



**RICHARDSON INDEPENDENT SCHOOL DISTRICT**  
*Where all students learn, grow and succeed.*



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**RICHARDSON ISD - 2011**  
**BONDPROGRAM**

**Proposed \$170 Million Bond**

**No School Tax Rate Increase**

**May 14, 2011 Election Day**




## Overview

- **\$170 Million Bond Proposal**
- **School Finance**
- **Communications**



## Bond




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RICHARDSON ISD - 2011  
**BONDPROGRAM**

## Bond Guiding Principles

- Move away from “pay as you go” approach for capital items.
- Develop and maintain long-range facility plan.
- Develop and maintain long-range debt management plan.
- Identify items qualifying for bond/remove from operating budget.
- Build in debt capacity in 5-year intervals.
- Align life of assets with life of liabilities.
- Maintain flexibility by using General Obligation bonds.
- Maintain strong credit rating to lower debt costs.



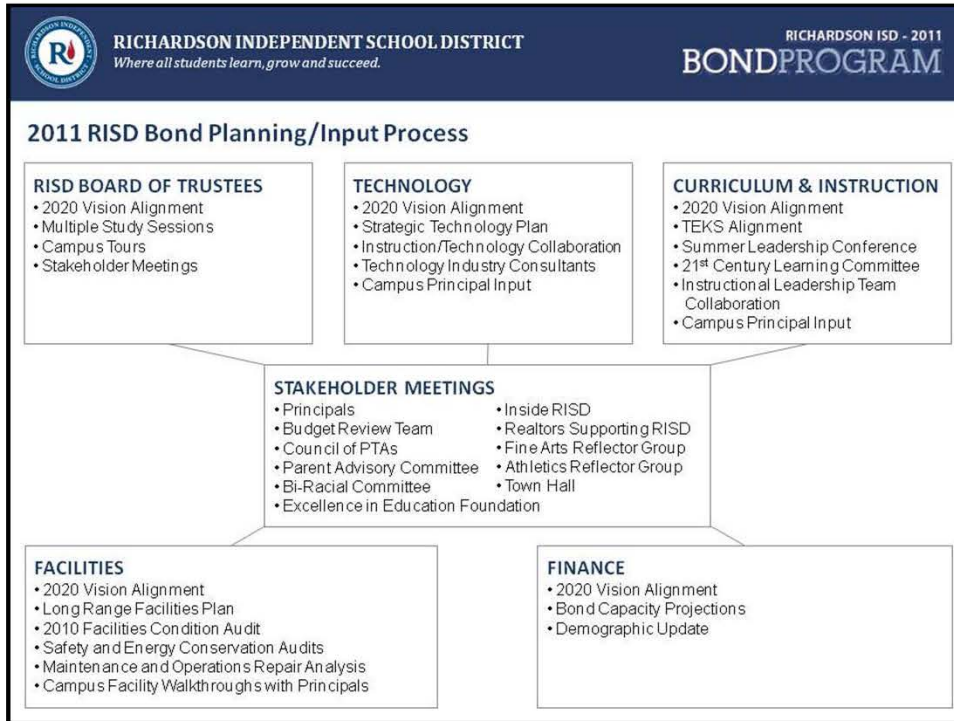
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**BONDPROGRAM**

## Richardson ISD Recent Bond History

2001 Bond	
<u>Facilities</u>	\$124.9M
• Tier I School Renovations (1950s schools)	
• Freshman Programming	
<u>Instruction &amp; Technology</u>	\$106.7M
• \$45.4M Technology	
• \$8.9M Athletics	
• \$1.2M PE	
• \$19.6M Fine Arts	
• \$8.9M Library Renovation	
• \$17.8M Science Labs	
• \$4.9M Other Instructional	
<u>Land &amp; New Schools</u>	\$120M
<b>Total:</b>	<b>\$351.6M</b>

2006 Bond	
<u>Facilities</u>	\$87.3M
• Tier II School Renovations (1960s schools)	
• LHHS Renovation	
• CTE Facilities Construction or Retrofit	
• Facilities Condition Upgrade	
<u>Curriculum &amp; Instruction</u>	\$21.9M
(All Curricular Areas)	
• \$11.2M Athletics; \$3M Fine Arts	
• \$2.4M Math; \$2M Science	
• \$3.3M Other Instructional	
<u>Technology</u>	\$36.2M
• \$6.4M CTE Programs	
• \$29.8M Technology Refresh	
<b>Total:</b>	<b>\$145.4M</b>

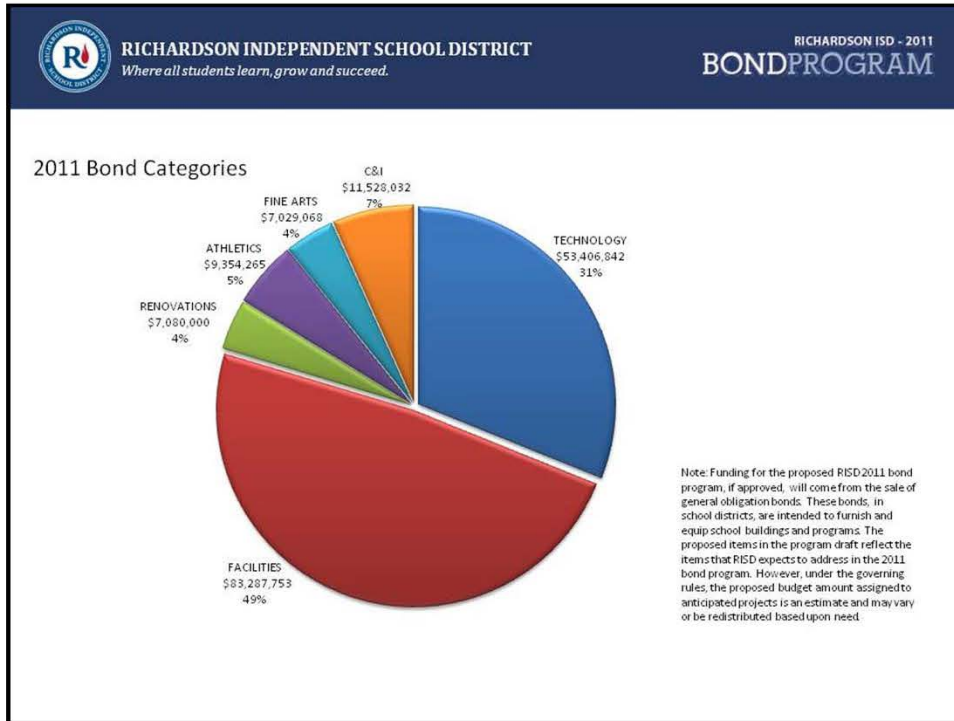



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**RICHARDSON ISD - 2011 BONDPROGRAM**

## \$170 Million Proposal





- **Capacity**
- **Initial Requests**
- **Details of Proposed 2011 Bond**




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## Technology - 21<sup>st</sup> Century Bricks and Mortar

**Goal:**  1  2  3  4

**Objective:** RISD will provide students with technology to connect globally and to maximize efficiencies within operations.

- Robust Wireless Infrastructure in All Buildings
- Student Devices (Netbooks, Laptops, Etc.)
- New Laptops for Teachers and Staff
- Instructional Software (Blackboard, Adobe, Office Suite)
- Video Conferencing
- Servers for Data Storage
- Business Software for Payroll and Accounting

**Cost:** \$53,406,842

**Curriculum and Instruction**



**Goal:**  1  2  3

**Objective:** RISD will provide students with a rigorous, profound curriculum that is relevant, complex and engaging.

<ul style="list-style-type: none"> <li>• Career and Technical Education</li> <li>• Science</li> <li>• Math</li> <li>• Language Arts/English Second Language</li> <li>• Social Studies</li> <li>• Languages Other Than English (LOTE)</li> <li>• Physical Education</li> <li>• Special Education</li> <li>• Visual Arts</li> </ul>	<ul style="list-style-type: none"> <li>• Library Media Services</li> <li>• Health Services</li> <li>• Student Accountability</li> <li>• JROTC</li> <li>• Enterprise City</li> <li>• Student Assistance Programs</li> <li>• After-School Program</li> </ul>
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**Cost:** \$11,528,032


**Fine Arts and Athletics**

**Goal:**  1  4

**Objective:** RISD will provide students with multiple opportunities for participation.




<p><b><u>Fine Arts</u></b></p> <ul style="list-style-type: none"> <li>• Auditorium Upgrades (Seating/Flooring/Ceilings/Sound/Lighting)</li> <li>• JH Instructional Facilities Improvements</li> <li>• Instrument Lockers</li> <li>• Musical Instrument Replacements</li> <li>• Equipment</li> <li>• Stage Curtains</li> </ul>	<p><b><u>Athletics</u></b></p> <ul style="list-style-type: none"> <li>• Basic Scoreboards at Two Main Stadiums</li> <li>• Natatorium Upgrades</li> <li>• B Field and Baseball/Softball Field Renovations</li> <li>• Track and Tennis Court Resurfacing</li> <li>• Uniforms/Equipment</li> <li>• Weight Room Equipment</li> <li>• Wrestling Mats and Gym Wall Pads</li> <li>• Trainer Technology</li> <li>• Laundry Equipment</li> </ul>
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**Cost:** \$16,383,333 Combined

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### Facilities


Goal:  1  3  4

Objective: RISD will provide students and staff with safe, comfortable learning environments while maximizing efficiencies and demonstrating fiscal responsibility.

**Renovations/Replacements/Upgrades**

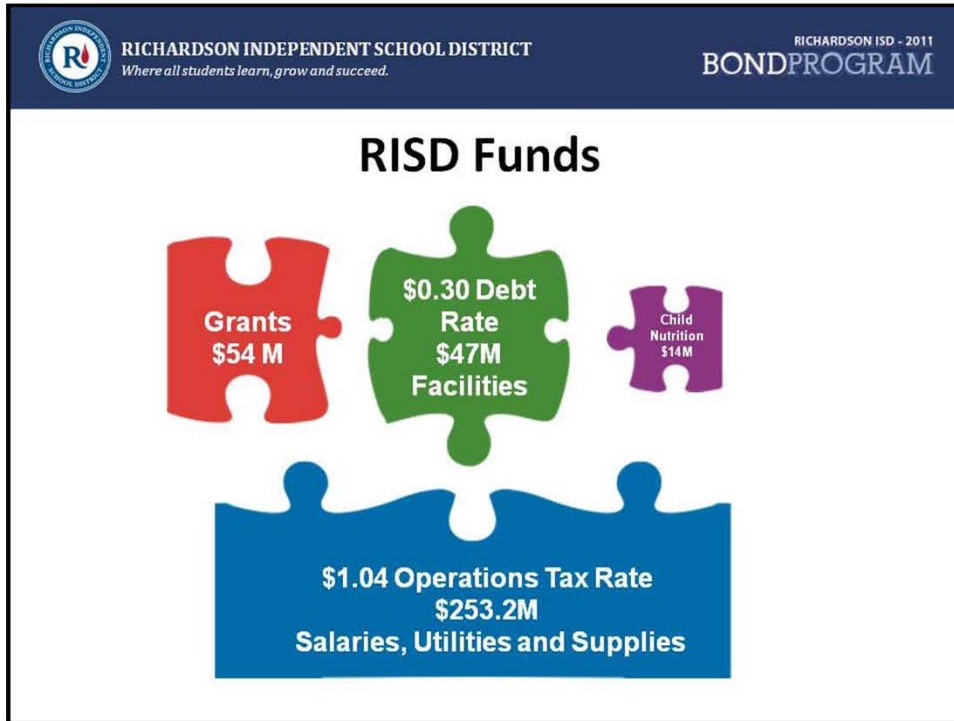
- 1970's Campus Renovations
- Security/Fire Alarm Systems
- ADA Compliance
- Air Conditioning/Heating Units
- Energy Management Systems
- Electrical Systems
- Plumbing/Sewer Systems
- Roofs
- Pavement
- Flooring

Cost: \$90,367,753

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## School Finance



**Anticipated Loss of Funds**

• Federal Funds 2011-12	\$7.0 Million
• Federal Funds 2012-13	\$1.5 Million
• State Funds 2011-12*	\$19-54 Million

\*Result of Projected State Budget Deficit of \$15-28 Billion.





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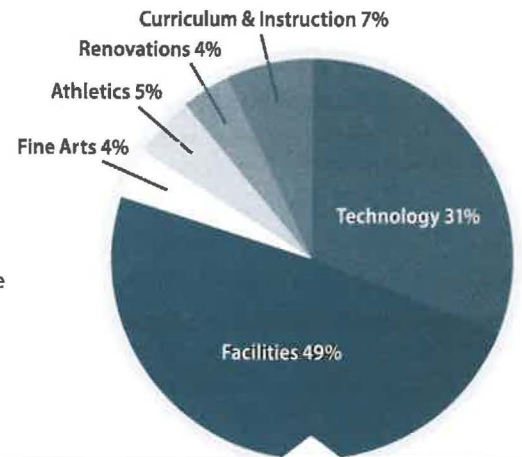
## Communications

- [www.risd.org/bond](http://www.risd.org/bond)
- 469.593.0300
- 469.593.VOTE
- [risd@risd.org](mailto:risd@risd.org)



**The Richardson ISD Board of Trustees called a \$170 million bond election for May 14, 2011.**

- If the bond is approved by voters, the school tax rate would not increase.
- Money raised from the bonds would fund infrastructure, capital improvements and equipment for students, schools and programs.
- Funds to repay bonds come from the district's debt service tax revenue, which is the only allowable use of those funds.
- Capital items with an expected life in excess of one year are the only eligible items which may be funded through a bond program.
- Bond funds cannot be used to pay for ongoing operating expenses, such as staff salaries or energy costs.
- All projects and purchases from RISD's previous bond elections have been completed.



<b>FACILITIES</b> \$83,287,753	<b>49%</b>	<b>TECHNOLOGY</b> \$53,406,842	<b>31%</b>	<b>CURRICULUM</b> \$11,528,032	<b>7%</b>	<b>ATHLETICS</b> \$9,354,265	<b>5%</b>	<b>RENOVATIONS</b> \$7,080,000	<b>4%</b>	<b>FINE ARTS</b> \$7,029,068	<b>4%</b>
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**Curriculum, Technology, Athletics & Fine Arts Projects**

Instructional Technology (Computers/Devices for Students and Staff)	\$28,745,000
Athletics (Equip., Uniforms, Fields, 2 Scoreboards, & Natatoriums)	\$9,354,265
Fine Arts (Instruments, Lockers, Equip., Auditoriums & Junior High Improvements)	\$7,029,068
Career & Technology Education (Equipment for Existing Programs)	\$2,530,000
Science (Elem. and Sec. Equipment & Environmental Ctr. Improvements)	\$2,092,865
Library Media Centers (Books)	\$1,800,000
Language Arts/ESL (Elem. & Sec. Programs)	\$1,449,818
Mathematics (Elem. & Sec. Programs & Calculators)	\$848,610
Languages Other than English (LOTE - Language Lab Upgrades)	\$643,750
Social Studies (Elem. and Sec. Maps, Atlases & Programs)	\$407,950
Physical Education (Equipment & Junior High Lockers)	\$400,000
Special Education (Elem. & Sec. Program Equipment)	\$313,700
Student Accountability (Scanners)	\$307,692
PACE After-School Program (Curriculum & Technology)	\$187,595
Visual Arts (Kilns & Pottery Equipment)	\$179,100
Health Services (Equipment)	\$125,273
Student Assistance Program (Curriculum Upgrades)	\$115,539
JROTC (Uniforms & Drill Equipment)	\$76,000
Enterprise City (Interior Enhancements)	\$50,200

**Facilities, Renovations & Technology Projects**

Facilities (Heating/Air Conditioning, Roofs & Plumbing)	\$66,842,917
Enterprise Technology (Telecom, Network, District Servers and Applications)	\$24,661,842
Building Renovations (17 Campuses, Predominantly 1970s Schools)	\$7,080,000
Maintenance & Operations (Tools, Service Equipment & Repair Materials)	\$6,283,800
Furniture, Office Equipment, Copiers (Cafeteria Tables, Desks)	\$4,942,324
Transportation (Vehicles & Buses)	\$2,300,680
Child Nutrition (RHS Kitchen Renovation)	\$1,600,000
Program & Project Mgmt. (Bond Staff & Project Fees for 5-yr. Cycle)	\$1,318,032

**Did You Know?**



RISD has the highest stand-alone bond rating of any district in Texas. Lower interest costs equate to lower property taxes.



All projects from RISD's 2006 bond have been completed. The bond totaled \$145 million and lowered the debt service tax rate by two cents (about 6 percent).



