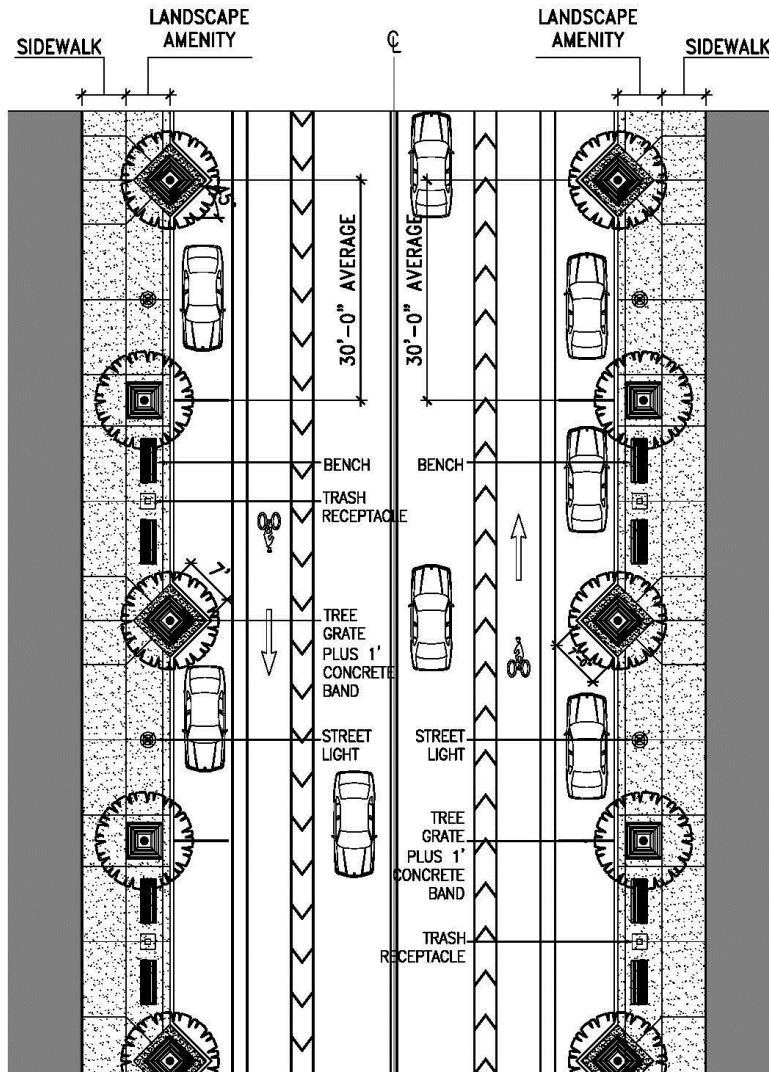
No Definitions.

## Appendix A - Example Streetscape Plan Layouts

### MAIN STREET (WEST OF GREENVILLE AVENUE)



### POLK STREET (WEST OF GREENVILLE AVENUE)

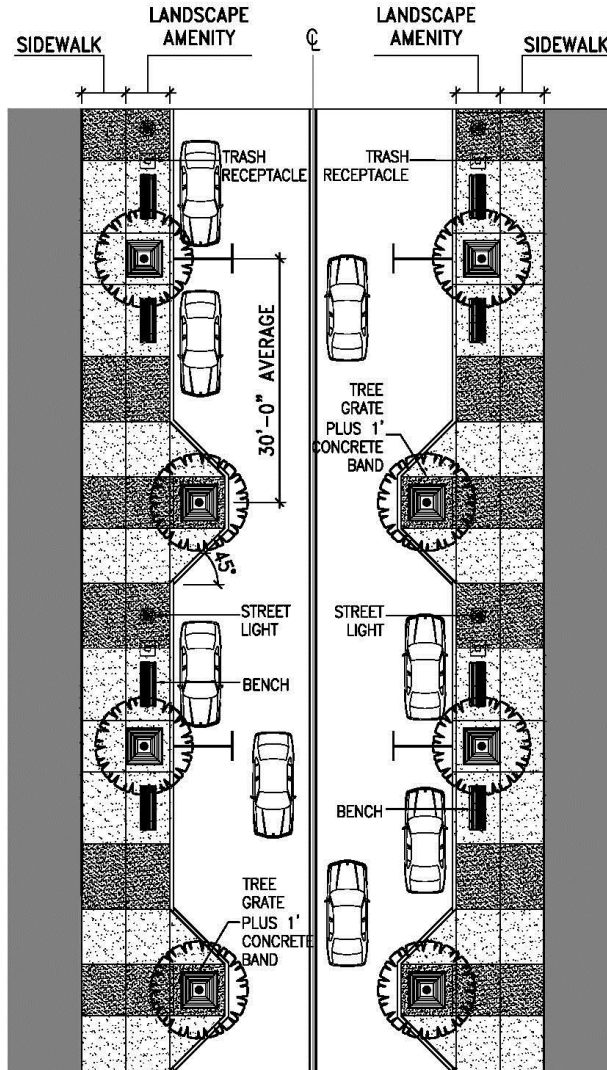


NOTE: STREET TREES SHALL HAVE AN AVERAGE SPACING OF 30 FEET BUT IN NO CASE SHALL TREES BE PLACED GREATER THAN 40 FEET APART.

\* A CONTINUOUS 6' MINIMUM SIDEWALK WIDTH MUST REMAIN CLEAR.



### URBAN MIXED USE

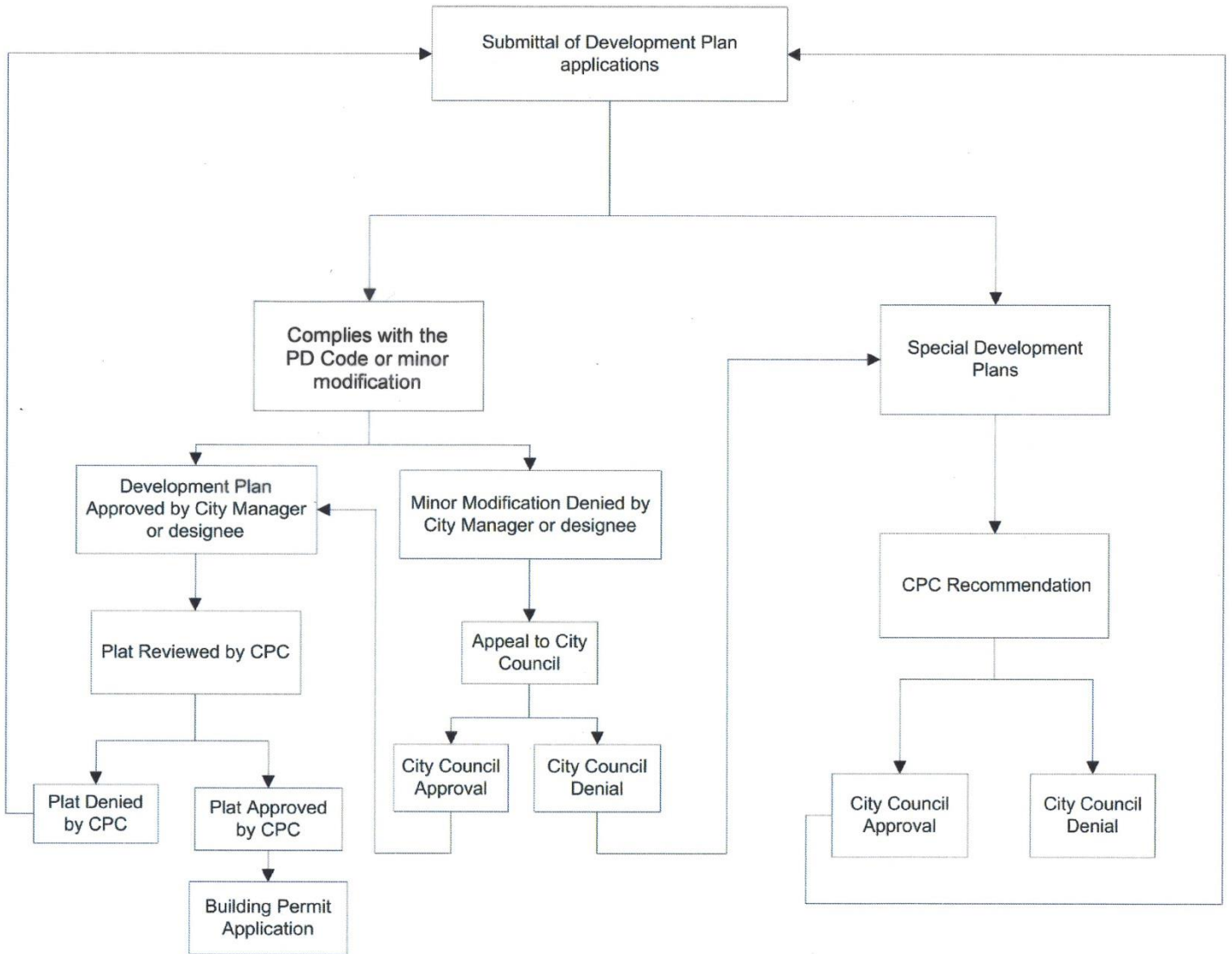


NOTE: STREET TREES SHALL HAVE AN AVERAGE SPACING OF 30 FEET BUT IN NO CASE SHALL TREES BE PLACED GREATER THAN 40 FEET APART.

\* A CONTINUOUS 6' MINIMUM SIDEWALK WIDTH MUST REMAIN CLEAR.

## **Appendix B – Main Street/Central Expressway Development Review Process**





## Applicant's Statement (from Zoning Application)

This is a city-initiated rezoning request. During the Comprehensive Plan update in 2009, six areas within the city were identified as enhancement/redevelopment areas, including the Old Town/Main Street and Central areas. A community visioning process and market analysis were conducted in 2012 that consolidated the two areas into one study area, the Main Street/Central Expressway Corridor which is comprised of approximately 415 acres. Through that planning process a concept plan was developed that divided the corridor into 11 sub-districts, and a vision was developed for each sub-district taking into consideration existing physical conditions, opportunities and constraints, anticipated future real estate market factors, and community desires. The vision study and market analysis were accepted by City Council in January 2013, and later that same year the City Council directed staff to move forward with implementing the vision study, by rezoning a portion of the corridor - the Main Street, Central Place, Chinatown and Interurban Sub-districts (approximately 162 acres out of the 415-acre corridor).

