## AGENDA

## CITY OF NEVADA

424 E FM 6 NEVADA, TX 75173 | 972-853-0027



## **AGENDA**

## PLANNING & ZONING COMMISSION

Tuesday, April 23, 2024 7:00PM at City Hall

## Chairman - Russell Newton

Commissioner – Judy Hudson Commissioner – OPEN
Commissioner – Jose Valencia Commissioner – OPEN
Commissioner – Derrick Little Commissioner – OPEN

## REGULAR MEETING

- 1. Call to Order and Declaration of Quorum for the Planning and Zoning (P&Z) Commission.
- 2. Public comment-

Citizens are invited to address the meeting with public comments. Comments regarding items for which notice has not been given will be limited to three minutes. Responses shall be in accordance with Sec. 551.042 of the Texas Government Code. Comments regarding an item on the agenda may be given before or during discussion of that item when recognized by the Chair. An intentional act intended to disrupt a Government meeting is a violation of law.

## **CONSENT AGENDA: ACTION**

3. Approval of Previous Meeting's Minutes – January 9, 2024

## **CONSENT AGENDA: ACTION**

- 4. Deliberation and take any appropriate action on the Legacy Park Addition Preliminary Plat.
- 5. Deliberation and take any appropriate action on the Multi-Family Dwellings portion of the City Ordinance to prepare for future consideration.

## **FUTURE AGENDA ITEMS**

- 6. Future agenda items shall be designated by the Planning & Zoning Chairman. In addition, a motion and a second from any two P&Z commissioners shall be sufficient to add an agenda item for a future meeting. Staff and counsel shall have prior consent of the Chairman to add an agenda item for a future meeting.
- 1.
- 2.
- 3.
- 4.
- 7. Adjournment/Closing -

## CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting, the Council reserves the right to adjourn into executive session on any of the above-posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of an interest in real property], 551.073 [contract for gift to City], 551.074 [certain personnel deliberations] or 551.076 [deployment/ implementation of security personnel or devices]. The City of Nevada is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the Assistant City Secretary at (972) 853-0027 Ext: 101 for information.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the other boards, commissions and/or committees shall not deliberate or decide any matters relating to items listed on this agenda and no minutes shall be prepared.

A member or member of the government body holding this meeting may attend via videoconference pursuant to the provisions of Tex. Gov't Code 551.127. In the event that a member or members of the government body holding this meeting attends via videoconference, a quorum of the government body holding this meeting will be physically present at the location identified above.

I certify that the above agenda for this meeting of the City Council of the City of Nevada, Texas, was posted on the bulletin board at City Hall, in Nevada, Texas, **on Friday, April 19, 2024**, by 5:00 pm pursuant to Chapter 5 51 of the Texas Government Code.



Heather Schell, Assistant City Secretary

## AGENDA ITEM #3

## CITY OF NEVADA

424 E FM 6 NEVADA, TX 75173 | 972-853-0027



## **MINUTES**

## PLANNING & ZONING COMMISSION

Tuesday, January 9, 2024 7:00PM at City Hall

## Planning & Zoning Chairman - Russell Newton

Commissioner - Jeff Cook

Commissioner - Shane Brinton

Commissioner - Judy Hudson

Commissioner - Jose Valencia

Commissioner - OPEN

Commissioner - OPEN

City Staff:

Heather Schell, Assistant City Secretary

Chris Donnan, City Engineer

Jim Shepherd, City Attorney

Citizens:

Bart Carroll

Nathan Olson

Jim Woomer

## REGULAR MEETING

## 1. Call to Order and Declaration of Quorum-

Time: 7:20PM

Commissioners Cook and Brinton were absent.

## 2. Public Comment -

Citizens are invited to address the meeting with public comments. Comments regarding items for which notice has not been given will be limited to three minutes. Responses shall be in accordance with Sec. 551.042 of the Texas Government Code. Comments regarding an item on the agenda may be given before or during discussion of that item when recognized by the Chair. An intentional act intended to disrupt a government meeting is a violation of law.

There was no public commentary.

## CONSENT AGENDA: ACTION

## 3. Approval of Previous Meeting Minutes - July 25, 2023

Commissioner Hudson made a motion to approve the Minutes as written; Commissioner Valencia seconded the motion. Y: 3 N: 0

## REGULAR AGENDA

## 4. Review and Consider the Bear Creek Preliminary Plat

Chris Donnan, City Engineer spoke regarding the Bear Creek Preliminary Plat and provided his recommendation to approve the plat with the conditions outlined in his recommendation letter. Commissioner Hunson made a motion to accept the plat with the conditions to the Bear Creek Preliminary Plat. Commissioner Valencia seconded the motion.

Y: 3 N: 0

## 5. Review and Consider Potential Updates for the 1/2 – Acre Ordinance regarding Accessory Building Roof Height, Lot Width, and Roof Pitch:

Commissioner Hudson motioned to accept the amendments to the 1/2 – Acre Ordinance regarding Accessory Building Roof Height to 20ft and the Roof Pitch to 6 and 12. No action was taken regarding the Lot Width on the 1/2 Acre Ordinance. Commissioner Valencia Seconded the motion.

Y: 3 N: 0

6. Review and Consider Potential Updates for the 1 – Acre Ordinance regarding Accessory Building Roof Height, Lot Width, and Roof Pitch:

Commissioner Hudson motioned to accept and amend the 1 – Acre Ordinance regarding Accessory Building Roof Height to 20ft and the Roof Pitch to 6 and 12. No action was taken regarding the Lot Width on the 1/2 Acre Ordinance. Commissioner Valencia Seconded the motion.

Y: 3 N: 0

## 7. Future Agenda Items -

- 1.
- 2
- 3
- 4.

## 6. Adjournment / Closing -

Time: 8:07PM

Russell Newton, Chairman

Attest:

Heather Schell, Assistant City Secretary



## AGENDA ITEM #4

## City of Nevada 424 E FM 6, Nevada TX 75173 972 853-0027 Fax 972 853-0027 APPLICATION FOR PLAT

## OFFICE USE ONLY

Cast Number:	24-	000	0	10-	01
Fee#4863	5.00				

.1.1. nell

Cast Number: 24-000 66-04 Fee: 4865.00	Sub Rec	mittal Date: 4   5   2024 eived By Hea-Ther Sch
DESCRIPTION OF PROPERTY Legal Description: Attach a metes and bour survey plat.	ids descriptio	n of subject property and a
Address of Property: 615 E. FM 6, NEVADA	A, TX 75173	
General Location: Northwest of the inters	ection of FM	6 and CR 595
Proposed Name of Subdivision. Legacy Pa	rk Addition	
Acreage of Subdivision: 57.174 acres	***************************************	
Number of Lots: 73		
Residential and Commercial Density: 1.2 based on gross acreage) Present Zoning of Subject Property: Devel  Dwner  Dwner(s): HNJN LLC	oper's Agreer	
Address: 7157 Chelsea Dr	Address:	203 W. FM 6
North Richland Hills, TX, 76180		Nevada, TX 75173
Celephone:	_ Telephone:	972-840-1506
ax'	Fax	
-mail: hdnhdb@yahoo.com	E-mail:	orders@landsurveytx.com
Person preparing Plat: Carroll Consulting G	roup, Inc.	
Name of Firm:		
Address:		

## Designation of Agent Form

I hereby authorize the person designated below, to act in the capacity as my agent for the application, processing and representation of this request. The designated agent shall be the principal contact person with the city (and vice versa) in processing and responding to requirements, information requests or other issues relative to this request.

Printed Name	Sugen 4-4 Date
Printed Name	4/2/24 Date
Printed Name	Date
	Srim Capeou C Printed Name



April 11, 2024

Russell Newton Planning and Zoning Commission Chair City of Nevada 424 FM 6 Nevada, TX 75173

RE: Legacy Park Addition – Preliminary Plat HEI Job Number 385001-86.32

Dear Mr. Newton,

Hayter Engineering has reviewed the Legacy Park Addition preliminary plat. Our review was for general conformance and shall not relieve the developer or the developer's surveyor or design engineer of full responsibility for the adequacy and integrity of the survey and design, or for conformance to Local, State, and Federal codes.

Construction plans and specifications were submitted; however, will be reviewed separately from the preliminary plat. As such, Hayter Engineering's review was of the preliminary plat only. After review, Hayter Engineering recommends that the Legacy Park Addition preliminary plat be approved with the following conditions:

- 1. A closure report shall be submitted (Ordinance No. 17-14, Article IV, Sec. 17).
- 2. Ensure labels do not cover up/overlap other labels (Ordinance No. 17-14, Article IV, Sec. 17).
- 3. Called boundary line bearings do not match bearings noted in the metes and bounds description on page two (Ordinance No. 17-14, Article IV, Sec. 17 (1) a).
- 4. The ½ inch iron pin found, at the point of beginning, called for in the metes and bounds description is not shown on page one of the plat (Ordinance No. 17-14, Article IV, Sec. 17 (1) a).
- 5. Denote the existing roadway width of CR 595 and FM 6 (Ordinance No. 17-14, Article IV, Sec. 17 (1) b).
- 6. Show existing features such as existing driveways, buildings, pools, and other structures (Ordinance No. 17-14, Article IV, Sec. 17 (1) b).
- 7. Show the existing city limit boundary on the plat (Ordinance No. 17-14, Article IV, Sec. 17 (1) b).
- 8. There is an existing 100-foot-wide Atmos gas easement running northeast through the subject property. The plat should list any restrictions (e.g. fencing, structures, OSSF) within this easement (Ordinance No. 17-14, Article IV, Sec. 17 (1) b).
  - a. Typically, Atmos allows very little within their easement. Assuming that is the case, Lots 46 through 53 are for all intents and purposes only approximately 0.35-acres.
  - b. If Atmos does not allow portions of a lot's OSSF within their easement, this could further reduce the buildable area of these lots.



