

City Council Work Session Handouts

October 14, 2019

- I. Review and Discuss Zoning File 19-18
- II. Review and Discuss Zoning File 19-22
- III. Review and Discuss prospective amendments to the Comprehensive Zoning Ordinance (CZO) and Chapter 21 of the Code of Ordinances “Subdivision and Development” in response to 2019 legislation enacted by the State of Texas, i.e., House Bill 3167
- IV. Review and Discuss update on renovation of the Richardson Senior Center



RICHARDSON

T E X A S

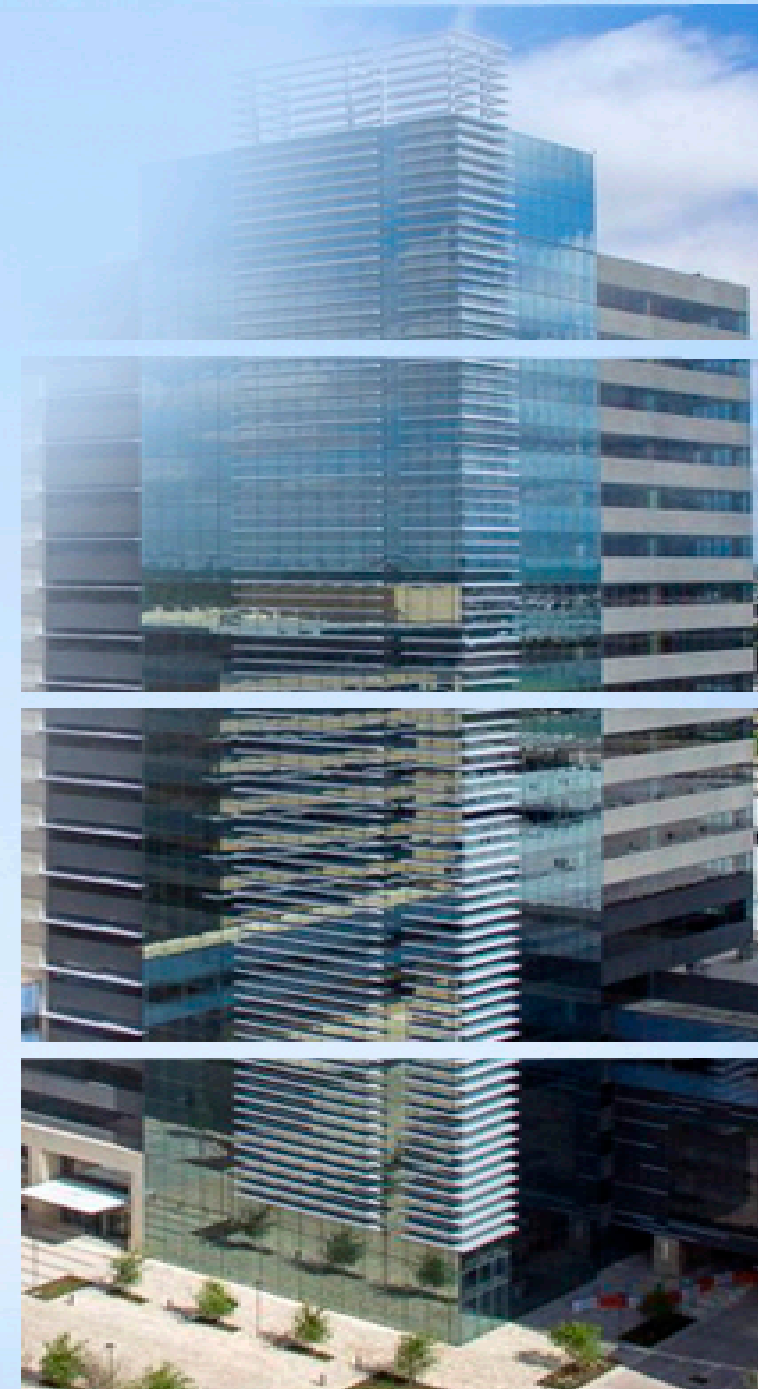
Agenda Item 5

Zoning File 19-18

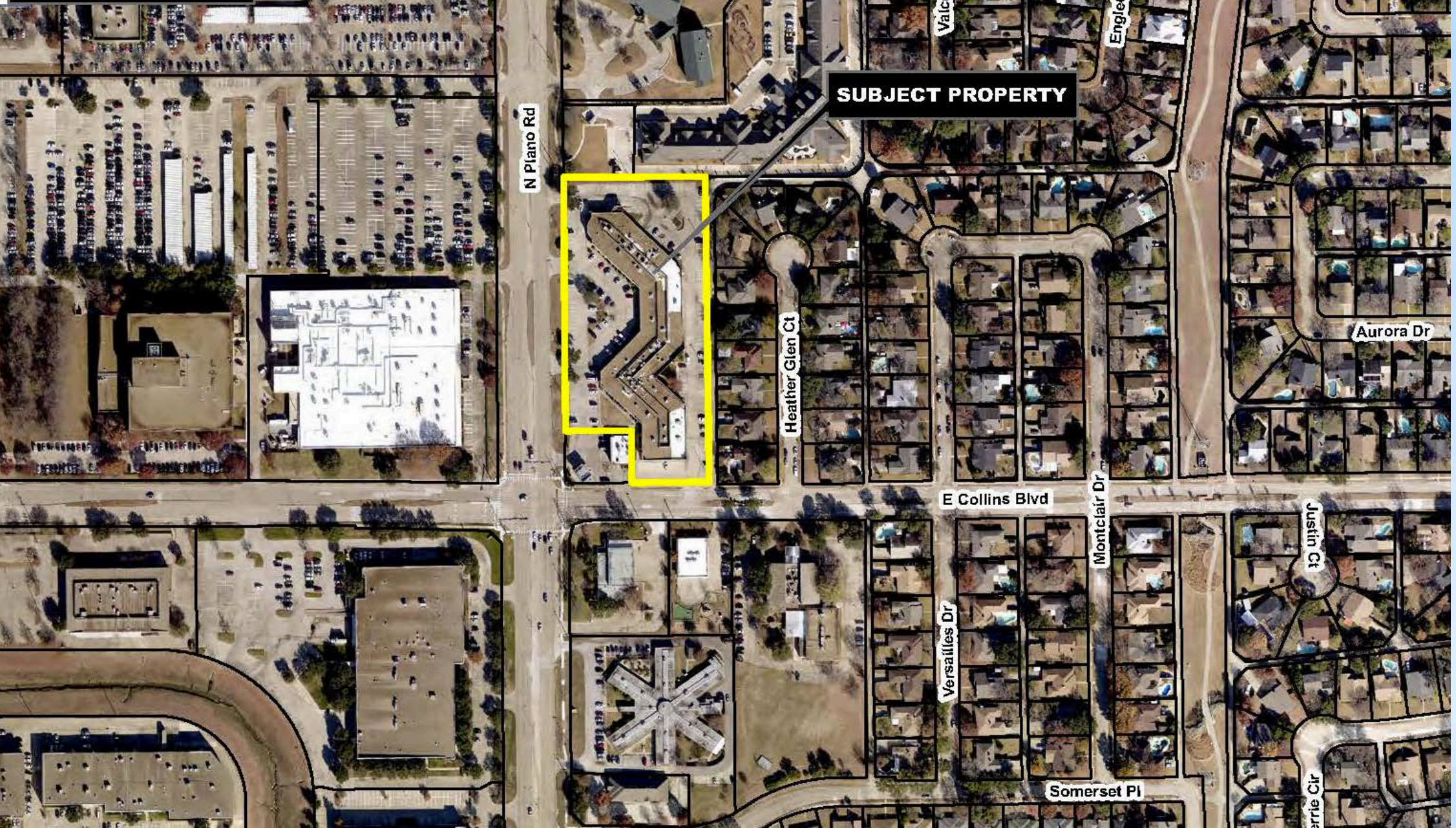
Special Permit

(Indoor Soccer Facility)

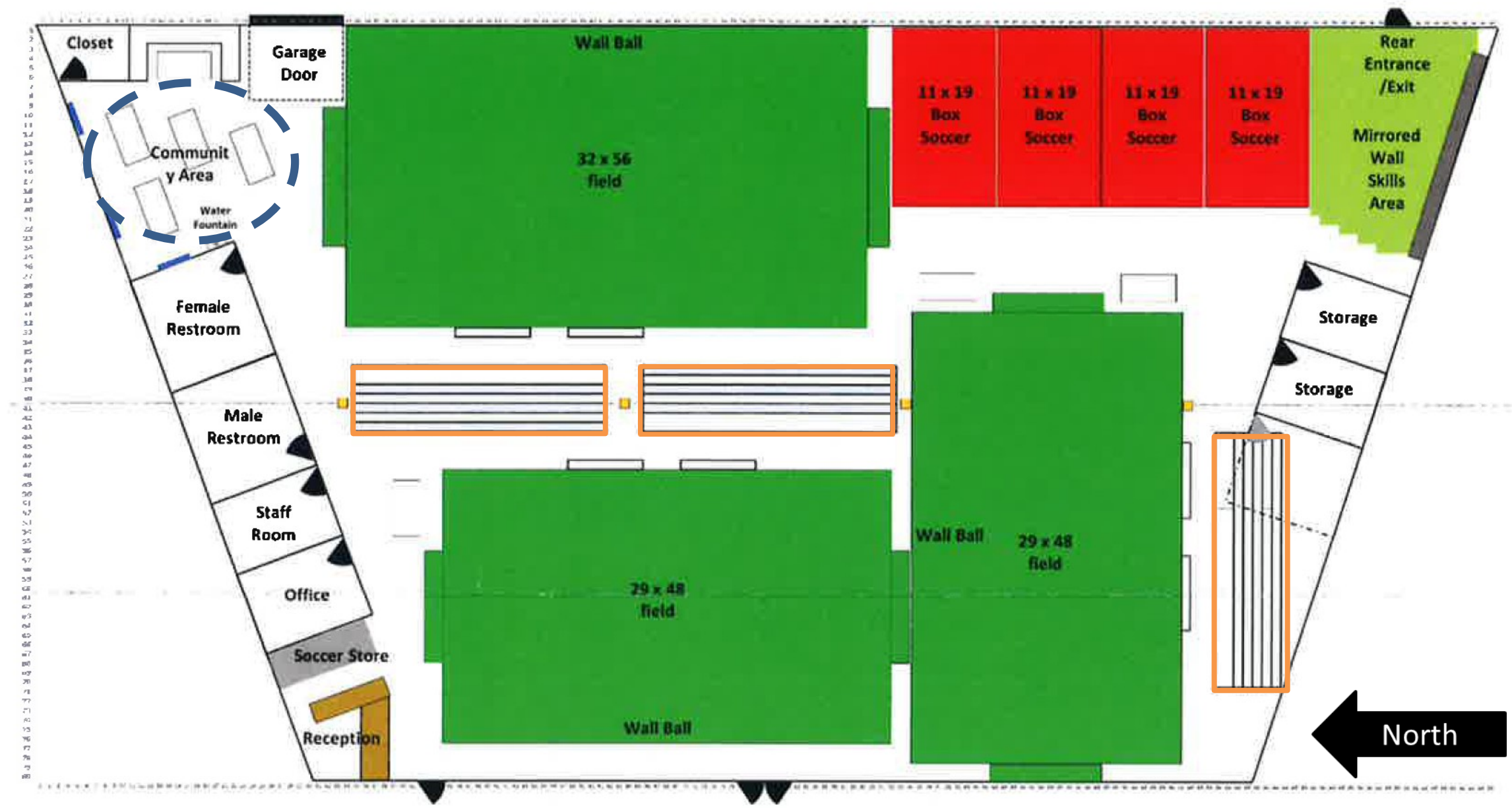
City of Richardson
Development Services



ZF 19-18







BUILDING/PARKING SUMMARY

LOT AREA 3.97 ACRES (172,993 SF)
BUILDING SQ. FT. 48,587 SQ. FT.
PARKING RATIO OFFICE = 1/250
 RETAIL = 30 + 1/200
 RESTAURANT = 1/100
 RELIGIOUS INST. = 1/3 SEATS
 SOCCER/TRAINING = 1/200 SQ. FT. (PROPOSED)

