

City Council Work Session Handouts

September 14, 2015

- I. Review and Discuss Zoning File 15-23

- II. Review and Discuss the U.S. 75 Intersection Improvements

Agenda Item 5
ZONING FILE 15-23
Planned Development
(RISD Operations Center)

ZF 15-23

DART Light Rail



**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 15-23 Zoning Map

Updated By: shacklette, Update Date: August 3, 2015
File: DS\Mapping\Cases\2015\ZF1523\ZF1523 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 15-23



**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 15-23 Aerial Map

Updated By: shacklette, Update Date: August 3, 2015
File: D:\Mapping\Cases\212015\ZF1523\ZF1523 ortho.mxd

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Tiffany Trl

Tall Oaks Ln

Abrams Rd



Subject Property

Greenville Ave





Oblique Aerial
Looking East

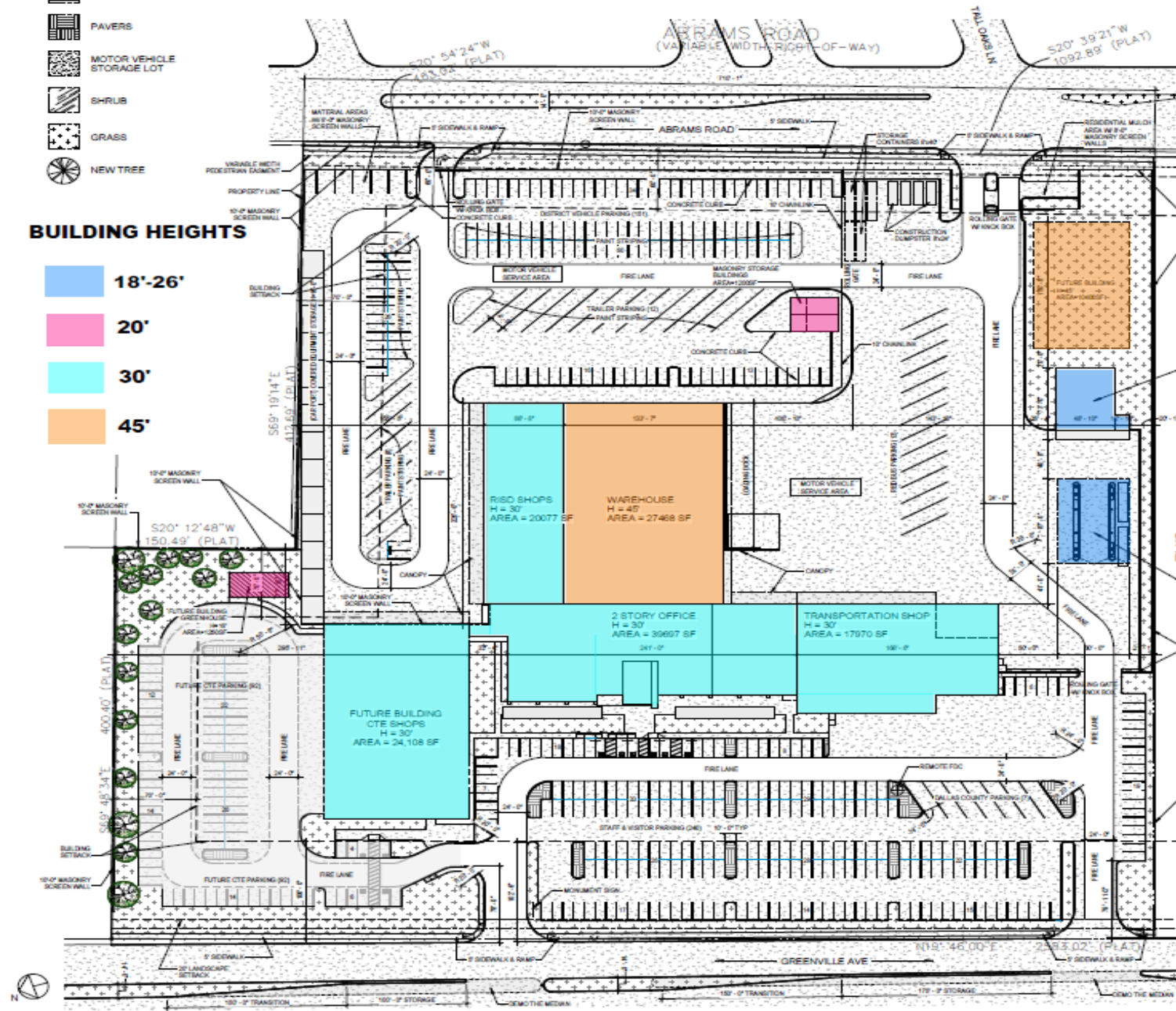


LEGEND

-  CANOPY
-  PAVERS
-  MOTOR VEHICLE STORAGE LOT
-  SHRUB
-  GRASS
-  NEW TREE

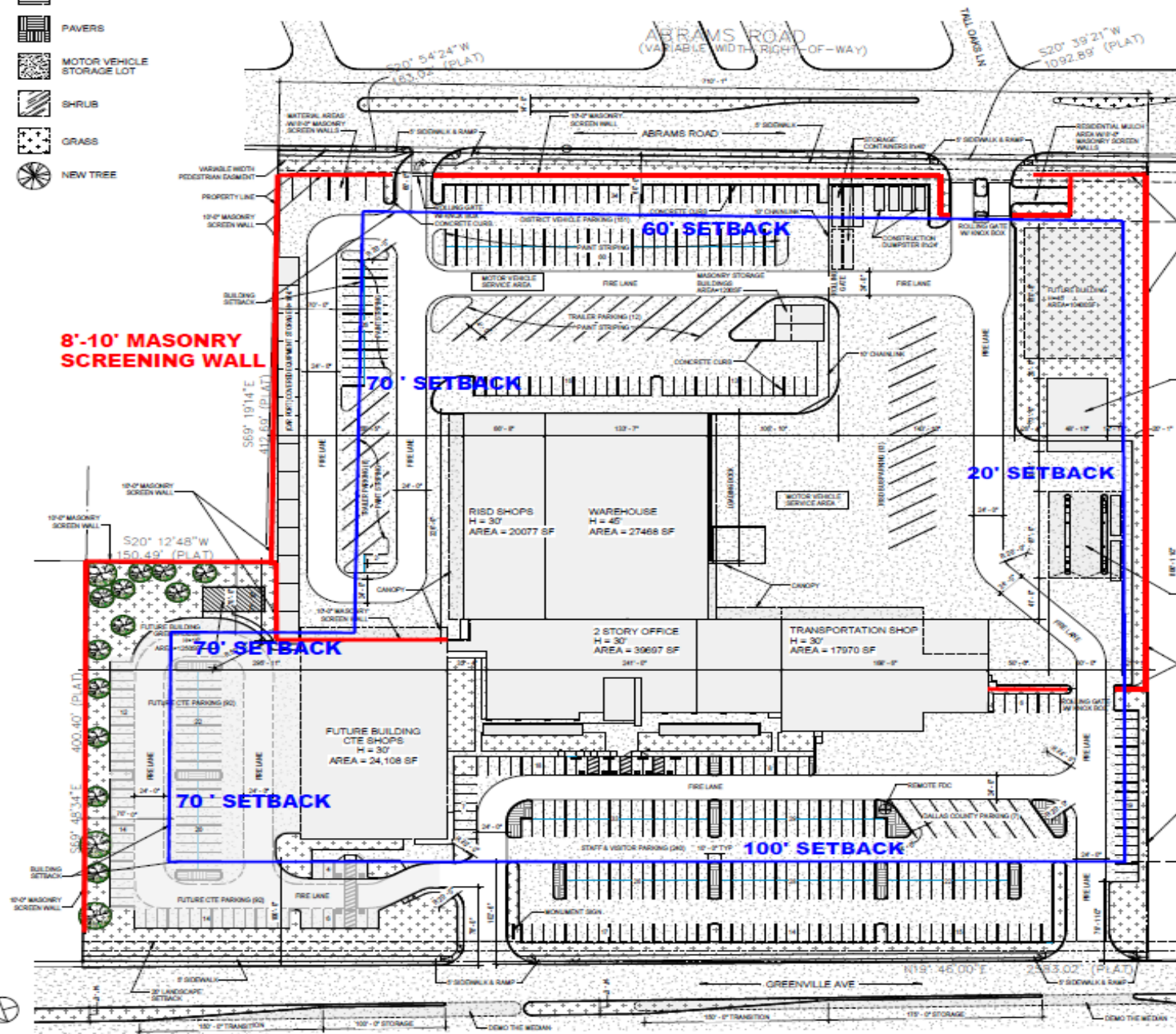
BUILDING HEIGHTS

-  18'-26'
-  20'
-  30'
-  45'



