

City Council Work Session Handouts

October 14, 2024

- I. Review and Discuss the Aquatics Master Plan Progress
- II. Zoning File 24-22
- III. Zoning File 24-23
- IV. Zoning File 24-26
- V. Revised Ordinance No. 4515 Zoning File 24-16 (Consent Agenda Item 8A1)

AQUATIC MASTER PLAN PROGRESS

October 14, 2024

→ **CITY COUNCIL STRATEGIC GOAL**

Continue to explore unique opportunities to attract and retain residents and all stakeholders

→ **CITY COUNCIL TACTIC**

Major Planning Initiative: Aquatic Master Plan

Purpose

The purpose of tonight's briefing is to update the council on the status and next steps of the Aquatics Master Plan.

OVERVIEW

- Project Goals
- Facility Assessment
- Market Analysis
- Summary of Public Input
- Guiding Principles
- Potential Aquatic Options
- Next Steps



PROJECT GOALS

- Long-term strategic plan for aquatic services for the Richardson community.
- Align services with expectations in aquatics and create a guide for a future aquatic system.
- Recommendations for future aquatic features, preferred locations of facilities based on current and future demographics.
- Considers impact of future plans for staffing levels, partnership opportunities, modern mechanical structure, and operational efficiency.
- Create a comprehensive aquatic master plan that takes into consideration citizen needs to further enhance Richardson as a place where people are proud to live, work, invest, and engage in the community.

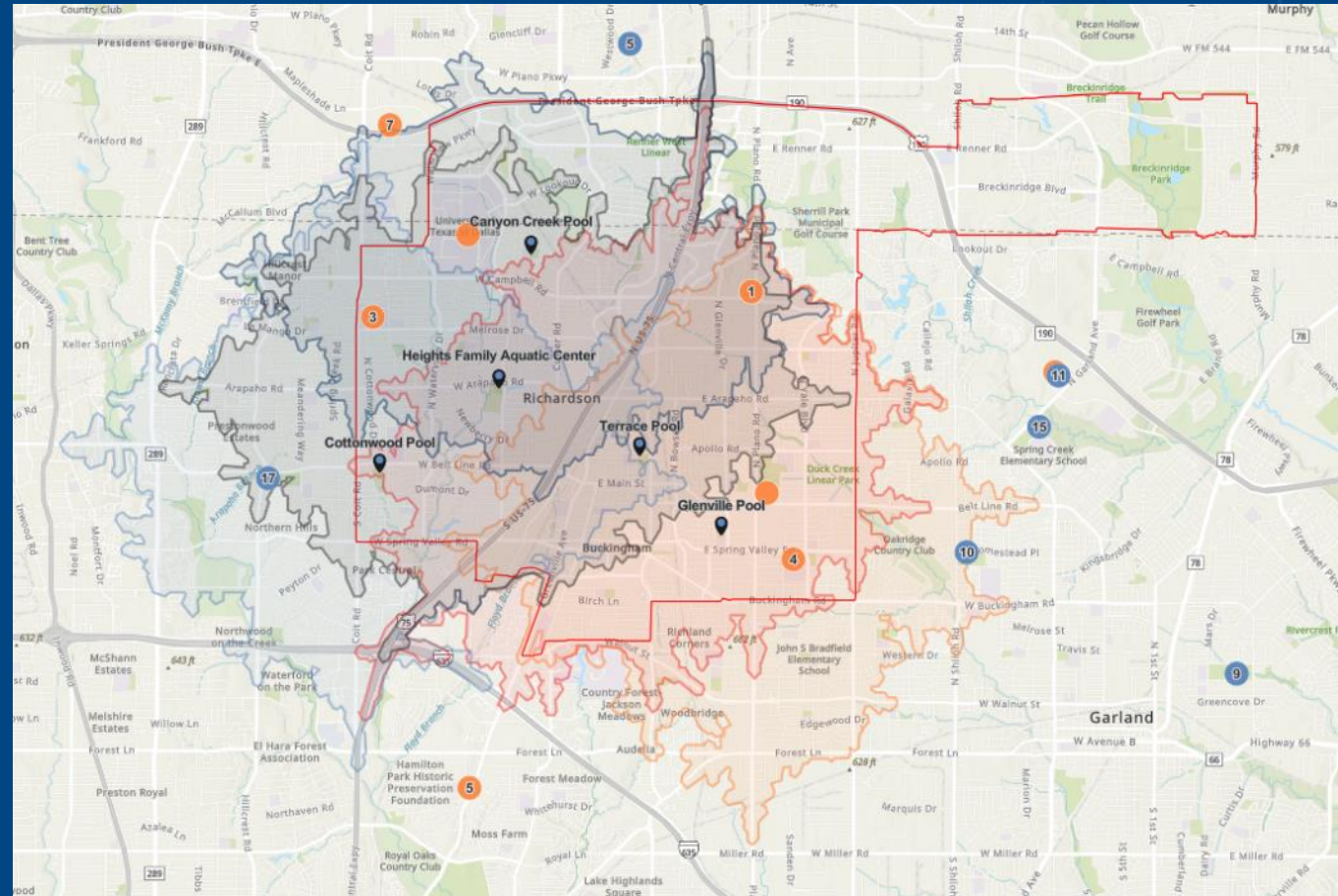
FACILITY ASSESSMENT THEMES

- Neighborhood Pools constructed in the 1960s – outdated design
- Current conditions not optimal for modern and efficient operations
- Various amenities and play features need replacement
- Replastering needed at several locations
- Concrete decking delaminating, has corrosion, spalling and standing water
- Several locations identified for ADA improvements