The visions for the four sub-districts are as follows:

- Main Street: Create a multi-generational, eclectic "heart" for the community based on a mix of uses and cultures and a mix of old and new, as well as be an additional opportunity for an entertainment destination within the community.
- Central Place: Create a vibrant, mixed-use district at the heart of the corridor, with a focus on supporting infill development to create an "address" in the corridor.
- Chinatown: Build a vibrant, mixed-use district within the existing infrastructure, and evolve as a center for tourism and education related to Asian cultures.
- Interurban: Create an edgy, mixed-use district built upon the existing bones of the district, with a focus on adaptive reuse of existing buildings and targeted infill development.

The proposed Planned Development (PD) district is consistent with the visions that have been identified for the four sub-districts. The PD is a form-based code approach, with emphasis being placed on: the form and predictability of future development and property reinvestment; a high quality public realm; a connected pedestrian, bicycle and street network; and a strategic mix of uses promoting activated public spaces.



# Notice of Public Hearing

## City Plan Commission • Richardson, Texas

An application has been filed by the City of Richardson for a:

### ZONING CHANGE

**File No./Name:** ZF 14-34 / Main Street/Central Expressway Form Based Code  
**Property Owners:** Multiple owners  
**Applicant:** City of Richardson  
**Location:** East and west sides of Central Expressway, generally bounded by: Rayflex Drive, Interurban Street, Arapaho Road, Greenville Avenue, and Apollo Road on the northeast; LaSalle Drive, the alley along the west side of First Presbyterian Church Addition, and Abrams Rd on the east; Phillips Street on the south; the alley along the south and west sides of the Richardson Heights Village SC Addition on the southwest; Lindale Lane on the west; the alley along the southern boundary of the Richardson Heights 4 Addition, Custer Road, the south and east boundaries of the Central Terrace Addition, and the north boundary of the Barlow Place Addition on the northwest. **(See map on reverse side)**  
**Current Zoning:** A-850-F, A-950-M, C-M, I-FP(1), I-M(1), I-M(2), LR-M(1), LR-M(2), O-M, R-1100-M, R-1250-M, R-1500-M, and PD Planned Development Ordinance Numbers 3607, 3677, 3869, and 4014.  
**Request:** Rezone approximately 255 acres to PD Planned Development to include retail, commercial, single family and multi-family residential, mixed-use, office, manufacturing, and institutional uses.

The City Plan Commission will consider this request at a public hearing on:

**TUESDAY, DECEMBER 2, 2014**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

*This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.*

**Process for Public Input:** A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

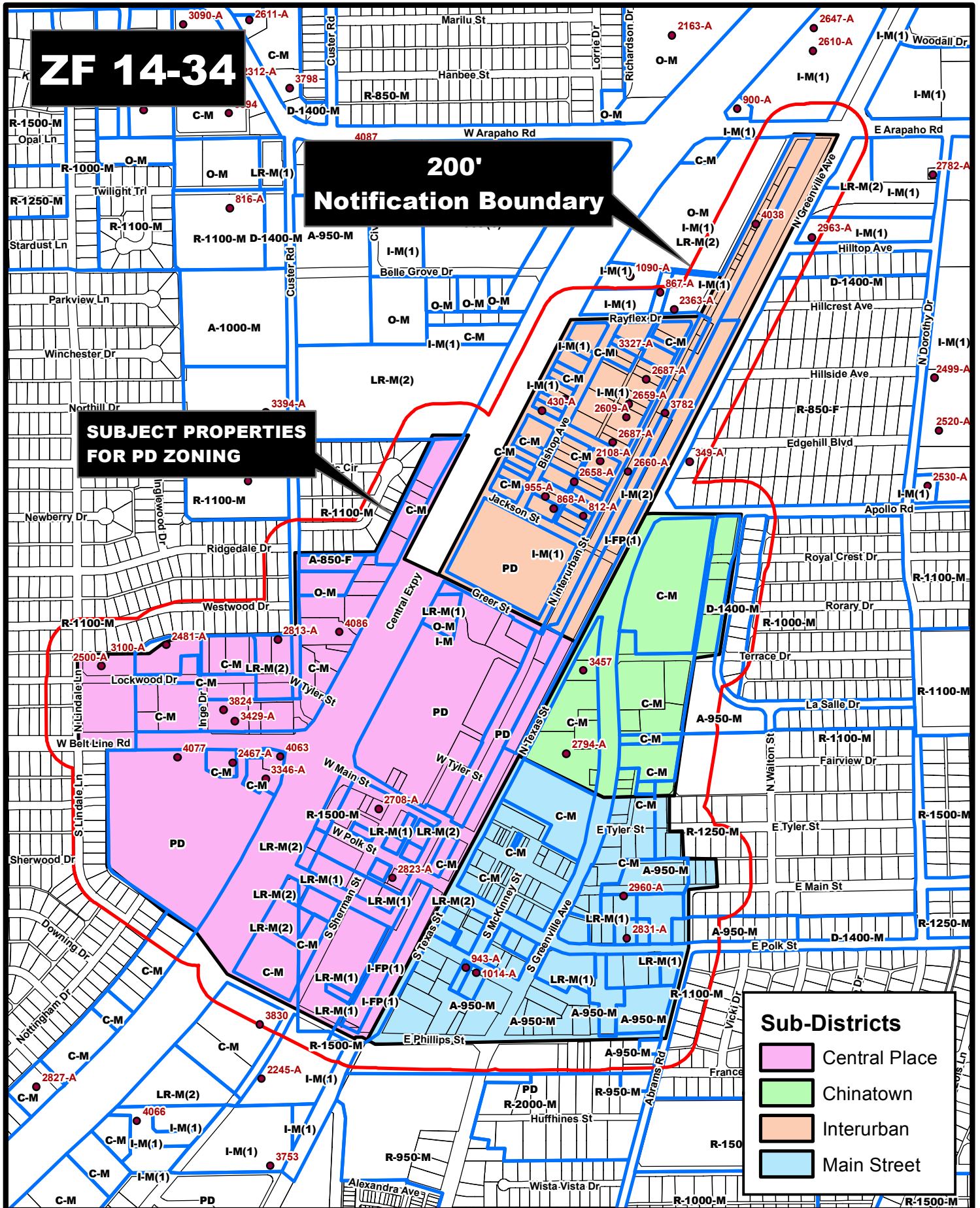
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

*The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.*

**Agenda:** The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to:  
<http://www.cor.net/index.aspx?page=1331>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 14-34.

Date Posted and Mailed: 11/21/2014



# ZF 14-34 Notification Map

Updated By: krunk, Update Date: November 18, 2014  
 File: D:\Mapping\Cases\Z\2014\ZF1304\ZF1434 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.