- 9. There is an existing 110-foot-wide Seaway crude pipeline easement cutting across the northwest corner of the subject property. The plat should list any restrictions (e.g. fencing, structures, OSSF) within this easement (Ordinance No. 17-14, Article IV, Sec. 17 (1) b).
  - a. Provide confirmation that the Seaway easement does not cross any other portions of the subject property as it extends southeast toward FM 6.
- 10. Confirm there is no TxDOT drainage easement along the channel that crosses under FM 6 near the southwest corner of the subject property (Ordinance No. 17-14, Article IV, Sec. 17 (1) b).
- 11. Provide confirmation from both Atmos and Seaway that they have reviewed the proposed development and have no issues with the roads, utilities, and lots that are within their easements.
- 12. Show and label existing utilities including water lines, valves, hydrants, franchise utilities (e.g. fiber, electric, gas, cable), driveway and roadway culverts (Ordinance No. 17-14, Article IV, Sec. 17 (1) c).
- 13. The metes and bounds description call out three tracts (3.00-, 15.04-, 39.13-acre) within the platted area. These tracts should be identified with a unique line type and labeled (Ordinance No. 17-14, Article IV, Sec. 17 (1) e).
- 14. It is unclear who will own and maintain Common Areas A and B (Ordinance No. 17-14, Article IV, Sec. 17 (2) e).
- 15. There is an existing creek that runs through Lots 32, 33, and 34. The existing creek should be placed in a drainage easement (Ordinance No. 17-14, Article IV, Sec. 17 (2) f).
- 16. For all intents and purposes, Lot 9 is only 80-feet wide. Depending on the Atmos easement restrictions and orientation and square footage of the future house, access to the backyard could be severely limited (Ordinance No. 17-14, Article IV, Sec. 17 (2) g).
- 17. The development of Lot 33 will be impacted by the existing channel and associated flood boundary. Based on the results of Base Flood Elevation (BFE) determination (see comments below), care should be taken to ensure this lot is truly developable. It is possible that this lot will need to be combined with an adjacent lot to provide sufficient space for future development (Ordinance No. 17-14, Article IV, Sec. 17 (2) g).
- 18. As mentioned above, Lots 46 through 53 could be severely impacted by the Atmos gas easement. It is possible that these lots will need to be modified to accommodate the easement and provide sufficient space for future development (Ordinance No. 17-14, Article IV, Sec. 17 (2) g).
- 19. There are two creeks that cut through the subject property, one near the northeast corner (Lots 32, 33, and 34) and another near the southwest corner (Lots 7, 8, and 9). While neither channel is within a FEMA designated Special Flood Hazard Area (SFHA), that does not mean that both channels do not have an associated floodplain. Base Flood Elevations (BFE) should be determined and mapped for both channels (pre- and post-project conditions) to determine potential impacts both channels and the associated roadway crossings will have on lots within the subject tract as well as adjacent properties to the subject tract. Doing this will aid in setting finished floor elevations and determining where structures should and should not be located on impacted lots. Furthermore, any proposed fill being placed within the determined flood limits should be accounted for too. Ultimately, there can be no adverse impacts to adjacent property owners. (Ordinance No. 17-14, Article IV, Sec. 17 (2) i).
- 20. Based on the submitted plat, there appears to be no proposed detention pond(s) to ensure post-development flows do not exceed pre-development flows. Please provide an explanation as to why a detention pond(s) is not required. Alternatively, a downstream assessment showing the

- existing downstream facilities can handle post-development flows would be an acceptable alternative (Ordinance No. 17-14, Article IV, Sec. 17 (3)).
- 21. Please provide evidence that the existing CR 595 culverts and FM 6 culverts are sized to handle the post-development runoff. If they are not, then the culverts will need to be upsized accordingly. Regardless of the outcome, BFEs should be determined and mapped to show the culverts' impacts on the proposed development (Ordinance No. 17-14, Article IV, Sec. 17 (3)).
- 22. A typical cross section of the proposed roadways should be included on the plat (Ordinance No. 17-14, Article IV, Sec. 17 (5)).
- 23. The preliminary plat approval block should be updated to match the wording found in the City's Subdivision Ordinance (Ordinance No. 17-14, Article IV, Sec. 17 (6)).

If you have any questions regarding the comments for this preliminary plat, please do not hesitate to call (903.785.0303) or email (cdonnan@haytereng.com). Sincerely,

HAYTER ENGINEERING, INC.

Christopher M. Donnan, P.E., CFM

Principal/Project Manager

CHRISTOPHER M. DONNAN

107253

1. Usiny information is bosen upon field innovamentable on the start includes received. The data is similar to that which is also indicated in the start of the subsequent three shorts interested in the start information in the test upon an other interested interested in the start upon and celebrat interested and public and output place sowners. The completeers and/or occurred in these recent center in the start of respectively in one an unequalities and in the start of the start

2. A material ord exhimates that below centum in the Standord Speciations for Flacks which Construction for North Section Construction Speciation of Reput Control of Speciation of Speciation and Standord Construction Definition and all TOD Reput Speciations and Reput Control of Speciation of Norder Water Supply Corporation and Standord Construction Definition

All sorricates, woming signs, identes, etc. for the giddones and protection of traffic and podestrions must conform revisibles between on the 1981 them Manual of Unional Traffic Control Beliese as currently enversed. Tuess Deportment Transportation: Controller sizes the special precadions to barricose of instruction orest of the each on.

The Contractor is responsible for keeping streets and sideworks adjacent to project tree of mud and debris from the nontraction.

In natural graind as cut access which are to receive 18 shall be accelled the water content adjusted to or least 2% wet of shall be the B interes of surround and the companies to ell sent 50% Standard Proton density (ASIN-U-598) -1 is "2% about the optimum material schieff."

The Contractor shall be responsible for TEMPORAY EROSION, SEDURAT, and WATER POLLUTION CONTROL, Per N.C.J.C.O.G. Specifications Division 300 item no. 201, Enu. 2008.

Access to the obuting properties during the construction of this project must be maintained for emergency and local traffic with approach all-eventher surface.

2. The Controller shall be responsible to protect existing water and synthey sever services to objected properties. If supplemented of seisling services is excessing to be gode only/or utility conflicts, new material shall installed from the main is the service replacement from the property for to.

3. All installed and existing valves shall be operated by Nevaca Water Supply Corporation representative anily.

Nebitation to the public when the water will be cut off quing construction shall be the respansibility of the Contractor shall be done 24 hours prior to the cut off. A written notice shall be left on every door 24 hours prior to the cut off. It was revier to residents and not be cut off for more than eight (8) hours on any given day without prior written approval of the Newdon Water Suphy Corporation.

Existing powing, uslibles, fences, etc. damaged by the construction of the proposed inscrementalls, shall be replaced to a condition equal to or batter that its original condition, Contractor shall make these repairs at his own expense.

13. Controctor shall be required to harmin to the CRy of hences appropriate harmonics, payment and performance bands show to common control the supprised the supports the supprised price of the CRY (Expert 19) approach per to commontation of the control strikes. At the complaint of which, a limit retent, that the complaint of which, a limit retent, that the complaint of which, a limit retent, that the complaint of which, a limit the complaint of which, a limit the complaint of the CRY (I while the CRY of the control that the CRY of the control that it is not shown and the

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 3,500 psi concrete @ 28 days
 No. 4 Bars on 24" ctrs. Both Ways 4 6" hydrated lime stabilized subgrade

PAVING AND GRADING GENERAL NOTES

27 FEET B.C. TO B.C.

RESIDENTIAL

1. All parment design is corply with the attached persent recommodation letter from Christoper W. Edgy, P.E. and Aller M. A. March M. Call M. A. Call M. Controlled and a Additional P.E. and September 3. 2018. Controlled notes action to the New Controlled Additional Additional Controlled and Controlled of Controlled Additional Ad

Exception of fill operations shall not interfere with or obstruct pre-size drainage improvements are constructed.

A spot eventions above to top of poverment or Inhalted grode unless otherwise noted. The intention of this grading is processor powering water on proving or granted mores. If the controllock finds only looking that will result in conclude water, the Engineer analysis he notified for startification prior to prevented placement. 4. All subgrade bemath proposes powement shall be scalled 0' deco and mose with at least 9 percent hydroted by you sayely) in colormose with 1000 Timm 20 and compacted to at least 55% Sociated Practor demay (ASA-LD-550) and which the rouge of 0 to -4% above the optimum mobiles content,

7. Contractor shall be responsible for traffic control wanning and safety devices until all work has been accepted by the CCy of Neodas and the owner. Contractor shell ediçat oil mornotes and water volves to moster finished grades or shown on drawings.
 Catherit long (4 minish) shall be installed 3 1/2 to 4' behind back of paring or required but shall not entry sideralizer.

B. The location of existing utilities shown on these plons are approximate. All utilities may not be shown. It is the responsibility of the contract the Chy of Nevodo and all area utilities that may conflict with construction interface beginning section.

Weight tickets for the lime need to be provided to the City Engineer so that they can verify the percentage of time cond. Ension control shall conform to the Nortin Central Tesas Council of Governments Public Works Construction Stands
 Edition, Los emplor control to be installed per City specifications atter subdivision is substantial completed.

Oromoge swales to be well graded, combatted to 90% standard proctor density, with a minimum of 73% low-magalation grass, but ension resistant.

PAVEMENT PROFILE



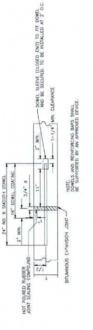
12 Existing Asphalt

DRIVEWAY/F.M. 6 CONNECTION DETAIL

Permanently stabilize all un-paed disturbed areas within the "MOT ROW with a vegetative cover (JaDOT 2005 Space. Book Item §162) at a minimum of 70% desitify for the control of ension. Remove standing water within 2 days of rainfall. TXDOT ROW NOTES.

| BM 14612 | Part | Par

## TRANSVERSE EXPANSION JOINT (SPACED 600 FT MAXIMUM - LOCATE AT INTERSECTIONS)



# LEGACY PARK ADDITION

OWNERS: HWA HOLVEN LEWIERR PRUDNO NOVEN 7157 CHELSEA DRIVE NORTH ROPLLAND HILLS, TX 76180

ENGNEER. HENRY G. NIBLO, P.E. 5231 KIWANIS ROAD DALLAS, TEXAS. 75236 (214) 770–5947 FIRM NO. F-11286

CARROLL CONSULTING GROUP, INC. P.O. BOX 11 LAVON, TEXAS 75166 PHONE (972) 742-4411 TEXAS FIRM REGISTRATION NO.: 10007200

## COLLIN COUNTY, TEXAS CITY OF NEVADA

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7--- GRADING PLAN

10 DRANAGE PLAN

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11 DRANAGE AREA MAP PROPOSED

