

City Council Work Session Handouts

March 18, 2019

- I. Review and Discuss Zoning File 18-36
- II. Review and Discuss Zoning File 19-04
- III. Review and Discuss Zoning File 19-06
- IV. Review and Discuss Variance No. 19-02
- V. Review and Discuss the March 6, 2019 Sign Control Board Minutes

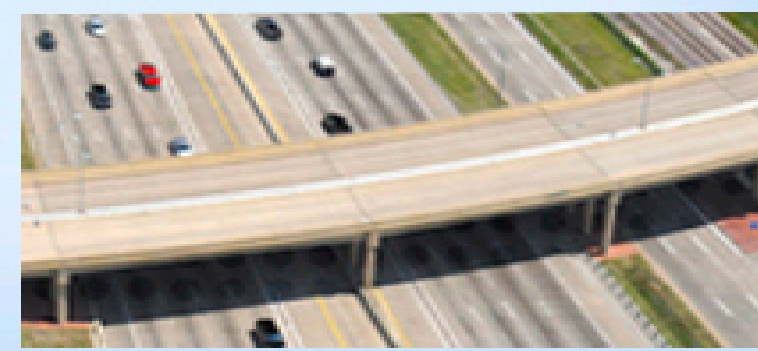
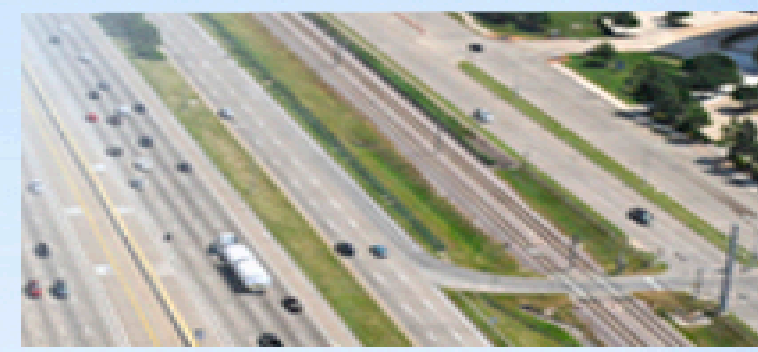
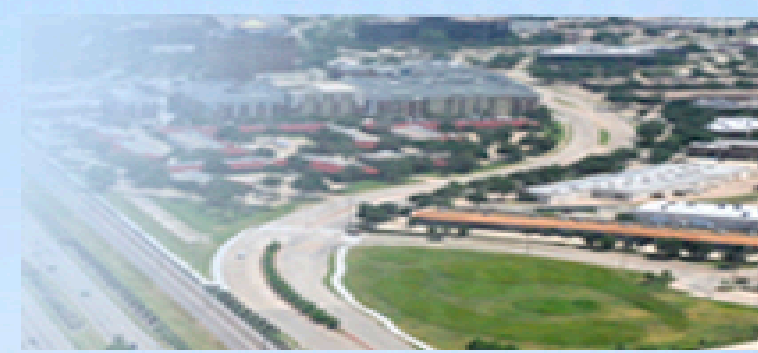


