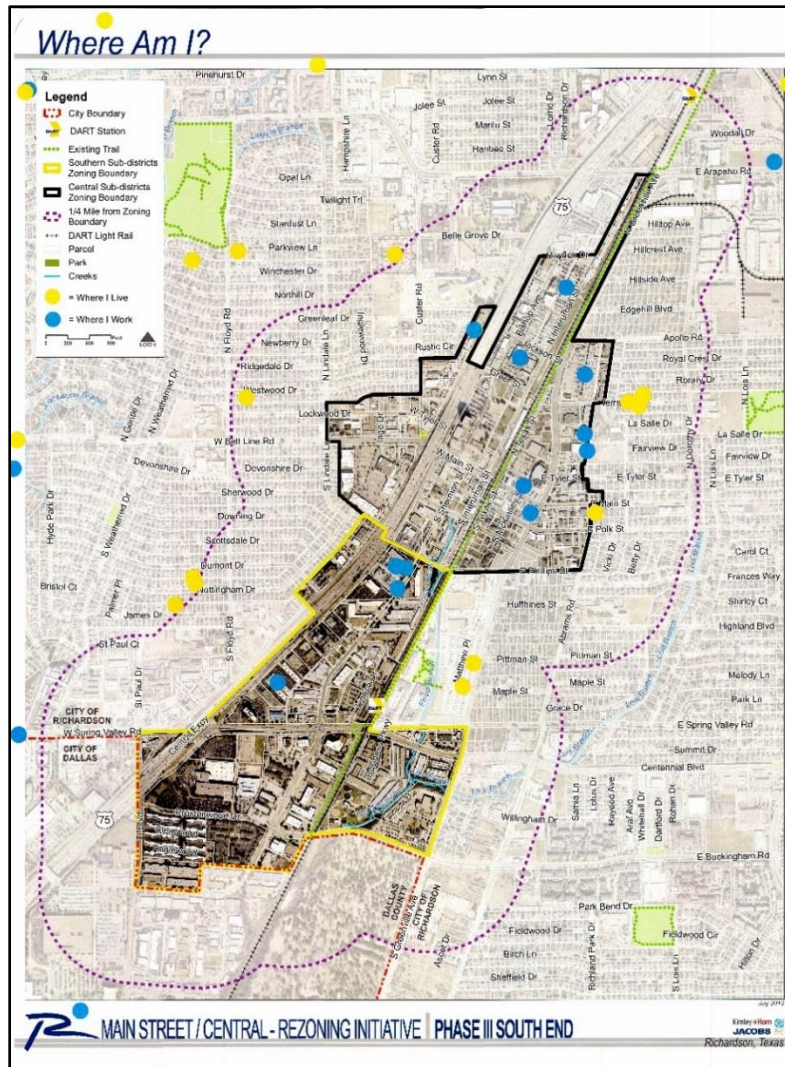




Where Am I?

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



- Within Central Sub-districts Zoning Boundary (Yellow=Where I Live: **0 Dots**, Blue=Where I Work/Business: **8 Dots**)
- Within Southern Sub-districts Zoning Boundary (Yellow=Where I Live: **0 Dots**, Blue=Where I Work/Business: **4 Dots**)
- Within ¼ Mile from Zoning Boundaries (Yellow=Where I Live: **7 Dots**, Blue=Where I Work/Business: **0 Dots**)
- Outside ¼ Mile from Zoning Boundaries (Yellow=Where I Live: **11 Dots**, Blue=Where I Work/Business: **5 Dots**)
- **Total 35 Dots**



**COMMUNITY WORKSHOP: # 2
ACHIEVING THE COMMUNITY'S VISION FOR THE
MAIN STREET/CENTRAL EXPRESSWAY CORRIDOR
JULY 12, 2016**

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

Gateway Commercial - Proposed Use Types

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Use		
Residential		
Multi-Family	S	Minimum Density of forty dwelling units per acre.
Single Family Detached		
Townhome		
Non-Residential		
Adult Day Care	S	
Ambulance Service		
Amusement Arcade		
Antenna, Accessory	P	
Antenna, Commercial	P	
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, Freestanding	P	
Antenna, Mounted	P	
Art Gallery	P	
Assisted Living Facility		
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	
Beer and Wine Package Sales - 75% or more Revenue from Sales of Beer and/or Wine	S	
Beer and Wine Package Sales - Less than 75% Revenue from Sales of Beer and/or Wine	P	
Boarding Kennel		
Carwash		
Caring Service		
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		
Construction Field Office	P	
Contracting Operation		
Cultural/Community Center		
Drive-Through Facility (All Uses)	S	
Dispensary or Pharmacy	P	
Electronic Cigarette Establishment	S	
Fine Arts Studio	P	
Food Truck Park		
Freight Organization		
Golf Club	P	
Health	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		
Large Scale Retail/Service Store	S	
Laundermat		
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 sq. ft.
Laundry Pick Up Station	P	
Library, Other	P	
Mailing Service	P	
Manufacturing Facility, Artisanal		
Manufacturing Facility, Heavy		
Manufacturing Facility, High Tech		
Martial Arts School		
Massage Establishment	S	
Microbrewery		
Mortuary or Funeral Home		
Motor Freight Terminal		

Draft

Gateway Commercial - Proposed Use Types

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Motor Vehicle Body Shop	S	
Motor Vehicle Parts and Accessory Sales	S	
Motor Vehicle Rental	S	East side of Central Expressway - Limited to an area between Central Expressway and Sherman Street, and within 2,000 feet, south of the intersection with Phillips Street.
Motor Vehicle Rental (Limit Ten Vehicles)	S	West side of Central Expressway - No area restriction.
Motor Vehicle Repair Shop - Major	S	
Motor Vehicle Repair Shop - Minor	S	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Motor Vehicle Sales (existing-New)	S	
Motor Vehicle Sales (existing-Used)	S	Motor Vehicle Sales (Limit Ten Vehicles) 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 Service Station, No Repair	S	
Motor Vehicle Storage Lot	S	
Movie Theater	S	
Nursery or Greenhouse		
Nursing or Convalescent Home		
Office	P	
Open Air Market		
Parking, Garage	P	
Parking, Surface Lot	S	
Parking, Surface Lot or Storage - Municipal	P	
Performing Arts Center	S	
Pet Sales and Grooming		
Photography or Art Studio	P	
Photo Shop, Minor	P	
Private Club	S	Subject to Chapter 4, Code of Ordinance, as amended or its successors.
Private Recreation Club		
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Household Items		
Repair Shop, Personal Items		
Research, Laboratories and Facilities		
Restaurant with Curb Service	S	
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through Curb Service	P	
Retail Sales	P	
School, Parochial (located on Same Lot as Church)	P	
School, Parochial (Not located on Same Lot as Religious Institution)	S	
School, Private		
Smoking Establishment	S	
Tailor Shop	P	
Tantric and Rejuvenation Centers		
Technical Training School		
Veterinary Office	P	See Article XXII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Warehouse		
Wholesale Establishment	S	
Winery/Brewery		
Wrecker service		