WANG JESSE & JOSEPH  
203 ABRAMS RD  
RICHARDSON, TX 750814251

WANG QING C  
205 ABRAMS RD  
RICHARDSON, TX 750814251

MA QING CAI  
5050 QUORUM DR # 1140  
DALLAS, TX 752547564

TORDA DOUGLAS A  
209 ABRAMS RD  
RICHARDSON, TX 750814251

FIRST BAPTIST CHURCH OF  
HAMILTON PARK  
300 E PHILLIPS ST  
RICHARDSON, TX 750814127

WILLIAMS PRISCILLA R TR  
PO BOX 850144  
RICHARDSON, TX 750850144

DAVIDSON KATHY A & RAYMOND  
213 ABRAMS RD  
RICHARDSON, TX 750814251

NUNEZ FRANCISCO & MERCEDES  
410 S KIRBY ST  
GARLAND, TX 750427417

MABRY WILLIAM MAX JR  
406 ABRAMS RD  
RICHARDSON, TX 750814232

RICHARDSON CITY OF  
411 W ARAPAHO RD  
RICHARDSON, TX 750804543

KU CHARLES TSUKWANG  
148 RED OAK LN  
FLOWER MOUND, TX 750283501

KAO KUEIMING  
11082 BEL AIRE CT  
CUPERTINO, CA 950144701

KAO KUEI MING  
11082 BEL AIRE CT  
CUPERTINO, CA 950144701

GREEN KRIS  
311 APOLLO RD  
RICHARDSON, TX 750816051

KHAN SHAHID & ZAINAB IBRAHI  
313 APOLLO RD  
RICHARDSON, TX 750816051

PRATT V WILLIAM H  
315 APOLLO RD  
RICHARDSON, TX 750816051

SHUPTRINE THOMAS L  
317 APOLLO RD  
RICHARDSON, TX 750816051

REALZOLA JIMMY  
416 APOLLO RD  
RICHARDSON, TX 750816004

STATE BANK OF TEXAS  
PO BOX 763009  
DALLAS, TX 753763009

BM CAPITAL INVESTMENT  
GROUP LLC  
3705 HACKBERRY LN  
RICHARDSON, TX 750822450

WAUGH ENTERPRISES PROPERTY  
10903 ALDER CIR  
DALLAS, TX 752381354

SIGNATURE LEASING LLC  
QUIK TRIP CORP  
PO BOX 3475  
TULSA, OK 741013475

CBRYANT RHN LLC  
PO BOX 29088  
DALLAS, TX 752290088

FTB OF TEXAS LLC  
PO BOX 1350  
MADISONVILLE, LA 704471350

MCKINNEY SUE LORENE  
601 W BELT LINE RD  
RICHARDSON, TX 750806114

COOK COLLIN & ANDREA  
603 W BELT LINE RD  
RICHARDSON, TX 750806114

RAJENDRAN VELAYUTHAM &  
LALITHA  
604 W BELT LINE RD  
RICHARDSON, TX 750806113

KR TEX INVEST LLC  
701 RUSK DR  
EULESS, TX 760397422

KINDER BILLY RAY  
REM: JO KINDER MAHFOUZ  
409 BISHOP AVE  
RICHARDSON, TX 750813355

AMERCO REAL ESTATE CO  
#741055  
PO BOX 29046  
PHOENIX, AZ 850389046

ZAJICEK REALTY INC  
211 CANYON VALLEY DR  
RICHARDSON, TX 750802030

DELIVERER INC  
514 BISHOP AVE  
RICHARDSON, TX 750813305

PINGREE 2000 REAL ESTATE HO  
600 CORPORATE PARK DR  
SAINT LOUIS, MO 631054204

MORROW REBECCA LYNN  
205 BENTON DR APT 4102  
ALLEN, TX 750138585

AMERICAN FIVE TRADING LLC  
2600 K AVE STE 240  
PLANO, TX 750745306

MSN KING LLC  
100 S CENTRAL EXPY STE#43  
RICHARDSON, TX 750806320

POURY REZA S  
1244 SOUTHRIDGE CT STE 102  
HURST, TX 760534307

REMARKETING USA INC  
233 N CENTRAL EXPY  
RICHARDSON, TX 750805306

BENEFIT STORE INC THE  
235 N CENTRAL EXPY  
RICHARDSON, TX 750805306

PARMAR PARBHU H  
245 N CENTRAL EXPY STE 104  
RICHARDSON, TX 750805334

HOWARD MARTA ELSON &  
CHRIS ELSON JR  
12428 BEVERLY ST  
LEAWOOD, KS 662092765

300 NORTH CENTRAL LTD  
C/O BROADWALK AUTO GROUP  
6300 INTERNATIONAL PKWY  
PLANO, TX 750938229

LEWIS PAUL D NO LTD PS  
25 HIGHLAND PARK VLG # 100 396  
DALLAS, TX 752052726

LORD MELVIN  
6530 CHURCHILL WAY  
DALLAS, TX 752301936

LEWIS PAUL D NO 6 LTD PS  
25 HIGHLAND PARK VLG # 100 396  
DALLAS, TX 752052726

HAFEZAMINI BAHMAN &  
BEHMAN KHOBAHY  
404 N CENTRAL EXPY  
RICHARDSON, TX 750805312

AMERCO REAL ESTATE CO  
AREL 741055  
PO BOX 29046  
PHOENIX, AZ 850389046

PAUL D LEWIS NO 6 LTD PS  
25 HIGHLAND PARK VLG # 100-396  
DALLAS, TX 752052789

ROCKWOOD CENTRAL L P  
PO BOX 12685  
DALLAS, TX 752250685

KILLION CHARLES R &  
ROBERT L MORPHIS  
1601 MAYFIELD AVE  
GARLAND, TX 750415241

BARLOW REALTY L P  
34 PARK PL  
RICHARDSON, TX 750813506

HEBAH RAYYAN LLC  
500 N CENTRAL EXPY  
RICHARDSON, TX 750805314

FIRST UNITED METHODIST  
CHURCH RICHARDSON  
534 W BELT LINE RD  
RICHARDSON, TX 750806311

GRA INVESTMENT GROUP LLC  
3113 CEDAR RIDGE DR  
RICHARDSON, TX 750822460

MZEIN HOLDINGS LP  
2331 CHELSEA RIDGE CT  
KATY, TX 774507552

ALTUS JOHN H LIFE EST &  
CINDY F ALTUS LIFE EST  
8095 COUNTY ROAD 135  
CELINA, TX 750092539

ARLEDGE E K & J II  
FAMILY LIMITED PS  
7323 TOPHILL LN  
DALLAS, TX 752485641

ARLEDGE E K & J II FAMILY  
LTD PS  
7323 TOPHILL LN  
DALLAS, TX 752485641

WISMER GENE L  
520 N CENTRAL EXPY  
RICHARDSON, TX 750805314

THOMAS SIX HUNDRED LLC  
% THOMAS REPROGRAPHICS  
600 N CENTRAL EXPY  
RICHARDSON, TX 750805316

B L C INC  
120 RAYFLEX DR  
RICHARDSON, TX 750813339

800 N CENTRAL LP  
CVT PROPERTY  
8500 SHAWNEE MISSION PKWY  
MISSION, KS 662022967

ALPAY O ALLEN TRUSTEE  
THE ALPAY LIVING TRUST  
PO BOX 830761  
RICHARDSON, TX 750830761

HARTMAN RICHARDSON HEIGHTS  
2909 HILLCROFT ST STE 420  
HOUSTON, TX 770575815

ADDISON INTEREST LTD  
510 DUVAL BLVD  
LEWISVILLE, TX 750776945

YU HSUAN TE &  
MEI LING YU  
227 S CENTRAL EXPY  
RICHARDSON, TX 750806310

YU HSUAN TE & MEI LING  
227 S CENTRAL EXPY  
RICHARDSON, TX 750806310

MALANI MUN INC  
318 S CENTRAL EXPY STE 108  
RICHARDSON, TX 750806300

GOLDEN BANK NATL ASSN  
9315 BELLAIRE BLVD  
HOUSTON, TX 770364503

S A F SALES INC  
7600 AMBASSADOR ROW  
DALLAS, TX 752474808

TOWN NORTH AUTOMOTIVE INC  
307 S CENTRAL EXPY  
RICHARDSON, TX 750806307

GOLDENWEST DIAMOND CORP  
15732 TUSTIN VILLAGE WAY STE A  
TUSTIN, CA 927804924

LANZA JOHN ROBERT &  
405 S CENTRAL EXPY STE 130  
RICHARDSON, TX 750806130

WARREN CENTER INC THE  
320 CUSTER RD  
RICHARDSON, TX 750805623

RICHARD J NAGLER  
% WATSON MANAGEMENT CO  
10230 ECHO RIDGE CT  
DALLAS, TX 752432534

MARSHALL RAQUEL  
600 DEVONSHIRE DR  
RICHARDSON, TX 750806115

CAFFEY MARGARET  
714 SCOTTSDALE DR  
RICHARDSON, TX 750806009

BAKER CAROL LYNN  
301 EDGEHILL BLVD  
RICHARDSON, TX 750812709

DAM DIPSON  
4610 FIREWHEEL DR  
GARLAND, TX 750445105

MALCOLM DOUGLAS STUART  
327 HILLSIDE AVE  
RICHARDSON, TX 750812716

MYERS AMY  
401 FRANCES WAY  
RICHARDSON, TX 750814207

QADIR SYED ABDUL  
403 FRANCES WAY  
RICHARDSON, TX 750814207

HANSON GEORGE D &  
JENNIFER D  
6554 GREENWICH LN  
DALLAS, TX 752302840

JONES D K  
5806 SAINT MARKS CIR  
DALLAS, TX 752304049

SOUTHWESTERN BELL  
SBC COMM INC PPTY TAX DEPT  
ONE SBC CENTER RM 36-M-01  
SAINT LOUIS, MO 63101

SCHROCK LUCILLE  
801 BANDERA LN  
GARLAND, TX 750404513

HONG CHEONG ENTERPRISE  
1412 FARINGDON DR  
PLANO, TX 750752722

NAIDOO INVESTMENTS LLC  
821 AVENUE K  
PLANO, TX 75074

DAVIS M L  
226 N GREENVILLE AVE  
RICHARDSON, TX 750816008

DAVIS MAJOR L JR &  
RICHARD BOYD DAVIS  
226 N GREENVILLE AVE  
RICHARDSON, TX 750816008

DAVIS MAJOR L  
226 N GREENVILLE AVE  
RICHARDSON, TX 750816008

HOWMYRA LP CO  
106 E MAIN ST  
RICHARDSON, TX 750813327

HONG & R LLC  
312 N GREENVILLE AVE  
RICHARDSON, TX 750816010

GREENVILLE JADE LTD  
7005 CHASE OAKS BLVD STE 200  
PLANO, TX 750255954

HUNG CHEONG INV LLC  
1412 FARINGDON DR  
PLANO, TX 750752722

FONBERG REAL ESTATE INV  
5452 GLEN LAKES DR STE 203 # D  
DALLAS, TX 752310942

TERRACE S C LTD  
% JOHNNY LEE  
17752 PRESTON RD  
DALLAS, TX 752525699

AKHTAR MAHMOOD  
510 ARROWHEAD DR  
RICHARDSON, TX 750802302

DALLAS AREA RAPID TRANSIT  
1401 PACIFIC AVE  
DALLAS, TX 752022732

BIG DIAMOND INC  
ATTN REAL ESTATE DEPT  
PO BOX 690110  
SAN ANTONIO, TX 782690110

DFW DISTRIBUTORS  
PETROLEUM INC  
10433 GARLAND RD  
DALLAS, TX 752182926

MORROW NORMAN R  
PO BOX 830791  
RICHARDSON, TX 750830791

SCKW PROPERTY LLC  
1109 SUNDIAL DR  
RICHARDSON, TX 750814437

MIDTOWN LIMITED PT LTD  
408 WYNGATE BLVD  
PLANO, TX 750748319

SHTL INVESTMENT LTD  
