

**RICHARDSON CITY COUNCIL
MONDAY, JULY 14, 2014
WORK SESSION AT 6:00 PM; COUNCIL MEETING AT 7:30 PM
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

The Richardson City Council will conduct a Work Session at 6:00 p.m. on Monday, July 14, 2014 in the Richardson Room of the Civic Center, 411, W. Arapaho Road, Richardson, Texas. The Work Session will be followed by a Council Meeting at 7:30 p.m. in the Council Chambers. Council will reconvene the Work Session following the Council Meeting if necessary.

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

WORK SESSION – 6:00 PM, RICHARDSON ROOM

• **CALL TO ORDER**

A. REVIEW AND DISCUSS ITEMS LISTED ON THE CITY COUNCIL MEETING AGENDA

The City Council will have an opportunity to preview items listed on the Council Meeting agenda for action and discuss with City Staff.

B. REVIEW AND DISCUSS STREET CROSS-SECTION DESIGNS FOR BELT LINE RD./MAIN ST.

C. REVIEW AND DISCUSS THE CITY’S ECONOMIC DEVELOPMENT INCENTIVE TOOLBOX

D. REVIEW AND DISCUSS THE CHARTER REVIEW PROCESS

E. REVIEW AND DISCUSS THE STATUS OF WATER RESTRICTIONS

F. REPORT ON ITEMS OF COMMUNITY INTEREST

The City Council will have an opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after posting the agenda.

COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS

1. INVOCATION – STEVE MITCHELL

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL

3. MINUTES OF THE JUNE 23, 2014 MEETING

4. VISITORS

The City Council invites citizens to address the Council on any topic not already scheduled for Public Hearing. Citizens wishing to speak should complete a “City Council Appearance Card” and present it to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However, your concerns will be addressed by City Staff, may be placed on a future agenda, or by some other course of response.

5. PRESENT PROCLAMATION TO JOSHUA CHARI.

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING, ZONING FILE 14-16, A REQUEST BY KAYMAN WONG, REPRESENTING EVERGREEN DEVCO, INC., FOR A CHANGE IN ZONING FROM O-M OFFICE WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A CHILDCARE CENTER ON A PORTION OF A 2.91-ACRE LOT LOCATED AT THE SOUTHWEST CORNER OF JONSSON BOULEVARD AND TATUM STREET. THE PROPERTY IS CURRENTLY ZONED O-M OFFICE.

7. PUBLIC HEARING, ZONING FILE 14-18, A REQUEST BY NICK PATEL, REPRESENTING RICHARDSON LODGING II, TO REVOKE ORDINANCE NO. 4008, A SPECIAL PERMIT FOR A LIMITED SERVICE SUITE HOTEL, AND APPROVAL OF A NEW SPECIAL PERMIT FOR A LIMITED SERVICE SUITE HOTEL AT 2250 N. GLENNVILLE DRIVE, THE NORTHEAST CORNER OF GREENVILLE AVENUE AND GLENNVILLE DRIVE. THE PROPERTY IS CURRENTLY ZONED I-M(1) INDUSTRIAL.

8. CONSENT AGENDA:

All items listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be removed from the Consent Agenda and discussed separately.

A. ADOPTION OF THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 4057, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN EVENT/COMMUNITY CENTER WITH SPECIAL CONDITIONS ON A 3.42-ACRE TRACT ZONED I-M(1) INDUSTRIAL, LOCATED AT 999 E. ARAPAHO ROAD, RICHARDSON, TEXAS.
2. ORDINANCE NO. 4058, AUTHORIZING THE CITY MANAGER OF THE CITY OF RICHARDSON TO EXECUTE THE NECESSARY AGREEMENTS AND INSTRUMENTS FOR THE CONVEYANCE TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT OF A DRAINAGE EASEMENT OVER A 0.287 ACRE TRACT OF LAND OUT OF THE THOMAS VANCE SURVEY, ABSTRACT NO. 940, CITY OF RICHARDSON, COLLIN COUNTY, TEXAS.

B. CONSIDER RESOLUTION NO. 14-15, APPROVING THE TERMS AND CONDITIONS OF THE 2014 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM FUNDS SHARING AND FISCAL AGENCY AGREEMENT; AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT.

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #57-14 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO PROFESSIONAL TURF PRODUCTS, L.P., FOR THE CO-OP PURCHASE OF A GREENS MOWER AND A SAND TRAP RAKE FOR THE SHERRILL PARK GOLF COURSE THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #447-14 FOR A TOTAL EXPENDITURE OF \$57,635.34.
2. BID #58-14 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO INTERSPEC, LLC, FOR THE CO-OP PURCHASE OF MOTOROLA AND ARAD IRRIGATION CONTROLLERS FOR THE PARKS DEPARTMENT PURSUANT TO UNIT PRICES THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #447-14 IN AN ESTIMATED AMOUNT OF \$80,000.

3. BID #59-14 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SYNETRA, INC., FOR THE CO-OP PURCHASE OF CISCO UCS BLADE TECHNOLOGY EQUIPMENT FOR THE SCADA UPGRADE THROUGH THE DEPARTMENT OF INFORMATION RESOURCES CONTRACT #DIR-TSO-2542 IN THE AMOUNT OF \$102,973.12.
 9. RECEIVE THE JULY 9, 2014 SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL APPROVAL OF SCB CASE 14-07, SHELL, SCB CASE 14-08, UT SOUTHWESTERN CLINICAL CENTER, AND SCB CASE 14-09, APPLEBEE'S.
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- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, JULY 11, 2014, BY 5:00 P.M.

AIMEE NEMER, CITY SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING SUSAN MATTISON, ADA COORDINATOR, VIA PHONE AT 972 744-0809, VIA EMAIL AT ADACoordinator@cor.gov, OR BY APPOINTMENT AT 1621 E. LOOKOUT DRIVE, RICHARDSON, TX 75082.



**City of Richardson
City Council Work Session
Agenda Item Summary**



Work Session Meeting Date: Monday, July 14, 2014

Agenda Item: Review and discuss street cross section designs for Belt Line Rd./Main St.

Staff Resource: Tina Firgens, Planning Projects Manager

Summary: At its meeting on March 17, 2014, City Council directed staff and the city's consultant team that Belt Line Rd./Main St. should be four lanes from Interurban St. to Greenville Ave. based upon the transportation analysis information that was presented related to the Main Street/Central Expressway Enhancement/Redevelopment project. Given the direction received at that time, the city's consultant team has further developed street cross section designs that are consistent with the vision study recommendations that allow for a pedestrian oriented environment while still accommodating traffic flow along Belt Line Rd./Main St. The discussion and feedback received from the City Council will assist staff and the consultant team as we draft new comprehensive development regulations for the Main Street, Central Place, Chinatown and Interurban sub-districts.

Board/Commission Action: None

Action Proposed: Review and Discuss



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, July 14, 2014

Agenda Item: Review and Discuss The City's Economic Development Incentive Toolbox

Staff Resource: David Morgan, Deputy City Manager

Summary: City staff will provide a presentation outlining the different types of economic development incentive strategies that are used by the City and discuss an outlook for additional funding.

Board/Commission Action: N/A

Action Proposed:





City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, July 14, 2014

Agenda Item: Review and Discuss the Charter Review Process

Staff Resource: Shanna Sims-Bradish, Assistant City Manager
Aimee Nemer, City Secretary

Summary: As a follow-up to the June 2nd City Council meeting presentation regarding a review of the City Charter, City staff has prepared a web page for a Charter Review Commission for City Council consideration and feedback.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, July 14, 2014

Agenda Item: Review and Discuss the Status of Water Restrictions

Staff Resource: Don Magner, Assistant City Manager

Summary: A status report on the current drought will be provided. Consideration of the current water restrictions schedule will also be discussed in light of the latest conditions assessment.

Board/Commission Action: N/A

Action Proposed: N/A

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
JUNE 23, 2014

WORK SESSION – 6:00 P.M.:

- **Call to Order**

Mayor Maczka called the meeting to order at 6:02 p.m. with the following Council members present:

Laura Maczka	Mayor
Bob Townsend	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Paul Voelker	Councilmember
Steve Mitchell	Councilmember

Absent:

Kendal Hartley	Councilmember
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The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Michael Spicer	Director of Development Services
Dave Carter	Assistant Director of Development Services
Kent Pfeil	Director of Finance
Ronny Glanton	Head Professional, Sherrill Park Golf Course

A. REVIEW AND DISCUSS ITEMS LISTED ON THE CITY COUNCIL MEETING AGENDA

Michael Spicer, Director of Development Services, reviewed Zoning File # 14-14.

B. REVIEW AND DISCUSS PROPOSED CITY LAND ACQUISITION

David Morgan, Deputy City Manager, reviewed the Parks, Recreation, and Open Space Master Plan, future park development needs, and the potential for the Bentley property to meet those future needs. He also reviewed the characteristics of the property and the purchase proposal.

C. REVIEW AND DISCUSS THE BUDGET AND CAPITAL IMPROVEMENTS FOR SHERRILL PARK GOLF COURSE

David Morgan, Deputy City Manager; and Ronny Glanton, Head Golf Professional; reviewed the background of operational changes, course conditions, area golf market review and outlook, and future capital improvement and budget planning considerations.

D. REVIEW AND DISCUSS THE TXDOT US 75 EXPRESS/HOV LANE PROJECT

Cliff Miller, Assistant City Manager; and Dave Carter, Assistant Development Services Director; reviewed the background and history of the Texas Department of Transportation’s long range US 75 Study, TXDOT’s interim Express Lane Project along US 75, and a preview of TXDOT’s public meeting slides and proposed schematics affecting Richardson. Mr. Carter informed Council that the TXDOT public meeting will be held at the Grand Hall, Richardson Civic Center at 5 p.m. on July 1.

E. REPORT ON ITEMS OF COMMUNITY INTEREST

There were no items of Community Interest reported.

COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS

1. **INVOCATION – PAUL VOELKER**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – PAUL VOELKER**
3. **MINUTES OF THE JUNE 2, 2014, JUNE 9, 2014, AND JUNE 16, 2014 MEETINGS**

Council Action

Councilmember Mitchell moved to approve the Minutes as presented. Councilmember Voelker seconded the motion. A vote was taken and passed, 6-0 with Councilmember Hartley absent.

4. VISITORS

Ms. De’Shun Allen addressed Council with concerns about the property management and criminal activity at the Francis Way Apartments.

Ms. Laura Davis addressed Council about neighborhood integrity, code compliance, and animal control issues in her neighborhood on Greenhaven Drive.

PUBLIC HEARING ITEMS:

5. **PUBLIC HEARING, ZONING FILE 14-14: A REQUEST BY MOHAMED SADIUL MOIN FOR APPROVAL OF A SPECIAL PERMIT FOR AN EVENT/COMMUNITY CENTER TO BE LOCATED AT 999 E. ARAPAHO ROAD. THE PROPERTY IS CURRENTLY ZONED I-M(1) INDUSTRIAL.**

Public Hearing

Mohammed Moin, the applicant, addressed Council regarding his request and answered questions from Council.

With no comments submitted for the Public Hearing, Councilmember Solomon moved to close, seconded by Mayor Pro Tem Townsend and approved unanimously.

Council Action

Councilmember Solomon moved to approve the request as presented and approved by the City Plan Commission with the stipulation of a review by Council in 5 years. Councilmember Voelker inquired to the applicant if his lease was renewable in 5 years. Mr. Moin stated that it

was. There was Council discussion with the applicant about the cost to review in 5 years. Councilmember Solomon amended his motion to strike the stipulation to review by Council in 5 years. Mayor Pro Tem Townsend seconded the motion. A vote was taken and passed, 6-0 with Councilmember Hartley absent.

6. CONSENT AGENDA:

A. CONSIDER THE FOLLOWING RESOLUTIONS:

- 1. RESOLUTION NO. 14-12, REAPPOINTING GARY A. SLAGEL TO THE AGGREGATED POSITION OF REPRESENTATIVE TO THE DALLAS AREA RAPID TRANSIT AUTHORITY (“DART”) BOARD OF DIRECTORS, WHICH FRACTIONAL ALLOCATION MEMBERSHIP IS SHARED WITH THE CITY OF UNIVERSITY PARK AND THE TOWNS OF ADDISON AND HIGHLAND PARK.**
- 2. RESOLUTION NO. 14-13, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.**
- 3. RESOLUTION NO. 14-14, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF A 26.333± ACRE TRACT OF LAND OUT OF THE JACOB C. SKILES SURVEY, ABSTRACT NO. 1371, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, COMMONLY KNOWN AS 301 N. PLANO ROAD; AUTHORIZING TAKING SUCH OTHER ACTIONS NECESSARY TO CLOSE ON THE PURCHASE OF SAID PROPERTY INCLUDING, BUT NOT LIMITED TO, NEGOTIATION AND EXECUTION OF OTHER AGREEMENTS AND DOCUMENTS RELATED TO SAID PURCHASE.**

B. AUTHORIZE THE ADVERTISEMENT OF DESIGN BUILD INITIATION REQUEST #DB1001-14 – DESIGN/BUILD OF WATER & WASTEWATER SCADA SYSTEM. DESIGN/BUILD PROPOSALS TO BE RECEIVED BY THURSDAY, AUGUST 28, 2014 AT 2:00 P.M.

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #49-14 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT WITH A&M MAINTENANCE SERVICES, INC., FOR THE INSTALLATION OF PAVEMENT MARKING MATERIALS PURSUANT TO UNIT PRICES AND PERCENTAGE OF DISCOUNT FROM LIST PRICES.**
- 2. BID #55-14 – WE RECOMMEND THE AWARD TO WORKFLOW STUDIOS FOR IBM NOTES LICENSE AND MAINTENANCE RENEWAL PER THE GSA CONTRACT #GS-35F-4984H IN THE AMOUNT OF \$54,864.75.**

D. CONSIDER REJECTION OF BID #36-14 – WE RECOMMEND REJECTING ALL BIDS FOR THE ANIMAL SHELTER CREMATOR.

Council Action

Councilmember Voelker moved to approve the Consent Agenda as presented. Councilmember Dunn seconded the motion. A vote was taken and passed, 6-0 with Councilmember Hartley absent.

**DEPART CIVIC CENTER/CITY HALL TO THE RICHARDSON FIRE DEPARTMENT,
136 N. GREENVILLE AVE., RICHARDSON, TX**

RECESS

Mayor Maczka adjourned the Council Meeting at 8:03 and announced the reconvening of the Work Session at the Fire Department. She called for a recess at 8:05 p.m. and Council departed City Hall.

**WORK SESSION – IMMEDIATELY FOLLOWING, RICHARDSON FIRE
DEPARTMENT**

RECONVENE WORK SESSION

Mayor Maczka reconvened the Work Session at the Fire Department at 8:24 p.m.

**F. REVIEW AND DISCUSS ANALYSIS REGARDING EMERGENCY MEDICAL
SERVICES AND ANTICIPATED FUTURE NEEDS AND TOUR OF FIRE STATION
#1**

Chief Palomba reviewed the locations and response times for each of the four ambulances as well as incident locations and peak times. He also reviewed a proposed implementation plan and costs to add a fifth ambulance.

Following the review, Chief Palomba led Council on a tour of Fire Station #1.

RECESS

Mayor Maczka recessed the Work Session at 9:19 and Council departed the Fire Station to return to City Hall.

RETURN TO CIVIC CENTER/CITY HALL

ADJOURNMENT

With no further business, the meeting was adjourned at 9:28 p.m.

MAYOR

ATTEST:

CITY SECRETARY

WHEREAS: With thoughts turned to the value of education, Leonardo da Vinci stated “*Learning is the only thing the mind never exhausts, never fears, and never regrets*”. Abandoning all fears and setting his mind to what could be, Joshua Chari’s exceptional scholastic aptitude was first recognized while attending Apollo Junior High when he was awarded the “Excellence in Civil Engineering Infrastructure Award” from the American Society of Civil Engineers; and

WHEREAS: Along with mastering the curricula of his Berkner High School classes, this budding 16-year-old genius earned two college degrees: an Associates degree in Science and an Associates degree in Science with an Emphasis in Software Engineering, distinguishing himself as an outstanding innovator and insuring a better future for his generation; and

WHEREAS: The City of Richardson enthusiastically supports STEM (Science Technology Engineering Mathematics) education among our youthful citizens; and applauds the extraordinary accomplishments of Joshua Chari, eagerly encouraging him to reach high, dream big, and effect positive change for our community and perhaps the nation.

NOW, THEREFORE, I, Laura Maczka, Mayor of the City of Richardson, Texas, do hereby recognize:

JOSHUA CHARI

for his impressive academic success and look ahead with great anticipation to see great things from this hometown scholar.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City to be affixed on this 14th day of July 2014.



MEMO

DATE: July 10, 2014
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 14-16 – Primrose School – Planned Development

REQUEST

Kayman Wong, representing Evergreen Devco, Inc., is requesting to rezone approximately 2.91 acres from O-M Office with special conditions to PD Planned Development to accommodate the development of a childcare center on the northern portion of the lot.

BACKGROUND

The subject lot is located in the area known as the Lennox Center area. In 1996, the subject site was zoned O-M Office (Tract B) with special conditions (Ordinance No. 3079-A). The current zoning for the subject site (Tract B-2) allows for the development of four-story office buildings subject to increased setbacks and landscape requirements, reduced floor area ratios (F.A.R.), and limited access to Campbell Road as well as a concept plan.

A childcare center use requires approval of a Special Permit in all zoning districts. The applicant is requesting a Planned Development District (PD) to modify special conditions that were approved as part of Ordinance Number 3079-A as well as a request for additional exceptions and standards. The proposed 1-story childcare center is approximately 12,179 square feet in size. As proposed, the childcare center and future development on the southern portion of the lot would be the same or more restrictive than the requirements of the O-M Office Zoning District, which is the base district for the proposed PD. The proposed childcare center is expected to serve up to 204 children and employ up to twenty-eight (28) staff members. Multiple playgrounds will be provided and separated by age group.

The applicant is maintaining some current development standards contained in Ordinance 3079-A including a reduced floor area ratio and increased minimum landscape requirement. The applicant proposes additional standards allowing playground equipment in the side and rear setbacks, the storage of a small school bus in the parking lot, and a waiver to the requirement for a sidewalk along Tatum Street. Some Commissioners stated concern regarding the lack of pedestrian access along Tatum Street as well as the timing of the sidewalk construction along Jonsson Boulevard. The Commission agreed the entirety of the sidewalk along Jonsson Boulevard should be built at the same time, rather than just constructing the portion along the childcare center lot and waiting for the southern property to develop before constructing the remainder of the sidewalk.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by unanimous vote (7-0), recommends approval of the request as presented with a condition requiring the entirety of the sidewalk along Jonsson Boulevard to be constructed with the first phase of development.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
City Plan Commission Minutes 6-17-2014
Staff Report
Zoning Map
Aerial Map
Oblique Aerial Looking North
Zoning Exhibit (Exhibit "B")

Proposed Building Elevations (Exhibits "C-1" & "C-2")
Color Elevations & Material Board (Exhibit "D")
Perspective Rendering (Exhibit "E")
Site Photos
Applicant's Statement
Notice of Public Hearing
Notification List
Ordinance 3079-A & Ordinance 3153-A

ZF 14-16 Special Conditions

1. The subject site shall be zoned PD Planned Development for the O-M Office District. Additionally a “childcare center” shall be allowed and development of the property for a “childcare center” shall be limited to and in substantial conformance with the concept plan attached hereto as Exhibit “B”.
2. The development and use of the property for a “childcare center” shall be developed in substantial conformance with the building elevations attached as Exhibits “C-1” and “C-2”.
3. The maximum floor area ratio (F.A.R.) allowed for each lot shall not exceed 0.55:1.
4. Not less than 25% of each lot shall be landscaped.
5. A sidewalk shall not be required along Tatum Street.
6. The entirety of the sidewalk along Jonsson Boulevard shall be constructed with the first phase of development.
7. The development and use of the property for a “childcare center” shall be subject to the Comprehensive Zoning Ordinance and the following additional conditions and standards:
 - a. Playground equipment shall be allowed in the side and rear setbacks.
 - b. Storage of a school bus (maximum seating capacity of 14) shall be allowed to be stored on property in a designated parking space.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: June 25, 2014
Submitted by: City Secretary, City of Richardson

Please publish as listed below or in attachment and provide a publication affidavit to:

City Secretary's Office
P.O. Box 830309
Richardson, TX 75083-0309

FOR PUBLICATION ON: 06/27/14

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, July 14, 2014, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 14-16

A request by Kayman Wong, representing Evergreen Devco, Inc., for a change in zoning from O-M Office with special conditions to PD Planned Development for the development of a childcare center on a portion of a 2.91-acre lot. The property is located at the southwest corner of Jonsson Boulevard and Tatum Street and is currently zoned O-M Office.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

The City of Richardson
/s/ Aimee Nemer, City Secretary

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES –JUNE 17, 2014**

PUBLIC HEARING

Zoning File 14-16 – Childcare Center: Consider and take necessary action for a change in zoning from O-M Office with special conditions to PD Planned Development for the development of a childcare center on a portion of a 2.91-acre lot. The property is located at the southwest corner of Jonsson Boulevard and Tatum Street and is currently zoned O-M Office.

Mr. Shacklett advised the application was requesting to rezone the property in question from O-M Office with special conditions to PD Planned Development with a base O-M Office zoning district to facilitate the development of a childcare center to be located on the northern portion of the property. He added the property was located east of the Lenox campus and south of the Savoy Landing patio home development currently under construction.

Mr. Shacklett stated the applicant was requesting a PD Planned Development District (PD) to modify some of the special conditions that were approved under the existing zoning as well as a request for additional exceptions. He added that as proposed, the one-story, 12,000 square foot childcare center (northern half of property) and any future development on the southern portion of the lot would be the same or more restrictive than the requirements of the O-M Office Zoning District, which would be the base district for the proposed PD.

Mr. Shacklett concluded his presentation by highlighting some of the requested special conditions:

- The height of the buildings on both sections of land would be limited to four stories;
- The front 30-foot landscape setback would remain the same; but a reduction in side and rear setbacks was requested;
- Construction of a sidewalk along Jonsson Boulevard, but a request for a waiver for a sidewalk along Tatum Street;
- The maximum FAR would remain the same;
- The parking requirements would be 1:300;
- Allow playground equipment to be located within the side and rear setbacks; and
- Allow storage of a small school bus in a designated parking space.

Commissioner Frederick noted that in another zoning case a drive-through had been proposed and was denied because of the close proximity to a day care and wanted to know if there would be any restrictions on the property to the south because of the closeness to the proposed playground areas.

Mr. Shacklett replied that the southern tract of land would have the same development rights as the childcare center, but would not have rights for retail without coming back before the Commission.

Commissioner Frederick clarified that she wanted to know what the requirements would be for any type of construction and what would be needed to protect the playground.

Mr. Shacklett said the property to the south could develop as office and if the parking was on the same side of the building as the childcare center, the City would require adequate separation (landscape island) to prevent cars from bumping into the 6-foot wrought iron fence on the southern border of the childcare facility.

Commissioner Linn asked for clarification as to where the main entrance would be for the center. He also wanted to know if the requested sidewalk waiver was due to Tatum Street being a dead-end street.

Mr. Shacklett replied the entrance would be on the east side of the building facing Jonsson Boulevard and confirmed the sidewalk waiver was indeed due to the fact that Tatum Street was a dead-end and the applicant felt there would be very little pedestrian traffic in the area.

Chairman Hand asked if the dashed line on Exhibit B bisecting the property of the proposed ordinance was indicative of a property line.

Mr. Shacklett said it would be the approximate location of a property line and, if the proposed childcare center was approved, the applicant would return at a later date to plat the property into two lots.

With no further questions for staff, Chairman Hand opened the public hearing.

Mr. Camen Wong, 2390 E. Camelback Road, Phoenix, Arizona, stated Primrose Schools was excited to be proposing a second school in the City and felt the school would be a good compliment to the homes and office buildings in the area. He added that during site plan and development, Primrose focused on safety for their students and children would only be allowed to enter and exit through the front doors of the facility.

Chairman Hand asked if the market analysis showed that potential customers would be from single-family homes or corporate users. He also wanted to know if the parents would be dropping off and picking their children up at certain times or was it more of a come and go situation.

Mr. Wong said most parents look at schools that are either close to work or close to home and they have found that most like to drop their children off at a day care that is close to work.

Regarding the drop off and pick up times, Mr. Wong stated that parents can come and go at any time, but the busiest times are from 7:30 a.m. to 8:30 a.m. in the morning and from 3:30 p.m. to 5:30 p.m. in the evening.

Chairman Hand asked if there would be a sidewalk along Tatum Street and Mr. Shacklett replied the applicant was requesting a waiver from that requirement.

No other comments were received in favor or opposed and Chairman Hand closed the public hearing.

Chairman Hand said he had a concern with the lack of a sidewalk along the full length of the property from the Lenox complex down the full length of Jonsson Boulevard.

Mr. Shacklett said in addition to Tatum Street coming to a dead-end at the Lenox complex, the area east of the childcare center is a fire lane and loading docks so the likelihood of pedestrian traffic would be minimal at best.