Draft



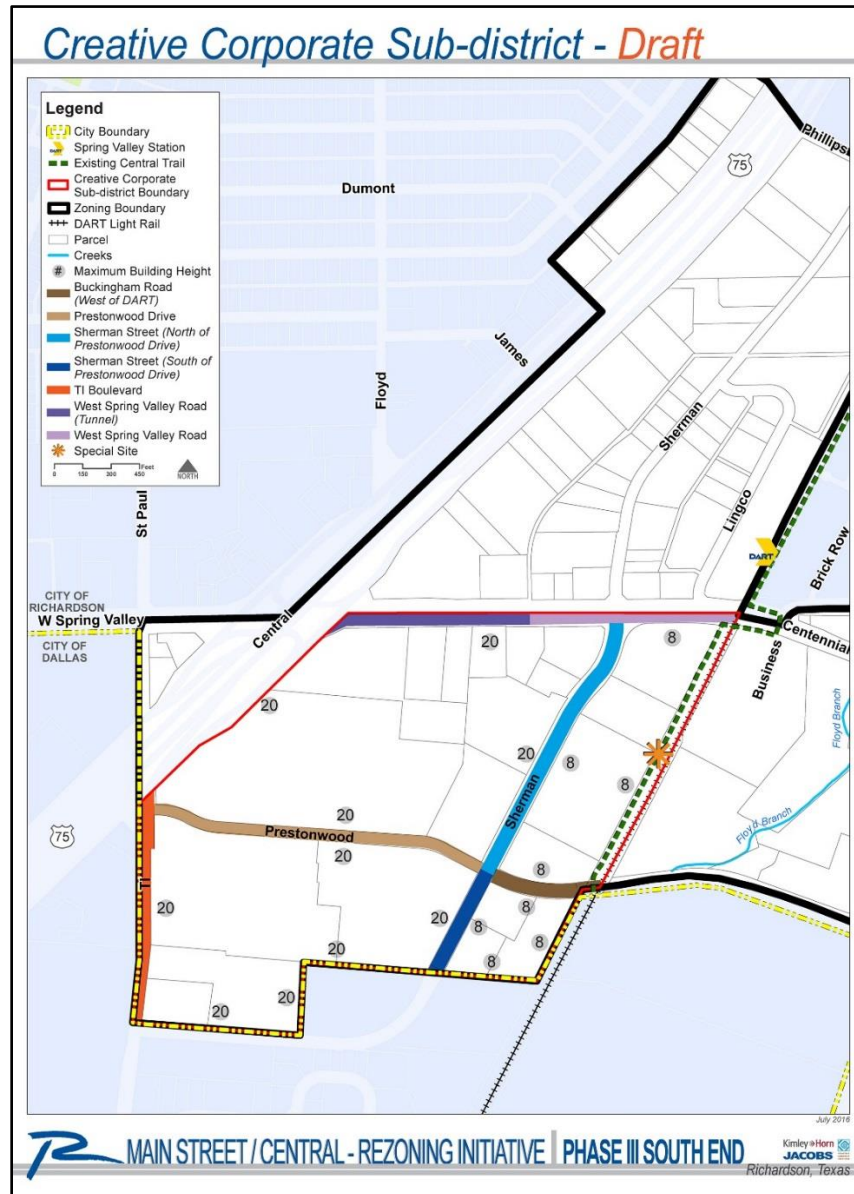
Gateway Commercial Sub-district Flipchart Notes

- No pole signs.
- Concern with multi-family entitlements everywhere.
- Lighting and noise concerns – current US 75 future density?



Station #2 – Creative Corporate Sub-district

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



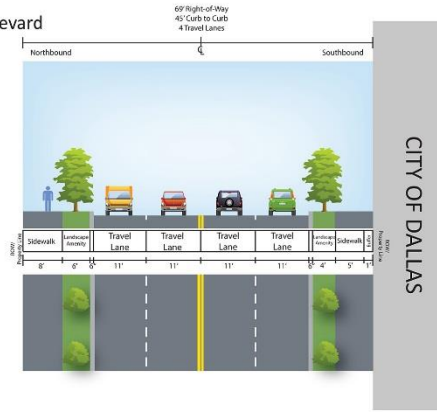
Other Comments Received

- Traffic improvements needed at the Spring Valley and Sherman intersection.
- Appropriate building heights are shown.
- A stronger green space/trail corridor connection extending to the east from the center of the Fossil site to the Central Trail is desired.

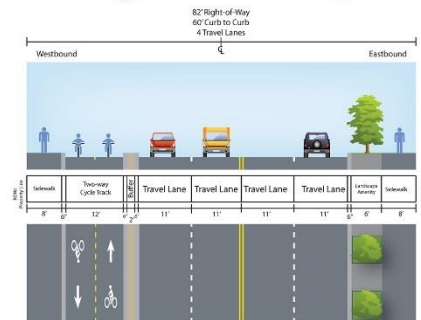
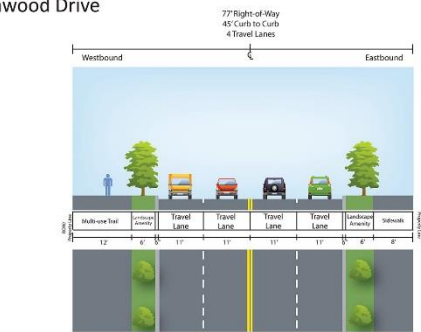


Creative Corporate - Street Cross-Sections

TI Boulevard



Prestonwood Drive



1. Depending upon the type of development and density that occurs within the area, a cycle-track may be a preferred option to provide an alternative means of transportation to serve the area.

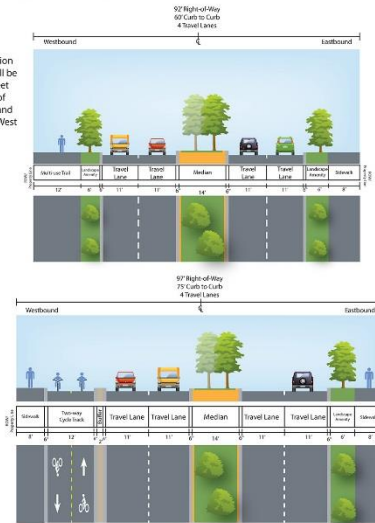
2. The street cross-section constructed first shall be the determining street cross-section for all of Prestonwood Drive and Buckingham Road (west of DART).



Creative Corporate - Street Cross-Sections

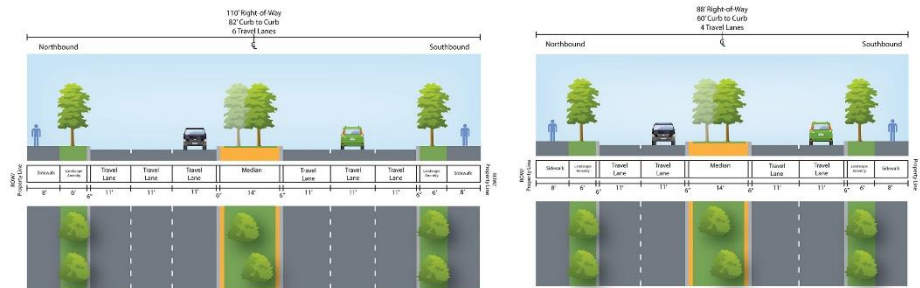
Buckingham Road (West of DART)

The street cross-section constructed first shall be the determining street cross-section for all of Prestonwood Drive and Buckingham Road (West of DART).



Sherman Street (North of Prestonwood Drive)

Sherman Street (South of Prestonwood Drive)





**COMMUNITY WORKSHOP: # 2
ACHIEVING THE COMMUNITY'S VISION FOR THE
MAIN STREET/CENTRAL EXPRESSWAY CORRIDOR
JULY 12, 2016**

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

Creative Corporate - Proposed Use Types

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Use		
Residential		
Multi-Family	S	Minimum Density of forty dwelling units per acre
Single Family Detached		
Townhome		
Non-Residential		
Adult Day Care		
Ambulance Service		
Amusement Arcade		
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Commercial, In Excess of Three	S	See Article XXI-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antennas		
Antenna, Freestanding	P	
Antenna, Mounted	P	
Art Gallery		
Assisted Living Facility		
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	
Beer and Wine Package Sales - 75% or more Revenue from Sales of Beer and/or Wine	S	
Beer and Wine Package Sales - Less than 75% Revenue from Sales of Beer and/or Wine	P	
Boarding Kennel		
Carwash		
Caterer Service		
On of Care Center	S	See Article XXI-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Amusement Center		
Community Garden		
Construction Field Office	P	
Contracting Operation		
Cultural/Community Center		
Drive-Through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic-Cigarette Establishment	S	
Fine Arts Studio		
Food Truck Cart		
Fraternal Organization	P	
Health Club	P	
Hellfire	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		
Large Scale Retail/Service Store	S	
Landmark	S	
Laundry or Dry Cleaning Service	S	
Laundry Pick Up Station	P	
Laundry/Work Unit	P	
Mailing Service	P	
Manufacturing Facility, Artisanal		
Manufacturing Facility, Heavy		
Manufacturing Facility, High Tech		
Martial Arts School		
Massage Establishment	S	
Microbrewery		
Mortuary or Funeral Home		