3240 BRETON DR  
PLANO, TX 750255314

RIKY LP  
4144 N CENTRAL EXWY STE 121  
DALLAS, TX 75204

SAF  
18111 PRESTON RD STE 1000  
DALLAS, TX 752526099

MALCOLM DOUGLAS S  
327 HILLSIDE AVE  
RICHARDSON, TX 750812716

KELLY THOMAS J & EILEEN  
6713 COLUMBINE WAY  
PLANO, TX 750936347

DO TINA H  
4801 E PARKER RD  
ALLEN, TX 750026203

KURTH EDWIN N  
9202 LOMA VISTA DR  
DALLAS, TX 752437410

LONG MACK  
305 HILLCREST AVE  
RICHARDSON, TX 750812714

HAMLIN ELDON  
300 HILLSIDE AVE  
RICHARDSON, TX 750812715

JOHNSON JOEY WILLIAM  
301 HILLSIDE AVE  
RICHARDSON, TX 750812716

CLARK LEWIS F &  
LYNETTE SEITER  
615 DORSET DR  
CARY, NC 275113725

KMTM ENT LLC  
2043 ALAQUA LAKES BLVD  
LONGWOOD, FL 327793196

VANIAN MARY TRUSTEE  
MARY VANIAN SURVIVORS TR  
2060 VISTA CAJON  
NEWPORT BEACH, CA 92660

COBALT INDUSTRIAL REIT II  
5605 N MCARTHUR BLVD # 350 # 3  
IRVING, TX 750382620

GERMOND LADY ELLEN MYER  
PO BOX 2673  
HARKER HEIGHTS, TX 765480673

ORTMAN LINDA J  
313 HUFFHINES ST  
RICHARDSON, TX 750814197



SAF 100 N CENTRAL LTD  
% TODD PETTY  
2808 FAIRMOUNT ST STE 100  
DALLAS, TX 752017622

WOODMARK INTERNATIONAL  
INCORPORATED  
216 N INTERURBAN ST  
RICHARDSON, TX 750813309

WOODMARK INTERNATIONAL  
INCORPORATED  
216 N INTERURBAN ST  
RICHARDSON, TX 750813309

TOWNE CENTRAL INVEST LTD  
% TODD PETTY  
2808 FAIRMOUNT ST STE 100  
DALLAS, TX 752017622

PARKER PROPERTY INVESTMENTS  
3600 POTOMAC AVE  
DALLAS, TX 752052111

TRUONG HY T &  
LEHOA T  
405 N INTERURBAN ST  
RICHARDSON, TX 750813314

LAUREL LEASING INC  
% LEE MAAS  
PO BOX 515264  
DALLAS, TX 75251

MAAS LEE S  
PO BOX 515264  
DALLAS, TX 75251

DYCHE WILLIAM L  
1317 BRADBURY DR  
CARROLLTON, TX 750076060

MOUNGER CONRAD  
308 HAUGHTON ST  
FARMERSVILLE, TX 754421545

MOSTY JOHN & SUSAN S FAMILY  
633 CAMBRIDGE DR  
RICHARDSON, TX 750803371

CHUANG SAN HSIUNG  
513 N INTERURBAN ST  
RICHARDSON, TX 750813316

MCFADDEN JOHN  
515 N INTERURBAN ST STE 103  
RICHARDSON, TX 750813363

DUTIA KRISHNIA & RUPA  
REGALI INC  
518 N INTERURBAN ST  
RICHARDSON, TX 750813301

LSM REAL EST INV LTD PS &  
DMM REAL EST INV LTD PS  
6800 DALLAS PKWY  
PLANO, TX 750243599

P MARTSOLF PROPERTIES LLC  
7032 QUARTERMILE LN  
DALLAS, TX 752481448

GRIPP INC  
PO BOX 1228  
BOERNE, TX 780061228

AMERICAN FIVE TRADING CO IN  
2600 K AVE STE 200  
PLANO, TX 750745306

INTERURBAN WAREHOUSE  
LTD  
1595 N CENTRAL EXPY  
RICHARDSON, TX 750803502

DEES EDWARD J JR  
FAST ACTION BONDING  
526 N INTERURBAN ST  
RICHARDSON, TX 750813315

LOPEZ BETTY SUE  
3616 SMOOTHSTONE DR  
PLANO, TX 750741603

WATERS FRANK D & NANCY C  
620 N INTERURBAN ST  
RICHARDSON, TX 750813317

WATERS FRANK D &  
NANCY C  
620 N INTERURBAN ST  
RICHARDSON, TX 750813317

BROWN JERRY WARREN  
642 N INTERURBAN ST  
RICHARDSON, TX 750813317

LITTLE J P  
PO BOX 18  
ALLEN, TX 750130001

PROCTOR JEFF &  
DEBORAH PROCTOR  
112 STARLITE DR  
PLANO, TX 750943231

MEETON ANDREW & MARINA  
1415 MEADOW GLEN ST  
RICHARDSON, TX 750812540

BROWN JERRY W &  
SHEILA D BROWN  
642 N INTERURBAN ST  
RICHARDSON, TX 750813317

ESPINOZA JESUS & MARCELLA  
1745 STINSON RD  
ALLEN, TX 750027122

ARAGREEN PROPERTIES LC  
800 N CENTRAL EXPY  
RICHARDSON, TX 750805204

THOMPSON SHERIDAN A  
PO BOX 55592  
HOUSTON, TX 772555592

THOMPSON SHERIDAN  
%BRIDGESTONE FIRESTONE  
535 MARRIOTT DR  
NASHVILLE, TN 372145092

MOK KEN CHEEKIN ET AL  
200 S INTERURBAN ST  
RICHARDSON, TX 750814165

BIG D LUMBER COMPANY  
301 S INTERURBAN ST  
RICHARDSON, TX 750814183

DALLAS AREA RAPID TRANSIT  
PO BOX 660163  
DALLAS, TX 752660163

JACOBS R KELLY  
114 E KAUFMAN ST  
RICHARDSON, TX 750814115

HAMRICK THELMA L  
122 E KAUFMAN ST  
RICHARDSON, TX 750814115

CONNELLY BOBBY  
126 E KAUFMAN ST  
RICHARDSON, TX 750814115

WELCH WILLIAM M  
201 E KAUFMAN ST  
RICHARDSON, TX 750814118

CHIANG EDWARD SHENG CHING  
5607 STONE CLIFF CT  
DALLAS, TX 752877535

WELCH WILLIAM M  
209 E KAUFMAN ST  
RICHARDSON, TX 750814118

LANDIS PPTIES LLC  
980 N FEDERAL HWY STE 302  
BOCA RATON, FL 334322704

LIM KHAVINS  
1173 PLEASANT OAKS DR  
LEWISVILLE, TX 750672010

AJSCO PARTNERS LP  
3517 HANOVER ST  
DALLAS, TX 752257435

HUFFHINES DOMINGUE LEE  
1116 HORIZON TRL  
RICHARDSON, TX 750814357

DAVIDSON BARBARA E  
308 LA SALLE DR  
RICHARDSON, TX 750816012

BALL JEANNIE C REV TRUST  
PO BOX 190163  
DALLAS, TX 752190163

GILBERT PRISCILLA S  
1100 STRATFORD DR  
RICHARDSON, TX 750802915

GILBERT PRISCILLA  
1100 STRATFORD DR  
RICHARDSON, TX 750802915

LEE CHENGCHIH  
1700 WAGON WHEEL DR  
ALLEN, TX 750021712

JOHNSON MATTHEW P  
326 LA SALLE DR  
RICHARDSON, TX 750816058

RICHARDSON CITY OF  
PO BOX 830309  
RICHARDSON, TX 750830309

LA SALLE TRUST  
4500 SOUTHPOINTE DR  
RICHARDSON, TX 750823891

LY SUSAN PHOUNG &  
MELISSA K  
413 GEORGETOWN DR  
RICHARDSON, TX 750812919

KAUFMAN FAMILY TRUST THE  
1216 MOHAWK TRL  
RICHARDSON, TX 750803923

RICHARDSON CITY OF  
PO BOX 830129  
RICHARDSON, TX 750830129

MARTIN BETTY  
1601 FAIR OAKS DR  
RICHARDSON, TX 750813047

KAUR PARMJEET  
103 S LINDALE LN  
RICHARDSON, TX 750806119

SIMMONS DIANE ELIZABETH  
105 S LINDALE LN  
RICHARDSON, TX 750806119

ROSA PATRICIA G  
6603 TYREE ST  
DALLAS, TX 752094516

MAIN MARIAN L &  
SHIRLEY J STROUD  
201 S LINDALE LN  
RICHARDSON, TX 750806120

FREITES ALMIRA G  
203 S LINDALE LN  
RICHARDSON, TX 750806120

GAPONENKO ALEKSANDR A  
205 S LINDALE LN  
RICHARDSON, TX 750806120

WASHINGTON BRUCE E &  
ROBERTS KAREN C  
7012 MIDCREST DR  
DALLAS, TX 752547948

REINHART WILLIAM D  
209 S LINDALE LN  
RICHARDSON, TX 750806120

FOLTZ ANNE ELIZABETH  
300 S LINDALE LN  
RICHARDSON, TX 750806121

MADRID NORMA  
301 S LINDALE LN  
RICHARDSON, TX 750806122

CRANE IVAN LEE  
302 S LINDALE LN  
RICHARDSON, TX 750806121

POWERS RAMONA  
303 S LINDALE LN  
RICHARDSON, TX 750806122

WHITTINGTON BEVERLY  
304 S LINDALE LN  
RICHARDSON, TX 750806121

BUDJENSKA H C JR EST OF  
305 S LINDALE LN  
RICHARDSON, TX 750806122

VESTAL IDA BELLE  
306 S LINDALE LN  
RICHARDSON, TX 750806121

RAY SHANNON  
307 S LINDALE LN  
RICHARDSON, TX 750806122

ASH BERNICE S  
309 S LINDALE LN  
RICHARDSON, TX 750806122

BEAURLINE JAMES A &  
BEAURLINE SUSAN L  
2801 WYNDHAM LN  
RICHARDSON, TX 750823127

CPC SING TRUST  
7005 CHASE OAKS BLVD STE 20  
PLANO, TX 750255943

VAGHELA ALPESH L &  
SEJAL A  
2810 GRAND OAK DR  
GARLAND, TX 750447860

HEAVER ELEANORE D  
8420 PHOENIX AVE  
FORT SMITH, AR 729036197

JN DEO PARTNERS LTD  
520 LOCKWOOD DR  
RICHARDSON, TX 750805609

MASONIC LODGE 1214  
528 LOCKWOOD DR  
RICHARDSON, TX 750805609

BUDDHIST COMPASSION  
RELIEF TZU CHI FOUNDATION  
534 W BELT LINE RD  
RICHARDSON, TX 750806311

PLUMMER JEFFREY M  
600 LOCKWOOD DR  
RICHARDSON, TX 750805603

SCHLICHTING STEPHEN  
601 LOCKWOOD DR  
RICHARDSON, TX 750805604

KIRK ANNA M  
602 LOCKWOOD DR  
RICHARDSON, TX 750805603

WORRELL JOHN S  
823 WESTWOOD DR  
RICHARDSON, TX 750805532

HOEFLE MARK K & JUDI B  
604 LOCKWOOD DR  
RICHARDSON, TX 750805603

FALCONER JOSEPH A &  
ROBYN J  
2202 WINDSOR DR  
RICHARDSON, TX 750824708

SOSEBEE JACK R TRUST  
112 OCEAN DR  
RICHARDSON, TX 750813735

MIDATLANTIC GROUP INC  
900 E PLANO PKWY STE#C  
PLANO, TX 750746839

STONE HORACE J  
105 E MAIN ST  
RICHARDSON, TX 750813328

MUAMAR ANANI  
2217 ALL SAINTS LN  
PLANO, TX 750255535

CANTERBURY MYRA R &  
HOWARD DOCKERY  
106 E MAIN ST  
