

City Council Work Session Handouts

August 6, 2018

- I. Review and Discuss Zoning File 18-14
- II. Review and Discuss Zoning File 18-21
- III. Review and Discuss the Special Permits Inventory and Termination Protocols



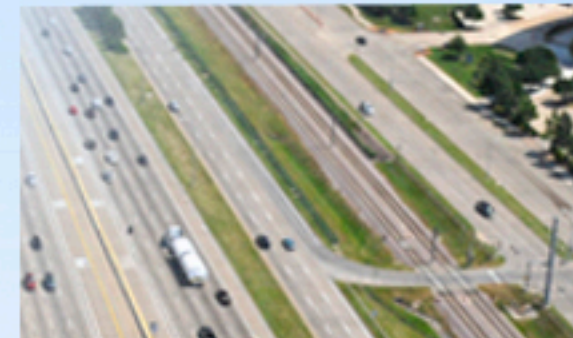
Agenda Item 5

Zoning File 18-14

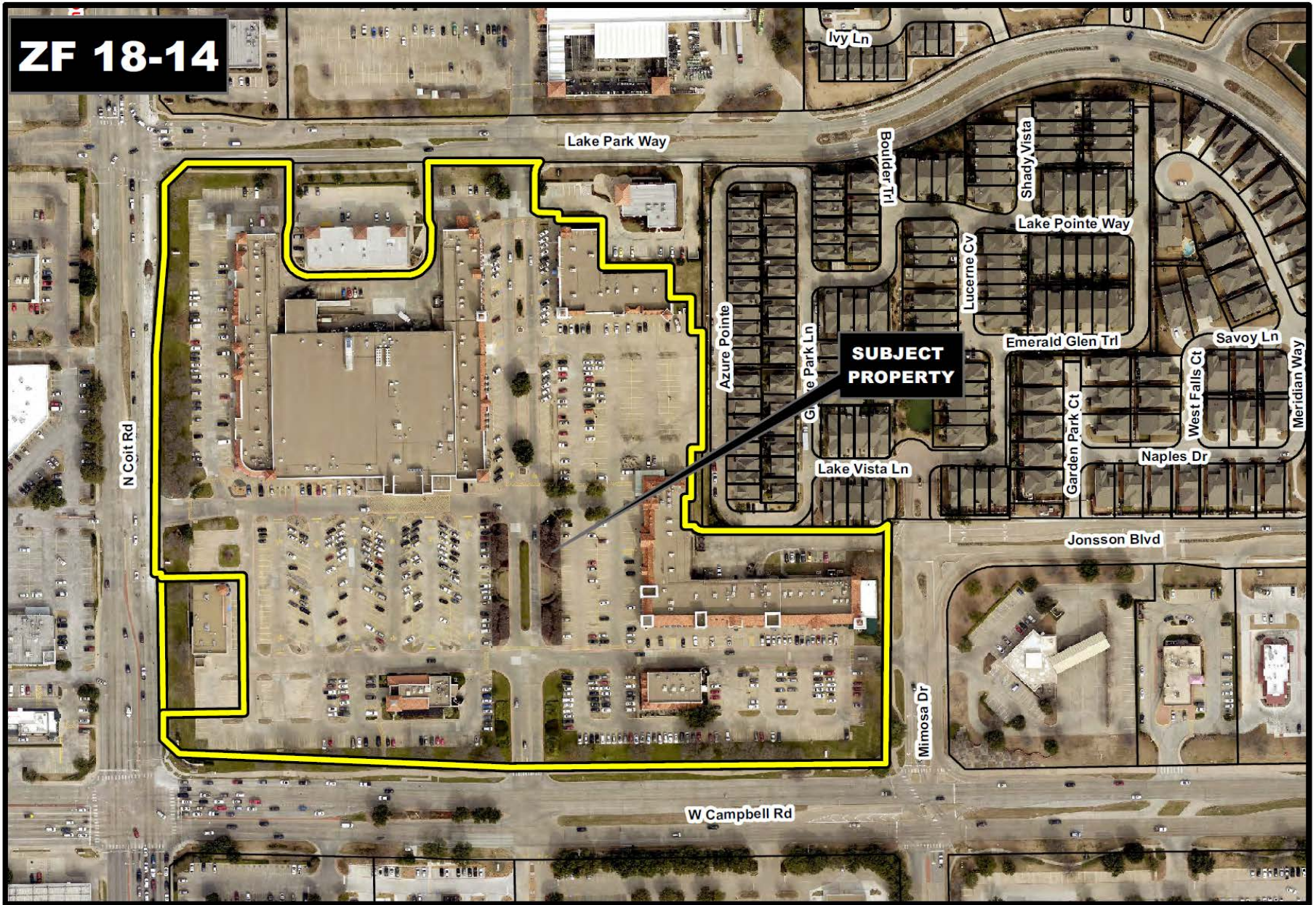