Draft

Creative Corporate - Proposed Use Types

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Motor Freight Terminal		
Motor Vehicle Body Shop		
Motor Vehicle Parts and Accessory Sales		
Motor Vehicle Rental		
Motor Vehicle Rental (Limit Ten Vehicles)		
Motor Vehicle Repair Shop—Major		
Motor Vehicle Repair Shop—Minor		
Motor Vehicle Sales/Leasing—New		
Motor Vehicle Sales/Leasing—Used		
Motor Vehicle Service Station, No Repair		
Motor Vehicle Storage Lot		
Movie Theater		
Nursery or Greenhouse		
Nursing or Convalescent Home		
Office	P	
Open Air Market		
Parking, Garage	P	
Parking, Surface Lot	S	
Parking, Surface Lot or Garage - Municipal	P	
Performing Arts Center		
Pet Sales and Grooming		
Photography or Art Studio		
Print Shop, Minor	P	
Private Club	S	Subject to Chapter 4, Code of Ordinances, as amended or its successors.
Public Building	P	
Radio, Recording or Television Studio	P	
Repair Shop, Household Items		
Repair Shop, Industrial 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 (Located on Same Lot as Church)	P	
School, Parochial (Not Located on Same Lot as Religious Institution)	S	
School, Private	S	
Smoking Establishment	S	
Tailor Shop	P	
Tattoo and Permanent Cosmetics		
Technical Training School	S	
Veterinary Office		
Warehouse		
Wholesale Establishment		
Winery/Distillery		
Wrecker Service		

Draft

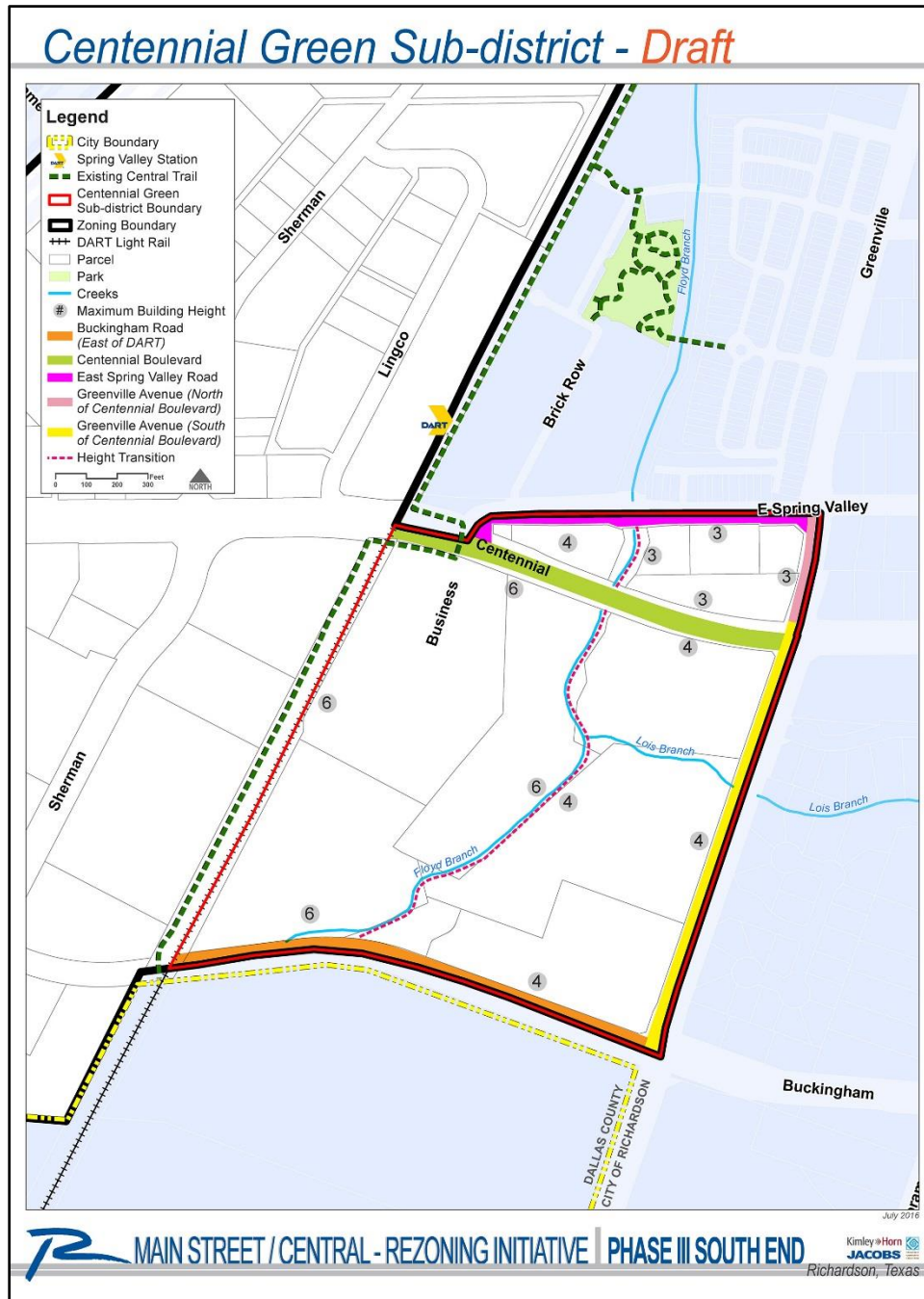
Creative Corporate Sub-district Flipchart Notes

- No comments



Station #3 – Centennial Green

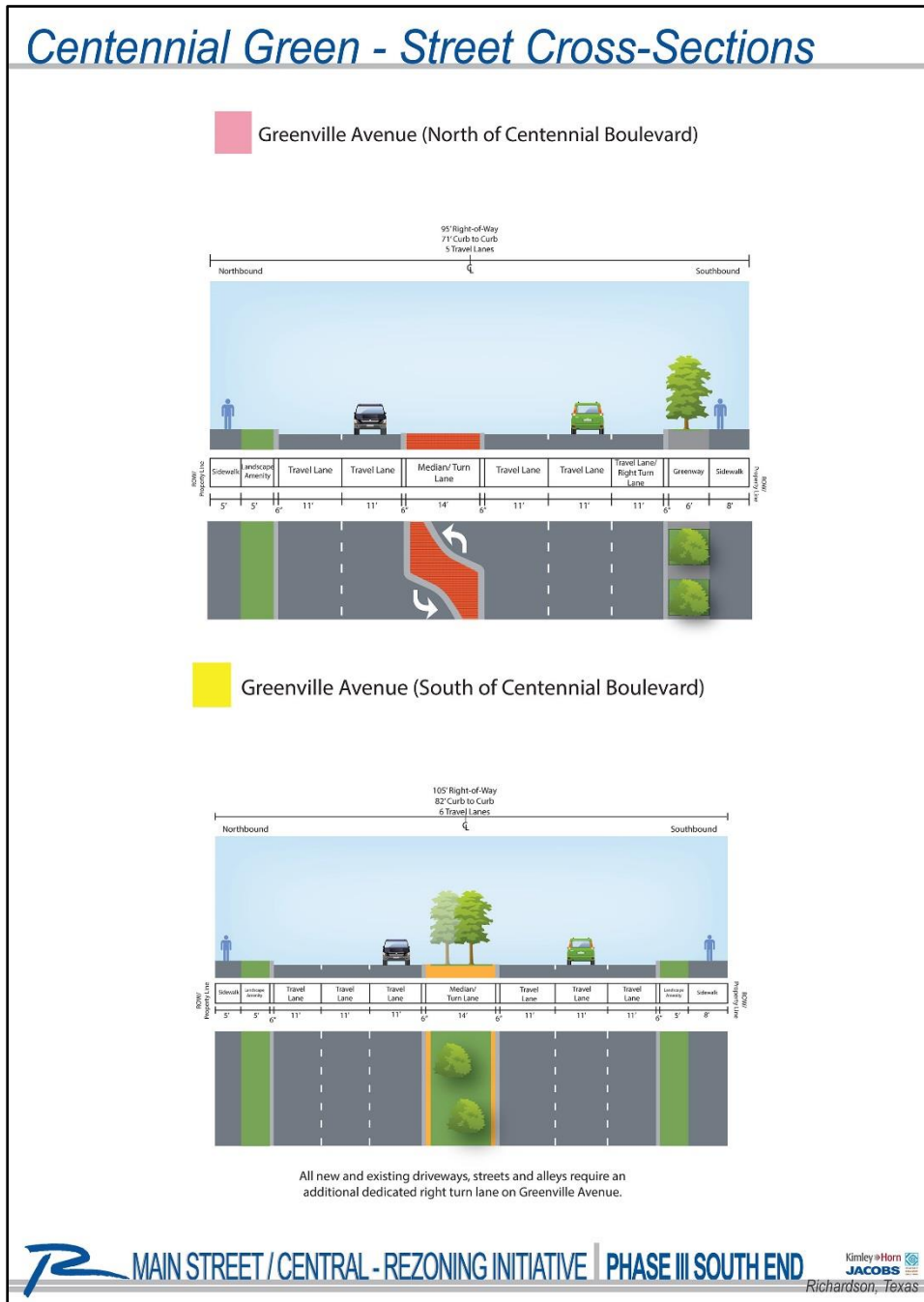
Participants discussed the draft regulating plan and provided comments on building and envelope standards, including the proposed maximum building heights and street classifications.