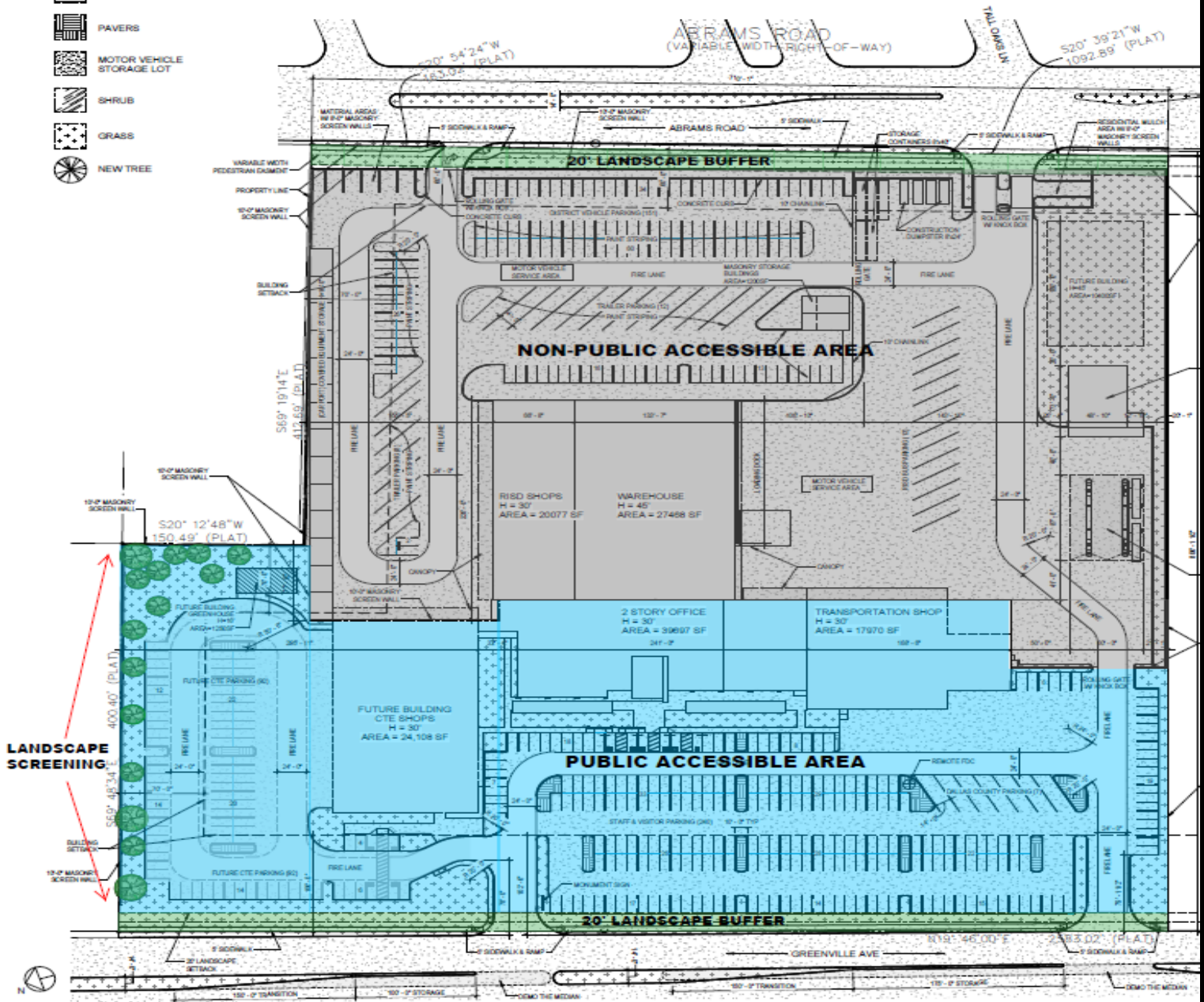
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LEGEND

- CANOPY
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- SHRUB
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- NEW TREE



1 COMPOSITE SITE PLAN
1" = 50' 0"

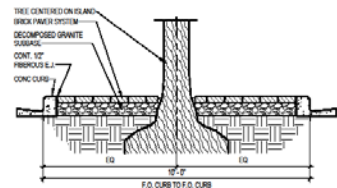
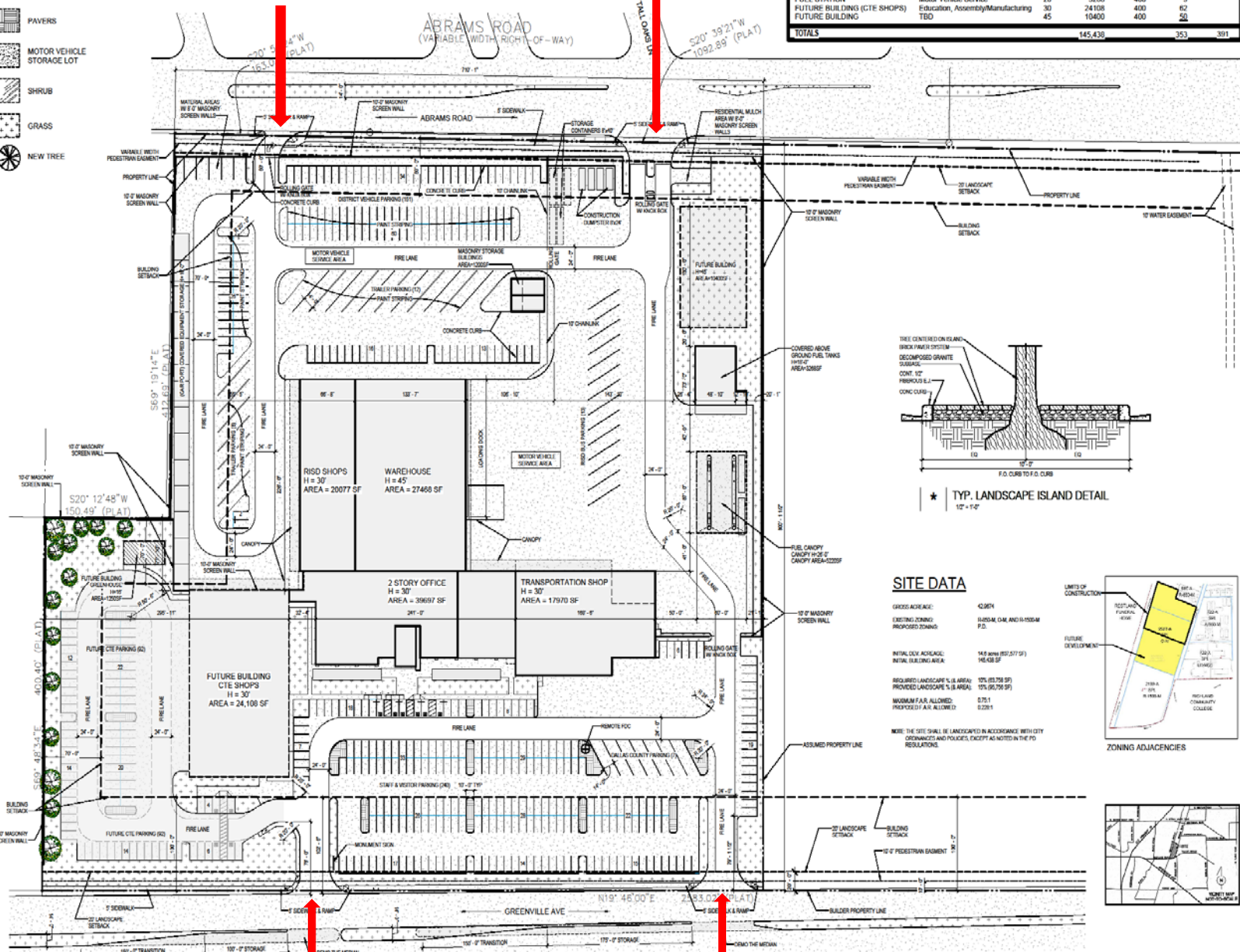
LEGEND