Planned Development

(Lennox Center, NEC Coit @ Campbell)

City of Richardson
Development Services



ZF 18-14



ZF 18-14 Aerial Map
Tom Thumb Fuel Station

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Proposed PD Summary

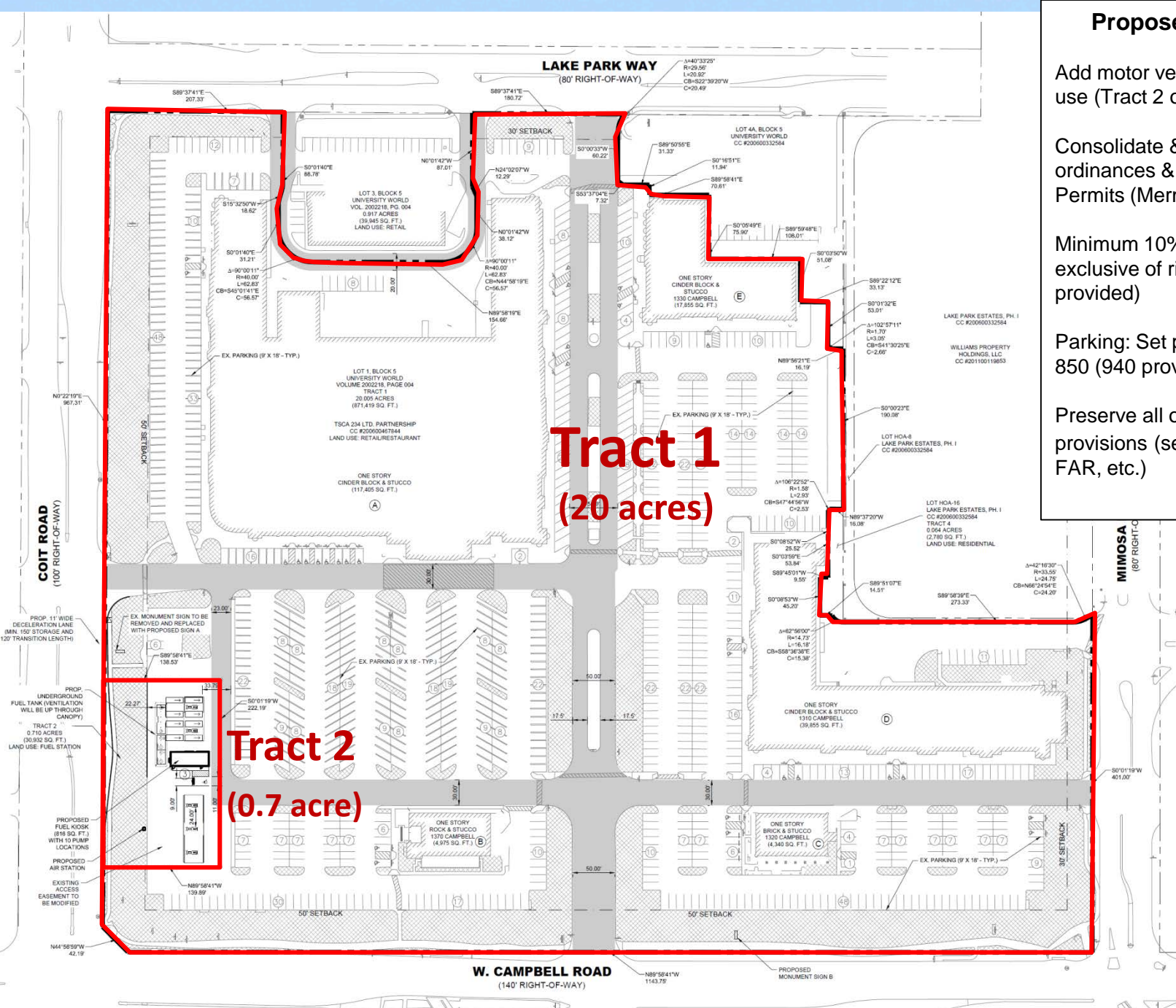
Add motor vehicle service station use (Tract 2 only)