Agenda Item 5

Zoning File 18-36

Planned Development

City of Richardson
Development Services

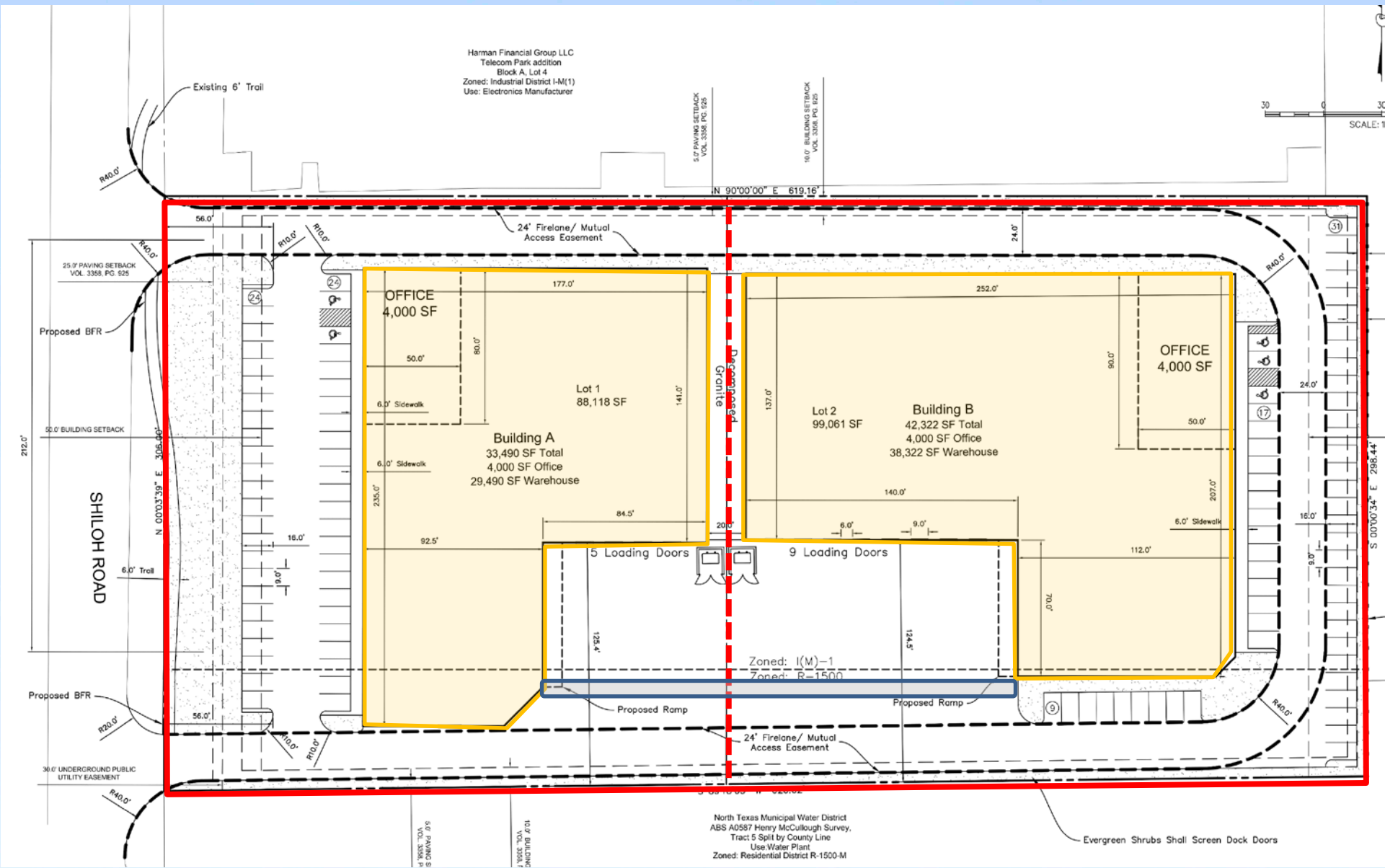




ZF 18-36 Aerial Map
Gillett Industries

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.







