

# NEIGHBORHOOD SERVICES

## Fence maintenance improves property appearance

Fences are often a feature of our homes that are taken for granted, but serve various purposes for residents and neighborhoods. A well-maintained fence, properly installed, can dramatically alter the appearance of your property as well as add substantial value and improve "curb appeal." Fences provide privacy, define territory and increase our sense of security.

### What you need to know

Richardson homeowners and residents are responsible for the upkeep and condition of the fence around their property. Fences that are leaning at a 20 percent angle or more in either direction or that are missing slats or sections are in violation of City code and must be repaired or replaced.

All damaged or missing portions of a fence need to be replaced or repaired with comparable materials that match the remaining portion of the fence. This does not pertain to new wood fence sections that have not had a chance to age from time and weather.

Fencing materials not allowed in the City include plywood, barbed wire, razor ribbons, sheet metal, corrugated steel, fiber-

glass panel or electric fences.

Screening fences are required around all swimming pools as well as open storage areas to keep them hidden from public view. Open storage refers to items stored in the front, rear or side yard, carport or unenclosed porch that are not typically found outside and occupy no more than 1 percent of the lot. Outdoor furniture, planters and children's toys are not considered outside storage.

Fences in your front yard can be no higher than two and a half feet and fences on the side or back of your property should not exceed eight feet. A four-foot or taller fence is required around a pool. Fences are not allowed on corner lots where their placement might obstruct the vision of motorists on the public streets.

If you plan on installing or replacing more than 25 percent of an existing fence, you will need to obtain a building permit. The fee for a permit is \$15. To obtain a permit you will need to contact the Building Inspection Department located at 411 W. Arapaho Rd., Room 108, or by phone at 972-744-4180.

### We're in it together!

The City of Richardson's Neighborhood Services Division is working with homeowners and residents to sustain vital neighborhoods and ensure that Richardson continues to be a beautiful city that we all enjoy. As part of our continued effort to help keep Richardson clean, safe and beautiful, Neighborhood Services maintains an aggressive enforcement of code violations.

The typical process for addressing fencing violations includes a verification of registered complaints, written notice of violation and an abatement period. Continued violation of fencing ordinances can result in a citation with penalties.

For more information, please call 972-744-4166 or visit us online at <http://www.cor.net/NeighborhoodServices>.

## Sprinkler shut-off prevents icy hazard

As the weather turns colder, it is important to remember to turn off sprinklers when temperatures dip below freezing. Water that finds its way to the sidewalks and streets could freeze and create hazardous conditions for pedestrians and motorists. To prevent a serious accident from occurring, please exercise caution and remember to turn off sprinklers if there is even a chance of freezing temperatures. To report dangerous conditions, call Neighborhood Services at 972-744-4166 or send an e-mail message to [neighborhood.services@cor.gov](mailto:neighborhood.services@cor.gov).

## Eleven properties receive Revitalization awards

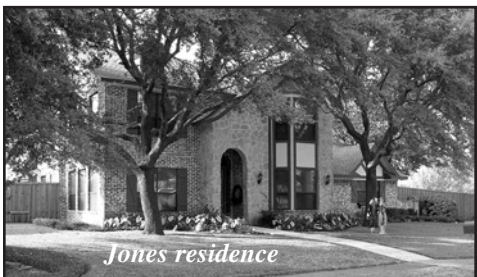
Three single-family residences; six non-residential projects; an infill residential subdivision; and a mixed-use apartment and retail development were recognized in January as part of the 10th Community Revitalization Awards program. The program allows the City to say "thank you" to property owners who have completed revitalization projects having a significant, positive impact on their property and the surrounding area.

The Judging Committee was comprised of Council Members Tom Rohm and Carol Wilson; City Plan Commissioners Richard Ferrara and Steve Mitchell; and Scott Morse of The Morse Company, representing the Chamber of Commerce.



Sawall residence

The **Sawall residence** at 503 S. Weathered Dr. was recognized for the owners' steady stream of improvements since purchasing their home in 2002. Projects include painting the brick and trim; the installation of a new front door and new cedar porch columns; and a stone front walk. The committee said the home is an excellent example of the positive benefits of reinvesting in an established neighborhood.



Jones residence

The **Jones residence** at 15 Vicksburg Lane was cited for the owners' dramatic renovation. A second story was added; the original brick was completely removed and replaced with a combination of brick and stone veneer; all windows and doors were replaced; and a two-story bay window added. New trim and roofing were installed, and a new driveway, enhanced concrete walk, and fence have been constructed. Landscaping beds were also redone, and several mature trees were preserved.