Commissioner Linn asked to confirm if a sidewalk waiver had also been granted for the Savoy Landing development just north of the proposed site.

Mr. Shacklett replied that they had been granted a sidewalk waiver west of Jonsson Boulevard.

Commissioner DePuy said she did not think there was reason to have a sidewalk along Tatum Street because of a lack of access from the Lenox campus.

Chairman Hand somewhat agreed with Ms. DePuy, but pointed out if there was ever an occasion to leave the Lenox campus during work hours to go visit a child at the center, there was no easy walkable link between the two areas.

Ms. DePuy pointed out that the backside of the Lenox campus was their service and loading docks so it was unlikely people would be walking through that area.

Mr. Hand reminded the Commission that when the waiver was granted for the development on the north side of Tatum Street it was done with the thought that pedestrian traffic would cross to the south side of the street to connect to a future development.

Mr. Shacklett added that the reason the connection was there was to provide access to go south on Jonsson Boulevard from Tatum Street and not west on Tatum because it was a dead-end.

Commissioner Springs asked if there were sidewalks on both sides of Tatum Street going eastward. He also pointed out that there is a line item in the Capital Improvement Program (CIP) for disjointed or left out sidewalks throughout the city and by not constructing the sidewalk along Tatum Street the Commission would be creating a problem the CIP line item was trying to fix.

Mr. Shacklett replied that there will be a sidewalk on the north side from Jonsson Boulevard to Waterview Parkway when the current development is finished; however, on the south side the topography is not conducive to a sidewalk.

Commissioner Maxwell pointed out that if the applicant was required to construct the sidewalk along Tatum Street, it would not connect with the fire lane behind the campus because Lenox owned the 20 to 30-foot section of land between the development and their campus.

Commissioner Linn said he agreed with Mr. Springs and felt the sidewalk along Tatum Street should be constructed.

Commissioner DePuy stated she thought the proposed land use was appropriate and it would be a great amenity for the area. In addition, she felt the sidewalk along Tatum Street was not an important element and would not deny the application just because of a sidewalk.

Commissioner Springs agreed that as a land use issue the proposed childcare center was appropriate, but he would be more in support if the sidewalk along Tatum Street required.

Chairman Hand asked if the intention to replat the property into two pieces was an attempt to avoid the sidewalk along Jonsson Boulevard.

Mr. Shacklett replied that could be part of the applicant's thinking and suggested the applicant might be able to answer that question. He advised that a sidewalk could be constructed along Jonsson Boulevard on the applicant's property at the same time as the construction of the childcare center.

Mr. Chavez noted there is a sidewalk on the east side of Jonsson Boulevard, but added the more logical pedestrian pathway would be on the west side of Jonsson Boulevard.

Mr. Wong stated their main concern was safety for the children and their parents and did not think that parents walking their children through the loading dock and the many utilities in the area would be a safe environment. Regarding a sidewalk along the southern portion of Jonsson Boulevard, Mr. Wong said that when that portion of the property was developed, a sidewalk would be part of the development requirements.

Chairman Hand stated it was always better to complete pedestrian infrastructure as much as possible, and added that the community as a whole was in favor of more walkable areas and sidewalks.

Mr. Shacklett noted that the Commission could add a special condition to the PD to require the sidewalks be built along the entire frontage of Jonsson Boulevard at the time of development.

Commissioner Linn said he thought requiring a sidewalk along the entire frontage of Jonsson Boulevard should be made a special condition of the PD, and thought there was enough room for a sidewalk along Tatum Street from Jonsson Boulevard to the site's north driveway.

Commissioner Springs stated that if a sidewalk was not built when developing a site that was how a city winds up with gaps in their sidewalks all over town.

Commissioner DePuy asked about the utilities mentioned by Mr. Wong and whether the utilities were too close to the street to add a sidewalk.

Mr. Shacklett said he thought there was six separate ground-mounted utilities split between the applicant's property and the Lenox property. He added there were areas where pedestrian easements could be granted for sidewalks, but noted that any pedestrian crosswalk should be created in front of where vehicles would stop as opposed to behind where they stop.

Commissioner DePuy again stated she did not think a sidewalk along Tatum Street would make sense, but was in favor of a sidewalk along Jonsson Boulevard.

Commissioner Frederick said that if the Commission asked for a sidewalk along Tatum Street it could encourage pedestrian to cut through private property (Lenox), but she was in favor of the sidewalk along Jonsson Boulevard.

Commissioner Linn asked what type of screening would be used for the utilities and wanted to know if there were any utility issues east of the driveway along Tatum Street to Jonsson Boulevard.

Mr. Shacklett replied that ground-mounted utilities are required to be screened by either masonry walls or landscaping and that was part of the PD. He added that there were no utility easements along Tatum Street east of the proposed driveway.

Commissioner Springs said he did not think that two wrongs made a right and felt if there was enough right-of-way along Jonsson Boulevard for a sidewalk, there should be enough for a sidewalk along Tatum Street.

Motion: Commissioner Springs made a motion to recommend approval of Zoning File 14-16 as presented with the additional condition of requiring the completion of the entirety of the sidewalk along Jonsson Boulevard at the time of the first phase of development; second by Commissioner DePuy.

Commissioner Maxwell asked for clarification on the motion and was the sidewalk along the undeveloped portion of the property included in the motion. Chairman Hand said it was.

Commissioner Linn stated he was in support of the motion, but wanted to add that all new development should include sidewalks wherever possible. Motion approved 7-0.



Staff Report

TO: City Council

THROUGH: Michael Spicer, Director of Development Services **MS**

FROM: Sam Chavez, Assistant Director – Development Services **SC**

DATE: July 10, 2014

RE: **Zoning File 14-16:** Primrose School – Planned Development

REQUEST:

Rezone approximately 2.91 acres from O-M Office with special conditions to PD Planned Development to accommodate the development of a childcare center on the northern portion of the lot.

APPLICANT / PROPERTY OWNER:

Kayman Wong, Evergreen Devco, Inc. / Richard Ross, Lennox Industries Inc.

EXISTING DEVELOPMENT:

The subject property is undeveloped.

ADJACENT ROADWAYS:

Waterview Parkway: Six-lane arterial; 17,200 vehicles per day on all lanes, northbound and southbound, between Campbell Road and Tatum Street (2013).

Tatum Street: Four-lane, divided minor collector/local street; no traffic counts available.

Jonsson Boulevard: Four-lane, divided minor collector; no traffic counts available.

SURROUNDING LAND USE AND ZONING:

North: Single Family under construction; PD Planned Development

South: Office; O-M Office

East: Office; O-M Office

West: Office; O-M Office

FUTURE LAND USE PLAN:

Community Commercial

Retail centers with multiple anchors, mid-rise office, entertainment and hospitality uses.

Future Land Uses of Surrounding Area:

North: Community Commercial

South: Community Commercial

East: Community Commercial

West: Community Commercial

EXISTING ZONING:

O-M Office per Ordinance Number 3079-A and Ordinance Number 3153-A

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested zoning change will not have significant impacts on the existing utility infrastructure or traffic.

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement.)

STAFF COMMENTS:

Background:

The subject lot is located in the area known as the Lennox Center area, which is generally bounded by Coit Road to the west, Campbell Road to the south, Waterview Parkway to the east and Cullum Street to the north. In 1996, the subject site was zoned O-M Office (Tract B) with special conditions (Ordinance No. 3079-A). The current zoning for the subject site (Tract B-2) allows for the development of four-story office buildings subject to increased setbacks and landscape requirements, reduced floor area ratios (F.A.R.), and limited access to Campbell Road as well as a concept plan. In 1997, Ordinance Number 3153-A revised the concept plan, depicting an office/hotel building on the northern portion of the 2.91-acre tract and a parking garage on the southern portion of the tract.

Request:

The applicant's request is to rezone the 2.91-acre lot from O-M Office to PD Planned Development to accommodate a childcare center on the northern portion of the subject property. A childcare center use requires approval of a Special Permit in all zoning districts. The applicant is requesting a Planned Development District (PD) to modify some of the special conditions that were approved as part of Ordinance Number 3079-A as well as a request for additional exceptions. The proposed 1-story childcare center is approximately 12,179 square feet in size. As proposed, the childcare center and future development on the southern portion of the lot would be the same or more restrictive than the requirements of the O-M Office Zoning District, which is the base district for the proposed PD.

The applicant feels the use is appropriate at this location because it can serve the employee base in the area as well as the new residential in the area and surrounding neighborhoods. The table below compares the applicable current zoning entitlements with the applicant’s proposed regulations:

	Current Zoning (per Ordinance No. 3079-A)	Proposed Zoning
Uses	Office, banks, public buildings, radio/TV studios, full service hotel and incidental retail	Office, banks, public buildings, radio/TV studios, church, research labs/facilities, and childcare center (as shown on concept plan)
Building Height	Four (4) stories (maximum height 70 feet)	Eight (8) stories (maximum height 130 feet); childcare center limited to one (1) story and southern portion limited by proximity to residential to north
Floor Area Ratio	0.55:1 maximum with maximum 40% building coverage (including parking structures)	0.55:1 maximum with no maximum coverage requirement
Setbacks	<p>Front: 30-foot landscape setback along Tatum and Jonsson.</p> <p>*Side: Twenty-five (25) feet.</p> <p>*Rear: Twenty-five (25) feet.</p> <p><i>*Fences over four (4) feet and playground equipment would not be allowed in side and rear setbacks.</i></p>	<p>Front: No change proposed.</p> <p>*Side: Ten (10) feet.</p> <p>*Rear: Twenty (20) feet.</p> <p><i>*Playground equipment and fencing is proposed to be allowed in side and rear setbacks.</i></p>
Landscape Requirements	Minimum 25% of the office sites required to be landscaped.	Minimum 25% of each lot shall be landscaped.
Parking Requirements	Parking for each use shall be provided at the ratio that is in effect as of the date such use is developed.	No change proposed.

The proposed childcare center (Primrose School) is expected to serve up to 204 children. The center offers full time, part time, after school and summer camp programs for ages ranging from six (6) weeks to ten (10) years of age. The applicant states there will be up to twenty-eight (28) staff members. The center provides multiple outdoor playground areas, which are separated by age (early preschool, preschool, and after school playground areas). Each individual playground area would be internally enclosed with 4-foot vinyl coated chain link fencing. The playground areas are separated from the surrounding parking areas and adjacent properties with a 6-foot wrought iron fence. The proposed building conforms to the City’s minimum 85% masonry requirement. It will utilize a combination of brick and stone which is consistent with other buildings in the area. The applicant states the building is designed to have a “homelike” appearance.

The applicant's proposed request for the PD Planned Development District would preserve current development rights limitations such as the maximum floor area ratio of 0.55:1, a minimum landscape percentage of 25% and the 30-foot landscape setback along Tatum Street and Jonsson Boulevard. Based on this, the request does not allow for more development than what is allowed under the current zoning.

Proposed Development Standards

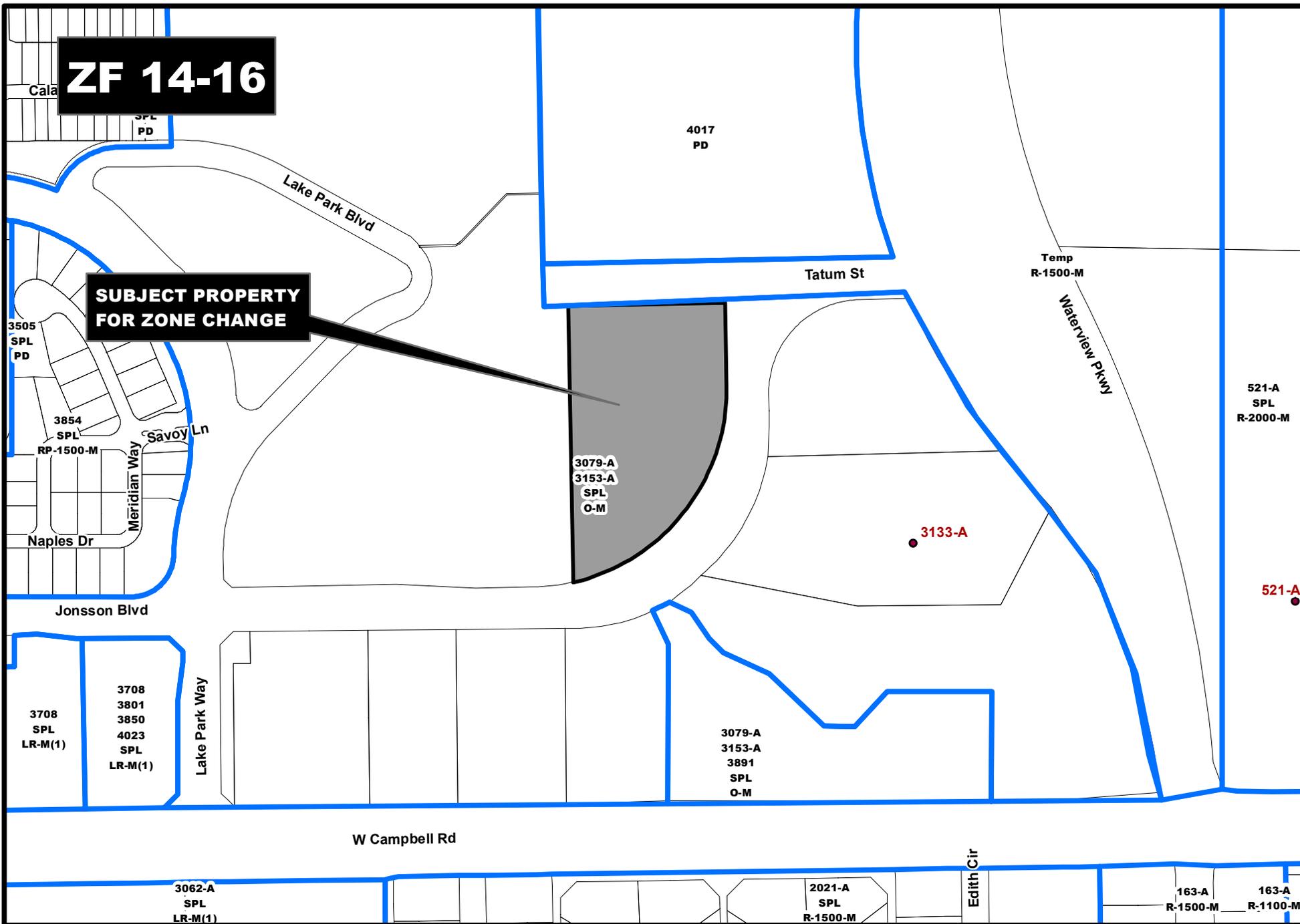
In addition to the requirements listed in the table above, the applicant proposes conditions related specifically to the childcare center. The applicant is also requesting exceptions to the City's Subdivision and Development Code (Chapter 21 of the Code of Ordinances). The proposed changes and additions are discussed below:

- Playground Equipment Location – The applicant proposes multiple playground areas to be located on the south and west sides of the childcare center. The current zoning would not allow playground equipment, which is typically not addressed. Fencing would also be allowed in the setbacks. The playground areas would be separated from one another with 4-foot vinyl coated chain link fences and the perimeter would be separated from the parking areas and surrounding properties with a 6-foot wrought iron fence.
- School Bus Storage – The applicant has proposed a condition that would allow the storage of a small school bus with a seating capacity of fourteen (14) children. This is not specifically addressed in the O-M Office Zoning District; therefore, the applicant is requesting the condition so it is clear that the bus is allowed.
- Sidewalk Waiver along Tatum Street – The applicant is requesting a waiver to the requirement for a 5-foot wide sidewalk along Tatum Street. The applicant is requesting the waiver since Tatum Street dead ends into the rear of the Lennox building and fire lane at the northwest corner of the subject property. Last year, a sidewalk waiver was granted for the Savoy Landing patio home development on the north side of Tatum Street for the same reason. The applicant will provide a 5-foot sidewalk along the entirety of Jonsson Boulevard as well as a barrier free ramp at the corner of Tatum Street and Jonsson Boulevard to provide an accessible pedestrian connection across Tatum Street on the west side of Jonsson Boulevard.

Motion: On June 17, 2014, the City Plan Commission recommended approval of the request as presented subject to the following conditions with the addition of requiring the entire sidewalk to be constructed along Jonsson Boulevard with the first phase of development:

1. The subject site shall be zoned PD Planned Development for the O-M Office District. Additionally a "childcare center" shall be allowed and development of the property for a "childcare center" shall be limited to and in substantial conformance with the concept plan attached hereto as Exhibit "B".
2. The development and use of the property for a "childcare center" shall be developed in substantial conformance with the building elevations attached as Exhibits "C-1" and "C-2".

3. The maximum floor area ratio (F.A.R.) allowed for each lot shall not exceed 0.55:1.
4. Not less than 25% of each lot shall be landscaped.
5. A sidewalk shall not be required along Tatum Street.
6. The entirety of the sidewalk along Jonsson Boulevard shall be constructed with the first phase of development.
7. The development and use of the property for a “childcare center” shall be subject to the Comprehensive Zoning Ordinance and the following additional conditions and standards:
 - a. Playground equipment shall be allowed in the side and rear setbacks.
 - b. Storage of a school bus (maximum seating capacity of 14) shall be allowed to be stored on property in a designated parking space.



ZF 14-16

SUBJECT PROPERTY FOR ZONE CHANGE

ZF 14-16 Zoning Map

Updated By: shacklett, Update Date: June 3, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1416\ZF1416 zoning.mxd

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.





ZF 14-16

**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 14-16 Aerial Map

Updated By: shacklett, Update Date: June 3, 2014
File: DSI\Mapping\Cases\Z\2014\ZF1416\ZF1416 ortho.mxd

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.





Tatum Street

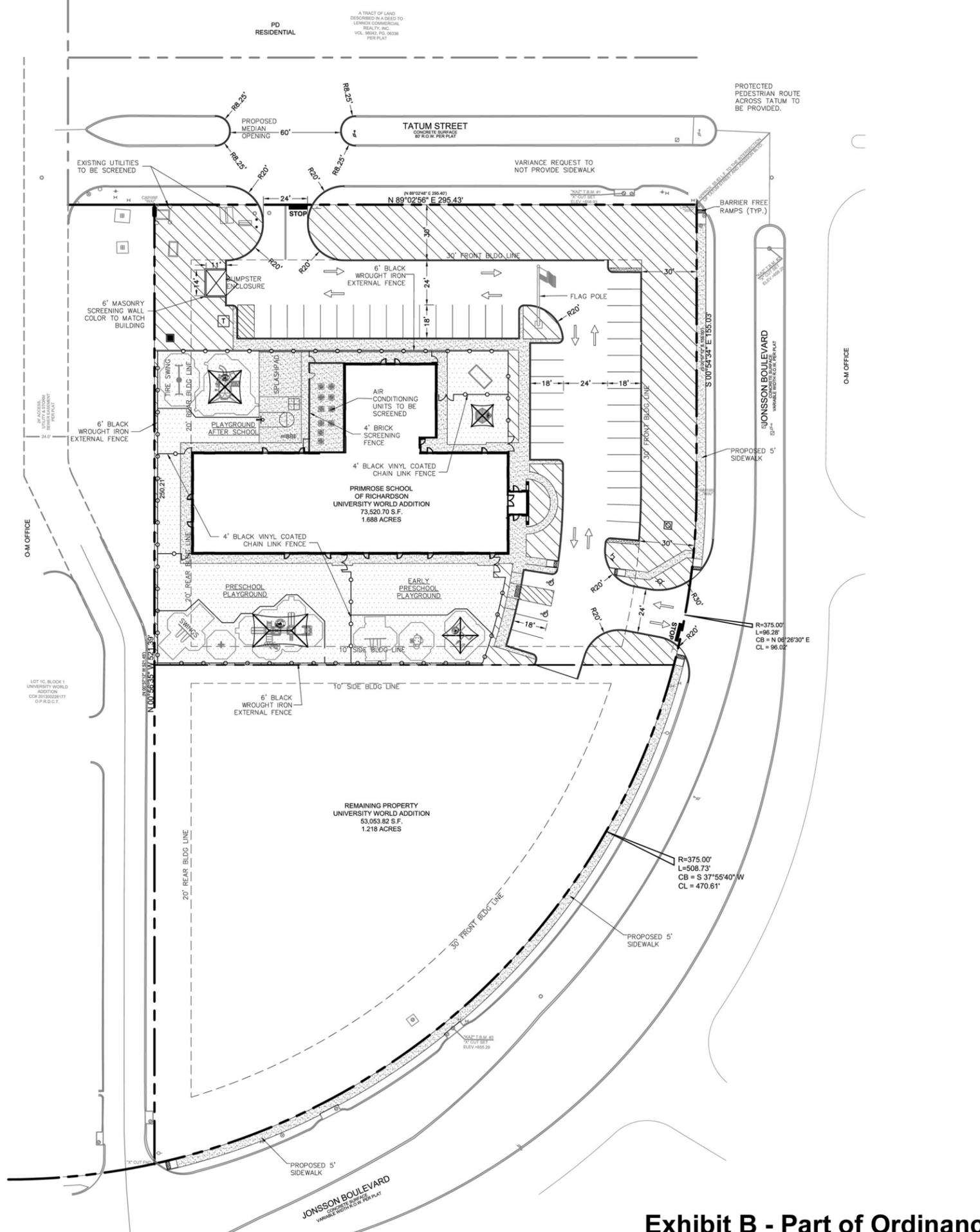
Subject
Property

Jonsson Boulevard

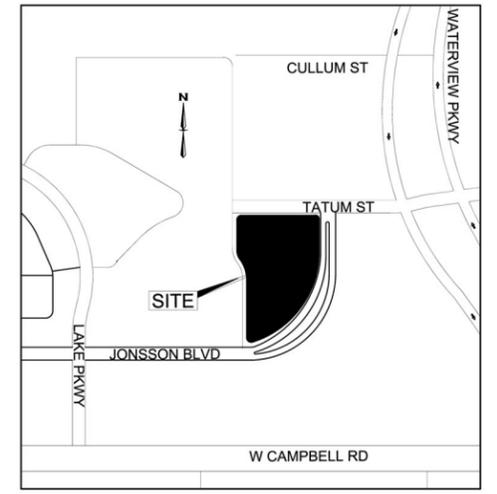
Campbell Road

Waterview Parkway

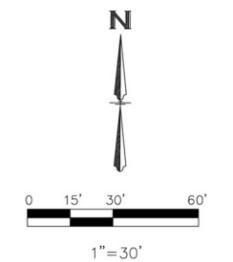
Oblique Aerial
Looking North



SITE DATA TABLE - PRIMROSE LOT	
CURRENT ZONING	O-M
TOTAL LAND AREA	1.688 ACRES, 73,520.70 SF
BLDG. F.A.R.	0.166:1 MAX ALLOWED IS 0.55:1
BUILDING SETBACK	30' FRONT; 20' REAR; 10' SIDE
BUILDING HEIGHT	1 STORY BLDG. 27'-4" TO TALLEST ELEMENT
LANDSCAPE AREA	18,440 SF / 25% OF TOTAL LOT
% IMPERVIOUS AREA	54.2%
GROSS FLOOR AREA	12,179 S.F.
PARKING REQ.	41 SPACES
PARKING PROVIDED	43 SPACES



LOCATION MAP
N.T.S.



SITE LEGEND (PROPOSED):

- PROPERTY LINE
- PARKING STALLS
- LANDSCAPE/PERVIOUS AREAS
- IMPERVIOUS AREAS WITHIN THE PLAYGROUND, NOT COUNTED AS OPEN SPACE.
- PAINTED SOLID TRAFFIC FLOW ARROWS
- NEW CURB AND GUTTER
- NEW FIRE LANE (PER LOCAL CODES)

SITE PLAN NOTES:

1. OUTDOOR LIGHTING SHALL BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.
2. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES.
3. ALL GROUND LEVEL EQUIPMENT, INCLUDING FANS, VENTS, AIR CONDITIONING UNITS, COOLING TOWERS, FUEL TANKS AND GENERATORS, SHOULD BE SCREENED FROM THE VIEW OF STREETS AND ADJOINING PROPERTIES BY THE MEANS OF A MASONRY WALL OR A LIVING SCREEN NOT LESS THAN THE HEIGHT OF THE TALLEST ELEMENT OF THE EQUIPMENT. ANY EQUIPMENT INSTALLED THAT IS NOT SHOWN ON AN APPROVED SITE PLAN, IS NOT AN APPROVED LOCATION, AND SHALL BE SUBJECT TO ALL SCREENING REQUIREMENTS.

SITE SUMMARY:

BUILDING AND PARKING SUMMARY:

CURRENT ZONING: O-M W/SPL CONDITIONS
 PROPOSED ZONING: PD FOR O-M OFFICE WITH CHILD CARE CENTER ALLOWED AS SHOWN AND WITH FOLLOWING EXEMPTIONS:
 1. MIN L/S % SHALL BE 25% FOR EACH LOT
 2. PLAYGROUND EQUIPMENT SHALL BE ALLOWED IN SIDE AND REAR SETBACKS
 3. MAX F.A.R. FOR 2.9 ACRE TRACT TO BE A TOTAL OF 0.55:1

SETBACKS
 LOT AREA: 30' ALONG TATUM AND JONSSON; SIDE: 10' REAR: 20'
 CHILDCARE LOT = 73,520.70 S.F. OR 1.688 AC
 REMAINING LOT = 53,053.82 S.F. OR 1.218 AC
 TOTAL = 2,906 ACRES, 126,574.52 S.F.