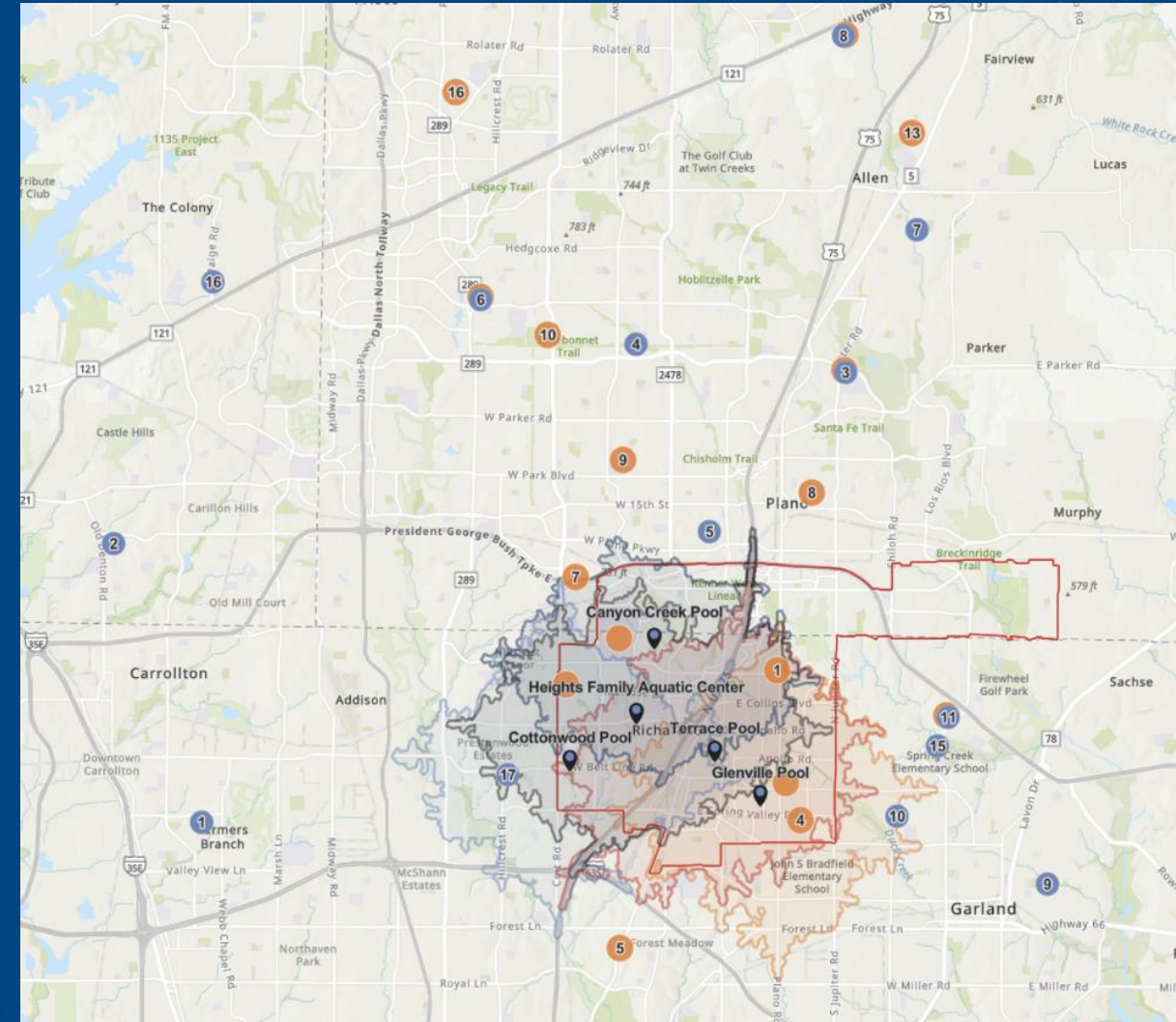
MARKET ANALYSIS – DRIVE TIME

- Northeast Richardson/Breckinridge Park area is not within a 7-minute drive time of any City of Richardson pools
- Cottonwood Pool is within drive-time radius of Terrace Pool and Heights Aquatic Center
- Overlapping service areas for Terrace and Glenville
- Overlapping service areas for Canyon Creek, Cottonwood and Heights but not inclusive of every resident in those areas



MARKET ANALYSIS – AREA PROVIDERS

- Map outlines the city limits with both indoor and outdoor swimming pools within the area.
- Indoor pools notated by orange circles and outdoor pools with blue circles.
- Northeast Richardson does not have any City aquatic facilities or any within the immediate area except for small splashpads in Murphy and Sachse.



PUBLIC ENGAGEMENT

Stakeholder Meetings

- City Staff
- Elected Officials
- Camp/Day Care Programs
- Competitive Aquatics/RISD/Colleges
- HOA & Neighborhood Assoc.

Public Engagement Meetings

- 3 Open House Meetings

Survey

- 1,067 Contributors



PUBLIC ENGAGEMENT MEETINGS AND SURVEY SUMMARY

- *Desire for an indoor pool:* Many residents requested an indoor pool facility that would be operational year-round. This would cater to people who prefer lap swimming, water fitness classes in warmer water, and competitive swimming as well provide recreational waters.
- *Improvements to existing pools:* Several comments highlighted the need for better maintenance, upgrades, and additional amenities at current pools. Examples included more shade areas, improved restrooms, adult-only swim times, and expanded lap swimming options.
- *Focus on specific user groups and amenities:* There were requests for features that cater to different user groups, such as seniors (water aerobics classes, easier access), children (splash pads, play areas), and competitive swimmers (diving boards, competition pools).

PUBLIC ENGAGEMENT MEETINGS AND SURVEY SUMMARY

- *Target northeast Richardson:* A recurring theme was the need for a pool facility in the eastern part of Richardson (Breckinridge Park area) to improve accessibility for residents on that side of town.
- *Enhanced Operational Season:* There is a desire for year round aquatic offerings as well as an extended seasonal offering. A request to open pools in May with a later operational window through September as well as an earlier opening and closing times per day.
- *Improved shade at each location:* Increase the shade options at all aquatic facilities to assist in mitigating concrete heat and offer protection from the sun.
- *Provide Fitness and Competitive Swim:* Offer opportunities for adult focused lap swim, fitness programming and competitive swim options.

DRAFT GUIDING PRINCIPLES

- Develop an approach that takes into consideration *distribution of services across the community* to ensure all residents have opportunities to participate in aquatic recreation.
- Produce a plan that *promotes access* to aquatic facilities and programming for residents of various ages, interests, and abilities.
- Develop an approach that considers *economic feasibility* to ensure a balance between capital cost and long-term operating cost. Prioritize a financially sound aquatics system and adopt a balanced approach that is economically sustainable and that considers operations and maintenance.
- Create a plan that embraces *modernization and versatility*, to create a system that allows flexibility in programming options and can cater to users of various ages, interests, and abilities. Prioritize the modernization of facilities and equipment to create more desirable and efficient venues.
- Maintain the City's *high-caliber community events and recreational programming* to appeal to persons of various ages, interests, and abilities to cultivate the City's reputation as a destination for premier activities and entertainment in the North Texas region.

PRELIMINARY TOPICS FOR ADDITIONAL EXPLORATION

- Refresh/Restore current pools with an as is approach
- Replace existing facilities with new facilities
- Eliminate a facility(ies)
- Remove and replace with a splashpad
- Build new splashpad
- Indoor and Outdoor pool addition



NEXT STEPS

- Seek feedback on Guiding Principles
- Host follow up public engagement meetings – end of October, early November
- Finalize the Aquatic Master Plan – end of November
- Present the final plan to City Council – projecting early December

ZONING FILE 24-22

**SPECIAL PERMIT – BIRDIEBAY GOLF
1002 N. CENTRAL EXPY**

October 14, 2024

1002 N. CENTRAL EXPY

- Location: Northeast corner of N. Central Expy & Arapaho Rd.
- Current Zoning: Collins-Arapaho Form-Based Code PD (Station Area Sub-district)
- Request: Special Permit for Commercial Entertainment, indoor (indoor golf simulator)