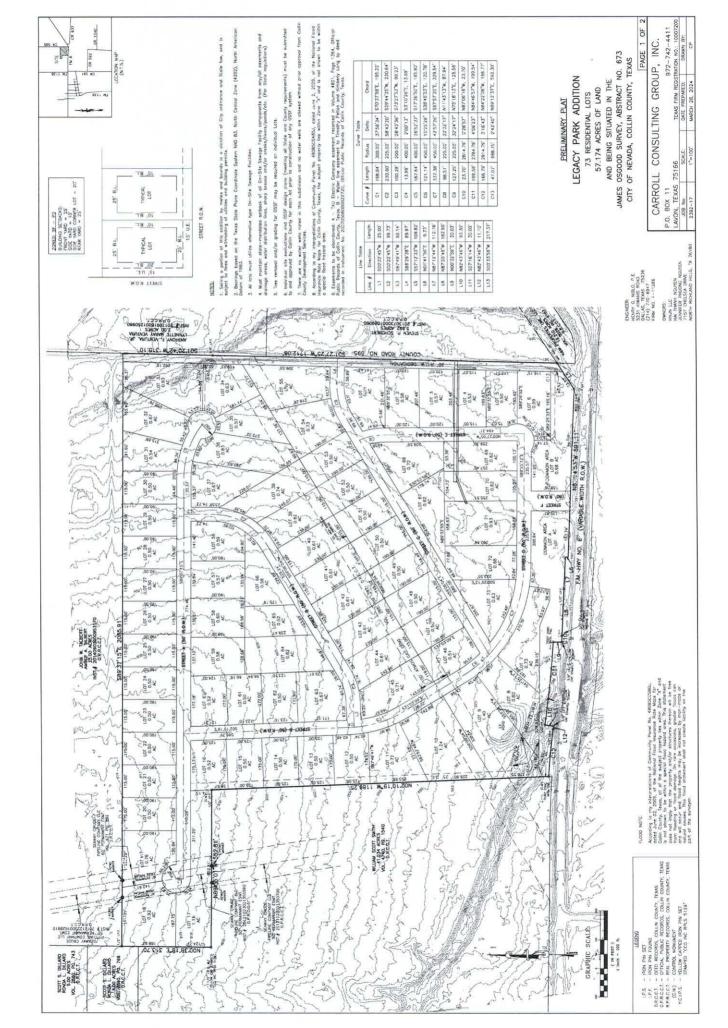
13 DRANAGE AREA MAP EXSTING

14 DRANAGE AREA MAP EXSTING

15 DRANAGE AREA MAP OFFSITE

16 EROSION CONTROL PLAN

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DWNEN'S CERTFICATE

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These, Such 5572197 Wait doug a southeast live at 160 131.30 corn frest, a connect of 10582 lest to a wood rais, post found for the most subdecy substitute come at load 301.30 such that lately on the noith fight-off-way has at form to Mandel Highway has a (versions well in RD is, 30 RD & at the post).

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hance, northwesterly, along the south lives of soid 33,130 apre that and the nath right-of-way line of form to Nativel Highway No. 6, the fold

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torih 51'27'00" heet, a distance of 93.30 feet to a 1/2" iron pin found for corner,

North S1'27'00" West, a distance of 11.10 feet to a 5/6" into pin found with yellow cap stamped "DOWOI" for conner, South 06'33'00" West, a distance of 30.00 feet to a 5/8" iron pin found with yellow cop stamped "DOWD" for come

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WITHERS my hand this the

LLC, Owher

STATE OF TEXAS

Hol Thanh No.yen, Owner

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DATE INDER NY HAND AND SEAL OF OTTICE, THIS ...... DAY OF

Notory Public for the State of Texas My Commission expires

Manual of the underspeed authority, a Moday Public in and for the State of Teast on this othe personally opposed Jernifer Photols Najurin, known to the to person where over it is subscribed to the Toxygaing additional confidence on the consulted the same for authorise and consideration them superest.

UNDER NY HAND AND SEA, OF OFFICE, THIS ...... BAY OF

coary Public for the State of Texas ly Commission expres

I haveby cartify that the an-elve sewage focialish described on this pist conform to applicable QSST layer of the State of Texas, that site realisations have been submitted representing the site conditions in the case, one in which on-site service foliation are planned to be used.

Dota Registered Sonitorian or Designoted Representative Collin County Development Services

SURVEYOR CERTIFICATE

i, James Bart Corroll, do hereby certify that I have prepared this plat from on octual of the sectional survey of the index and left from conner monuments shown therefore were proposely picced under my personal supervision. CNOW ALL MEN BY THESE PRESENTS.

Profittings, this telephonens should not be exceeded for only purpose and about tool be used to vineed at refer tool on the seed to vineed at refer tool on to died survey document, forms but Come!

Texas Replatered Professions Lond Surveyor No. 5129

NOTARY CERTIFICATE

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under my hand and seal of affice, this ..... day of

Notary Public in and for the State of Texas.

The undersigning is the Chy, Stream's of the Chy of News. These, success underse entities that the cheesing and of LEMCY Mays (ODITIO), on obtains to the Chy of News. Calls Carryl, chair are an admitted to the Chy, cheered on the "call of the Chy of News. Calls Carryl, and Chy, and the Child of the Child of the "call of the Child of the C

AD. 20

Witness my hand this day of

Olly Secretory Oily of Nevada, Texas

Recommended for Approval

nission Date Charmon, Plonning and Zoning a

Date Mayor, City of Nevada, Texas CERTIFICATE OF COMPLETION

Date Mayar, City of Nevada, Texas

ENGNEER: MBLO, P.E. HENRY G. MBLO, P.E. S231 (WANNES BOAD DALLAS, TEAS, 75236 (214) 770–6847 FIRM NO. F-11286

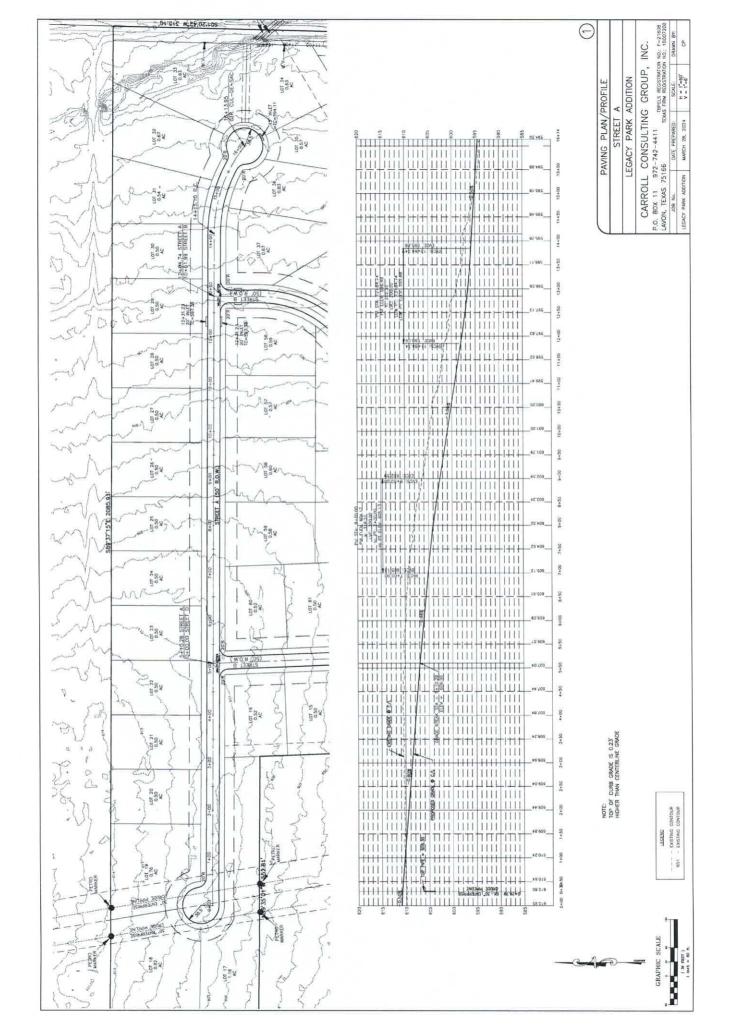
OWNERS:
HINDA LLC
HAN THANH NGUYEN
JENNERS PHUDNG NGUYEN
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NORTH ROMAND HILLS, TX 78