BUILDING USE
 BUILDING AREA: CHILDCARE
 12,179 S.F.

PARKING RATIO: CHILDCARE=1:300 = 41 SPACES REQUIRED

REQUIRED PARKING: 41 SPACES
 PROVIDED PARKING: 43 SPACES

LANDSCAPE % REQUIRED: 25% (18,380.18 S.F.)
 LANDSCAPE % PROVIDED: 25% (18,440 S.F.)
 IMPERVIOUS AREA: 33,671 SF
 FLOOR AREA RATIO: 0.166:1 (0.55:1)
 BUILDING HEIGHT: 1 STORY (22'-6" HIGHEST ROOF RIDGE) (27'-4" TO TOP OF ROOSTER ELEMENT)

APPLICANT INFO: EVERGREEN DEVCO, INC. 2390 E. CAMELBACK RD, #410 PHOENIX, AZ 85018 602.808.8600

OWNER INFO: LENNOX INDUSTRIES, INC. 2140 LAKE PARK BLVD. RICHARDSON, TX 75080 972.497.6912

Engineer Information:
The Bousquet Group, Inc.
 501 S. Carroll Blvd.
 Ste. 201
 Denton, TX. 76201
 940.566.0088
 940.566.0008 fax

Texas Firm No. F-8942

Professional of Record:

 JULY 7, 2014

PRIMROSE SCHOOL
TATUM AND JONSSON
RICHARDSON, TEXAS

05/19/14 Original Submittal Date

Revisions:

#	Date Issued:	Description:
-	-	-

Sheet Title:

ZONING EXHIBIT

Date: JULY 7, 2

Project Number: 14

Drawn By:

Sheet Number:

C-1.0

Exhibit B - Part of Ordinance



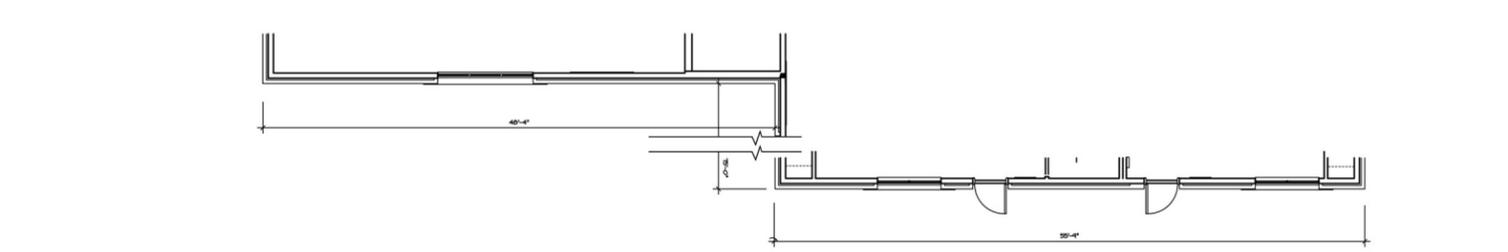
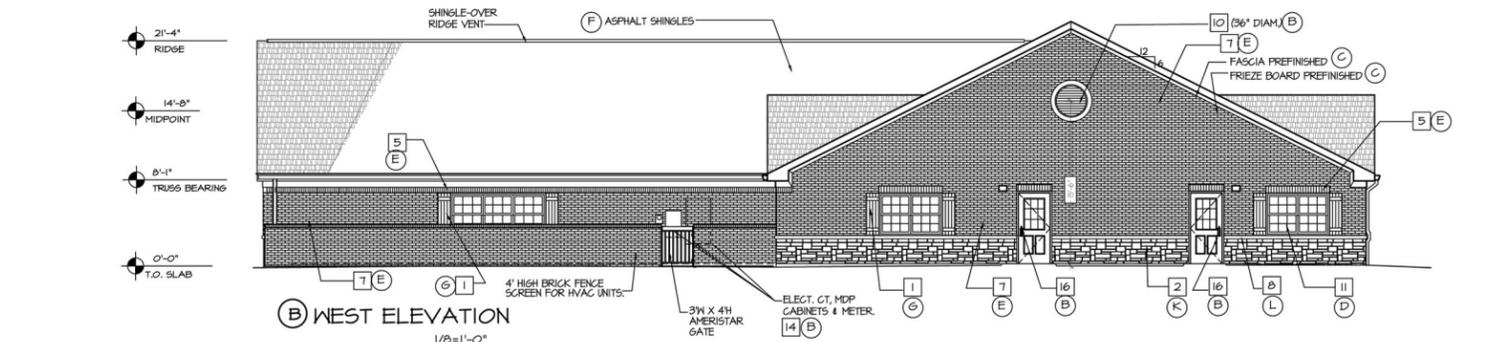
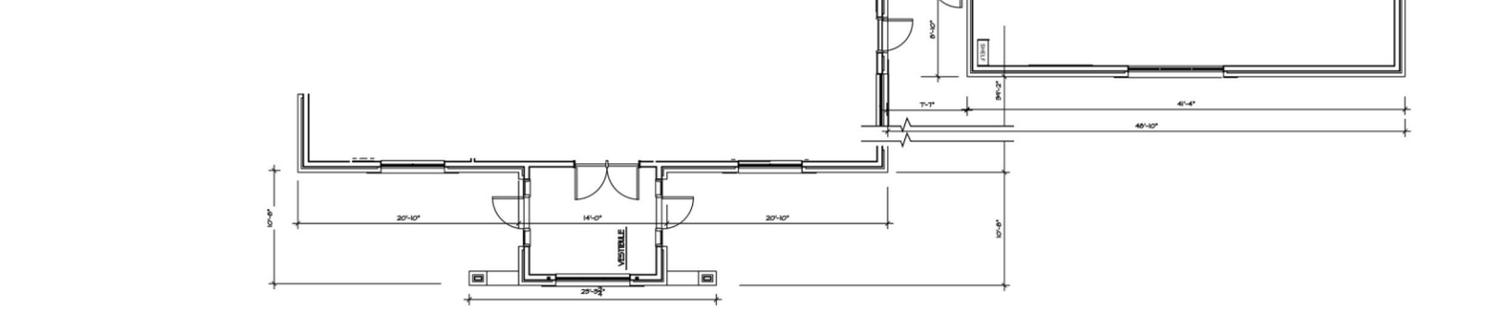
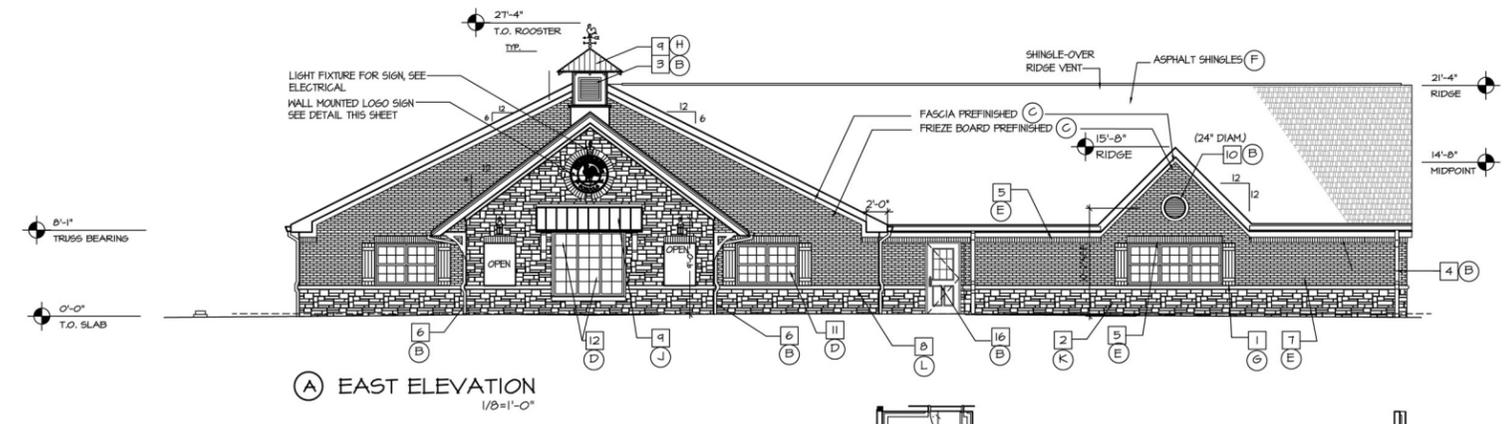
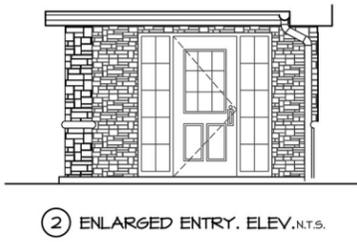
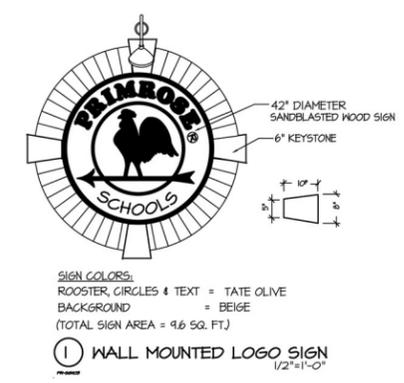
EXTERIOR COLOR SCHEDULE	
(A) TRASH ENCLOSURE GATES (POST & HINGES)	PEM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
(B) EXTERIOR HD. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, GUTTERS AND AND DOWNSPOUTS, SOFFITS.	TO MATCH HARDIE TRIM SANDSTONE BEIGE JH30-20 (EM HC-82 or SM SH 6151)
(C) EXTERIOR FASCIA, FRIEZE	SANDSTONE BEIGE JH30-20 (EM HC-82 or SM SH 6151)
(D) WINDOWS	BEIGE ALUMINUM/VINYL
(E) BRICK:	MOUNT VERNON MODULAR (REDDISH BROWN) GROUT: BUFF COLORED MORTAR
(F) ASPHALT SHINGLES:	MANUF.: OWENS CORNING STYLE: DURATION WITH "SHADOW ACCENT" COLOR: FEATHERED WOOD
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR.	
(G) VINYL SHUTTERS	ARCHITECTURALDEPOT.COM - 14" JOINED SHUTTERS W/INSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD PREFINISHED #282 COLONIAL GREEN
(H) STANDING SEAM ROOF:	AEP-SPAN SNAPSEAM - 12" COLOR = DARK BRONZE
(J) STEEL ANNING SUPPORTS & WOOD BRACKETS:	SANDSTONE BEIGE JH30-20 (EM HC-82 or SM SH 6151) (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
(K) STONE:	LONESTAR STONE - LIBERTY CLASSIC - AUTUMN (BROWN) GROUT: BUFF COLORED MORTAR
(L) ROUNDED PRECAST SILL:	NATURAL WHITE COLOR

- CONSTRUCTION NOTES:**
- 1 VINYL SHUTTERS- SEE WINDOW SCHEDULE FOR SIZES.
 - 2 STONE: SEE EXTERIOR COLOR ABOVE FOR MANUF.
 - 3 CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
 - 4 EXTRUDED ALUMINUM 5" WIDE GUTTERS WITH SPIKE & FERRULE AT 36" O.C. OGEE PROFILE. CONNECT 4"DIA. DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
 - 5 BRICK SOLDIER COURSE
 - 6 EXTRUDED ALUMINUM 3" P/A DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
 - 7 BRICK VENEER
 - 8 ROUNDED PRECAST SILL - NATURAL WHITE COLOR
 - 9 STANDING SEAM ROOF ON METAL FRAME
 - 10 24" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS.
 - 11 ALUMINUM SINGLE HUNG WINDOWS WITH CLEAR GLASS (SEE ELEV. SHEET A2.)
 - 12 FIXED ALUMINUM WINDOWS WITH TINTED GLASS. (SEE ELEVATIONS SHEET A2.)
 - 13 WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. FLUSH TOP TO BOT OF SOFFIT OR 80" MIN AFG.
 - 14 STOP BULLNOSE SILL AS REQUIRED TO ALLOW SPACE FOR ELECTRICAL SWITCHGEAR.
 - 15 6" REFLECTORIZED ADDRESS NUMBERS - 6" BLACK
 - 16 H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE

NOTE:
SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY
SUBJECT TO COMMUNITY SERVICES APPROVAL.

ELEVATION SURFACES TABULATION:

	Brick	Stone	Fascia Frieze	Total
South	803 sf 68%	268 sf 23%	110 sf 9%	1180 sf
North	530 sf 46%	505 sf 44%	115 sf 10%	1150 sf
East	772 sf 59%	387 29%	157 12%	1316 sf
West	823 sf 55%	520 34%	165 11%	1508 sf
Total	2928 sf 56.8%	1680 sf 32.6%	547 10.6%	5155 sf



A New Building For:
Primrose School Franchising Company
 3660 Cedarcrest Road
 Acworth, Georgia 30101
 Copyright © 2014
 Primrose School Franchising Company

Children's Design Group
 Mark D. Pavey, A.I.A. - Architect
 PO BOX 1365
 GULF SHORES, AL 36547
 (334) 546-3624
 (206) 350-0583 Fax
 child.design@mindspring.com

Site:
PRIMROSE SCHOOL
 of RICHARDSON
 JONSSON BOULEVARD
 RICHARDSON, TX

Building Type:
 TX-2014-5

Drawing Title:
EXTERIOR ELEVATIONS

Date: 6/6/2014 Dm: STAFF
 Ckd: MDP

Drawing Number:
A-4a

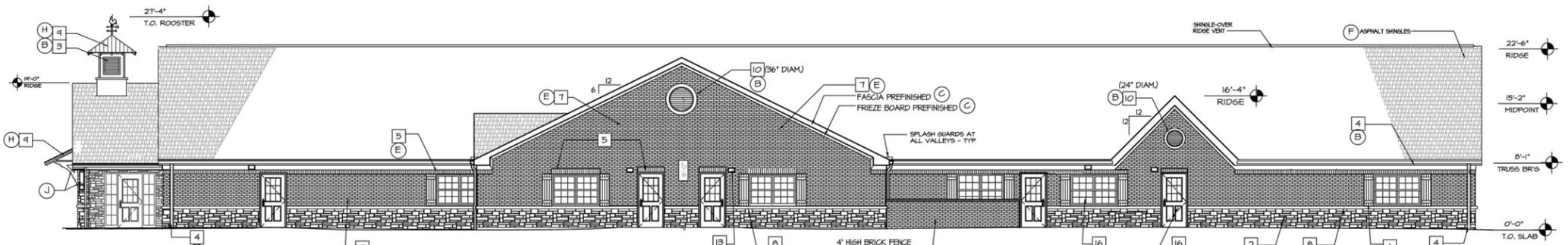
Revisions:

EXTERIOR COLOR SCHEDULE

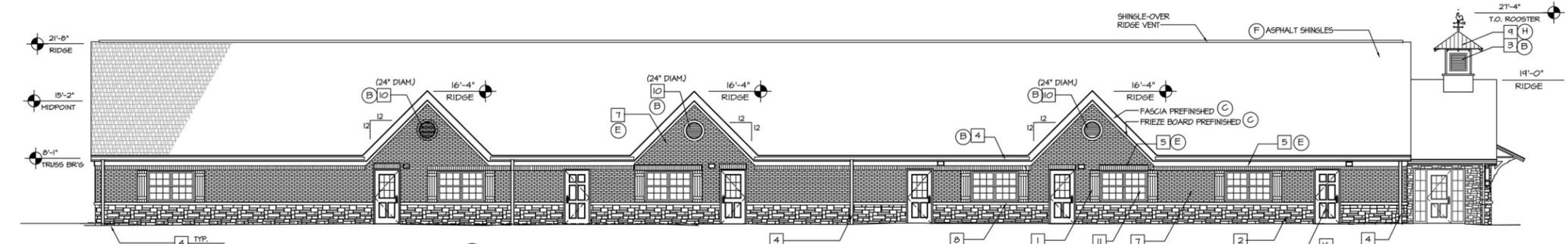
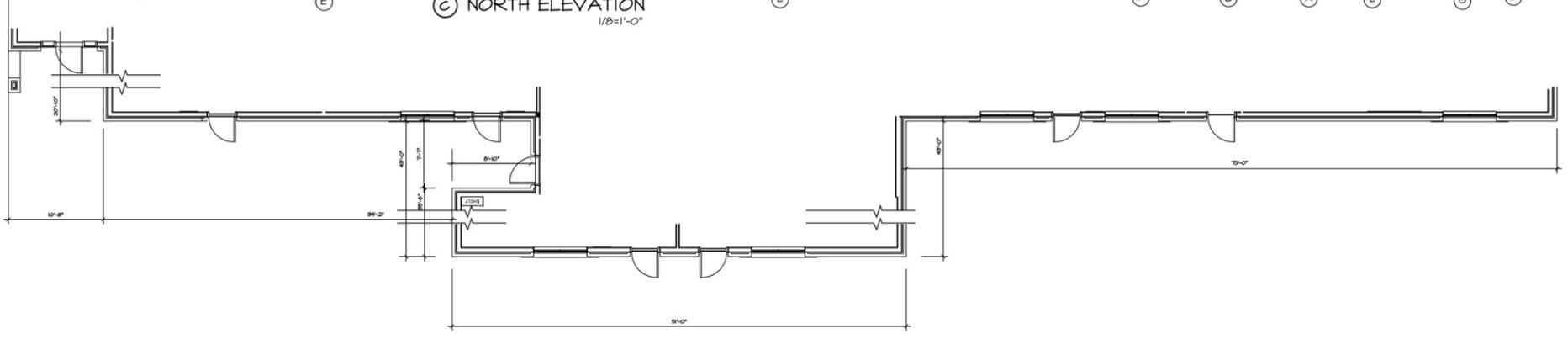
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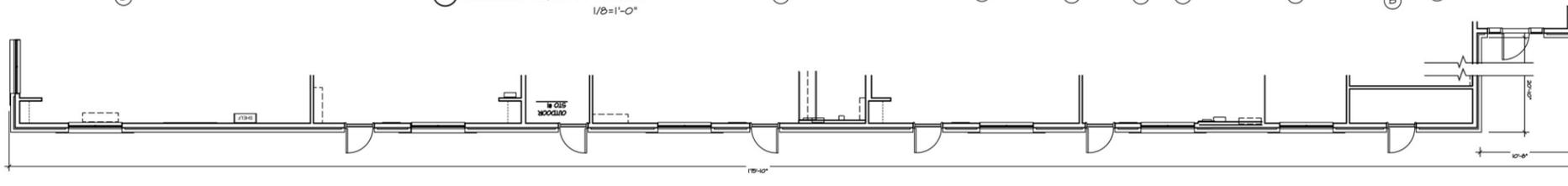
- 1 VINYL SHUTTERS- SEE WINDOW SCHEDULE FOR SIZES.
- 2 STONE: SEE EXTERIOR COLOR ABOVE FOR MANUF.
- 3 CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
- 4 EXTRUDED ALUMINUM 5" WIDE GUTTERS WITH SPIKE & FERRILE AT 36" O.C. OGEE PROFILE. CONNECT 4"DIA. DOWNPOUTS TO UNDERGROUND STORM SYSTEM.
- 5 BRICK SOLDIER COURSE
- 6 EXTRUDED ALUMINUM 3" P/A DOWNPOUTS TO UNDERGROUND STORM SYSTEM.
- 7 BRICK VENEER
- 8 ROUNDED PRECAST SILL - NATURAL WHITE COLOR
- 9 STANDING SEAM ROOF ON METAL FRAME
- 10 24" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS.
- 11 ALUMINUM SINGLE HUNG WINDOWS WITH CLEAR GLASS (SEE ELEV. SHEET A2.1)
- 12 FIXED ALUMINUM WINDOWS WITH TINTED GLASS. (SEE ELEVATIONS SHEET A2.1)
- 13 WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. FLUSH TOP TO BOT OF SOFFIT OR 80" MIN AFG.
- 14 STOP BULLNOSE SILL AS REQUIRED TO ALLOW SPACE FOR ELECTRICAL SWITCHGEAR.
- 15 6" REFLECTORIZED ADDRESS NUMBERS - 6" BLACK
- 16 H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE



(C) NORTH ELEVATION
1/8"=1'-0"



(D) SOUTH ELEVATION
1/8"=1'-0"



ELEVATION SURFACES TABULATION:

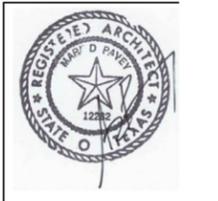
	Brick	Stone	Fascia Freize	Total
South	803 sf	268 sf	110 sf	1180 sf
	68%	23%	9%	
North	530 sf	505 sf	115 sf	1150 sf
	46%	44%	10%	
East	772 sf	387 sf	157 sf	1316 sf
	59%	29%	12%	
West	823 sf	520 sf	165 sf	1508 sf
	55%	34%	11%	
Total	2928 sf	1680 sf	547 sf	5155 sf
	56.8%	32.6%	10.6%	

These drawings and the design represented hereby are the exclusive property of Primrose School Franchising Co. Reproduction or any use of these drawings other than for Primrose School Franchising Co. is prohibited. Any unauthorized use will be subject to legal action.

A New Building For:
Primrose School Franchising Company
 3660 Cedarcrest Road
 Acworth, Georgia 30101
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 Primrose School Franchising Company



Children's Design Group
 Mark D. Payne, A.I.A. - Architect
 PO BOX 1365
 GULF SHORES, AL 36547
 (334)-546-3624
 (206)-350-0593 Fax
 child.design@mindspring.com



Site:
 PRIMROSE SCHOOL
 of RICHARDSON
 JONSSON BOULEVARD
 RICHARDSON, TX

Building Type:
 TX-2014-5

Drawing Title:
 EXTERIOR
 ELEVATIONS

Date: 6/6/2014
 Dm: STAFF
 Ckd: MDP

Drawing Number:
 A-4b

Revisions:



CONSTRUCTION NOTES: [-]

- 1 VINYL SHUTTERS- SEE WINDOW SCHEDULE FOR SIZES.
- 2 STONE: SEE EXTERIOR COLOR ABOVE FOR MANUF.
- 3 CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
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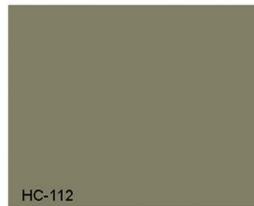
STANDING SEAM ROOF & SUPPORTS



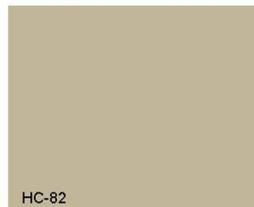
BRICK



STONE



PAINT - TATE OLIVE



SANDSTONE BEIGE - TRIM



SHINGLES:



WINDOW-SHUTTERS-SILL

EXTERIOR COLOR SCHEDULE

DUMPSTER GATES (POST & HINGES)	#BM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR WD. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, GUTTERS AND DOWNSPOUTS, SOFFITS.	TO MATCH HARDIE TRIM SANDSTONE BEIGE JH30-20 (BM HC-82 or SW 5M 6157)
EXTERIOR HARDIE TRIM, FASCIA, FRIEZE	SANDSTONE BEIGE JH30-20 (BM HC-82 or SW 5M 6157)
WINDOWS	BEIGE OR ALMOND ALUMINUM/VINYL
BRICK:	BORAL BRICK MOUNT VERNON MODULAR OR APPROVED EQUAL GROUT: BUFF COLORED MORTAR WITH CONCAVE JOINTS
STONE:	LONESTAR STONE - LIBERTY CLASSIC - AUTUMN GROUT: BUFF COLORED MORTAR
ASPHALT SHINGLES:	MANUF.: GAF STYLE: TIMBERLINE SERIES, T-30 WITH "SHADOW ACCENT" COLOR: WEATHERED WOOD
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR	
VINYL SHUTTERS	ARCHITECTURALDEPOT.COM - 14" JOINED SHUTTERS W/INSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD PREFINISHED #282 COLONIAL GREEN
STANDING SEAM ROOF:	AEP-SPAN SNAPSEAM - 12" COLOR = DARK BRONZE
STEEL RAINING SUPPORTS & WOOD BRACKETS:	#BM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)

Site:

PRIMROSE SCHOOL OF
RICHARDSON
JONSSON BOULEVARD
RICHARDSON, TX



Children's Design Group

Mark D. Pavey, A.I.A. - Architect
1114 Eagles Creek Way
Acworth, GA 30101
770-485-8496
206-350-0543 Fax
child.design@mindspring.com

05/16/2014

Exhibit D



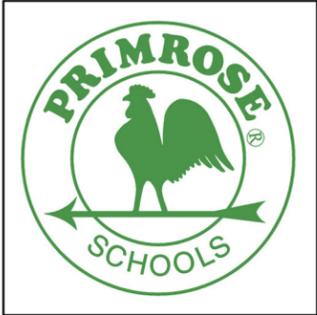
EXTERIOR VIEW

Exhibit E

Site:
PRIMROSE SCHOOL OF
RICHARDSON

RICHARDSON, TX

Children's Design Group
Mark D. Pavay, A.I.A. - Architect
PO Box 1365
Gulf Shores, AL 36547
334-546-3624
206-350-0593 Fax
child.design@mindspring.com
Date: 6/11/2014





**Looking Southeast at
Subject Property along
Tatum Street**

(1)



(2)

Looking South along
West Property Line



(3)

Looking North across
Tatum Street



**Looking South along
Jonsson Boulevard**

Explanation and Description of Request

We are proposing to rezone the property to a newly defined PD that allows for Day Care use. The proposed PD will have 30' setbacks along Tatum and Jonnson with a 10' side yard and a 20' rear yard landscape and building setback. We are proposing that turf, playground equipment and a 6' fence be allowed in the setback. We believe that the setbacks allow us to better utilize the land to its fullest potential and allows for the landscaping and asthenic to blend into the community. The use is very complimentary to the new homes under construction and to the existing workforce in the area. We believe Primrose will be a valued contribution to the community. Primrose is an accredited private preschool that provides a premier educational child care experience. Elevations will be enhanced to include stone and brick.