REQUIRED PARKING

OFFICE (11,160 SQ. FT.)	=	45
RETAIL (11,731 SQ. FT.)	=	39
RESTAURANT (7,948 SQ. FT.)	=	79
RELIGIOUS INST. (98 SEATS)	=	33
SOCCER/TRAINING (10,400 SQ. FT.)	=	52
<hr/>		
		248 SPACES
		-12 SPACES (1991 VARIANCE)
<hr/>		
		236 SPACES REQUIRED

PARKING PROVIDED 236 SPACES
LANDSCAPE % 10.5 %
LANDSCAPE COVERAGE 17,568 SF
FLOOR AREA RATIO 0.28/1
BUILDING HEIGHT SINGLE STORY

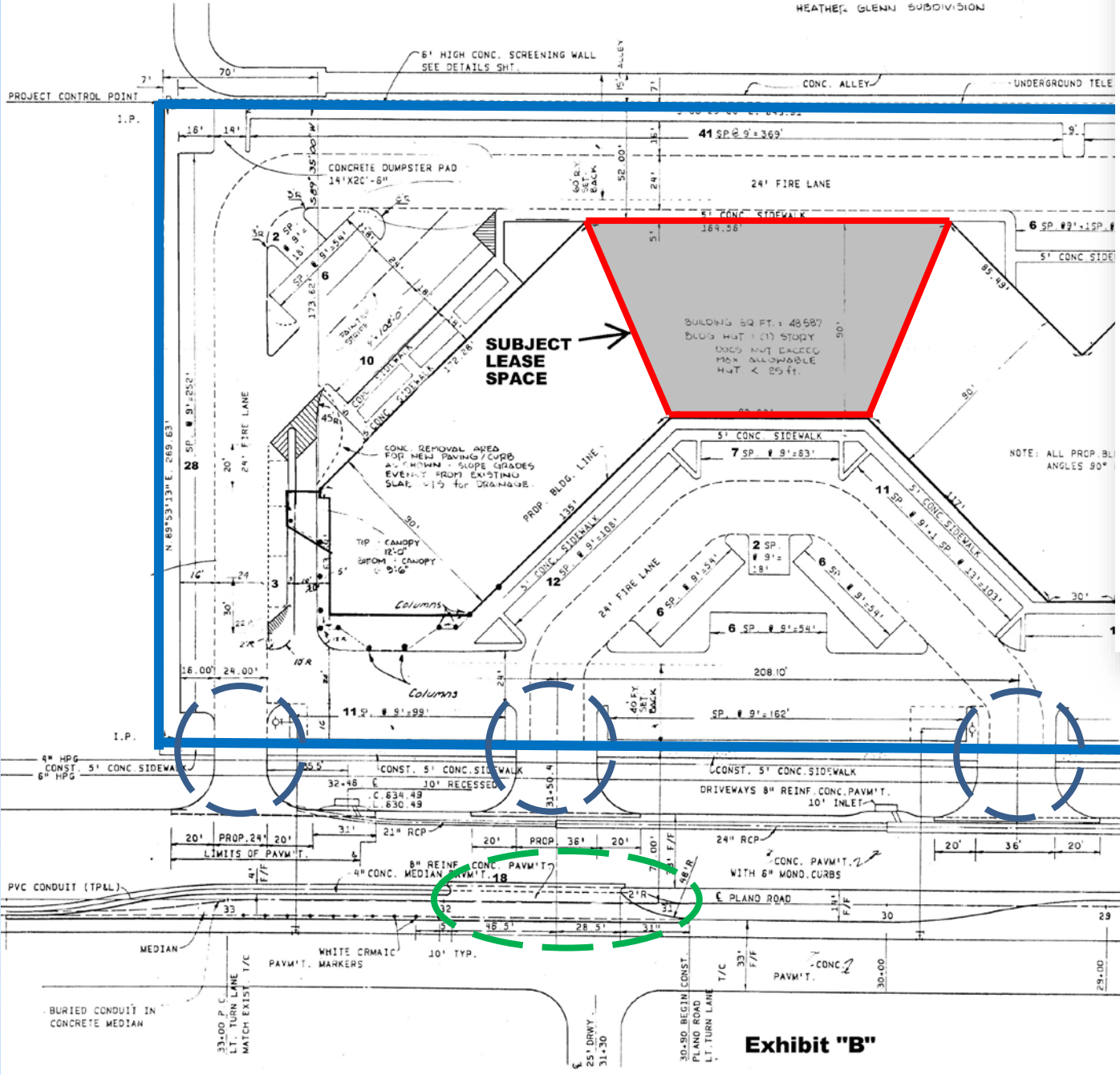


Exhibit "B"