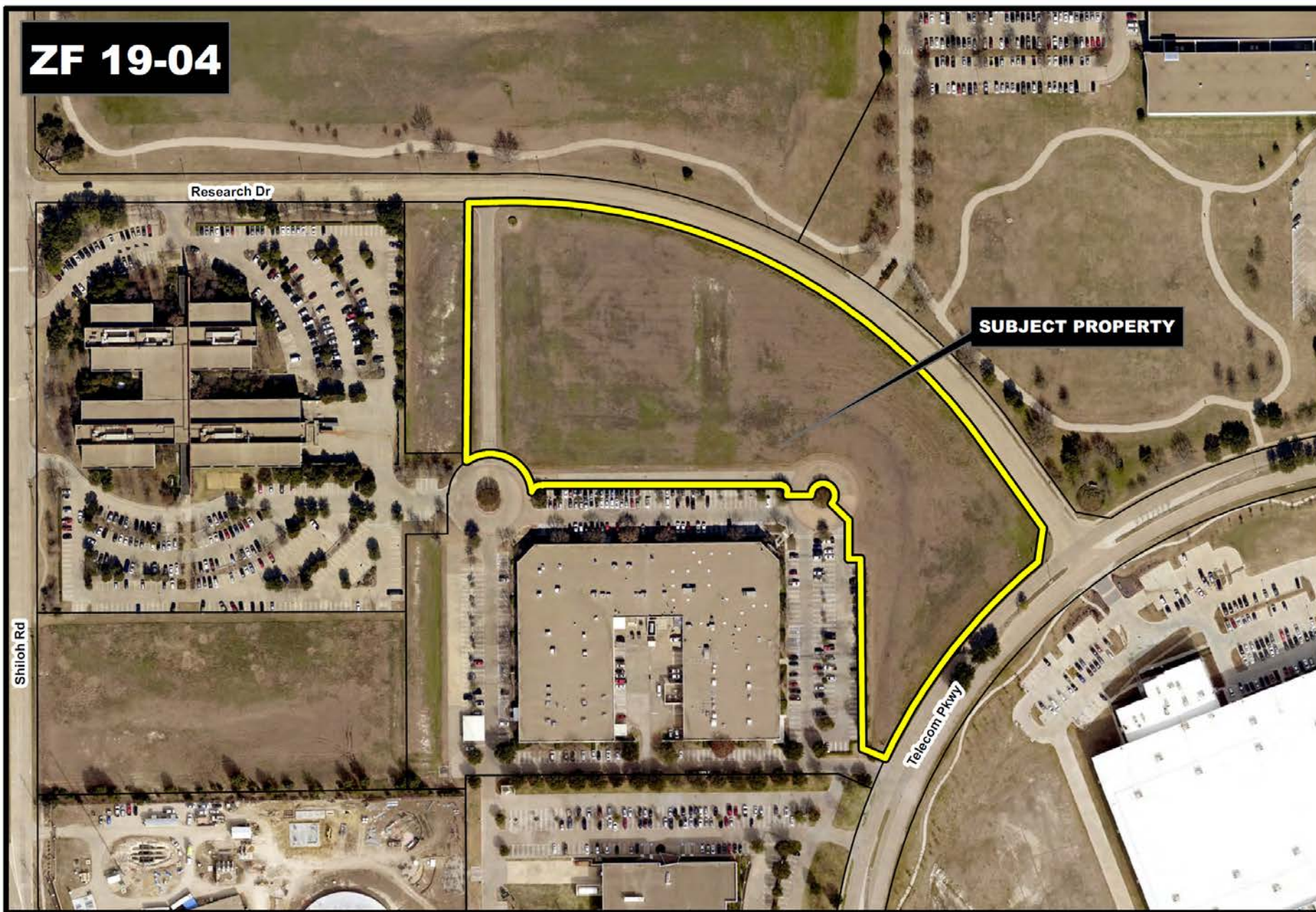
Agenda Item 6

Zoning File 19-04
Planned Development &
Special Permit

City of Richardson
Development Services



ZF 19-04

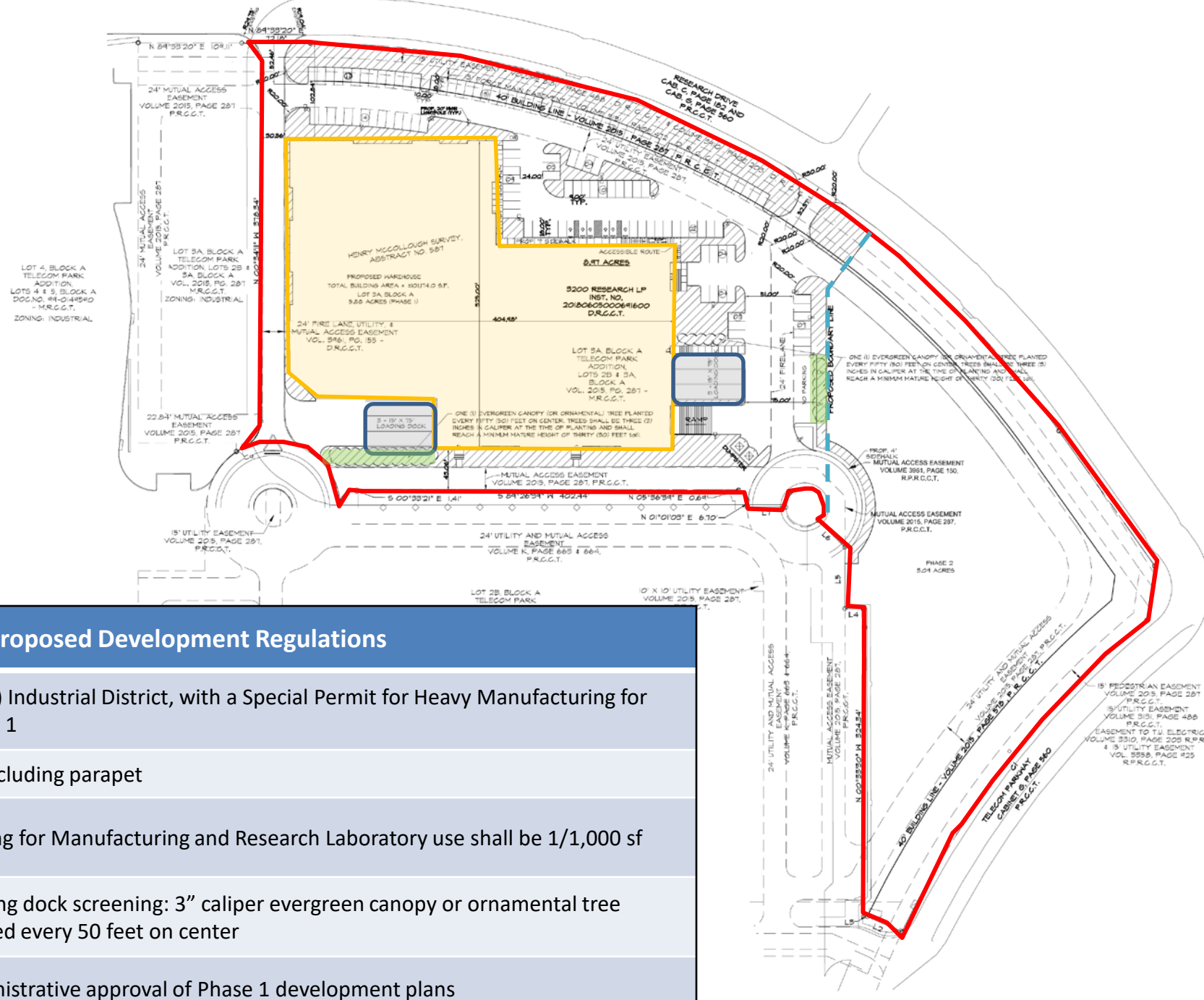


ZF 19-04 Aerial Map
Zoning Change - Naturich Facility

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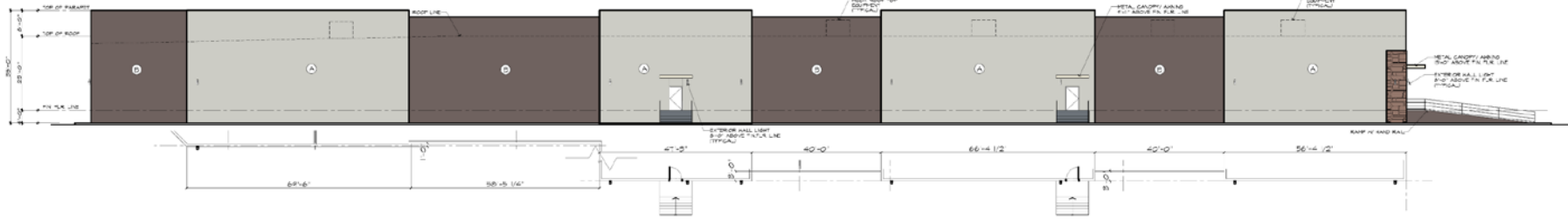


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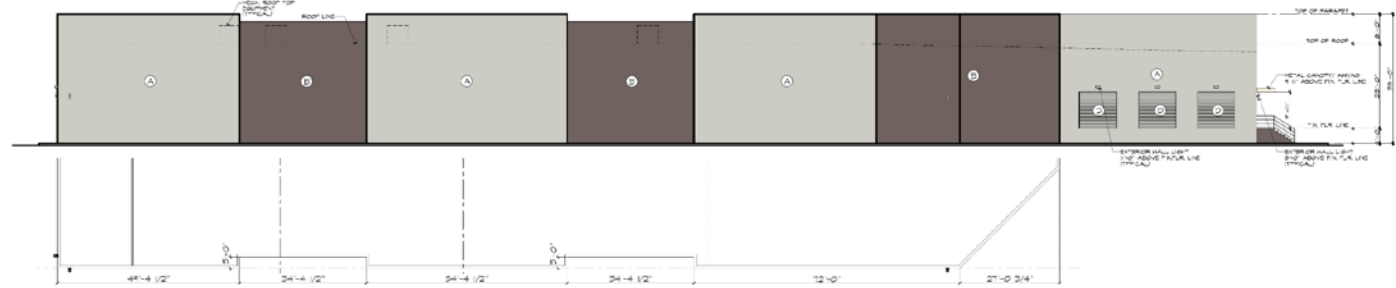