RICHARDSON, TX 750813327

WYM CORPORATION  
4711 CEDAR CREEK CIR  
SACHSE, TX 750486119

ANANI MUAMAR  
111 E MAIN ST  
RICHARDSON, TX 750813328

SHANIK MOHAMED  
112 E MAIN ST  
RICHARDSON, TX 750813327

MCCONNELL BRENT  
115 E MAIN ST  
RICHARDSON, TX 750813328

SHANIK MOHAMED  
1141 SOUTHWESTERN DR  
RICHARDSON, TX 750813618

DAO CHIC & KIM LANG DAO  
706 STOWE LN  
LITTLE ELM, TX 750684335

PEYROT ELVA V  
119 E MAIN ST  
RICHARDSON, TX 750813328

CORNERSTONE CHINESE BIBLE  
CHURCH OF TEXAS INC  
204 E MAIN ST  
RICHARDSON, TX 750813329

WILKINSON BILL V  
4812 E 81ST ST STE 302 STE 210  
TULSA, OK 741371920

HONG SANUEL S K & EUNICE  
205 E MAIN ST  
RICHARDSON, TX 750813330

CORNERSTONE CHINESE BIBLE  
CHURCH OF TEXAS  
204 E MAIN ST  
RICHARDSON, TX 750813329

A&H REAL PROPERTIES  
PO BOX 851253  
RICHARDSON, TX 750851253

MORRIS KAREN ANN  
614 TWILIGHT TRL  
RICHARDSON, TX 750805122

LUONG WAI CHUONG  
% MIDTOWN P S  
408 WYNGATE BLVD  
PLANO, TX 750748319

DANA GLOBAL INVESTMENTS INC  
PO BOX 833182  
RICHARDSON, TX 750833182

Z N H CORP  
314 E MAIN ST  
RICHARDSON, TX 750816045

EVERHART DIANA JEANNE  
8 ROYAL OAKS CIR  
DENTON, TX 762105576

SARINANA GUADALUPE &  
ROSA A SARINANA  
326 E MAIN ST  
RICHARDSON, TX 750816059

MAK HING LUNG &  
GUIZHEN CHEN  
327 E MAIN ST  
RICHARDSON, TX 750816046

SHERRILL WENDY DAY  
328 E MAIN ST  
RICHARDSON, TX 750816059

HOUTS JACK E &  
ANITA M HOUTS  
1137 KINGS LN  
MINEOLA, TX 757731009

MAYS ROSANNE L  
330 E MAIN ST  
RICHARDSON, TX 750816059

ABLES EDWARD S  
331 E MAIN ST  
RICHARDSON, TX 750816046

WHITLEY GARY L & MICHELLE M  
1205 WINDSONG TRL  
RICHARDSON, TX 750814455

TAM PAUL &  
CHAN TAM  
111 W MAIN ST  
RICHARDSON, TX 750813332

DALLAS COUNTY OF  
RECORDS BLDG  
DALLAS, TX 75202

SAF 100 N CENTRAL LTD  
18111 PRESTON RD STE 1000  
DALLAS, TX 752526099

HSIEH RICK S C &  
JEAN C  
916 ABRAMS RD  
RICHARDSON, TX 750815036

JACKSON MONTY J & SALLIE R  
PO BOX 830068  
RICHARDSON, TX 750830068

CHINESE CHRISTIAN  
HERALD CRUSADES INC  
48 ALLEN ST  
NEW YORK, NY 100025304

TAHERZADEH HOSSEIN  
511 BIRCH LN  
RICHARDSON, TX 750815625

HARGITAI ALFRED &  
LISA HARGITAI  
664 CAMINO DE LA LUZ  
NEWBURY PARK, CA 913206719

VANETTI BRIAN DALE  
300 NOTTINGHAM DR  
RICHARDSON, TX 750806103

DUHON TERRI B  
2202 BLACKBERRY DR  
RICHARDSON, TX 750823306

RUSSELL CARMEN M  
303 NOTTINGHAM DR  
RICHARDSON, TX 750806104

BESIO PAUL F  
PO BOX 1082  
CANON CITY, CO 812151082

KENNING MARVIN E  
309 NOTTINGHAM DR  
RICHARDSON, TX 750806104

STERRY MICHAEL  
1515 FULLER DR  
DALLAS, TX 752183108

RICHARDSON I S D  
970 SECURITY ROW  
RICHARDSON, TX 750812234

KINDER DAVID LEE  
121 E PHILLIPS ST  
RICHARDSON, TX 750814124

STULTS OVELA M LF EST  
320 E PHILLIPS ST  
RICHARDSON, TX 750814127

MEYER FRANK W  
322 E PHILLIPS ST  
RICHARDSON, TX 750814127

MABRY WM M  
406 ABRAMS RD  
RICHARDSON, TX 750814232

HO STEPHEN K ET AL  
3240 BRETON DR  
PLANO, TX 750255314

MABRY WILLIAM MAX  
406 ABRAMS RD  
RICHARDSON, TX 750814232

MILLS LORI ANN  
334 E PHILLIPS ST  
RICHARDSON, TX 750814127

NGO TIN T  
2110 STONE HOLLOW DR  
ROWLETT, TX 750889426

REITER WAYNE J  
110 E POLK ST  
RICHARDSON, TX 750814131

CTG GROUP LLC  
111 E POLK ST  
RICHARDSON, TX 750814132

RDP LIMITED PARTNERSHIP  
1203 WHITESTONE DR  
PLANO, TX 750944116

EREALTY GROUP LLC  
916 WYNDHAM WAY  
ALLEN, TX 750135366

POLLAN PHIL H FAM LTD PS  
201 E POLK ST  
RICHARDSON, TX 750814134

SUPREME PROPERTIES INC  
4218 BROOKTREE LN  
DALLAS, TX 752876720

AYSHA CORP  
329 E POLK ST  
RICHARDSON, TX 750814139

LUU ANNA PHAM &  
THUAN VINH  
2681 CARNATION DR  
RICHARDSON, TX 750824217

BLACK GARY RAY & LISA M  
PO BOX 830413  
RICHARDSON, TX 750830413

GERAGHTY BRIAN G  
339 E POLK ST APT 3  
RICHARDSON, TX 750814143

QURESHI AMIR M  
C/O BRENT WALLACE CPA  
11719 HINSON RD STE 130  
LITTLE ROCK, AR 722123471

MASSIE EARLENE LIFE EST  
402 E POLK ST  
RICHARDSON, TX 750814260

WORTHINGTON BOBBY J  
403 E POLK ST  
RICHARDSON, TX 750814261

MAHMOOD SAQIB  
404 E POLK ST  
RICHARDSON, TX 750814260

BONHAM JENNIFER L  
405 E POLK ST  
RICHARDSON, TX 750814261

LOPEZ JOHN III  
109 W POLK ST  
RICHARDSON, TX 750814148

HOANG M INVESTMENT  
200 W POLK ST STE B  
RICHARDSON, TX 750814187

TEXAS 4 CS INVESTMENTS GP  
221 W POLK ST STE 200  
RICHARDSON, TX 750814178

B L C CORP  
120 RAYFLEX DR  
RICHARDSON, TX 750813339

BLC INC  
120 RAYFLEX DR  
RICHARDSON, TX 750813339

HAYS CANDY  
500 RIDGEDALE DR  
RICHARDSON, TX 750805612

REYNOLDS FAMILY TRUST THE  
11104 SESAME ST  
DALLAS, TX 75238

EDGHILL MALLORY  
502 RIDGEDALE DR  
RICHARDSON, TX 750805612

ERWIN ALBERT SIDNEY JR & KA  
10942 COUNTY ROAD 905  
PRINCETON, TX 754075257

CARROLL RANDY J  
504 RIDGEDALE DR  
RICHARDSON, TX 750805612

PATTERSON WILLA W  
505 RIDGEDALE DR  
RICHARDSON, TX 750805613

HALLBERG MARSHALL  
413 RORARY DR  
RICHARDSON, TX 750816036

MERCADO MARIA  
414 RORARY DR  
RICHARDSON, TX 750816035

FLOYD MELVIN PHILLIP  
416 ROYAL CREST DR  
RICHARDSON, TX 750816037

FANHAIMAL INVESTMENT LLC  
3406 WHITE OAK DR  
RICHARDSON, TX 750822404

DART  
PO BOX 660163  
DALLAS, TX 752660163

BOSTICK MILTON A REV LIVING  
400 RUSTIC CIR  
RICHARDSON, TX 750805301

GAJIWALA MADAN  
3702 SE 27TH AVE  
AMARILLO, TX 791036524

SCHLENDER RICKLY L  
402 RUSTIC CIR  
RICHARDSON, TX 750805301

PLATE WILLIAM G  
403 RUSTIC CIR  
RICHARDSON, TX 750805321

MUNOZ TOMAS  
404 RUSTIC CIR  
RICHARDSON, TX 750805301

ELSE JAMIE LOUISE  
1300 CHEYENNE DR  
RICHARDSON, TX 750803705

LUCIDO VINCENT D  
406 RUSTIC CIR  
RICHARDSON, TX 750805301

CARMONA VICENTE  
407 RUSTIC CIR  
RICHARDSON, TX 750805321

PAREDES KENNETH ALAN &  
VICTORIA PAREDES  
1881 PRAIRIE DOG RUN  
RICHARDSON, TX 750803455

LINDSEY AUDRY  
409 RUSTIC CIR  
RICHARDSON, TX 750805321

PATTERSON GEORGIA B  
410 RUSTIC CIR  
RICHARDSON, TX 750805301

CARTER JUDITH C  
411 RUSTIC CIR  
RICHARDSON, TX 750805321

HOFMANN CATHY L  
412 RUSTIC CIR  
RICHARDSON, TX 750805301

KILLEN JOHN S  
414 RUSTIC CIR  
RICHARDSON, TX 750805301

THORNE THOMSEN MARK & A Y  
GLORIA Y  
834 CHADWICK PL  
RICHARDSON, TX 750804905

LAGRONE MICHAEL L  
418 RUSTIC CIR  
RICHARDSON, TX 750805301

KELLY PATRICK E  
2504 PRESTONWOOD DR  
PLANO, TX 750938891

MCGUIRE JOSHUA J  
422 RUSTIC CIR  
RICHARDSON, TX 750805301

CARPIO HUGO &  
ACOSTADOMINGO ROSA ELENA  
3134 TEAKWOOD DR  
GARLAND, TX 750445862

HANCOCK WILLIAM H EST OF  
% CYNTHIA HANCOCK  
426 RUSTIC CIR  
RICHARDSON, TX 750805301

BEELEER THOMAS J & RUTH  
428 RUSTIC CIR  
RICHARDSON, TX 750805301

POND SUE & MARC  
430 RUSTIC CIR  
RICHARDSON, TX 750805301

MCNULTY JOHN  
431 RUSTIC CIR  
RICHARDSON, TX 750805321

KWJC & ASSOCIATES LTD  
PO BOX 1437  
CELINA, TX 750091437

CAUWELAERT JEROEN VAN &  
YU JU CHANG  
3625 GRANADA AVE  
DALLAS, TX 752052013

YIM YEE TIM &  
SAU LING TONG  
1605 MORNINGSTAR TRL  
RICHARDSON, TX 750814606

TOWN NORTH AUTOMOTIVE INC  
DBA TOWN NORTH MAZDA  
307 S CENTRAL EXPY  
RICHARDSON, TX 750806307

SSJV LIMITED PARTNERSHIP  
PO BOX 833009  
RICHARDSON, TX 750833000

VALQUEST INC  
351 S SHERMAN ST  
RICHARDSON, TX 750814192

GI VII SHERMAN LP  
C/O EQUITAX PPTY CONSULTANT  
811 RUSK ST STE 101  
HOUSTON, TX 770022811

ORAM JESSICA RENEE & DAVID  
600 SHERWOOD DR  
RICHARDSON, TX 750806123

SEYMOUR CONRAD L  
603 SHERWOOD DR  