SITE PHOTOS

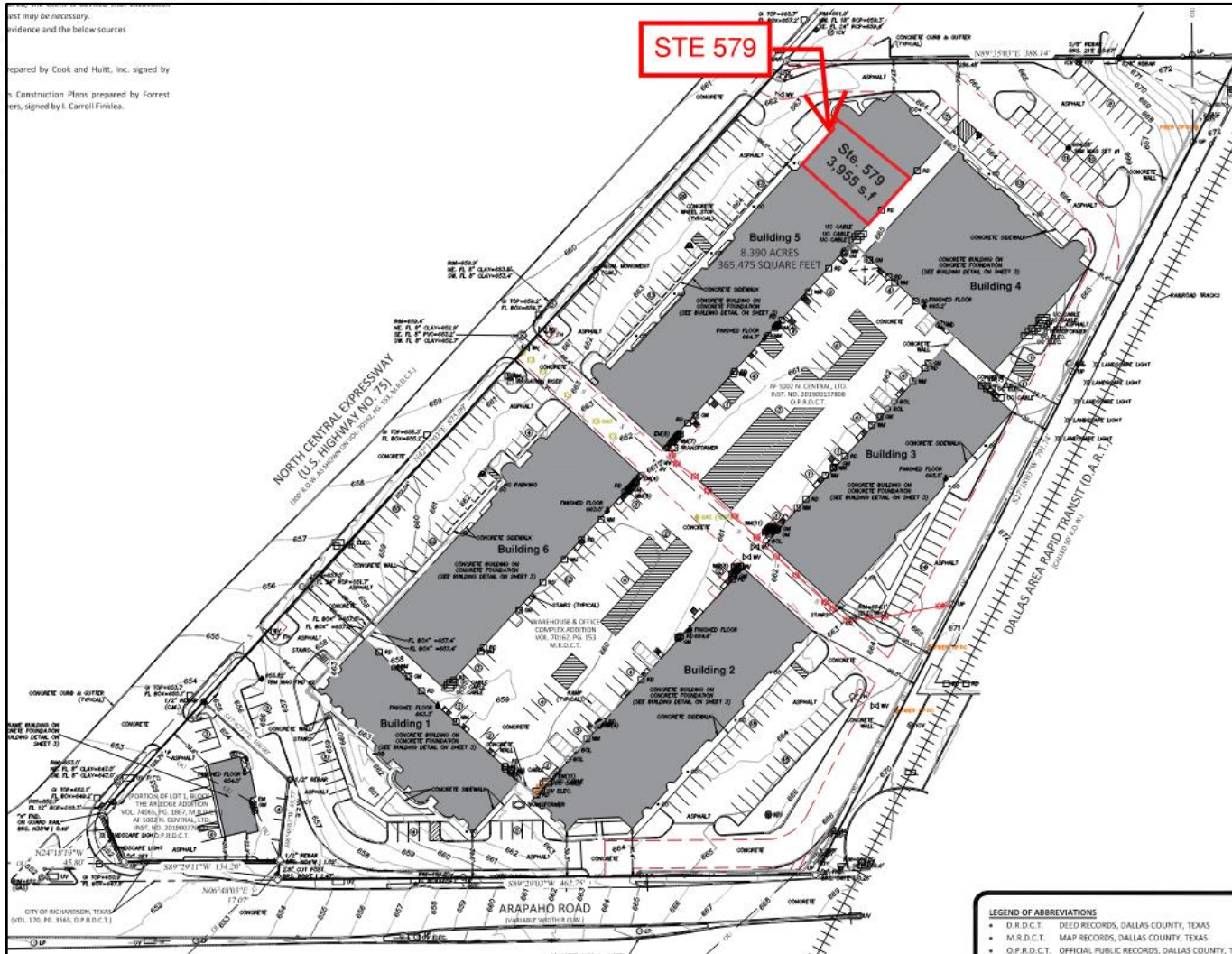
West Elevation



North Elevation



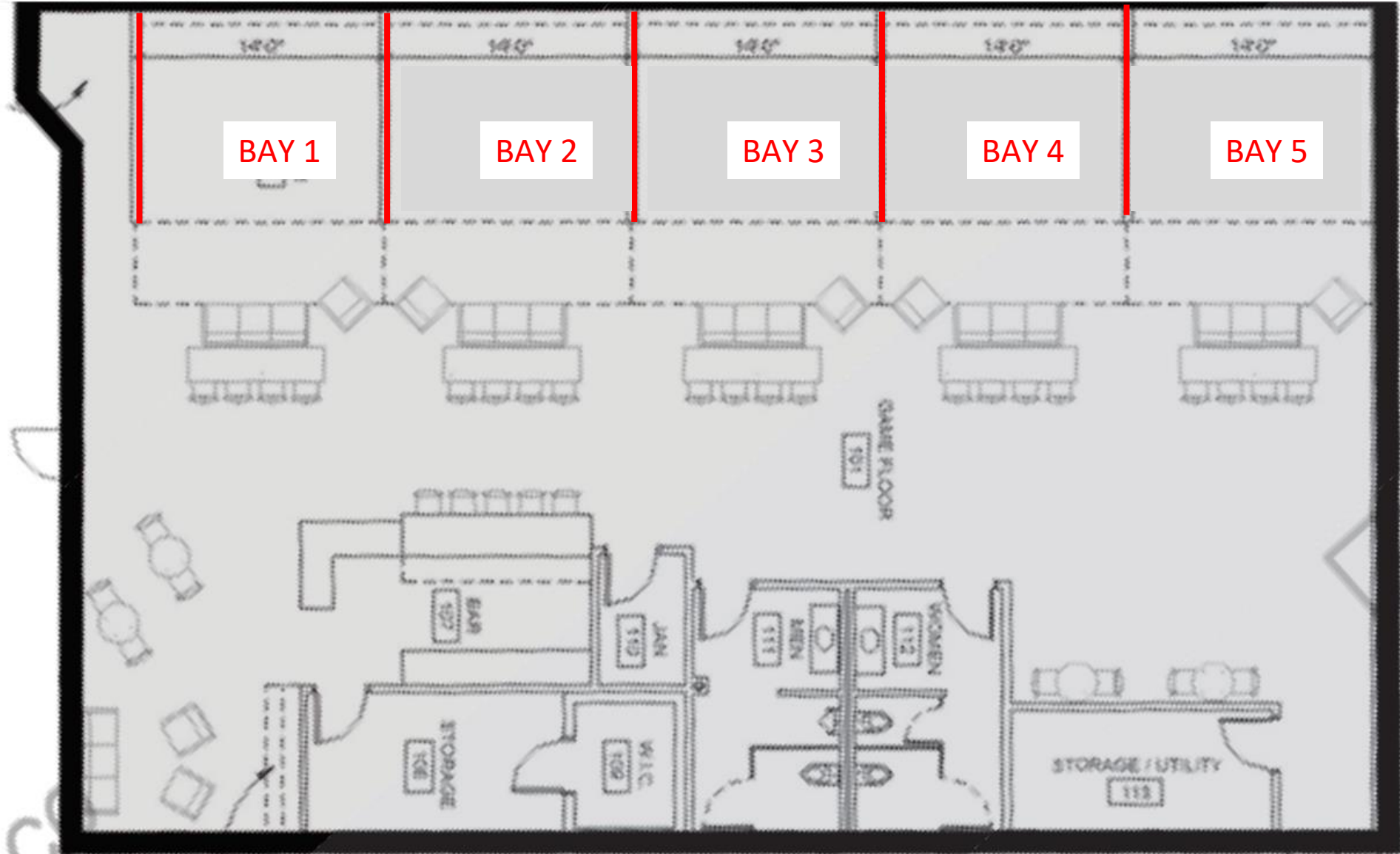
CONCEPT PLAN



SITE DATA

Site Area	8.07 acres
Total Building Area	116,698 S.F.
Building 2 Area	20,460 S.F.
Lease Space Area	4,700 S.F.
Building Height	1-story /18'
Required Parking	178 spaces
Provided Parking	306 spaces

FLOOR PLAN



ZF 24-22 REQUEST SUMMARY

City Plan Commission (CPC) Action – September 17, 2024

- Two (2) letters of support received
- CPC voted 7-0 to recommend APPROVAL of the request with Special Conditions

City Council Action

- The City Council may approve the request as presented, approve with conditions or amended conditions, or deny the request

ZF 24-22 PROPOSED SPECIAL CONDITIONS

1. A Special Permit shall be granted to allow a commercial entertainment, indoor use for indoor golf simulator and bar shall be limited to the lease space as shown on the Concept Plan attached hereto as Exhibit “B” and made a part thereof.
2. No other person, company, business, or legal entity may operate a commercial entertainment, indoor use for an indoor golf simulator on the Property other than BirdieBay. The Special Permit granted pursuant to this Ordinance automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
3. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.



BirdieBay

**City of Richardson City Council Meeting
SUP - October 14, 2024**



About Brand

BirdieBay began with Keaton's love for indoor golf in South Korea. Back in Tulsa, he and his brother Kennedy turned the idea into a plan. By 2022, they teamed up with Alex, and BirdieBay was born.



Mission Statement

Birdie Bay offers family-friendly entertainment for affordable prices at accessible venues.

Values

As a veteran owned business, we offer free golf on Mondays to non-profits as well as discounts to.