Early Voting: May 2-10  
Election Day Voting: May 14  
Mobile Voting: May 3, 5, 9, 10



If the bond is approved by voters, the school tax rate would not increase.

**On the Ballot**

RISD's proposition on the the official ballot will read:

*"The issuance of \$170,000,000 school building bonds and the levying of a tax in payment thereof and to pay the costs of any credit agreements executed in connection therewith."*

**QUESTIONS?**

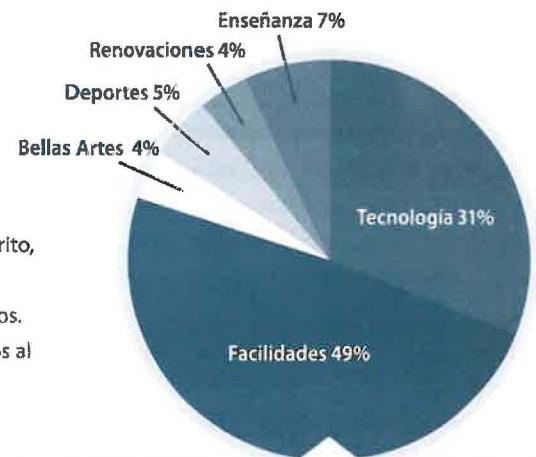
Visit: [risd.org/bond](http://risd.org/bond)  
Email: [RISD@risd.org](mailto:RISD@risd.org)  
Call: RISD Communications at 469-593-0300

**NOTE:** Funding for the proposed RISD 2011 bond program, if approved, will come from the sale of general obligation bonds. These bonds, in school districts, are intended to furnish and equip school buildings and programs. The proposed items in the program draft reflect the items that RISD expects to address in the 2011 bond program. However, under the governing rules, the proposed budget amount assigned to anticipated projects is an estimate and may vary or be redistributed based upon need.



## La Junta Administrativa de Richardson ISD ha solicitado una elección de bono de \$170 million para el 14 de mayo de 2011.

- Si el bono es aprobado por los votantes, no causara aumento en la tasa de impuestos escolares.
- Le permitiría a RISD emitir bonos hasta un total de \$170 millones en bonos entre 2011 y 2016.
- El dinero recaudado por los bonos financiarían infraestructura, mejoras de capital y equipo para estudiantes, escuelas y programas.
- Los fondos para pagar bonos provienen del servicio de deuda por ingresos de impuestos del distrito, el cual sólo se usa para pagar esos fondos.
- Sólo artículos con vida de uso mayor a la de un año pueden ser pagados por el programa de bonos.
- Los fondos de bonos no pueden ser utilizados para pagar gastos de operación, tales como salarios al personal o costos de energía.
- Todos los proyectos y compras bajo bonos anteriores de RISD han sido completados.



<b>FACILIDADES</b> \$83,287,753	<b>49%</b>	<b>TECNOLOGIA</b> \$53,406,842	<b>31%</b>	<b>ENSEÑANZA</b> \$11,528,032	<b>7%</b>	<b>DEPORTES</b> \$9,354,265	<b>5%</b>	<b>RENOVACIONES</b> \$7,080,000	<b>4%</b>	<b>BELLAS ARTES</b> \$7,029,068	<b>4%</b>
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### Proyectos para el plan de enseñanza, tecnología, deportes y bellas artes

Tecnología Educativa (Computadoras/dispositivos para estudiantes y personal docente)	\$28,745,000
Deportes (Equipo, uniformes, campos, marcadores de estadio y albercas)	\$9,354,265
Bellas Artes (Instrumentos, armarios, equipo, auditorios y mejoras en las secundarias)	\$7,029,068
Carreras y Educación Tecnológica (Equipo para los programas existentes)	\$2,530,000
Ciencias (Equipo para primarias, secundarias y preparatorias y el centro ambiental)	\$2,092,805
Centro de Medios en las bibliotecas (Libros)	\$1,800,000
Artes y Letras e Inglés como Segundo Idioma	\$1,449,818
Matemáticas (calculadoras y programas en primaria, secundaria y preparatoria)	\$848,610
Lenguajes diferentes al inglés (mejoras al laboratorio de lenguajes – LOTE)	\$643,750
Ciencias Sociales (atlas y programas en primaria, secundaria y preparatoria)	\$407,950
Educación Física (equipo y armario para secundarias)	\$400,000
Educación Especial (Equipo para programas en primaria, secundaria y preparatoria)	\$313,700
Responsabilidad Estudiantil (escáneres)	\$307,692
PACE Programa después de clases (plan de estudios y tecnología)	\$187,595
Artes visuales (hornos y equipo para alfarería)	\$179,100
Servicios de Salud (equipo)	\$125,273
Programa de Asistencia al Estudiante (actualización de plan de estudios)	\$115,539
JROTC (uniformes y equipo de prácticas)	\$76,000
Enterprise City (mejoras a interiores)	\$50,200

### Proyectos de facilidades, renovaciones y tecnología

Facilidades (aire acondicionado/calefacción, techos y plomería)	\$66,842,917
Tecnología empresarial (telecomunicaciones, red, servidores del distrito y aplicaciones)	\$24,661,842
Renovación de edificios (incluye 17 planteles)	\$7,080,000
Operaciones y mantenimiento (herramienta y equipo de servicio)	\$6,283,800
Muebles, equipo de oficina, copiadoras (mesas para la cafetería y escritorios)	\$4,942,324
Transportación (vehículos y camiones)	\$2,300,680
Nutrición Infantil (renovación de la cocina de RHS)	\$1,600,000
Manejo de proyectos y programas (para el Bono)	\$1,318,032

**NOTA:** Los fondos para el programa propuesto del Bono de 2011, a ser aprobado, vendrán por la obligación de venta de bonos generales. La obligación de Bonos generales en los distritos escolares es para proveer y equipar programas e instalaciones escolares. Los puntos recomendados en este anteproyecto reflejan los puntos que RISD espera tratar en el programa de Bono de 2011. Mas sin embargo, bajo la ley que lo gobierna, las cantidades en el presupuesto propuesto que son asignadas a proyectos anticipados es un aproximado y podría variar o ser redistribuido según sea necesario.

### ¿Sabías que?



RISD cuenta con la crediticia más alta para bonos que cualquier otro distrito en Texas. Los costos de interés más bajas comparen a impuestos de la propiedad.



Todos los proyectos del bono de 2006 de RISD han sido completados. Ese bono tuvo un total de \$145 millones y bajo por dos centavos (como un 6 por ciento) el servicio de deuda por ingresos de impuestos.



Día de elecciones: 14 de mayo  
Pre-votación: del 2 al 10 de mayo  
Transporte de votación: May 3, 5, 9, 10



Si el bono es aprobado por los votantes, no causara aumento en la tasa de impuestos escolares.

### En la balota

El proposición de RISD estará escrito en el balota oficial:

*“La emisión de bonos para la construcción de escuelas por \$170,000,000 y la imposición de un impuesto para su cancelación y para el pago de los costos de cualquier acuerdo de crédito firmado en relación con ellos.”*

### ¿PREGUNTAS?

Visita: [risd.org/bond](http://risd.org/bond) - Correo-E: [RISD@risd.org](mailto:RISD@risd.org)  
Llama al: Depto. de Comunicaciones de RISD al 469-593-0300



2011 – 2012 Season

Council Briefing

Monday, April 25, 2011



Overview

- Video Introduction – *2011-12 Season*
- Subscription Series
  - Theatre Comedy Series*
  - Family Theatre Series*
  - Keyboard Conversations*
- MainStage Events
- Special Events
- Save the Date...A Time to Celebrate!
- Subscription Series & Multiple Show Discount Pricing
- ECP 2011-12 Season Proposed Budget
- Closing Comments...





**EISEMANN CENTER**  
*Presents*

## 2011 - 2012 Season Subscription Series Programs

★ **ViewPoint Bank. Theatre Comedy Series**

**Family Theatre Series**

**Keyboard Conversations®**

3



**ViewPoint Bank. Theatre Comedy Series**

Wed., Nov. 16 – Sun., Nov. 20, 2011



COCKTAILS  
*Larry Miller*  
LITTLE LESSONS, EDUCATION & OTHER HARD TOPICS



Wed., Dec. 7 – Sun., Dec. 11, 2011



A  
KODACHROME  
CHRISTMAS



Wed., Feb. 8 – Sun., Feb. 12, 2012

*Women  
Fully Clothed*

Starring  
Jayne Eastwood  
Kathryn Greenwood  
Robin Duke  
Teresa Pavlinek



Wed., 21 – Sun., Mar., 25, 2012

*Sister's Easter Catechism:  
Will My Bunny Go To Heaven?*



Still 6 performances, but with a new schedule format...

**Wed. @ 8pm**  
**Thu. @ 8pm**  
**Fri. @ 8pm**  
**Sat. @ 2pm & 8pm**  
**Sun. @ 2pm**

No price increase, but all seats for a performance now priced the same.

**\$40.00**  
Thu., Fri. Sat. @ 8pm;  
Sun., @ 2pm

**\$37.00**  
Wed. @ 8pm & Sat. 2pm

Series subscription discount – **15%**

All shows eligible for new multiple show discount program!

**Family Theatre Series 2011 - 2012**



Theatre IV  
**Thaddeus Rex with Rock**  
*Read Like A Rock Star*  
Sun., Oct. 23<sup>rd</sup> @ 2:30pm



Enchantment Theatre Company  
**Sylvester and the Magic Pebble**  
Sun., Feb. 19<sup>th</sup> @ 2:30pm  
Based on the book by William Steig



Vital Theater Company  
**Pinkalicious The Musical**  
Sun., Nov. 20<sup>th</sup> @ 2:30pm  
Based on the book by Victoria & Elizabeth Kann



**Fancy Nancy & Other Story Books**  
Sun., Apr. 1<sup>st</sup> @ 2:30pm  
Including...*Duck for President*; *Pirates Don't Change Diapers*; *Babymouse: The Musical*; *I Have to Go*; and *Leonardo: The Terrible Monster*



**Junie B. Jones**  
Sun., Jan. 22<sup>nd</sup> @ 2:30pm  
Based on the book by Barbara Park



American Family Theater  
**Alice in Wonderland**  
Sun., Apr. 29<sup>th</sup> @ 2:30pm  
Based on the book by Lewis Carroll

Pricing remains unchanged • Series subscription discount – 20%  
All shows eligible for new multiple show discount program!



**Keyboard Conversations® 2011 – 2012 with Pianist Jeffrey Siegel**



Second year as a *Eisemann Center Presents* series.

Single ticket prices set at \$28.00 and \$23.00, a \$3.00 increase over last season.

Series subscription discount – 15%

All shows eligible for new multiple show discount program!



**A Beethoven Bonanza!**  
Monday, October 17<sup>th</sup> @ 7:30 PM

The many moods of genius! The lighthearted, humorous *Sonata Op. 31 No. 3*; the tragic, fiery *Sonata Pathetique*; and the transcendent *Sonata Op. 109*, written after deafness had engulfed the composer.

**From Heart to Art: The Romantic Music of Franz Liszt**  
Monday, December 12<sup>th</sup> @ 7:30 PM

The sizzling virtuosity and seductive lyricism of the 19<sup>th</sup> century's rock star of the piano – Lisztomania!

**Russian Rapture – Rachmaninoff and Tchaikovsky**  
Monday, February 6<sup>th</sup> @ 7:30 PM

Soaring melodies and sensuous sonorities of these ever-popular composers – the colorful *Preludes*, and captivating *Etude Pictures*, and the scintillating *Humoresques*.

**The Power and Passion of Johannes Brahms**  
Monday, April 2<sup>nd</sup> @ 7:30 PM

Majestic tonal miracles in short story form – the narrative *Ballades, Op. 10*; the impassioned *Rhapsodies, Op. 79*; and the charming *Waltzes, Op. 39*.



2011 - 2012 Season  
**MainStage Shows!**





- Replaces former *Spotlight Series*
- All shows presented in the Hill Performance Hall
- All shows eligible for our new multiple show discount program!



**BLAST!**



*Moulin Rouge* – Royal Winnipeg Ballet

Sat., Oct. 15<sup>th</sup>, 2011 @ 8:00 PM  
**BENISE – The Spanish Guitar**

Thu., Oct. 27<sup>th</sup> @ 8:00 PM  
**The MIDTOWN MEN**  
4 Stars from the Original Cast of *Jersey Boys!*

Sat., Oct. 29<sup>th</sup> @ 8:00 PM  
**CIRQUE MECHANICS – BOOM TOWN**

Sat., Nov. 12<sup>th</sup> @ 8:00 PM & Sun., Nov. 13<sup>th</sup> @ 2:00 PM  
**BLAST!**

Sat., Jan. 14<sup>th</sup>, 2012 @ 8:00 PM  
**LORRIE MORGAN & PAM TILLIS – GRITS & GLAMOUR TOUR**

Sat., Jan. 28<sup>th</sup> @ 8:00 PM  
**IGUESMAN & JOO – A Little Nightmare Music**

Fri., Feb. 3<sup>rd</sup> @ 8:00 PM  
**CANADA'S ROYAL WINNIPEG BALLET – *Moulin Rouge: The Ballet***

Fri., Feb. 17<sup>th</sup> @ 8:00 PM  
**CHRIS BRUBECK'S TRIPLE PLAY**  
Presented in partnership with UT Dallas Arts & Humanities Department  
A 3 day educational residency & public performance.

Sat., Feb. 25<sup>th</sup> @ 8:00 PM  
**MAX RAABE und das PALAST ORCHESTER**

Sat., Mar. 31<sup>st</sup> @ 8:00 PM  
**SHOW TO BE ANNOUNCED!!!**



2011 - 2012 Season

**SPECIAL EVENTS!**

- These special events feature the return of one of our most successful programs to date, *A Ride With Bob*, and the return of the creators of our all time most successful run of shows – the “Tuna” boys!
- Tickets for both shows eligible for our new multiple show discount program!




**Wed., Dec. 28 @ 8pm**  
**Thu., Dec. 29 @ 2pm & 8pm**  
**Fri., Dec. 30 @ 8pm**  
**And...**

**New Year's Eve**  
**Sat., Dec. 31 @ 8pm**  
**Post Concert NYE Party at the Renaissance Hotel**



**16 Performances – Bank of America Theatre**  
**Tue., Feb. 21 – Sun., Mar. 4**



**Save the date...A time to celebrate!**  
**10<sup>th</sup> Anniversary** of the opening of the Eisemann Center  
 on  
**Saturday, September 8, 2012!**  
 Some reasons to celebrate...

Year to date:

- Over 1.5 million patrons have attended events.
- Over 3,600 events (artistic & corporate) have taken place.
- On average more than 530 usage days a year.
- Over 600 clients have held events.
- Community volunteers have contributed over 83,000 hours of service.
- The ticket office has sold over \$18.5 million in ticket sales on behalf of client organizations.
- Eisemann Center Presents* has presented 264 performances featuring national touring artists and attractions and finished in the black 6 out of 9 seasons.
- Economic Impact Study (2007) estimated that the economic development impact will exceed \$64 million over the next 10 years, this is in addition to \$24 million already realized the previous 5 years.

**Subscription Series & Multiple Show Discount Pricing Plan**

<u>Subscription Series: (Subscribers enjoy same seats – all performances)</u>	<u>Subscription Discount</u>
ViewPoint Bank <i>Theatre Comedy Series</i> (4 shows)	15%
<i>Family Theatre Series</i> (6 shows)	20%
Jeffrey Siegel's <i>Keyboard Conversations</i> ® (4 shows)	15%

Multiple Show Discount Pricing Plan: (NEW)

**All Eisemann Center Presents** shows are eligible for this program.

- Program allows patron to select wide range of show offerings.
- Program allows patron to select different price levels for various shows selected.
- Program does not guarantee same seat location, but provides savings!
- All shows must be ordered at the same time for discounts to apply.

Discounts Awarded

- 10% Discount for purchase of 4 – 6 shows
- 15% Discount for purchase of 7 – 9 shows
- 20% Discount for purchase of 10 or more shows

New Group Sales Discount Plan:

Currently a 10% discount is given for the purchase of 10 or more tickets.

New plan will award a 10% discount for groups up to 49 and a 15% discount for groups 50 and above.