- CANOPY
- PAVERS
- MOTOR VEHICLE STORAGE LOT
- SHRUB
- GRASS
- NEW TREE

RT OUT ONLY DRIVEWAY

DRIVEWAY

| BUILDING | USE | HEIGHT (ft) | AREA (sf) | PARKING FACTOR | REQD. PARKING | PROVIDED PARKING |
|-----------------------------|-------------------------------------|-------------|----------------|----------------|---------------|------------------|
| OFFICE (2 STORY) | Office, Print Shop | 30 | 39697 | 400 | 100 | |
| RISD SHOPS (2 STORY) | Assembly/Manufacturing | 45 | 20077 | 400 | 50 | |
| WAREHOUSE | Warehouse | 45 | 27468 | 1000 | 28 | |
| TRANSPORTATION SHOP | Motor Vehicle Service/Repair | 30 | 17970 | 400 | 45 | |
| STORAGE | Storage of fertilizer and pesticide | 20 | 1200 | 400 | 3 | |
| GREEN HOUSE | Storage | 20 | 1250 | 400 | 3 | |
| FUEL STATION | Motor Vehicle Service | 20 | 3268 | 400 | 9 | |
| FUTURE BUILDING (CTE SHOPS) | Education, Assembly/Manufacturing | 30 | 24108 | 400 | 62 | |
| FUTURE BUILDING | TBD | 45 | 10400 | 400 | 20 | |
| TOTALS | | | 145,438 | | 353 | 301 |



*** TYP. LANDSCAPE ISLAND DETAIL**
12'-1'-0"

SITE DATA

| | |
|---------------------------------|-------------------------------|
| GRID ACRES: | 0.281 |
| EXISTING ZONING: | RS(AM) O.M. AND H-2000 M.P.D. |
| PROPOSED ZONING: | |
| INITIAL DRY ACRES: | 14.8 acres (85,517 SF) |
| INITIAL BUILDING AREA: | 186,438 SF |
| REQUIRED LANDSCAPE % (B AREAL): | 10% (8,578 SF) |
| PROVIDED LANDSCAPE % (B AREAL): | 10% (8,708 SF) |
| MAXIMUM F.A.R. ALLOWED: | 0.751 |
| PROPOSED F.A.R. ALLOWED: | 0.281 |

NOTE: THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH CITY ORDINANCES AND POLICES, EXCEPT AS NOTED IN THE PD REGULATIONS.



RICHARDSON ISD - OPERATIONS CENTER
1132 ABRAMS ROAD
RICHARDSON, TEXAS

OWNER
MICHAEL LONGNECKER
1900
400 S. Greenbills Ave
Richardson, TX 75081
409-580-0000 P

APPLICANT
KEN FOSSEBER, RA
PRK
14001 Dallas Pkwy, #400
Dallas, TX 75240
972-239-1833 P
972-233-1373 F