Proposed Development Regulations

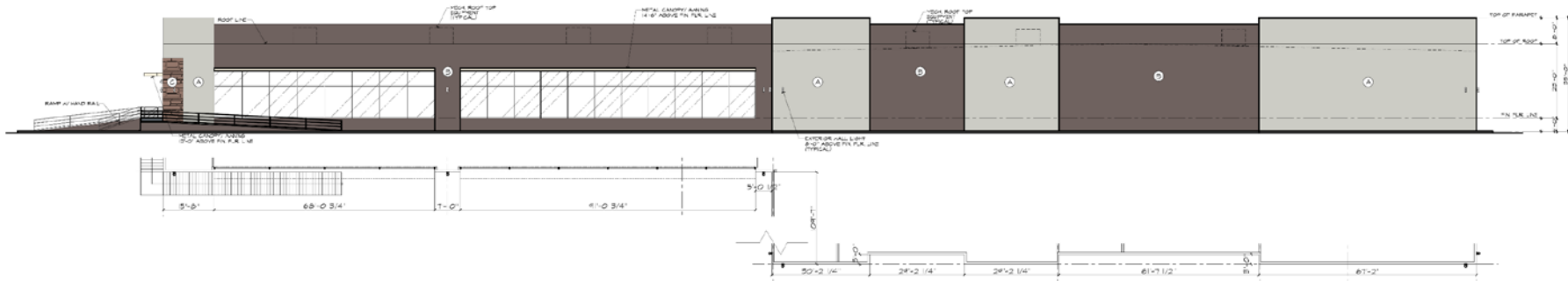
Use	I-M(1) Industrial District, with a Special Permit for Heavy Manufacturing for Phase 1
Maximum Height	35' including parapet
Off-street Parking	Parking for Manufacturing and Research Laboratory use shall be 1/1,000 sf
Screening	Loading dock screening: 3" caliper evergreen canopy or ornamental tree planted every 50 feet on center
Approvals	Administrative approval of Phase 1 development plans



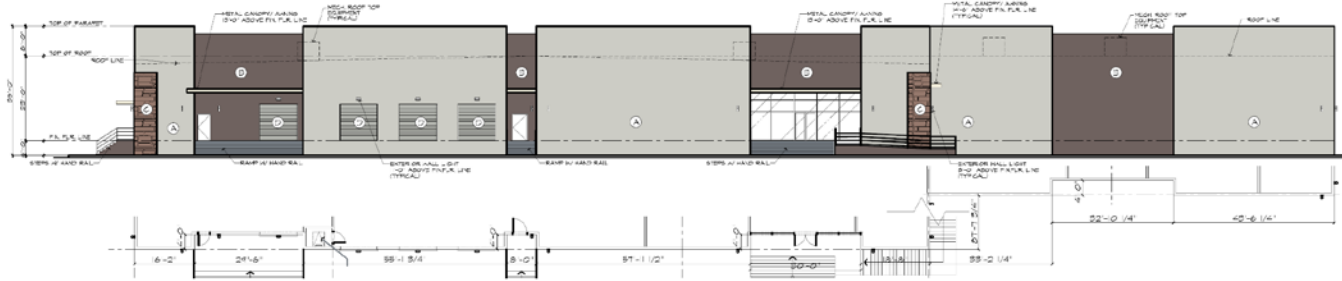
04 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



03 WEST ELEVATION
SCALE: 1/8"=1'-0"



02 NORTH ELEVATION
SCALE: 1/8"=1'-0"



01 EAST ELEVATION
SCALE: 1/8"=1'-0"

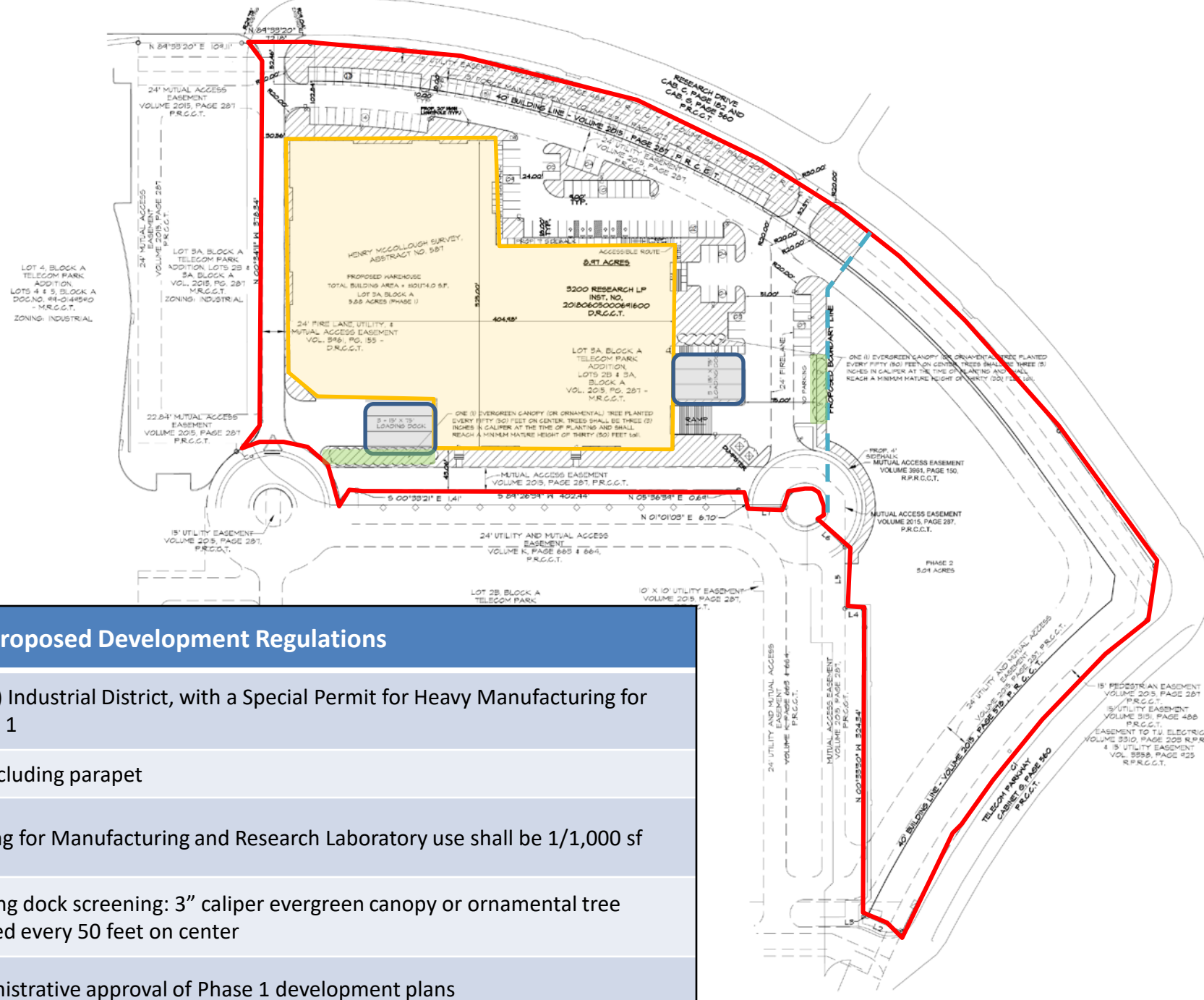
MATERIAL	AREA / PERCENTAGE			
	EAST ELEVATION	NORTH ELEVATION	WEST ELEVATION	SOUTH ELEVATION
TOTAL FACADE	0104.0 SF 00%	0130.0 SF 100%	022.0 SF 00%	0110.0 SF 00%
2 TOTAL FACADE EXCLUSIVE DOORS & WINDOWS	844.0 SF	1024.0 SF	0170.0 SF	3600.0 SF
DOORS & WINDOWS	880.0 SF	2280.0 SF	500.0 SF	800.0 SF
TILT WALL	1307.0 SF #2 48.5%	0108.0 SF #2 48.7%	0170.0 SF #2 00%	3889.0 SF #2 00%
STONE	310.0 SF 5%	- 0%	- 0%	- 0%