Eisemann Center Presents 2011-2012 Season									
SUBSCRIPTION SERIES ORDER FORM Guaranteed same seats for all shows in series									
Series	# Shows	Day	Time	Price Level	# Tks	Discounted Series Price	Total		
Theatre Comedy	4	Thursday	8:00 PM	1	2	x \$ 138.00	=	\$	272.00
Family Theatre	6				x		=	\$	-
Keyboard	4				x		=	\$	-
<b>Total Section A Shows</b>	<b>4</b>				<b>8</b>		<b>A. TOTAL ALL SERIES</b>	<b>\$</b>	<b>272.00</b>
SECTION B Single Show and Multiple Show Orders									
Shows	# Shows	Day	Time	Price Level	# Tks	Price	Full Value Total		
Berata					x		=	\$	-
Midwest Men					x		=	\$	-
Boom Town					x		=	\$	-
BLAST!	1	Saturday		2	2	x \$ 55.00	=	\$	110.00
Morgan Hills					x		=	\$	-
Judeusman, Joe					x		=	\$	-
Moulin Rouge					x		=	\$	-
Strawbs/Triples	1			1	4	x \$ 35.00	=	\$	140.00
Max Raabe					x		=	\$	-
TBD					x		=	\$	-
Larry Miller					x		=	\$	-
Kochschreine					x		=	\$	-
Women Tully					x		=	\$	-
Sister's Easter					x		=	\$	-
Thaddeus Rex					x		=	\$	-
Pinkalicious	1			1	4	x \$ 21.00	=	\$	84.00
Jane B. Jones					x		=	\$	-
Sylvester					x		=	\$	-
Fancy Nancy					x		=	\$	-
Alice Wonderland					x		=	\$	-
Keyboard #1	1			2	2	x \$ 28.00	=	\$	56.00
Keyboard #2					x		=	\$	-
Keyboard #3					x		=	\$	-
Keyboard #4					x		=	\$	-
A Ride With Bob	1	Thursday	2pm	3	2	x \$ 39.00	=	\$	78.00
I Heard That					x		=	\$	-
<b>Total Section B Shows</b>	<b>5</b>				<b>14</b>		<b>B. Full Value</b>	<b>\$</b>	<b>468.00</b>
<b>Total Section A &amp; B Shows</b>	<b>9</b>								
Let's: Multiple Show Discount % This % determines % discount for Section B shows chosen 4-6 show disc: 10% 7-9 show disc: 15% 10 plus show disc: 20% Discount Total: \$ (70.20) <b>B. TOTAL SINGLE/MULTIPLE SHOW ORDER: \$ 397.80</b> <b>A + B TOTAL SERIES &amp; SINGLE/MULTIPLE SHOW ORDERS: \$ 698.80</b> 22 Total Tks. \$ 30.45 Avg. Tkt. Price									

Sample Order Form with Multiple Show Discount Savings!

There are many variations for purchasing tickets made possible with this program.

EISEMANN CENTER Presents		2010-11 BUDGET	2010-11 As of 4/21/11	2011-12 PROPOSED
<b>Act. #</b>	<b>Revenues</b>			
364-0101	Ticket Revenues	\$ 764,597.00	\$ 676,947.00	\$ 865,304.00
364-0102	Ticket Office Service Fees	\$ 36,500.00	\$ 31,665.00	\$ 48,993.00
364-0103	Sponsorships/Donations	\$ 60,500.00	\$ 71,500.00	\$ 22,000.00
364-0104	Special Events Revenue	\$ 509,193.00	\$ 390,011.00	\$ 406,931.00
364-9113	Miscellaneous	\$ 49,000.00	\$ 23,391.00	\$ 31,000.00
	<b>Total Revenues</b>	<b>\$ 1,419,790</b>	<b>\$ 1,193,514.00</b>	<b>\$ 1,374,228.00</b>
	<b>Expenses</b>			
3399	Contractual Services	\$ 403,000	\$ 363,530.00	\$ 421,400.00
3499	Professional Services	\$ 57,750	\$ 55,756.00	\$ 84,450.00
4422	Rentals (Equipment)	\$ 15,300	\$ 8,332.00	\$ 22,750.00
5401	Advertising	\$ 264,000	\$ 253,948.00	\$ 296,000.00
5499	Future Promotions	\$ 59,647	\$ -	\$ 65,000.00
5501	Printing	\$ 48,500	\$ 31,139.00	\$ 65,000.00
5598	Special Events	\$ 498,818	\$ 365,355.00	\$ 348,028.00
5999	Other Services	\$ 29,675	\$ 26,747.00	\$ 28,850.00
6181	Postage	\$ 18,400	\$ 7,757.00	\$ 12,000.00
6199	Miscellaneous Supplies	\$ 8,550	\$ 1,692.00	\$ 9,900.00
6301	Food & Special Provisions	\$ 16,150	\$ 11,980.00	\$ 20,850.00
	<b>Total Expenses</b>	<b>\$ 1,419,790</b>	<b>\$ 1,126,236.00</b>	<b>\$ 1,374,228.00</b>
	<b>YTD Profit/(loss) - Season</b>	<b>\$ -</b>	<b>\$ 67,278.00</b>	<b>\$ -</b>

**CLOSING COMMENTS...****3<sup>rd</sup> Annual ECP Season Preview Party!**

Thursday, May 5<sup>th</sup> at 6:30 PM featuring The Quebe Sisters Band  
 Subscribers/Friends Program Members/Donors/Sponsors/Volunteers  
 Catering provided by Sol Irlandes and Renaissance Hotel

**– Marketing Collaboration**

Teamed up with Performing Arts Ft. Worth (Bass Hall) with offers to get this new show. Agreed to join forces in marketing with greater TV exposure. Bass Hall performance on Wednesday, ours Thursday.

**– Facebook Page Implemented**

Working through the COR's Director of Communications, the Eisemann Center joins with the Wildflower! Festival in having a Facebook page to help market *Eisemann Center Presents* events.

**PBS Opportunity – Benise *The Spanish Guitar***

Discussing with KERA the possibility of Benise show being featured during PBS membership drive as promotion for both KERA and Eisemann Center.

**Sponsorship Efforts Ongoing**Confirmed:

ViewPoint Bank – Theatre Comedy Series  
 UT-Dallas – David Brubeck's Triple Play  
 Opportunity Bank – *Eisemann Educates* Program  
 Richardson Women's Club – *Eisemann Educates* Program  
*The Dallas Morning News*; WFAA-TV; WRR 101.1fm – Media Support

In Process:

Title sponsorships for *Family Theatre Series* & *Keyboard Conversations*\*  
 Target Corporation – *Eisemann Educates* Program  
 Mid America Arts Alliance – Residency support for Royal Winnipeg Ballet and David Brubeck's Triple Play

**EISEMANN CENTER**  
*Presents*  
**2011-12 Season Preview Party!**

Join us for an evening of fun as we announce the upcoming season with video clips including

- Main Stage Shows
- ViewPoint Bank Theatre Comedy Series
- Family Theatre Series and
- Jeffrey Siegel's Keyboard Conversations\*

Thursday, May 5, 2011 at 6:00 pm  
 Program Start Time 6:30 pm

We will also enjoy a bonus concert by The Quebe Sisters Band  
 seen at the Eisemann Center in 7.11pm with Ruf  
 (Shows below performing at the Grand Ole Opry with Marty Stuart)

Refreshments will be served in the lobby where you will have an opportunity to meet The Quebe Sisters Band and pick up materials for renewing or taking out new subscriptions

Catering by Sol Irlandes and the Renaissance Hotel

Please respond to [rsvp@eisemanncenter.com](mailto:rsvp@eisemanncenter.com) or call Pamela Hollinger at 972.744.4683

# CITY OF RICHARDSON



## Richardson Water Conservation: - Stage 1 Declaration -



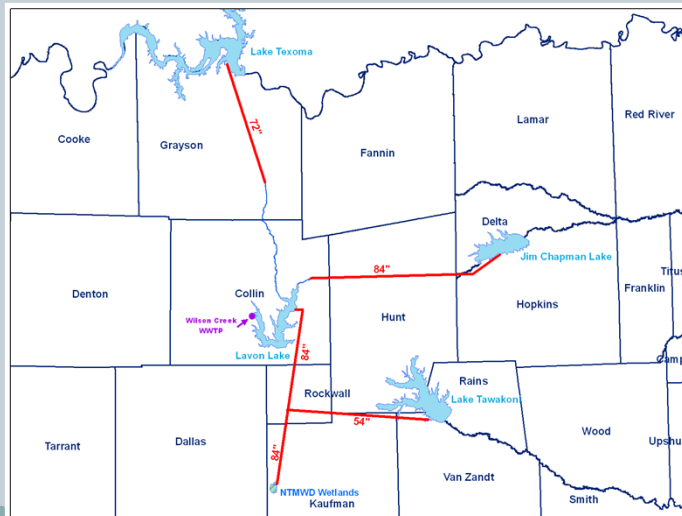
City Council Worksession  
April 25, 2011

## PRESENTATION OUTLINE



- NTMWD Water Sources
- Lake Texoma – Zebra Mussel Presence
- NTMWD Stage 1 Declaration Request
- Richardson's Annual Water Conservation Measures
- Richardson's Stage 1 Requirements & Implementation
- Outlook

## NTMWD Water Sources



**Jim Chapman  
Lake/Cooper Dam**  
~ 23 %

**Lake Tawakoni**  
~ 12 %

**NTMWD Wetlands**  
~ 12 %

**Lake Lavon** ~ 30%

**Lake Texoma** ~  
23 %

## Lake Texoma – Zebra Mussel Presence

- Brought in through Great Lakes
- Zebra Mussels not harmful humans
- April 2009 – Zebras found in Lake Texoma
- July 2009 – NTMWD ceased pumping from Lake Texoma
- August 2009 – Zebras found in Sister Grove Creek



## Lake Texoma – Zebra Mussel Presence

### ○ Governing Agencies

#### ○ Federal

- US Army Corps of Engineers
- US Fish & Wildlife Services
- EPA

#### ○ State

- Texas Parks & Wildlife Department
- Texas Commission on Environmental Quality

## NTMWD Stage 1 Declaration Request

- 22.5% less available water and dry weather
- Approved by Board on March 24 Board Meeting
- Implement Stage 1 of Water Conservation Plan
- Effective Date - April 19, 2011
- Zebra Mussels not harmful to humans
  - ✦ Attach to water facilities intake pipes, filters
  - ✦ Increase operating and maintenance costs



## Annual Water Conservation Measures

- **Year-Round Conservation Measures:**
  - From May 1 - Sep 30 lawn irrigation between 10am-6pm is prohibited
  - Watering outside in significant precipitation is prohibited
  - Excessive water run-off onto impervious areas prohibited
  - Vehicles may be washed only if using a hand-held hose with a self shut-off nozzle
  - All installation of new water sprinkler systems must have a rain-freeze sensor installed

## Richardson's Stage 1 Requirements & Implementation

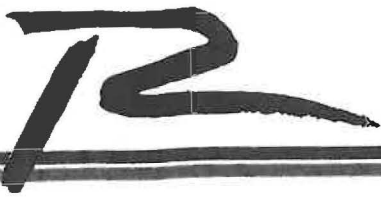
- **Reduce Consumption no less than 1%**
- **Raising public awareness through:**
  - Press Releases
  - Onsite Television Interviews
  - Articles in Richardson Today
  - Week In Review
  - HOA Mass Email outs
  - City's Website
  - Public forums (Wildflower, HOA Leadership Workshops, Green Expo, etc.)
  - Coordinated w/Plano, Allen, McKinney, Frisco...

## Outlook

- Joint meetings with Cities & NTMWD staffs continue
- Future updates to CC planned with further developments
- Monitor rainfall and lake levels
- NTMWD continues collaboration with Federal/State Agencies

## Q & A





## Press Release

For Release: April 15, 2011  
CONTACT: Greg Sowell, 972-744-4218

### Richardson Initiates Stage 1 Voluntary Water Conservation Measures

*Residents urged to conserve due to temporary loss of Lake Texoma water supply.*

(Richardson, TX) – Stage 1 voluntary water conservation measures go into effect in Richardson on Tuesday, April 19, 2011. The implementation of Stage 1 comes at the request of the North Texas Municipal Water District (NTMWD) as a result of invasive zebra mussels being found in Lake Texoma which has forced pumping operations at the lake to cease. Under Stage 1, the city will target a 2% reduction in water use and will increase education efforts to urge residents to use water wisely and detect and repair water leaks around their homes.

The Texas Parks and Wildlife Department discovered zebra mussels in Sister Grove Creek, a tributary of the East Fork of the Trinity River and used by the NTMWD to transfer water from Lake Texoma. As a result, NTMWD voluntarily ceased pumping raw water supplies from the lake and has not resumed pumping. The infestation of zebra mussels in Lake Texoma has resulted in a loss of 22.5% of the NTMWD's total raw water supply.

"We're asking our residents to do what they can now to help prevent, or eliminate, mandatory restrictions in the future," said Jerry Ortega, Richardson's Director of Public Services. "If we get enough rain and can conserve enough water during these summer months, then we will hopefully be able to avert mandatory restrictions later this year. That is our goal and we trust all residents will be 'water-smart' next time we all turn on our taps."

While zebra mussels are not harmful to people, they do attach to water facilities and pipes causing millions of dollars in maintenance costs. The NTMWD is working with state and federal agencies on possible solutions, but at this point the District does not have a firm date for the resumption of pumping from Lake Texoma.

###





**NORTH TEXAS MUNICIPAL  
WATER DISTRICT**

*Regional Service Through Unity*

March 25, 2011

Mr. Bill Keffler  
City Manager  
City of Richardson  
P.O. Box 830309  
Richardson, TX 75083

Re: NTMWD Water Conservation and Drought Contingency and Water Emergency  
Response Plan – Stage 1

Dear Mr. Keffler:

The North Texas Municipal Water District (NTMWD) is initiating Stage 1 of the *NTMWD Water Conservation and Drought Contingency and Water Emergency Response Plan, March 2008, (Plan)* effective April 19, 2011.

Stage 1 of the *Plan* is being implemented, with concurrence of the NTMWD Board of Directors, as a result of invasive zebra mussels being found in Lake Texoma and Sister Grove Creek and the temporary loss of the Lake Texoma raw water supply by NTMWD.

In August 2009, the Texas Parks and Wildlife Department discovered zebra mussels in Sister Grove Creek, a tributary of the East Fork of the Trinity River and used by the NTMWD to transfer water from Lake Texoma. As a result, NTMWD voluntarily ceased pumping raw water supplies from Lake Texoma and has not resumed pumping. The infestation of zebra mussels in Lake Texoma has resulted in a loss of 22.5% of the NTMWD's total raw water supply. NTMWD has and will continue to collaborate with federal and state regulatory agencies to develop a strategy to minimize the transport of zebra mussels into the Trinity River basin. At this point, NTMWD does not have a firm date for the resumption of pumping from Lake Texoma, however, NTMWD will continue to collaborate with the federal and state agencies to hopefully resume pumping in latter 2011.

Mr. Bill Keffler  
Page 2  
March 25, 2011

Initiation of Stage 1 is intended to raise public awareness of potential drought contingency and water emergency problems. The goal for water use reduction under Stage 1 is a 2% reduction in the use that would have occurred in the absence of drought contingency and water emergency response measures.

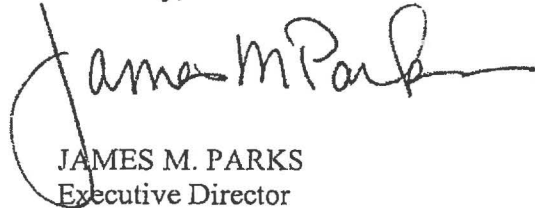
The NTMWD Executive Director is requesting that Member Cities and Customers implement the following water conservation strategies:

- Initiate Stage 1 of the Member Cities and Customers drought contingency and water emergency response plans by April 19, 2011
- Increase public education efforts on ways to reduce water use
- Intensify efforts on leak detection and repair

Extending the water supply during this water emergency period through the efficient use of our existing water resources is crucial to meeting the long-term water needs of the Member Cities and Customers.

Should you need additional information or have questions, please do not hesitate to contact Mike Rickman or my office directly at 972.442.5405 or by e-mail at [mrickman@ntnwd.com](mailto:mrickman@ntnwd.com) or [jparks@ntmwd.com](mailto:jparks@ntmwd.com).

Sincerely,



JAMES M. PARKS  
Executive Director

cc: Ken Bell, NTMWD Director  
John F. Sweeden, NTMWD Director



# DROUGHT CONTINGENCY AND WATER EMERGENCY RESPONSE PLAN

## **Year-round Water Conservation Measures**

The City of Richardson has adopted a year-round water conservation ordinance in an effort support responsible and wise use of available water resources. The following water conservation practices are perennially mandatory within the Richardson City limits:

### May 1 through September 30:

- Lawn irrigation between the hours of 10 a.m. through 6 p.m. is prohibited in any day of the week. If a more restrictive stage from the City's emergency water management plan is declared, the stricter parameter(s) will take precedent.
- Watering lawns and all other outdoor vegetation during any significant precipitation is prohibited.
- Excessive water runoff onto impervious areas generated from over watering outdoor vegetation is prohibited.
- Washing motor vehicles, buildings, flat concrete work and other in-kind items, structures, flat work or impervious areas may washed/rinsed off only if using a hand-held hose with a self shutoff nozzle.
- On all installation of new water sprinkler systems, for either new or existing home construction or reconstruction, a rain-and-freeze sensor or equal device shall be installed as part of the system, and it must subsequently be inspected by the city's building inspection permitting processes.
- Exceptions to the above prohibitions may be granted under extenuating circumstances on a case-by-case basis, after a written request is made by the petitioner and a temporary variance is granted from the department director or his designee in accordance with section 23-274, Variances.