THE PRIMROSE DIFFERENCE

For over 30 years we've pioneered the concept of educational child care. Our idea was to not only nurture and care for children but also set a foundation for their futures. By accepting this responsibility, we became the nation's leader. To put it simply, we provide true peace of mind to parents who are seeking to balance their personal and professional lives. Parents know that with Primrose they're not sacrificing what they want most for their child's development, education, and care.

What sets Primrose apart:

Our People and Our Culture - focus on building trusted relationships. Our parents choose Primrose because they know they are leaving their children with qualified, caring people. We recruit individuals who share our vision, our values, our love for children and our dedication to high quality early childhood education. We know with the Right Foundation Anything is Possible!

Our Balanced Learning* System - supports children's social-emotional, cognitive, creative and physical development. It provides high quality educational experiences that help children develop into well-rounded individuals and is one of the main reasons parents report that they chose Primrose. We have always had a blend of child-initiated and teacher-guided activities with a special emphasis on character development in our schools, but what makes us unique is that we have created a meaningful learning path ---- a blueprint — that enables teachers to guide children in the development of the knowledge and skills they need to move successfully from one year to the next.

Advanced Accreditation - Primrose Schools holds Corporate Accreditation (since 1998) through Advanc_ED" and was the first early childhood organization to require all schools to obtain individual school accreditation through SACS CAST or NCA CASI, based on the school's location. Today, SACS CASI and NCA CASI are the accrediting bodies of AdvancE1D;rx an organization dedicated to advancing excellence in education worldwide by providing accreditation, research, and professional services to 27,000 public and private schools and 4,500 school districts across the U.S. and in 65 countries.

Primrose of Richardson is a private preschool serving up to 204 children in 11 classrooms.

We will offer full time and part time educational child care for up to 174 children aged 6 weeks to 4 years old.

We will offer before and after school programs and summer camps for a maximum of 30 children aged 5 years to 10 years old.

Primrose of Richardson will employ up to 28 staff members and management team members.

Hours of operation will be Monday through Friday from 6:30 AM until 6:30 PM.



Notice of Public Hearing

City Plan Commission • Richardson, Texas

An application has been received by the City of Richardson for a:

PLANNED DEVELOPMENT

File No./Name: ZF 14-16 / Primrose School of Richardson
Property Owner: Richard Ross / Lennox Industries Inc.
Applicant: Kayman Wong / Evergreen Devco, Inc.
Location: Southwest corner of Jonsson Boulevard & Tatum Street
(See map on reverse side)
Current Zoning: O-M Office with special conditions
Request: A request by Kayman Wong, Evergreen Devco, Inc., for a change in zoning from O-M Office with special conditions to PD Planned Development for the development of a childcare center on a portion of a 2.91-acre lot.

The City Plan Commission will consider this request at a public hearing on:

TUESDAY, JUNE 17, 2014
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

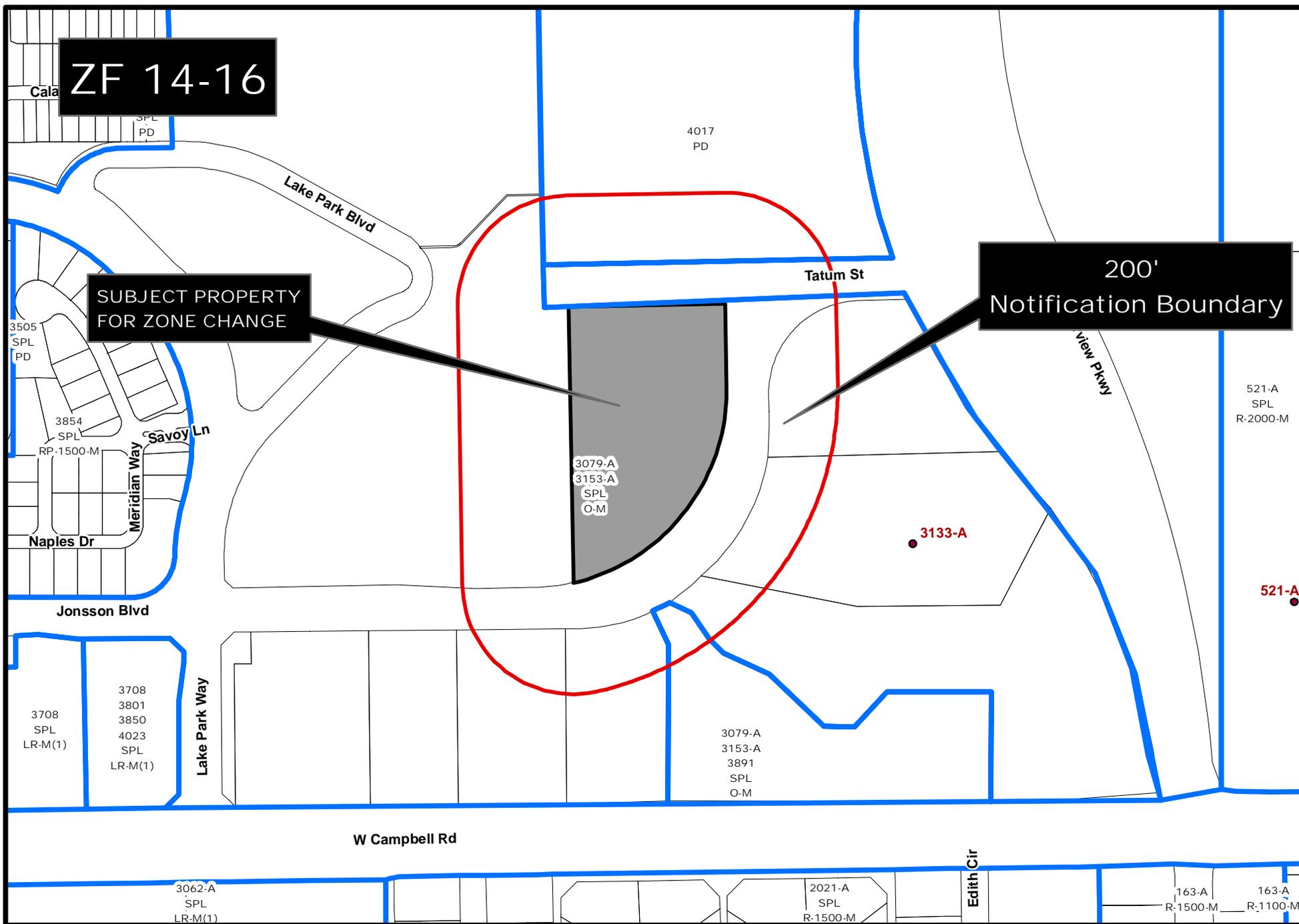
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 14-16.

Date Posted and Mailed: 06/06/2014



ZF 14-16 Notification Map

Updated By: shacklett, Update Date: June 3, 2014
 File: D:\Mapping\Cases\Z\2014\ZF1416\ZF1416 notification.mxd

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.



RUDOLPH TECHNOLOGIES INC
PO BOX 1000
FLANDERS, NJ 07836-1000

LENNOX COMMERCIAL REALTY INC
2100 LAKE PARK BLVD
RICHARDSON, TX 75080-2254

SFMC REAL EST CO LP
2105 WATERVIEW PKWY
RICHARDSON, TX 75080-2293

CONTOUR LAND PARTNERS 5 L
ATTN: JIM TCHOUKALEFF
PO BOX 670023
DALLAS, TX 75367-0023

ITT EDUCATIONAL SVC INC
ATTN: DIR OF REAL ESTATE
13000 N MERIDIAN ST
CARMEL, IN 46032-1404

UNIVERSITY WORLD OWNERS
% SUNWEST REAL ESTATE GP
PO BOX 803289
DALLAS, TX 75380-3289

CAMPBELL MEDICAL PARK LLC
1801 PRECINCT LINE RD STE A
HURST, TX 76054-3171

SANDY WATER INVESTMENTS INC
4500 SANDY WATER LN
PLANO, TX 75024-7715

CRJ ADVISORS LLC
1120 W CAMPBELL RD # 101
RICHARDSON, TX 75080

FROST BANK
ATTN: J TODD WEBER
4200 S HULEN ST STE 210
FT WORTH, TX 76109-4911

JLS CAMP HOLDINGS LLC
1120 W CAMPBELL RD# 105
RICHARDSON, TX 75080

MEHTEX PROPERTIES LLC
1120 W CAMPBELL RD # 109
RICHARDSON, TX 75080

**RICHARD ROSS
LENNOX INDUSTRIES, INC.
2140 LAKE PARK BLVD
RICHARDSON, TX 75080**

**KAYMAN WONG
EVERGREEN DEVCO, INC
2390 E CAMELBACK RD #410
PHOENIX, AZ 85018**

**ZF 14-16
Notification List**

Note: Also refer to Ord.
#3153-A, 3403-A.

ORDINANCE NO. 3079-A

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AS HERETOFORE AMENDED, SO AS GRANT A CHANGE OF ZONING FROM O-M OFFICE DISTRICT ZONING, WITH SPECIAL CONDITIONS TO LR-M(2) LOCAL RETAIL DISTRICT ZONING, WITH SPECIAL CONDITIONS, ON A 45.146 ACRE TRACT OF LAND DESCRIBED AS TRACT "A" IN EXHIBIT "D" ATTACHED HERETO; TO REVISE THE SPECIAL CONDITIONS ON A 72.896 ACRE TRACT OF LAND DESCRIBED AS TRACT "B" IN EXHIBIT "D", ATTACHED HERETO, WHICH IS ZONED O-M OFFICE DISTRICT ZONING, WITH SPECIAL CONDITIONS. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF CAMPBELL ROAD BETWEEN COIT ROAD AND WATERVIEW PARKWAY AND IS DESCRIBED AS TRACTS "A" AND "B" IN EXHIBIT "D", ATTACHED HERETO; PROVIDING SPECIAL CONDITIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning Commission of the City of Richardson and the governing body of the City of Richardson in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance should be amended; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended, so as to grant a change of zoning from O- M Office District Zoning, with special conditions, to LR-M(2) Local Retail District Zoning, with special conditions, on a 45.146 acre tract of land described as tract "A" in Exhibit "D" attached hereto and made a part hereof; and to revise the special conditions on a 72.896 acre tract of land described as tract "B" in Exhibit "D", attached hereto and made a part hereof, which is zoned O-M Office District Zoning, with special conditions. The property is located on the north side of Campbell Road between Coit Road and Water-view Parkway and is described as tracts "A" and "B" in Exhibit "D", attached hereto and made a part hereof for all purposes.

SECTION 2. That the above change in zoning is hereby approved subject to the following conditions, on tract "A", and subject to the revised conditions on tract "B", and subject to conditions on both tracts "A" and "B" as follows, to wit:

TRACT A: LR-M(2) Local Retail with the following special conditions:

1. Uses. Tract A may be developed for any of the following uses:

1.1 Retail as authorized in Sec. 1, Article XVI-B (LR-M(2) Local Retail District) except that the following uses shall be prohibited:

Motor vehicle repair shop	Motor vehicle upholstery shop
Bowling alley	Exterminating company, retail
Frozen food lockers	Laundry, automatic
Motor vehicle service station	Car wash
Plumbing shop	Rug cleaning shop

1.2 Full service hotel. Limited service hotel or suite hotel, subject to the approval of a special permit. No more than one hotel of any type shall be permitted on the LR-M(2) tract.

2. Building Heights. No building shall exceed thirty-two (32) feet in height, except that architectural features, such as embellishments, decorative motifs, and bell towers may exceed thirty-two (32) feet in height, but in no event will they exceed fifty (50) feet in height. A hotel may be constructed with a height of up to 130 feet when within 550' feet of the north property line of Tract A.

3. Building Coverage/Intensity. The maximum building coverage, including parking structures, shall be twenty-five percent (25%), and the maximum Floor Area Ratio (FAR) shall be 0.35:1, excluding parking structures.

4. Setback Requirements.

4.1 Front Yard: All buildings fronting on Coit Road or Campbell Road shall have a front yard setback and landscape easement of not less than 50 feet. The setback from all other streets shall be 30 feet.

~~4.2~~ Side Yard: All buildings shall be set back 25 feet from the side property line. In the case of a lot which has a side yard abutting a dedicated street, the front yard setback shall be observed along the side yard abutting the street.

~~4.3~~ Rear Yard: All buildings shall set back 25 feet from the rear property line.

INTERIOR SIDE & REAR SETBACKS DELETED BY ORD.
#3403-A.

The following improvements are excluded from the above referenced setback requirements: (1) structures below and covered by the ground where such structures will not interfere with provisions for underground utilities; (2) steps, walks, driveways and curbing; and (3) planters, walls, fences or hedges, not to exceed four (4) feet in height, and landscaping, including earthen berms, except that within any visibility easement, a maximum height of 2.5 feet shall apply.

5. Ingress and Egress. Ingress and egress from Tract A shall be limited to the extension of Cullum Street to Coit Road, one (1) driveway on Coit Road and one (1) driveway on Campbell Road. The driveway on Campbell Road is to be aligned with the existing driveway and median opening serving Pavilion One Center located on the south side of Campbell Road. The intersection of Campbell Road and Mimosa Drive is to be controlled by traffic signals and median diverter so as to prohibit direct north/south access across Campbell Road. Access to the extension of Mimosa Drive (north of Campbell) and Cullum Street shall not be limited

6. Building Area Limits. Not more than 400,000 square feet of gross building area, in the aggregate, exclusive of parking structures, may be constructed.

ref. Ord. # 3153-A for Revised Concept Plan

7. Development Requirements. The street and open areas within this property shall be developed essentially in accordance with the conceptual plan in a retail "village" style on Tract A. A retail village may consist of one or more structures of a size or sizes as deemed appropriate by the applicable owner, and may include landscaped walkways, seating areas, and other outdoor common areas for pedestrian use.

8. Landscape Requirements. Not less than fifteen percent (15%) of the retail sites shall be provided as landscaped areas, said landscaped area to include street medians, parkways and required setbacks in addition to other landscaped areas.

9. Parking Requirements. Parking for each use in a development shall be provided at the ratio for office, hotel, retail and related uses that is in effect as of the date such use is developed.

10. Exhibits. The following exhibits will be attached to and become a part of the Ordinance zoning the herein described property:

10.1 Tract Map (Exhibit A) defining the limits of Tract A.

10.2 Conceptual Plan (Exhibit B) for purposes of showing circulation, major landscape features and the general character of development, as described above in Item No.

7, Development Requirements. ← ref. Ord. # 3153-A for Revised Concept Plan

- 10.3 Architectural Image Studies (Exhibit C) indicating the general character of development to be expected within Tract A.
11. Deed Restrictions. Amended and Restated Deed Restrictions reflecting the matters set forth herein shall be submitted to the City Secretary of the City of Richardson, Texas.
12. Thoroughfare Improvements:
 - 12.1 A street easement will be granted within the required 50' landscape buffer area, to allow for a minimum of 10 feet of pavement for the construction of a continuous right turn lane (auxiliary lane) along the north side of Campbell Road between Mimosa and Coit within the existing right-of-way. This auxiliary lane will be constructed by the landowners prior to the issuance of a building permit for more than 200,000 square feet of retail development. This right turn lane will be the extension of the existing right turn lane on Mimosa Drive.

TRACT B: O-M Office with the following special conditions:

1. Uses.

- 1.1 Tract B may be used for any of the following uses:
 - (a) Business and professional offices.
 - (b) Banks and financial institutions.
 - (c) Radio and television studio, but not including transmittal stations or broadcasting towers.
 - (d) Public buildings erected or used by city government.
 - (e) Full service hotel. Limited service hotel or suite hotel, subject to the approval of a special permit. No more than one hotel of any type shall be permitted on the O-M tract.
 - (f) Incidental retail and service activities including specialty shops such as florists, men's and women's clothing stores, cleaners, card and camera shops, gift shops and jewelry stores, but such incidental retail and services may not exceed five percent (5%) of the total gross square footage allowed on Tract B.
2. Building Heights. On Tract B-1, no building shall exceed two (2) standard stories. On Tract B-2, no building shall exceed four (4) standard stories; however, a hotel, with a maximum height of up to 70 feet may be constructed. On Tract B-3 no building shall exceed eight (8) standard stories,; however, a hotel, with a maximum height of up to 130 feet may be constructed when within 550 feet of the north property line of Tract B-3.

3. Building Coverage/Intensity. On Tract B-1, the maximum building coverage, including parking structures, shall be twenty-five percent (25%), and the maximum Floor Area Ratio (FAR) shall be 0.35:1, excluding parking structures. On Tracts B-2 and B-3, the maximum building coverage, including parking structures, shall be forty percent (40%). The maximum FAR on Tract B-2 shall be 0.55:1, excluding parking structures, and the maximum FAR on Tract B-3 shall be 0.60:1, excluding parking structures.
4. Setback Requirements.
 - 4.1 Front Yard: All buildings fronting on Campbell Road or Waterview Drive shall have a front yard setback and landscape easement of not less than 50 feet. The setback from all other streets shall be 30 feet.
 - 4.2 Side Yard: All buildings shall be set back 25 feet from the side property line. In the case of a lot which has a side yard abutting a dedicated street, the front yard setback shall be observed along the side yard abutting the street.
 - 4.3 Rear Yard: All buildings shall set back 25 feet from the rear property line.

The following improvements are excluded from the above referenced setback requirements: (1) structures below and covered by the ground where such structures will not interfere with provisions for underground utilities; (2) steps, walks, driveways and curbing; and (3) planters, walls, fences or hedges, not to exceed four (4) feet in height, and landscaping, including earthen berms, except that within any visibility easement, a maximum height of 2.5 feet shall apply.

5. Ingress and Egress. Ingress and egress from Tract B, shall be limited to the extension of Lake Park Blvd. to Campbell Road and to one (1) driveway on Waterview Drive. The intersection of Campbell Road and Mimosa Drive is to be retained and is to be controlled by traffic signals and median diverters so as to prohibit direct north/south access across Campbell Road. Access to Cullum Street, Jonsson Street, Lake Park Blvd. and Tatum Street shall not be limited.

6. Building Area Limits. Not more than 1,045,000 square feet of gross building area, in the aggregate, exclusive of parking structures, the existing Lennox headquarters (132,000 square feet) building and the existing Credit Union building (5,500 square feet), may be constructed.
7. Development Requirements. The street and open areas within this property shall be developed essentially in accordance with the conceptual plan, in a campus fashion over the entire Tract B.
↖ ref. Ord. #3153-A for revised Concept Plan
8. Landscape Requirements. Not less than twenty-five percent (25%) of the office sites shall be provided as landscaped areas, said landscaped area to include street medians, parkways and required setbacks in addition to other landscaped areas.
9. Parking Requirements. Parking for each use in the development shall be provided at the ratio for office, hotel, retail and related uses that is in effect as of the date such use is developed.
10. Exhibits. The following exhibits will be attached to and become a part of the Ordinance zoning the herein described property:
 - 10.1 The Tract Map (Exhibit A) defining the limits of Tract B-1, B-2 and B-3 as referenced in this Ordinance.
 - 10.2 Conceptual Plan (Exhibit B) for purposes of showing circulation, major landscape features and the general character of development, as described above in Item No. 7, Development Requirements.
← ref. Ord. # 3153-A for revised Concept Plan
11. Deed Restrictions. Amended and Restated Deed Restrictions reflecting the matters set forth herein shall be submitted to the City Secretary of the City of Richardson, Texas.

OVERALL (Tracts A and B)

- I. Thoroughfare Improvements. Development of this property will include the abandonment of portions of the existing rights-of-way in exchange for the dedication of rights-of-way necessary to support changes to the Master Thoroughfare Plan relative to Cullum, Tatum and Mimosa Drive. These thoroughfare changes will occur as the adjacent property develops; however, east/west access through the site shall be maintained at all times from Coit Road to Waterview.
2. Drainage. The development of the entire 119 acre site shall comply with the City's Storm Drainage Design Manual and the retention pond in the southeast corner of the property shall be sized accordingly.

3. Amendments to Concept Plan. Minor amendments to the Concept Plan as determined by the Planning Director or his/her designee (no substantial change in building location, lot coverage, floor area ratio, no decrease in building setback or parking ratios, no substantial changes to access or site circulation) are subject to approval by the City Plan Commission only, without additional public hearings. Major amendments shall be subject to further public hearings in the same manner as a zoning change. Staff shall not be authorized to vary from the conditions of the ordinance governing this property in the determination of a minor amendment to the concept plan. ← ref. Ord. #3153-A for Revised Concept Plan

SECTION 3. That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the
8th day of July, 1996.

APPROVED:



A large, stylized handwritten signature in black ink, written over a horizontal line.

MAYOR

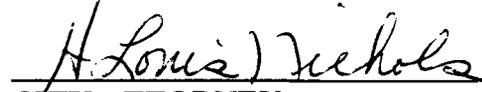
CORRECTLY ENROLLED:



A handwritten signature in black ink, written over a horizontal line.

CITY SECRETARY

APPROVED AS TO FORM:



A handwritten signature in black ink, written over a horizontal line.

CITY ATTORNEY
(HLN/sb 6-26-96)

* POTENTIAL HOTEL SITE
 MAXIMUM HEIGHT = TO
 8 STORY OFFICE BLDG.

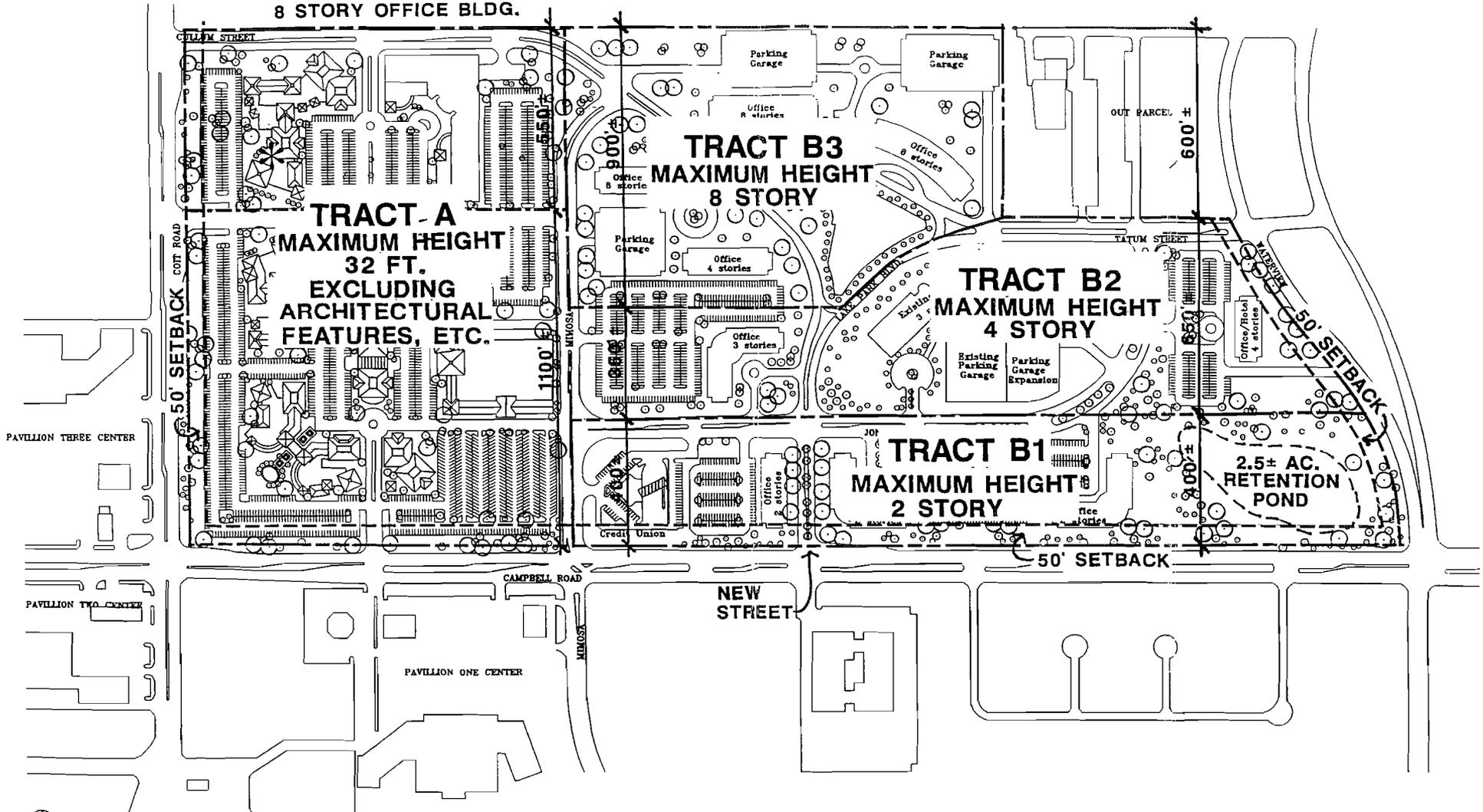


EXHIBIT A - HEIGHT LIMITATIONS

EXHIBIT A

LENOX CENTER
 Richardson, Texas

Henson-Williams Realty, Inc.
 URBAN DESIGN GROUP, INC.