COMMUNITY WORKSHOP: # 2
ACHIEVING THE COMMUNITY'S VISION FOR THE
MAIN STREET/CENTRAL EXPRESSWAY CORRIDOR
JULY 12, 2016

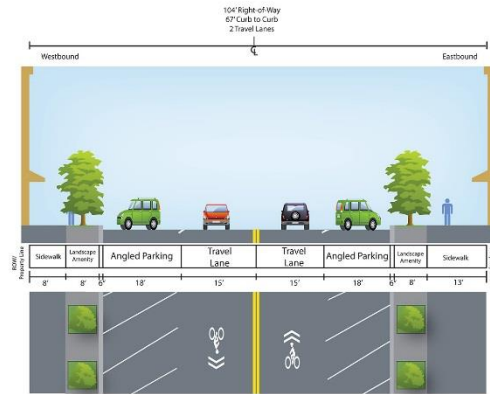
Participants discussed the draft street cross-sections and provided comments on travel lanes/medians, parking, amenity zone/sidewalk, adjacent uses, and the street classifications in conjunction with the regulating plan.



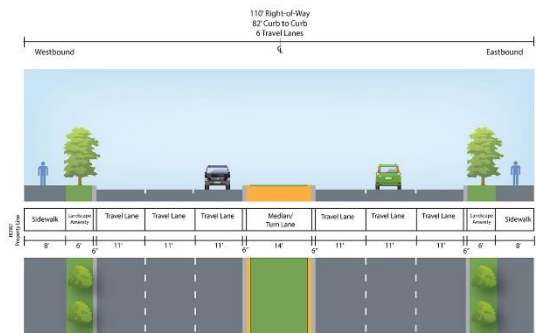


Centennial Green - Street Cross-Sections

East Spring Valley Road

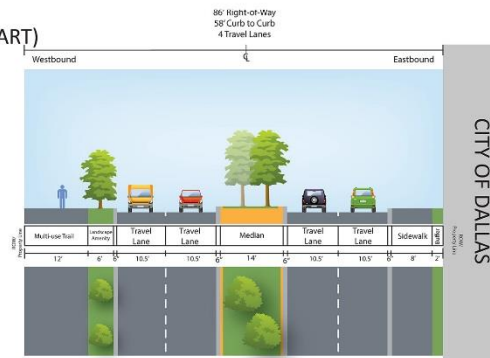


Centennial Boulevard



All new and existing driveways, streets and alleys require an additional dedicated right turn lane on Centennial Boulevard.

Buckingham Road (East of DART)





COMMUNITY WORKSHOP: # 2
ACHIEVING THE COMMUNITY'S VISION FOR THE
MAIN STREET/CENTRAL EXPRESSWAY CORRIDOR
JULY 12, 2016

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

Centennial Green - Proposed Use Types Draft

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Use		
Residential		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Single Family Detached	P	Minimum Density of eight dwelling units per acre.
Townhomes	P	Minimum Density of ten dwelling units per acre.
Non-Residential		
Adult Day Care		
Ambulance Service		
Amusement Arcade		
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Commercial, In Excess of Three Antennas	S	See Article XXIII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, Freestanding	P	
Antenna, Mounted	P	
Art Gallery		
Assisted Living Facility	S	
Bakery	P	
Bank or Financial Institution	P	Use prohibited as a free-standing building west of Floyd Branch.
Barber or Beauty Salon	P	Use prohibited east of Floyd Branch and south of Lois Branch.
Beer and Wine Package Sales - 75% or more Revenue from Sales of Beer and/or Wine	S	
Beer and Wine Package Sales - Less than 75% Revenue from Sales of Beer and/or Wine	P	Use prohibited east of Floyd Branch and south of Lois Branch.
Boarding Kennel	No I	
Cafeteria		
Catering Service		
Child Care Center	S	See Article XXIII-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Church	P	
Commercial Assessment Center		
Community Garden	P	
Construction Field Office	P	
Contracting Operation		
Cultural/Community Center	P	
Drive-Through Facility (All Uses)	S	Use prohibited as a free-standing building west of Floyd Branch.
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	Use prohibited east of Floyd Branch and south of Lois Branch.
Fine Arts Studio	P	
Flood Trunk Park		
Fraternal Organization	P	Use prohibited as a free-standing building west of Floyd Branch.
Health Club	P	Use prohibited east of Floyd Branch and south of Lois Branch.
Helipad	No I	
Home Occupation	P	See Article I, Title, Definitions, General Provisions, Auto Washing, Tinting and Servicing Pools, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Hospital		
Hotel, Full Service	S	Use prohibited east of Floyd Branch and south of Lois Branch.
Hotel, Other	S	
Independent Living Facility	S	
Large Scale Retail/Service Store	S	Use prohibited as a free-standing building west of Floyd Branch.
Laundromat	S	Use prohibited east of Floyd Branch and south of Lois Branch.
Laundry or Dry Cleaning Service		
Laundry Pick-Up Station		
Live/Work Unit	P	

Centennial Green - Proposed Use Types Draft

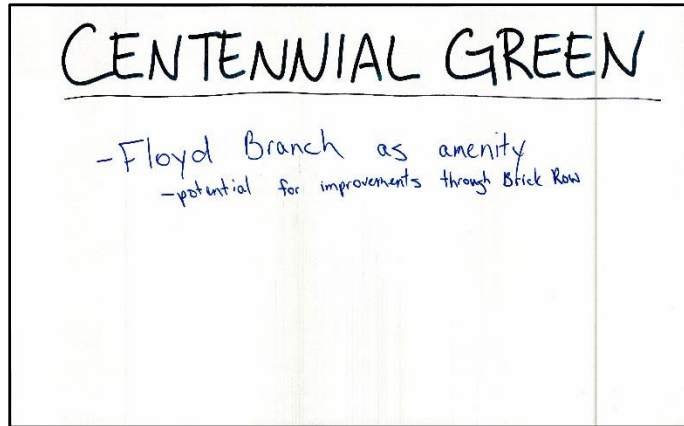
District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Mailing Service	P	Use prohibited as a free-standing building west of Floyd Branch.
		Use prohibited east of Floyd Branch and south of Lois Branch.
Manufacturing Facility, Artisanal		
Manufacturing Facility, Heavy		
Manufacturing Facility, High Tech	S	
Memorial Arms School		Use prohibited east of Floyd Branch and south of Lois Branch.
Message Establishment	S	
Microbrewery		
Mortuary or Funeral Home		
Motor Freight Terminal		
Motor Vehicle Body Shop		
Motor Vehicle Parts and Accessory Sales		
Motor Vehicle Rental		
Motor Vehicle Rental (Limit Ten Vehicles)		
Motor Vehicle Repair Shop—Major		
Motor Vehicle Repair Shop—Minor		
Motor Vehicle Servicing/Leasing—New		
Motor Vehicle Sales/Leasing—Used		
Motor Vehicle Service Station, No Repair		
Motor Vehicle Storage Lot		
Movie Theater		
Nursery or Greenhouse		
Nursing or Convalescent Home	S	
Office	P	Use prohibited as a free-standing building west of Floyd Branch.
Open Air Market		
Parking, Garage	P	
Parking, Surface Lot	S	
Parking, Surface Lot or Garage - Municipal	P	
Performing Arts Center		
Pet Sales and Grooming	P	Use prohibited as a free-standing building west of Floyd Branch.
		Use prohibited east of Floyd Branch and south of Lois Branch.
Photography or Art Studio	P	Use prohibited as a free-standing building west of Floyd Branch.
Print Shop, Minor	P	Use prohibited east of Floyd Branch and south of Lois Branch.
Private Club	S	Use prohibited as a free-standing building west of Floyd Branch.
		Use prohibited east of Floyd Branch and south of Lois Branch.
		Subject to Chapter 4, Code of Ordinances, as amended or its successors.
Private Recreation Club		
Public Building	P	
Radio, Recording or Television Studio	P	Use prohibited as a free-standing building west of Floyd Branch.
		Use prohibited east of Floyd Branch and south of Lois Branch.
Repair Shop, Household Items		