# **DROUGHT CONTINGENCY AND WATER EMERGENCY RESPONSE PLAN**

## **STAGE 1: WATER WATCH**

When Stage 1 is in effect, the City of Richardson targets a 2% reduction in overall water use. Water users are asked to conserve through the use of normal conservation efforts, and by following the City's year-round conservation efforts.

Stage 1 water conservation measures can be adopted based on the forecast water supply and potential water demands for the year. The forecast is based on supply information from North Texas Municipal Water District and from city pumping reports.

Stage 1 may also be initiated for any other unforeseen threatening condition to the City's water system, or its ability to provide service to any and all service areas.

The final instance in which Stage 1 water conservation efforts may be adopted is if the City receives a Stage 1 implementation request from the North Texas Municipal Water District (NTMWD) in order to conserve water regionally or for any other reason threatening the City's regular water supply and/or distribution capabilities.

# DROUGHT CONTINGENCY AND WATER EMERGENCY RESPONSE PLAN

## **STAGE 2: WATER WARNING (mandatory restrictions; moderate to serious water shortage)**

When Stage 2 is in effect, the City of Richardson targets a 2% reduction in overall water use through the use of MANDATORY water restrictions. Water users are required to conserve by following the City's year-round conservation efforts and by following the guidelines listed below:

Last digit of address	Allowed landscape water days
1, 3, 5, 7, 9 (odd)	last digit of date is an odd number
0, 2, 4, 6, 8 (even)	last digit of date is an even number
The lowest physical street address number will identify apartments, office building complexes or other property containing multiple addresses.	

- Newly constructed swimming pools, Jacuzzis, and spas may be filled once.
- Refilling after draining private swimming pools, Jacuzzis, or spas is prohibited without specific authorization from the director of public services.
- Excessive water runoff from any landscaped area onto impervious surfaces is prohibited.
- The washing or hosing down of buildings, sidewalks, driveways, patios, porches, parking areas or other paved surfaces is permitted while using a hose with a shutoff nozzle.
- The washing or rinsing of vehicles, boats, trailers, other mobile vehicles and equipment on owner's premises must follow the allowed landscape water days schedule. A hand-held hose equipped with a positive shutoff nozzle, and/or hand-held bucket shall be used.
- No washing of vehicles shall be allowed without the use of an automatic shutoff nozzle.
- No outdoor watering between the hours of 10 a.m. and 6 p.m. or during any periods of any precipitation (rain, snow, sleet, etc.).

Exemptions - The following water usage is exempt from stage 2 restrictions:

- Drip irrigation systems and soaker hoses used to keep foundations moist, except hourly limitations may apply.
- The watering of newly installed landscaping until the roots are established. Once established, the allowed landscape water days schedule must be followed.
- Commercial full-service or self-service car wash facilities, including those at service stations and automobile dealership facilities.
- Golf course landscape watering. Voluntary cutback and/or rescheduling will be requested through personal contact by the director of public services.
- Activities utilizing wastewater effluent, natural water springs, ponds or water wells.

# DROUGHT CONTINGENCY AND WATER EMERGENCY RESPONSE PLAN

## **STAGE 3: WATER EMERGENCY (mandatory restrictions; severe water shortage)**

When Stage 2 is in effect, the City of Richardson targets a 5% reduction in overall water use through the use of MANDATORY water restrictions. Water users are required to conserve by following the City's year-round conservation efforts and by following the guidelines listed below:

All landscape and other outdoor water usage is limited to twice per week. The watering days match the same days as the solid waste collection schedule for the address. Commercial establishments are also limited to only twice per week watering. The designated days for commercial property are Wednesdays and Saturdays.

- Existing swimming pools, Jacuzzis and spas may be replenished to maintain operational levels only.
- No washing or rinsing of owner's buildings, vehicles, boats, trailers, other mobile vehicles and equipment on owner's premises is allowed without the use of an automatic shutoff valve.
- The washing or hosing down of sidewalks, driveways, patios porches, parking areas or other paved surfaces is prohibited.
- Excessive water run off from any landscaped area onto any impervious surfaces is prohibited.
- Operation of ornamental fountains is prohibited.
- The new construction water line flushing and routine fire hydrant flushing is prohibited without specific approval from the director of public services.
- No outdoor watering is allowed between 10 a.m. and 6 p.m. or during any period of precipitation (rain, snow, sleet, etc.)

Exemptions - The following water usage is exempt from stage 3 restrictions:

- Drip irrigation systems and soaker hoses used to keep foundations moist, except hourly limitations may apply.
- The watering of newly installed landscaping until the roots are established. Once established, the allowed landscape water days schedule must be followed.
- Golf courses may water greens and tees only. Hourly restrictions may apply.
- Ornamental fountains using water from springs, ponds or wells, which do not draw their water from a municipal supply.
- Commercial full-service or self-service car wash facilities, including those at service stations and automobile dealership facilities, except hourly restrictions may apply.
- Activities utilizing wastewater effluent, natural water springs, ponds or deep water wells.

# DROUGHT CONTINGENCY AND WATER EMERGENCY RESPONSE PLAN

## **STAGE 4: WATER CRISIS (mandatory restrictions; catastrophic water shortage)**

When Stage 4 is in effect, the City of Richardson targets a 10% reduction in overall water use through the use of MANDATORY water restrictions. Water users are required to conserve by following the City's year-round conservation efforts and by following the guidelines listed below:

- All outdoor and/or landscaping water usage shall be prohibited until the emergency is alleviated except for keeping foundations moist.
- The use of water for municipal purposes shall be limited only to those activities necessary to maintain the public health, safety and welfare.
- The use of water from fire hydrants is prohibited except for fire fighting and related activities.



## Regional Transportation Council

**Ron Natinsky, Chair**  
Councilmember  
City of Dallas

**Jungus Jordan, Vice Chair**  
Councilmember  
City of Fort Worth

**Pete Kamp, Secretary**  
Mayor Pro Tem  
City of Denton

**Ron Brown**  
Commissioner  
Ellis County

**Mike Cantrell**  
Commissioner  
Dallas County

**Sheri Capehart**  
Councilmember  
City of Arlington

**Maribel Chavez, P.E.**  
District Engineer  
TxDOT, Fort Worth District

**Gary Cumble**  
Board Chair  
Fort Worth Transportation  
Authority

**Bob Day**  
Board Member  
North Texas Tollway  
Authority

**Lee Dunlap**  
Mayor Pro Tem  
City of Plano

**Rudy Durham**  
Deputy Mayor Pro Tem  
City of Lewisville

**Andy Eads**  
Commissioner  
Denton County

**Charles Emery**  
Board Chair  
Denton County  
Transportation Authority

**Mark Enoch**  
Board Member  
Dallas Area Rapid Transit

**Sal Espino**  
Councilmember  
City of Fort Worth

**Gary Fickes**  
Commissioner  
Tarrant County

**Rob Franke, P.E.**  
Mayor  
City of Cedar Hill

**Bill Hale, P.E.**  
District Engineer  
TxDOT, Dallas District

**Roger Harmon**  
County Judge  
Johnson County

**Kathleen Hicks**  
Councilmember  
City of Fort Worth

**Vonciel Jones Hill**  
Councilmember  
City of Dallas

**John Horn**  
County Judge  
Hunt County

**Joe Jaynes**  
Commissioner  
Collin County

**Clay Lewis Jenkins**  
Judge  
Dallas County

**Ron Jensen**  
Councilmember  
City of Grand Prairie

**Ron Jones**  
Mayor  
City of Garland

**Geralyn Kever**  
Councilmember  
City of McKinney

**Linda Koop**  
Councilmember  
City of Dallas

**Mike Leyman**  
Councilmember  
City of Mansfield

**Matthew Marchant**  
Mayor Pro Tem  
City of Carrollton

**Maher Maso**  
Mayor  
City of Frisco

**Bill McLendon**  
Councilmember  
City of Hurst

**Pauline Medrano**  
Deputy Mayor Pro Tem  
City of Dallas

**John Monaco**  
Mayor  
City of Mesquite

**Rich Morgan**  
Citizen Representative  
City of Dallas

**John Murphy**  
Councilmember  
City of Richardson

**Mark Riley**  
County Judge  
Parker County

**Rick Stopfer**  
Councilmember  
City of Irving

**John Tatum**  
Citizen Representative  
City of Dallas

**T. Oscar Trevino Jr., P.E.**  
Mayor  
City of North Richland Hills

**Bernice J. Washington**  
Board Member  
Dallas/Fort Worth International  
Airport

**B. Glen Whitley**  
County Judge  
Tarrant County

**Kathryn Wilemon**  
Councilmember  
City of Arlington

## **2010 Population Totals**

Richardson	99,223
Addison	13,056
Murphy	17,708
Sachse	20,329
Wylie	41,427

Transportation Technical Committee, and other technical committees determined by the NCTCOG Transportation Director, as described in subsequent paragraphs and sections of these Bylaws and Operating Procedures.

- A. Regional Transportation Council. The Regional Transportation Council shall be the forum for cooperative decision making by primarily elected officials of general purpose local governments in the Metropolitan Area.
  
- B. Standing and Ad Hoc Subcommittees. The Regional Transportation Council officers will determine necessary subcommittees for the conduct of RTC business.
  
- C. Technical Committees. The Surface Transportation Technical Committee shall provide technical review and advice to the Regional Transportation Council with regard to the surface transportation system. Other technical committees, determined by the NCTCOG Transportation Director, as needed, shall provide technical review and advice for the regional transportation planning process.

#### REGIONAL TRANSPORTATION COUNCIL

Section 3. The following rules shall govern the procedure, membership, and records of the Regional Transportation Council and its Subcommittees.

- A. Membership. Membership on the Regional Transportation Council shall be provided for local governments in the Metropolitan Area, either by direct membership or by representation. The maximum number of seats for individual and cluster cities shall be 26; the maximum for all other seats shall be 17, resulting in membership that shall not exceed 43 seats. The membership formula shall be based on the most recent NCTCOG demographic data, and the

allocation readjusted to maintain the membership limit of 43. Federally designated urbanized areas of 50,000 or greater, in which the Regional Transportation Council is serving as the Metropolitan Planning Organization, shall be provided direct membership. The following local governments and public agencies shall be represented as indicated:

**Cities**

City of Arlington	2
Cities of Carrollton and Farmers Branch	1
Cities of Dallas, Highland Park, and University Park	6
Cities of Denton, Sanger, Corinth, Little Elm, Highland Village, and Lake Dallas	1 (urbanized area)
Cities of Duncanville, DeSoto, Lancaster, Cedar Hill, and Glenn Heights	1
City of Fort Worth	3
Cities of Garland and Rowlett	1
City of Grand Prairie	1
Cities of Hurst, Euless, Bedford, Colleyville, Grapevine, and Southlake	1
Cities of Irving and Coppell	1
Cities of Lewisville, Flower Mound, The Colony, Trophy Club, and Roanoke	1 (urbanized area)
Cities of Mansfield, Benbrook, Forest Hill, White Settlement, Crowley, River Oaks, Everman, and Kennedale	1
Cities of Mesquite, Balch Springs, and Seagoville	1
Cities of North Richland Hills, Haltom City, Watauga, Keller, Saginaw, and Richland Hills	1
Cities of McKinney, Fairview, Anna, and Princeton	1 (urbanized area)
City of Plano	1
Cities of Richardson, Addison, Wylie, Sachse, and Murphy	1
Cities of Frisco, Allen, Prosper, and Lucas	1
Subtotal	26

Other

Collin County	1
Dallas County	2
Denton County	1
Ellis County and the Cities of Waxahachie, Midlothian, Ennis, and Red Oak and Kaufman County and the Cities of Forney, Terrell, and Kaufman	1
Johnson County and the Cities of Burleson, Cleburne, and Keene and Hood County and the City of Granbury	1
Rockwall County and the Cities of Rockwall, Heath, and Royse City and Hunt County and the Cities of Greenville and Commerce	1

Parker County and the Cities of Weatherford and Azle and Wise County and the Cities of Decatur and Bridgeport	1
Tarrant County	2
District Engineer, Dallas District, TxDOT	1
District Engineer, Fort Worth District, TxDOT	1
Board Member, Dallas Area Rapid Transit	1
Board Member, Fort Worth Transportation Authority	1
Board Member, Denton County Transportation Authority	1
Board Member, North Texas Tollway Authority	1
Board Member, Dallas/Fort Worth International Airport	<u>1</u>
Subtotal	<u>17</u>
TOTAL	43

The representatives of the Dallas/Fort Worth International Airport, North Texas Tollway Authority (NTTA) and the three transportation authorities shall be selected by the chairs of their respective entities. The Dallas/Fort Worth International Airport, NTTA and transportation authority representatives shall be Board members of their respective entities.

B. Appointees. All members of the RTC shall be local elected officials except:

- the three transportation authority representatives,
- the two TxDOT District Engineer,
- the representative of the North Texas Tollway Authority,
- the representative of the Dallas/Fort Worth International Airport (unless an elected official Board member is selected), and
- optional representatives of local governments where one-third of a public agency's representation may be by non-elected private sector officials who are residents of the appointing entity. (This would permit the City of Fort Worth to have one private sector representative and the City of Dallas to have two private sector representatives.)

Representatives of individual cities and counties shall be appointed by and serve at the pleasure of the city councils and commissioners' courts respectively, and shall be serving on

the governing body they represent (except as noted above). The person representing a group of several cities shall be selected by the mayors using a weighted vote of the maximum population or employment of the cities represented, and the person selected shall serve a two-year term beginning in June of even-numbered years and shall be serving on one of the governing bodies they represent (except as noted above or below). The person representing a group of several cities and counties shall be selected by the county judges using a weighted vote of the maximum population or employment of the counties represented, and the person selected shall serve a two-year term beginning in June of even-numbered years and shall be serving on one of the governing bodies they represent. The entity from which the representative is serving must be located within the Metropolitan Planning Area Boundary. When the Regional Transportation Council modifies the current boundary, membership eligibility will be reevaluated based on the new boundary area.

Each seat on the Regional Transportation Council will be provided a primary member and permitted an alternate member. Alternate members must be predetermined in advance of a meeting and will have voting rights in the absence of the primary member. An entity or group of entities may elect to appoint its alternate member(s) from a pool of eligible nominees. The same requirements apply to alternate members as to primary members. If a primary member is an elected official, then the alternate member must also be an elected official; if a primary member is a non-elected private sector official, then the alternate member must also be a non-elected private sector official or an elected official. Cities and/or counties within a cluster group are strongly encouraged to reflect diversity in their selections of primary and alternate members as well as membership rotation amongst the group depending on the qualifications of the appointees.