BUILDING / PARKING SUMMARY

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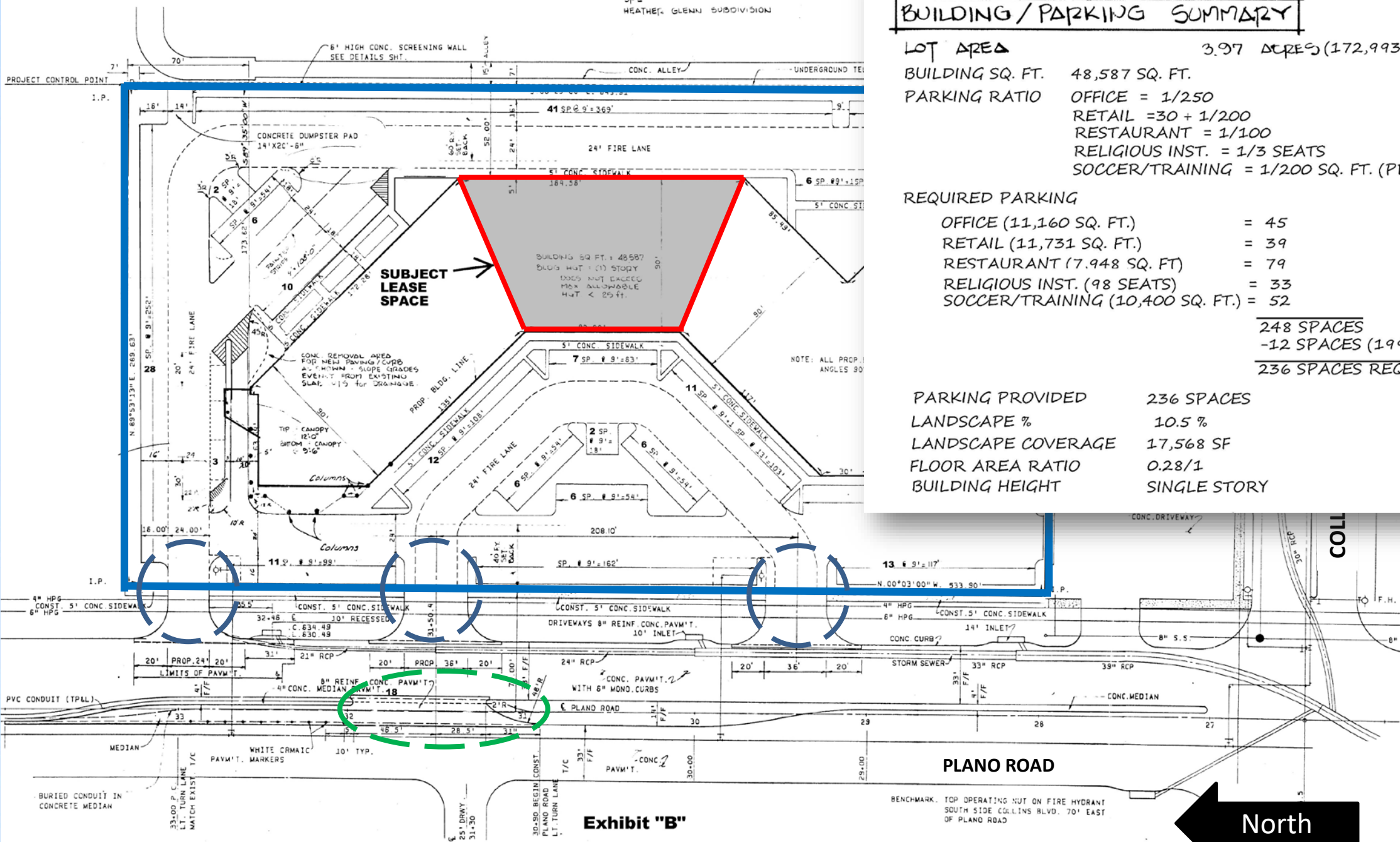


Exhibit "B"





RICHARDSON
TEXAS

Agenda Item 6

Zoning File 19-22

Special Permit

(Motor Vehicle Repair - Major)

City of Richardson
Development Services



ZF 19-22 d Dr

Downing Dr

Scottsdale Dr

Dumont Dr

S Lindale Ln

Nottingham Dr

SUBJECT PROPERTY

Central Expy

W Phillips St

S Sherman St



ADJACENT ZONING
R-1100-M

6' EXISTING
MASONRY
SCREENING WALL
ALONG ALLEY

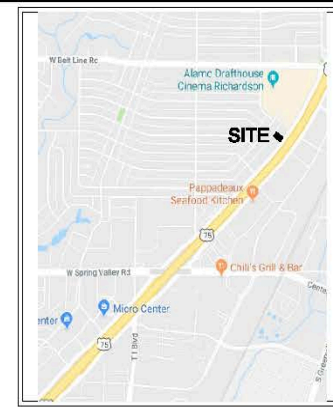
15' ALLEY

7'-10" EXISTING
CHAIN-LINK
FENCE

DUMPSTER AREA

ADJACENT ZONING
4191

EXISTING
ADJACENT BUILDING



VICINITY MAP



09/05/2019

BALDWIN
ASSOCIATES

3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7349
rob@baldwinplanning.com

OWNER/APPLICANT

Sparring Financial Corporation
3821 Stratford Avenue
Dallas, Texas 75205
PROPERTY AREA: 0.38 ACRES

SITE INFORMATION

Lot/block description: Lot 18F, Block 1, Richardson Heights 2nd Inst.
Current Zoning: PD 4191, Gateway Commercial Subdistrict
Proposed Zoning: PD 4191, Gateway Commercial Subdistrict with a Special Permit for Motor Vehicle Repair Shop, Major
Lot Area: 0.38 acres/18,800 SF
Building Area: 4,266 SF
Provided Parking: 18 spaces
FAR: 0.2532
Building Height: 1 Story Building
Landscape Area: 807 SF

ADJACENT ZONING
4191

1 STORY BUILDING
4,266 SF

MUTUAL ACCESS
EASEMENT

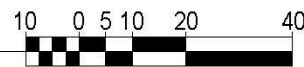
US-75 S
SERVICE ROAD



1

ZONING EXHIBIT 'B'

SCALE: 1" = 10'-0"



Motor Vehicle Repair Shop Special Permit
342 SOUTH CENTRAL
CITY OF RICHARDSON, TEXAS