Centennial Green - Proposed Use Types Draft

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Repair Shop, Personal Items	P	Use prohibited as a free-standing building west of Floyd Branch.
		Use prohibited east of Floyd Branch and south of Lois Branch.
Research Laboratories and Facilities		
Restaurant with Curb Service	S	Use prohibited as a free-standing building west of Floyd Branch.
Restaurant with Drive-Through Service	S	
Restaurant Without Drive-Through or Curb Service	P	Use prohibited east of Floyd Branch and south of Lois Branch.
Retail Sales	P	
School, Parochial (located on Same Lot as Church)	P	
School, Parochial (Not located on Same Lot as Religious Inst. (not))	S	
School, Private		
Smoking Establishment	do not allow	Use prohibited as a free-standing building west of Floyd Branch.
Tailor Shop	P	Use prohibited east of Floyd Branch and south of Lois Branch.
Tattoo and Permanent Cosmetics		
Technical Training School		
Veterinary Office		
Warehouse		
Wholesale Establishment		
Winery/Distillery		
Wrecker Service		

Notes

- Boarding Kennel – No
- Helipad – No
- Live/Work unit –?
- Smoking Establishment west of Floyd Branch – do not allow



Centennial Green Flipchart Notes

- Floyd Branch as amenity
- Potential for improvements through Brick Row



**COMMUNITY WORKSHOP: # 2
ACHIEVING THE COMMUNITY'S VISION FOR THE
MAIN STREET/CENTRAL EXPRESSWAY CORRIDOR
JULY 12, 2016**

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

Railside - Proposed Use Types

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Residential		
Multi-Family	P	Minimum Density of forty dwelling units per acre.
Single Family Detached	P	
Townhome	P	Minimum Density of ten dwelling units per acre.
Non-Residential		
Adult Day Care	S	
Amusement Service		
Amusement Arcade		
Antenna, Accessory	P	
Antenna, Commercial	P	
Antenna, Commercial, in Excess of Three	S	See Article XXX-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Antenna, non-residential	P	
Antenna, Mounted	P	
Art Galleries	P	
Automated Lending Facility	P	
Bakery	P	
Bank or Financial Institution	P	
Barber or Beauty Salon	P	
Beer and Wine Package Sales - 75% or more Revenue from sales of Beer and/or Wine	S	
Beer and Wine Package Sales - Less than 75% Revenue from Sales of Beer and/or Wine	P	
Boarding Kennel		
Carwash	P	
Catering Kitchen	P	
Child Care Center	S	See Article XXX-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	
Contracting Operation	P	
Cultural/Community Center	P	
Drive-through Facility (All Uses)	S	
Drugstore or Pharmacy	P	
Electronic Cigarette Establishment	S	
Fine Arts Studio	P	
Food Truck Park	S	
Freight Organization	P	
Health Club	P	
Heliport		
Hobby 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		
Hotel, Full Service	P	
Hotel, Other	S	
Independent Living Facility	P	
Large Scale Retail/Service Store	S	
Laundromat	S	
Laundry or Dry Cleaning Service	P	Not to exceed 6,000 SF
Licensed T-Shirt 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		
Manufacturing Facility, High Tech		
Marital Art School	S	
Massage Establishment	S	
Microbrewery	S	
Mortuary or Funeral Home		
Motor Vehicle Detailing		
Motor Vehicle Body Shop		
Motor Vehicle Parts and Accessory Sales		

Draft

Railside - Proposed Use Types

District	How Permitted P - Permitted S - Special Permit	Supplemental Use Regulations
Motor Vehicle Detail		
Motor Vehicle Rental (Not Toy Vehicles)		
Motor Vehicle Repair Shop—Major		
Motor Vehicle Repair Shop—Minor		
Motor Vehicle Sales/Leasing—New		
Motor Vehicle Sales/Leasing—Used		
Motor Vehicle Service Station, No Repair		
Motor Vehicle Storage Lot		
Movie Theater	P	Max. 6 screens.
Museum or Craft House		
Museum or Cultural/Recreation Home	S	
Office	P	
Open Air Market	P	Subject to Chapter 12, Code of Ordinances, as amended or its successors.
Parking, Surface Lot	P	
Parking, Surface Lot or Garage - Municipal	P	
Performing Arts Center	P	
Pet Sales and Grooming	P	See Article XXX-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Photography or Art Studio	P	
Print Shop, Millor	P	
Private Club	S	Subject to Chapter 6, Code of Ordinances, as amended or its successors.
Private Recreation Club		
Public Building	P	
Radio Recording or Television Studio	P	
Repair Shop, Household Items	P	
Repair Shop, Personal Items	P	
Research Laboratories and Facilities		
Restaurant with Carry Service		
Restaurant with Drive-Through Service	S	
Restaurant without Drive-Through or Carry Service	P	
Retail Store	P	
School, Parochial (Located on Servo Lot as Church)	P	
School, Parochial (Not Located on Servo Lot as Religious Institution)	S	
School, Private		
Smoking Establishment	S	
Tailor Shop	P	
Tattoo and Permanent Cosmetics		
Technical Training School	P	
Veterinary Office	S	See Article XXX-E, Supplemental Regulations for Certain Uses, Richardson Comprehensive Zoning Ordinance, as amended or its successors.
Warehouse		
Wholesale Establishment	S	
Workshop		

Draft

Railside Sub-district Flipchart Notes

- No comments



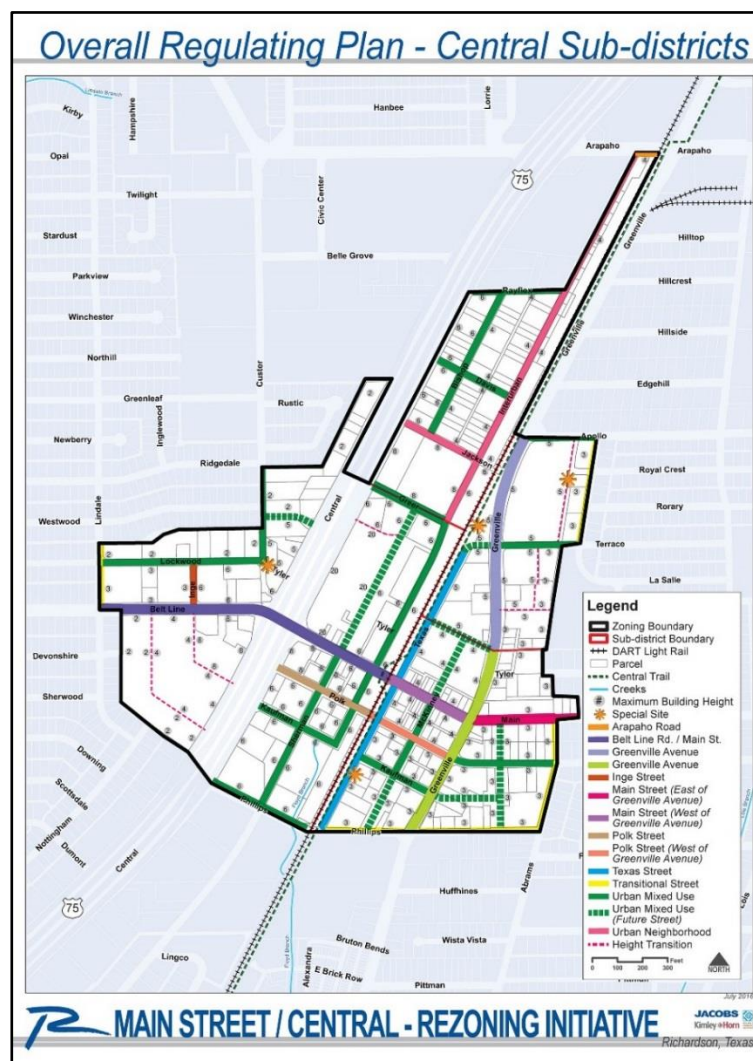
Station #5 – Discussion Topics

The four central sub-districts (Central Place, Interurban, Chinatown and Main Street) were combined into one station and participants discussed the draft recommendations for the sub-districts. Comments were noted on exhibit maps and flip charts. Station discussion topics are noted below:

- *Regulating Plan*
- *Existing Code Amendments and Refinements*
- *Belt Line Road / Main Street*

Station #5 – Central Sub-districts

Participants discussed the draft overall district regulating plan and provided comments related to the changes being proposed.