Consolidate & simplify multiple ordinances & repeal two Special Permits (Mermaid Karaoke & PDQ)

Minimum 10% landscaping, exclusive of rights-of-way (17.4% provided)

Parking: Set parking minimum of 850 (940 provided)

Preserve all other existing provisions (setbacks, bldg. height, FAR, etc.)



Tract 1
(20 acres)

Tract 2
(0.7 acre)

Tract 2

Use

- Motor vehicle service station allowed
- Accessory use to grocery store
- Limited to Tom Thumb

Service Station

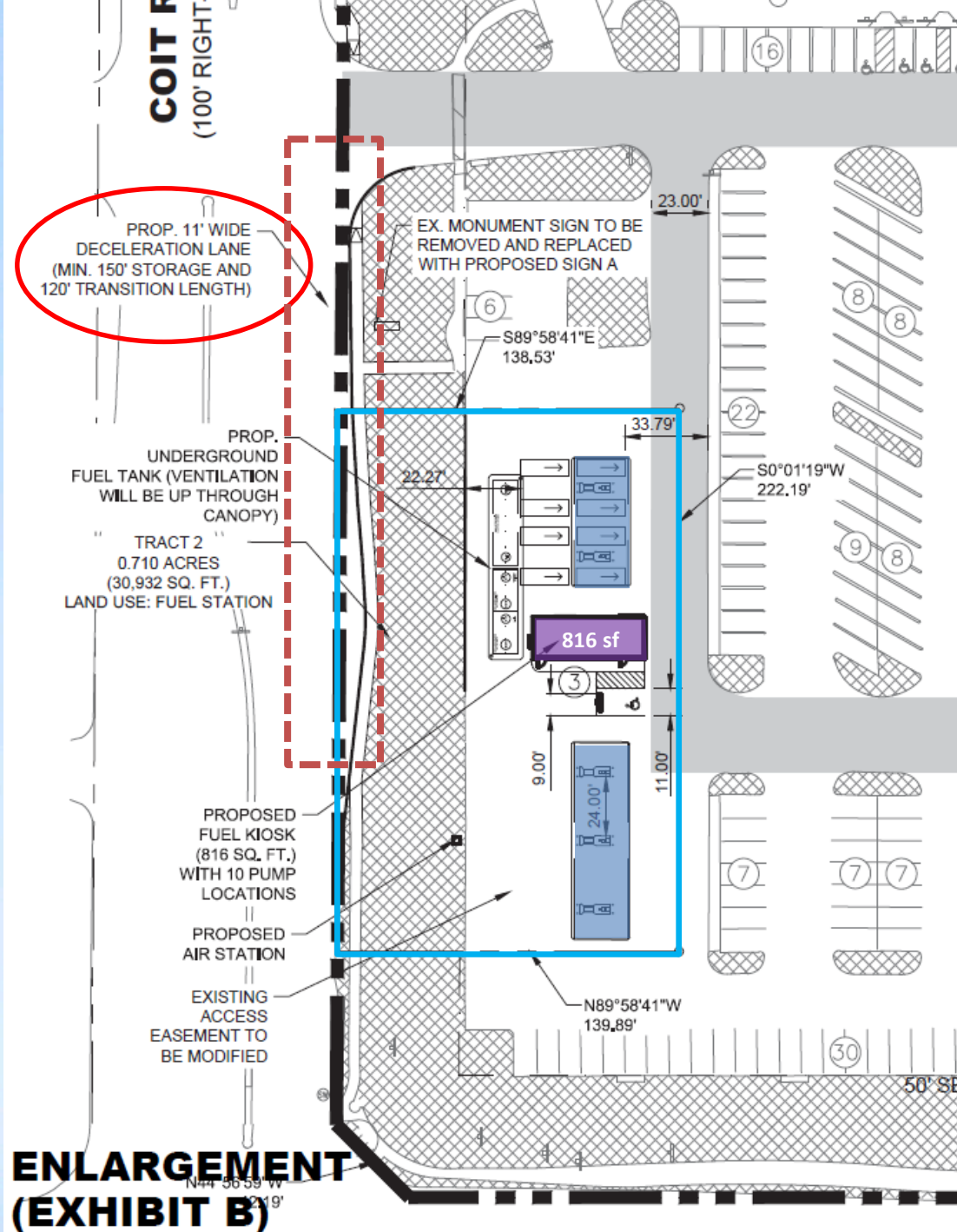
- 816 SF Kiosk / Express Market
- 5 pumps / 10 service lanes
- Cladding materials to match grocery store
- Eliminate 2nd stacking space at pump