## Zoning File 11-04

City Council Briefing  
West Spring Valley PD Ordinance  
April 25, 2011



1

## Presentation Outline

- Review of Phase 1
- PD Ordinance (including CPC revisions)
  - District Plan
  - Buildings
  - Height
  - Uses
  - Parking (bicycle spaces)
  - Building Materials
  - Administration
  - Nonconforming Uses
- Design Guidelines
- Schedule
- MTP 11-01

2

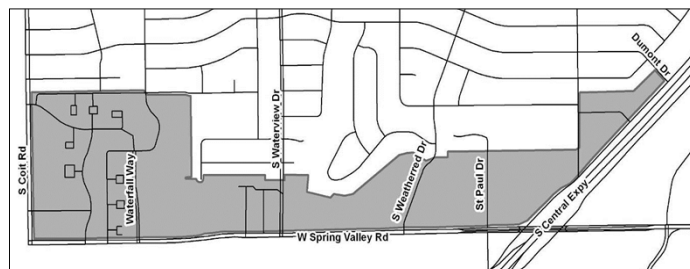
## Review of Phase 1



3

## Location and Land Area

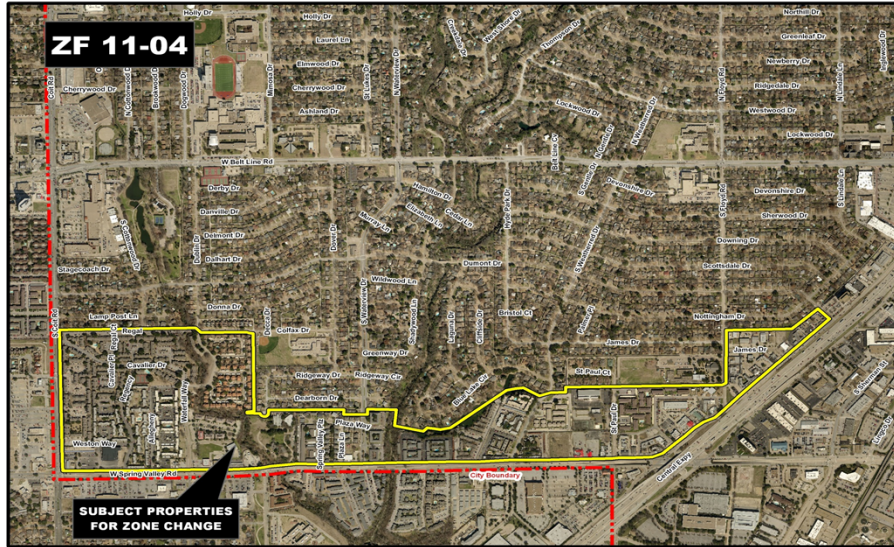
- West - Coit Road
- East - Central Expressway
- South - Spring Valley Road
- North - Single-family homes
- 188 acres of land
- 10 acres of right-of-way



4



# Aerial Map of West Spring Valley Corridor

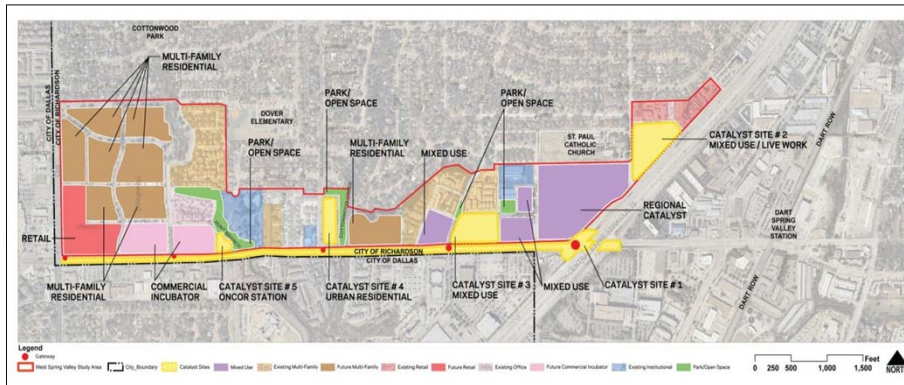


**ZF 11-04 Aerial Map**

Updated By: shacklett, Update Date: March 1, 2011  
 File: D:\Mapping\Cases\ZF1104\ZF1104ortho.mxd

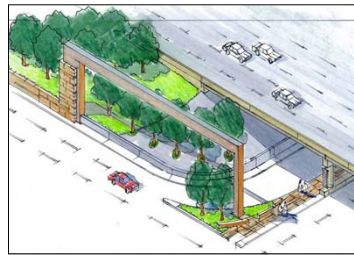


# Framework Plan



## Concept 1 – Public Realm Improvements

- Focus on area within public right-of-way
- Intended to increase value by changing perception of the Corridor
- Include transportation, pedestrian and urban design improvements



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## Concept 2 Continental Inn Site

- Mixed-use environment on the full block
- Mid-rise buildings with retail, office, residential, boutique hotel



## Concept 3 Spring Valley/Weatherred

- Mid-rise, mixed-use environment including retail, office, residential, open space
- New walkable retail street for frontage and access between Weatherred and St. Paul



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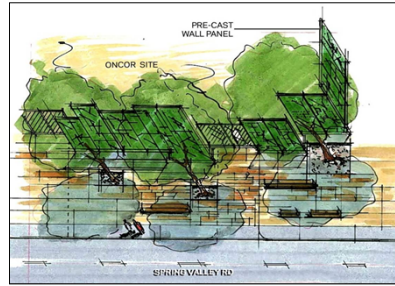
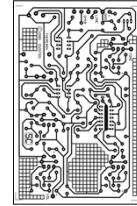
**Concept 4  
New Orleans Apts. Site**

- Approximately 48 new townhomes
- New park/open space area along Cottonwood Creek



**Concept 5  
Oncor Substation**

- Urban pedestrian plaza
- Screening wall enhancement using integrated circuit motif



**Planned Development District (PD)  
Zoning Ordinance**



## PD Ordinance Approach

- Replace existing zoning with a “hybrid” ordinance combining a higher level of design standards for buildings and streetscapes with traditional zoning concepts



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## PD Ordinance Structure

### Contents:

#### Sections

- I. Purpose, Goals, Intent
- II. Definitions
- III. General District Standards
- IV. Buildings
- V. Parking
- VI. Lighting/Mechanical/Service/Utility Areas
- VII. Landscape
- VIII. Sign Standards
- IX. Administration

#### Appendices

1. Uses
2. Street Trees and Landscape Materials
3. District Plan
4. Height Zones
5. Design Guidelines

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## Key Elements of PD

- District Plan
- Land Use Subdistricts
- Standards
  - Streetscapes
  - Building Types
  - Building Heights
  - Building Construction
- Landscaping
- Parking Standards
- Signs
- Administration
- Appendices



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## District Plan



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## District Plan

- Area D, Area B – Revised Graphic

CC Alternative

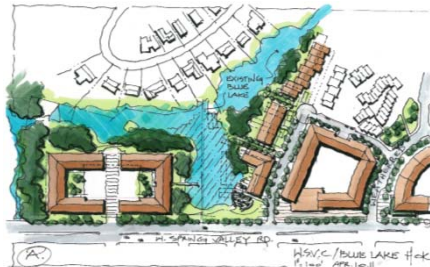
CPC Recommendation



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## District Plan

- Lake Opportunity – Revised Graphic



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## District Plan

- Retail-ready At-grade
  - Designated area
  - Minimum 15' floor to ceiling height
  - Other separation requirements



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## Buildings

Building Type by Subdistrict

Building Type \ Area	Area						
	Area A	Area B <sup>1</sup>	Area C	Area D	Area E	Area F	Area G
Patio Home				X	X	X	
Duplex				X	X	X	
Townhome	X	X		X	X	X	
Mixed Residential*		X		X, MjM <sup>2</sup>		X	
Live-Work	X	X	X				X
Mixed Use	X <sup>3</sup>	X	X				X
Commercial	X	X	X				X

<sup>1</sup> No non-residential, Area B, within 200' buffer

<sup>2</sup> Major Modification for Mixed Residential, Area D, within 200' buffer

<sup>3</sup> No Mixed Use buildings, Area A, north of James Drive

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## Building Types

Patio Home



Duplex



Townhome



Mixed Residential

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## Building Types

Commercial



Building Height  
Uses – Ground Floor  
Uses – Upper Floors

Live/Work

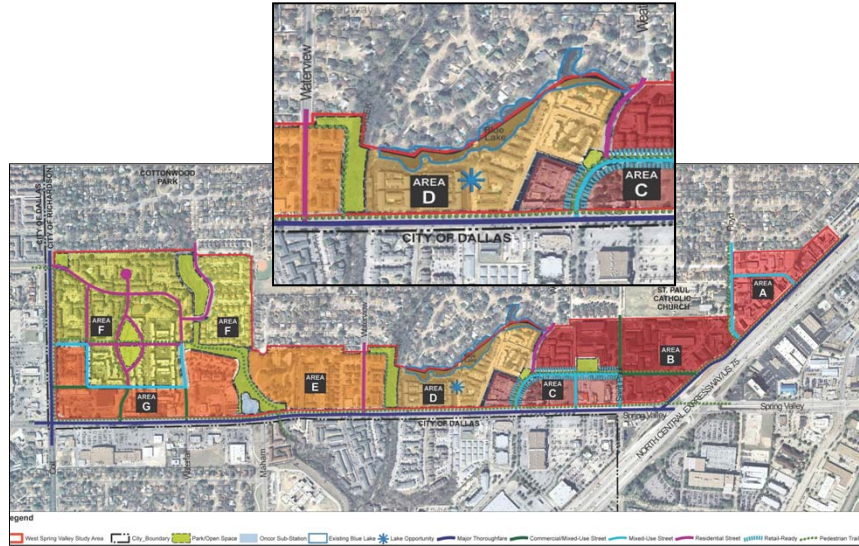


Mixed Use

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# Mixed Residential in Area D by MjM only



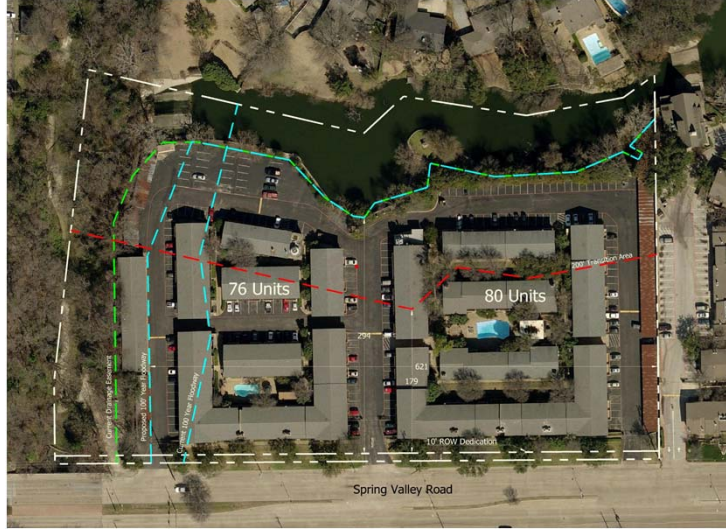
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# Area D



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## Detail, Portion of Area D



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## General District Standards

### Street and Build-to Zone Standards (In Feet)

Streets/Building Type	Amenity Zone	Sidewalk Zone	Setback	Build-to Zone
<b>West Spring Valley and Coit Roads</b>				
Patio Home, Duplex	10	12	14	36-46
Townhome, Mixed Residential	10	12	14	36-46
Live-Work, Mixed Use, Commercial	10	12	8	30-40
<b>Central Expressway Service Road</b>				
Commercial	10	10	8	28-40
<b>Internal Streets</b>				
Patio Home, Duplex	6	6	14	26-36
Townhome, Mixed Residential	6	6	14	26-36
Mixed Use, Live-Work, Commercial	6	8	8	22-32

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# Height Zones



STANDARD	AREA A	AREA B	AREA C	AREA D	AREA E	AREA F	AREA G
<b>Building Height</b>	Min. 2 stories Max. 2-4 stories	Min. 2 stories Max. 2-8* stories	Min. 2 stories Max. 2-4 stories	Min. 2 stories Max. 2-4 stories	Min. 2 story Max. 2-3 stories	Min. 2 story Max. 2-5*	Min. 2 stories Max. 2-4 stories

\*Height in excess of 4 stories in limited areas under certain conditions

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# Building Height

- Height limits vary based on proximity to single-family residential zoning outside the District
- Area B**
  - Potential 8 stories in Area B
    - 300' from single-family residential zoning outside the Corridor
    - Frontage on Central Expressway
- Area F**
  - Height varies from 1 to 4 stories
    - Potential additional story in the heart of Area F with LEED Silver construction



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## General District Standards

### Permitted Uses – Appendix 1

	A	B	C	D	E	F	G
Residential							
Institutional							
Retail/Commercial							
Office							
Other/Accessory							

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## General District Standards

### Permitted Uses – Appendix 1

	A	B	C	D	E	F	G
Patio Homes				P	P	P	
Apartments	P*	P*	P*	P, MjM****		P	
Retail Tobacco Store	MjM	MjM	MjM				MjM
Veterinary Office, no boarding of animals**	P	P	P			P	P
Sustainable Accessory Uses/Equipment***	P	P	P	P	P	P	P
Parking Lot, Accessory	P	P	P	P		P	P

P = Permitted  
MjM = Major Modification  
MnM = Minor Modification  
(Blank) = Prohibited

\* In a Mixed Use Building  
\*\* Subject to Supplemental Regulations  
\*\*\* Subject to Applicable Standards  
\*\*\*\* Subject to MjM within the 200' buffer zone

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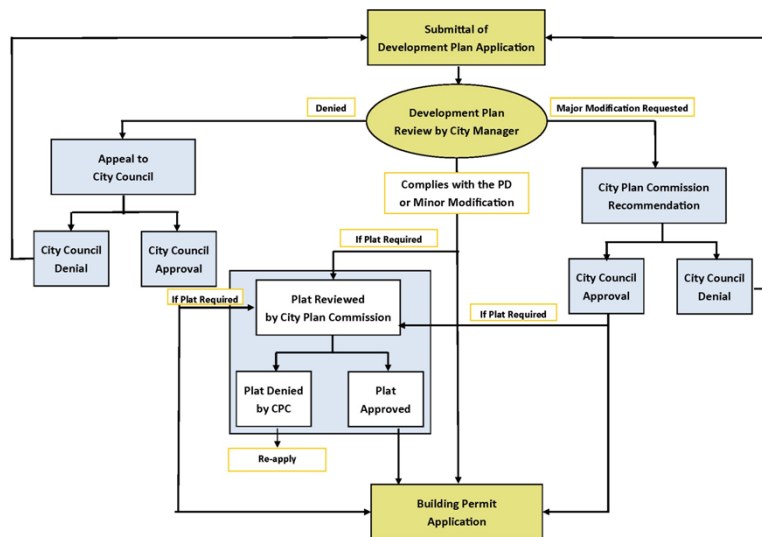
No Nonresidential Uses within Area B west of St. Paul

# Parking

## Parking Calculations

Residential	Mixed Residential – 1 space/studio unit; 1.5 spaces/1-bedroom unit; 2 spaces/unit for all other unit types Townhome, duplex, patio home – 2 spaces/unit in garage (additional guest parking for townhome developments)
Institutional	Consistent with City's Development Regulations or determined by Minor Modification supported by a parking study
Hotel (full-service)	1.25 spaces/guest room
Hotel (ltd. service, suite)	1.0 space/guest room
Office	1/250 SF for office buildings up to 75,000 SF 1/300 SF for office buildings greater than 75,000 SF
Retail/Restaurant	1/250 SF
Other	Consistent City's Development Regulations or determined by Minor Modification supported by a parking study
Bicycles	1/25 automobile parking spaces

# Administration



## Building Materials – Standard Requirement

- Masonry\* – 85%
- Trim/accent materials – 15% total (20% per façade)
  - EIFS – Above 8 feet
- Glass – No requirement (excluded from area to which the required percentage is applied)

\*brick, stone, concrete, concrete block

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## Building Materials – Bush Central Station

- Masonry\*
  - 85% minimum Type A streets
  - 80% minimum other streets
- Trim/accent materials (nonmasonry)
  - 15% maximum Type A streets
  - 20% maximum other streets
  - EIFS – Above 8 feet for trim, molding
- Glass
  - 50% minimum ground floor (storefront) Type A streets
  - 30% minimum above ground floor Type A streets
  - 15% other streets

\*brick, stone, 3-stage stucco, glass block, glass curtain wall

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## Building Materials (Original) – W. Spring Valley

- Masonry\*, 3-stage stucco, glass block – 85% minimum
- Trim/accent materials – 15% maximum
  - EIFS – Above 8 feet
- Glass – 60-80% at grade (storefront), 30-60% above
  
- Rationale
  - Masonry, Trim/accent % consistent with Bush Central Station PD
  - Other materials and quantities – Major Modification

\*brick, stone, highly-texturized concrete block

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## Building Materials (CPC) – W. Spring Valley

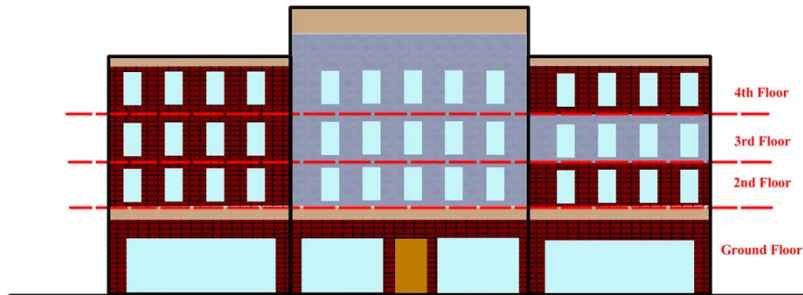
- Ground floor level
  - Masonry\* – 50% minimum
  - Masonry\*, 3-stage stucco, glass block, alternative materials\*\* – Remainder
  - Trim/accent materials – 15% maximum
    - EIFS above 8 feet as trim/molding
  - Glass (storefront) – 60-80%
- Above ground floor level
  - Masonry\*, 3-stage stucco, glass block, alternative materials\*\* – Unlimited %
  - Trim/accent materials – 15% maximum
    - EIFS above 8 feet as trim/molding
  - Glass – 30-60%