EXTERIOR FINISH LEGEND	
(A)	PAINTED TILT WALL COLOR: FRENCH PORCH (GRAY)
(B)	PAINTED TILT WALL COLOR: PRINCE OF WALES (BROWN)
(C)	TAN GE LIDGESTONE (TAN)
(D)	STEEL PIPE/METAL DOORS WITH METAL FINISH
(E)	METAL CANOPY AREA COLOR: WATERPARK (WHITE)



View looking west





Proposed Development Regulations

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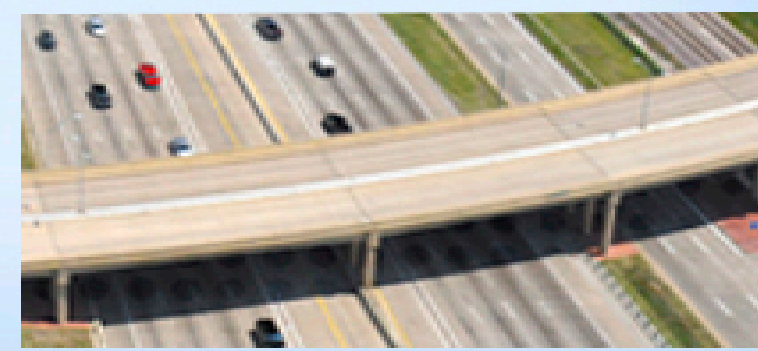
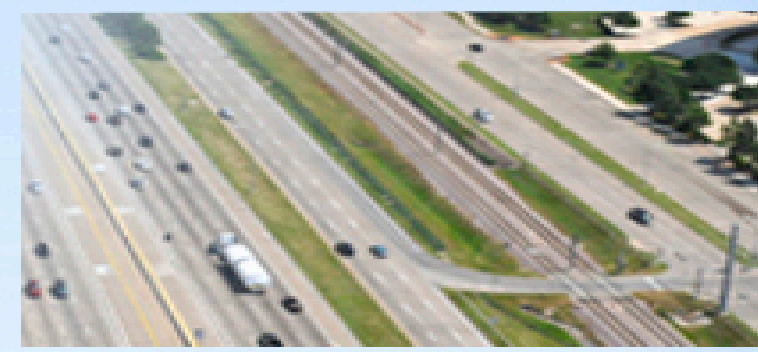
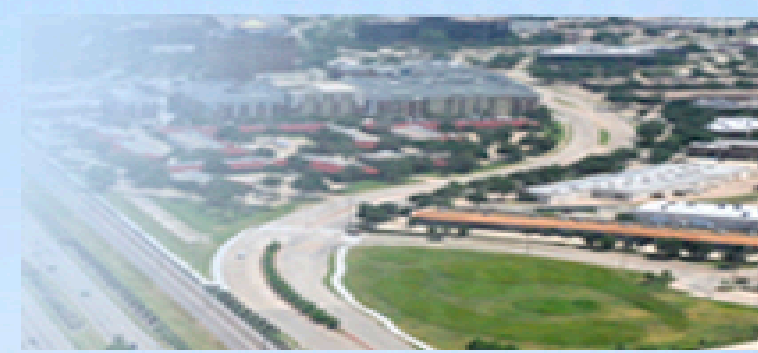


Agenda Item 7

ZF 19-06

CZO Text Amendment
Special Permits Termination Protocols

City of Richardson
Development Services



2017 – 2019

City Council Statement of Goals

Strategy: Protect and strengthen stakeholder investments in the City

Tactics: Complete Special Permits inventory
Recommend termination protocols

Implementation Timetable

- ✓ February 25, 2019 Joint Public Hearing Resolution
- ✓ March 5, 2019 CZO text amendment to CPC
- ✓ March 18, 2019 CZO text amendment to Council
- April 1, 2019 Joint Public Hearing to repeal first series of inactive & obsolete Special Permits (60%)
- Nov/Dec 2019 Collins-Arapaho re-zoning complete (repeals remaining 40%)

Proposed Ordinance No. 4290

Preserves options to require:

- conditions more restrictive than standard zoning or development regulations (e.g., screening, setbacks, access etc.)
- limitation of the approved use to specified time period
- limitation of the approved use to a specific owner, operator or business

Proposed Ordinance No. 4290

Adds automatic termination:

- if a required building permit not obtained within 180 days (or as determined by City Council)
- if a building permit is obtained but expires prior to completion of required construction
- if a certificate of occupancy is not obtained & the approved use is not commenced by 180th day (or as determined by City Council)
- if a building/property is vacated or the approved use is not operating for more than 180 days