PROJECT NUMBER
15103
ORIGINAL SUBMISSION DATE
AUGUST 3RD, 2015

VERSIONS

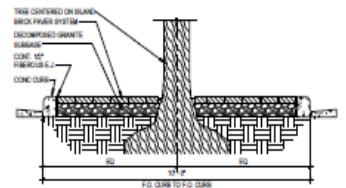
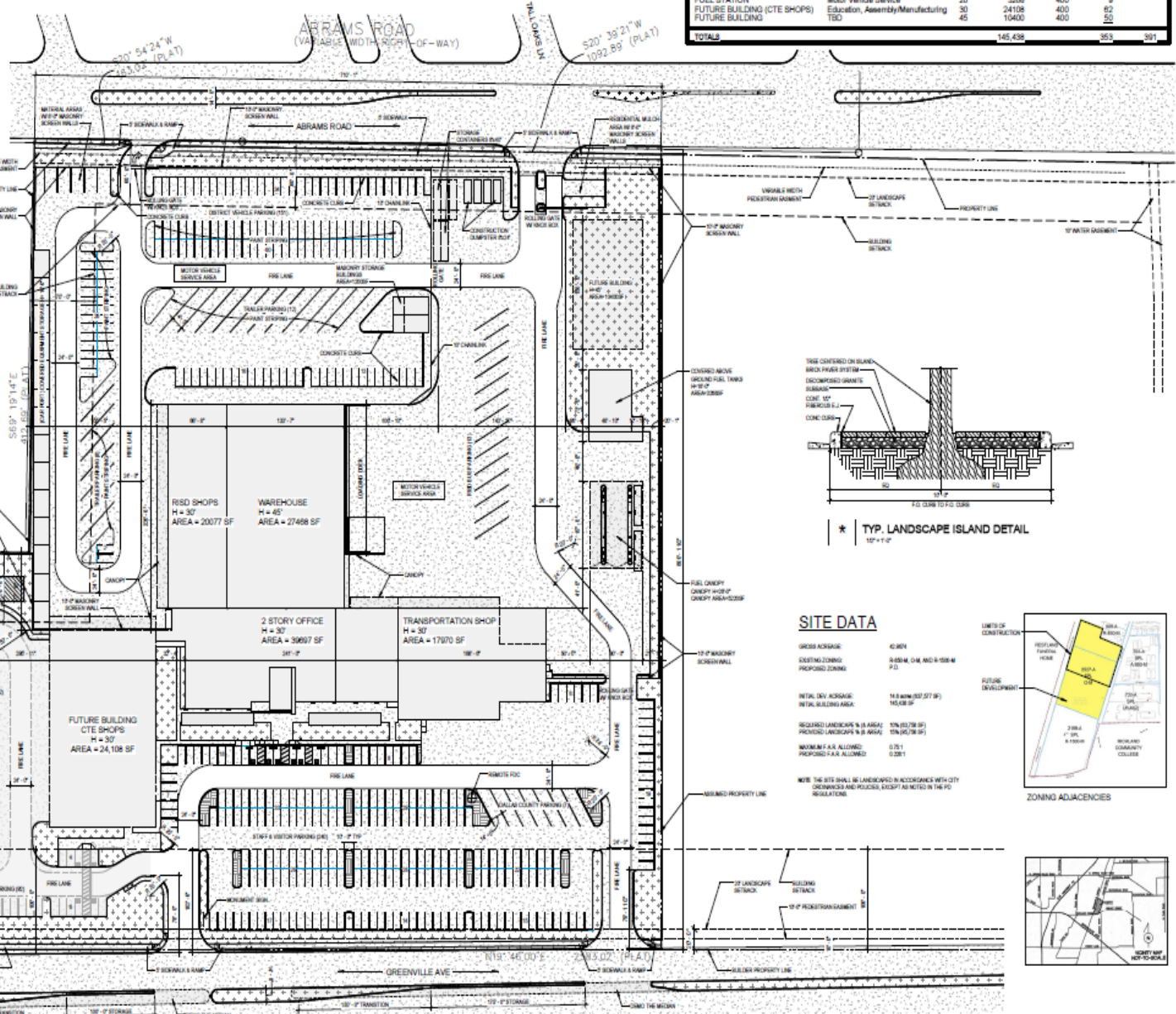
ZONING EXHIBIT

B1

LEGEND

- CANOPY
- PAVERS
- MOTOR VEHICLE STORAGE LOT
- SHRUB
- GRASS
- NEW TREE

| BUILDING | USE | HEIGHT (F) | AREA (SF) | PARKING FACTOR | REQD. PARKING | PROVIDED PARKING |
|-----------------------------|-------------------------------------|------------|-----------|----------------|---------------|------------------|
| OFFICE (2 STORY) | Office, Print Shop | 30 | 39697 | 400 | 100 | 100 |
| RISD SHOPS (2 STORY) | Assembly/Manufacturing | 45 | 20077 | 400 | 52 | 52 |
| WAREHOUSE | Warehouse | 45 | 27498 | 1000 | 29 | 29 |
| TRANSPORTATION SHOP | Motor Vehicle Service/Repair | 30 | 17970 | 400 | 45 | 45 |
| STORAGE | Storage of fertilizer and pesticide | 20 | 1200 | 400 | 3 | 3 |
| GREEN HOUSE | Storage | 20 | 1250 | 400 | 3 | 3 |
| FUEL STATION | Motor Vehicle Service | 20 | 1208 | 400 | 9 | 9 |
| FUTURE BUILDING (CTE SHOPS) | Education, Assembly/Manufacturing | 30 | 24108 | 400 | 62 | 62 |
| FUTURE BUILDING | TBD | 45 | 10400 | 400 | 20 | 20 |
| TOTALS | | | 145,438 | | 353 | 301 |



* TYP. LANDSCAPE ISLAND DETAIL
12" x 12"

SITE DATA

- GROSS ACREAGE: 4.08 AC
- EXISTING ZONING: R-4534M, D-14 AND R-1534M P.D.
- PROPOSED ZONING: P.D.
- NETAL DRY ACREAGE: 16.8 acre (67,577 SF)
- NETAL BUILDING AREA: 162,038 SF
- REQUIRED LANDSCAPE (% B. AREA): 10% (14,578 SQ)
- PROPOSED LANDSCAPE (% B. AREA): 10% (14,578 SF)
- MAXIMUM F.A.R. ALLOWED: 0.751
- PROPOSED F.A.R. ALLOWED: 0.281

NOTE: THE SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH CITY ORDINANCES AND POLICES, EXCEPT AS NOTED IN THE PD REGULATIONS.