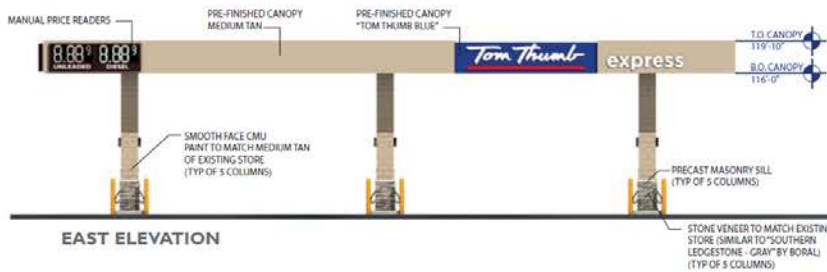
Deceleration Lane

- Northbound deceleration / right turn lane on Coit Road

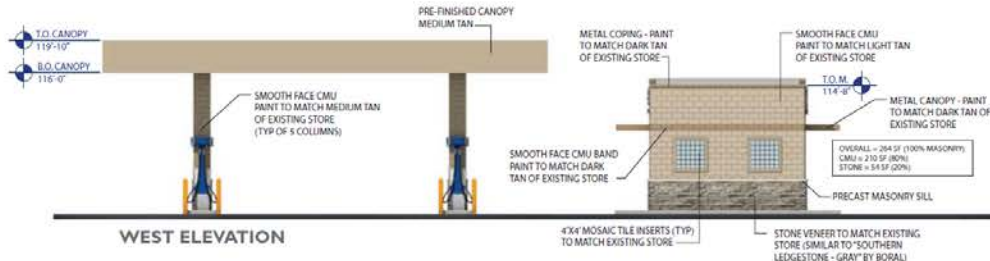
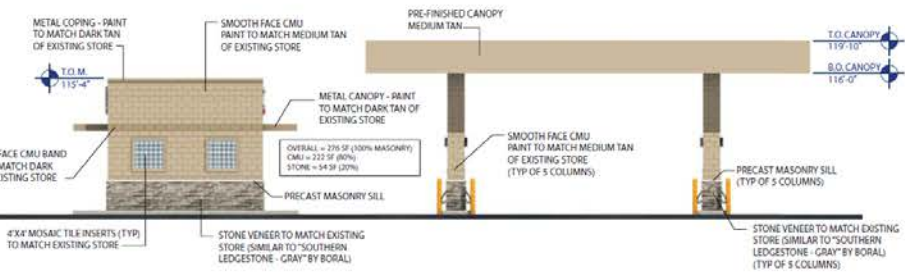
Special Permit repealed

- Drive-thru restaurant (PDQ Chicken)

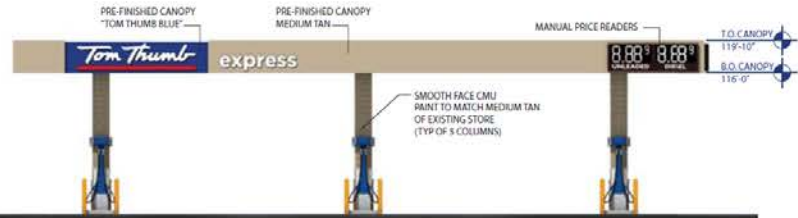




EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

SIGNAGE IS FOR ILLUSTRATIVE PURPOSES ONLY



JUNE 7, 2018

#3637 RICHARDSON, TX

EXHIBIT "C"