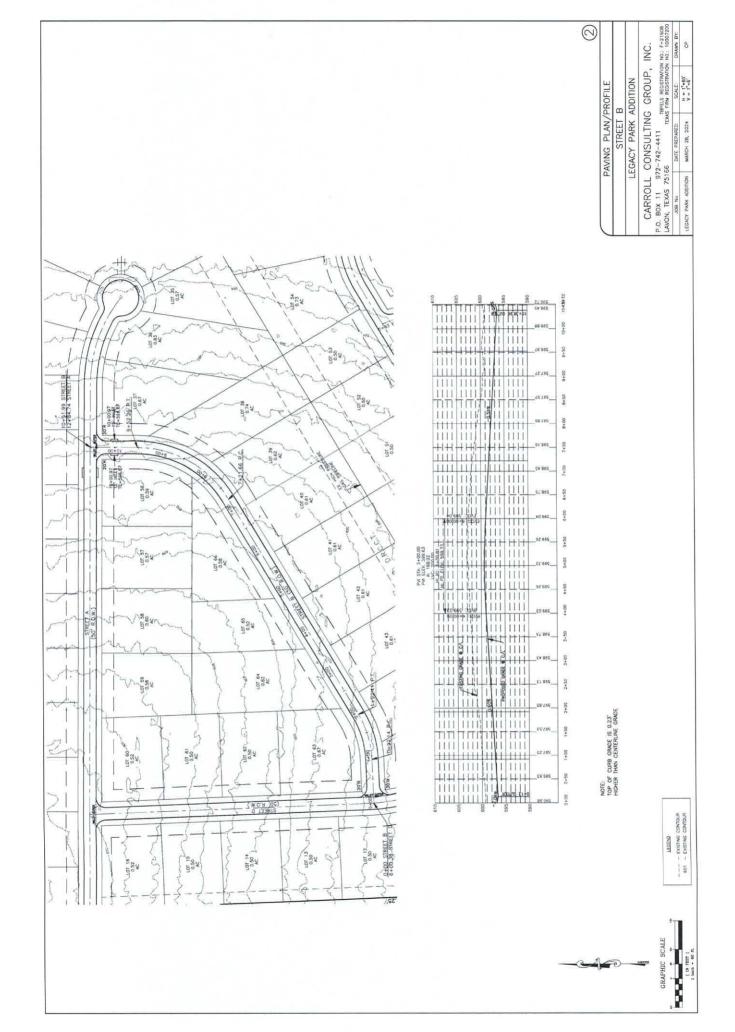
GRAPHIC SCALE 

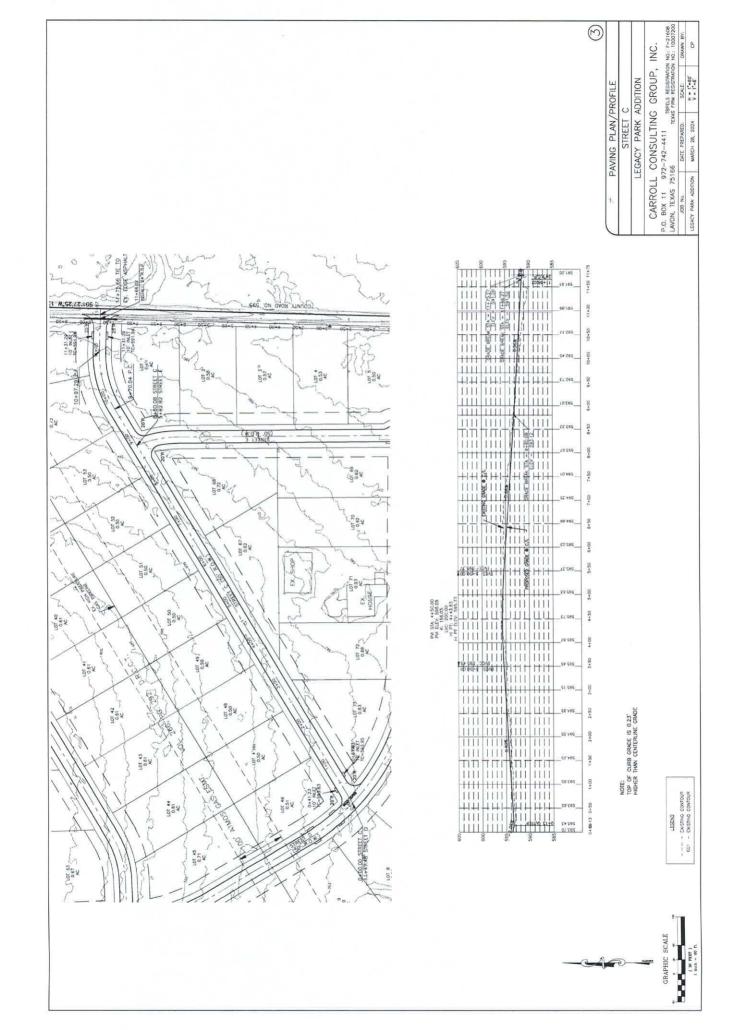
LEGACY PARK ADDITION 57.174 ACRES OF LAND 73 RESIDENTIAL LOTS

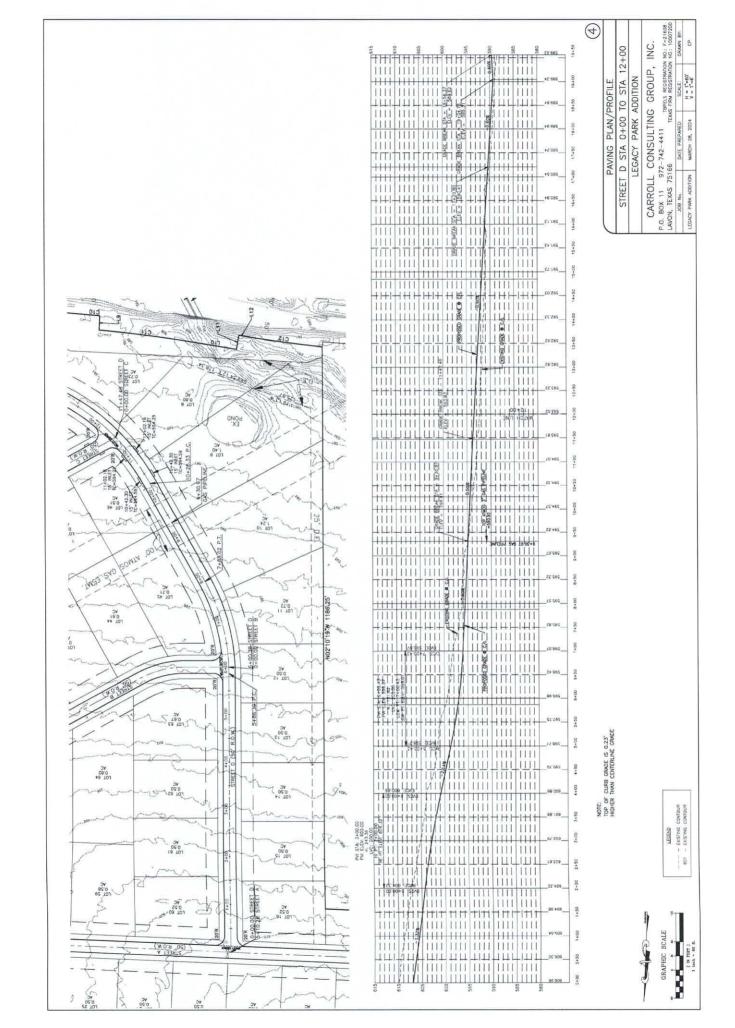
PAGE 2 OF AND BEING STUATED IN THE JAMES OSGOOD SURVEY, ABSTRACT NO. 673 CITY OF NEVADA, COLLIN COUNTY, TEXAS

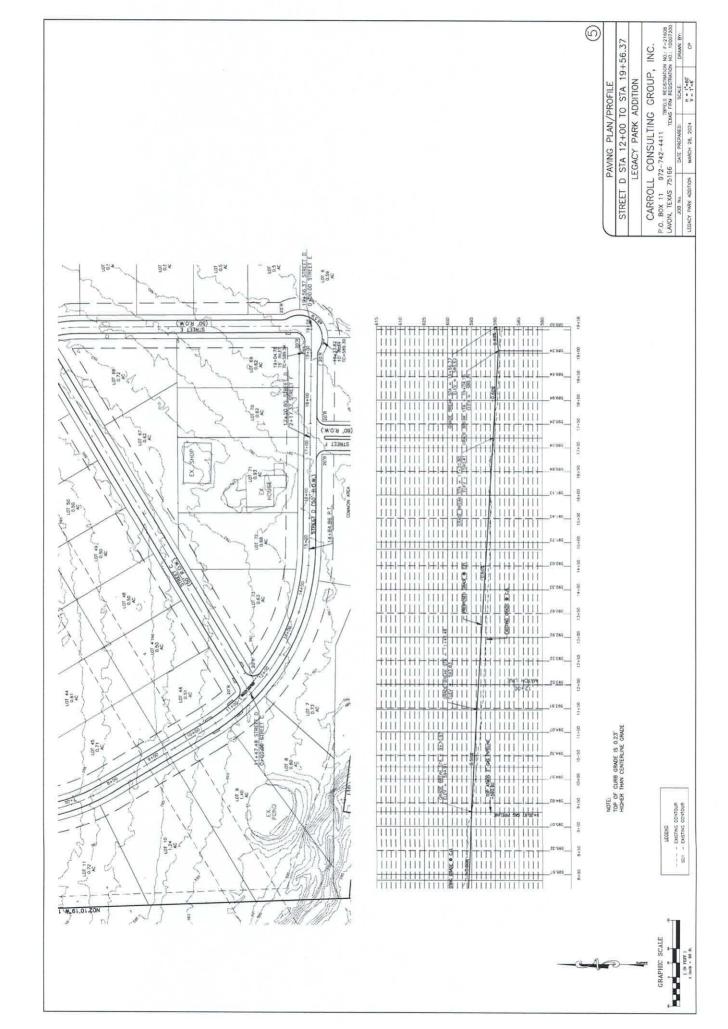
972–742–4411
TEMS FRIN REGISTRATION NO. 10007200
DATE PREPARED: DRIAN BT:
MARCH 28, 2024 CARROLL CONSULTING GROUP, INC. P.O. BOX 11 LAVON, TEXAS 75166 JOB No. SCALE 2392-17 1\*=1007







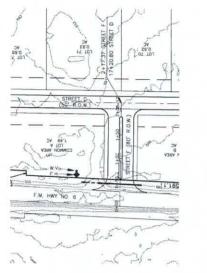






CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 972-742-4411 | IRDA: SEGSTRANON NO: 1-2:1008
LVON, TEXAS 75:166 | IRDA: FREPARED: SCALE: STATE FREPARED: SCALE: STATE FREPARED: CF

PAVING PLAN/PROFILE STREET E & STREET F LEGACY PARK ADDITION







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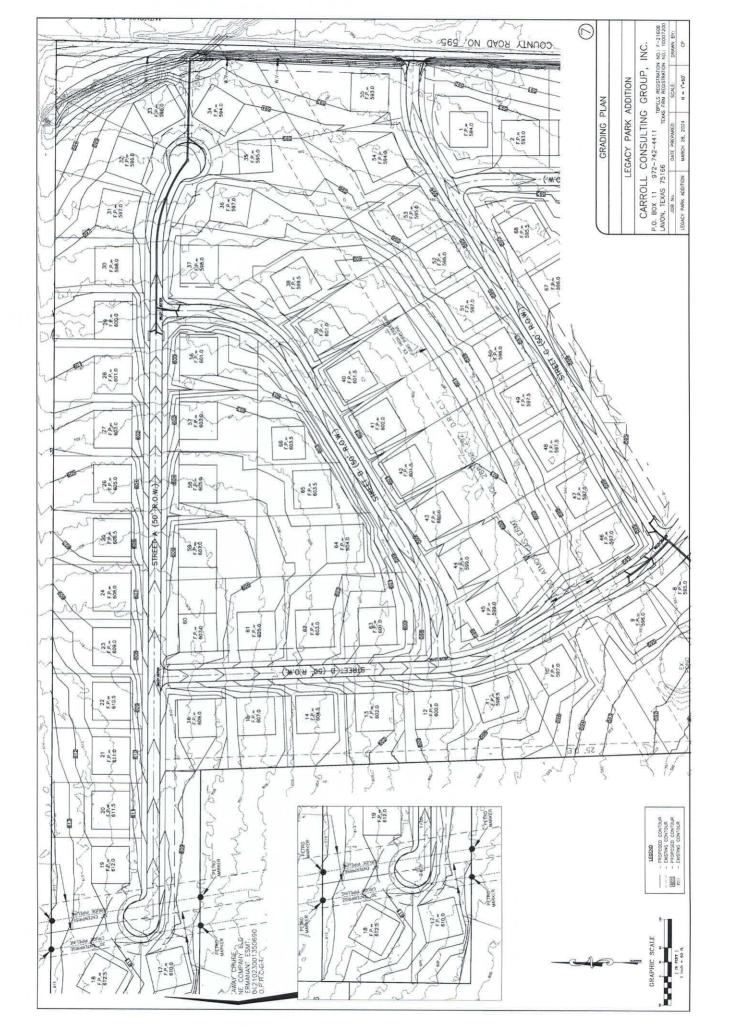
00+ 3+50 707 989 989 3+00 2+50 2+00 04-50