We believe that new indoor golf technology can make quality golf inclusive for everyone.

Golfzon Technology

About the brand

- Global leader in golf simulators
- This will be the first location in DFW
- More Golfzon locations than coffee shops in South Korea

Features

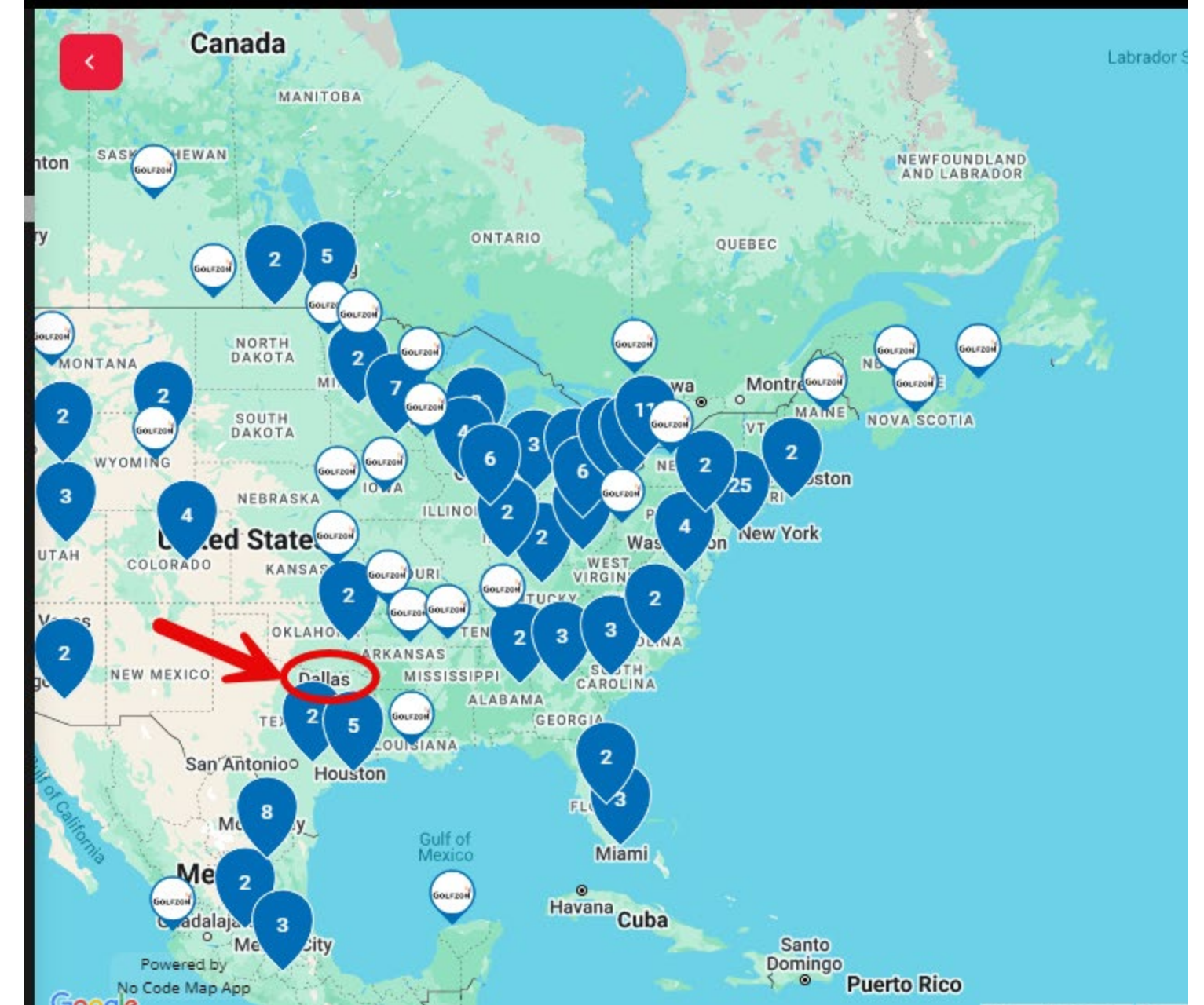
- Moving swing plate
 - Auto-tee
 - 5 Different surfaces to hit from
 - 230+ US Patents on their technology
- <https://youtu.be/CBT0BOyAJ5M>

Safety

- “I have seen 0 accidents in 20 locations I have sold to from Colorado to Florida” – Mark Bledsoe – Regional Manager

FIND A LOCATION

Golfzon has over 9,449 locations worldwide.
Find a Golfzon location nearest you using the map below.





Birdie Bay

MEN BAR & COCKTAILS	
COCKTAILS	
MARGHERITA	\$10
TRIPLE MARGHERITA	\$12
MARGHERITA	\$8
HOUSE SPECIALS	
BEER	\$4
WINE & TORCH	\$12
FRANCO POCO	\$7
CARRE BEA	\$10
SHOTS	\$4



Birdie Bay

MENU
BAR & COCKTAILS

COCKTAILS	WINE
BEVERAGES	NON-ALCOHOLIC



Birdie Bay

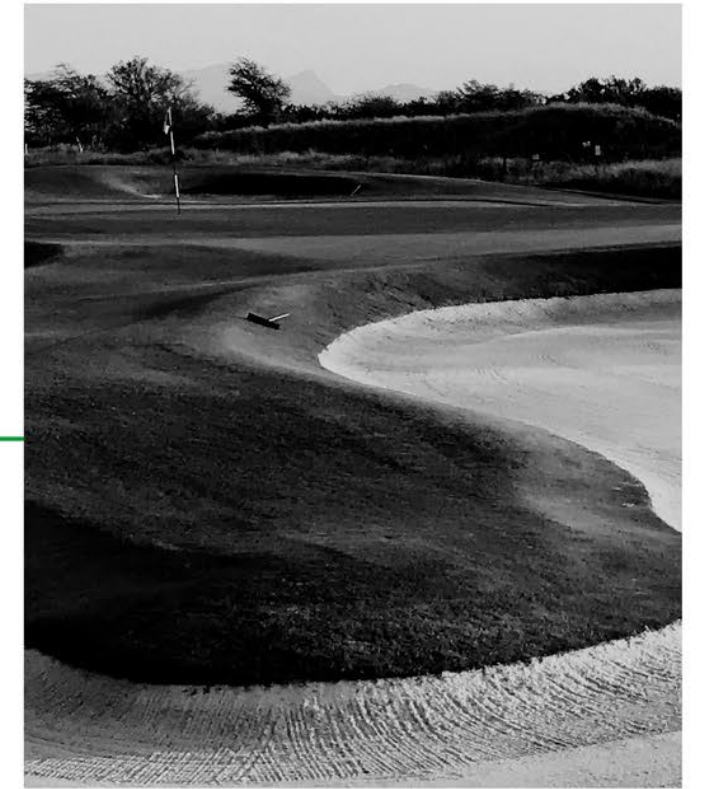
Birdie Bay



Birdie Bay



Letters of Support



1. Sean Pyun

- CEO Golfzon America and former Richardson resident
- Excited to have the first Dallas Golfzon location near his old place at 127 Dogwood off of Belt Line and Coit