RICHARDSON

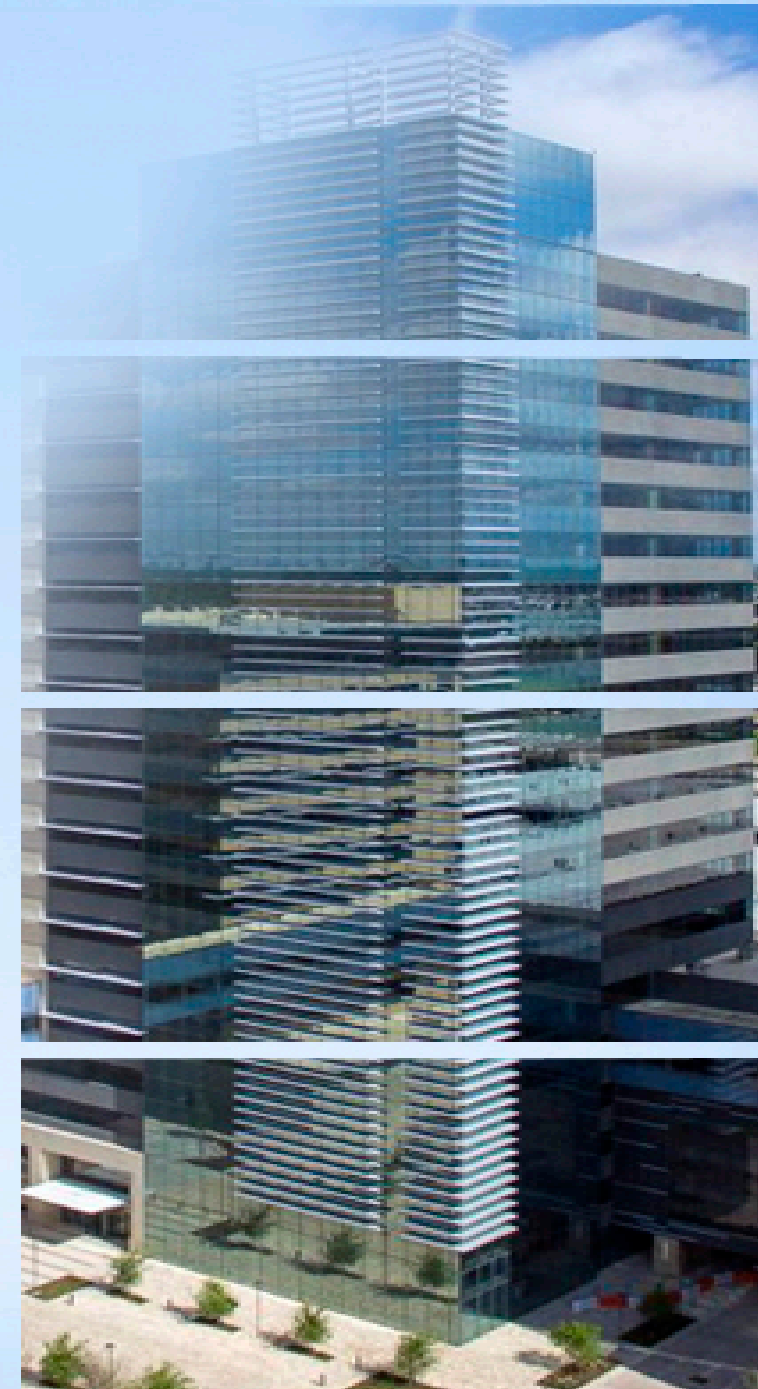
T E X A S

Development Regulations & Review Process Amendments

(Response to House Bill 3167)

October 14, 2019

City of Richardson
Development Services



Presentation Scope

- House Bill 3167 Overview
- Proposed Amendments
 - Subdivision & Development Code (Chapter 21)
 - Comprehensive Zoning Ordinance (CZO)
 - Development review process
- Next Steps

- **House Bill 3167** (Effective September 1, 2019)
- Intended to speed up plat and development plan approval process and provide more information when a plat or plan is not approved
- Amends Texas Local Government Code (LGC) Chapter 212 regarding municipal approval of subdivision plats and certain development plans
- Requires municipal authority responsible for approving plats to “*approve, approve with conditions, or disapprove*” a plat or plan within **30 days** following the date the plat or plan is filed, or it is automatically deemed to be approved
- “Municipal authority” in Richardson is City Plan Commission

House Bill 3167

- If plat or plan is “*conditionally approved*” or “*disapproved*”:
 - applicant must be provided a written statement clearly identifying reasons for conditional approval or disapproval;
 - each reason must relate directly to a statute or municipal ordinance; and
 - each applicable statute or ordinance provision must be specifically cited
- Applicant may submit written responses to conditional approval or disapproval to address municipal authority’s action
- *No deadline for applicant to submit response may be established*

House Bill 3167

- Upon receipt of applicant's written response, municipal authority must determine whether to approve or disapprove within **15 days**
- A previously conditionally approved or disapproved plat or plan is approved if:
 - applicant's written response adequately addresses each condition cited of the conditional approval or each reason for disapproval; OR
 - municipal authority does not disapprove the plat or plan within **15 days** after receipt of applicant's written response

House Bill 3167

- The terms “plan” and “plat” are defined, but their use within HB 3167 compared to Texas LGC Chapter 212 (Regulation of Subdivisions) and Chapter 211 (Municipal Zoning Authority) creates some ambiguity
- Does not define what constitutes a “filed” plat or plan application
- *ALSO*: Replats for lots limited by zoning or deed restrictions to two (2) or fewer dwelling units per lot no longer require a public hearing
 - However, owners of properties within 200 feet of the replatted lots must be notified of such replats within 15 days following their approval

Proposed Amendments (Chapter 21)

- Relocate development plan requirements and approval process (i.e., site plans, landscape plans, etc.) to Comprehensive Zoning Ordinance (CZO)
- Add procedural requirement that plat is disapproved and review process must start again if new issues created are not resolved after one additional review is completed and applicant's response fails to adequately address new issues (does not apply if no new issues are created)

Proposed Amendments (Chapter 21)