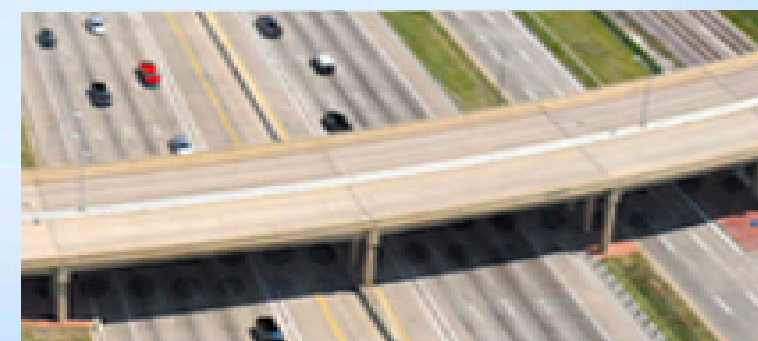
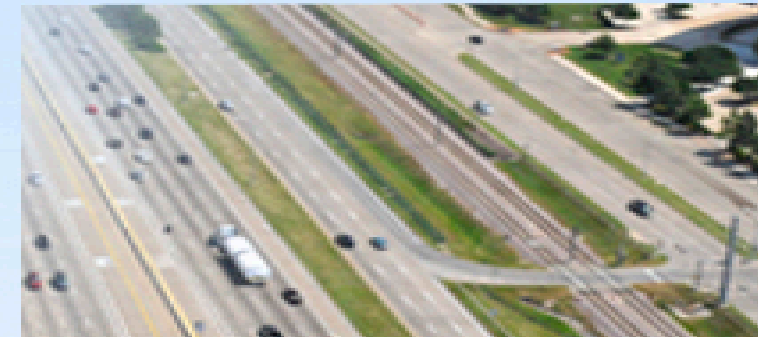
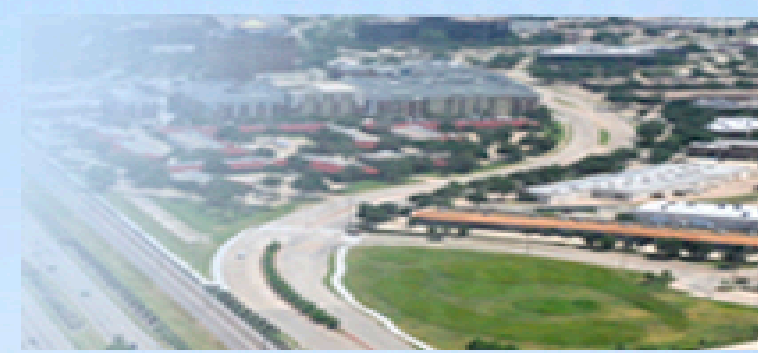
Agenda Item 8

Variance 19-02

Side Lot Lines

(1030 W. Belt Line Road & 10 Shadywood Place)