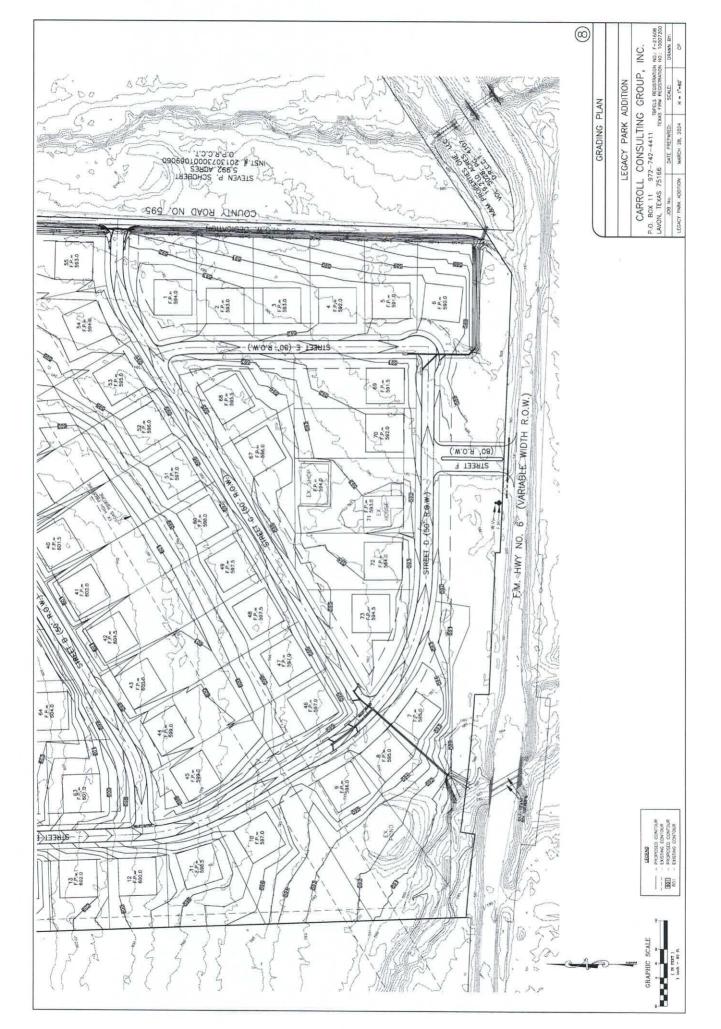
NOTE: TOP OF CURB GRADE IS 0.23" HIGHER THAN CENTERLINE GRADE

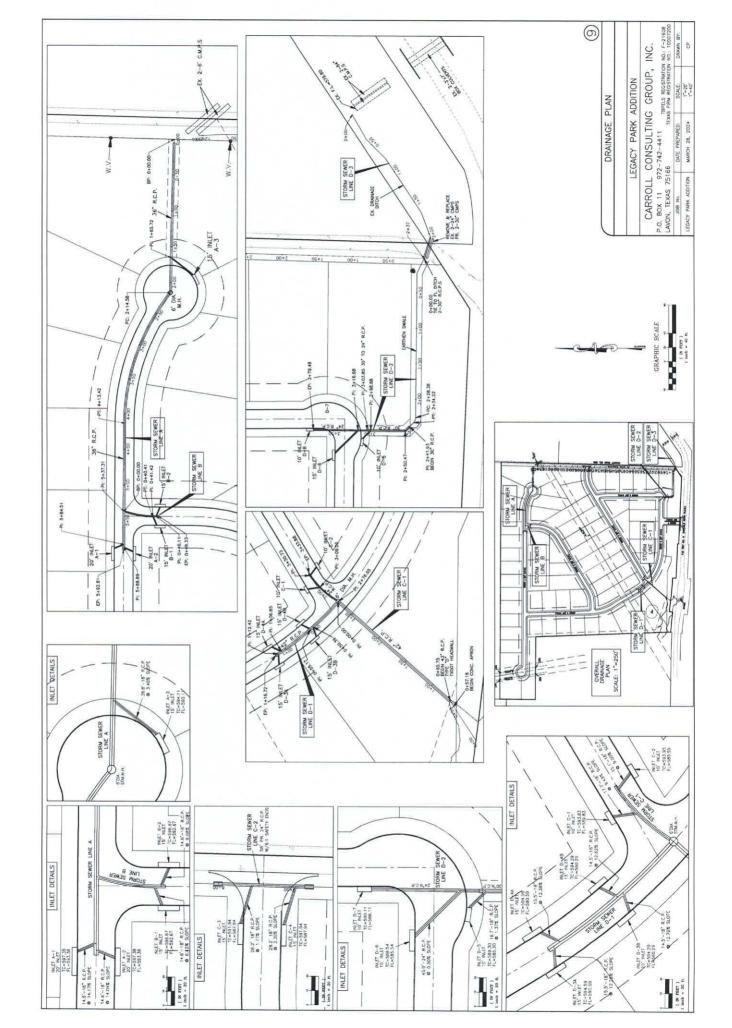
5+83 8+30 9+00

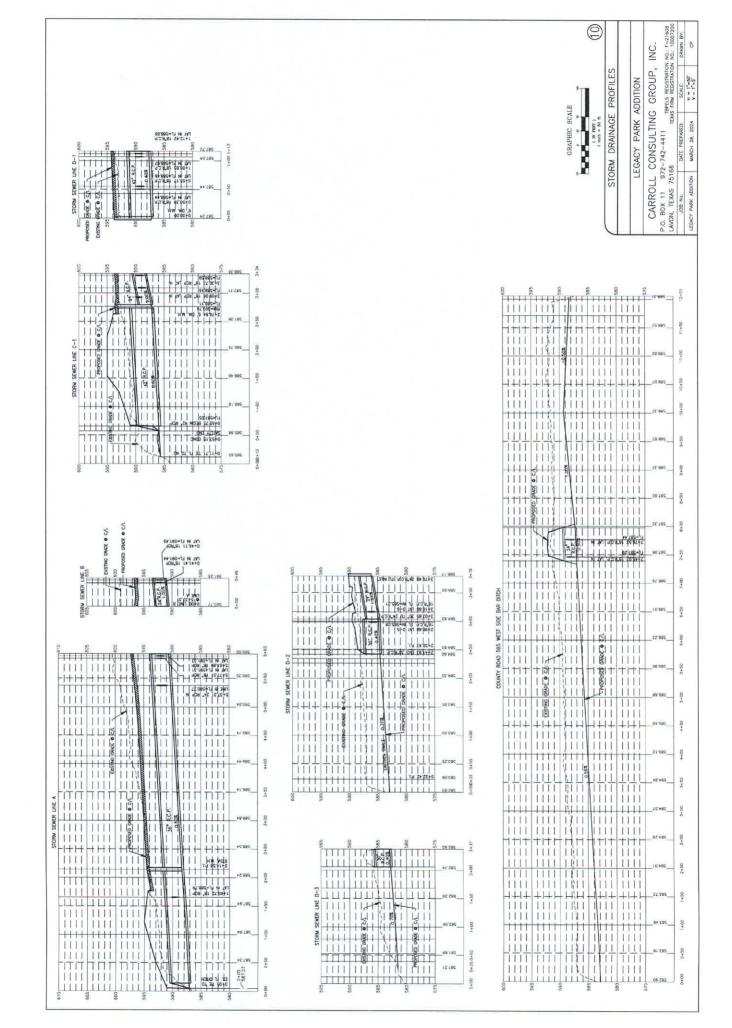


LEGEND
---- EXISTING CONTOUR
601 - EXISTING CONTOUR









LOCATION: LEGACY PARK, ADDITION (FORMALLY NEVADA CORNERS) CITY: NEVADA, COLLIN COLNTY, TEXAS

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DRAINAGE CALCULATIONS
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LEGACY PARK ADDITION