- Expand staff authority to approve minor plats, amending plats and certain replats as allowed by Texas LGC
- Add new definitions as necessary, e.g., “filed,” “filing & fee submittal”
- Delete requirement for replat public hearing (2 or fewer units/lot)

Amendments – CZO

- Add development plan requirements and approval process to Comprehensive Zoning Ordinance (CZO)
- Provide for administrative (i.e., staff) approval of all development plans that fully comply with zoning regulations & Special Permits
STAFF CANNOT WAIVE OR ALTER ZONING OR SPECIAL PERMIT REQUIREMENTS
- Add new definitions as necessary

Review & Approval Processes (*current*)

Zoning & Special Permits (legislative - broad latitude)

- *City Council approval ONLY* (following CPC consideration)

Chapter 21 Variances (broad latitude)

- City Council approval (following CPC consideration)

Plats (ministerial – no latitude)

- City Plan Commission approval (all types)

Development Plans i.e., site plans, landscape plans, etc. (limited latitude)

- City Plan Commission approval (standard)
- Administrative approval (Planned Developments only)

Review & Approval Processes (*proposed*)

Zoning & Special Permits (legislative - broad latitude)

- *City Council approval ONLY* (following CPC consideration) – **NO CHANGE**

Chapter 21 Variances (broad latitude)

- City Council approval (following CPC consideration) – **NO CHANGE**

Plats (ministerial – no latitude)

- City Plan Commission approval (final plats, replats, preliminary plats) – **NO CHANGE**
- **Administrative approval (amending plats, minor plats, certain replats)**

Development Plans i.e., site plans, landscape plans, etc. (limited latitude)

- **Administrative approval (staff)**

Next Steps

- October 14 City Council briefing
- November 5 City Plan Commission briefing
- November 19 CPC consideration of CZO amendments
- December 2 City Council approval of CZO & CH 21 amendments



Richardson Senior Center Renovation Update

Richardson City Council
October 14, 2019

City of Richardson
Parks & Recreation Department



Overview

- Background
- Design Update and Virtual Tour
- Project Timeline
- Public Art
- Building and Activities Transition Plan
- Senior Assembly Program
- Re-naming Study
- Next Steps

Background

- Voters approved \$4,895,000 for renovation of the Senior Center in the 2015 Bond Program
- Design dollars became available in FY19
- Formed project team that includes Parks and Recreation, Capital Projects and City Manager's Office
- Selected PGAL in July 2018 – vast experience with senior center design
- Construction dollars are available in FY20
- Initial concepts were shown to City Council on May 6

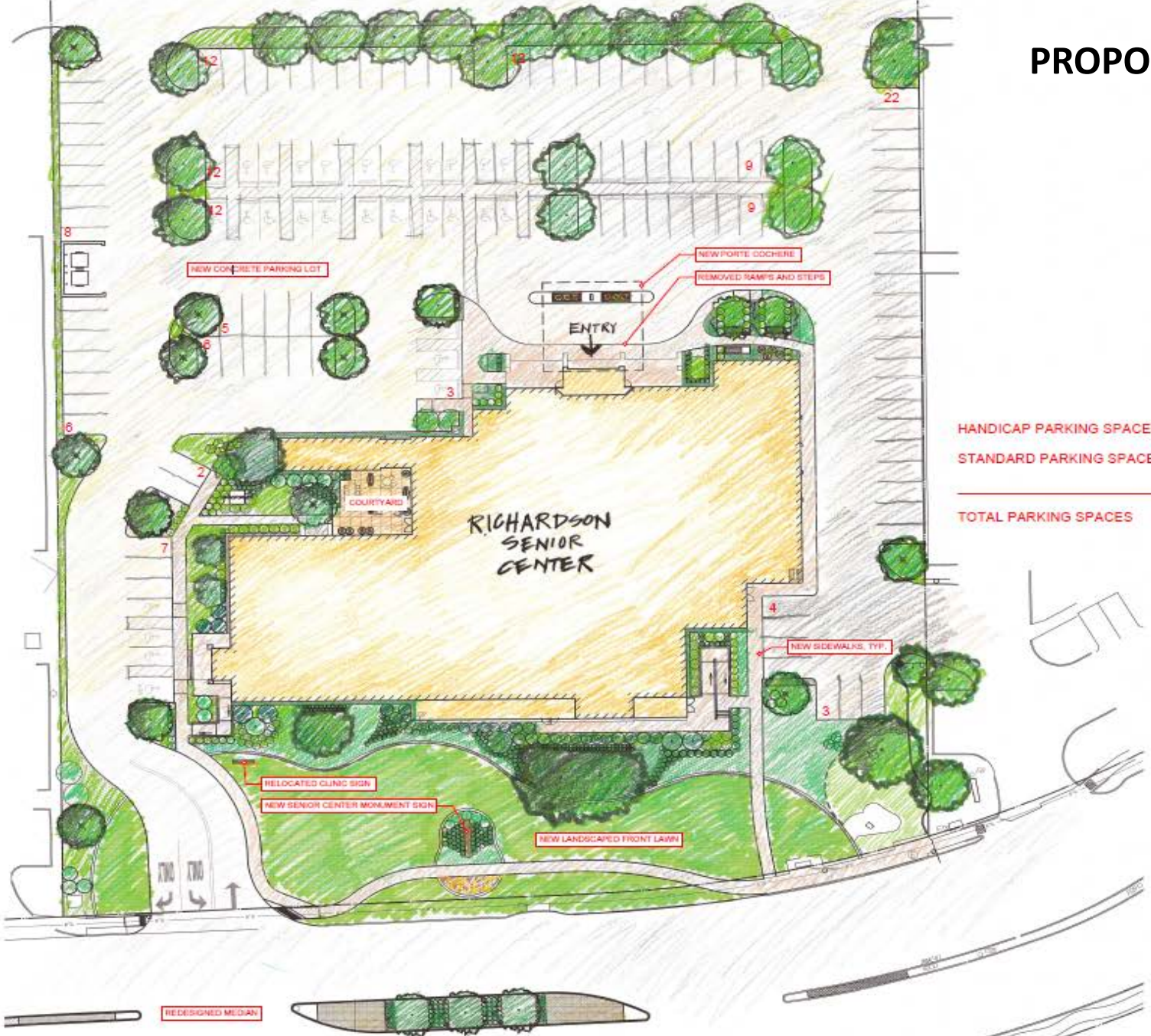
Background

- Project scope expanded to include site parking and landscaping improvements
- Design alternates were included to address market concerns
- Current design was reviewed by the Parks and Recreation Commission on Tuesday, Oct. 8
- Current design was reviewed by Senior Center participants on Wednesday, Oct. 9
- Introducing Jeff Bulla, Principal, PGAL