2. Renegade Cigars

- Neighbor we would share a wall with is happy to have us

3. The Bike Shop

- Felipe who owns a bike shop in our center is happy to support our business

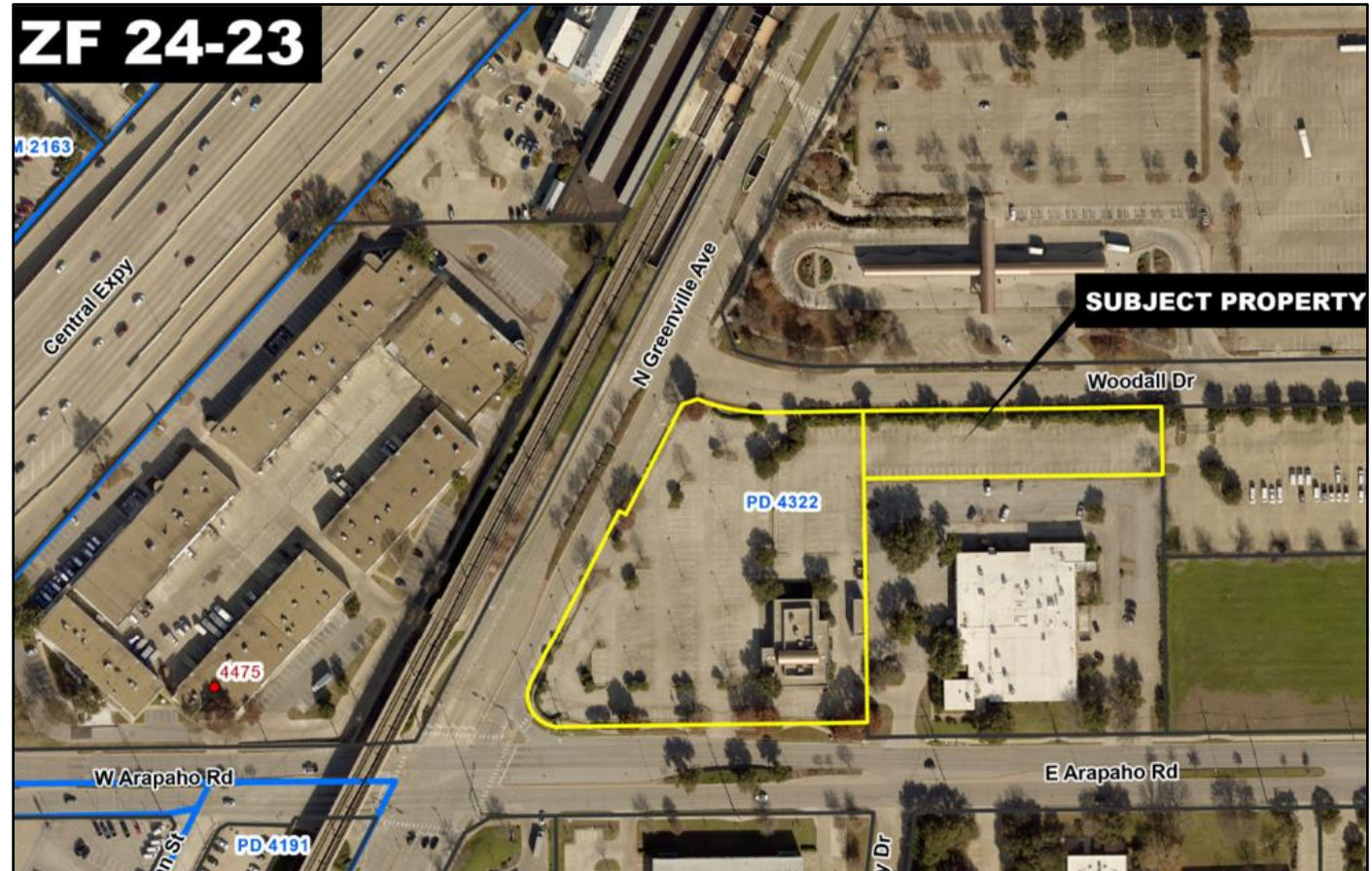
ZONING FILE 24-23

SPECIAL DEVELOPMENT PLAN - AUTOSAVVY
101 E. ARAPAHO ROAD

October 14, 2024

101 E. ARAPAHO ROAD

- Location: Northeast corner of N Greenville Ave and Arapaho Rd.
- Current Zoning: Collins-Arapaho Form-Based Code PD (Station Area Sub-district)
- Request: Special Development Plan for Motor Vehicle Sales (Interim Use)