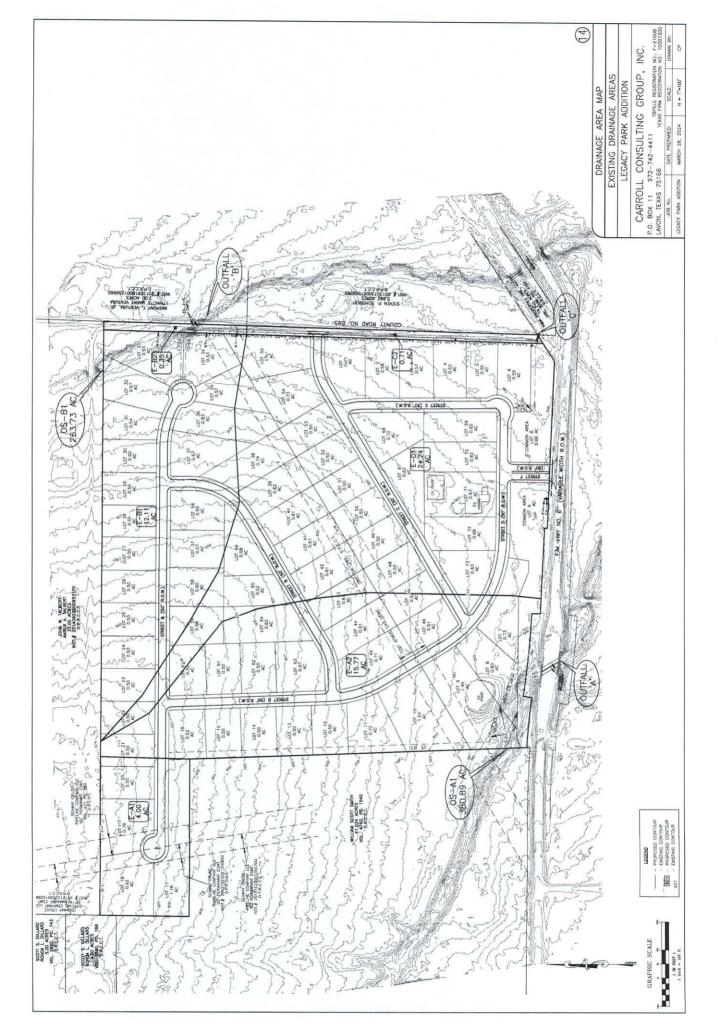


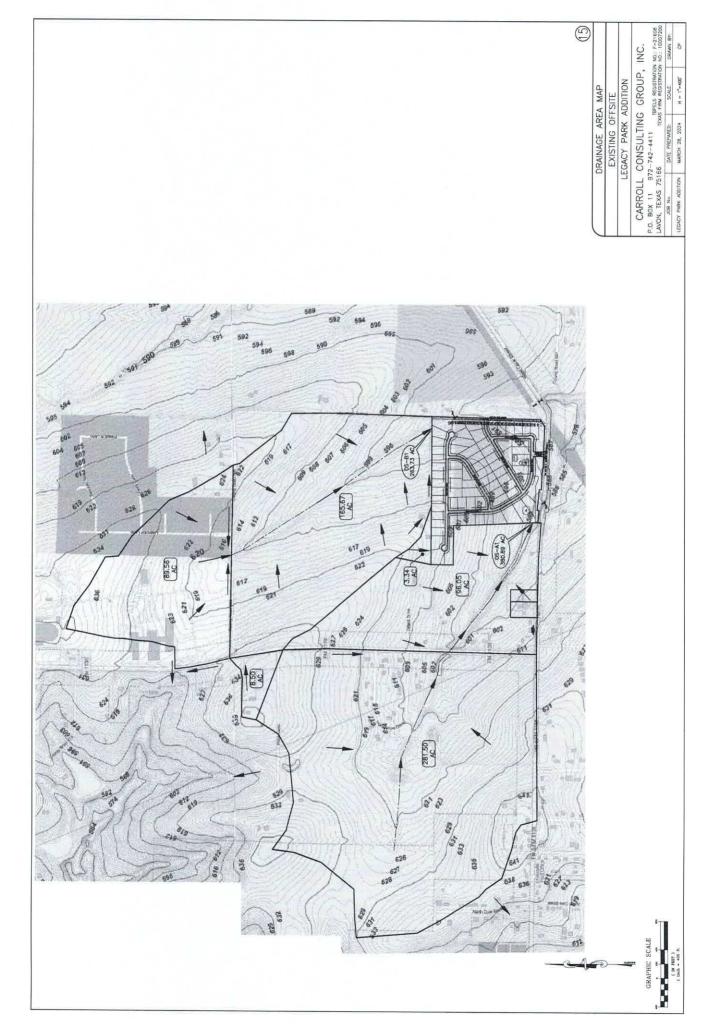
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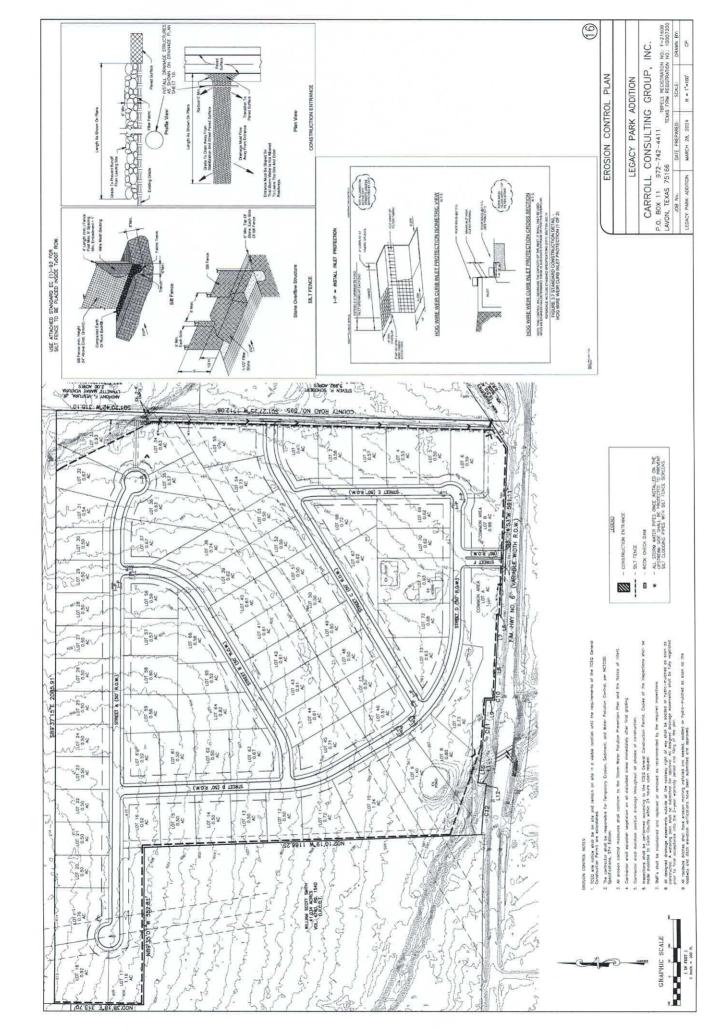


PROPOSED DRAINAGE AREA MAP
PROPOSED DRAINAGE AREA CALCULATIONS
LEGACY PARK ADDITION
CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 972—742—4411 TRPELS REGISTRATION NO. 1—21 1009
LAVON, TEAS 75166 TOUR PREPARED. SCALE

EARS /3:00		EXAS FIRM REGISTRATION NO.	NO. 10007200
No.	DATE PREPARED:	SCALE	DRAWN BY:
ARK ADDITION	N MARCH 28 2024	H = 1*100	8









City of Nevada 424 E. FM 6 Nevada, TX 75173

Receipt #: 748

User: deuce.waters@cityofnevadatx.org

Payment Date: 4/5/2024

Batch: 50526 - 4/1/24 - 4/30/24

24-00066-01 Carroll Consulting Group, Inc. Preliminary Plat - 24-00066-01

615 E. FM 6

Amount Due: \$4,865.00 Applied: \$4,865.00 Balance: \$0.00

Applied

Check #: 1004

Check: \$4,865.00

Applied: \$4,865.00

Change: \$0.00

## AGENDA ITEM #5

## ARTICLE XIII-A. A-1000-M APARTMENT DISTRICT REGULATIONS

## Sec. 1. Use regulations.

In the A-1000-M Apartment District, no land shall be used and no building shall be erected for or converted to any use other than:

- (a) Apartments in compliance with all provisions and area regulations of this district.
- (b) Duplex dwellings in compliance with all provisions and area regulations of the D-1400-M Duplex District.
- (c) Single-family detached dwellings and other uses in compliance with all provisions and area regulations of the R-1500-M Residential District.
- (d) Patio homes in compliance with all provisions and area regulations of the RP-1500-M Patio Home District.
- (e) Townhomes in compliance with all provisions and area regulations of the RA-1100-M Residential Attached (Townhome) District.

(Ord. No. 2816-A, § 17, 1-14-91; Ord. No. 3009-A, § 1B, 2-13-95; Ord. No. 3377-A, § 1, 1-14-02)

## Sec. 2. Building regulations.

- (a) Minimum floor area of dwelling unit. The minimum floor area per apartment living unit shall be 1,000 square feet.
- (b) Building separation. Buildings shall be separated from other buildings on the same lot by a minimum of 16 feet, unless one of the exposed walls is constructed as a fire wall in accordance with the Richardson Building Code.
- (c) Type of materials. REPEALED
  - (1) All buildings shall have a minimum of 75 percent of the exterior walls constructed of masonry construction; provided, however, that chimneys for newly constructed apartments or additions to existing apartment buildings shall be of 100 percent masonry construction. At the time of site plan review, the city plan commission may approve alternate materials, which are allowed by the Building Code, to provide a superior appearance.
  - (2) A maximum of 15 percent of the exterior walls may be of a nonmasonry material as defined in the comprehensive zoning ordinance.
  - (3) The remaining exterior walls may be constructed of masonry-type materials, such as exterior stucco, manmade or natural stone, exterior insulating finishing systems (E.I.F.S.) or other materials approved by the Building Code.
  - (4) For "chateau," "mansard" or any other design where the roof serves as an exterior wall, the above percentages shall apply.
- (d) Nonresidential structures. Structures other than dwelling units, including, but not limited to, churches, schools, day care facilities and hospitals, shall comply with the building regulations of the LR-M(1) district.

(Ord. No. 836-A, § 4, 3-26-73; Ord. No. 2816-A, § 17, 1-14-91; Ord. No. 3009-A, § 1B, 2-13-95; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3715, § 3, 7-14-08)

Editor's note(s)—Section 6 of Ord. No. 836-A provides as follows:

"Section 6. That Section 2 of Articles XII-A, XIII-A and XV of the Comprehensive Zoning Ordinance of the City be and the same are hereby amended by adding thereto the drawing marked Exhibit `A' which is attached hereto and made a part hereof for all purposes and which shall become a part of and attached to the above articles of the Comprehensive Zoning Ordinance."

Exhibit A is not set out herein, but is on file and available for inspection in the office of the city secretary.

## Sec. 3. Height regulations.

- (a) Principal building. No principal building shall exceed two stories in height. The first story shall not exceed 25 feet in height. The second story shall not exceed 15 feet in height. In addition, no building shall exceed one story when located within 150 feet of a residential or duplex zoning district, said measurement to include streets and alleys.
- (b) Accessory buildings. Accessory buildings shall be a maximum of one story in height. Accessory buildings of 150 square feet or less shall not exceed 12 feet in height. Accessory buildings of more than 150 square feet shall be limited to one story not to exceed 25 feet in height.

(Ord. No. 3377-A, § 1, 1-14-02)

## Sec. 4. Area regulations.

- (a) Lot area and dimensions.
  - (1) Lot area. The minimum lot area shall be one acre.
  - (2) Lot dimensions. The minimum lot dimensions shall be:
    - (a) Minimum width: 200 feet.
    - (b) Minimum depth: 200 feet.
  - (3) Density. In no instance shall the density in the A-1000-M district exceed 14 units per acre.
- (b) Lot coverage. The principal building(s) and any accessory buildings (exclusive of parking structures) shall not cover more than 30 percent of the total area of the lot, tract, parcel, estate, or other land upon which apartment building is located.
- (c) Front setback.
  - (1) There shall be a landscaped front setback having a minimum depth of 30 feet, subject, however, to the following exceptions.
    - a. Exceptions to front setback requirements. Along streets already having a uniform building line, new structures shall conform to that so existing. If there is a variance in the depth of those already existing in the same block and on the same side of the street as the lot to be built on, the building line of the new building shall conform to that of the building on its right when looking toward the street. If such new building is to be constructed on a corner lot, the front building line shall conform to that of the building nearest thereto on the same side of the street in the same block. In no event shall a building line setback of less than 30 feet or more than 50 feet from the front lot line be required.

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- (2) On corner lots, the required front setback shall be required on both streets.
- (3) Where lots have double frontage, running through from one street to another, the required front setback shall be provided on both streets.
- (4) No structures shall be located in the required front setback or in a required side setback abutting a street.
- (5) No parking shall be allowed in any front setback area. However, drives of ingress and egress from the public street to the parking area shall be allowed to cross the front setback from front to rear.