PROPOSED FLOOR PLAN



PROPOSED SITE PLAN



HANDICAP PARKING SPACES	31
STANDARD PARKING SPACES	90
TOTAL PARKING SPACES	121

W. ARAPAHO ROAD







**RICHARDSON
SENIOR CENTER**











Virtual Tour



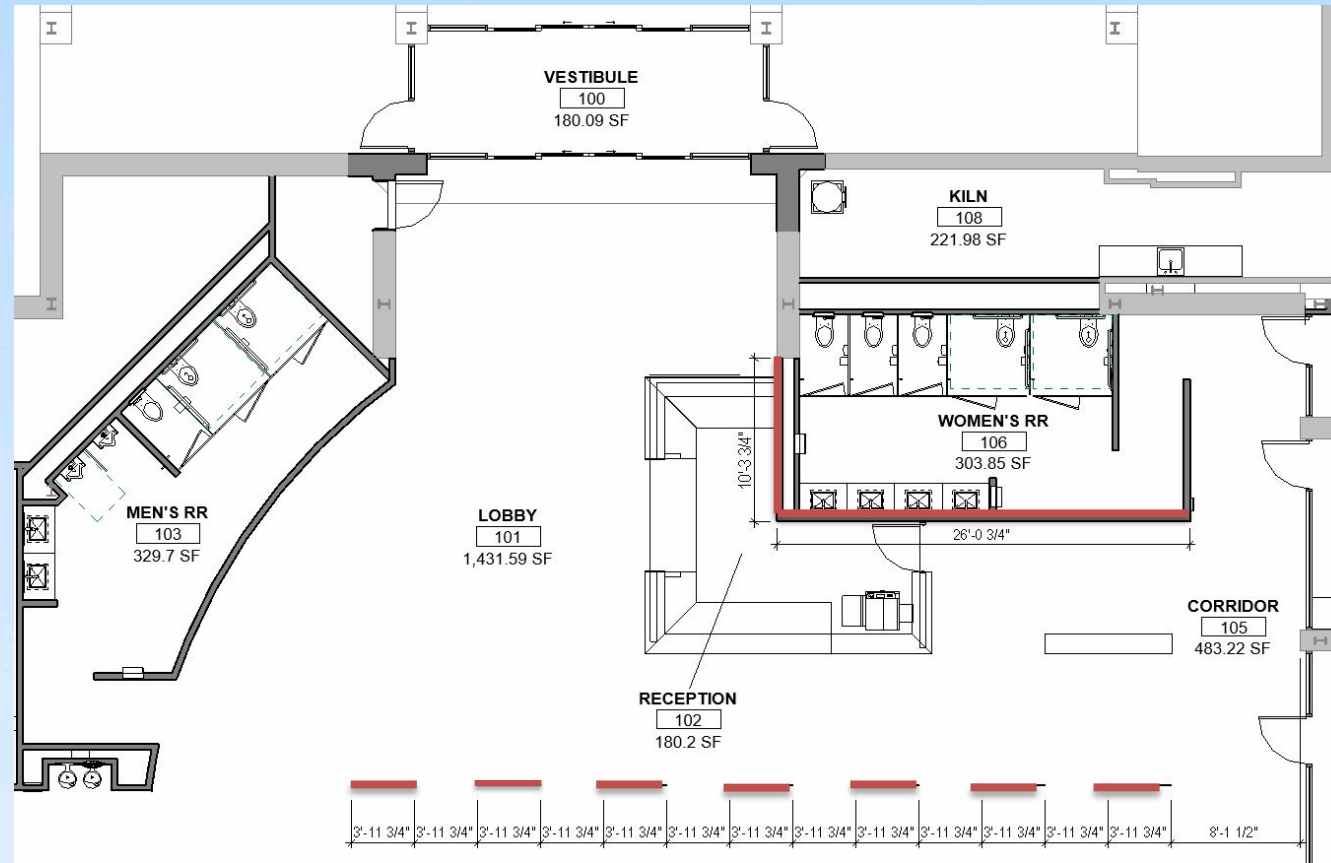
Estimated Project Timeline

- Conceptual Design: September 2018 – March 2019
- Architectural Design and Eng.: April 2019 – February 2020
- Contractor Selection (CMaR): September 2019 – October 2019
- Bidding and Award: February 2020 – April 2020
- Senior Center Operations Relocation: March 2020
- Construction (TBD by CMaR): April 2020 – April 2021
- Senior Center Operations Relocation: April 2021

Goals for Public Art at Senior Center

- Support the identity of the Senior Center through art
- Improve the arrival experience and visitors experience of the main gathering and communal spaces with the facility
- Reflect the spirit of Richardson
- Enhance and complement the facility's design and use as a community gathering place

Proposed Public Art Locations



Art Selection Committee

Members:

- Senior Center patron – Mimi Hathaway
- Senior Center patron – Andrew Wages
- Representative from the Parks and Recreation Commission – Daniel Burdette
- Representative from the Cultural Arts Commission – Curtis Dorian
- Senior Center Manager – Beth Owens
- Local arts community – Suzanne Etman
- Architect – Reynaldo Herrera, PGAL Architects