COMMUNITY WORKSHOP: # 2
ACHIEVING THE COMMUNITY'S VISION FOR THE
MAIN STREET/CENTRAL EXPRESSWAY CORRIDOR
JULY 12, 2016

Participants discussed the draft code amendments and refinements.

Existing Code Amendments and Refinements

- Amendments/refinements identified including (but not limited to):
 - ✓ On-premise alcoholic beverage consumption
 - Exemption currently exists in current Code for private club establishments, from the minimum contiguous zoned area (5 acres) and number of establishments per area (1 per 10 acres) requirements of the Code of Ordinances
 - Amending Code to exempt all establishments serving or selling alcohol for on-premise consumption (e.g. restaurants and microbreweries) from the minimum contiguous zoned area and number of establishments per area requirements in the Code of Ordinances.
 - ✓ Belt Line Road/Main Street
 - Re-evaluating the street cross-section west of Greenville Avenue
 - ✓ Use charts
 - Application of supplemental use requirements for certain uses
 - Consistency with other recent CZO amendments
 - ✓ Mews streets and alleys
 - Removal of alleys requirement – other access options available to assist with circulation (i.e. fire lanes)
 - Include an option for SF-A home wanting to front on a mews street
 - ✓ Central Place Regulating Plan
 - Designation of "Special Site" opportunity
 - Changing Phillips Street to an Urban Mixed Use street
 - ✓ Building frontage build-out
 - Allowing publicly accessible open space to also satisfy requirement
 - ✓ Architecture materials
 - Materials updates
 - Clarifying when certain provisions apply
 - ✓ Mechanical equipment screening
 - Clarification to existing provisions
 - Added ground mounted equipment screening requirements
 - ✓ Signage
 - Clarify provisions, dimensions, Ch. 18 applicability
 - ✓ Non-conforming properties
 - Clarification of provisions related to other proposed amendments
 - Accommodation for non-conforming buildings due to their existing height
 - ✓ Definitions
 - Removal (e.g. massage establishment), new additions (e.g. established building line), and clarifications
 - ✓ Scrivener's errors, references
 - ✓ Dumpsters*
 - Placement requirements
 - Clarifying recycling allowed
 - ✓ Outdoor seating areas/patios*
 - Establishing new regulations
 - Materials, placement, temporary enclosures
 - ✓ Fences/Screening Walls and Street Walls*
 - Establishing new regulations
 - Materials, placement

*Requested by property/business owners

MAIN STREET / CENTRAL - REZONING INITIATIVE | PHASE III SOUTH END Richardson, Texas

Existing Code Amendments and Refinements

DUMPSTERS
 Through the application of the dumpster regulations over the last year, several issues have arisen. The following proposed changes reflect a response to the issues:

- Definition of dumpster has been modified to include "recycling dumpsters"
- Regulations have been modified to:
 - Clarify that the required masonry screening wall is included within the site placement requirements for the dumpster
 - Require that dumpster siting be in accordance with the City's Dumpster/Compactor Pad Detail for consistency with other City policies
 - Remove the minimum setback requirement from rear/side interior lot lines
 - Allow for a minor modification process to permit alternate container placement standards to accommodate servicing in unique situations

OUTDOOR SEATING AREAS AND PATIOS
 New proposed standards to accommodate outdoor seating/patio enclosures for residential and non-residential uses were created based on property and business owner concerns of existing and future outdoor seating and patios:

- Outdoor seating areas (including patios and roof-top areas) are allowed, and may be partially or fully enclosed, subject to site plan approval
- Are considered as an accessory structure and shall be architecturally consistent with the primary building it is serving
- Shall not encroach into the minimum required sidewalk
- Non-residential and residential outdoor seating areas may be enclosed by a perimeter fence and/or wall; however, if located within a front yard or Required Front Build-to Zone then it shall:
 - Be constructed of tubular steel, wood, masonry and/or a combination thereof
 - Shall not exceed 42-inches in height
 - Shall be a minimum 50% open or transparent (residential applications only)
- Residential (roof-top only) and nonresidential outdoor seating areas may be enclosed temporarily if constructed of canvas, screen mesh, sun shade fabric, clear vinyl materials or other materials as approved by the City Manager or designee intended for outdoor use
- Residential outdoor seating areas when located in a front yard or within the Required Front Build-to Zone shall not be partially or fully enclosed (exception: rooftop)
- Shall comply with building and fire codes and shall be maintained in good condition

FENCES AND SCREENING WALLS
 The following proposed regulations were developed to address fences and screening walls which were not addressed in the previous code:

- Fences and screening walls:
 - Shall not be placed between the existing building and street right-of-way line (except in Interurban Sub-district for contracting operations and specified motor vehicle related uses)
 - Shall not be placed within the Required Front Build-to Zone or within the front yard building setback (except in Interurban Sub-district for contracting operations and specified motor vehicle related uses)
 - May have an inward opening vehicle ingress/egress gate setback a minimum 20 feet from the street right-of-way line
 - Allowed materials - tubular steel, wood, masonry, and other materials as approved by the City Manager or designee. Vinyl, chain-link (including but not limited to galvanized, powder or vinyl coated), barbed wire, and/or razor wire are prohibited
 - When located in front of the existing building and/or within the Required Front Build-to Zone in the Interurban Sub-district, shall be tubular steel (or similar material) and minimum 50% open or transparent
 - Allowed maximum eight feet in height; maximum five feet in height for contracting operations and motor vehicle related uses if located in front of the existing building and/or within the Required Front Build-to Zone in the Interurban Sub-district
 - Finished side of the fence or screening wall visible from streets and/or public open spaces will face outward
 - Shall comply with additional permitting and placement requirements within the City's Code of Ordinances (Chapters 6 and 22)