City of Richardson
Development Services



VAR 19-02



10 Shadywood Pl

1030 W. Belt Line Rd

W Belt Line Rd

Shadywood Pl

St Lukes Dr

N Waterview Dr

S Waterview Dr

Shadywood Ln

Thompson Dr

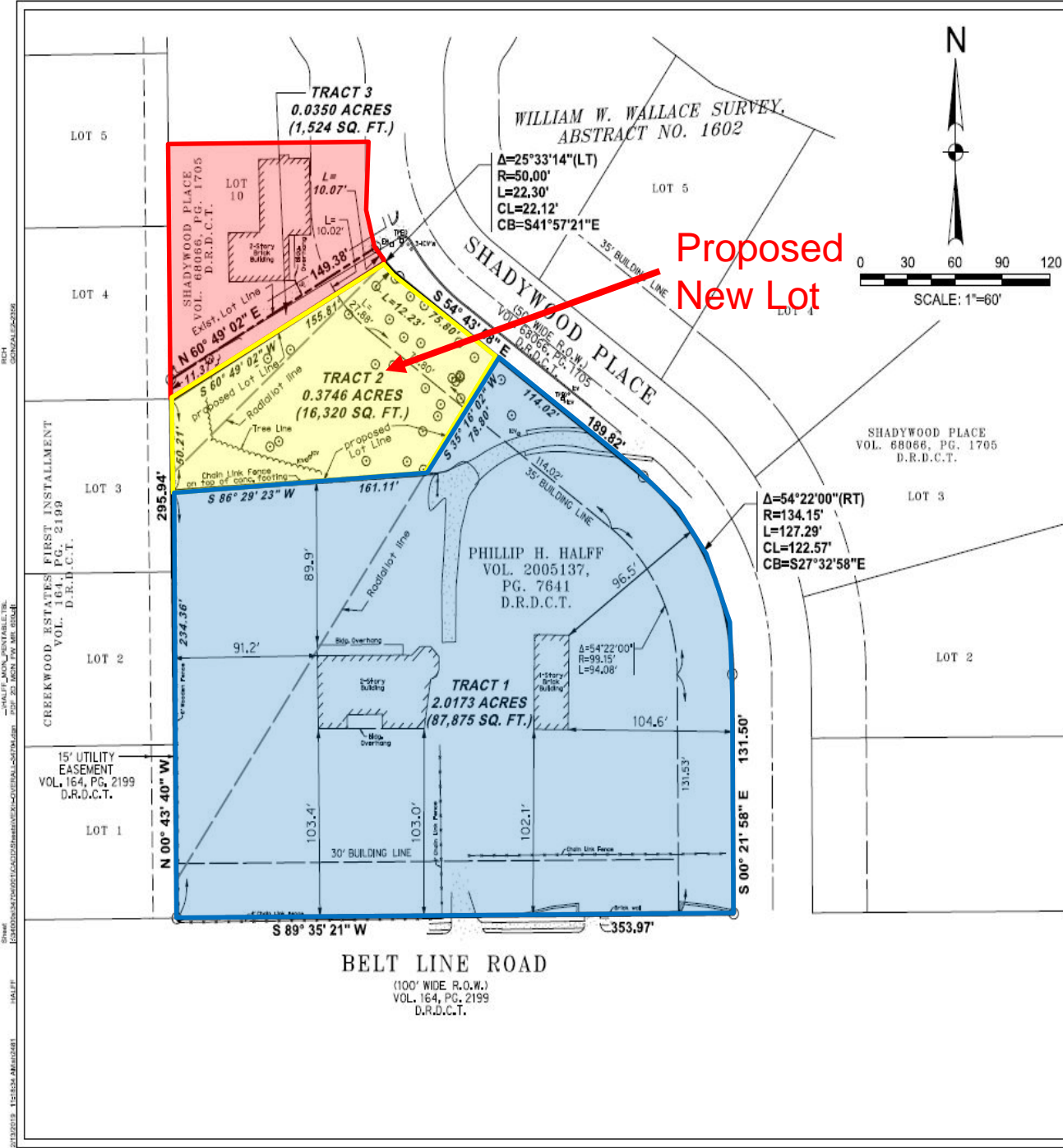


VAR 19-02
1030 W. Belt Line Road and 10 Shadywood Place

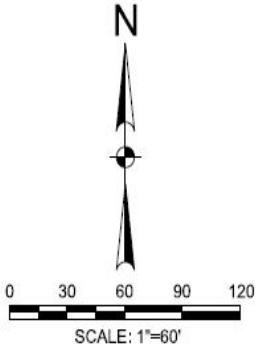


RICHARDSON
TEXAS

it Services



Proposed
New Lot



HALFF & ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH RICHARDSON, SUITE 900, RICHARDSON, TEXAS 75080
PHONE: 972.344.4000 FAX: 972.344.4003
www.halff.com

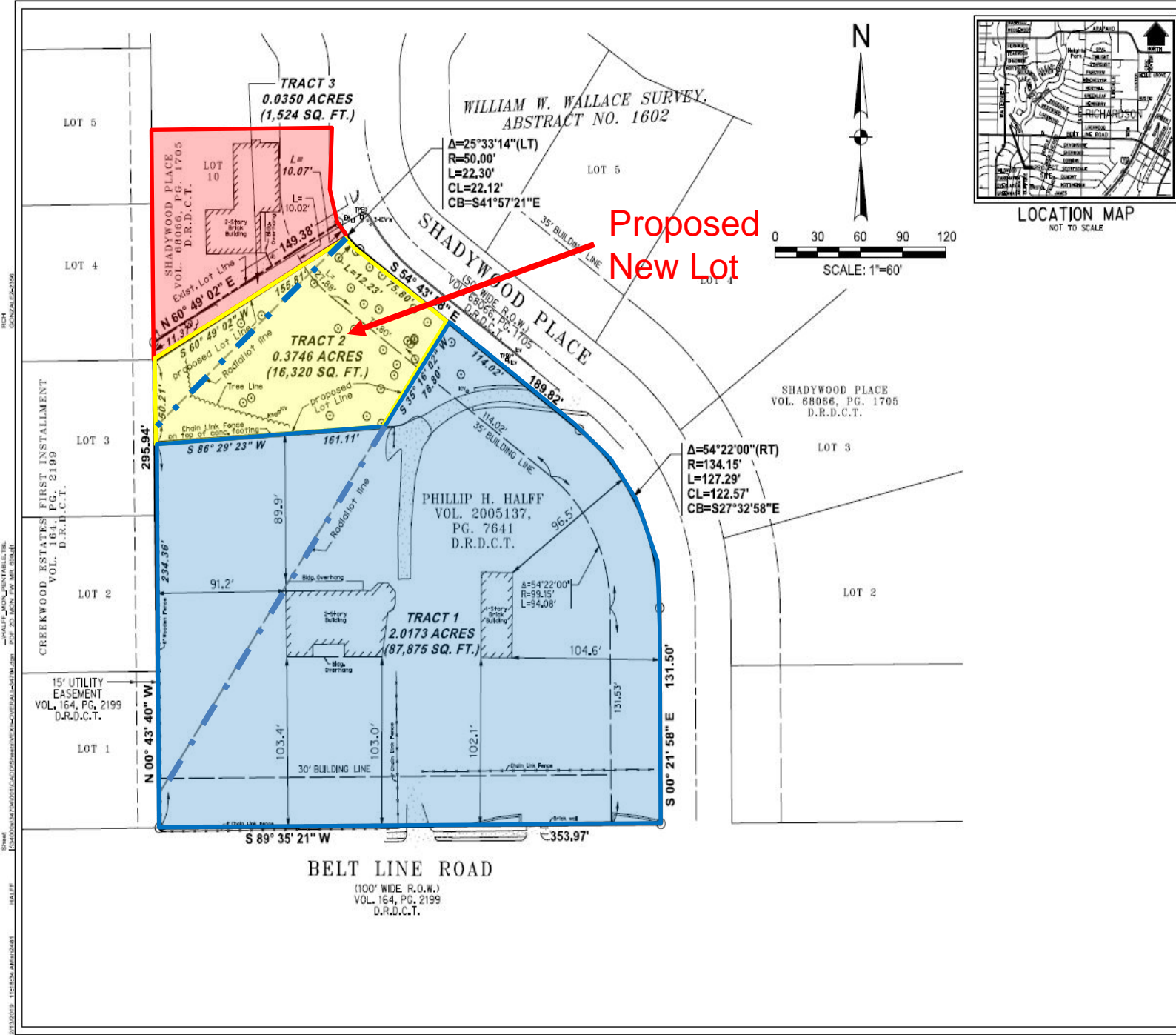
BOUNDARY SKETCH
TRACTS 1, 2, & 3
SITUATED IN THE

WILLIAM W. WALLACE SURVEY, ABSTRACT NO. 1602
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

PRELIMINARY
PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Release date: 01/30/2019
Gelsy J. Suthan
RPLS No. 6449
FOR REVIEW & COMMENT

Project No.:	34704
Issued:	01 / 30 / 2019
Drawn By:	JLM
Checked By:	GS
Scale:	1"=60'
Sheet Title	
	BOUNDARY EXHIBIT
	1 of 1
Sheet Number	





HALFF FIRM NO. 10029600
 HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
 1201 NORTH RICHARDSON, SUITE 900, RICHARDSON, TEXAS 75081
 TEL: 972-344-4200 FAX: 972-344-4203 AVO: 34704 JANUARY, 2019
 guthan@halff.com