## (d) Side setback.

- (1) Where the ends of the building are adjacent to and parallel to the side lot lines, the setback shall be not less than ten feet or ten percent of the width of the lot, whichever is smaller, but in no case shall the side setback be less than eight feet.
- (2) Where the long sides of the apartment building, other than the ends, are adjacent to or parallel to the side lot lines, the side setback shall be not less than ten percent of the length of the building side adjacent to the side setback, but in no case shall the side setback be less than 12 feet.
- (3) Where the side of a building containing openings for access to the building faces the side lot line, side setbacks shall have a minimum width equal to ten percent of the length of the building but in no case shall this distance be less than 16 feet.
- (4) In the case of open court, closed court apartment buildings or the construction of parallel apartment buildings facing or backing to each other on a single lot or tract or a combination of lots, or where the ends of an apartment building are adjacent to and parallel to the side of another apartment building, or where corners of apartment buildings are the closest points between buildings, then a side lot shall be assumed to exist along the centerline of any such court, yard or open space across which the sides or corners of apartment buildings face or back upon each other.
- (e) Rear setback. There shall be a rear setback having a depth of not less than 25 feet.
- (f) Unusable land areas. No pond, creek or other unusable terrain shall be changed without the approval of such plans by the director of public works. All required setback areas shall be measured from the edge of the usable land available for development as determined by the city plan commission.
- (g) Overhang and fireplaces. The minimum setback requirements shall apply in all cases, except that fireplaces, eaves, bays, balconies and fireproof outside stairways may extend up to a maximum of 3½ feet into the required front, side or rear yards.
- (h) Reserved.
- (i) Accessory buildings and uses. Accessory buildings and uses shall be permitted only to the extent necessary and normal to the limited types of use permitted in this district. All accessory buildings which are not a part of the main buildings shall be separated from the main buildings by a minimum of ten feet.
- (i) Reserved.
- (k) Reserved.
- (I) Reserved.
- (m) Reserved.
- (n) Reserved.

(Ord. No. 635-A, § 2, 10-13-69; Ord. No. 636-A, §§ 1(1), 3, 10-20-69; Ord. No. 2816-A, § 17, 1-14-91; Ord. No. 2881-A, § 2, 5-11-92; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3530, § 3, 11-28-05; Ord. No. 3598, § 3, 3-26-07)

## Sec. 5. Special requirements.

- (a) Reserved.
- (b) Recreational areas.
  - Each apartment complex shall provide indoor or outdoor recreational or playground to meet the requirements of the residents in such complex, including facilities for children, adolescents and adults.
  - (2) Each apartment complex shall provide at least one indoor or outdoor play area for the first 250 apartment units or portion thereof. Said play area shall be a minimum of 900 square feet in area and shall be designed for use by children under ten years of age. Safe, weather-resistant play equipment suitable for children of this age shall be provided. All play equipment must meet the guidelines of the Consumer Product Safety Commission for play equipment and safety surface. Playground access and equipment must be in compliance with A.D.A. requirements.
    - One additional playground meeting the specifications described above shall be provided for each 250 additional units within the development or portion thereof.
  - (3) In addition, with each apartment complex, additional recreational amenities must be provided. These amenities, listed below, shall accrue points based on the values assigned. A minimum of 70 recreational amenity points must be accumulated for each 250 apartment units or portion thereof.
    - a. Additional playgrounds designed for children ten years or age or younger meeting the specifications listed above. (Ten points; maximum ten points per apartment complex.)
    - b. Clubhouse/gameroom/multi-purpose room a minimum of 400 square feet in area for each 250 units. (Ten points.)
    - c. Equipment, such as pool tables, ping-pong tables, foosball tables, etc., in the clubhouse/gameroom/multi-purpose room; electronic videogames or pinball games shall not be eligible for points. The appropriateness of the equipment shall be determined by the city's director of parks and recreation. (One point for each piece of approved equipment.)
    - d. Outdoor multi-use sport court, tennis court, racquetball court or similar facility. (Five points/court.)
    - e. Indoor multi-use sport court, tennis court, racquetball court or similar facility. (Ten points/court.)
    - f. Indoor fitness center at least 400 square feet in area for each 250 units. (Ten points.)
    - g. Swimming pool, including wading area. Pools shall be fenced and secured according to the requirements of the City of Richardson. (Ten points; 20 points maximum per 250 unit apartment complex.)
    - h. Reinforced concrete jogging trail, bike path or combination thereof, a minimum of eight feet in width. (Ten points.)
    - Usable open space, at least 1,000 square feet in area, to include at least three of the following: cluster of trees, water features, seating areas, picnic tables, barbecue grills, gazebos or other elements as approved by the city's director of parks and recreation. (Ten points; maximum 30 points per 250 unit apartment complex.)
    - j. Other recreational amenities as approved by the city's director of parks and recreation. (One through ten points, to be determined by the director of parks and recreation.)

- Creeks and drainageways, which would otherwise be required to remain in an open state, shall not be eligible for the accumulation of points toward the total requirement, nor shall improvements in any required front or side yard areas.
- (4) It shall be the responsibility of the director of parks and recreation of the city to review the proposed recreational amenities and provide a written assessment of their adequacy to the city plan commission prior to consideration of the site plan.
- (5) Open space shall be disposed in such a manner as to ensure the safety and welfare of residents.
- (c) Mechanical equipment. Mechanical equipment shall be constructed, located and screened so as not to interfere with the peace, comfort and repose of the occupant(s) of any adjoining building or residence.
- (d) Additional special requirements for apartments.
  - (1) All apartment developments shall have roof coverings applied in accordance with the Richardson Building Code and/or in accordance with manufacturer's recommendations. The following materials shall be permitted: slate, concrete or clay roofing tile, copper, steel or aluminum, laminated asphalt shingles of at least 300 pounds per square, or other material approved by the building official. Wood shingles are expressly prohibited.
  - (2) Each apartment complex shall be enclosed by a perimeter fence. Where the fence is adjacent to a street or within any front yard area or adjacent to any street, it shall be constructed of masonry, native stone, wrought iron or other material approved by the city engineer as being at least equivalent to the above and shall provide at least 50 percent through vision. Where the fence is within a side or rear yard area, it may be constructed of masonry material, native stone, wrought iron, chain link with a landscape hedge material which will reach at least the height of the fence at maturity. Said perimeter fence may include access control features at the entrances to the development. Access control shall be in conformance with city policies for such devices.
  - (3) Exterior front doors on all structures except garages shall be constructed of metal a minimum of 20 gauge in thickness with an insulated core or fiberglass with an insulated core. Glass inserts to allow light shall be permitted. Patio doors may be of a French or sliding glass type with metal or solid wood frames. Garage doors shall be constructed of metal a minimum of 24-gauge thickness. No hollow core or wooden doors shall be permitted.
  - (4) All balcony and stairway surfaces shall be constructed of noncombustible materials. The structural elements may be constructed of noncombustible materials or decay-resistant wood or as required by the Standard Building Code. All handrails and guardrails shall be constructed or noncombustible materials. Trim on balconies and stairways may be constructed on noncombustible or combustible materials.
  - (5) For purposes of this section, "apartment communities" shall be defined as multifamily developments with a maximum of 250 dwelling units that share common access and circulation, parking areas, recreational areas and other facilities. Any new multifamily developments or substantial redevelopment of existing multifamily developments shall be determined to be apartment communities and shall be designed in such a way so that a maximum of 250 dwelling units share common access and circulation, parking areas, recreational areas and other facilities. Physical separation between apartment communities shall be required by means of permanent perimeter fencing with no openings for vehicular or pedestrian traffic.

(Ord. No. 358-A, 8-3-64; Ord. No. 635-A, § 1, 10-13-69; Ord. No. 2816-A, § 17, 1-14-91; Ord. No. 3009-A, § 1B, 2-13-95; Ord. No. 3598, § 4, 3-26-07; Ord. No. 4330 , § 2, 2-10-20)

## Sec. 6. Reserved.

Editor's note(s)—Ord. No. 3598, § 4, adopted March 26, 2007, repealed § 6, which pertained to site plan approval and derived from Ord. No. 635-A, § 1, adopted Oct. 13, 1069; and Ord. No. 2816-A, § 17, adopted Jan. 14, 1971.

## Sec. 7. Reserved.

Editor's note(s)—Ord. No. 3598, § 4, adopted March 26, 2007, repealed § 7, which pertained to landscape plan approval and derived from Ord. No. 2816-A, adopted Jan. 14, 1991.

## ARTICLE XV. A-950-M APARTMENT DISTRICT REGULATIONS<sup>1</sup>

## Sec. 1. Use regulations.

In the A-950-M Apartment District, no land shall be used and no building shall be erected for or converted to any use other than:

- (a) Apartments in compliance with all provisions and area regulations of this district.
- (b) Duplex dwellings in compliance with all provisions and area regulations of the D-1400-M Duplex District.
- (c) Single-family detached dwellings and other uses in compliance with all provisions and area regulations of the R-1500-M Residential District.
- (d) Patio homes in compliance with all provisions and area regulations of the RP-1500-M Patio Home District.
- (e) Townhomes in compliance with all provisions and area regulations of the RA-1100-M Residential Attached (Townhome) District.

(Ord. No. 2816-A, § 18, 1-14-91; Ord. No. 3009-A, § 1B, 2-13-95; Ord. No. 3377-A, § 1, 1-14-02)

## Sec. 2. Building regulations.

- (a) Minimum floor area of dwelling unit. The minimum floor area per apartment living unit shall be 700 square feet.
- (b) Building separation. Buildings shall be separated from other buildings on the same lot by a minimum of 16 feet, unless one of the exposed walls is constructed as a fire wall in accordance with the Richardson building code.
- (c) Type of materials.REPEALED
  - (1) All buildings shall have a minimum of 75 percent of the exterior walls constructed of masonry construction; provided, however, that chimneys for newly constructed apartments or additions to existing apartment buildings shall be of 100 percent masonry construction. At the time of site plan

<sup>&</sup>lt;sup>1</sup>Editor's note(s)—See the editor's note to article XIII-A.

- review, the city plan commission may approve alternate materials, which are allowed by the Building Code, to provide a superior appearance.
- (2) A maximum of 15 percent of the exterior walls may be of a nonmasonry material as defined in the comprehensive zoning ordinance.
- (3) The remaining exterior walls may be constructed of masonry-type materials, such as exterior stucco, manmade or natural stone, exterior insulating finishing systems (E.I.F.S.) or other materials approved by the Building Code.
- (4) For "chateau," "mansard" or any other design where the roof serves as an exterior wall, the above percentages shall apply.
- (d) Nonresidential structures. Structures other than dwelling units, including, but not limited to, churches, schools, day care facilities and hospitals, shall comply with the building regulations of the LR-M(1) district.

(Ord. No. 836-A, § 5, 3-26-73; Ord. No. 2816-A, § 18, 1-14-90; Ord. No. 3009-A, § 1B, 2-13-95; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3715, § 4, 7-14-08)

Editor's note(s)—Section 6 of Ord. No. 836-A provides as follows:

"Section 6. That Section 2 of Articles XII-A, XIII-A and XV of the Comprehensive Zoning Ordinance of the City be and the same are hereby amended by adding thereto the drawing marked Exhibit 'A' which is attached hereto and made a part hereof for all purposes and which shall become a part of and attached to the above articles of the Comprehensive Zoning Ordinance."

Exhibit A is not included herein, but is on file and available for inspection in the office of the city secretary.