22 APRIL 1996

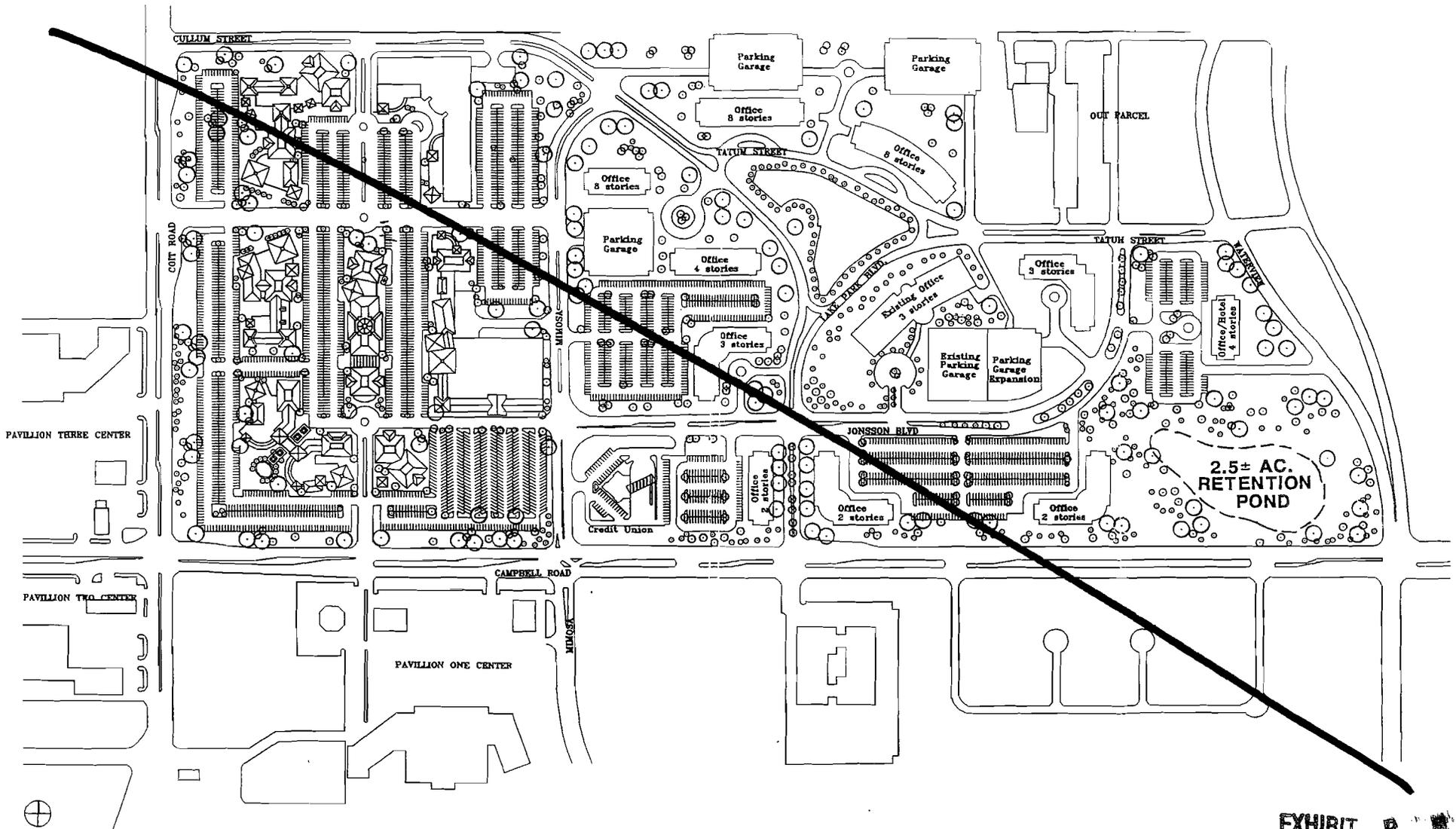


EXHIBIT B - CONCEPTUAL PLAN

LENNOX CENTER
Richardson, Texas

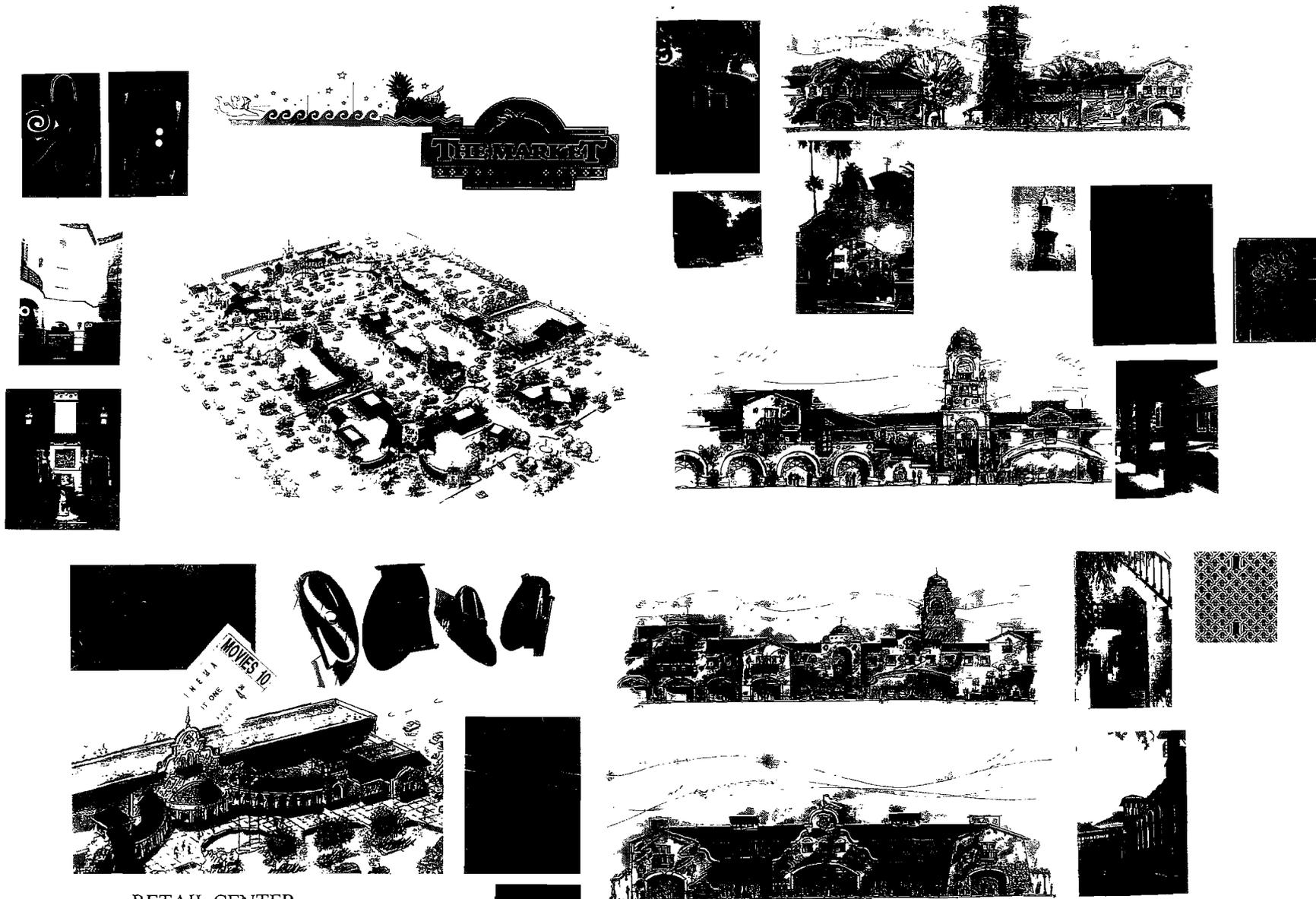
EXHIBIT B

Henson-Williams Realty, Inc.
URBAN DESIGN GROUP, INC.

22 APRIL 1996

3019

REF. ORD. #3153-A FOR REVISED CONCEPT PLAN.



RETAIL CENTER
 RICHARDSON, TEXAS
 HENSON-WILLIAMS REALTY, INC.

EXHIBIT C – ARCHITECTURAL IMAGE STUDY

TRACT A

Being a tract of land situated in the J. W. Curtis Survey, Abstract No. 345, Dallas County, Texas, and being located in the City of Richardson, Texas, and being more particularly described as follows:

BEGINNING at the most northerly corner of a corner-clip at the intersection of the north line of Campbell Road (variable width A.O.W.) and the east line of Coit Road (100 foot width A.O.W.);

TNENCE N00°24'00"E along said east line, 1597.46 feet to a point for corner;

THENCE S89°57'00"E, 1203.81 feet to a point for corner;

THENCE S00°03'00"W, 1627.28 feet to a point for corner in the north line of Campbell Road;

THENCE N89°57'00"W along said north line, 1183.75 feet to a point for corner;

THENCE N44°55'18"W continuing along the street right-of-way, 42.19 feet to a point for corner and the place of beginning and containing 45.146 acres (1,966,574 square feet) of land.

EXHIBIT D

3019

TRACT B

Being a tract of land situated in the J. W. Curtis Survey, Abstract No. 345, Dallas County, Texas, and being located in the City of Richardson, Texas, and being more particularly described as follows:

BEGINNING at a point in the north line of Campbell Road (variable width R.O.W.), said point being $S89^{\circ}57'00''E$ along said north line, 1183.78 feet from its intersection with the most easterly corner of a corner-clip at the east line of Coit Road (100 foot width R.O.W.);

THENCE $N00^{\circ}03'00''E$, 1627.28 feet to a point for corner;

THENCE $S89^{\circ}57'00''E$, 1378.67 feet to a point for corner;

THENCE $S00^{\circ}03'00''W$, 647.28 feet to a point for corner in the centerline of Tatum Street (80 foot width R.O.W.);

THENCE $S89^{\circ}57'00''E$ along said centerline, 674.15 feet to a point for corner in west line of Waterview Parkway (variable width R.O.W.);

THENCE in a southeasterly direction along said west line with a curve to the left, Chord Bearing $S30^{\circ}01'29''E$, said curve having a central angle of $19^{\circ}50'57''$ and a radius of 1227.00 feet, an arc distance of 425.07 feet to a point for corner;

THENCE in a southeasterly direction continuing along said west line with a curve to the right, Chord Bearing $S36^{\circ}39'37''E$, said curve having a central angle of $06^{\circ}34'41''$ and a radius of 1173.00 feet, an arc distance of 134.67 feet to a point for corner;

THENCE $S45^{\circ}45'18''E$ continuing along said west line, 17.13 feet to a point for corner;

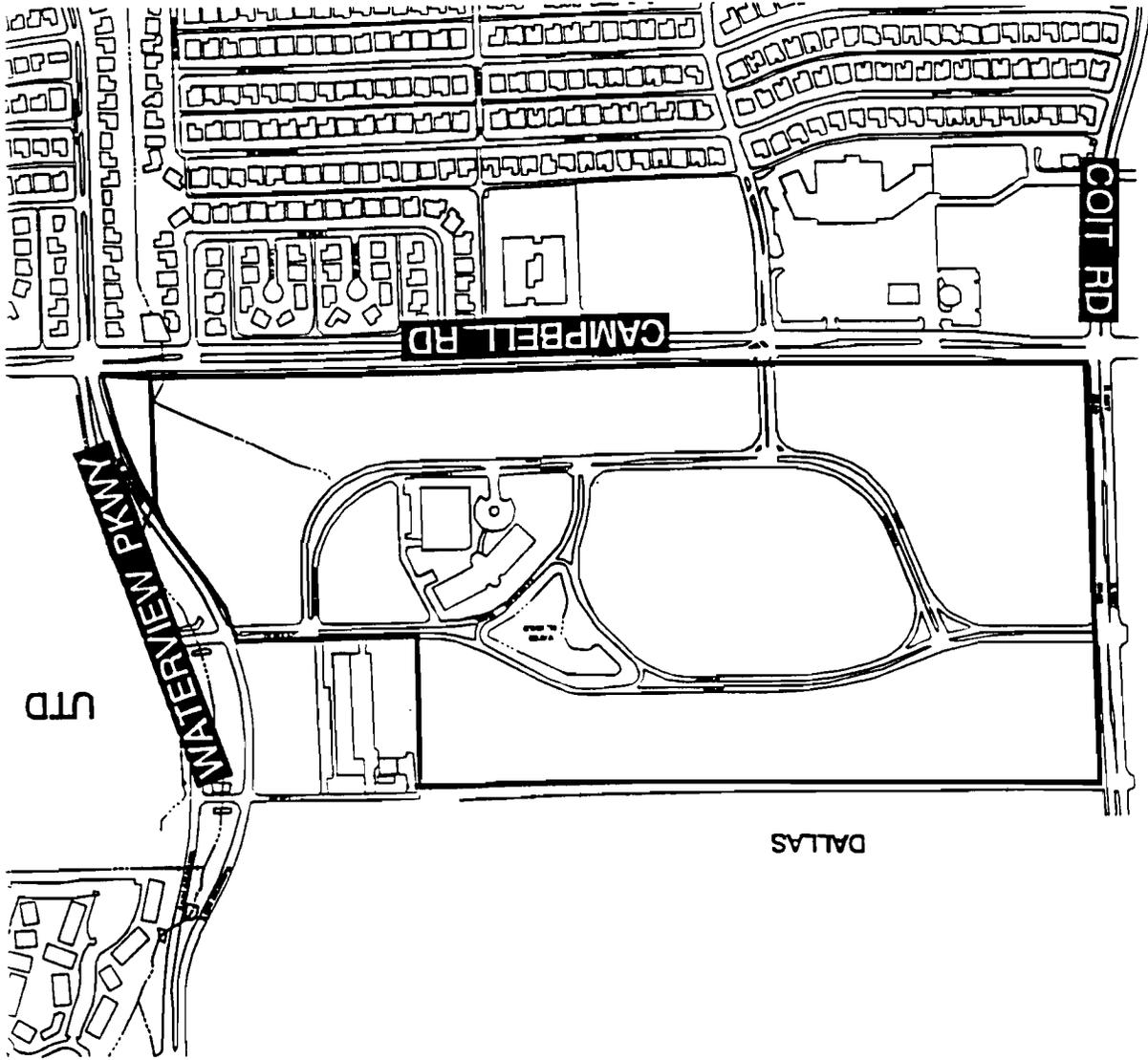
THENCE in a southeasterly direction continuing along said east line with a curve to the right, Chord Bearing $S20^{\circ}22'54''E$, said curve having a central angle of $25^{\circ}58'45''$ and a radius of 1173.00 feet, an arc distance of 531.86 feet to a point for corner in the north line of Campbell Road;

THENCE $N89^{\circ}57'00''W$ along said north line, 2541.60 feet to a point for corner and the place of beginning and containing 72.896 acres (3,175,328 square feet) of land.

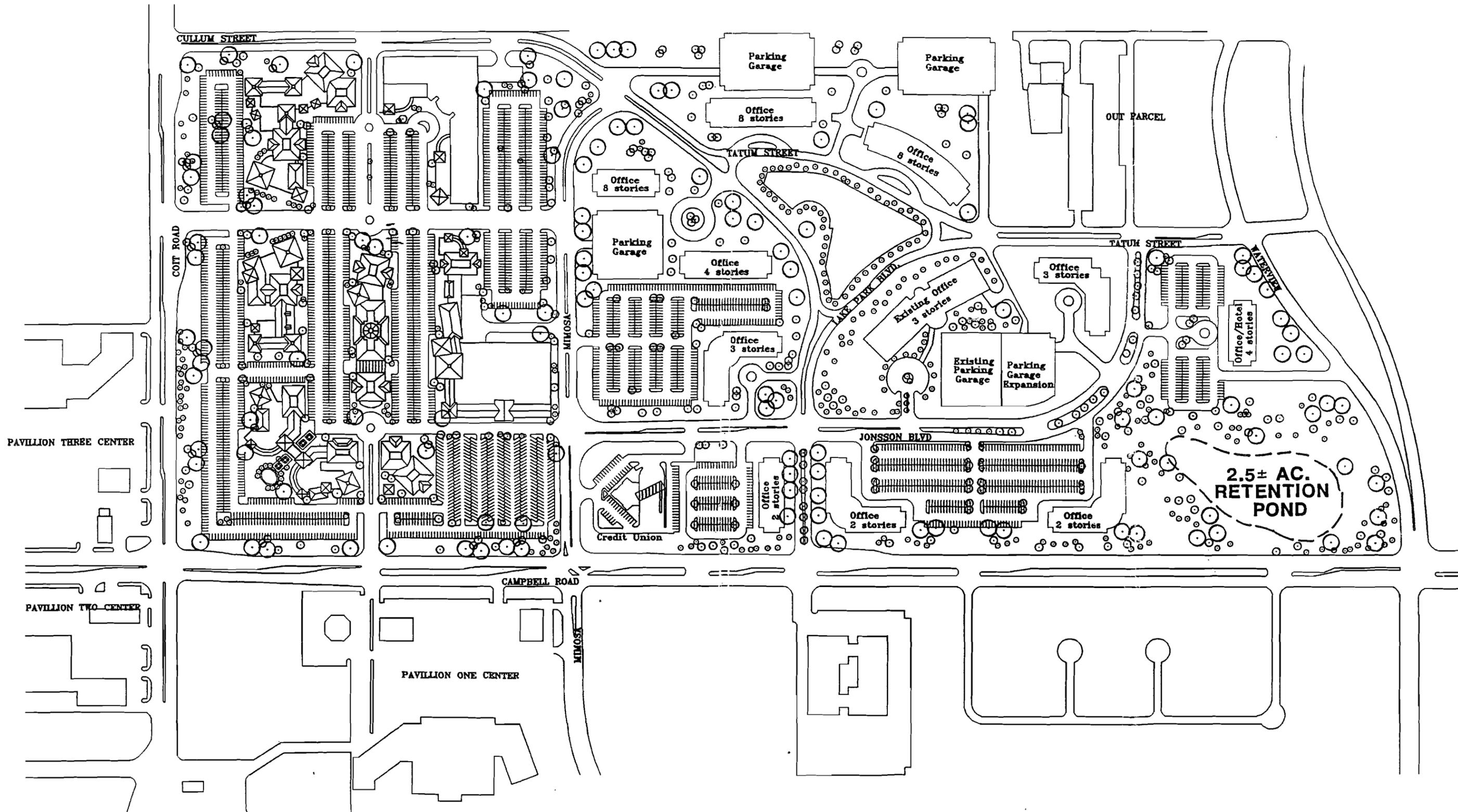
EXHIBIT D

3079

ZF 9617



FOR INFORMATION ONLY



PAVILLION THREE CENTER

PAVILLION TWO CENTER

PAVILLION ONE CENTER

Parking Garage

Office 8 stories

Office 8 stories

Parking Garage

Office 4 stories

Office 3 stories

Credit Union

Office 2 stories

Parking Garage

Office 8 stories

Office 8 stories

Existing Office 3 stories

Existing Parking Garage

Parking Garage Expansion

Office 2 stories

Office 3 stories

Office/Hotel 4 stories

Office 2 stories

2.5± AC. RETENTION POND

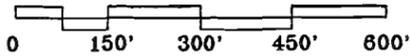
OUT PARCEL

EXHIBIT B - CONCEPTUAL PLAN

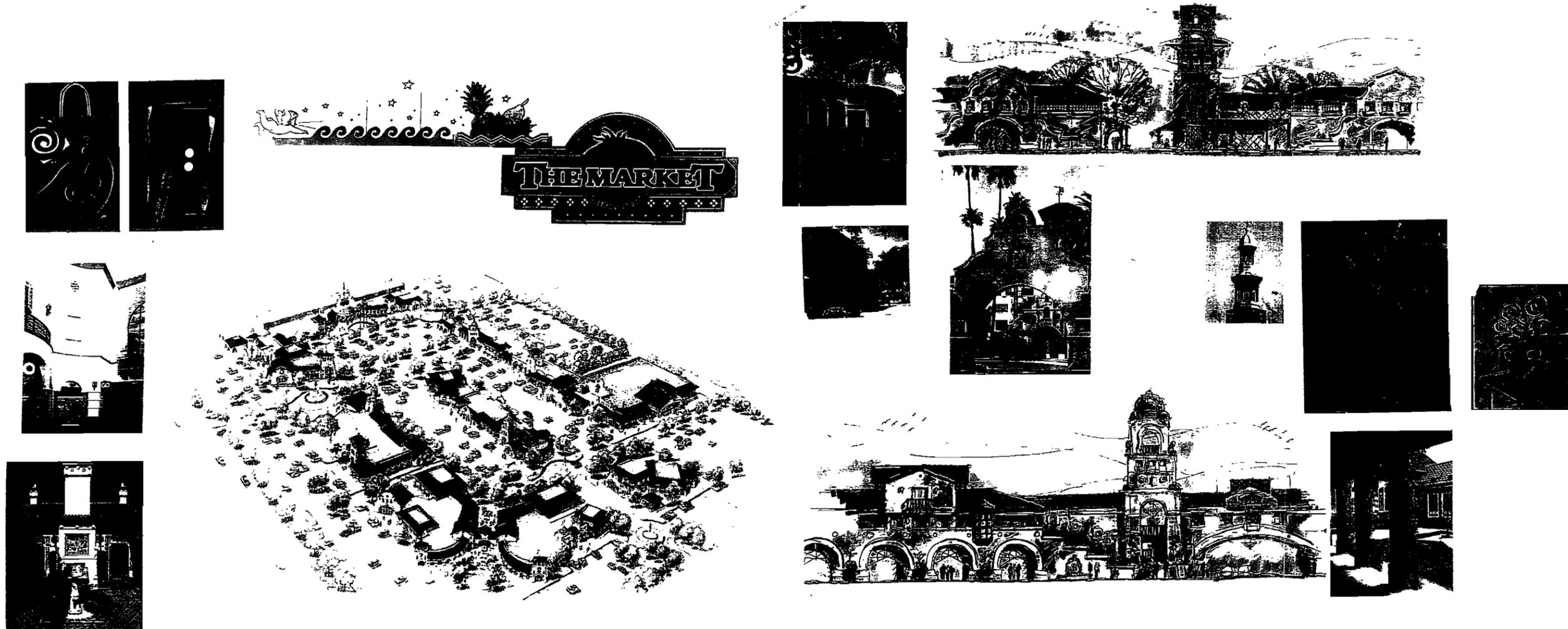
LENNOX CENTER
Richardson, Texas

EXHIBIT B

Henson-Williams Realty, Inc.
URBAN DESIGN GROUP, INC



22 APRIL 1996



RETAIL CENTER
 RICHARDSON, TEXAS
 HENSON-WILLIAMS REALTY, INC.



EXHIBIT C – ARCHITECTUAL IMAGE STUDY

ORDINANCE NO. 3153-A

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, BY AMENDING ORDINANCE NO. 3079-A, ADOPTED ON JULY 8, 1996, APPROVING A REVISED CONCEPTUAL PLAN FOR THE AREA BOUNDED ON THE NORTH BY ~~FATUM STREET~~, ON THE EAST BY WATERVIEW DRIVE, ON THE SOUTH BY CAMPBELL ROAD, AND ON THE WEST BY COIT ROAD, SUCH CONCEPTUAL PLAN BEING ATTACHED AS EXHIBIT "A"; PROVIDING SPECIAL CONDITIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

NORTH CITY LIMIT

WHEREAS, the City Planning Commission of the City of Richardson and the governing body of the City of Richardson in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance should be amended; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended by amending Ordinance No. 3079-A, adopted on July 8, 1996 to approve a revised conceptual plan for the area bounded on the north by ~~Fatum Street~~ ^{the City Limit Line}, on the east by Waterview Drive, on the south by Campbell Road, and on the west by Coit Road, such conceptual plan being attached hereto and marked Exhibit "A" and made a part hereof. The property is presently zoned O-M Office and LR-M(2) Local Retail District, with special conditions.