Support:

- Shanna Sims-Bradish, City Manager's Office
- Lori Smeby, Parks and Recreation
- Jim Dulac, Capital Projects

Artist Overview – Taryn McMahon

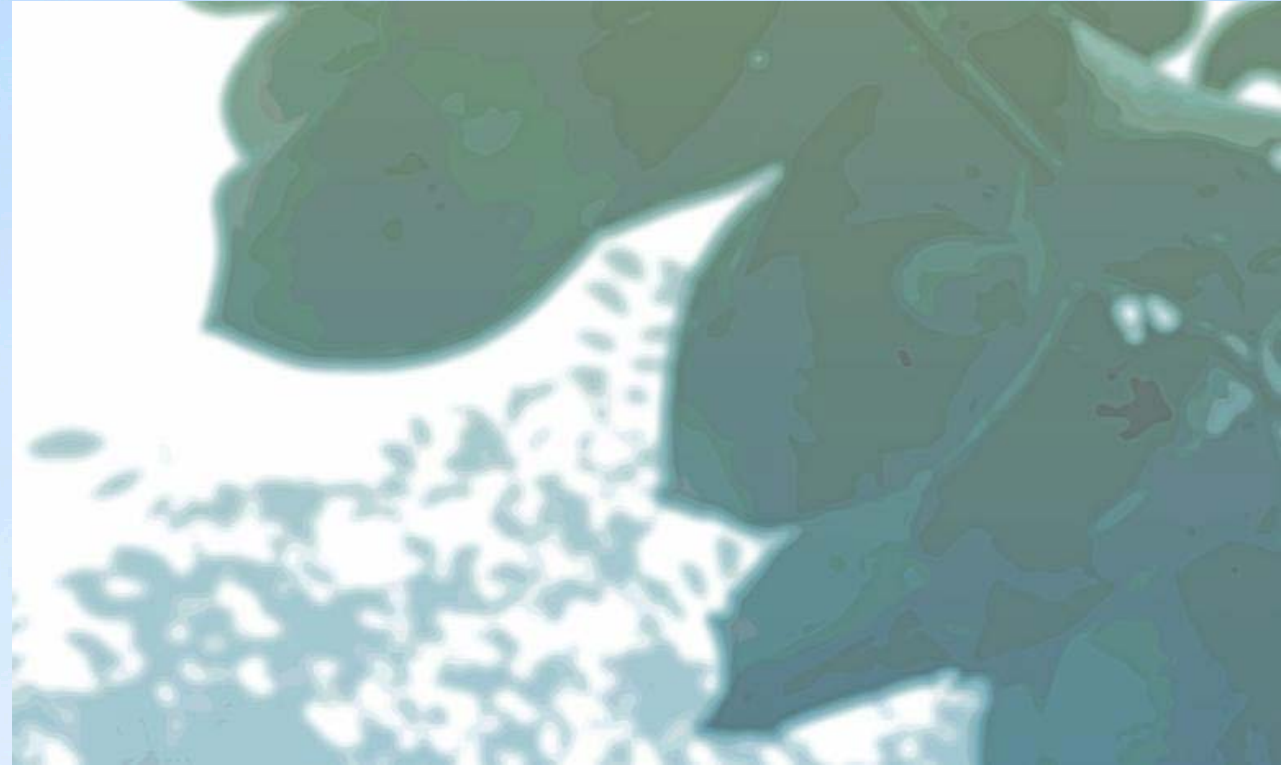
- Taryn McMahon is an Assistant Professor in the School of Art at Kent State University
- She has a Master of Fine Arts from the University of Iowa
- Her work has been featured in Philadelphia, New Orleans, Los Angeles and Fort Worth
- She enjoys working with images from the natural world and blends digital and hand drawn print processes to further explore the interactions with the natural world are mediated through technology



View of Glass Artwork *Canopy* from the lobby

Public Art Concept

- Feeling of walking under a canopy
- Based on Spring Creek Nature Area Trail in Richardson
- Brings the outdoors indoors at a larger than life scale
- The photographs were abstracted and simplified (see detail)
- Colors of blue-green to green-yellow
- Imagery of nature and colors creates a calm yet refreshing feeling of being immersed in nature





Transition Plan

- Currently working on a lease agreement with Richardson Methodist Hospital for use of Medical Office Building I on Campbell Rd.
- Daily drop in activities and some classes will occur at the temporary location
- Select classes and dances will take place at Richardson recreation centers. The programming team has worked around existing schedules
- Anticipate a spring move out/move in schedule
- Short term closure during the move; selected classes move to recreation centers; transportation for appointments and life activities will continue
- Senior Center memberships for fitness rooms will be honored at both recreation centers during the relocation and construction period

Senior Assemblies

- New, quarterly gathering of Richardson seniors to discuss topics of interest regarding the Richardson Senior Center
- Will include both targeted topics and open forum
- First assembly was Wednesday, October 9, revealing design updates and gathering of topics for future assemblies
- Will report on the outcome of each assembly to the Parks and Recreation Commission as a part of the regular Director's Report



Re-naming Study

- Best practice among senior centers is to study opportunities for re-naming in coordination with replacement construction or during the process of renovation/refreshing a facility
- Inconsistency between the official name and its common reference
- Received requests from seniors to take re-naming under consideration
- The goal is to continue to maintain an age differentiation with the name while appealing to the 55+ demographic/current active users
- A contemporary step for promoting vibrancy
- Process will follow a focus group format to gauge thoughts and seek ideas, within identified parameters

Next Steps

- Award Construction Manager at Risk contract– October 28
- Complete construction documents and prepare for bidding – Early Winter 2019/2020
- Finalize the transition plan and sign lease agreements – Late Fall 2019
- Finalize the moving calendar – Late Fall 2019/Early Winter 2020.
- Estimated construction to begin – Spring 2020
- Estimated construction completion/fabricate and install artwork – Spring 2021