SITE PHOTOS

West Side of Property



South Side of Property



SITE PHOTOS

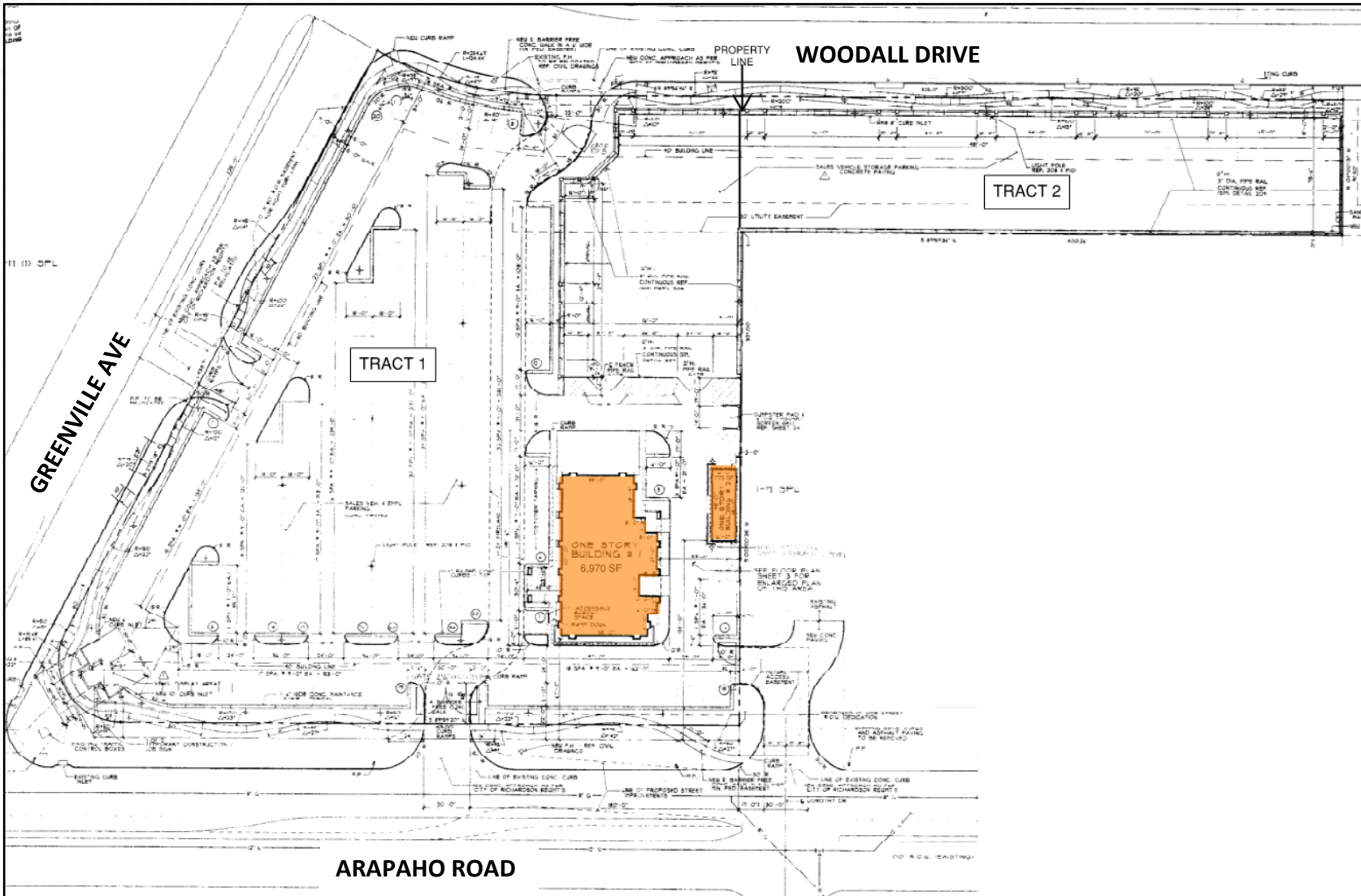
North Side of Property



Looking West



CONCEPT PLAN



SITE DATA

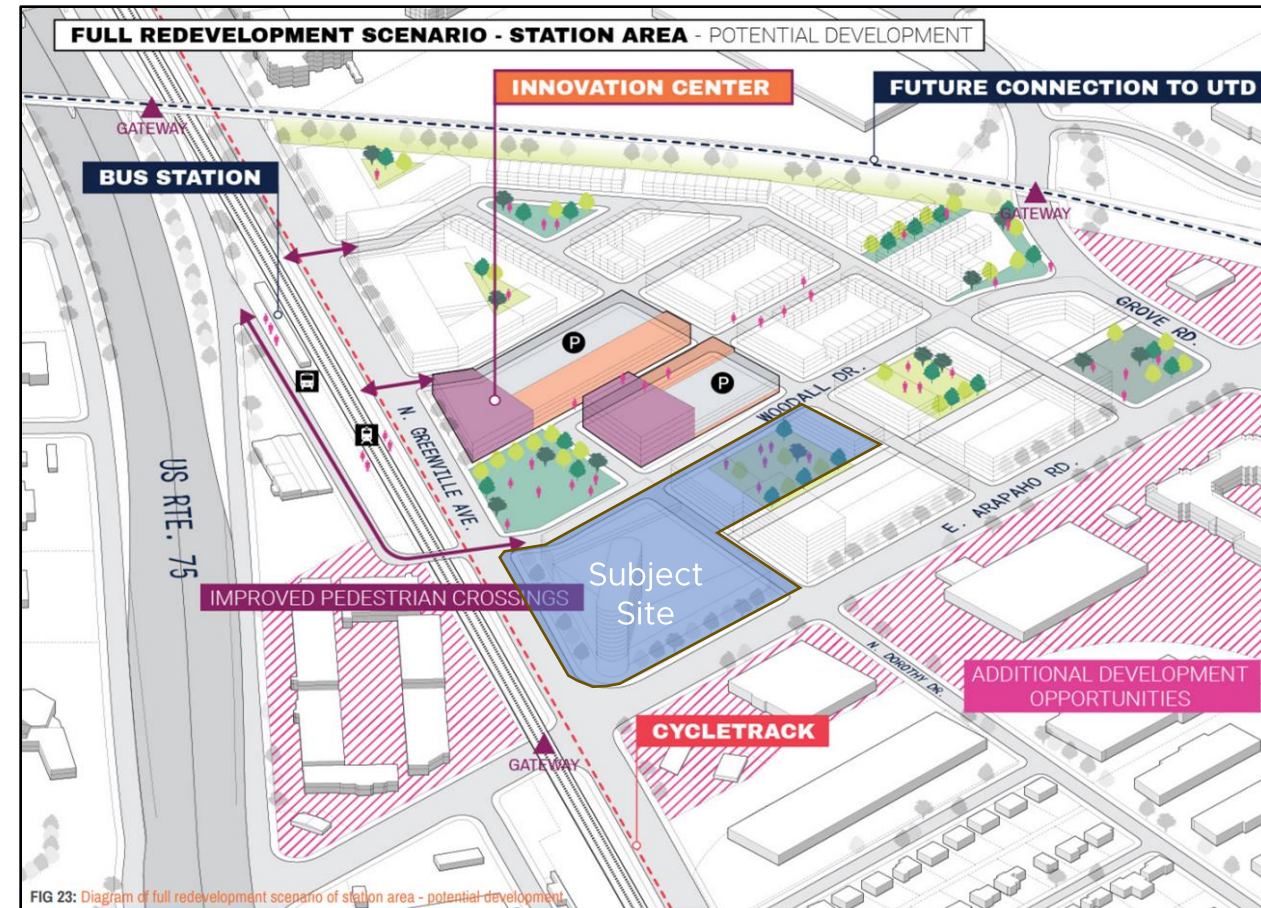
Site Area	4.53 acres
Total Building Area	6,970 S.F.
Office/Showroom	6,195 S.F.
Service Building	775 S.F.
Required Parking	4
Provided Parking	276

SPECIAL DEVELOPMENT PLAN

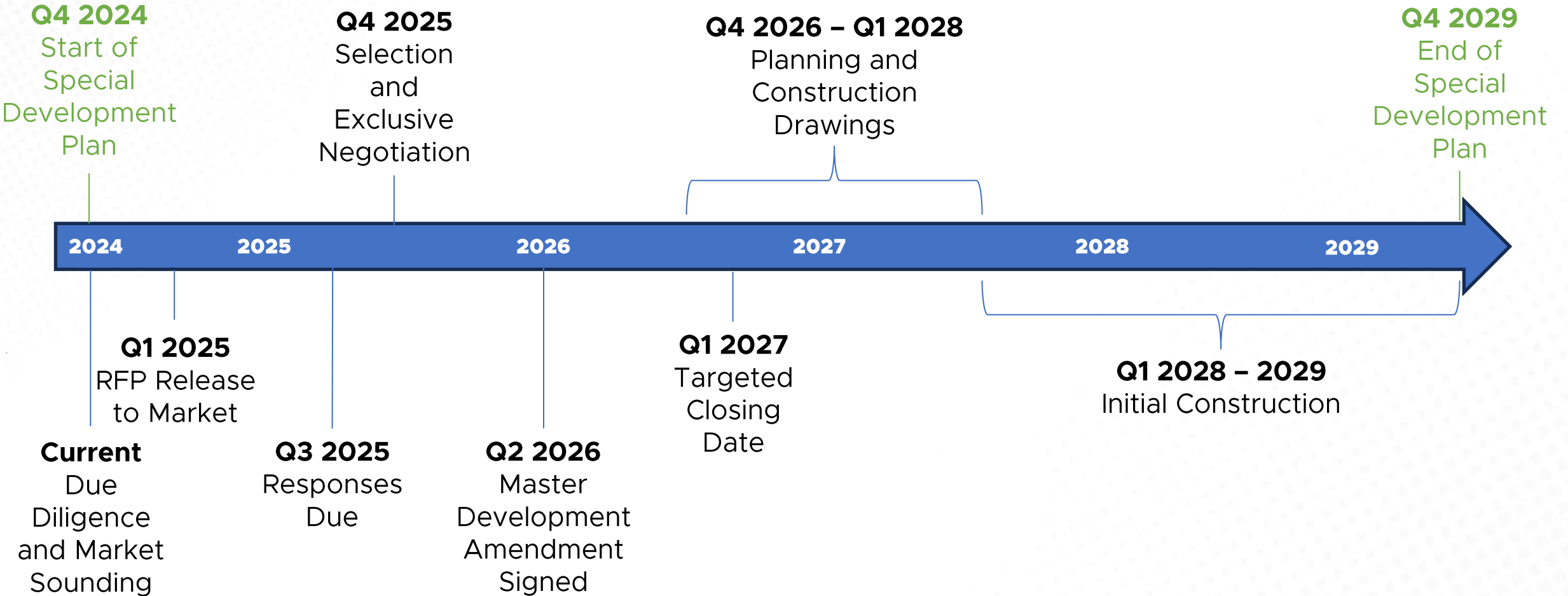
1. Use
2. Built to Zone
3. Surface Parking Lot
4. Landscape Buffer
5. Parking Lot Screening
6. Parking Lot Landscaping
7. Open Space
8. Window Area/Glazing

ADDITIONAL CONSIDERATIONS

- Area is subject to the Collins/Arapaho TOD & Innovation District Study and rezoning that became the Innovation Quarter®.
- Site is adjacent to the Arapaho Center Station, the site of a future transit-oriented development.
- City is currently coordinating with DART and CBRE to solicit development proposals for the DART property.
- That work will set the tone and create momentum for additional redevelopment, including on this property.
- Special Development Plan allows exceptions to the standards of the PD without requiring substantial improvements that could impact ability to redevelop.
- This allows the property owner to hold the site on a short-term basis until development occurs on the DART property, and the broader vision can be achieved.