SECTION 2. That in addition to the special conditions contained in Ordinance No. 3079-A, applicable to such property, the revised conceptual plan is approved subject to the following condition, to wit:

Building elevation drawings shall be presented as part of the review and approval of any site plan for a building on the LR-M(2) tract.

SECTION 3. That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this ordinance shall remain in full force and effect; specifically, Ordinance No. 3079-A, adopted on July 8, 1996, except as modified herein, shall remain in full force and effect.

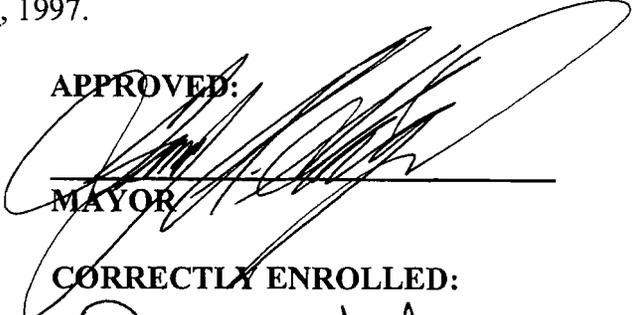
SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended and as amended hereby and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

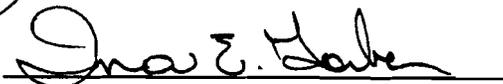
DULY PASSED by the City Council of the City of Richardson, Texas, on the 22nd day of December, 1997.

APPROVED:



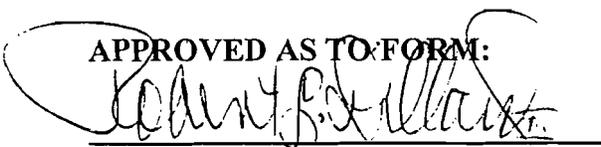
MAYOR

CORRECTLY ENROLLED:



CITY SECRETARY

APPROVED AS TO FORM:



CITY ATTORNEY
(HLN/sb 12-12-97)

CERTIFIED COPY OF RECORD

STATE OF TEXAS §

COUNTIES OF COLLIN AND DALLAS §

CITY OF RICHARDSON §

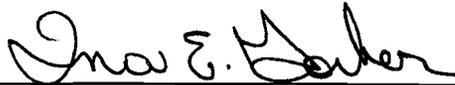
I, the undersigned, City Secretary of the City of Richardson, Texas, a governmental subdivision of the State of Texas, in the performance of the functions of my office, hereby certify that the Caption and Section 1 of the attached Ordinance 3153-A should read as follows:

"...approving a revised Conceptual Plan for the area bounded on the north by the City Limit Line, on the east by Waterview Drive, on the south by Campbell Road, and on the west by Coit Road, such Conceptual Plan being attached..."

Boundaries indicated on the said Conceptual Plan are correct and reference to Tatum Street in Ordinance 3153-A is attributed to "Scrivener's Error", and it shall be noted henceforth that the boundary to the north is the City Limit Line.

I am the lawful possessor and have legal custody of said record, and the same appears in my office.

WITNESS my hand and Seal of said City of Richardson, Texas at my office in said City, this the 21st day of January, 1998.



Ina E. Garber
City Secretary
City of Richardson, Texas

CITY SEAL



MEMO

DATE: July 10, 2014
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 14-18 – Hampton Inn & Suites

REQUEST

Nick Patel, representing Richardson Lodging II, is requesting to revoke Ordinance 4008, a Special Permit for a limited service suite hotel, and approval of a new Special Permit for a limited service suite hotel at 2250 N. Glenville Drive.

BACKGROUND

The subject property received approval of a Special Permit for a limited service suite hotel (including a concept plan and elevations) in 2013, and the Special Permit was further limited to a hotel operated under and in accordance with a franchise agreement with Hilton Hotels. In April 2014, the development plans, which conformed to the concept plan and elevations approved in Ordinance 4008, were approved by the City Plan Commission. Soon thereafter, the applicant contacted the staff regarding revised elevations, which included the addition of stone and changes to the brick color, a revised porte-cochere design, and a new cornice profile.

The building footprint remained the same, but an additional room was added due to the removal of internal storage space, increasing the total to 101 rooms. Staff informed the applicant the changes to the building interior were in conformance with the Special Permit; however, the changes to the building elevations were substantial and not in conformance with the elevations approved in Ordinance Number 4008. As part of the current request, Ordinance Number 4008 would be revoked in conjunction with approval of the new Special Permit.

The applicant has stated the proposed changes are a requirement of the Hilton franchise as it relates to new construction for the Hampton brand. The intent is to provide a modern, contemporary look with updated colors in keeping with industry changes. These changes are in addition to a redesigned interior décor. The applicant has also stated that if the request is not approved, a variance to construct the hotel per the approved building elevations would have to be granted by Hilton and there is no guarantee of such approval. It is the applicant's view that the updated design is an improvement over what was previously approved and that it would be better project for the City of Richardson.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by unanimous vote (7-0), recommends approval of the request as presented.

ATTACHMENTS

Special Conditions	Approved Building Elevations (Exhibits "D-1" & "D-2")
CC Public Hearing Notice	Perspective Rendering of Proposed Hotel (Exhibit "E")
City Plan Commission Minutes 6-17-2014	Perspective Rendering of Approved Hotel (Exhibit "F")
Staff Report	Site Photos
Zoning Map	Applicant's Statement
Aerial Map	Notice of Public Hearing
Zoning Exhibit (Exhibit "B")	Notification List
Proposed Building Elevations (Exhibits "C-1" & "C-2")	Ordinance 4008

ZF 14-18 Special Conditions

1. Ordinance Number 4008 shall be repealed in its entirety.
2. A limited service suite hotel shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof.
3. Changes to the site plan, landscape plan, and building elevations in accordance with the attached exhibits shall be administratively approved.
4. The limited service suite hotel shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and the building elevations (Exhibits “C-1” and “C-2”).
5. If the Property is developed and used as a limited service suite hotel, such limited service hotel must be operated under and in accordance with a franchise agreement with Hilton Hotels whereby the limited service suite hotel is permitted to use the name and reservation system of Hilton Hotels. In the event the franchise agreement with Hilton Hotels is terminated or suspended and/or the limited service suite hotel ceases to operate under and in accordance with the franchise agreement with Hilton Hotels, this Special Permit shall terminate in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
6. As a condition to the issuance of the initial certificate of occupancy for the limited service suite hotel, the owner of the property and/or the operator of the limited service suite hotel shall provide the City with written evidence of the existence and good standing of a franchise agreement between the operator of the limited service suite hotel and Hilton Hotels. Furthermore, on each anniversary date of the date of issuance of the Certificate of Occupancy for the limited service suite hotel, the operator of the limited service suite hotel shall provide the City with written evidence of the existence and good standing of such franchise agreement.
7. The owner of the Property and/or the operator of the limited service suite hotel shall provide written notice to the City of the termination or suspension of the franchise agreement with Hilton Hotels or of any intent by Hilton Hotels to terminate such franchise agreement.
8. In the event the Special Permit granted pursuant to this Ordinance is terminated in accordance with Section (3), above, the continued use of the Property for a limited service hotel shall constitute an illegal use of the Property and not a non-conforming use pursuant to Article XXII of the Comprehensive Zoning Ordinance, as amended.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: June 25, 2014
Submitted by: City Secretary, City of Richardson

Please publish as listed below or in attachment and provide a publication affidavit to:

City Secretary's Office
P.O. Box 830309
Richardson, TX 75083-0309

FOR PUBLICATION ON: 06/27/2014

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, July 14, 2014 in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 14-18

A request by Nick Patel, representing Richardson Lodging II to revoke Ordinance 4008, a Special Permit for a limited service suite hotel, and approval of a new Special Permit for a limited service suite hotel at 2250 N. Glenville Drive (northeast corner of Greenville Avenue and Glenville Drive). The property is currently zoned I-M(1) Industrial.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

The City of Richardson
/s/ Aimee Nemer, City Secretary

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES –JUNE 17, 2014**

PUBLIC HEARING

Zoning File 14-18 – Limited Service Hotel: Consider and take necessary action to revoke Ordinance Number 4008, a Special Permit for a limited service suite hotel, and approve a new Special Permit for a limited service suite hotel at 2250 N. Glenville Drive, northeast corner of Greenville Avenue and Glenville Drive. The property is currently zoned I-M(1) Industrial. porte cochère

Mr. Shacklett stated the applicant was requesting to revoke the existing Special Permit under Ordinance 4008 and request approval of a new Special Permit with a revised concept plan and elevations for the property located at the northeast corner of Greenville Avenue and Glenville Drive.

Mr. Shacklett presented a rendering of the proposed hotel illustrating a scaled-down porte cochère as well as recessed entries at the end of the building. He added that Hilton was changing the look of their Hampton Inn products and the applicant was requesting to replace the previously approved yellow brick with a white stone, the red brick with a dark gray brick, as well as changing the look of the cornice profile.

Mr. Shacklett highlighted some additional changes including a reduction in the building size due to refinements to the building footprint; removal of a portion of the second floor for a two story lobby area; and the addition one guest room with the removal of some internal storage areas.

Mr. Shacklett closed his presentation by stating the building still exceeded the City's 85 percent masonry requirement and he had not received any correspondence in favor or opposed. He noted that it appeared the applicant was not in attendance and he would attempt to answer any questions the Commission might have.

Chairman Hand said he understood that Hilton was rebranding their products with a sleeker, more modern prototype, but he had concerns the cornice did not fit in with that theme.

Mr. Shacklett replied that it was his understanding the new design was what Hilton was requiring of new Hampton Inns.

Commissioner Linn noted the cornice in the previous rendering was not as prominent, plus the porte cochère was very different and wanted to know if the Commission was required to approve either rendering as the official elevations.

Mr. Shacklett replied that the Commission was being asked to make a recommendation to the City Council and, as part of the Council's approval last year, the hotel had to be tied to the Hilton flag and Hilton was requesting the changes to the structure.

Chairman Hand asked if the rendering would be part of the ordinance.

Mr. Shacklett said the rendering would not be part of the ordinance, but the black and white elevation would be tied to the ordinance because it listed the type of materials to be used as well as the general colors for those materials. He added that Exhibits B and C-1 and C2 would be part of the ordinance.

Commissioner DePuy stated she was fine with the proposed changes to the elevations and thought the changes were cleaner and sleeker.

Commissioner Roland said that in looking at other Hilton products, the same cornice was presented on almost all of the buildings as well as some pictures of a lighter gray brick.

Mr. Shacklett noted that in discussions with the applicant the proposed changes were something that was recently required by Hilton.

Chairman Hand asked if the applicant had added the cornices to try and keep the elevation closer to what was previously approved and, if so, he did not personally think it was needed for a more modern look.

Commissioners Maxwell and Linn agreed with Mr. Hand, and Maxwell suggested that staff could let the applicant know the Commission would not mind seeing a revised version without the cornices or one where the cornice was more understated.

With no further questions for staff, Chairman Hand opened the public hearing.

No comments or questions were received in favor or opposed and Chairman Hand closed the public hearing.

Motion: Commissioner Roland made a motion to recommend approval of Zoning File 14-18 as presented; second by Commissioner Springs. Motion approved 7-0.



Staff Report

TO: City Council

THROUGH: Michael Spicer, Director of Development Services **MS**

FROM: Sam Chavez, Assistant Director – Development Services **SC**

DATE: July 10, 2014

RE: **Zoning File 14-18:** Hampton Inn & Suites

REQUEST:

Revoke Ordinance Number 4008 and approval of a new Special Permit for a limited service suite hotel on a 2.35-acre lot located on the east side of Glenville Drive, north of Greenville Avenue.

APPLICANT & PROPERTY OWNER:

Nick Patel, Richardson Lodging II.

EXISTING DEVELOPMENT:

The 2.35-acre lot is an undeveloped site located at the northeast corner of Glenville Drive and Greenville Avenue. A 1.9-acre lot developed as Noah's Event Center is located to the east. The Verizon office campus is located to the north.

ADJACENT ROADWAYS:

Glenville Drive: Four-lane, divided arterial; no traffic counts available.

Greenville Avenue: Six-lane, divided arterial; 10,100 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (February 2013).

SURROUNDING LAND USE AND ZONING:

North: Parking and Office; I-M(1) Industrial

South: Undeveloped; I-M(1) Industrial

East: Undeveloped and Event Center; I-M(1) Industrial

West: Undeveloped and Hotels; I-M(1) Industrial

FUTURE LAND USE PLAN:

Regional Employment

Higher density development is appropriate with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.

Future Land Uses of Surrounding Area:

North: Regional Employment

South: Regional Employment

East: Regional Employment

West: Regional Employment

EXISTING ZONING:

I-M(1) Industrial (Ordinance Number 2735-A) with a Special a Special Permit for a limited service suite hotel (Ordinance Number 4008).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The requested zoning amendment will not have any significant impacts on the surrounding roadway system or the existing utilities in the area.

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement.)

STAFF COMMENTS:

Background:

The subject property received approval of a Special Permit for a limited service suite hotel, which included a concept plan and elevations in 2013. Additionally, the use was limited to a hotel operated under and in accordance with a franchise agreement with Hilton Hotels; therefore, the property could not be used for a limited service suite hotel in the event that Hilton Hotels was no longer the operator.

In 2013, the applicant stated the hotel would cater to business travelers as well as the community. Their goal is to complement the Noah's facility by providing a hotel within walking distance for guests that will be utilizing Noah's for corporate meetings and other special events. The proposed hotel would be connected to the Noah's property by a driveway located at the northeast corner of the subject property and will also be served by a driveway located at a median opening along Glenville Drive.

Request:

In April 2014, the development plans for the hotel were approved by the City Plan Commission. The site plan and elevations presented conformed to the concept plan and elevations approved with Ordinance Number 4008. Soon thereafter, the applicant contacted the staff regarding revised elevations, which included the addition of stone and changes to the brick color, a revised porte-cochere design, and a new cornice profile. The building footprint remained the same, but

an additional room was added due to the removal of internal storage space, increasing the total to 101 rooms. Staff informed the applicant the changes to the building interior were in conformance with the Special Permit; however, the changes to the building elevations were substantial and not in conformance with the elevations approved in Ordinance Number 4008. As part of the subject request, Ordinance Number 4008 would be revoked as a part of the approval of the new Special Permit.

The applicant has stated these changes are a requirement of the Hilton Franchise as it relates to new construction for the Hampton brand. The intent is to provide a modern and contemporary look with updated colors to stay in keeping with industry changes. These changes are in addition to a redesigned interior décor. He has stated the changes are required by Hilton, and if they are not approved, a variance to construct the hotel per the approved building elevations will have to be granted by Hilton, and there is no guarantee they will approve it. In addition, the applicant feels the updated design is better than what was previously approved and that it is a better project for the City of Richardson.

Other than the changes listed below, no other changes to the concept plan or building elevations are proposed:

Proposed Changes:

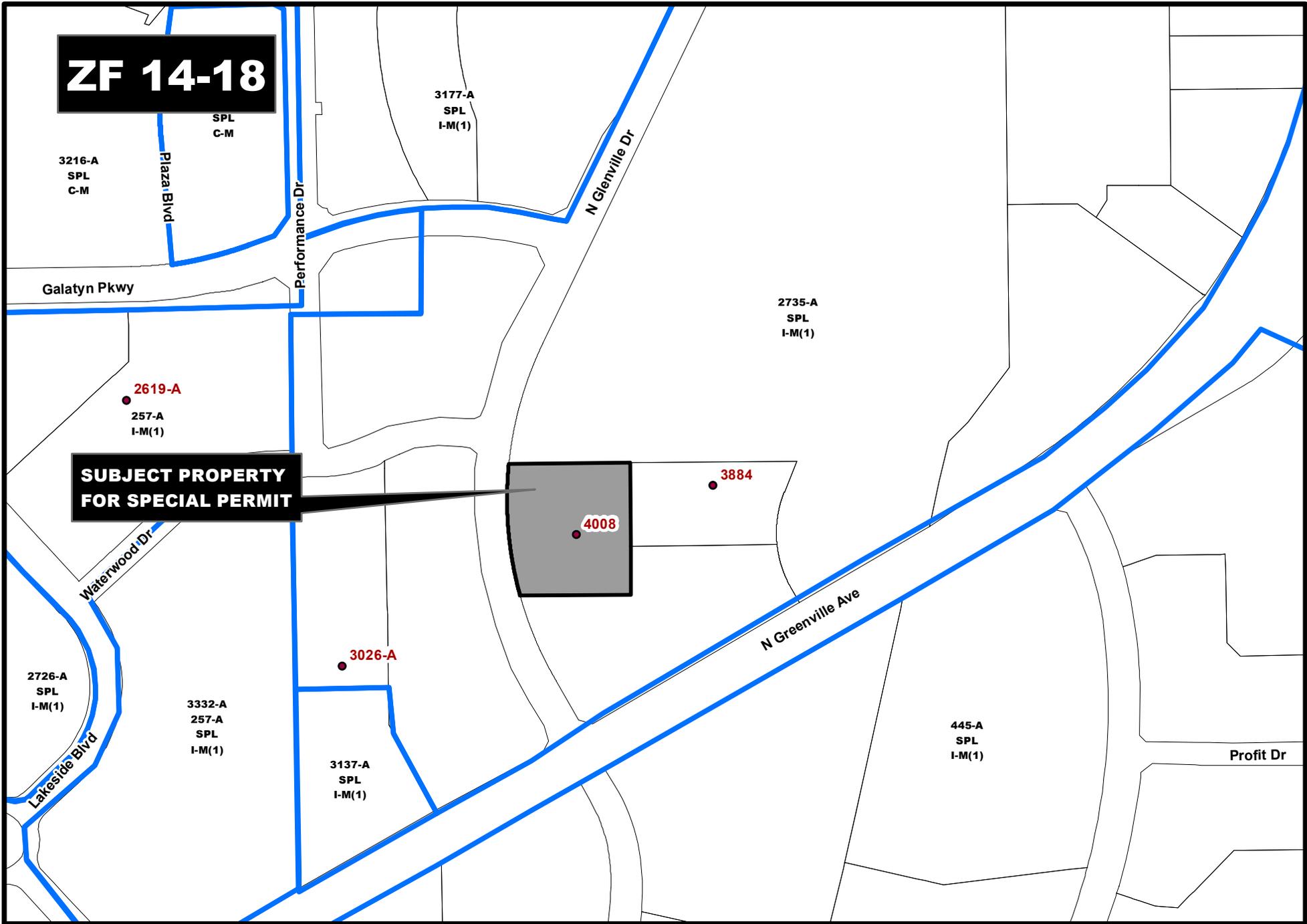
- **Building Size:** The proposed building is reduced by approximately 2,800 square feet which reflects changes to interior space, including a reduced second floor area due to a 2-story tall lobby area. The previous plans assumed a proposed 16,200-square foot floor plate and the same square footage for the upper floors also.
- **Building Materials:** The approved building elevations utilize a combination of red and yellow brick with cast stone and EIFS accents (see Exhibit F). The proposed elevations utilize a dark gray brick in lieu of the red brick and a white stone with gray and brown tones in lieu of the yellow brick. Cast stone and EIFS are still used for trim and cornices; however the EIFS cornice profile is slightly larger and is also a different shape. The railing color is also being changed from white to a bronze color (see Exhibit E). The elevations will still exceed the City's minimum 85% masonry requirement.

Correspondence: As of this date, no correspondence has been received.

Motion: On June 17, 2014, the City Plan Commission recommended approval of the request as presented subject to the following conditions:

1. Ordinance Number 4008 shall be repealed in its entirety.
2. A limited service suite hotel shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
3. Changes to the site plan, landscape plan, and building elevations in accordance with the attached exhibits shall be administratively approved.

4. The limited service suite hotel shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and the building elevations (Exhibits “C-1” and “C-2”).
5. If the Property is developed and used as a limited service suite hotel, such limited service hotel must be operated under and in accordance with a franchise agreement with Hilton Hotels whereby the limited service suite hotel is permitted to use the name and reservation system of Hilton Hotels. In the event the franchise agreement with Hilton Hotels is terminated or suspended and/or the limited service suite hotel ceases to operate under and in accordance with the franchise agreement with Hilton Hotels, this Special Permit shall terminate in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
6. As a condition to the issuance of the initial certificate of occupancy for the limited service suite hotel, the owner of the property and/or the operator of the limited service suite hotel shall provide the City with written evidence of the existence and good standing of a franchise agreement between the operator of the limited service suite hotel and Hilton Hotels. Furthermore, on each anniversary date of the date of issuance of the Certificate of Occupancy for the limited service suite hotel, the operator of the limited service suite hotel shall provide the City with written evidence of the existence and good standing of such franchise agreement.
7. The owner of the Property and/or the operator of the limited service suite hotel shall provide written notice to the City of the termination or suspension of the franchise agreement with Hilton Hotels or of any intent by Hilton Hotels to terminate such franchise agreement.
8. In the event the Special Permit granted pursuant to this Ordinance is terminated in accordance with Section (3), above, the continued use of the Property for a limited service hotel shall constitute an illegal use of the Property and not a non-conforming use pursuant to Article XXII of the Comprehensive Zoning Ordinance, as amended.

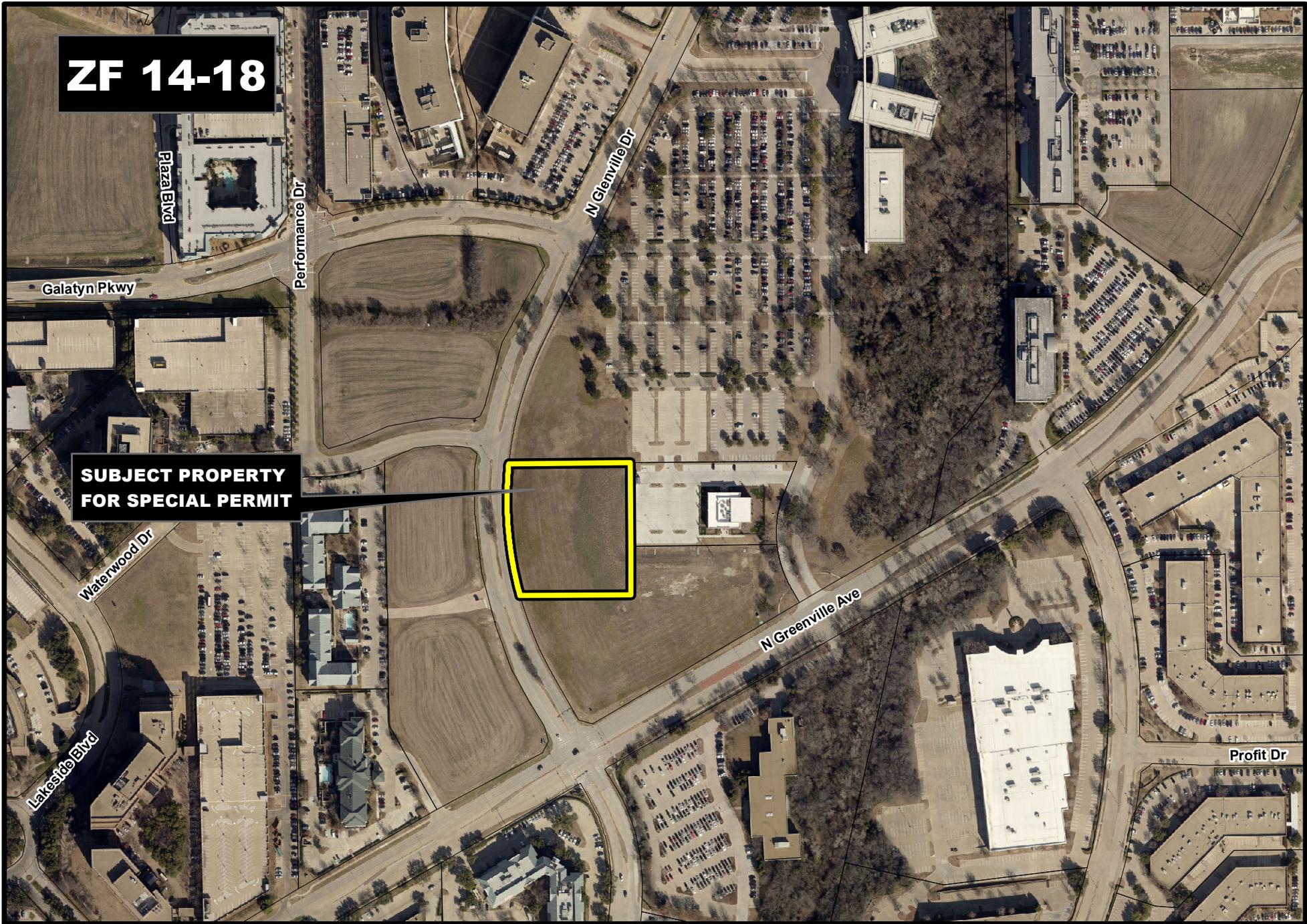


ZF 14-18 Zoning Map

Updated By: shacklett, Update Date: June 5, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1418\ZF1418 zoning.mxd

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.