\*brick, stone, highly-texturized concrete block

\*\*architectural metals/tiles; installed by certified installers

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## Building Materials (CPC) – W. Spring Valley



### Legend

- Masonry
- Alternate Materials
- Trim/Accent Materials
- Glass

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## Building Materials, CPC – W. Spring Valley

- Glass curtain wall
  - Buildings of 6+ stories (Area B)
  - Middle portion of a tri-partite building (Mixed Use, Live/Work, Mixed Residential, Commercial)



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## Building Materials

- Colorized, patterned and textured stainless steel sheet cladding systems
- Insulated core metal wall panel systems
- Mixed composite wall panel systems
- Rear ventilated phenolic rain screen wall panel system
- Titanium zinc alloy sheet metal roofing façade cladding and roof drainage components system



## Colorized, Patterned and Textured Stainless Steel Sheet Cladding Systems



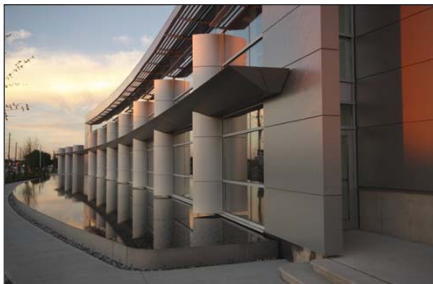
38

## Insulated Core Metal Wall Panel Systems



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## Mixed Composite Wall Panel Systems



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## Rear Ventilated Phenolic Rainscreen Wall Panel System



## Titanium Zinc Alloy Sheet Metal Roofing Façade Cladding and Roof Drainage Components System



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## Non-Conforming Uses

- Intent. Nonconforming uses and structures shall not be:
  - Enlarged upon
  - Expanded
  - Extended
  - Used as a basis for adding other structures or uses prohibited by this District
- Nonconforming uses and structures are incompatible with the permitted uses in this District

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## Non-Conforming Uses

- Definition. Any land use, structure, lot of record, or other situation related to the use or development of land that was legally established prior to the effective date of the PD Ordinance but does not fully conform as of the effective date of the new ordinance
  - Use
  - Structure
  - Sign

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## Non-Conforming Uses

- Continuation of Nonconforming Use. A nonconforming use, sign or structure may continue subject to the following:
  - May be changed only to a use conforming to the requirements of the Subdistrict in which it is located (not another nonconforming use)
  - May not be expanded within an existing building and building may not be expanded or structurally altered to accommodate the nonconforming use
  - May not be expanded to occupy more land than occupied when the use became nonconforming
  - May not be expanded to any area on the exterior of a building
  - May be occupied by a conforming use or the use occupying the structure prior to becoming nonconforming
  - If changed to a conforming use, may not be changed back to a nonconforming use
  - Maintenance and repair permitted to comply with health, safety, minimum building standards

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## Non-Conforming Uses

- Discontinuance of Nonconforming Use
  - If abandoned or discontinued for a period exceeding six months, shall be deemed abandoned
  - Shall not thereafter be reestablished, and any subsequent use shall be conforming
  - Discontinuance shall commence on the actual date of discontinuance

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## Non-Conforming Uses

- Restoration of Nonconforming Structure, Use, Sign
  - Use or structure partially destroyed by fire, flood, windstorm, or other casualty
    - If damage exceeds 50% of appraised value (as determined by the appraisal district), structure or use shall not be rebuilt, restored, reestablished or reoccupied except in conformance with the new regulations
    - If damage does not exceed 50% of appraised value, structure or use may be rebuilt, restored, reestablished or reoccupied with no expansion of size or function prior to the damage or destruction
  - Use or structure damaged or destroyed by the intentional acts or omissions of the owner or occupants may not be rebuilt, restored, replaced or repaired
  - Sign damaged or destroyed is subject to the provisions of the sign ordinance

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## Design Guidelines



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## Design Guidelines

- Urban Context Guidelines
  - Subdistricts
  - Building Types
  - Street Typologies
- Architectural Guidelines
  - Building Walls
  - Roofs
  - Windows and Doors
  - Storefronts
  - Signage
  - Awnings and Canopies
- Streetscape Guidelines
  - Open Space/Community Gathering Space
  - Lake Opportunity
  - Streetscape Elements
- Sustainability
  - North Texas 2050 and WSVC
  - Sustainable Design Issues



## Design Guidelines

### SUBDISTRICT B

*Intent:* To create a gateway to the City and the Corridor by providing for a broad array of commercial and residential uses, including the opportunity for a landmark building near the high-profile intersection of Spring Valley Road and

URBAN CONTEXT GUIDELINES 10

B
TOWNHOME
MIXED RESIDENTIAL
LIVE/WORK
MIXED USE
COMMERCIAL



Central Expressway. Neighborhoods to the north, while older, are established and stable. St. Paul church/school, which forms the northern boundary of this Subdistrict, makes for a less complicated transition between land uses and adds to the potential customer base for nearby retail, restaurant and service uses.

#### Opportunities

- High traffic counts reflect good potential for new retail businesses and employers
- Adjacency to Central Expressway, a regional highway, makes access to the Subdistrict convenient
- Depth of the tract presents potential for a landmark building
- Location offers close proximity to the Spring Valley light rail station

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# Design Guidelines

## BUILDING TYPES Urban Context Guidelines

BUILDING TYPE	FRONTAGE	HEIGHT	USE, GROUND FLOOR	USE, UPPER FLOORS	FINISH FLOOR ELEVATION	PERMITTED PROJECTIONS	MIN. FLOOR-TO-CEILING HEIGHTS (AT GRADE)	REFERENCE IMAGES
<b>LIVE / WORK</b>	Shopfront/awning required; Frontage required to engage sidewalk.	Min. 2 stories Max. 4 stories	Retail or office only	Residential required	Match sidewalk grade	Bay Windows Balcony Blade signs Awning/canopy	15'	
<b>MIXED RESIDENTIAL</b>	Stoops, patios, porches and lawns permitted	Min. 2 stories Max. 4 stories (Area F. Max. 5 Stories)	Residential or residential amenity only	Residential required	Min. 24" above sidewalk grade; Lobby access at grade	Balcony Stoop	15'	
<b>MIXED USE</b>	Shopfront/awning permitted. Clear, articulated entries for lobby access required.	Min. 2 stories Max. 5 stories	Retail or office only	Residential required	Match sidewalk grade	Blade signs Awning/canopy	15'	
<b>COMMERCIAL</b>	Shopfront/awning permitted. Clear, articulated entries for lobby access required.	Min. 2 stories Max. 4 stories (Area B. Max. 8 Stories)	Retail, office or hotel only	Office or hotel only	Match sidewalk grade	Blade signs Awning/canopy		

Note:  
(1) Resident Amenities include, but not limited to: fitness center, business center, club house, resident common rooms, mail facilities.

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WSVC PD, APPENDIX 5 | DESIGN GUIDELINES

# Design Guidelines

## MIXED USE

Mixed-Use buildings provide space for multiple activities and multiple tenants in a single structure. The building may be under single or multiple tenant ownership. Their bulk makes Mixed-Use buildings appropriate for more urbanized areas that are conducive to commercial activities at the ground floor and residential uses above. Because they contain an assortment of uses, they lend themselves to a variety of architectural styles.

Most Mixed-Use buildings are two to four stories in height, but taller structures may be appropriate at key locations. The ground floor space is built with at-grade entryways to allow the commercial space to function properly, but access to the upper floors may be provided via one or more lobbies. Attention must be paid to accommodating service entrances, utility equipment and refuse collection, particularly for larger buildings.

Mixed-Use buildings have outside spaces that focus on the public realm at the ground level. These outdoor spaces may be outfitted with tables and chairs for outdoor dining and cafes or hardscaped plazas or other features for passive recreation. Parking is located in a shared lot behind the building or in a parking structure which is screened from view. Direct entrances from the rear parking area or the garage to the Mixed-Use buildings are not only permitted, but also encouraged.



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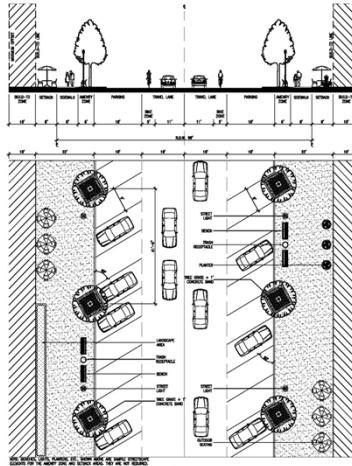
52



# Design Guidelines

## COMMERCIAL-MIXED USE STREET

URBAN CONTEXT GUIDELINES 32







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# Design Guidelines

## BUILDING WALLS

*Live/Work, Mixed Residential, Mixed Use, Commercial*

MATERIALS	CONFIGURATIONS	TECHNIQUES	BUILDING WALLS
<ul style="list-style-type: none"> <li>Walls of larger buildings must be finished in masonry material: natural or cast stone, brick, split faced concrete block, or 3-stage exterior shucco.</li> <li>Curtain walls are limited to buildings of 6+ stories in Area B and/or the Middle Section of tri-paritite buildings.</li> <li>Accent materials of fiberboard, architectural metal panel or tile is permitted in limited amounts.</li> <li>EFS shall not be permitted except for trim and moldings above 8 feet from grade.</li> <li>More than one material may be used in a single building, however, transitions from one wall material to another must occur along all visible sides of a building, and should always follow horizontal and level line.</li> <li>The creative use of higher percentage of durable, high quality, high performance non-masonry materials will be considered based on architectural merit.</li> </ul>	<ul style="list-style-type: none"> <li>Blank facades are prohibited.</li> <li>All elevations visible from the public realm shall be designed as "fronts". Buildings occupying corner lots have two frontages and each facade should be treated with equal design attention.</li> <li>Every building shall clearly express a base, a middle and a top. Transitions from base to middle or middle to top should be made in one of two ways:                             <ol style="list-style-type: none"> <li>Horizontally, through a shift in vertical plane toward the interior, or</li> <li>Vertically, through a change in building materials or the use of trim along a level line.</li> </ol> </li> <li>In buildings which have more than one material, the "heavier" material should go below the "lighter" material. (a curtain wall upper stories with a stone base, e.g.)</li> <li>Buildings shall generally maintain a facade rhythm of 20-30 feet. This rhythm may be expressed by stepping portions of the facade in and out, using columns or other techniques.</li> </ul>	<ul style="list-style-type: none"> <li>Building walls of masonry materials shall be left unpainted. All other wall materials must be finished in a manner consistent with the highest quality standard(s).</li> <li>Vents, air conditioners and other utility elements should not be placed on any building wall facing a street. If placing these on a street-facing elevation is unavoidable, then particular care must be taken to render these elements invisible from public view - by painting them, screening them or placing them on walls perpendicular to the frontage.</li> </ul>	<p><b>INTENT</b></p> <p>Building walls of larger buildings in the study area should reflect permanence as well as high design - primarily through the use of masonry or metal.</p> <p>Larger buildings in the study area should reflect their position in higher density areas with appropriately modern and urban styles.</p>
 <p><b>+ BUILDING WALL MATERIALS</b> Larger buildings may be clad in a variety of materials including curtain wall (above a certain height).</p>	 <p><b>+ BASE, MIDDLE AND TOP ARTICULATION</b> The base of the building is three stories tall and is clearly expressed through a change in the vertical plane toward the interior.</p>	 <p><b>+ LIGHTER MATERIALS ABOVE HEAVIER</b> This building has a base (the lower two floors) rendered in brick with a variety of materials above. This illustrates proper materials configuration.</p>	 <p><b>+ MATERIALS VARIETY</b> Metal, glass and stone combine with lighting to provide a modern eclectic streetscape that transcends a specific architectural style.</p>

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WSVC PD, APPENDIX 5 | DESIGN GUIDELINES

# Design Guidelines

## OPEN SPACE / COMMUNITY GATHERING SPACE Streetscape Guidelines

OPEN SPACE / COMMUNITY GATHERING SPACE	DIAGRAM	DESCRIPTION	REFERENCE IMAGES
<b>GREEN</b>		An Open Space, available for unstructured recreation. A Green may be spatially defined by streets, landscaping and/or building frontages. Its landscape shall consist of lawns and trees. The minimum size shall be 10,000 square feet (approximately .25 acres).	
<b>SQUARE</b>		An Open Space available for unstructured recreation and civic purposes. A Square is spatially defined by building frontages or streets. Its landscape shall consist of paths, lawns and trees, formally disposed Squares shall be located at the intersection of important thoroughfares. The minimum size shall be 10,000 square feet (approximately .25 acres) and the maximum shall be 5 acres.	
<b>PLAZA</b>		An Open Space available for civic purposes and commercial activities. A Plaza shall be spatially defined by building frontages or streets. Its landscape shall consist primarily of pavement but include shade in the form of trees or a shade structure. Plazas should be located at the intersection of important streets. The minimum size should be 3,000 square feet (approximately .05 acres).	
<b>POCKET PARK / PLAZA</b>		An Open Space available for civic purposes and commercial activities. They shall be spatially defined by building frontages and streets. Its landscape shall consist primarily of pavement but include shade in the form of trees or a shade structure. The minimum size should be at least 400 square feet (approximately .1 acres).	

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WEVC PD APPENDIX 5 | DESIGN GUIDELINES

# Design Guidelines

## LAKE OPPORTUNITY



Within Area D, there is an opportunity to expand existing Blue Lake to provide a view of this water feature from West Spring Valley and to create an amenity for the adjacent development. A project of this type, which could provide public benefit in the form of both a new shared amenity and an improved image for the Corridor, could be a candidate for City incentives based on the concept that is proposed and its resulting value to the District and the City of Richardson.

The schemes on the facing page represent two potential redevelopment scenarios based on one possible reconfiguration of Blue Lake. Additional detailed study will be required and the necessary approvals, likely involving agencies other than the City, must be secured before the optimal configuration of the lake can be determined and the expansion of the lake can take place.

Properly configured, the expansion of Blue Lake could provide benefit not only to the public, by opening up a view to this natural amenity, currently hidden by development on both the north and south edges, but also to the adjacent property, which will benefit from lakeside views. Residential uses, offices and restaurants, in particular, could capitalize on these views, which will translate into premium selling prices and rental rates for developers and property owners and attract high-quality development and occupants. A project such as this could be an important component of the desire to improve the perception of West Spring Valley.



# Design Guidelines

## STREETSCAPE ELEMENTS Streetscape Guidelines

STREETSCAPE ELEMENT	DESIGN / MATERIALS	DIMENSIONS	SPACING / PLACEMENT	REFERENCE IMAGES
<b>BENCH</b>	ALL METAL (STEEL OR ALUMINUM) W/ POLYESTER POWDER COAT FINISH GROUND MOUNTED COLOR: DARK GREY OR BLACK	6' LONG W/ BACK AND ARM REST VERTICAL OR HORIZONTAL 1 1/2" WIDE SLATS	AS REQUIRED	
<b>TREE GRATE</b>	CAST IRON BAKED OIL FINISH	6" X 6" SQUARE MAXIMUM 1/2" VERTICAL & HORIZONTAL SLOTS	AS REQUIRED	
<b>PEDESTRIAN LIGHT</b>	ROUND 4" DIAMETER POLE ROUND BASE COVER POWDER COAT FINISH COLOR: DARK GREY OR BLACK	12" HIGH POLE	50' TO 70' O.C.	
<b>TRASH RECEPTACLE</b>	ALL METAL (STEEL OR ALUMINUM) W/ POLYESTER POWDER COAT FINISH SWING-OUT SIDE OPENING HINGED DOOR COLOR: DARK GREY OR BLACK	24" DIAMETER 40" HIGH MIN 36 GALLON CAPACITY VERTICAL 1 1/2" SLATS	AS REQUIRED	

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WSVC PD, APPENDIX G | DESIGN GUIDELINES

# Design Guidelines

## WSVC + NORTH TEXAS 2050 Sustainability

NORTH TEXAS 2050 GUIDING PRINCIPLE	WEST SPRING VALLEY CORRIDOR
1. Development Diversity - Meet the needs of changing markets by providing a mix of development options and land use types in communities throughout the region.	The District Plan includes mixed use development opportunities and a range of residential building types.
2. Efficient Growth - Promote reinvestment and redevelopment in areas with existing infrastructure, ensure that new infrastructure supports orderly and sustainable growth, and provide coordinated regional systems of natural and built infrastructure.	The West Spring Valley corridor is such an area. The Vision Plan and design guidelines redevelop this area in a way that will take advantage of existing infrastructure investments. The market analysis on which the vision is based indicates that it will promote private reinvestment in this corridor.
3. Pedestrian Design - Create and connect pedestrian (and bicyclist) oriented neighborhoods, centers and places throughout the region.	The street typologies contained in the design guidelines include bicycle and pedestrian routes as well as auto travel lanes. A trail system connects areas within the corridor to other regional trails. These systems also connect to the Spring Valley DART light rail station east of Central Expressway.
4. Housing Choice - Sustain and facilitate a range of housing opportunities and choices that meet the needs of residents of all economic levels and at all stages of life.	This plan is based on a market study that identifies markets that can be served here. It provides for a range of housing opportunities - housing in mixed use buildings, condos, lofts, apartments, duplexes, patio homes, independent living and assisted care facilities - that meet the needs of many market segments and life stages.