Development Services

Tom Thumb



Kosher
Market



DriveUp & Go

Pharmacy







Proposed PD Summary

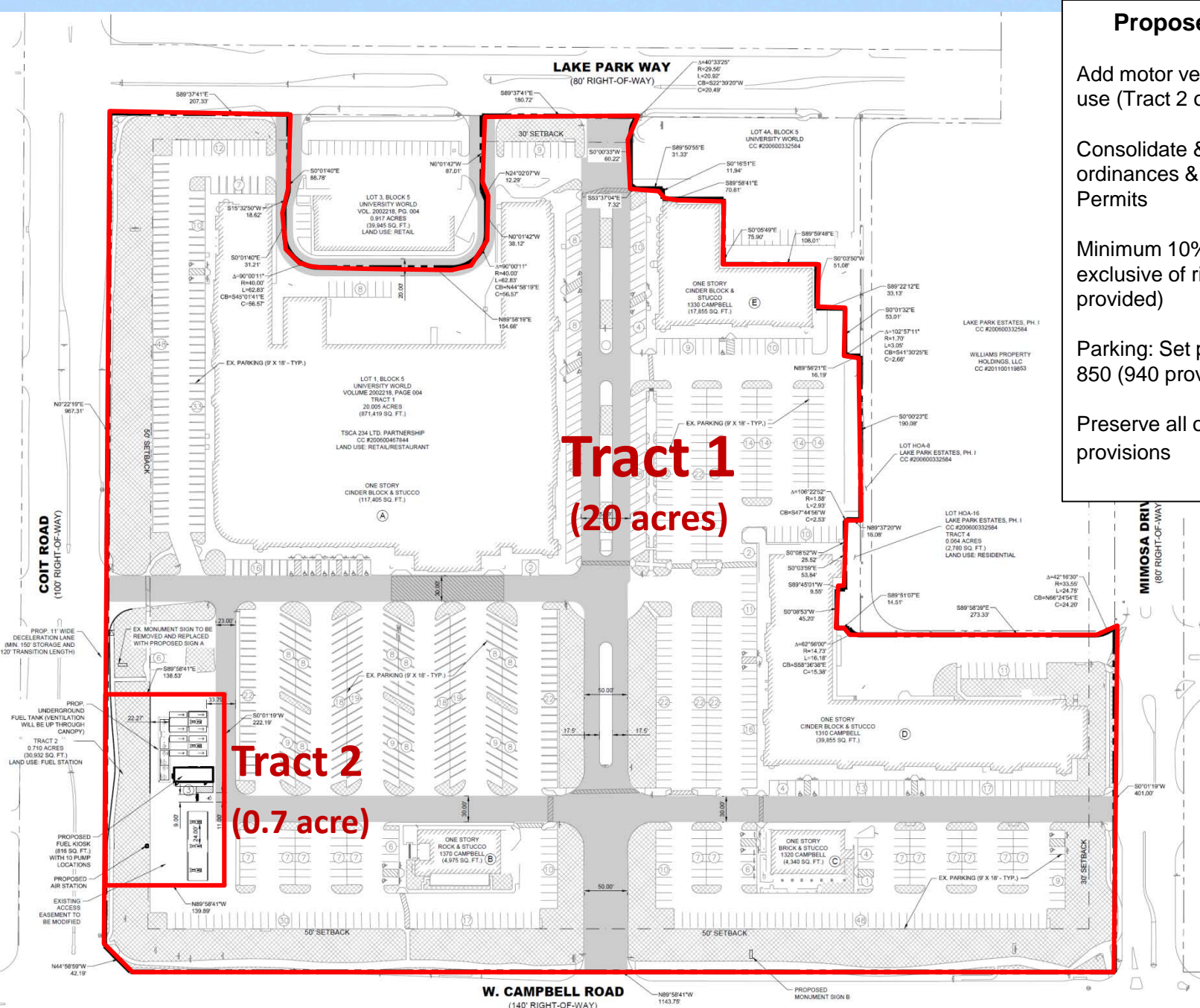
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Preserve all other existing provisions