ZF 14-18

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 14-18 Aerial Map

Updated By: shacklett, Update Date: June 5, 2014
File: DSI\Mapping\Cases\Z\2014\ZF1418\ZF1418 ortho.mxd

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.



LEGEND

PROPERTY BOUNDARY	---
EX. EASEMENT	---
PROP. EASEMENT	---
PROP. FIRELANE	---
PROP. WATER	---
PROP. SANITARY SEWER	---
PROP. STORM DRAIN	---
GRASSED AREAS	---

NOTES

1. OUTDOOR LIGHTING SHALL BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
3. ALL GROUND LEVEL EQUIPMENT, INCLUDING FANS, VENTS, AIR CONDITIONING UNITS, COOLING TOWERS, FUEL TANKS AND GENERATORS, SHOULD BE SCREENED FROM VIEW OF THE STREETS AND ADJOINING PROPERTIES BY THE MEANS OF A MASONRY WALL OR A LIVING SCREEN NOT LESS THAN THE HEIGHT OF THE TALLEST ELEMENT OF THE EQUIPMENT. ANY EQUIPMENT INSTALLED THAT IS NOT SHOWN ON AN APPROVED SITE PLAN, IS NOT AN APPROVED LOCATION, AND SHALL BE SUBJECT TO ALL SCREENING REQUIREMENTS.

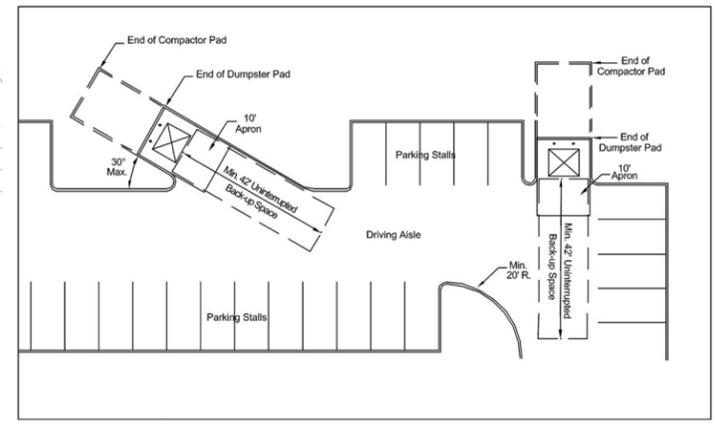
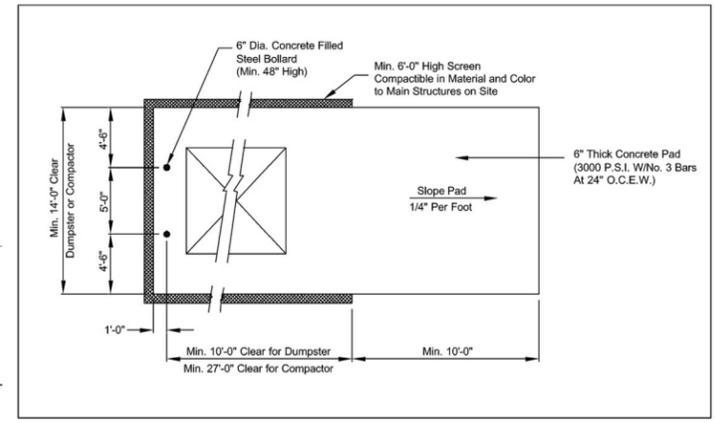
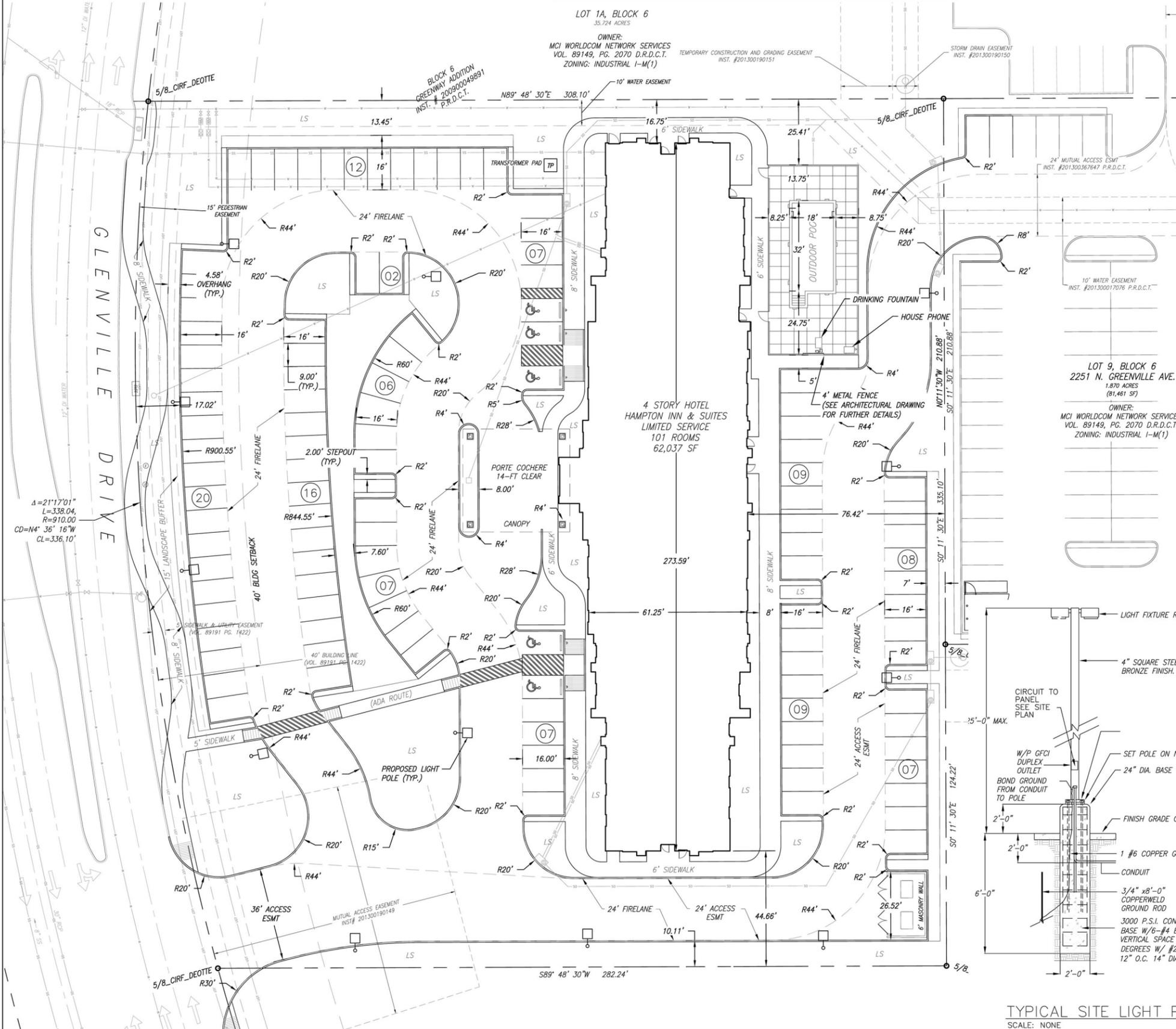
BUILDING / PARKING SUMMARY

CURRENT ZONING
 SETBACKS
 LOT AREA
 BUILDING USE
 BUILDING AREA

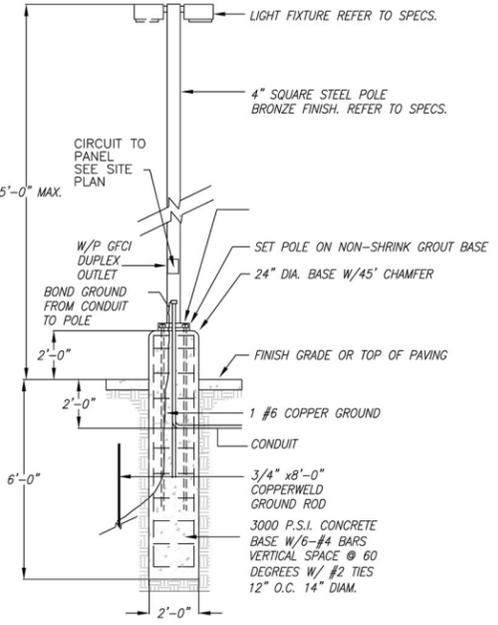
PARKING RATIO
 REQUIRED PARKING
 PROVIDED PARKING
 LANDSCAPE AREA REQUIRED
 LANDSCAPE % PROVIDED
 FLOOR AREA RATIO
 BUILDING HEIGHT

(M)-1 WITH SPECIAL PERMIT FOR A LIMITED SERVICE HOTEL (ORD 4008)
 40' BUILDING SETBACK (GLENVILLE DR)
 2.351 ACRES, 102,425 SF
 HOTEL
 SF PER FLOOR VARIES, REFER TO ARCHITECTURAL PLAN (4 FLOORS)
 62,037 SF TOTAL

101 SPACES
 115 SPACES
 7% (7,170 SF)
 25% (26,158 SF)
 0.6:1
 4 STORIES, 51'8"

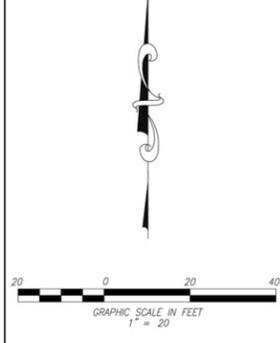
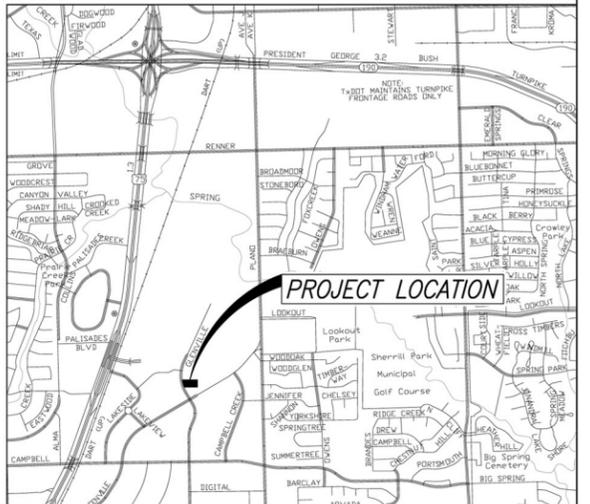


Dumpster/Compactor Pad Detail
 Revised: February 2002.....N.T.S. Attachment E-1



TYPICAL SITE LIGHT POLE
 SCALE: NONE

Exhibit B - Part of Ordinance



James DeOtte Engineering, Inc.
 Registration #8917
 6/9/14

DESIGN FIRM:
 James DeOtte Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT
 6707 Brentwood Stair Road
 Suite 520
 Fort Worth, Texas 76112
 (817)446-6877

OWNER CONTACT:
 NICK PATEL
 1212 CORPORATE DRIVE
 STE 350
 IRVING, TEXAS 75038
 PH. 512-619-6467

ISSUE	DATE
Initial Development Submittal	8/30/13
Final Development Submittal	3/31/14
Siteplan Revision	6/2/14
Req'd Parking Update	6/9/14

RICHARDSON, TEXAS

PROJECT NAME:
 HAMPTON INN AND SUITES

SHEET NAME:
 SITE PLAN

PROJECT LOCATION:
 GREENWAY ADDITION
 LOT 10, BLK 6

PROJECT ADDRESS:
 2250 N. GLENVILLE DR.
 DALLAS COUNTY
 RICHARDSON, TEXAS

DESIGN: KMM
CHECKED: JED
SCALE: AS SHOWN
DATE: 6/9/14
JDEI PROJECT NO: 201206100
SHEET:
 C1.0

PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
DAYNE RAM
DESIGN MANAGER:
RCM
PROJECT DATE:
030113
REVISION DATE:
061014

PIYUSH PATEL-NIMESH PATEL
1212 CORPORATE DRIVE S-380
IRVING, TEXAS 75038
PH: 214-929-6765

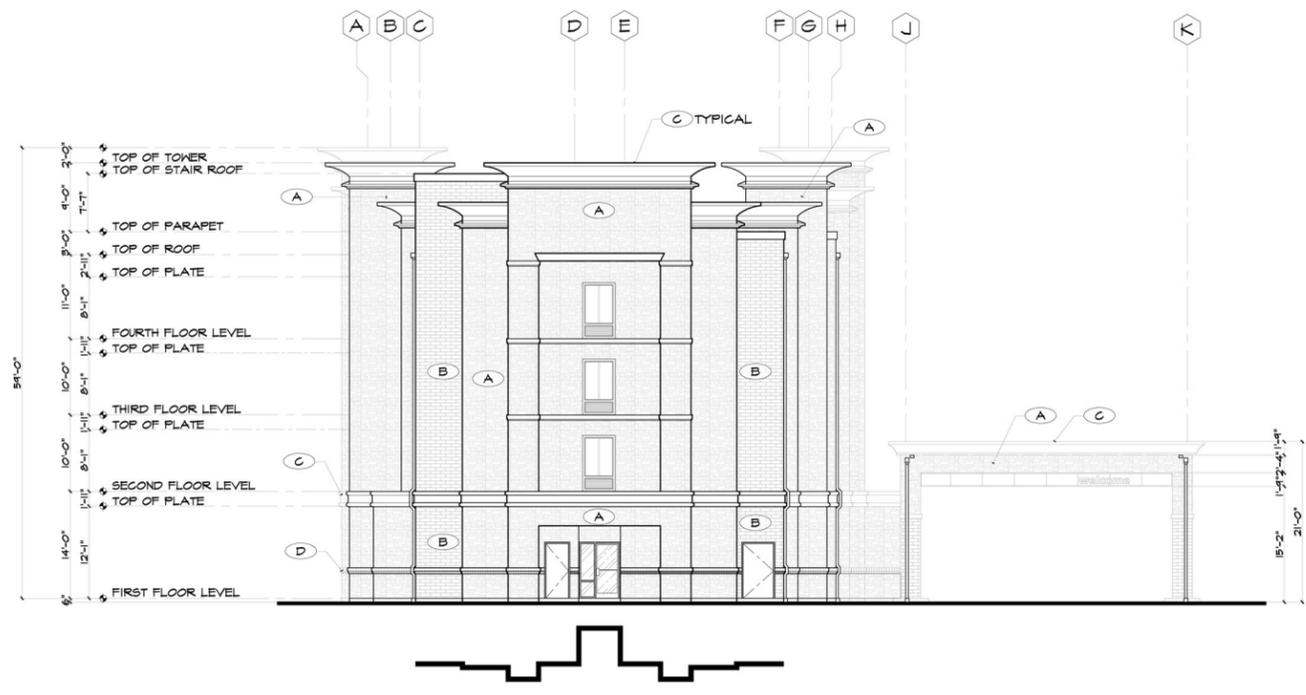
Hampton Inn & Suites
GREENVILLE DRIVE
RICHARDSON, TEXAS

NOTE:
SIGNAGE FOR
ILLUSTRATIVE PURPOSES
ONLY, SUBJECT TO
COMMUNITY SERVICES
APPROVAL.

ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75060
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: adrdesigns@adrdesigns.com
POR: JOHN C. SARGENT

JOB NUMBER:
NJP-13286

SHEET NUMBER
A310



02 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



03 WEST ELEVATION
SCALE: 3/32" = 1'-0"

Exhibit C-1 - Part of Ordinance

WEST ELEVATION			NORTH ELEVATION			WALL FINISH SCHEDULE:	
MATERIAL	TOTAL AREA	PERCENTAGE	MATERIAL	TOTAL AREA	PERCENTAGE		
STONE VEENER	5,809.6 SF.	48 %	STONE VEENER	2,345 SF.	69.9 %	A	STONE VEENER - WINTERHAVEN MIXED COLORED - WHITE, GRAY, BROWN
BRICKS	4,675.5 SF.	34 %	BRICKS	571 SF.	17.2 %	B	BORAL BRICK - LIBERTYCOLLECTION : CANNON DARK GRAY
CAST STONE	140 SF.	1.2 %	CAST STONE	40 SF.	1.2 %	C	EIFS - SW 1104 COTTON WHITE (BANDS AND MOULDINGS)
EIFS	1,422.4 SF.	11.8 %	EIFS	342 SF.	11.7 %	D	CAST STONE - LOWER BANDS OFF WHITE
TOTAL	12,047.5 SF.	100 %	TOTAL	3,354 SF.	100 %	E	TUBULAR STEEL RAIL - BRONZE

PROJECT STATUS:
PRELIMINARY
PROJECT MANAGER:
DAYNE RAM
DESIGN MANAGER:
RCM
PROJECT DATE:
030113
REVISION DATE:
061014

PIYUSH PATEL-NIMESH PATEL
1212 CORPORATE DRIVE S-350
IRVING, TEXAS 75038
PH: 214-929-6765

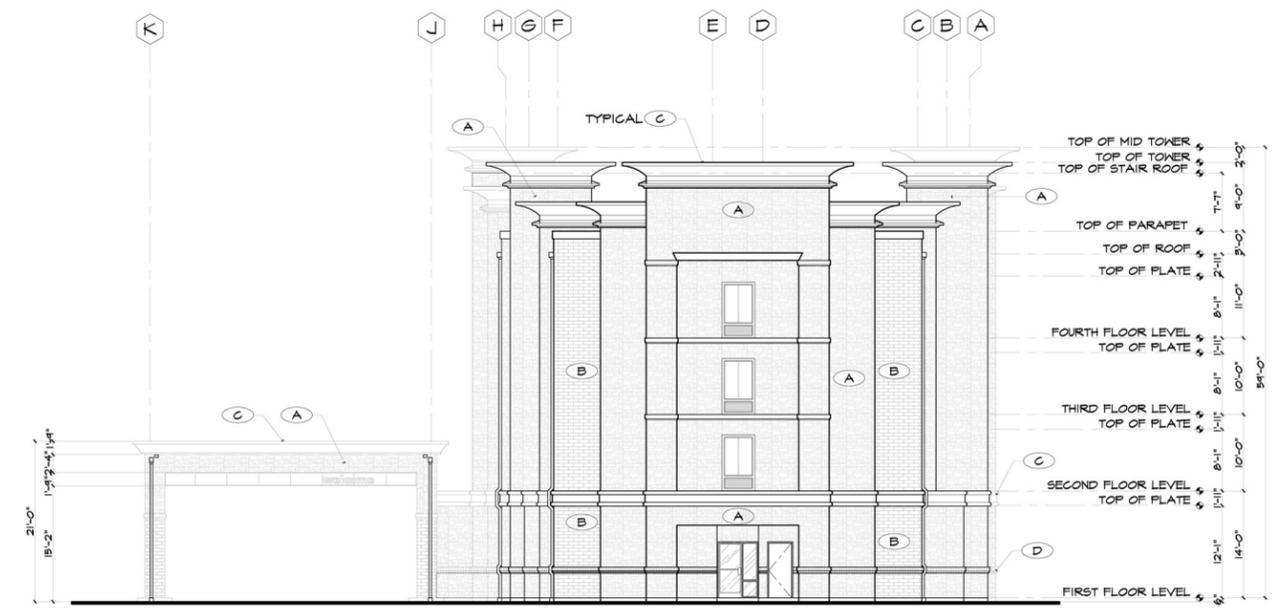
Hampton Inn & Suites
GREENVILLE DRIVE
RICHARDSON, TEXAS

NOTE:
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ILLUSTRATIVE PURPOSES
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COMMUNITY SERVICES
APPROVAL.

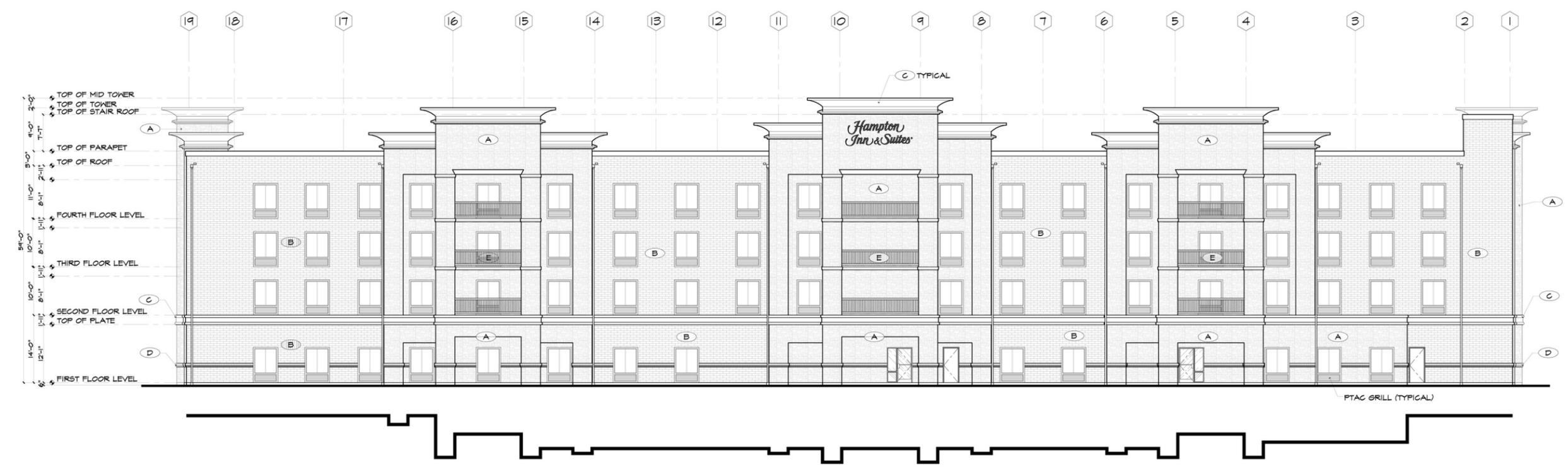
ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2887
E-Mail: adrdesigns@adrdesigns.com
FOR: JOHN C. SARGENT

JOB NUMBER:
NJP-13286

SHEET NUMBER
A311



02 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



01 EAST ELEVATION
SCALE: 3/32" = 1'-0"

Exhibit C-2 - Part of Ordinance

EAST ELEVATION			SOUTH ELEVATION			WALL FINISH SCHEDULE:	
MATERIAL	TOTAL AREA	PERCENTAGE	MATERIAL	TOTAL AREA	PERCENTAGE		
STONE VEENER	5,858.2 SF.	48 %	STONE VEENER	2,341 SF.	70.3 %	A	STONE VEENER - WINTERHAVEN MIXED COLORED - WHITE, GRAY, BROWN
BRICKS	4,767.5 SF.	34 %	BRICKS	546 SF.	16.4 %	B	BORAL BRICK - LIBERTYCOLLECTION ; CANNON DARK GRAY
CAST STONE	154.9 SF.	1.3 %	CAST STONE	44 SF.	1.3 %	C	EIFS - SW 1104 COTTON WHITE (BANDS AND MOULDINGS)
EIFS	1,425.6 SF.	11.7 %	EIFS	402 SF.	12 %	D	CAST STONE - LOWER BANDS OFF WHITE
TOTAL	12,206.2 SF.	100 %	TOTAL	3,341 SF.	100 %	E	TUBULAR STEEL RAIL - BRONZE

PROJECT STATUS: FINAL
 PROJECT MANAGER: DAYNE RAM
 DESIGN MANAGER: RCM
 PROJECT DATE: 030113
 REVISION DATE: 101413

PIYUSH PATEL-NIMESH PATEL
 1212 CORPORATE DRIVE S-360
 IRVING, TEXAS 75038
 PH: 214-929-6765

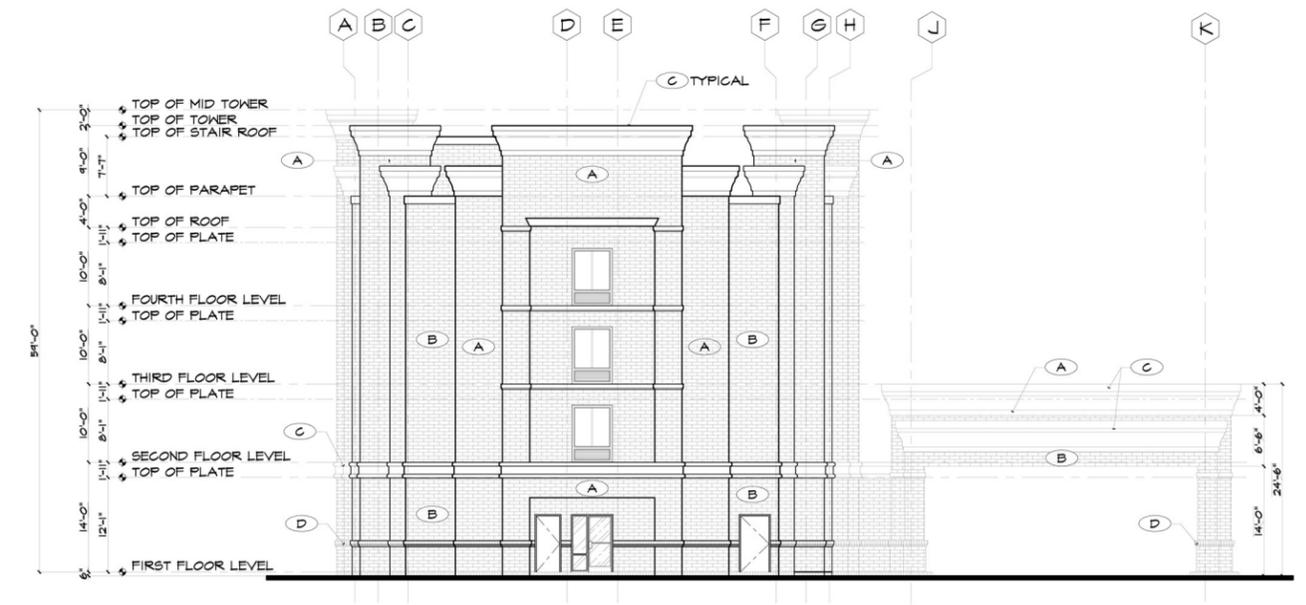
Hampton Inn & Suites
 GREENVILLE DRIVE
 RICHARDSON, TEXAS

NOTE:
 SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO COMMUNITY SERVICES APPROVAL.