RICHARDSON, TX 750806124

SUPREME PLAZA LTD  
7005 CHASE OAKS BLVD STE 20  
PLANO, TX 750255943

SUPREME TERRACE II LLC  
% Y & E INVESTMENT CO  
5930 LBJ FWY STE 400 LB22  
DALLAS, TX 752406372

320 TERRACE LIMITED PS  
106 E MAIN ST  
RICHARDSON, TX 750813327

MCCLURE SAM C. JR LF EST  
%REM ALLEN W MCCLURE  
411 TERRACE DR  
RICHARDSON, TX 750816040

RUTLEDGE VIVIAN J & MICHEAL  
412 TERRACE DR  
RICHARDSON, TX 750816039

RICHARDSON CITY OF  
% CITY MANAGER  
411 W ARAPAHO RD  
RICHARDSON, TX 750804543

MORRIS J E  
1615 DRAKE DR  
RICHARDSON, TX 750813007

SOSEBEE JACK RAY TRUST  
112 OCEAN DR  
RICHARDSON, TX 750813735

SZONTAGH FAMILY LIMITED  
PARTNERSHIP  
205 S TEXAS ST  
RICHARDSON, TX 750814135

SZONTAGH FAMILY LTD PS  
205 S TEXAS ST  
RICHARDSON, TX 750814135

DEGA PROPERTIES LLC  
748 S SHERMAN ST STE 103  
RICHARDSON, TX 750814055

GONZALEZ DANIEL &  
FRANCOISE  
307 PRINCE ALBERT CT  
RICHARDSON, TX 750815059

RICHARDSON CITY OF  
411 W ARAPAHO RD  
RICHARDSON, TX 750804543

KOSTOVSKI ALI K & JOVICA  
319 E TYLER ST  
RICHARDSON, TX 750816042

CARSON SYLVIA STEVENS  
321 E TYLER ST  
RICHARDSON, TX 750816042

ECHOLS STEPHEN & MELANIE  
322 E TYLER ST  
RICHARDSON, TX 750816041

HUGHES JASON D & JENNIFER D  
323 E TYLER ST  
RICHARDSON, TX 750816042

DOWDY TAD & MONTA  
324 E TYLER ST  
RICHARDSON, TX 750816041

WILLS CHARLES RUSKIN  
412 YORKSHIRE DR  
EULESS, TX 760404113

VELIS VASSILE &  
LAUREN  
326 E TYLER ST  
RICHARDSON, TX 750816041

FAULKNER SHERRY A &  
LEWIS L FAULKNER  
328 E TYLER ST  
RICHARDSON, TX 750816041

KRAUS JENNIFER  
330 E TYLER ST  
RICHARDSON, TX 750816041

NALLEY ISABEL  
204 VICKIE DR  
RICHARDSON, TX 750814266

HOLMES MELISSA A  
206 VICKIE DR  
RICHARDSON, TX 750814266

MCMANUS ERNIE W LIFE ESTATE  
208 VICKIE DR  
RICHARDSON, TX 750814266

SAXIONES CYNTHIA A  
210 VICKIE DR  
RICHARDSON, TX 750814266

EZELL HAROLYN  
212 VICKIE DR  
RICHARDSON, TX 750814266

BELL SHAYLA  
214 VICKIE DR  
RICHARDSON, TX 750814266

FIRST PRESBYTERIAN CHURCH  
OF RICHARDSON  
319 LA SALLE DR  
RICHARDSON, TX 750816055

PICKENS GARY W  
500 WESTWOOD DR  
RICHARDSON, TX 750805616

TARWATER ADRIA M &  
ZACHARY H  
501 WESTWOOD DR  
RICHARDSON, TX 750805617

CHRISTAL KATHRYN  
502 WESTWOOD DR  
RICHARDSON, TX 750805616

HERNANDEZ ILKA T  
503 WESTWOOD DR  
RICHARDSON, TX 750805617

TAYLOR RACHEL  
504 WESTWOOD DR  
RICHARDSON, TX 750805616

SPN VENUES LLC  
505 WESTWOOD DR  
RICHARDSON, TX 750805617

FERNANDEZ JOSEPH C & DEVIN  
1226 SEMINOLE DR  
RICHARDSON, TX 750803966

US BANK NATIONAL ASSOCIATIO  
350 HIGHLAND DR  
LEWISVILLE, TX 750674177

WYCOUGH RICK & PAMELA  
508 WESTWOOD DR  
RICHARDSON, TX 750805616



FBC REAL PROPERTIES LLC  
PO BOX 130595  
DALLAS, TX 753130595

PORTER KYLE G & JENNIFER L  
510 WESTWOOD DR  
RICHARDSON, TX 750805616

MORGAN JOHNNIE H  
803 BROOKHURST DR  
RICHARDSON, TX 750805003

POER SALLY H  
512 WESTWOOD DR  
RICHARDSON, TX 750805616

MCCORD ROBERT J & TERESA A  
513 WESTWOOD DR  
RICHARDSON, TX 750805617

REINECK ANDREW P &  
JILL P  
514 WESTWOOD DR  
RICHARDSON, TX 750805616

STOVALL ELIZABETH G  
515 WESTWOOD DR  
RICHARDSON, TX 750805617

KOLB THOMAS A  
516 WESTWOOD DR  
RICHARDSON, TX 750805616

DAVIS JEANNE L  
517 WESTWOOD DR  
RICHARDSON, TX 750805617

OZSVATH ISTVSAN  
414 FALL CREEK DR  
RICHARDSON, TX 750802507

GILLEN SARA B  
519 WESTWOOD DR  
RICHARDSON, TX 750805617

MJCA HOLDINGS LLC  
1312 ANCHOR DR  
WYLIE, TX 750987848

QUEVEDO GUSTAVO L  
521 WESTWOOD DR  
RICHARDSON, TX 750805617

BOICE MARY TELFORD TRUST  
522 WESTWOOD DR  
RICHARDSON, TX 750805616

BROWN LESLIE  
523 WESTWOOD DR  
RICHARDSON, TX 750805617

DUNNEHOO DENNIS  
524 WESTWOOD DR  
RICHARDSON, TX 750805616

NELSON RANI A  
525 WESTWOOD DR  
RICHARDSON, TX 750805617

TURNER SETH A & KELLY A  
526 WESTWOOD DR  
RICHARDSON, TX 750805616

HUGHES JENNIFER L & CHRISTO  
527 WESTWOOD DR  
RICHARDSON, TX 750805617

STRECKER DEBORAH L  
2614 LANCASTER ST  
GARLAND, TX 750442118

ROGERS TAMMY A  
529 WESTWOOD DR  
RICHARDSON, TX 750805617

BERGQUIST FAMILY REVOCABL  
LIVING TRUST  
530 WESTWOOD DR  
RICHARDSON, TX 750805616

KALICH GILBERT F  
531 WESTWOOD DR  
RICHARDSON, TX 750805617

TERRY MATTHEW WAYNE &  
TERRY AMY ROSE LOUISE  
15725 ARTIST WAY APT 11031  
ADDISON, TX 750016081

DIAZ MARIA LUZ GARCIA  
533 WESTWOOD DR  
RICHARDSON, TX 750805617

WHITESSELL VALERIE A  
534 WESTWOOD DR  
RICHARDSON, TX 750805616

STERRETT CHRISTOPHER & HE  
535 WESTWOOD DR  
RICHARDSON, TX 750805617

WALES RACHEL WHITE  
536 WESTWOOD DR  
RICHARDSON, TX 750805616

NEIDELL VICTORIA A C  
537 WESTWOOD DR  
RICHARDSON, TX 750805617

YBARRA MIGUEL R  
600 WESTWOOD DR  
RICHARDSON, TX 750805618

AMES LAUREN E  
601 WESTWOOD DR  
RICHARDSON, TX 750805619

MORENO CLAUDIA M &  
MILAM BILL  
603 WESTWOOD DR  
RICHARDSON, TX 750805619

PRICE ROY D & TRACI S  
605 WESTWOOD DR  
RICHARDSON, TX 750805619

RICHARDSON I S D  
ATTN: MICHAEL LONGANECKER  
970 SECURITY ROW  
RICHARDSON, TX 750812234

RICHARDSON I S D  
ATTN: DR. KAY WAGGONER  
970 SECURITY ROW  
RICHARDSON, TX 750812234

RICHARDSON I S D  
ATTN: MICHAEL LONGANECKER  
400 S GREENVILLE AVE  
RICHARDSON, TX 75081

RICHARDSON I S D  
ATTN: DR. KAY WAGGONER  
400 S GREENVILLE AVE  
RICHARDSON, TX 75081

**ZF 14-34**  
**Main Street-Central**

24 November, 2014

City of Richardson  
Department of Development Services  
P.O.Box 830309  
Richardson, TX 75083

RECEIVED  
NOV 25 2014  
DEVELOPMENT SERVICES

Re: MainStreet/Old Town rezoning.

As resident/homeowners of 121 East Phillips Street since 1945, we oppose the proposed rezoning of our area and our specific block, to mixed-use.

In the 1950's, the city arbitrarily rezoned our block from residential to apartment use, over the objections of our family and almost all other residents of our block. Now, you are proposing to arbitrarily rezone us to mixed-use, to allow the incursion of retail/commercial.

We have participated in every phase of the 'study' commissioned by the city on this rezoning plan, and have opposed it at every step. However, it seems that the city has decided to adopt this plan anyway. We consider this plan, appalling. This Old Town area is unique, and we oppose the creation of a big-city high-rise corridor in this area.

The city's main consideration in zoning SHOULD be the wishes of homeowner residents, first; non-resident property owners, second; and possible future developers, not at all, until they have acquired property and made a request for zoning. Arranging blanket mixed-use zoning of this large area in advance, puts homeowners at a disadvantage, and encourages change to a neighborhood when property residents/homeowners may not want any change. You are dealing with people's homes, and quality of life. In our case, we have lived in our home for 69 years, and take great pleasure from our piece of land, and the open space it contains.

Our block, bounded by Phillips Street, Texas Street, Kaufman Street, and Greenville Avenue (Old Town) is perfectly suited for residential. It should be removed from the overall re-development plan and zoning that you propose. Our block is a natural buffer between the RISD Admin property and football field, and the church, to other business property to the north. There is plenty of land already zoned for retail/commercial, without adding any to it in this area.