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(20 acres)

Tract 2
(0.7 acre)



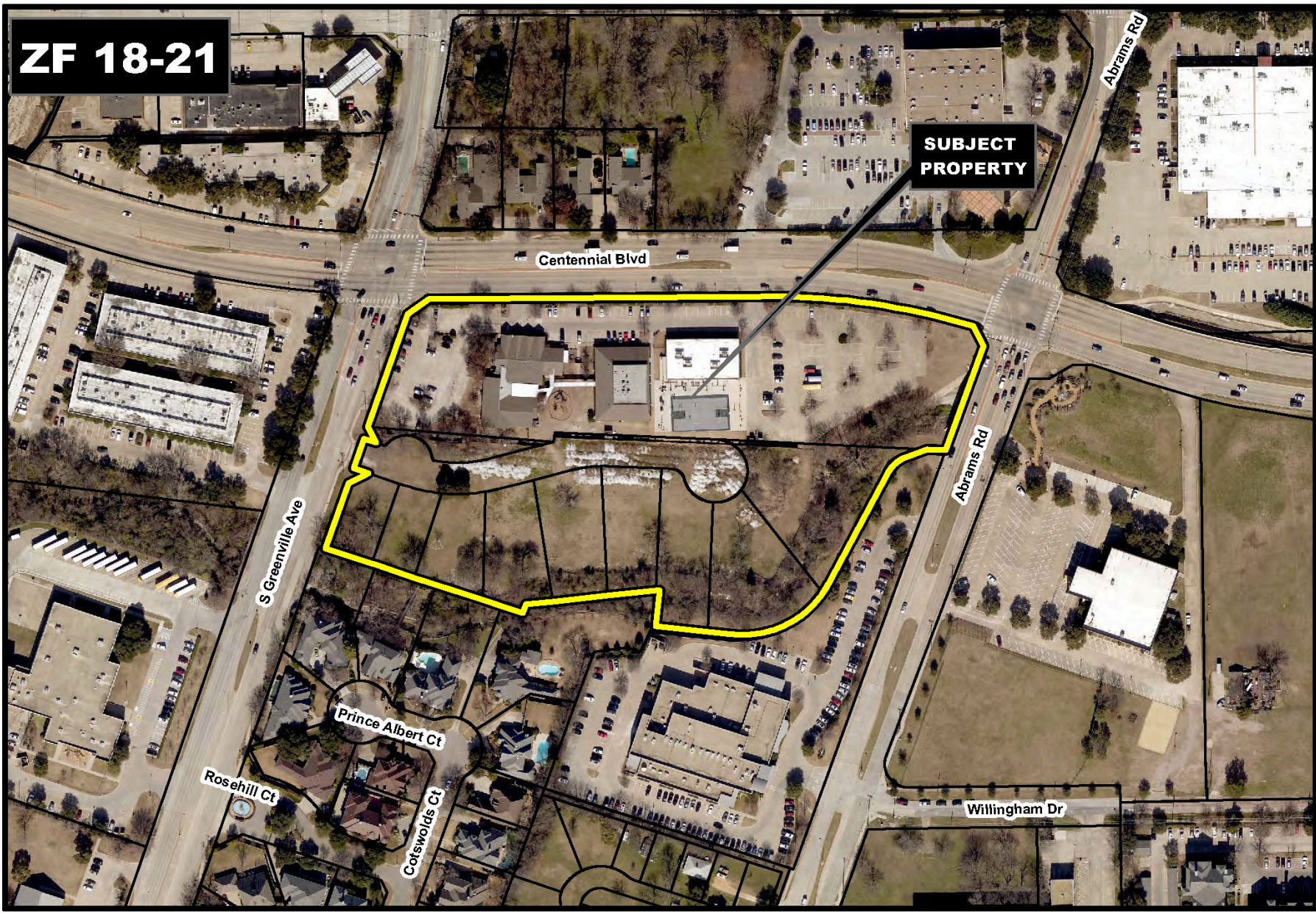
Agenda Item 6

Zoning File 18-21
Planned Development
(SEC Centennial @ Greenville)