ESTIMATED ARAPAHO STATION DEVELOPMENT TIMELINE



ZF 24-23 REQUEST SUMMARY

City Plan Commission (CPC) Action – September 17, 2024

- One (1) public comment in opposition and one (1) comment in favor
- CPC voted 6-1 to recommend APPROVAL of the request with Special Conditions

City Council Action

- The City Council may approve the request as presented, approve with conditions or amended conditions, or deny the request

ZF 24-23 PROPOSED SPECIAL CONDITIONS

1. The property shall be developed and used in substantial conformance with the Concept Plan attached as Exhibit “B”, made a part hereof and which is hereby approved and referred to as “Special Development Plan” as allowed in the Collins/Arapaho Form Based Code, subject to the following conditions:
 - a. The “motor vehicle sales/leasing, new or used” use shall be constructed in substantial conformance with the attached Special Development Plan, marked as Exhibit “B”, and made a part thereof.
 - b. This Ordinance and the right to use the Property for the purposes authorized herein shall terminate five (5) years from the effective date of this Ordinance.

ZONING FILE 24-26

PD AMENDMENT- EASTSIDE SIGN PLAN
700 E. CAMPBELL BLVD

October 14, 2024

700 E. CAMPBELL ROAD

- Location: Southeast corner of N. Central Expy and E. Campbell Rd.
- Current Zoning: PD 3535
Planned Development
- Request: PD Amendment to allow for the proposal of a Master Sign Plan to be reviewed by the City Plan Commission.



BACKGROUND ON MASTER SIGN PLANS

- Allows for a holistic approach in reviewing signage that does not comply with City Code, instead of going to the Sign Control Board, where variances are granted based on a property hardship.
- Six (6) Approved Master Sign Plans:
 - Eastside II
 - Transwestern - 3400 Cityline
 - Campbell Creative - 1200 Campbell Rd
 - Cityline (West)
 - Cityline (East)
 - Northside
- Reviewed and approved by the City Plan Commission.

SITE PHOTOS



EXAMPLES

- Examples of the types of signs that may be requested in a Master Sign Plan.



ZF 24-26 REQUEST SUMMARY

City Plan Commission (CPC) Action – September 17, 2024

- No public comment received
- CPC voted 7-0 to recommend APPROVAL of the request with Conditions

City Council Action

- The City Council may approve the request as presented, approve with conditions or amended conditions, or deny the request

ZF 24-26 PROPOSED CONDITIONS

1. Ordinance 3535 shall be amended to include a section titled Master Sign Plan and will read as follows:
 - a. 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 of the City Plan Commission. In evaluating a Master Sign Plan, City Plan Commission shall consider the extent to which the application:
 - i. Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;

ZF 24-26 PROPOSED CONDITIONS (CONTINUED)

- ii. Enhances the compatibility of signs with the architectural and site design features within a development;
- ii. Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
- ii. Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

ORDINANCE NO. 4515

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING BY GRANTING SPECIAL PERMITS FOR A MOTOR VEHICLE STORAGE LOT LOCATED AT 418 BISHOP AVENUE RICHARDSON, TEXAS, A MOTOR VEHICLE BODY SHOP LOCATED AT 417 N. INTERURBAN STREET RICHARDSON, TEXAS, AND A MOTOR VEHICLE REPAIR SHOP (MINOR) LOCATED AT 400 BISHOP AVENUE RICHARDSON, TEXAS ON APPROXIMATELY 2.5 ACRES LOCATED SOUTH OF DAVIS STREET AND EAST OF BISHOP AVENUE, RICHARDSON, TEXAS, ZONED MAIN STREET/CENTRAL EXPRESSWAY PD PLANNED DEVELOPMENT (INTERURBAN SUB-DISTRICT), AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 24-16).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be amended by granting a change in zoning by granting Special Permits for a motor vehicle storage lot, a motor vehicle body shop, and a motor vehicle repair shop (minor) on approximately 2.5 acres located south of Davis Street and east of Bishop Avenue, Richardson, Texas, zoned Main Street/Central Expressway PD Planned Development (Interurban Sub-District) and being described in Exhibit "A" attached hereto and made a part hereof for all purposes ("the Property").

SECTION 2. That the Special Permits for a motor vehicle storage lot, motor vehicle body shop, and a motor vehicle repair shop (minor) are hereby conditionally granted subject to the following special conditions:

1. A Special Permit shall be granted for a Motor Vehicle Storage Lot located at 418 Bishop Avenue Richardson, Texas which shall be limited to the area labeled as Development 1 and shown on the Concept Plan, marked as Exhibit “B” and made a part thereof, subject to the following conditions:
 - a. No other person, company, business, or legal entity may operate a motor vehicle storage lot on the property other than Clay Cooley VW. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
 - b. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.
 - c. Access to the Property shall be limited to and from the alley located on the east side of the site.
 - d. The Property shall be developed in substantial conformance with the Landscape Concept Plan, marked as Exhibit “C”, and incorporated herein.
2. A Special Permit shall be granted for a Motor Vehicle Body Shop located at 417 N. Interurban Street Richardson, Texas which shall be limited to the area labeled as Development 2 and shown on the Concept Plan, marked as Exhibit “B” and made a part thereof, subject to the following conditions:
 - a. No other person, company, business, or legal entity may operate a motor vehicle body shop on the property other than Clay Cooley VW. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
 - b. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.
 - c. A mural shall be provided on the northern-most wall of the building which shall cover a minimum of one-third (1/3) of the building face, and which shall be approved subject to the City’s standard mural approval process.
 - d. The property shall be developed in substantial conformance with the Landscape Concept Plan, marked as Exhibit “C”, incorporated herein.

- e. The buildings shall be painted in substantial conformance with the renderings, marked as Exhibit “D”, incorporated herein, and the paint colors may be changed if approved by the Director of Development Services or designee.
3. A Special Permit shall be granted for a Motor Vehicle Repair Shop (Minor) located at 400 Bishop Avenue Richardson, Texas which shall be limited to the area labeled as Development 3 and shown on the Concept Plan, marked as Exhibit “B” and made a part thereof, subject to the following conditions:
- a. No other person, company, business, or legal entity may operate a motor vehicle repair shop (minor) on the property other than Clay Cooley VW. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
 - b. A Building Permit shall be obtained from the city in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.
 - c. The Property shall be developed in substantial conformance with the Landscape Concept Plan, marked as Exhibit “C”, incorporated herein.
 - d. The buildings shall be painted in substantial conformance with the renderings, marked as Exhibit “D”, incorporated herein and the paint colors may be changed if approved by the Director of Development Services or designee.

SECTION 3. That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended.

SECTION 4. That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part

so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of October 2024.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY

(pgs:10-14-24)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 24-16

BEING all of Lots 1-6, 9, 10, 15, and 16, Block 5 of North Richardson Addition, an addition of the City of Richardson, Texas according to document number Vol 1, pg. 225, of the Map of Records of Dallas County, Texas.