## Sec. 3. Height regulations.

- (a) Principal building. No principal building shall exceed two stories in height. The first story shall not exceed 25 feet in height. The second story shall not exceed 15 feet in height. In addition, no building shall exceed one story when located within 150 feet of a residential or duplex zoning district, said measurement to include streets and alleys.
- (b) Accessory buildings. Accessory buildings shall be a maximum of one story in height. Accessory buildings of 150 square feet or less shall not exceed 12 feet in height. Accessory buildings of more than 150 square feet shall be limited to one story not to exceed 25 feet in height.

(Ord. No. 3377-A, § 1, 1-14-02)

## Sec. 4. Area regulations.

- (a) Lot area and dimensions.
  - (1) Lot area. The minimum lot area shall be 16,000 square feet.
  - (2) Lot dimensions. The minimum lot dimensions shall be:
    - (a) Minimum width: 75 feet;
    - (b) Minimum depth: 120 feet.
  - (3) Density. In no instance shall the density in the A-950-M district exceed 18 units per acre.

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(b) Lot coverage. The principal building(s) and any accessory buildings (exclusive of parking structures) shall not cover more than 30 percent of the total area of the lot, tract, parcel, estate, or other land upon which apartment building is located.

## (c) Front setback.

- (1) There shall be a landscaped front setback having a minimum depth of 30 feet, subject, however, to the following exceptions:
  - a. Exception to front setback requirements. Along streets already having a uniform building line, new structures shall conform to that so existing. If there is a variance in the depth of those already existing in the same block and on the same side of the street as the lot to be built on, the building line of the new building shall conform to that of the building on its right when looking toward the street. If such new building is to be constructed on a corner lot, the front building line shall conform to that of the building nearest thereto on the same side of the street in the same block. In no event shall a building line set back less than 30 feet or more than 50 feet from the front lot line be required.
- (2) On corner lots, the required front setback shall be required on both streets.
- (3) Where lots have double frontage, running through from one street to another, the required front setback shall be provided on both streets.
- (4) No structures shall be located in the required front setback or in a required side setback abutting a street.
- (5) No parking shall be allowed in any front setback area. However, drives of ingress and egress from the public street to the parking area shall be allowed to cross the front setback from front to rear.

## (d) Side setback.

- (1) Where the ends of the building are adjacent to and parallel to the side setback shall be not less than ten feet or ten percent of the width of the lot, whichever is smaller, but in no case shall the side setback be less than eight feet.
- (2) Where the long sides of the apartment building, other than the ends, are adjacent to or parallel to the side lot lines, the side setback shall be not less than ten percent of the length of the building side adjacent to the side setback, but in no case shall the side setback be less than 12 feet.
- (3) Where the side of a building containing openings for access to the building faces the side lot line, side setbacks shall have a minimum width equal to ten percent of the length of the building, but in no case shall this distance be less than 16 feet.
- (4) In the case of open court, closed court apartment buildings or the construction of parallel apartment buildings facing or backing to each other on a single lot or tract or a combination of lots, or where the ends of an apartment building are adjacent to and parallel to the side of another apartment building, or where corners of apartment buildings are the closest points between buildings, then a side lot shall be assumed to exist along the centerline of any such court, yard or open space across which the sides or corners of apartment buildings face or back upon each other.
- (e) Rear yard setback. There shall be a rear setback having a depth of not less than 25 feet.
- (f) Unusable land areas. No pond, creek or other unusable terrain shall be changed without the approval of such plans by the director of public works. All required setback areas shall be measured from the edge of the usable land available for development as determined by the city plan commission.

- (g) Overhang and fireplaces. The minimum setback requirements shall apply in all cases, except that fireplaces, eaves, bays, balconies and fireproof outside stairways may extend to a maximum of 3½ feet into the required front, side or rear yards.
- (h) Reserved.
- (i) Accessory buildings and uses. Accessory buildings and uses shall be permitted only to the extent necessary and normal to the limited types of use permitted in this district.

All accessory buildings which are not a part of the main building shall be separated from the main buildings by a minimum of ten feet.

(Ord. No. 635-A, § 2, 10-13-69; Ord. No. 636-A, §§ 1(2), 3, 10-20-69; Ord. No. 2816-A, § 18, 1-14-91; Ord. No. 2881-A, § 3, 5-11-92; Ord. No. 3377-A, § 1, 1-14-02; Ord. No. 3598, § 3, 3-26-07)

## Sec. 5. Special requirements.

- (a) Reserved.
- (b) Recreational areas.
  - (1) Each apartment complex shall provide indoor or outdoor recreational or playground to meet the requirements of the residents in such complex, including facilities for children, adolescents and adults.
  - (2) Each apartment complex shall provide at least one indoor or outdoor play area for the first 250 apartment units or portion thereof. Said play area shall be a minimum of 900 square feet in area and shall be designed for use by children under ten years of age. Safe, weather-resistant play equipment suitable for children of this age shall be provided. All play equipment must meet the guidelines of the Consumer Product Safety Commission for play equipment and safety surface. Playground access and equipment must be in compliance with A.D.A. requirements.
    - One additional playground meeting the specifications described above shall be provided for each 250 additional units within the development or portion thereof.
  - (3) In addition, with each apartment complex, additional recreational amenities must be provided. These amenities, listed below, shall accrue points based on the values assigned. A minimum of 70 recreational amenity points must be accumulated for each 250 apartment units or portion thereof.
    - Additional playgrounds designed for children ten years or age or younger meeting the specifications listed above. (Ten points; maximum ten points per apartment complex.)
    - Clubhouse/gameroom/multi-purpose room a minimum of 400 square feet in area for each 250 units. (Ten points.)
    - c. Equipment, such as pool tables, ping-pong tables, foosball tables, etc., in the clubhouse/gameroom/multi-purpose room; electronic videogames or pinball games shall not be eligible for points. The appropriateness of the equipment shall be determined by the city's director of parks and recreation. (One point for each piece of approved equipment.)
    - Outdoor multi-use sport court, tennis court, racquetball court or similar facility. (Five points/court.)
    - e. Indoor multi-use sport court, tennis court, racquetball court or similar facility. (Ten points/court.)
    - f. Indoor fitness center at least 400 square feet in area for each 250 units. (Ten points.)

- g. Swimming pool, including wading area. Pools shall be fenced and secured according to the requirements of the City of Richardson. (Ten points; 20 points maximum per 250 unit apartment complex.)
- h. Reinforced concrete jogging trail, bike path or combination thereof, a minimum of eight feet in width. (Ten points.)
- Usable open space, at least 1,000 square feet in area, to include at least three of the following: cluster of trees, water features, seating areas, picnic tables, barbecue grills, gazebos or other elements as approved by the city's director of parks and recreation. (Ten points; maximum 30 points per 250 unit apartment complex.)
- Other recreational amenities as approved by the city's director of parks and recreation. (One through ten points, to be determined by the director of parks and recreation.)

Creeks and drainageways, which would otherwise be required to remain in an open state, shall not be eligible for the accumulation of points toward the total requirement, nor shall improvements in any required front or side yard areas.

- (4) It shall be the responsibility of the director of parks and recreation of the city to review the proposed recreational amenities and provide a written assessment of their adequacy to the city plan commission prior to consideration of the site plan.
- (5) Open space shall be disposed in such a manner as to ensure the safety and welfare of residents.
- (c) Mechanical equipment. Mechanical equipment shall be constructed, located and screened so as not to interfere with the peace, comfort and repose of the occupant(s) of any adjoining building or residence.
- (d) Additional special requirements for apartments.
  - (1) All apartment developments shall have roof coverings applied in accordance with the Richardson Building Code and/or in accordance with manufacturer's recommendations. The following materials shall be permitted: slate, concrete or clay roofing tile, copper, steel or aluminum, laminated asphalt shingles of at least 300 pounds per square, or other material approved by the building official. Wood shingles are expressly prohibited.
  - (2) Each apartment complex shall be enclosed by a perimeter fence. Where the fence is adjacent to a street or within any front yard area or adjacent to any street, it shall be constructed of masonry, native stone, wrought iron or other material approved by the city engineer as being at least equivalent to the above and shall provide at least 50 percent through vision. Where the fence is within a side or rear yard area, it may be constructed of masonry material, native stone, wrought iron, chain link with a landscape hedge material which will reach at least the height of the fence at maturity. Said perimeter fence may include access control features at the entrances to the development. Access control shall be in conformance with city policies for such devices.
  - (3) Exterior front doors on all structures except garages shall be constructed of metal a minimum of 20 gauge in thickness with an insulated core or fiberglass with an insulated core. Glass inserts to allow light shall be permitted. Patio doors may be of a French or sliding glass type with metal or solid wood frames. Garage doors shall be constructed of metal a minimum of 24-gauge thickness. No hollow core or wooden doors shall be permitted.
  - (4) All balcony and stairway surfaces shall be constructed of noncombustible materials. The structural elements may be constructed of noncombustible materials or decay-resistant wood or as required by the Standard Building Code. All handrails and guardrails shall be constructed or noncombustible materials. Trim on balconies and stairways may be constructed on noncombustible or combustible materials.

(5) For purposes of this section, "apartment communities" shall be defined as multifamily developments with a maximum of 250 dwelling units that share common access and circulation, parking areas, recreational areas and other facilities. Any new multifamily developments or substantial redevelopment of existing multifamily developments shall be determined to be apartment communities and shall be designed in such a way so that a maximum of 250 dwelling units share common access and circulation, parking areas, recreational areas and other facilities. Physical separation between apartment communities shall be required by means of permanent perimeter fencing with no openings for vehicular or pedestrian traffic.

(Ord. No. 358-A, 8-3-64; Ord. No. 635-A, § 1, 10-13-69; Ord. No. 2816-A, § 18, 1-14-91; Ord. No. 3009-A, § 1B, 2-13-95; Ord. No. 3598, §§ 4, 5, 3-26-07; Ord. No. 4330, § 3, 2-10-20)

## Sec. 6. Reserved.

Editor's note(s)—Ord. No. 3598, § 4, adopted March 26, 2007, repealed § 6, which pertained to site plan approved and derived from Ord. No. 635-A, § 1, adopted Oct. 13, 1969; and Ord. No. 2816-A, § 1, adopted Jan. 14, 1991.

## Sec. 7. Reserved.

Editor's note(s)—Ord. No. 3598, § 4, adopted March 26, 2007, repealed § 7, which pertained to landscape plan approval and derived from Ord. No. 2816-A, § 18, adopted Jan. 14, 1991.

## ARTICLE XVI. A-850-F APARTMENT DISTRICT REGULATIONS

## Sec. 1. Use regulations.

The use regulations, building regulations, height regulations, area regulations and other requirements of the A-850-F Apartment District classification shall be the same as those contained in article XV, A-950-M Apartment District regulations, of the comprehensive zoning ordinance.

(Ord. No. 358-A, 8-3-64; Ord. No. 3377-A, § 1, 1-14-02)