City of Richardson
Development Services



ZF 18-21

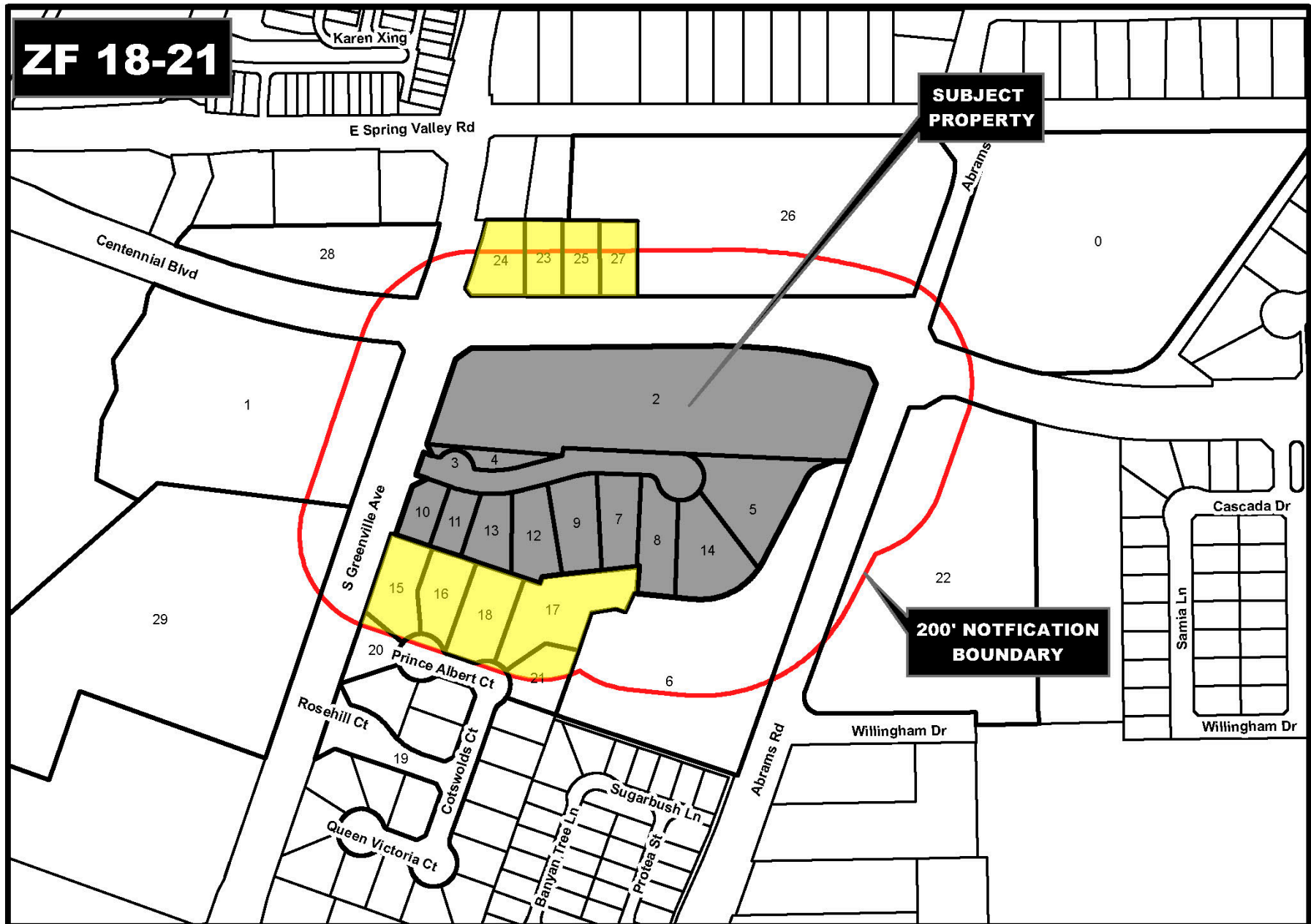


ZF 18-21 Aerial Map
Royal Garden Towns

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ZF 18-21



ZF 18-21 Notification Map
Royal Garden Towns

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Special Permits Inventory & Termination Protocols