ZONING ADJACENCIES



RICHARDSON ISD - OPERATIONS CENTER
1132 ABRAMS ROAD
RICHARDSON, TEXAS

OWNER
MICHAEL LONGMECKER
P.O. BOX
400 S. Greenville Ave
Richardson, TX 75081
469-588-0000 P

APPLICANT
KEN REISLER, RA
P.O. BOX
14001 Dallas Pkwy, #400
Dallas, TX 75240
972-255-1528 P
972-255-1373 F

PROJECT NUMBER: 15105
DRAWN: SHAMBERG/DAVE
AUGUST 3RD, 2015

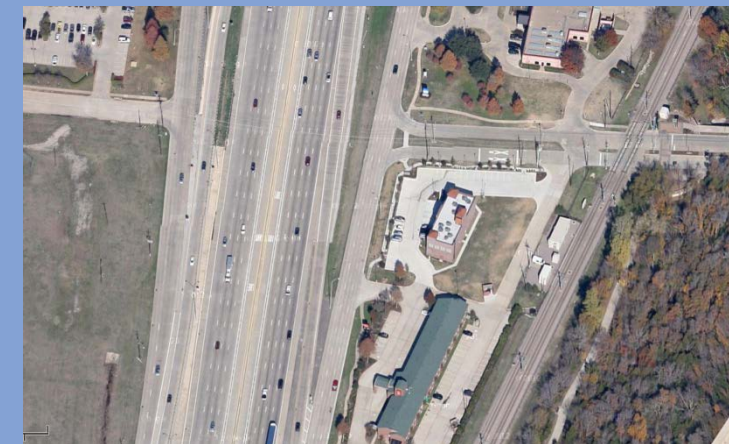
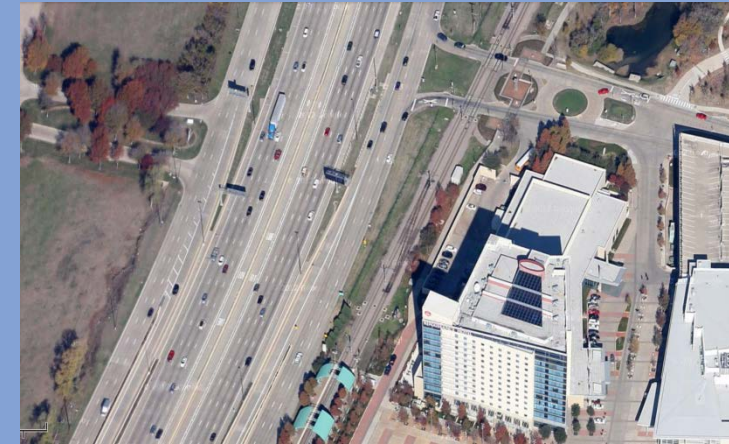
ZONING EXHIBIT

B1

C:\Users\shamberg\Documents\15105 - RICHARDSON ISD - OPERATIONS CENTER.dwg
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TxDOT US 75 Frontage Road Improvements