If any zoning change is to be made in our area, it should be back to single family residential, but allowing what already exists. Or, to leave it as currently zoned. But it should not be rezoned to allow high-rise, or commercial/retail. Even better, and more in keeping with common sense, the next blocks to the north of Kaufman, to the south side of Polk Street, should also be removed from rezoning.

Any future building in our block should be restricted to a maximum height of two-story, with appropriate setback from homeowners' existing property lines, and we request that this restriction be included in any zoning the city does.

We speak for every resident homeowner in our block. This area is unique in nature, and should be left alone; and certainly be free of the threat of commercial/retail intrusion.

We LIVE here, and have for many decades. My parents chose to live here in 1945, and more recent homeowners chose this area, because of the 'atmosphere' and 'feeling' of this area. Those of us living here, have no wish for this to be turned into a retail or high-rise area. We like the slight rural, small-town feeling this area provides. There is little of that left, in Richardson; and this area is part of Richardson from the very beginning of our town. These are our homes; this is our home; and we wish to have our wishes and opinions heard. The city has no moral right, to encourage other development, when homeowner residents openly oppose it.

Mr. and Mrs. David L. Kinder  
121 Phillips Street  
Richardson, Texas 75081

*David L. Kinder*  
*Rebecca J. Kinder*

November 30, 2014

City of Richardson

Department of Development Services

P.O. Box 830309

Richardson, TX 75083

RECEIVED  
DEC 02 2014  
DEVELOPMENT SERVICES

Re: Main Street/Old Town rezoning.

As resident/homeowner of 122 E. Kaufman St. since 1982, **I oppose the proposed rezoning of our area and our specific block (Kaufman St./Phillips St.) to mixed-use.**

In the 1950's, the city arbitrarily rezoned our block from residential to apartment use, over the objections of most residents of the block. Now, you are proposing to arbitrarily rezone us to mixed-use, to allow the incursion of retail/commercial.

The city's main consideration in zoning firstly should be the wishes of homeowner residents and non-resident property owners. The wishes of possible future developers should not be considered until they have acquired property and made a request for zoning. Arranging blanket mixed-use zoning of this large area in advance puts homeowners at a disadvantage, and encourages change to a neighborhood when property residents/homeowners may not want any change. You are dealing with people's homes and quality of life. In my case, I lived in my home for 27 years, and now my adult daughter and her family live there. We take great pleasure from our piece of land and our home.

**Our block, bounded by Phillips Street, Texas Street, Kaufman Street, and Greenville Avenue (Old Town) is perfectly suited for residential. It should be removed from the overall re-development plan and zoning that you have proposed.** Our block is a natural buffer between the RISD Admin property, football field, and the church, and to other business property to the north. There is plenty of land already zoned for retail/commercial without adding to it from this area.

If any zoning change is to be made in our area, it should be changed back to single family residential, allowing what already exists, or leave it as currently zoned. **It should not be rezoned to allow high-rise or commercial/retail.** Even better, and more in keeping with common sense, the next blocks to the north of Kaufman and to the south side of Polk Street, should also be removed from rezoning.

**Any future building in our block should be restricted to a maximum height of two-story, with appropriate setback from homeowners' existing property lines, and I request that this restriction be included in any zoning the city does.**

**This area is unique in nature, should be left alone, and be free of the threat of commercial/retail intrusion.** I grew up on Phillips St., have lived in my home on Kaufman St. for many years, and now my daughter continues to live there. We have no wish for this area to be turned into a retail or high-rise area. We like the small town feeling that this area provides.

**This is our home, and we wish to have our wishes and opinions heard. The city has no moral right to encourage other development when homeowner/residents openly oppose it.**

Sincerely,

A handwritten signature in cursive script, appearing to read "Leona Kinder Hamrick".

Leona Kinder Hamrick

122 E. Kaufman St.

Richardson, TX 75081

December 12, 2014

To the City of Richardson City Planning Commission

RECEIVED  
DEC 12 2014  
DEVELOPMENT SERVICES

Dear Sir / Madam,

My name is Pat Kinder, and I reside at 5917 Flint Ridge Dr., Flower Mound, Texas 75028. My phone number is 469-939-1146. I am the son of David and Becky Kinder, who reside at 121 E. Phillips St., Richardson, Texas 75081. I am writing in regard to the "ZF 14-34 / Main Street/Central Expressway Form Based Code" zoning proposal.

Throughout the multi-year process that the City of Richardson has undergone to develop a proposed zoning change for the Main Street/Central Expressway area, my family and I have been active participants in the process, and we have repeatedly opposed the proposed zoning changes to our block, as well as part of the proposed zoning for the north side of Kaufman street.

The block I am referring to is the block that is bordered by Phillips Street on the south, Texas Street on the west, Kaufman Street on the north, and Greenville Avenue on the east. The single family homeowners on that block UNANIMOUSLY oppose the proposed zoning changes to that block. The block is currently zoned for multifamily residential use, and it consists of single family homes and one small (16-unit) two-story apartment complex. There is NO COMMERCIAL use on that block, and the proposed "mixed use" zoning which would allow (and encourage) commercial use of our block is opposed by all of the homeowners on that block.

**Our request has been (and remains to be) that our block should be removed from the zoning change proposal. If our block is not removed from the zoning change proposal, then our block should be zoned only for single family residential with a height limitation of 2 stories. Whether or not our block is removed from the zoning change proposal, the zoning for the north side of Kaufman Street should restrict building heights to no greater than 2 stories, as that would be consistent with the project team's stated intent of not allowing buildings higher than 2 stories across the street from single family residences. I have attached a page at the end of this letter detailing my concerns and my recommended changes to the currently proposed zoning for our neighborhood.**

In my professional life, I am a Director of a team of project managers and consultants. I know the importance of defining a project's scope correctly. In my opinion, the inclusion of our block in the proposed zoning change is an error in project scope. Our block is residential. Our residents do not want to sell their homes. They do not want commercial entities to be allowed to encroach into their neighborhood. Our block is unique; other than our block, there is no block included in the zoning proposal that is purely residential in nature. Our block should not be included in a broad-based "form based code." To include it is tantamount to the City of Richardson deciding to exercise "eminent domain" rights. In fact, during multiple open community forums where Richardson residents were invited to City Hall to comment on the zoning proposals, there were maps showing McKinney Street being extended directly through the heart of our block. Such an extension of McKinney Street was not shown as a "Future Street" and designated by a "dashed line" on the map – it was shown on the maps as if it were in existence today. Such an extension of McKinney Street could not happen without destroying my parents' home at 121 E. Phillips Street and my aunt's house at 122 E. Kaufman Street. As both my parents and my aunt have repeatedly indicated that they have no intention to sell their property, such a depiction of a McKinney Street extension shows blatant disregard for the wishes of the homeowners and indicates that "eminent domain" is a possibility. Such a representation was also misleading to those from the public that were in attendance at the public forums and that were providing feedback on potential uses for my family's land.

I wish the following question would have been asked by the project team while they were collecting input from the public:

Question: "Given that the block bounded by Kaufman, Greenville, Phillips, and Texas streets does not today and has never in the past had any commercial businesses located on it, and given that there are multiple existing single-family residences on that block, and given that the homeowners of those single-family residences (all of whom have owned their homes for more than a decade) unanimously oppose re-zoning the block to allow any commercial businesses to locate on that block, do you support a proposal to remove that block from the city's current re-zoning initiative?" That is a question that accurately reflects what we (the homeowners) are proposing, and I believe a strong majority of Richardson residents would support that proposal if they had been asked that question. When we were participating in the public planning sessions and would explain to participants what is currently located on our block, and where the streets actually exist (vs. the inaccurate representations on the maps that were being shown), and that the homeowners on our block have no intention of selling their property, the participants with whom we were speaking would agree with us that our block should not be re-zoned. However, most of the participants did not know that there were homes on our block, and that homeowners did not want the proposed zoning changes.

I believe it is important to provide some context regarding those who live in the homes on that block.

Mr. Kelly Jacobs lives in the home at 114 Kaufman St. He has owned it since 1996 (18 years). He has been a wonderful neighbor. He has made numerous improvements to his home and property. His daughter was actually born at his home, and Mr. Jacobs intends to keep his home and keep it in his family.

Mr. Bobby Connelly lives in the home at 126 E. Kaufman St. He has owned it since 1999 (15 years). He has been a great neighbor. He has made improvements to his home and property, and he plans to keep his home and not sell out and move.

Ms. Leona Hamrick (my aunt) owns the home at 122 E. Kaufman St. She has owned it since 1987 (27 years). She has made numerous improvements to her home and property, and she plans to keep her home in the family. Her daughter, son-in-law, and granddaughter currently live there. My aunt is a graduate of Richardson High School, and she is a nurse.

David and Becky Kinder (my parents) own the home at 121 E. Phillips St. They have made numerous improvements to their home and property. My grandparents owned the property before my parents, and my dad (David) has lived there since the mid-1940s (70 years). My grandfather worked for decades at Restland on Greenville Avenue. Most of the beautiful trees that you see growing in Restland Cemetery were planted by my grandfather, and both he and my dad tended to those trees and ensured they grew. My dad graduated near the top of his class at Richardson High School in 1960. He worked in civil service for the Richardson Post Office for approximately 37 years, and he was a U.S. Army 12th Special Forces Airborne sergeant as well. My mom worked for many years as a Richardson ISD cafeteria manager and worker at Terrace Elementary School and West Junior High School. My dad coached my baseball teams and my sister's softball teams in the Richardson Sports Incorporated league.

I graduated from Richardson High School as the salutatorian of my class in 1990. I attended the University of Texas at Austin and graduated in 1994 with a Bachelor of Science degree in Chemical Engineering. I graduated with "Highest Honors." In 2010 I earned an MBA from the University of North Texas and was named "Outstanding Graduate Student in Strategic Management" for 2010. I live in the area because I want to be close to my family. I am a regular participant in the City of Richardson Corporate Challenge (my company has won the gold medal in our division each of the past 3 years). I have coached my son's baseball teams and my daughter's softball teams for many years. I am successful in life because of my parents, and my upbringing, and my education, and growing up at 121 E. Phillips St. played a huge role in who I am. My wife, Robin Kinder, also graduated from Richardson High School in 1990. Robin attended Austin College in Sherman and earned a Bachelor and Master degrees there. She is a teacher. My wife and I will celebrate our 20<sup>th</sup> wedding anniversary in January, 2015.



My sister, Carie Juettner, graduated from Richardson High School in 1995, attended the University of Texas at Austin, and earned her degree in 1999 and became a teacher, poet, and writer.