City Council Work Session
August 6, 2018

City of Richardson
Development Services



Presentation Scope

- City Council Goals & Tactics
- Special Permits Overview
- Special Permits Inventory – Preliminary Review
- Current Practice / Existing Protocols
- Prospective Termination Protocols
- Next Steps
 - Termination Protocol
 - Future Work Plan

2017 – 2019

City Council Statement of Goals

Strategy: Protect and strengthen stakeholder investments in the City

Tactics: Complete SUP Inventory
Recommend Termination Protocols

Special Permits - Overview

- Special Permits - a.k.a. Special Use Permits, Specific Use Permits, Conditional Use Permits
- Required for land uses that may only be compatible in a particular zoning district if certain (more restrictive) conditions are imposed
- Unlisted uses also eligible for Special Permit consideration

Special Permits - Overview

- Provides for case-by-case review, flexibility to craft unique conditions and provides a forum for stakeholders
- A Special Permit is tantamount to a zoning amendment
- A Special Permit can only be repealed or eliminated through the same process that established it *

**Conditions may be imposed to terminate use e.g., owner/operator restriction or time limitation*

Special Permits - Inventory

- 317 existing Special Permits through July 2018
- Currently reviewing every Special Permit to determine status
- Special Permits repealed with Enhancement/Redevelopment Area rezoning
 - West Spring Valley: 12
 - Main St/Central Expwy: 50
(Grandfathered 7)

Special Permits - Inventory

Before 1990	112	(35.3%)
1990 – 1999	65	(20.5%)
2000 – 2009	50	(15.8%)
2010 – Present	90	(28.4%)

Special Permits - Inventory

Top Ten Categories

Daycare/School (45)	College/Vocational (18)
Drive-thru Rest. (42)	Comm. Amuse. (16)
Motor Vehicle (30)	Senior Living/Care (15)
Animal Related (21)	Health & Fitness (15)
Antennas/Utility (20)	Private recreation (12)

Special Permits – Current Practice

Existing Regulations

- Article XXII-A of the Comprehensive Zoning Ordinance provides that Special Permits may be restricted to specific period of time or to a specific owner, operator or business.

Standard Protocol

- Unless otherwise recommended by the City Plan Commission, Special Permit requests presented to City Council for consideration include a condition restricting the Special Permit to the owner and/or operator of the business associated with the request at that time.

Existing Termination Protocols

- A Special Permit NOT restricted to a particular owner or operator can only be terminated through the same process that established it i.e., public hearing process with CPC and City Council
- A Special Permit restricted to a particular owner or operator automatically terminates upon a change in ownership or operator

Proposed Termination Protocol

Failure to obtain building permit

If new construction is required:

- Building permit must be obtained within six (6) months of effective date of ordinance approval
- Director may authorize one or more extensions for a period not to exceed one (1) year from original deadline
- Special Permit terminates if required building permit not issued within required timeframe
- Special Permit terminates if building permit has been issued, but subsequently expired

Proposed Termination Protocol

Failure to obtain Certificate of Occupancy

If no new construction is required:

- Certificate of Occupancy (C.O.) must be obtained and use of the property commenced within six (6) months of effective date of ordinance approval
- Approving ordinance may grant a longer period of time to commence use
- Special Permit terminates if C.O. not obtained AND use not commenced within required timeframe

Proposed Termination Protocol

Cessation of operations

If for a period in excess of 180 days:

- Building or property subject to Special Permit is vacated
- Building or property is occupied, but is not being used for purpose granted by Special Permit
- Special Permit terminates and use of building or property must conform to original zoning district
 - Unless a new and separate Special Permit is granted for continuation of use for which original Special Permit was granted

Next Steps

- Termination Protocols
 - Implement proposed termination protocols on case-by-case basis with each approved Special Permit
 - Amend Comprehensive Zoning Ordinance to include proposed termination protocols (Fall/Winter)
- Future Workplan
 - Complete review of existing Special Permits
 - Bring back proposed strategy and timetable to repeal select Special Permits (Fall/Winter)