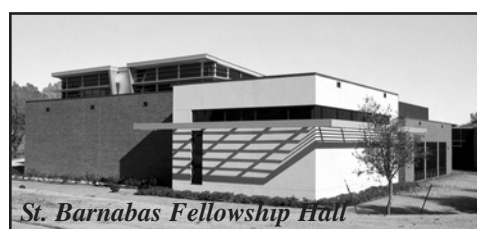
Funk residence

The **Funk residence** at 503 Thompson Dr. was recognized for the owners' commitment to the neighborhood where they rebuilt their home after demolishing the structure they had lived in for more than 20 years. The architecture of the new home was cited as soft contemporary, using a combination of stone veneer and stucco, with the scale of this new home respecting the adjacent properties.



Richardson High School

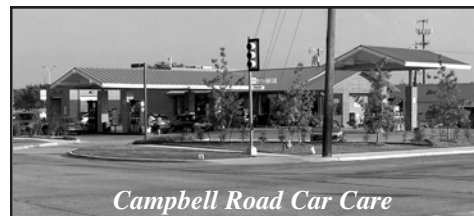
**Richardson High School**, 1250 W. Belt Line Rd., was recognized for a significant addition to accommodate incoming freshmen students. Additional classroom, administrative, library, fine arts and gymnasium spaces have all been added. The Judging Committee appreciated the focal point of the dramatically styled building entrance facing Belt Line Road.



St. Barnabas Fellowship Hall

**St. Barnabas Presbyterian Church**, 1220 W. Belt Line Rd., was cited for a new fellowship hall featuring brick veneer, stucco, glazing and metal accent materials composed in an understated international modernist style. The committee said the scale and materials of the new Fellowship Hall complement not only the existing church facilities, but also the adjacent Richardson High School.

**Campbell Road Car Care**, 591 W. Campbell Rd., received an award for significant expansion and remodeling. A car wash, new service bays, and additional retail space



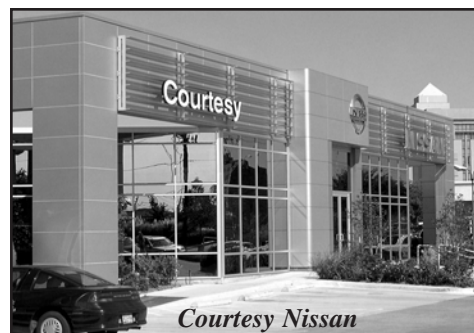
Campbell Road Car Care

were provided, and the remodeling incorporated new standing seam metal roofing on both the existing building and the canopies. The committee said the revitalization effort clearly demonstrates the benefits of periodic improvements and updates to older commercial properties.



II Creeks Sales Center

**II Creeks Sales and Design Center**, 500 W. Lookout Dr., was cited for a recent renovation to serve as the sales and design center for the II Creeks townhome and patio home development currently under way in the heart of the Canyon Creek neighborhood. The committee said this well-executed renovation displays one of many possibilities for the adaptive reuse of outdated facilities.



Courtesy Nissan

**Courtesy Nissan**, 1777 N. Central Expressway, received an award for a major enhancement project, updating the building with a boldly styled façade of silver and red panels, new storefront glazing, signage and landscaping.



Richland Village Shopping Center

**Richland Village Shopping Center**, 1312-1395 E. Belt Line Rd., received an award for its recent updating with a more

contemporary look. The new design features cast stone columns, metal canopy elements, a varied-height sign band, unique textured paint soffits, and corner tower elements with standing seam metal roofing. Large planter pots have been located at the corner towers, and landscaping has been incorporated in parking lot islands and adjacent to Plano Road, further enhancing the appearance of the property.



Huntington Estates

**Huntington Estates**, Spring Valley Plaza Duplex Addition, was cited as an infill project that demonstrates that single-family housing can be successfully introduced into an area with a relatively high concentration of multi-family housing.



The Block

**The Block**, 2000 & 2150 E. Arapaho Rd., received an award for being a unique mixed-use development that incorporates 395 apartment units and more than 30,000 square feet of retail and restaurant space. The project has already been featured in Urban Land Institute's *MultiFamily Trends* publication and the *Richardson Morning News*, and it exemplifies how a well-planned and successfully executed infill project can become a good neighbor.

City officials have been awarding revitalization honors for the past 10 years, and more than 100 home and business owners have been recognized for their efforts to significantly enhance their properties, thereby enhancing the City as a whole.

Nominations are already being accepted for the 2005 awards. For more information, call City Planner Stephen Roberts at 972-744-4256.