And being all of Lot 11A, Block 5 of North Richardson Addition, an addition of the City of Richardson, Texas, according to document number Vol 82103, pg. 252 of the Map of Records of Dallas County, Texas.

EXHIBIT "B" CONCEPT PLAN

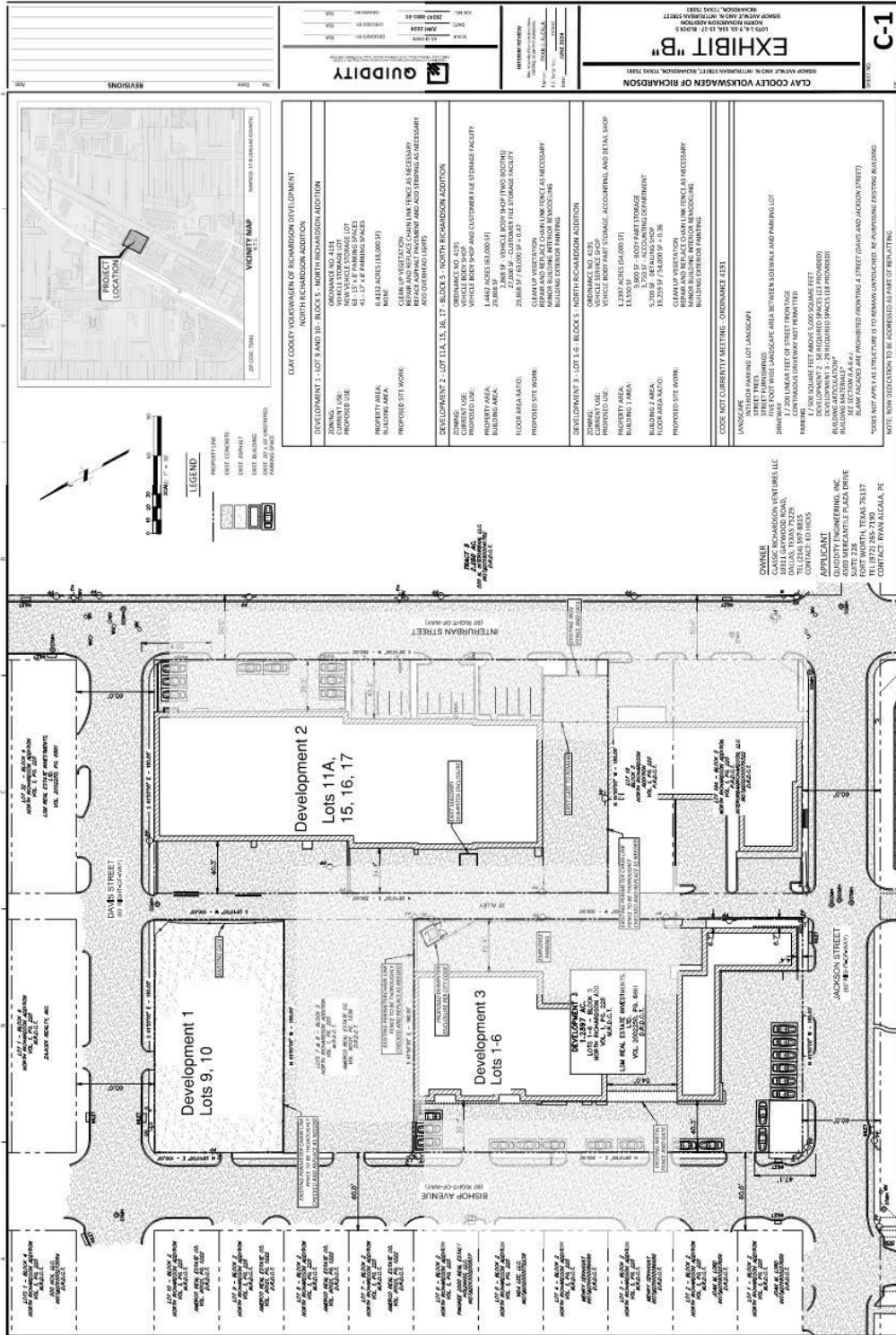


EXHIBIT "C" LANDSCAPE CONCEPT PLAN

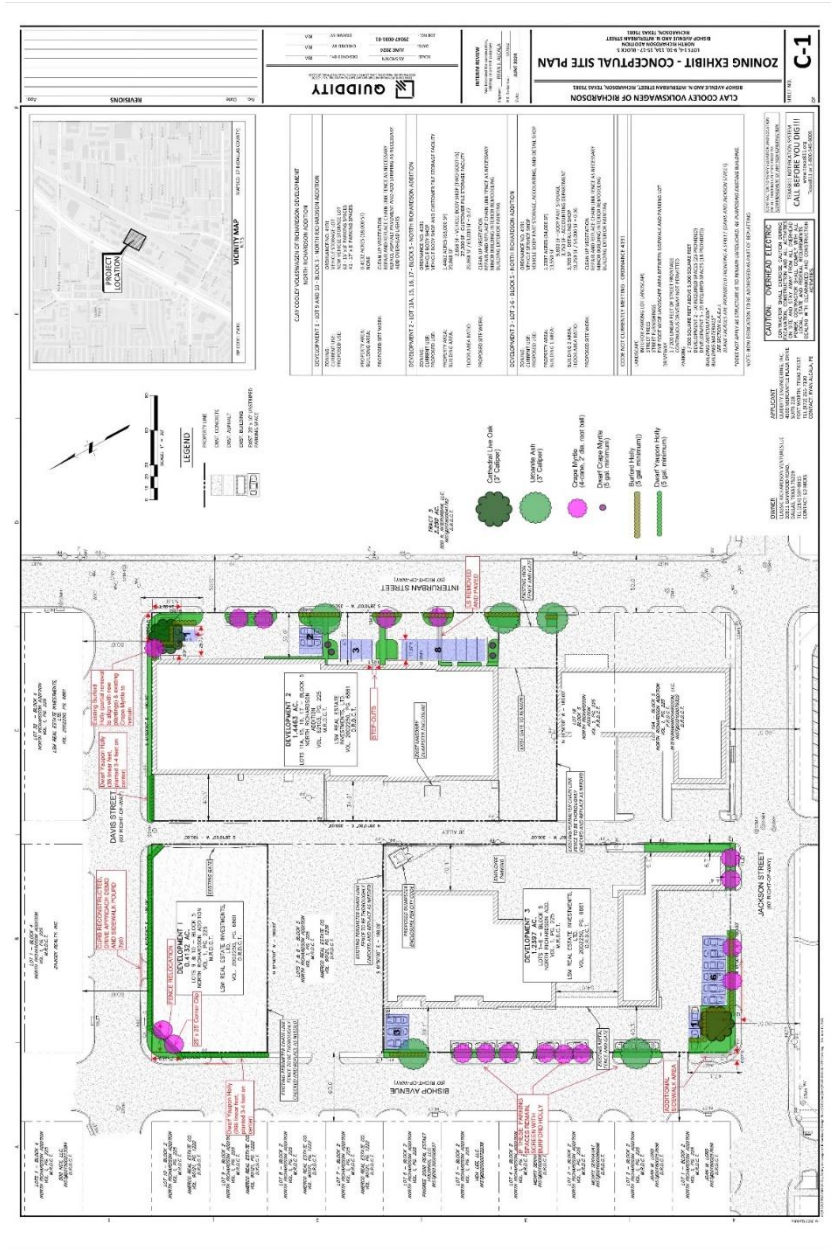


EXHIBIT "D" BUILDING RENDERINGS

DEVELOPMENT 3 - 417 N. INTERURBAN ST



EXHIBIT "D" BUILDING RENDERINGS

DEVELOPMENT 2 - 400 BISHOP AVE