Richardson City Council
September 14, 2015

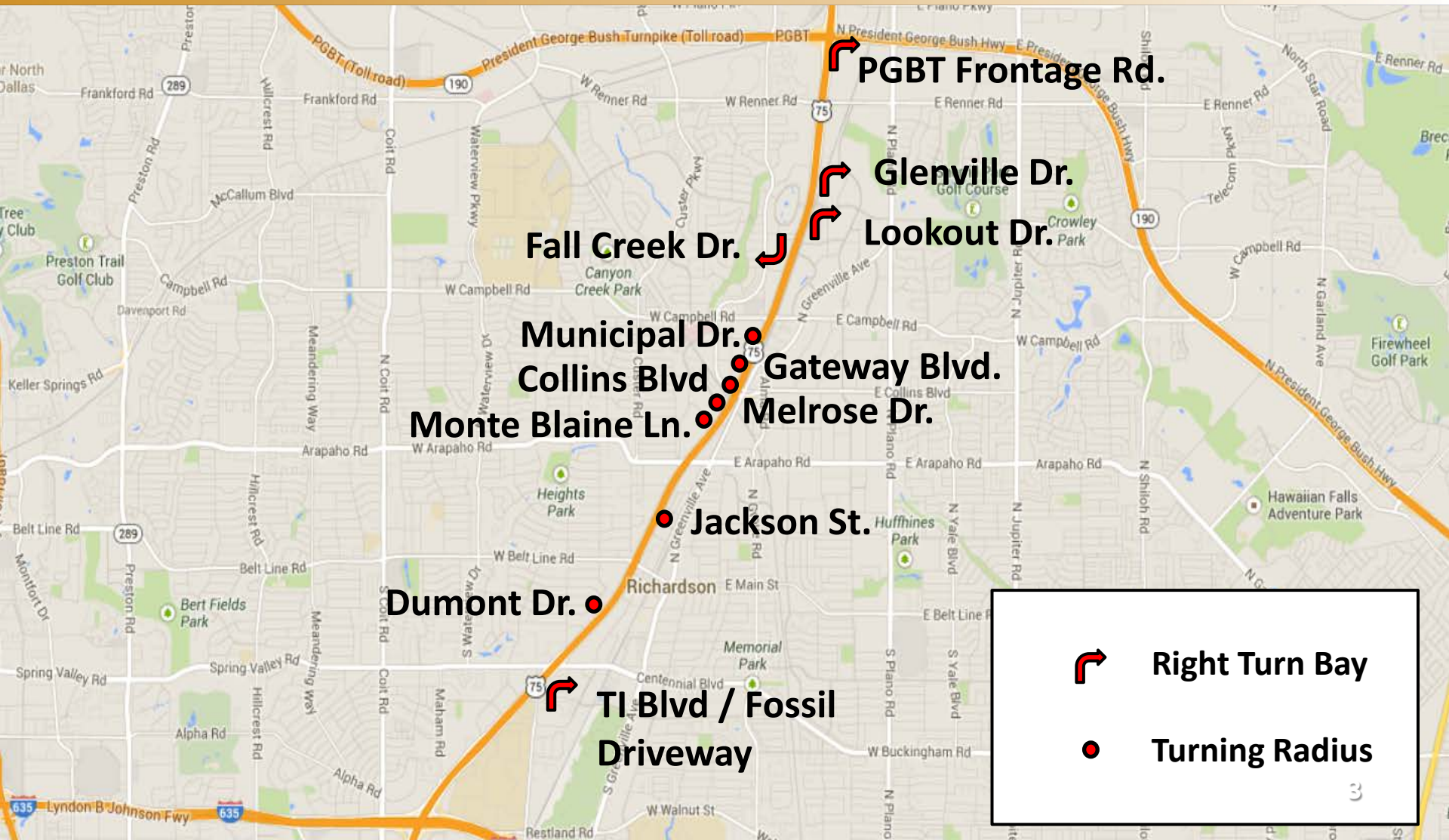




Background

- 2000 – City Staff listed US 75 Frontage Road improvements as a future need.
- 2002 – NCTCOG call for projects for a Strategic Programming Initiative. US 75 Frontage Road improvements were submitted and approved by RTC.
- 2013 - TxDOT completed design and began working on utility relocations and ROW acquisition which is nearly complete.
- 2015 – TxDOT is almost ready to begin construction. Work is anticipated to begin in November of 2015