BOUNDARY SKETCH
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**Sign Control Board of Adjustment
March 6, 2019 Meeting**

SCB Cases # 19-01
Toyota of Richardson
1221 N. Central Expressway

SCB Case History

- Sign Control Board of Adjustment
 - November 7, 2018 – SCB #18-08
- City Council Initial Review
 - December 10, 2018 – Call up for further review
- City Council Final Review
 - January 14, 2019 – Rejected SCB minutes

Existing Sign History

Pole Sign 1

- 23'9" in overall height
- Total Area 237.5 sf
- Variance in 2004 for height and area.
- This sign to remain



Pole Sign 2

- 20' in overall height
- Total Area 35 sf
- Variance in 1978 to allow for a 2nd pole sign on property less than 10 acres
- This sign will be removed and replaced by the proposed sign





Toyota of Richardson - 1221 N. Central Expressway



Requested Variances

- **Allow 148.8 sf, 32' high digital display pole sign**
 - Chapter 18, Article I, Section 18-96(23)(B)(3)(i);
 - Size: Single tenant pole signs at commercial properties are limited to 60 sf in area and 20' in height
- **Allow two single use pole signs on a site less than 10 acres**
 - Chapter 18, Article I, Section 18-96(23)(C)(3)(i);
 - Number: Sites less than 10 acres are permitted one single-use pole sign
- **Allow a single use pole sign 155' from another single use pole sign**
 - Chapter 18, Article I, Section 18-96(23)(D)(3);
 - Single use pole signs must be located a minimum of 200' from any on premise single use pole sign

Reason for request

- The existing sign is outdated and needs to be replaced with a more modern sign.
- A digital display will allow Toyota to show products and services in an effort to attract more customers.
- It will allow Toyota to remain competitive with other Toyota Dealerships in the Metroplex.
- The proposed new size and height would provide better visibility and readability of the sign from the highway.

Subject Sign



Zoning 250 feet from the sign:
Subject property - Commercial
Surrounding Properties - Office



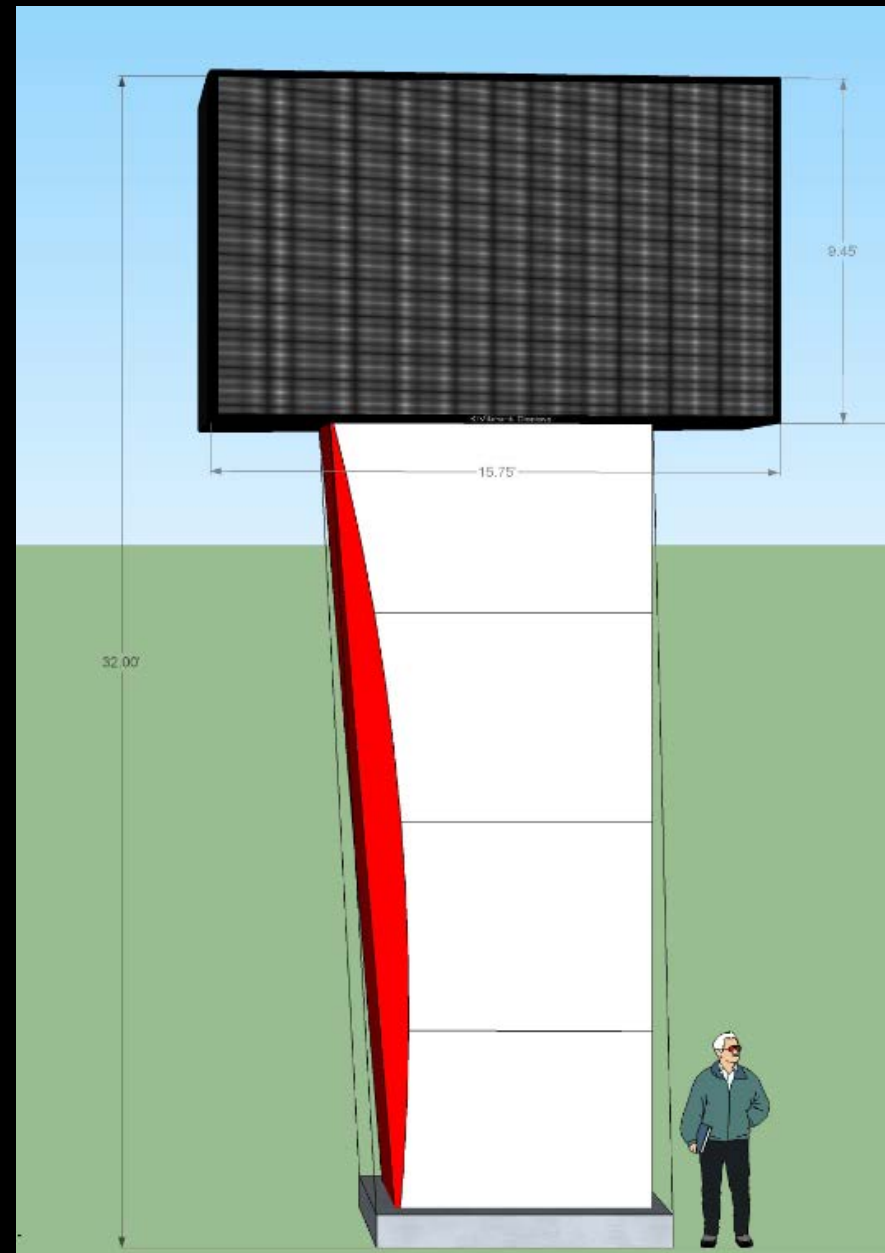
Proposed Sign

Pole Sign

- 32' tall
- 148.8 sf in area
- 100% of the sign will be a digital display

Original Pole Sign Request

- 40' tall
- 212 sf in area
- 100% of the sign will be a digital display



Southbound View



Northbound View



Sign Control Board Action

- The Sign Control Board voted to approve SCB Case #19-01 by a vote of 5-0.

**Sign Control Board of Adjustment
March 6, 2019 Meeting**