My son, Austin Kinder, recently auditioned for and was accepted into the Lone Star Youth Winds and will be practicing and performing with that wind orchestra in Richardson in 2015.

Both my son, Austin, and my daughter, Caitlin, love spending time in Richardson at my parents' home and my aunt's home. My children invite friends from Flower Mound to come to Richardson to spend time there because they, too, recognize what a special place we have in Richardson.

I played varsity baseball at Richardson High School and was featured in an article in the Richardson newspaper in 1990 that was titled "A Salute to RHS' Salutatorian." Part of that article spoke to the special nature of my family's home and property. It was (and remains) a place where many family and friends gather on special occasions and many other times during the year. Every Easter, we have a huge Easter egg hunt in our back yard that includes 4 generations of family members from our extended families, and which also includes friends that come from out of town. Every October for more than 50 years, we have hosted a big Halloween party that draws friends and family members from multiple cities. And we enjoy Thanksgiving, and Christmas, and birthdays, and just regular days of the year spending time at our home, and in our back yard. We swing on tree swings. We play in tree forts. We have campfires and cookouts. We see tons of lightning bugs in our back yard every year. We have red oak, live oak, pecan, and hackberry trees that are so large you can't come close to reaching all the way around their trunks. All of those things make our home, and the other homes on our block, a special place. We don't need a City of Richardson project team to draw an orange asterisk on our block (shown along Texas Street in the current zoning proposal) to talk about the potential for a future "Special Site" (whatever that might be). We already **KNOW** that we have a special site; it is our homestead, and we plan to keep it and pass it down to future generations. My grandparents already passed it down to my parents, who plan to pass it down to my sister and me, and we plan to pass it down to my children. It is similar to having a family farm that would be passed down through the generations.

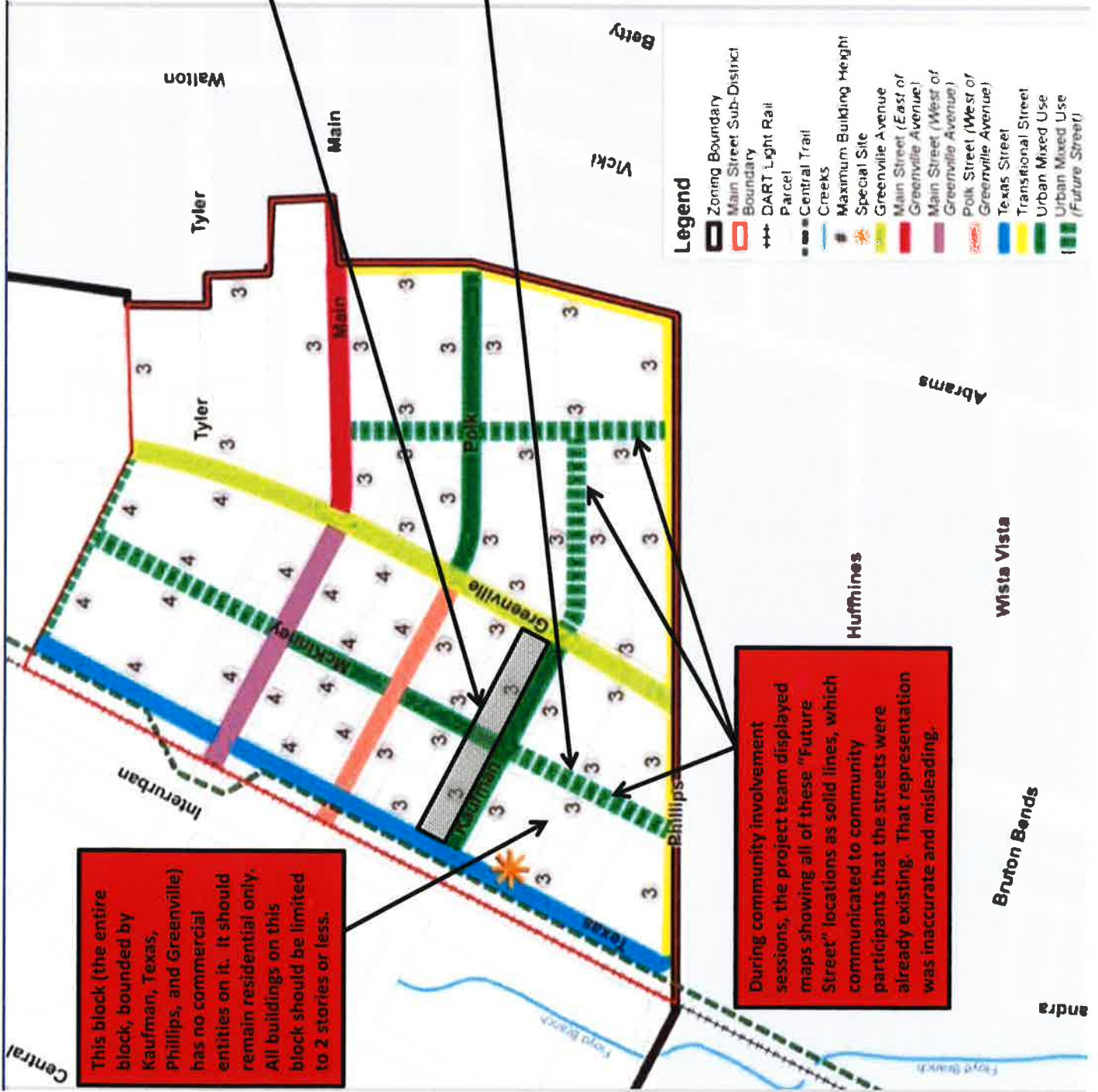
We have demonstrated through decades of time that we are good citizens, that we are actively involved in the Richardson community, and that we are the kind of people that the City of Richardson wants to have as residents. My grandfather helped make Restland Cemetery the beautiful place that it is. My father was a civil servant in Richardson and served in the military, and now works for a company that supplies audiovisual equipment to schools. My mother raised my sister and me and served in the Richardson ISD. My aunt is a nurse. My wife and my sister are both teachers. I have an engineering

degree. Those are the kinds of professions that people want their children to pursue (civil servants, military personnel, medical professionals, teachers, engineers). We will continue to own and take care of the property on our block. We are asking for you to hear our concerns about the planned zoning, and to realize that allowing commercial entities to build on our block, and to allow buildings as high as 3 stories, would significantly detract from our quality of life. There are plenty of areas within the scope of the planned zoning changes that are already zoned for commercial use, and that already have businesses occupying them. Concentrate the zoning and redevelopment efforts there, rather than destroying the neighborhood we have cultivated and preserved for decades. Our block is a special, unique place, and we have a vision for it. The City of Richardson should rest assured and be happy – the future is bright for our block. We're doing the right things. We've done the right things for generations before us, and are planning to do the right thing for generations after us. We plan to keep our properties in the family, and continue to be good citizens and good neighbors. We are asking for you to help us sustain the quality of life that we have earned through decades of good citizenship and good stewardship of our land and properties.

Thank you for your consideration, and please take action on my concerns and recommendations. Please call me at 469-939-1146 if you have any questions or would like to discuss my comments with me.

A handwritten signature in blue ink that reads "Pat Kinder". The signature is written in a cursive, flowing style.

Pat Kinder



This block (the entire block, bounded by Kaufman, Texas, Phillips, and Greenville) has no commercial entities on it. It should remain residential only. All buildings on this block should be limited to 2 stories or less.

Buildings on the north side of Kaufman Street should be limited to 2 stories or less, because the south side of Kaufman Street consists of single family homes.

To extend McKinney Street through the heart of this block as is proposed here, you would have to destroy the homes located at 121 E. Phillips St. and 122 E. Kaufman St., both of which are owned by my family (my parents and my aunt). Neither my parents nor my aunt have any plans to ever sell their property; they plan to pass it down to their children. Therefore, this "vision" for what the block could become is not realistic unless the City of Richardson plans to use "eminent domain" to seize the property.

During community involvement sessions, the project team displayed maps showing all of these "Future Street" locations as solid lines, which communicated to community participants that the streets were already existing. That representation was inaccurate and misleading.

- Legend**
- Zoning Boundary
  - Main Street Sub-District Boundary
  - Parcel
  - DART Light Rail
  - Central Trail
  - Creeks
  - Maximum Building Height
  - Special Site
  - Greenville Avenue
  - Main Street (East of Greenville Avenue)
  - Main Street (West of Greenville Avenue)
  - Polk Street (West of Greenville Avenue)
  - Texas Street
  - Transitional Street
  - Urban Mixed Use
  - (Future Street)



Main Street Sub District - Speaker Inconsistency on Web Video from Meeting

DEGA

to:

MainCentralStudy

12/05/2014 05:37 PM

Cc:

"Mr. Don Magner"

Hide Details

From: "DEGA" <daniel@dega.com>

To: <MainCentralStudy@cor.gov>,

Cc: "Mr. Don Magner" <don.magner@cor.gov>

History: This message has been replied to.

1 Attachment



City of Richardson - Central Main Corridor PLOT 12-2014.pdf

Hello City of Richardson,

I just watched on-line the Main Street Sub District meeting that took place last Tuesday. I echo the sentiment of many that you are doing an excellent job.

Two items I would love to share with you:

1. Even though my heart goes out to the older gentleman and his son (both spoke against) that live on Phillips St.; they are not speaking the truth when they say "unanimously" everyone in their square block disagrees with the City's vision for this area. I own 301, 305, 309 and 311 S Texas Street. There is 1 lot that has apartments, 1 lot that is an empty parking lot and 1 lot for sale. That only leaves 4 lots remaining in this square block, which apparently he owns 1 of them and his sister owns the other. I want it to be known to the Council that as the owner of 4/11<sup>th</sup> of this block (if you include the other 3 lots that makes us 64% of the block), these gentlemen did not speak the truth when they said that everyone in this square block is against the City's vision. In addition, these gentlemen do not have any right to speak on my behalf.
2. I have travelled to more than 60 countries and I have seen great development in all continents. I hope the City of Richardson takes a World Class Macroview of this area and pushes everyone to create a second to none Downtown Richardson that people around the Globe will speak about. Pls don't be bugged down with micro-specifics, but instead focus great energy on the big picture !!!

Sincerely,

Daniel Aboy Gonzalez  
 DEGA-In House Export Director  
 748 South Sherman Street, Suite 103  
 Richardson, Texas 75081-4055  
 + 972-479-0333-Tel.  
 + 972-479-0336-Fax  
 For Top Quality Tank and Trailers Products, visit [www.dega.com](http://www.dega.com)