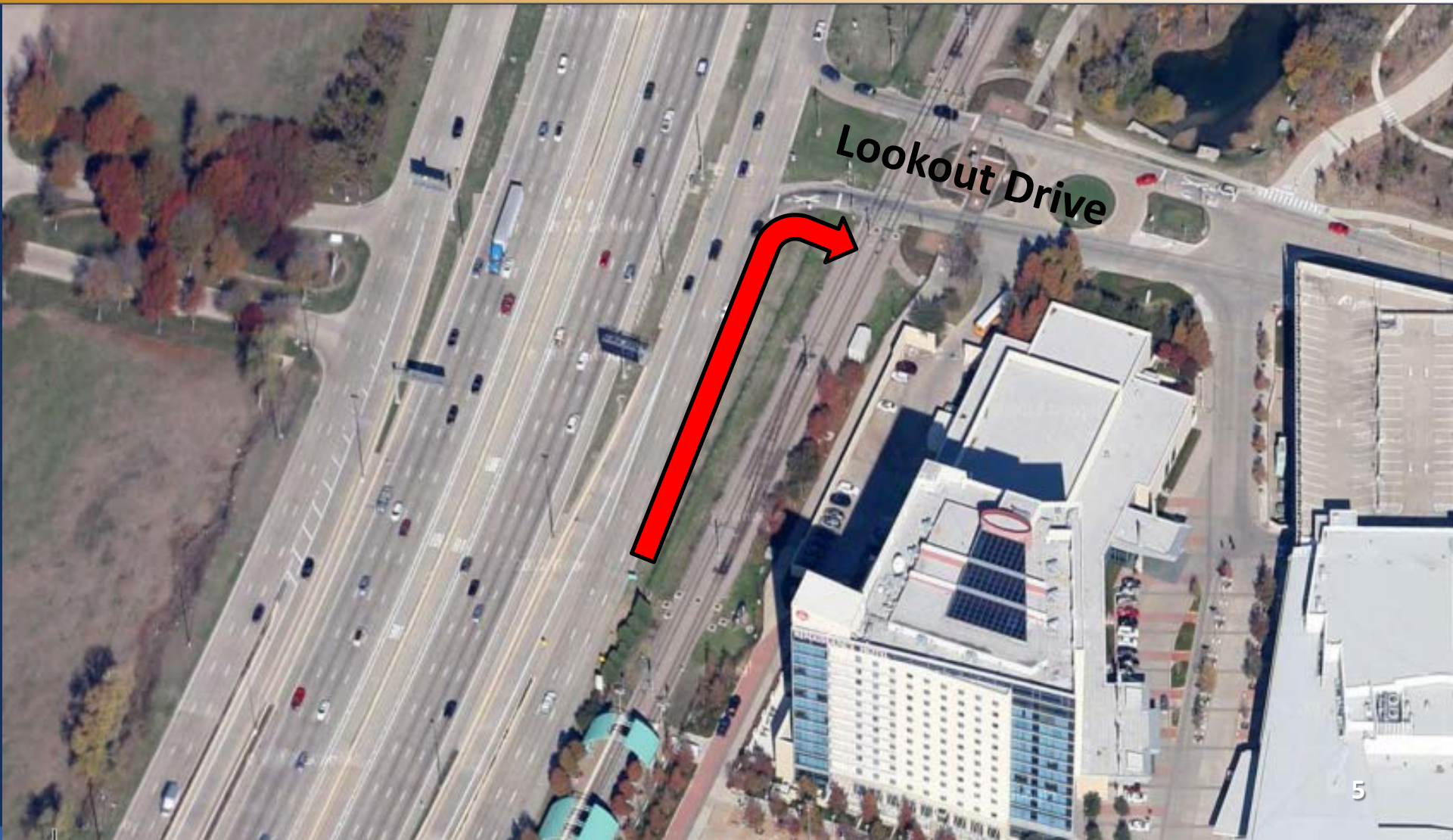
Improvement Locations



RT Bay – TI Blvd and Fossil



RT Bay – Lookout Drive

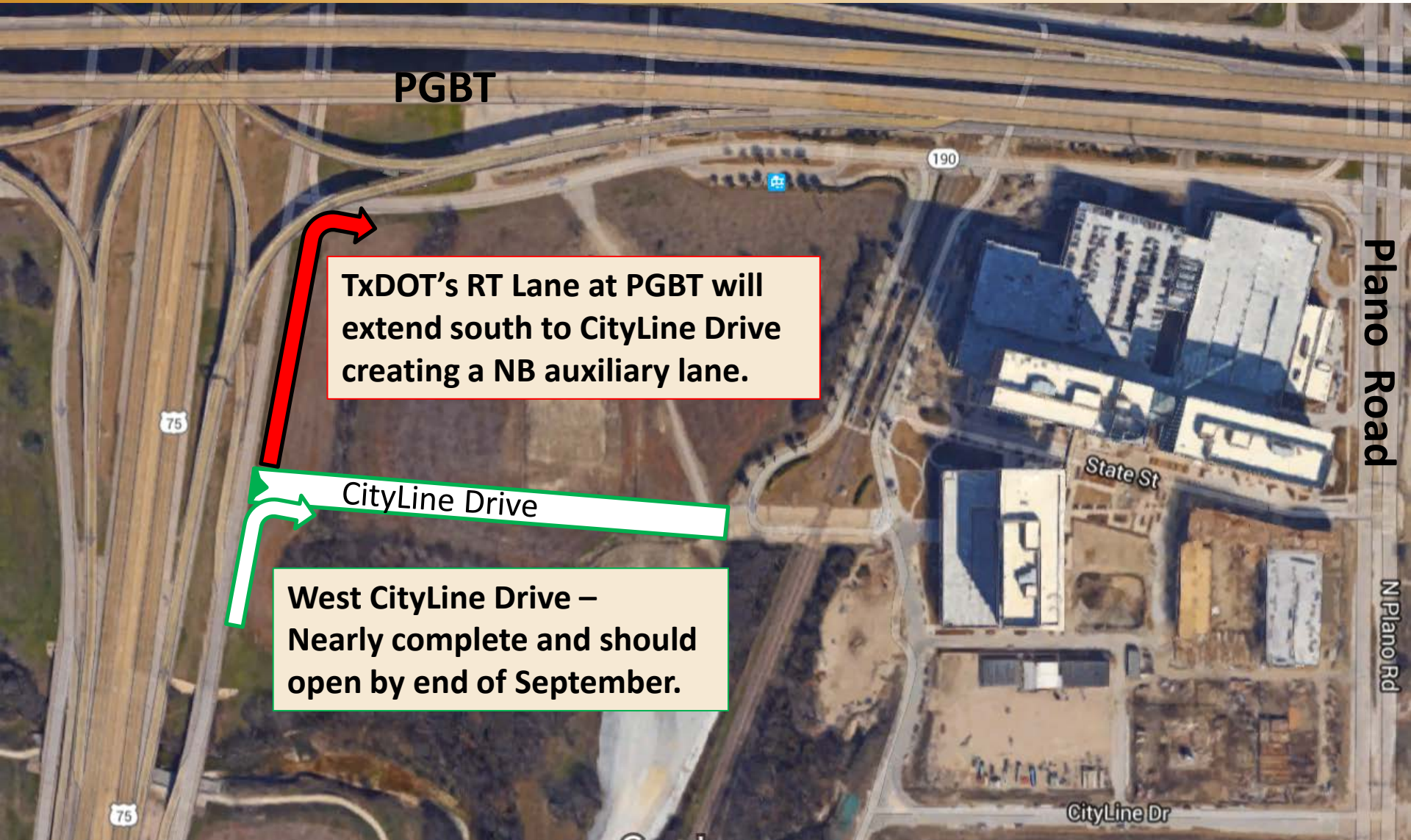


RT Bay – Glenville Drive



Glenville Drive

RT Bay – PGBT Frontage Road



PGBT

TxDOT's RT Lane at PGBT will extend south to CityLine Drive creating a NB auxiliary lane.

CityLine Drive

West CityLine Drive – Nearly complete and should open by end of September.

Plano Road

NPlano Rd

State St

CityLine Dr

75

190

75

RT Bay – Fall Creek Drive



Fall Creek Drive

Turning Radii – Gateway, Collins & Melrose



Estimated Cost and Funding Shares

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

ROW Acquisition and Utility Relocation

- City was required to pay for 10% of the ROW cost and Utility Relocation on this project.
- TxDOT's preliminary estimate is conservative.
- City paid for its' share of the estimated cost up front (\$220,000 in FY 2014).
- TxDOT will reimburse City for any funds not utilized for actual ROW acquisition or utility relocations.



Next Steps

- Construction is anticipated to begin by the end of 2015
- Construction completion anticipated by end of 2016
- Update Council as needed