Reconsider vinyl

MAIN STREET / CENTRAL - REZONING INITIATIVE | PHASE III SOUTH END Richardson, Texas

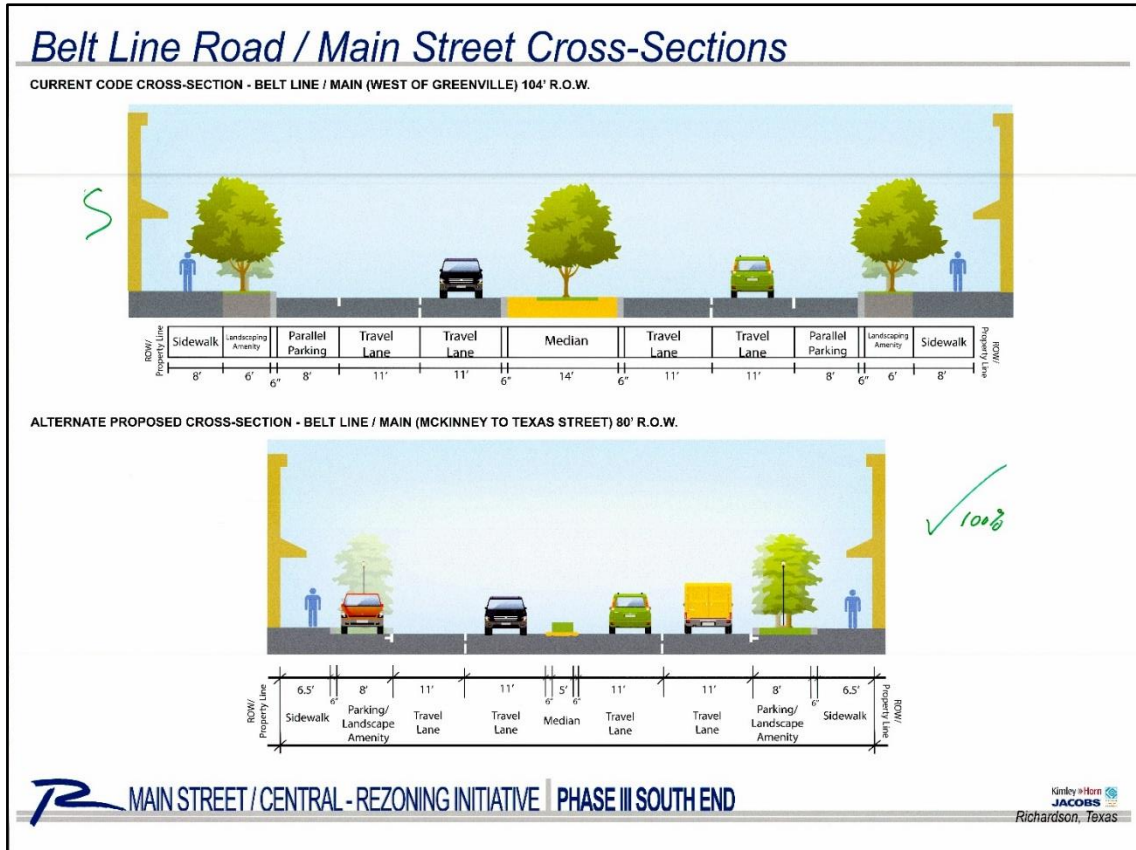
Notes

- Fences and screening walls: allowable materials – reconsider vinyl.



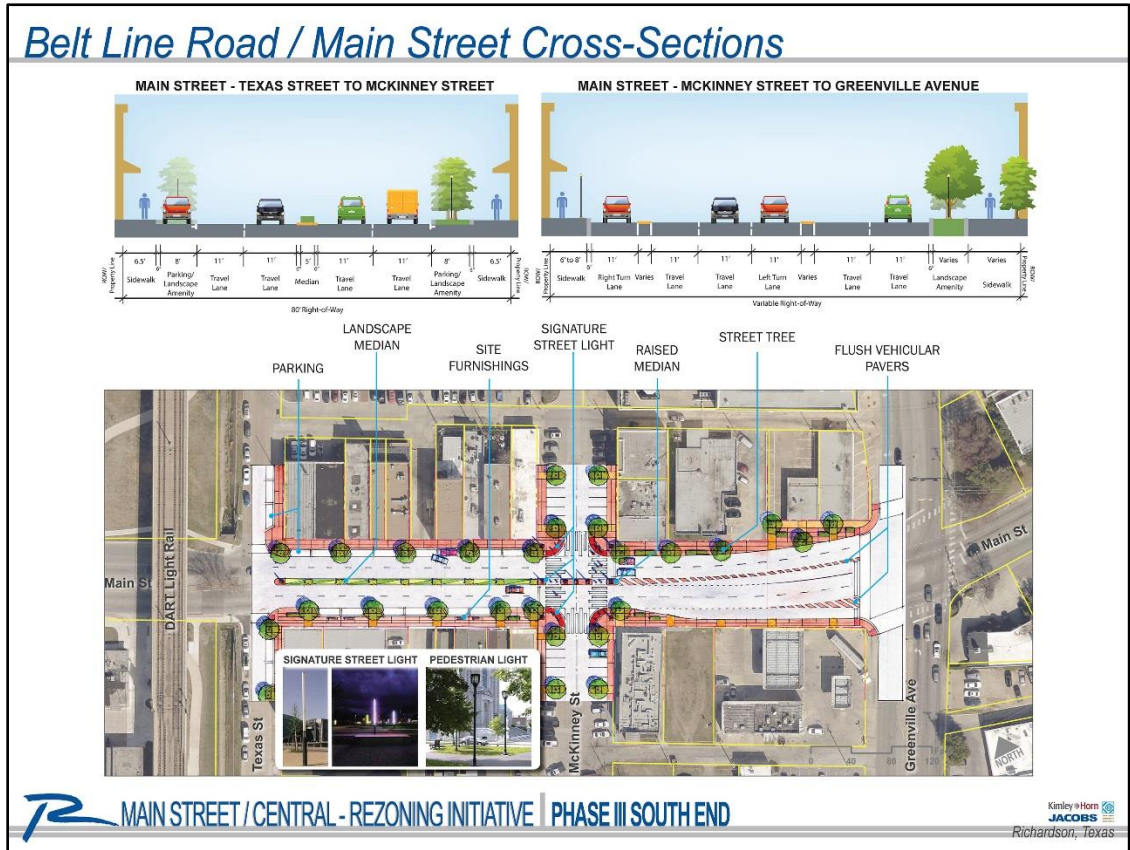
COMMUNITY WORKSHOP: # 2
ACHIEVING THE COMMUNITY'S VISION FOR THE
MAIN STREET/CENTRAL EXPRESSWAY CORRIDOR
JULY 12, 2016

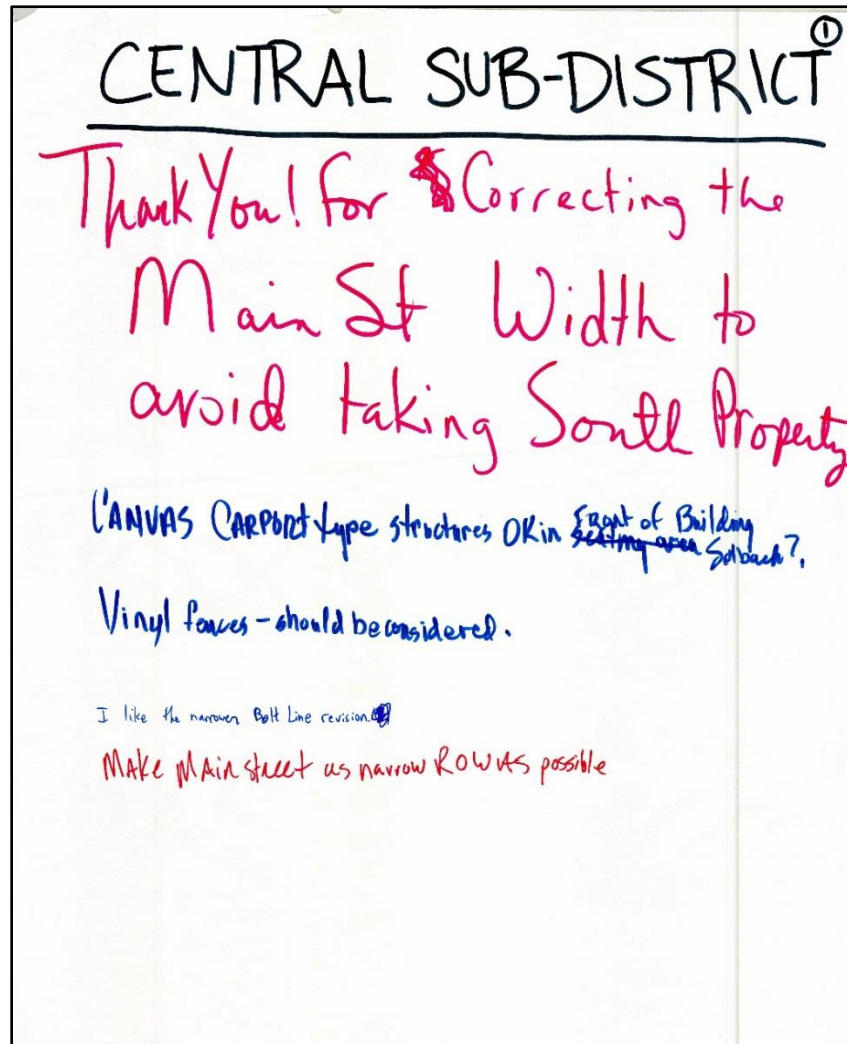
Participants discussed the existing and proposed alternate street cross-sections for Belt Line Road/Main Street (west of Greenville Avenue) and provided comments related to the travel lanes/medians, parking, amenity zone/sidewalk, and overall street width.