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## Schedule



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## Completed Steps – Phase 2

- |   |                     |
|---|---------------------|
| ✓ Focus Group Meeting (HOA reps, Key Property Owners)   | ✓ January 27, 2011  |
| ✓ Community Meeting 1 (All Stakeholders)                | ✓ February 16, 2011 |
| ✓ CC input and briefing on Community Meeting 1          | ✓ February 21, 2011 |
| ✓ Public Hearing on extension of moratorium             | ✓ February 28, 2011 |
| ✓ Focus Group Meeting 2 (HOA Reps, Key Property Owners) | ✓ March 10, 2011    |
| ✓ Expiration of existing moratorium                     | ✓ March 13, 2011    |
| ✓ Community Meeting 2 (All Stakeholders)                | ✓ March 17, 2011    |
| ✓ CC input and briefing on Community Meeting 2          | ✓ March 28, 2011    |
| ✓ CPC work session                                      | ✓ March 29, 2011    |

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## Next Steps

- |  |                      |
|--|----------------------|
| ✓CPC Hearing on zoning change, design guidelines, MTP amendment                        | ✓ April 5, 2011*     |
| ✓CPC work session  | ✓ April 12, 2011     |
| ✓CPC recommendation on zoning change, design guidelines, MTP amendment                 | ✓ April 19, 2011     |
| ✓CC briefing   | ✓ April 25, 2011     |
| ▪ CC Hearing on zoning change, design guidelines, MTP amendment; adoption of ordinance | ▪ May 2 and 9, 2011* |
| ▪ Adoption of Ordinances   | ▪ May, 2011          |
| ▪ Expiration of extended moratorium  | ▪ June 11, 2011      |

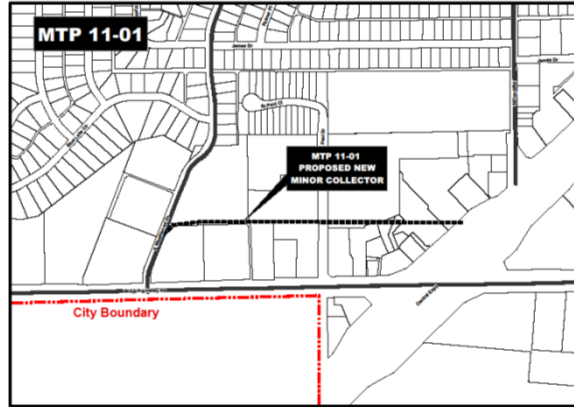
*\*The moratorium will expire upon adoption of a new ordinance.*



## Master Transportation Plan



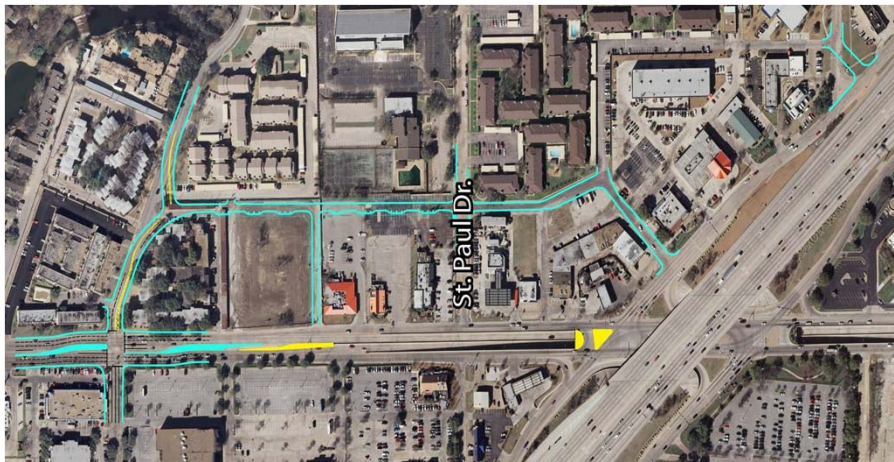
# MTP 11-01



MTP 11-01 Proposed Revisions

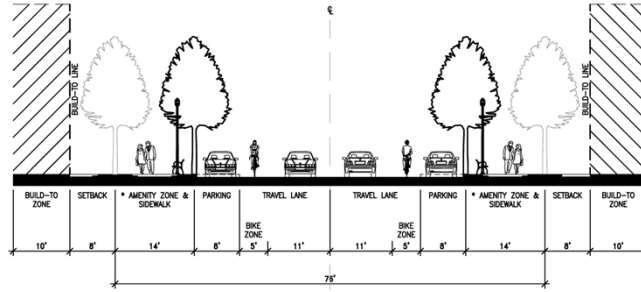
Updated By: Sarah, Gordon Cook, April 1, 2015  
The City of Spring Valley, CA 92083

# West Spring Valley Corridor Reinvestment Strategy

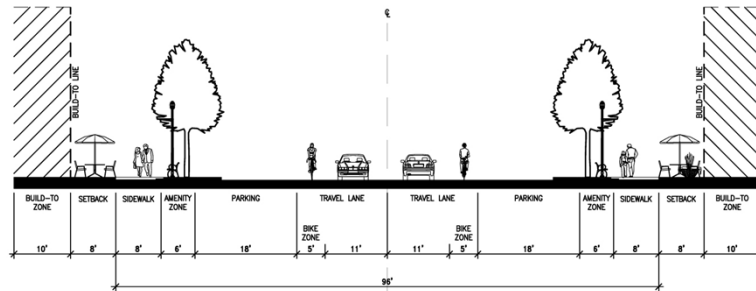


## Street Configuration

Parallel Parking

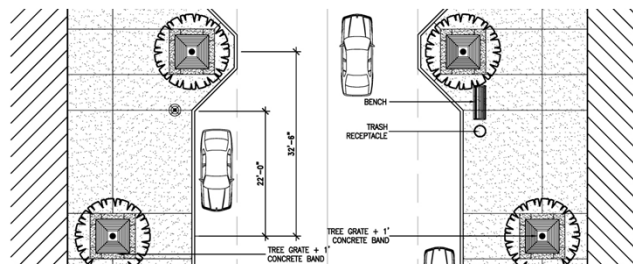


Angle Parking

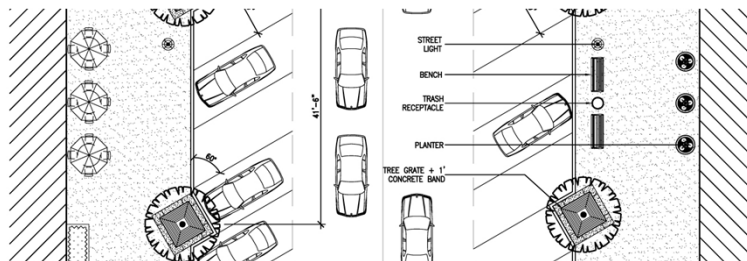


## Street Configuration

Parallel Parking



Angle Parking





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## District Plan



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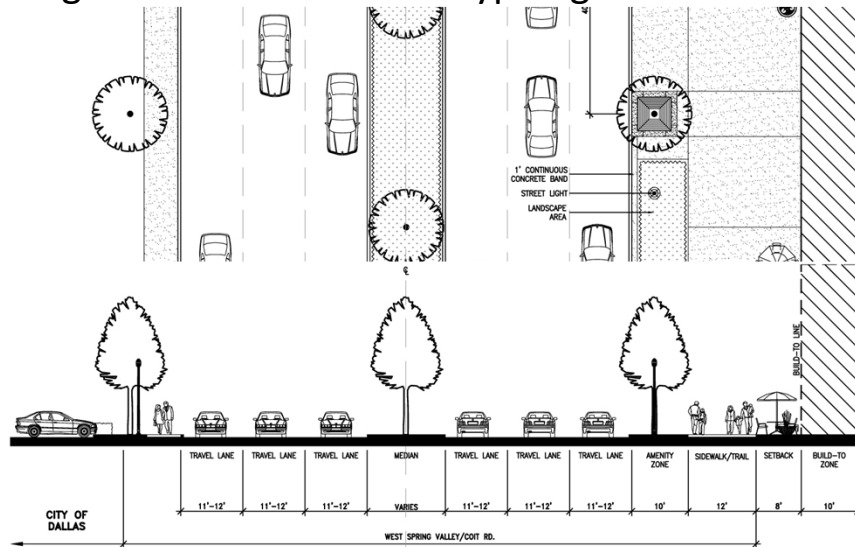
# Height Zones



<b>Building Height</b>	Min. 2 stories Max. 2-4 stories	Min. 2 stories Max. 2-8* stories	Min. 2 stories Max. 2-4 stories	Min. 2 stories Max. 2-4 stories	Min. 2 story Max. 2-3 stories	Min. 2 story Max. 2-5* stories	Min. 2 stories Max. 2-4 stories
------------------------	---------------------------------	----------------------------------	---------------------------------	---------------------------------	-------------------------------	--------------------------------	---------------------------------

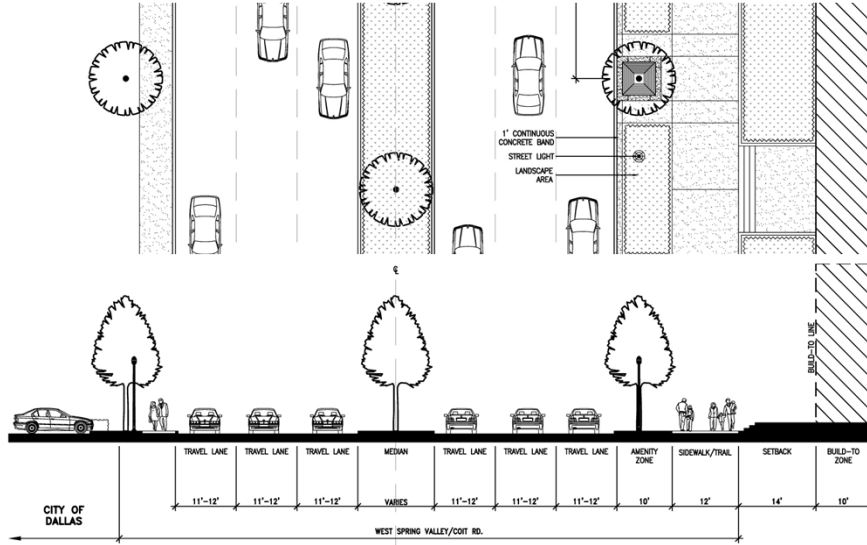
\*Height in excess of 4 stories in limited areas under certain conditions

# Design Guidelines – Street Typologies



Major Thoroughfare (Coit and West Spring Valley) – Commercial Zone

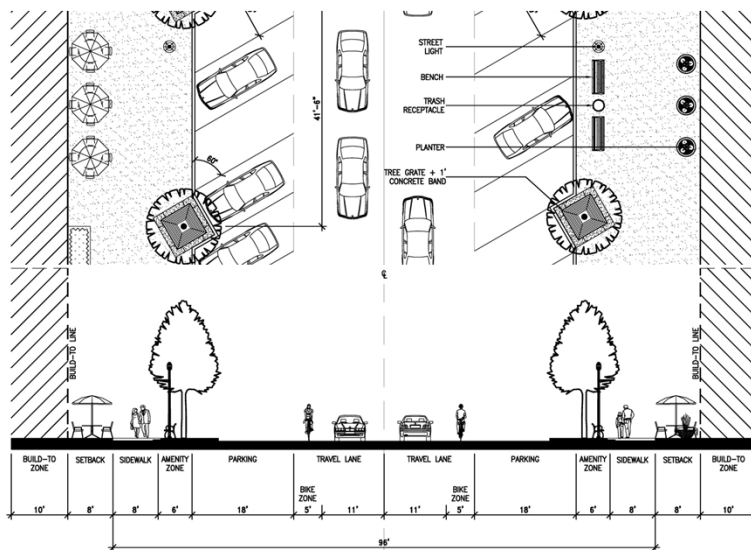
## Design Guidelines – Street Typologies



Major Thoroughfare (Coit and West Spring Valley) – Residential Zone

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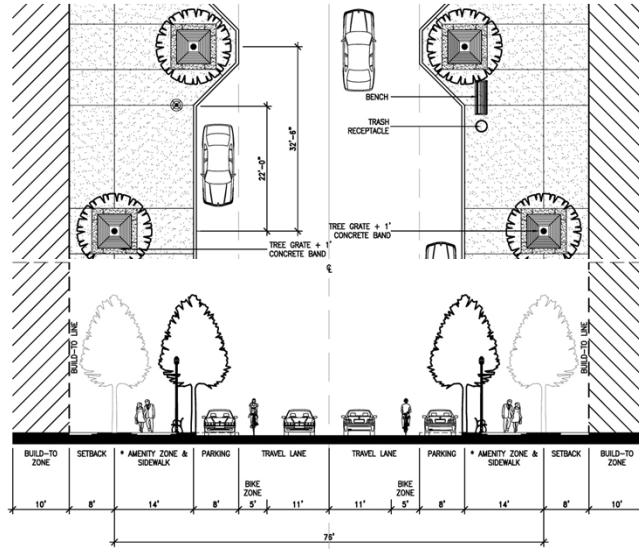
## Design Guidelines – Street Typologies



Commercial Street / Mixed Use Street

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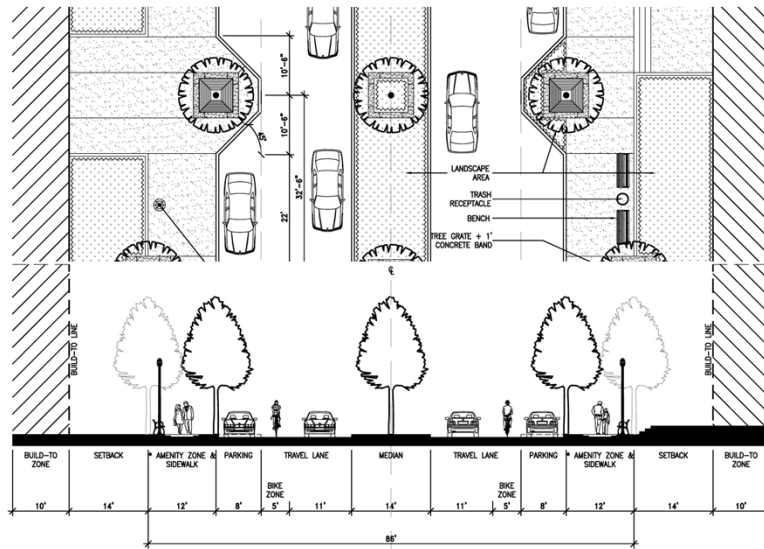
## Design Guidelines – Street Typologies



Mixed Use Street

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## Design Guidelines – Street Typologies



Residential Street – Type 1

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# Design Guidelines

## WINDOWS + DOORS

*Live/Work, Mixed Residential, Mixed Use, Commercial*

### MATERIALS

- + Doors may be metal or metal and glass only.
- + Doors should include fixed glass lites.
- + Doors along frontages should include glass and full operating hardware on the outside of the door.
- + Window frames must be architectural-grade metal with high quality finishes and hardware.

### CONFIGURATIONS

- + In general, window and door openings should be rectangular in shape. Other window shapes will be considered for approval based on architectural merit.
- + All other building openings or voids should be rectangular in shape—either vertically- or horizontally-oriented.
- + Service, security or garage doors may not be placed at primary frontages.
- + Windows may be operable to achieve proper fresh air requirements.
- + Entry doors may be overhead (in appropriate locations), swing, or revolving doors. Sliding doors are not permitted.

### TECHNIQUES

- + Windows and window lites should be clear or lightly tinted glass. Black glass, “spandrel glass” and other “false window” techniques are prohibited. Highly reflective glass is prohibited.
- + Window and door frames should be finished in the same material as the storefront. Dark bronze, black or stainless steel are preferred.
- + Masonry buildings should have architecturally appropriate lintels and sashes at windows, doors, and other openings.
- + Transparency At Grade: Windows shall represent 60-80% of the building facade.
- + Transparency Above Grade: Windows shall represent 30-60% of the building facade.