Notes

- ✓ 100%





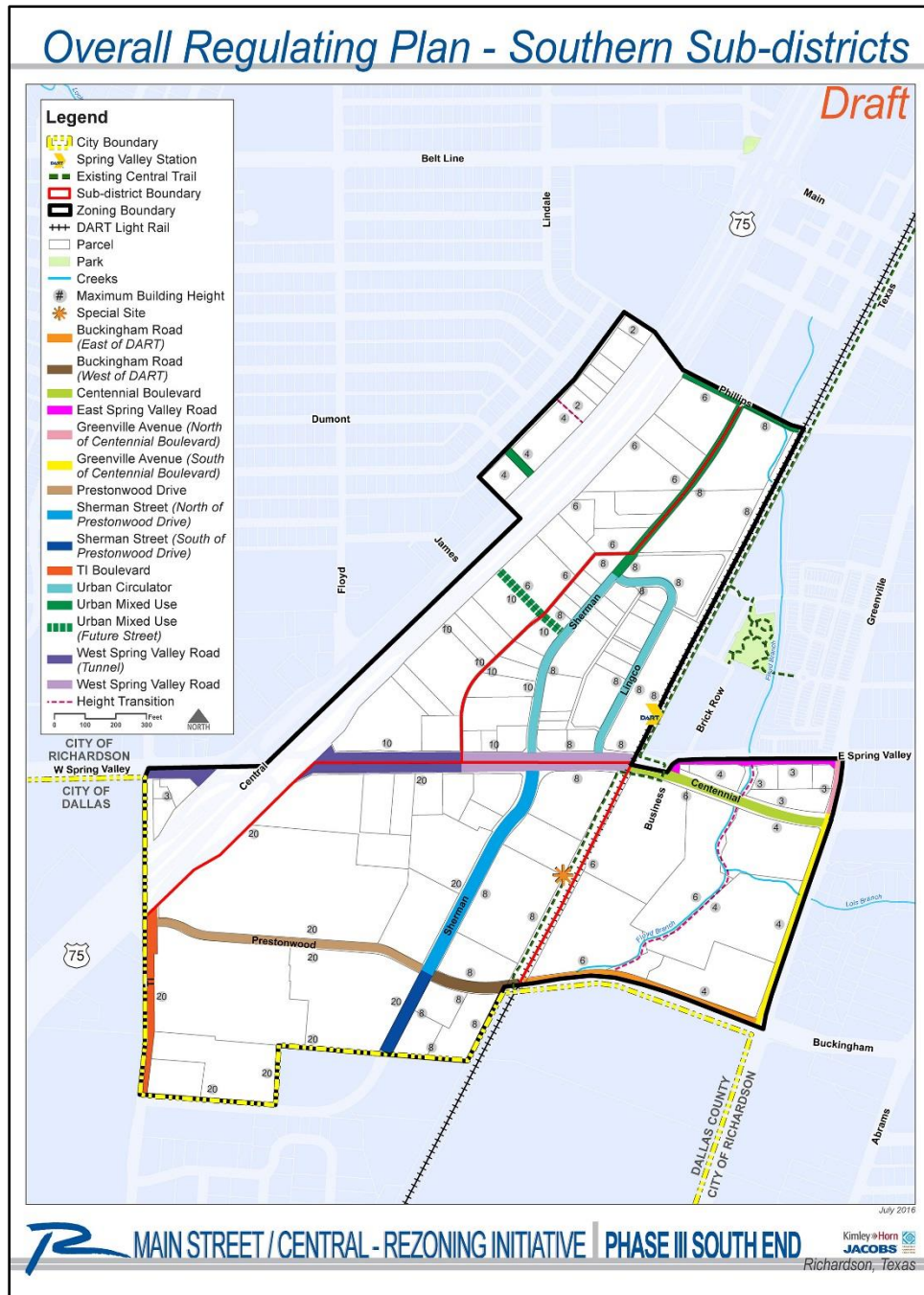
Central Sub-districts Flipchart Notes

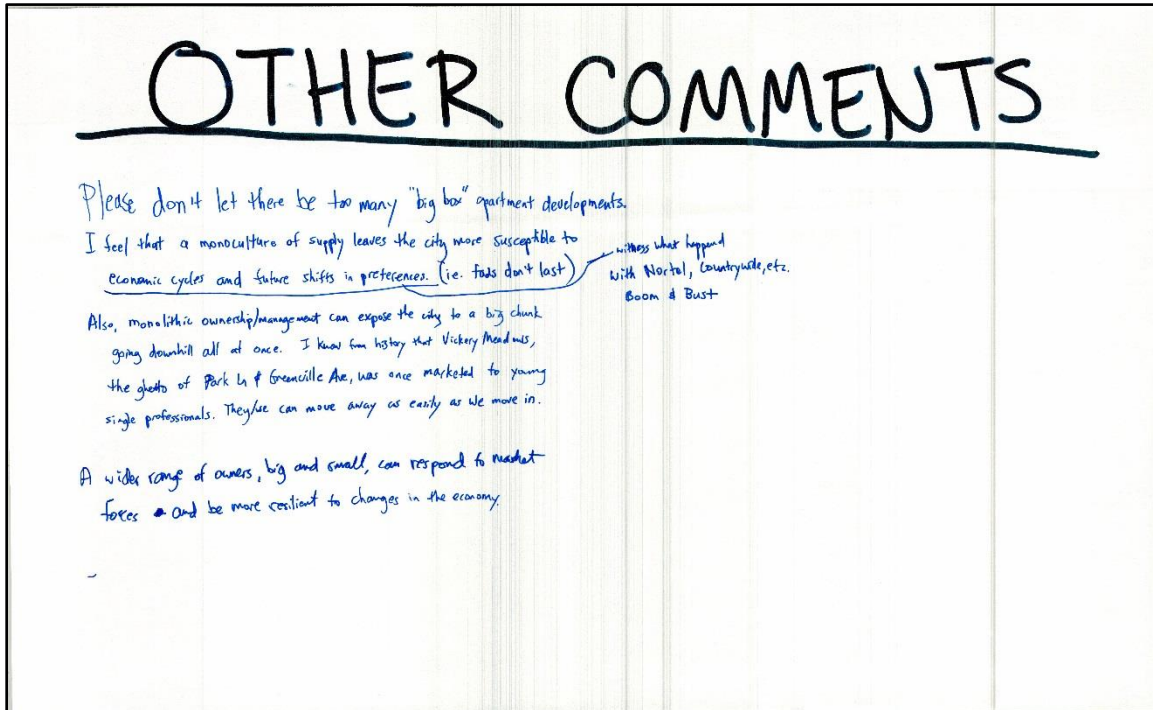
- Thank you for correcting the Main Street width to avoid taking south property.
- Canvas carport structures okay in front of building setback?
- Vinyl fences – should be considered.
- I like the narrower Belt Line revision.
- Make Main Street as narrow right-of-way as possible.



Station #6 – Other

Participants provided comments on the overall sub-district regulating plan and general comments that the draft ordinance should address.





Other Comments Flip Chart Notes

- Please don't let there be too many "big box" apartment developments. I feel that a monoculture supply leaves the City more susceptible to economic cycles and future shift in preferences. Witness what happened with Nortel, Countrywide, etc. Boom and bust (i.e. fads don't last).
- Also, monolithic ownership/management can expose the city to a big chunk going downhill all at once. I know from history that Vickery Meadows, the ghetto of Park Lane and Greenville, was once marketed to young, single professionals. They/we can move away as easily as we move in.
- A wider range of owners, big and small, can respond to market forces and be more resilient to changes in the economy.



COMMUNITY WORKSHOP: # 2
ACHIEVING THE COMMUNITY'S VISION FOR THE
MAIN STREET/CENTRAL EXPRESSWAY CORRIDOR
JULY 12, 2016

Workshop Presentation and Station Photos:





COMMUNITY WORKSHOP: # 2
ACHIEVING THE COMMUNITY'S VISION FOR THE
MAIN STREET/CENTRAL EXPRESSWAY CORRIDOR
JULY 12, 2016