### WINDOWS + DOORS

#### INTENT

For larger buildings, windows and doors offer transparency and lightness. Because the buildings are larger, they may explore more modern techniques - curtain wall over “punched windows”, for example. Windows may be fixed with walls, or may even replace walls in more contemporary buildings. Windows and doors of larger buildings should assist in expressing a more modern and more urban condition in appropriate sectors of the study area.



+ RESIDENTIAL ENTRANCE TO LARGE BUILDINGS  
A common lobby entrance with a more private feel.



+ GRAND LOBBY ENTRANCE  
Large building with a more elaborate, publicly-oriented entrance.



+ PARKING STRUCTURES  
Doors at the ground floor may access the garage functions or lead directly to commercial spaces.



+ WINDOWS OF LARGER BUILDINGS  
Awning windows in a wall of fixed lites permit modern facades and natural ventilation.

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WSVC PD, APPENDIX 5 | DESIGN GUIDELINES

# Design Guidelines

## STOREFRONTS

*Live/Work, Mixed Residential, Mixed Use, Commercial*

### MATERIALS

- + Storefronts should be made of brick, stone, metal or glass, or a combination of these materials.
- + Windows and doors of commercial enterprises should be made of wood or aluminum. Anodized and electrostatic paint finishes are permitted. Glass must be clear (not frosted, textured or otherwise affected) to provide an unobstructed view into the establishment of no less than 12 feet.
- + Doors which are part of the storefront shall be more than 50% clear glass.

### CONFIGURATIONS

- + Windows and doors of commercial establishments should occupy 60-80% of the building facade, at grade.
- + Ground floor windows should be set between 18 inches above the ground and within 12 inches of the finished ceiling.
- + Transom windows are encouraged above doors and storefronts.
- + Doors with no opacity (security, service and access doors) should not be located on primary frontages.
- + Roll-up security grilles on the outside of storefronts are prohibited.

### TECHNIQUES

- + Storefront glass should be left unpainted.
- + Black glass, opaque glass and other “false window” techniques are prohibited.
- + Highly reflective glass is prohibited.

### STOREFRONTS

#### INTENT

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 need not be designed in the same way as the middle of the building - assisting in the establishment of the retail level as the “base” of the building.



+ STOREFRONT DESIGN  
Large windows, high ceilings, and simple, unified design are elements of a successful urban storefront.



+ PARKING STRUCTURE FENESTRATION  
Entrances to parking garages should be incorporated into the building facade to provide a seamless frontage along the street.



+ STOREFRONT DESIGN  
Outdoor seating, unique entry canopy and large windows properly focus design attention to elements closest to the sidewalk.



+ OPPORTUNITIES FOR SPECIAL EXPRESSION  
Larger buildings may reflect corners, entries and other important plan locations with towers or other architectural expressions.

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WSVC PD, APPENDIX 5 | DESIGN GUIDELINES

# Design Guidelines

## SIGNAGE

Live/Work, Mixed Residential, Mixed Use, Commercial

### MATERIALS

- + Signs shall be constructed of durable materials such as wood, high-quality plastics and/or metal.
- + Structures used to support signage (brackets and other elements) shall be painted black to be less noticeable.

### CONFIGURATIONS

- + Signage may be attached directly to buildings in appropriate locations - above storefronts, or professionally applied to the storefront glass.
- + Signage may be placed flat on the face of the building, or may be placed at a 90 degree angle to the street, provided that the sign does not obstruct safe passage along the sidewalk.
- + Signage not at a 90 degree angle can help add character to the District, but should be reviewed on a case by case basis.
- + Signs should not be roof-mounted or project above the roof line.

### TECHNIQUES

- + Multiple-tenants in a single building should follow a consistent and single design intent - color, or font or lighting technique, e.g., should be the same whether the tenant is "national" or local.
- + For single-tenant buildings, signs may not exceed 20% of the total area of the ground floor facade. For multi-tenant buildings, signs may not exceed 20% of the total area for the tenant's portion of the facade. [Mixed Residential buildings may not exceed 5% of the total area of the facade.]
- + Signage advertising sales and special events must follow the City Ordinance.
- + Sandwich boards and other temporary signage may be permitted.

### SIGNAGE

#### INTENT

Signage, in addition to storefronts, awnings and canopies, provides visual identification of commercial establishments located at grade. A variety of configuration techniques and materials contributes to the visual interest of the District and overall vitality of the corridor.

Signage design may be unique and reflect the businesses it advertises with the understanding that care should be taken to prevent distracting configurations, materials and colors.

Signage should be composed of high quality, durable materials and demonstrate permanence.



**+ CLARITY FOR UTILITY SIGNS**  
Simple, colorful signage can assist with circulation management and wayfinding.



**+ MULTIPLE SIGNS**  
Less traditional but still following the guidelines - a simple channel sign above the storefront and a blade sign perpendicular to the frontage.



**+ SIGN PLACEMENT**  
Signs may be placed in a designated "channel" in the canopy, as well as on storefront glass.



**+ SIMPLE**  
Signs should be simple and scaled appropriately to the building's proportions.

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WSVC PD, APPENDIX 5 | DESIGN GUIDELINES

# Design Guidelines

## AWNINGS + CANOPIES

Live/Work, Mixed Residential, Mixed Use, Commercial

### MATERIALS

- + Internal awning structures should be metal, and awnings themselves should be made of canvas or solution-dyed acrylic fabric.
- + Canopies may be made of glass or metal, or a combination of these materials.

### CONFIGURATIONS

- + Awnings and canopies are permitted to encroach over the sidewalk.
- + Awnings and canopies may be mounted inside window frames, above window openings and/or below transoms - but the installation of the awnings and canopies should be consistent in color, shape and pattern for the entirety of the building.
- + Awnings and canopies are permitted at the base of a building only, beginning at a height of 8 feet above the sidewalk and should not drop below a height of 7 feet above the sidewalk.
- + Awnings should be triangular in section and may have side panels, but should be open on the underside.
- + Canopies may be of any shape, but should principally project outward from the building in roughly rectangular shapes.
- + Canopies may cantilever or be supported from the building wall by metal cables or chains.

### TECHNIQUES

- + Awnings may have lettering/icons on the valance or the slope.
- + Canopies may include lettering on the leading edge of the canopy.
- + Canopies may include light fixtures casting light downward, and may be lighted from above by shrouded fixtures mounted to the building wall.
- + Awnings shall not be internally illuminated, but may be lighted from above by shrouded fixtures mounted to the building wall.

### AWNINGS + CANOPIES

#### INTENT

Awnings and canopies may be used if their purpose is functional - to afford protection from the elements. Awnings and canopies traditionally provided shade to the storefront and shelter from the elements. New awnings and canopies are to be incorporated into building design for the same purpose as their historical precedent - and their design must reflect their utility.

While awnings and canopies may incorporate lettering and icons, they are not meant to be used primarily as a location for commercial graphics.

Awnings and Canopies should be reserved for the lower stories of buildings and should not be used on residential buildings.



**+ MODERN EXPRESSION**  
Metal arbors - not traditional awnings - can help add ornamentation to buildings as banal as parking garages.



**+ AWNING SIGNAGE**  
Simple lettering on the awning's leading edge provides the opportunity of advertising without compromising the design integrity.



**+ CANOPY STRUCTURE AND MATERIALS**  
Cantilevered from a heavy stone base, this canopy provides a simple and strong solution to inclement weather for this entry.



**+ CANOPY LETTERING**  
In the West Gateway, larger buildings may be identified by street number - which may be attached directly to the lobby canopy.

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WSVC PD, APPENDIX 5 | DESIGN GUIDELINES



## US 75/West Spring Valley



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## Weatherred/West Spring Valley



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## Coit/West Spring Valley



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## **WEST SPRING VALLEY PLANNED DEVELOPMENT ORDINANCE DRAFT**

### **SECTION II. DEFINITIONS**

***Colorized, Patterned and Textured Stainless Steel Sheet Cladding Systems*** means an electrolytically colorized, 304 Grade Stainless (or better) cladding system.

***Insulated Core Metal Wall Panel Systems*** means a factory-foamed-in-place horizontal and vertical wall panel system consisting of exterior metal face sheet with interior metal liner panel, bonded to factory foamed-in-place core in thermally-separated profile, utilizing no glues or adhesives, with factory sealed tongue-and-groove and pressure-equalized rainscreen-designed horizontal joint, attached to supports using concealed fasteners.

***Metal Composite Wall Panel Systems*** means high-performance, drained and back-ventilated rainscreen metal panels with polymer core design; complete with dry sealed, rout and return panel joinery and stiffeners.

***Rear Ventilated Phenolic Rainscreen Wall Panel Systems*** means solid phenolic wall cladding, fascia, horizontal soffit, and storefront panels with installation systems; panel installation systems include, but are not limited to: phenolic panels, panel fasteners, rail anchors, aluminum sub-frame, joint closure, and certain aluminum perimeter closure pieces as required for a complete drained and back ventilated rain screen system.

***Titanium Zinc Alloy Sheet Metal Roofing Façade Cladding and Roof Drainage Components System*** means a cladding system of monolithic alloy sheet material [not a coating on top of some other base metal] that is fully recyclable, self-healing zinc carbonate which produces a patina.

## SECTION IV.B. Building Standards

### 7. Exterior Façade Materials

The use of durable, high-quality, high-performance materials is encouraged as a means of creating visual interest and building articulation. Except where otherwise specified in this Ordinance for specific types of buildings, the following shall apply to all exterior walls of buildings and parking structures:

- a. Exterior walls at the ground floor level. Exterior walls (excluding windows, doors and other openings) at the ground floor level shall be constructed of a minimum of 50% masonry material.
  - i. In addition to masonry, the following materials or combinations thereof shall also be permitted on the remainder of the façade at the ground floor level:
    1. 3-stage exterior stucco;
    2. Glass block;
    3. Alternative materials as follows, said systems to be installed by installers certified by the system manufacturer:
      - a. Colorized, Patterned and Textured Stainless Steel Sheet Cladding Systems;
      - b. Insulated Core Metal Wall Panel Systems;
      - c. Metal Composite Wall Panel;
      - d. Titanium Zinc Alloy Sheet Metal Roofing Façade Cladding and Roof Drainage Components System;
      - e. Rear Ventilated Phenolic Rain Screen Wall Panel Systems.
  - ii. Notwithstanding the above, a maximum of 15% of the building façade at the ground floor level may be constructed of other durable accent and trim materials approved by the Building Official. EIFS shall be permitted only as a material for trim and moldings when installed more than 8 feet above grade and shall be of the hard shell, impact-resistant type. In determining the percentage allowance, the total of all sides of the building at the ground floor level shall be utilized in the calculation, and a maximum of 20% of the façade per elevation at ground floor level shall be constructed of durable trim and accent materials approved by the Building Official.
  - iii. Concrete tilt wall, site-cast concrete panels or other similar materials are prohibited, except as provided in Subsection B.7.d. below.

- b. Exterior walls above the ground floor level. Exterior walls (excluding windows, doors and other openings) above the ground floor level shall be constructed of the following materials or combinations thereof:
- i. Masonry;
  - ii. 3-stage exterior stucco;
  - iii. Glass block;
  - iv. Alternative materials as follows, said systems to be installed by installers certified by the system manufacturer including:
    - a. Colorized, Patterned and Textured Stainless Steel Sheet Cladding Systems;
    - b. Insulated Core Metal Wall Panel Systems;
    - c. Metal Composite Wall Panel Systems;
    - d. Rear Ventilated Phenolic Rain Screen Wall Panel Systems
    - e. Titanium Zinc Alloy Sheet Metal Roofing Façade Cladding and Roof Drainage Components System.
  - iii. Concrete tilt wall, site-cast concrete panels or other similar materials are prohibited, except as provided in Subsection B.7.d. below
- c. Notwithstanding the above, a maximum of 15% of the building façade area above the ground floor not required to be constructed of the materials in 7.b., may be constructed of other durable accent and trim materials approved by the Building Official. EIFS shall be permitted only as a material for trim and moldings installed more than 8 feet above grade and shall be of the hard shell, impact-resistant type. In determining the percentage allowance, the total of all facades of the building above the ground floor shall be utilized in the calculation and a maximum of 20% of the façade per elevation above the ground floor level shall be constructed of durable trim and accent materials approved by the Building Official.
- d. Glass Curtain Wall
- Notwithstanding the above, up to 100% glass curtain wall shall be permitted as a building material:
- i. On a Commercial Building of six stories or more where allowed in Area B, and concrete spandrels or other concrete wall sections may be permitted in combination with glass curtain wall;
  - ii. On the “Middle” portion of a Mixed Use, Live/Work, Mixed Residential or Commercial building as defined under “tripartite architecture” in Subsection 4.a.ii.

# WEST SPRING VALLEY PLANNED DEVELOPMENT ORDINANCE DRAFT

## SECTION IX. ADMINISTRATION

...

### I. NONCONFORMING USES

**Intent.** It is the intent of this ordinance that nonconforming uses and structures shall not be enlarged upon, expanded or extended, and shall not be used as a basis for adding other structures or uses prohibited by this District. Nonconforming uses and structures are hereby declared to be incompatible with the permitted uses in this District.

1. **Generally.** For purposes of this Ordinance, a nonconforming use is any land use, structure, lot of record, or other situation related to the use or development of land within the District that was legally established prior to the effective date of this Ordinance or subsequent amendment hereto, and that does not fully conform to the requirements of this Ordinance, as amended, on the effective date of such amendment.
  - a. For purposes of this Ordinance, a “nonconforming use” is a use of land, building, or other structure or combination thereof that is legally nonconforming as a result of the circumstances described in this *Subsection 1*.
  - b. For purposes of this Ordinance, a “nonconforming structure is any building or structure which does not fully conform to the development standards and regulations set forth in this Ordinance, but which is legally nonconforming as a result of the circumstances described in this *Subsection 1*.
  - c. For purposes of this Ordinance, a “nonconforming sign” is a sign that does not fully conform to the standards of the sign regulations of this Ordinance and/or the Code of Ordinances and that is legally nonconforming as a result of the circumstances described in this *Subsection 1*.
2. **Continuation of Nonconforming Use.** A nonconforming use, sign or structure occurring or existing on property within the District may continue, although such do not conform to the provisions of this Ordinance, subject to the following:
  - a. A nonconforming use may be changed only to a use conforming to the requirements of the Subdistrict in which it is located and not another nonconforming use;
  - b. A nonconforming use may not be expanded within an existing building, nor may the building be expanded or structurally altered to accommodate the nonconforming use;
  - c. No nonconforming use of land or building shall 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 nonconforming use;
  - d. A nonconforming use within a building may not be expanded to occupy any land outside the building;
  - e. A nonconforming use, if changed to a conforming use, may not thereafter be changed back to any nonconforming use;

- f. A nonconforming structure may be used for any permitted use in the applicable Subdistrict or for any nonconforming use using the nonconforming structure prior to the date the use or the structure became nonconforming;
  - g. Maintenance and repair of a nonconforming structure is expressly permitted to the extent necessary to comply with applicable health and safety regulations or minimum building standards or to otherwise prevent injury to person or property.
3. **Discontinuance of Nonconforming Use.** A nonconforming use of property within the 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 Subdistrict in which it is located. Discontinuance of a nonconforming use shall commence on the actual date of discontinuance.
4. **Restoration of Nonconforming Structure, Use, or Sign.**
- a. In the event that a nonconforming structure or use is partially destroyed by fire, flood, windstorm, or other casualty exceeding fifty percent (50%) of its total appraised value as determined by the appraisal district, or its successor, said structure or use shall not be rebuilt, restored, reestablished or reoccupied except in conformance with the applicable requirements of this Ordinance, including those of the zoning district and Subdistrict in which it is located. A nonconforming structure or use that is damaged or destroyed by the intentional acts or omissions of the owner, or by the occupants thereof, may not be rebuilt, restored, replaced or repaired.
  - b. If a nonconforming structure or use is partially damaged or destroyed by fire, flood, windstorm, or other casualty not exceeding fifty percent (50%) of its total appraised value as determined by the appraisal district, or its successor, said structure or use may be rebuilt, restored, reestablished or reoccupied to the extent it existed prior to the damage or destruction, provided that in no case shall the size or function of a non-conforming use located in the structure prior to damage or destruction be expanded beyond its size or function prior to the date of the damage or destruction. A nonconforming structure or use that is damaged or destroyed by the intentional acts or omissions of the owner, or by the occupants thereof, may not be rebuilt, restored, replaced or repaired.
  - c. The repair, restoration, or replacement of a nonconforming sign damaged or destroyed by fire, flood, windstorm, or other cause beyond the control of the owner of the nonconforming sign shall be subject to the provisions of the City's sign regulations set forth in the Code of Ordinances.