ADR-DESIGNS-LLC
 TOTAL DESIGN MANAGERS
 801 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
 PH: 972-262-1333 FAX: 214-272-2987
 E-Mail: adrdesigns@sbcglobal.net
 POR: JOHN C. SARGENT

JOB NUMBER:
 NJP-13286

SHEET NUMBER
A310



02 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



01 WEST ELEVATION
 SCALE: 3/32" = 1'-0"

WEST ELEVATION		
MATERIAL	TOTAL AREA	PERCENTAGE
BRICKS	11,656 SF.	91 %
CAST STONE	136 SF.	1 %
EIFS	1,074 SF.	8 %
TOTAL	12,866 SF.	100 %

NORTH ELEVATION		
MATERIAL	TOTAL AREA	PERCENTAGE
BRICKS	2,644 SF.	86 %
CAST STONE	43 SF.	1 %
EIFS	341 SF.	13 %
TOTAL	3,078 SF.	100 %

WALL FINISH SCHEDULE:	
(A)	BORAL BRICK - BISQUE
(B)	BORAL BRICK - MERLOT KING
(C)	EIFS - SW 1104 COTTON WHITE (BANDS AND MOULDINGS)
(D)	CAST STONE - LOWER BANDS
(E)	TUBULAR STEEL RAIL

Exhibit D-1 - Approved Elevations

PROJECT STATUS:
FINAL
PROJECT MANAGER:
DAYNE RAM
DESIGN MANAGER
RCM
PROJECT DATE:
030113
REVISION DATE:
101413

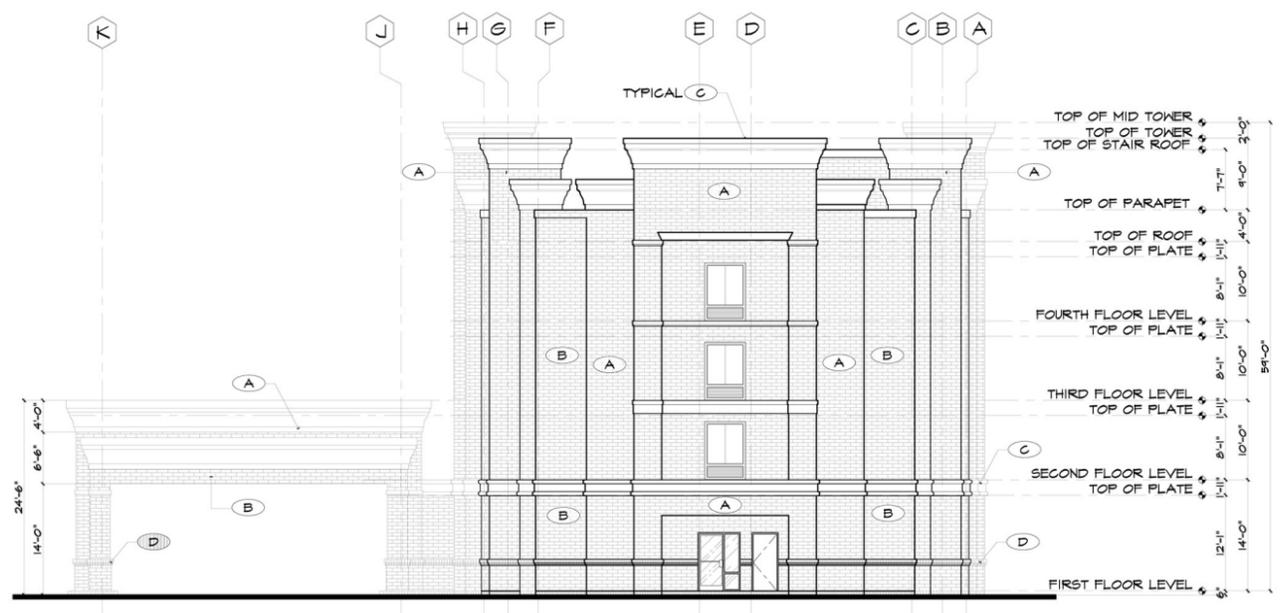
PIYUSH PATEL-NIMESH PATEL
1212 CORPORATE DRIVE S-350
IRVING, TEXAS 75038
PH: 214-929-6765

Hampton Inn & Suites
GREENVILLE DRIVE
RICHARDSON, TEXAS

ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050
PH: 972-262-1333 FAX: 214-272-2987
E-Mail: adrdesigns@sbcglobal.net
POF: JOHN C. SARGENT

JOB NUMBER:
NJP-13286

SHEET NUMBER
A311



02 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



01 EAST ELEVATION
SCALE: 3/32" = 1'-0"

NOTE:
SIGNAGE FOR
ILLUSTRATIVE PURPOSES
ONLY, SUBJECT TO
COMMUNITY SERVICES
APPROVAL.

EAST ELEVATION		
MATERIAL	TOTAL AREA	PERCENTAGE
BRICKS	11,574 SF.	90 %
CAST STONE	136 SF.	1 %
EIFS	1,074 SF.	9 %
TOTAL	12,784 SF.	100 %

SOUTH ELEVATION		
MATERIAL	TOTAL AREA	PERCENTAGE
BRICKS	2,644 SF.	86 %
CAST STONE	43 SF.	1 %
EIFS	341 SF.	13 %
TOTAL	3,028 SF.	100 %

WALL FINISH SCHEDULE:	
(A)	BORAL BRICK - BISQUE
(B)	BORAL BRICK - MERLOT KING
(C)	EIFS - SW 7104 COTTON WHITE (BANDS AND MOULDINGS)
(D)	CAST STONE - LOWER BANDS
(E)	TUBULAR STEEL RAIL

Exhibit D-2 - Approved Elevations



Exhibit E - Proposed Perspective Rendering

Hampton Inn & Suites – Richardson



Exhibit F - Approved Perspective Rendering

Hampton Inn & Suites – Richardson



(1)

Looking Northwest from
Subject Property



**Looking West from
Subject Property**

(2)



(3)

Looking South from
Subject Property



(4)

Looking East at
Noah's Event Center

ZF 14-18 Applicant Statement:

We would like to ask for the following changes due to Hilton (Hampton Inn & Suites) rolling out a new “ Forever Young” package. This package is a series of new elements Hilton is requiring for all new Hampton Inn & Suites. This package is designed to accommodate guest preferences and keep the exterior appeal updated with the industry to have a greater appeal to the forever-changing guest. Keep in mind the footprint of the building does not change only the color scheme and porte cochere. The color scheme we have chosen is a part of a pallet of colors that Hilton has provided us to pick out of. We must stay within that pallet. Hilton feels strongly about these changes, because all design elements within the industry have undergone a change to look more modern and contemporary. These changes are vital to our success in being able to build a hotel that is the latest and greatest Hampton Inn & Suites. We do not want to be that new Hampton Inn & Suites in Richardson that is new but looks behind its times. A part of the Forever Young package are also a lot of design changes of décor within the hotel that we have also had to redesign to comply with their new standards. We understand the importance of these changes so we have also went back and redesigned our interior finishes and design. All new Hampton Inn & Suites will have to now comply with these changes. Please keep in mind a part of our Special Permit is that we must be a Hilton branded hotel. In order to meet this requirement I ask you grant us these changes.

Thanks



Notice of Public Hearing

City Plan Commission • Richardson, Texas

An application has been received by the City of Richardson for a:

SPECIAL PERMIT

File No./Name: ZF 14-18 / Hampton Inn & Suites
Property Owner: Nick Patel / Richardson Lodging II
Applicant: Nick Patel / Richardson Lodging II
Location: 2250 N Glenville Drive (See map on reverse side)
Current Zoning: I-M(1) Industrial with special conditions
Request: A request by Nick Patel, Richardson Lodging II, to revoke Ordinance No. 4008, a Special Permit for a limited service suite hotel, and approval of a new Special Permit for a limited service suite hotel.

The City Plan Commission will consider this request at a public hearing on:

TUESDAY, JUNE 17, 2014
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

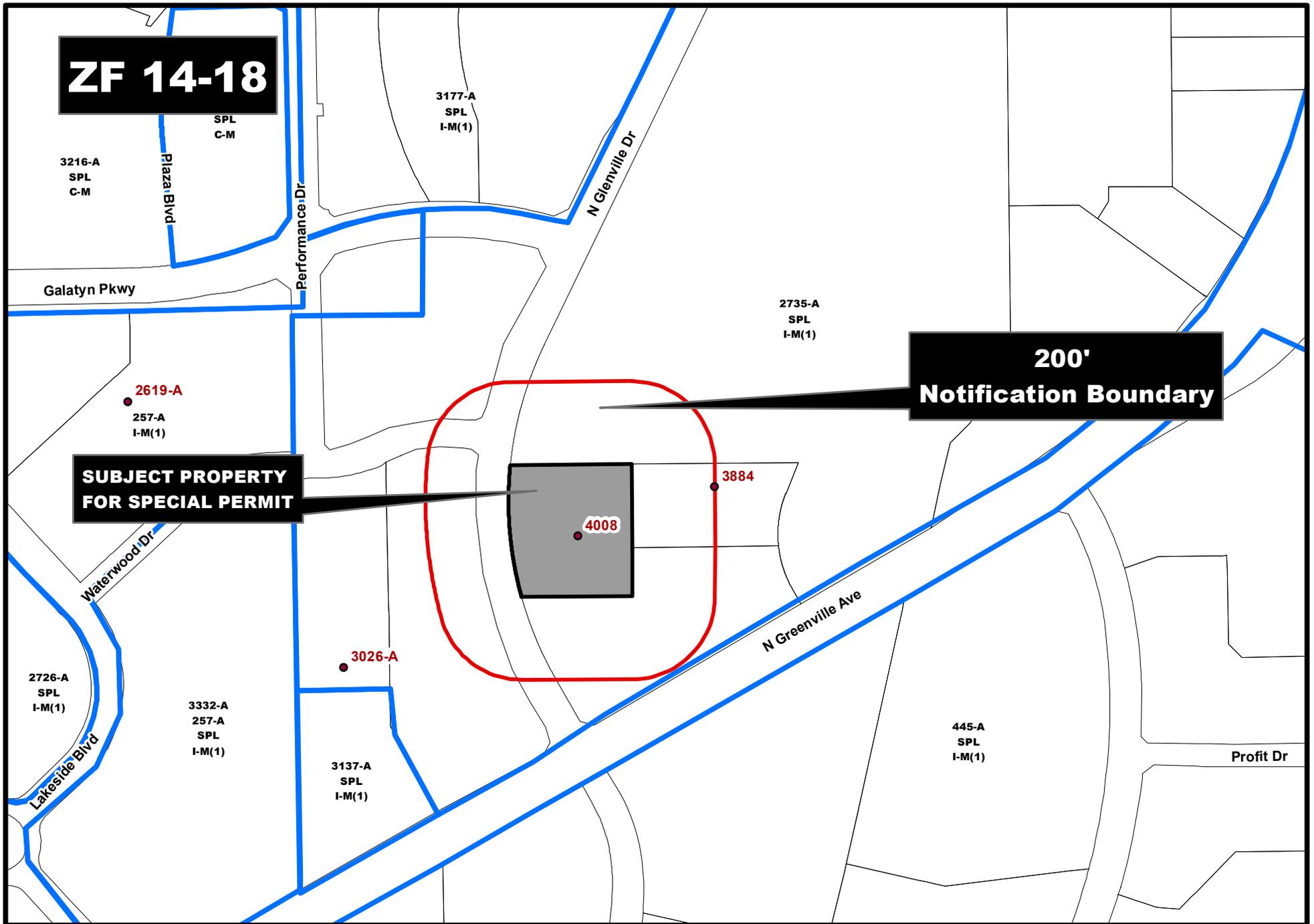
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 14-18.

Date Posted and Mailed: 06/06/2014



ZF 14-18 Notification Map

Updated By: shacklett, Update Date: June 5, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1418\ZF1418 notification.mxd

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.



GALATYN PROPERTIES LTD STE 208
47 HIGHLAND PARK VLG # 20
DALLAS, TX 75205-2727

VERIZON BUSINESS NETWORK SV
% PPTY TAX DEPT-C2-3-548
22001 LOUDOUN COUNTY PKWY
ASHBURN, VA 20147-6105

MCI WORLDCOM NETWK SVCS
% PPTY TAX DEPT-C2-3-548
22001 LOUDOUN COUNTY PKWY
ASHBURN, VA 20147-6105

ROCKWELL DEBT FREE PPTIES
%NOAHS CORP NANCY NEIL
PO BOX 1289
RIVERTON, UT 84065-1289

RICHARDSON LODGING II LLC
3345 KENDALL LN
IRVING, TX 75062-6593

NICK PATEL
RICHARDSON LODGING II
1212 CORPORATE DRIVE
IRVING, TX 75038

ZF 14-18
Notification List

ORDINANCE NO. 4008

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A LIMITED SERVICE SUITE HOTEL WITH SPECIAL CONDITIONS ON A 2.35-ACRE TRACT OF LAND ZONED I-M(1) INDUSTRIAL LOCATED ON A PORTION OF LOT 8A, BLOCK 6, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 13-08).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning to grant a Special Permit for a limited service suite hotel with special conditions on a 2.35-acre tract of land zoned I-M(1) Industrial located on a portion of Lot 8A, Block 6, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the Special Permit for a limited service suite hotel is hereby granted subject to the following special conditions:

1. A limited service suite hotel shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof. Use and the development of the Property for

a limited service suite hotel shall be in conformance with the special conditions set forth herein.

2. The limited service suite hotel shall be constructed in substantial conformance with the concept plan and the building elevations attached as Exhibits "C-1" and "C-2".
3. If the Property is developed and used as a limited service suite hotel, such limited service hotel must be operated under and in accordance with a franchise agreement with Hilton Hotels whereby the limited service suite hotel is permitted to use the name and reservation system of Hilton Hotels. In the event the franchise agreement with Hilton Hotels is terminated or suspended and/or the limited service suite hotel ceases to operate under and in accordance with the franchise agreement with Hilton Hotels, this Special Permit shall terminate in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
4. As a condition to the issuance of the initial certificate of occupancy for the limited service suite hotel, the owner of the property and/or the operator of the limited service suite hotel shall provide the City with written evidence of the existence and good standing of a franchise agreement between the operator of the limited service suite hotel and Hilton Hotels. Furthermore, on each anniversary date of the date of issuance of the Certificate of Occupancy for the limited service suite hotel, the operator of the limited service suite hotel shall provide the City with written evidence of the existence and good standing of such franchise agreement.
5. The owner of the Property and/or the operator of the limited service suite hotel shall provide written notice to the City of the termination or suspension of the franchise agreement with Hilton Hotels or of any intent by Hilton Hotels to terminate such franchise agreement.
6. In the event the Special Permit granted pursuant to this Ordinance is terminated in accordance with Section (3), above, the continued use of the Property for a limited service hotel shall constitute an illegal use of the Property and not a non-conforming use pursuant to Article XXII of the Comprehensive Zoning Ordinance, as amended.

SECTION 3. That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 4. That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other

provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

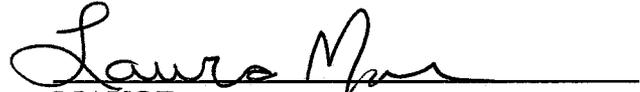
SECTION 6. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 10th day of June, 2013.

APPROVED:


MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:


CITY ATTORNEY
(PGS:5-24-13:TM 60803)

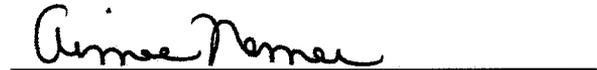

CITY SECRETARY



EXHIBIT "A"
LEGAL DESCRIPTION
ZF 13-08

Being a portion of Lot 8A, Block 6 of Greenway Addition, an addition to the City of Richardson, Dallas County, Texas, according to the Map recorded in Instrument No. 201300017076 of the Plat Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an "X" cut in concrete being the northeast corner of Lot 9, Block 6 of the Greenway Addition recorded in Instrument No. 201300017076 of the Plat Records of Dallas County, Texas, an interior southwest corner of Lot 1A, Block 6 of Greenway Addition recorded in Volume 89149, Page 2070 of the Real Property Records of Dallas County, Texas, and lying in the west line of a Fire Lane and Utility Easement recorded in Cabinet G, Page 596 of the Real Property Records of Dallas Country, Texas;

THENCE along the common line of said Lot 9, Block 6 and Lot 1A, Block 6 South 89 degrees 48 minutes 30 seconds West, a distance of 421.65 feet to a 5/8 inch yellow capped iron rod set stamped "DEOTTE RPLS 4673" for the NORTHEAST corner and the POINT OF BEGINNING;

THENCE departing the common line of Lot 9 and Lot 1A, South 00 degrees 11 minutes 30 seconds East, along the common line of said Lot 9, Block 6 and Lot 8A, Block 6, passing a 5/8 inch yellow capped iron rod set stamped "DEOTTE RPLS 4673" at a distance of 210.88 feet for the southwest corner of said Lot 9 Block 6, a total distance of 335.10 feet to a 5/8 inch yellow capped iron rod set stamped "DEOTTE RPLS 4673" for the SOUTHEAST corner;

THENCE South 89 degrees 48 minutes 30 seconds West a distance of 282.24 feet to a 5/8 inch yellow capped iron rod set stamped "DEOTTE RPLS 4673" lying in a non-tangent curve to the right having a radius of 910.00 feet, a central angle of 21 degrees 17 minutes 01 seconds, and a chord bearing North 04 degrees 36 minutes 16 seconds West, said point lying in the eastern Right-of-Way of Glenville Drive and being the SOUTHWEST corner;

THENCE continuing along the eastern Right-of-Way of Glenville Drive and along said curve to the right, an arc length of 338.04 feet to a 5/8 inch yellow capped iron rod set stamped "DEOTTE RPLS 4673" lying in the common line of Lot 8A and Lot 1A for the NORTHWEST corner;

THENCE, along the common line of said Lot 1A and Lot 8A, North 89 degrees 48 minutes 30 seconds East, a distance of 308.10 feet to the POINT OF BEGINNING and containing 102,425 square feet or 2.351 acres of land, more or less.

PRELIMINARY
 PROJECT MANAGER:
 DAYNE RAM
 DESIGN MANAGER:
 RCM
 PROJECT DATE:
 03/11/13
 REVISION DATE:
 04/19/13

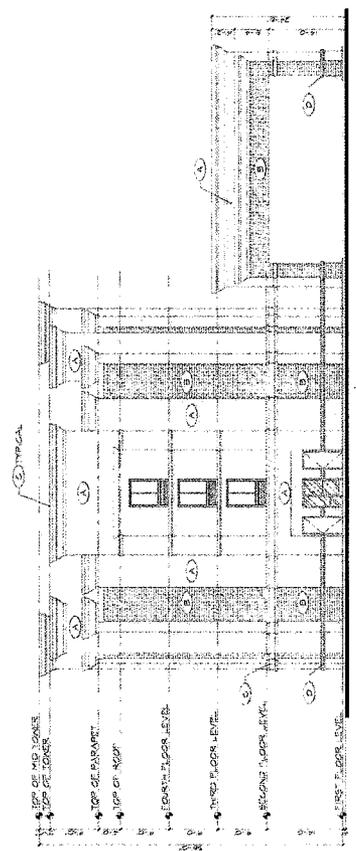
1212 CORPORATE DRIVE S-350
 IRVING, TEXAS 75038
 PH: 214-929-8785
PYUSH PATEL - NIMESH PATEL

GREENVILLE DRIVE
 RICHARDSON, TEXAS
Hampton
Steel & Sinter

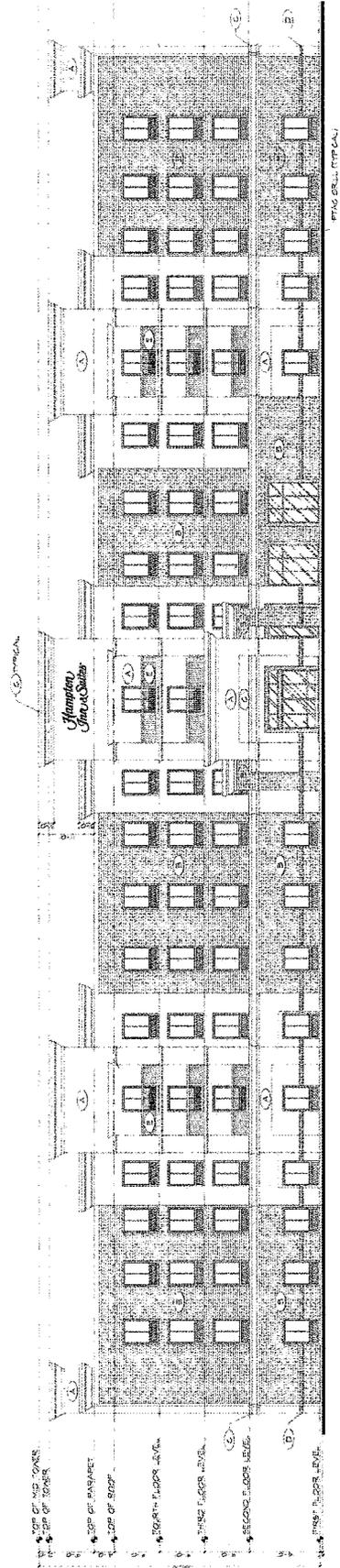
NOTE:
 STORAGE FOR
 MATERIALS TO BE
 STORED AT THE
 COMMUNITY CENTER
 APPROVAL

ADR-DESIGNS-L.L.C.
 TOTAL DESIGN MANAGERS
 601 SADDLE HILL DRIVE, GRAND PRairie, TX 75050
 PH: 972-282-1333 FAX: 214-272-2887
 FOR: JOHN C. BARRETT

JOB NUMBER:
 PSP - 15013
 SHEET NUMBER:
A310



02 NORTH ELEVATION
 SCALE 3/32" = 1'-0"



0 WEST ELEVATION
 SCALE 3/32" = 1'-0"

Exhibit C-1 - Part of Ordinance

WEST ELEVATION		NORTH ELEVATION	
MATERIAL	TOTAL AREA	MATERIAL	TOTAL AREA
BRICKS	599 SF	BRICKS	2444 SF
CASPT STONE	28 SF	CASPT STONE	49 SF
EIFS	424 SF	EIFS	24 SF
TOTAL	2249 SF	TOTAL	2518 SF
	100 %		100 %

ALL FINISH TO BE:
 (A) CORN. BRICK - BRICK
 (B) BRICK BRICK - BRICK
 (C) EIFS - SH-ON GOTION WHITE
 (D) CASPT STONE - LORAIN BRICK
 (E) CORN. BRICK - BRICK

PROJECT STATUS: PRELIMINARY
 PROJECT MANAGER: PIYUSH PATEL
 DESIGN MANAGER: PIYUSH PATEL
 RCM: PIYUSH PATEL
 PROJECT DATE: 08/13
 ISSUE DATE: 08/13

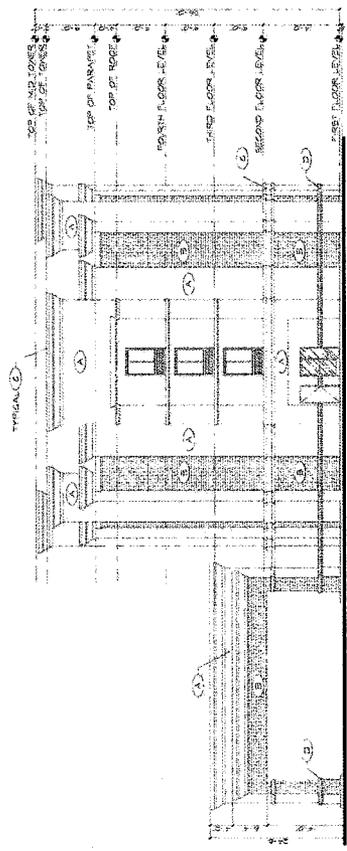
PIYUSH PATEL - NIMESH PATEL
 1212 CORPORATE DRIVE S-350
 IRVING, TEXAS 75038
 PH: 214-929-8765

Hampton
Steel & Stone
 GREENVILLE DRIVE
 RICHARDSON, TEXAS

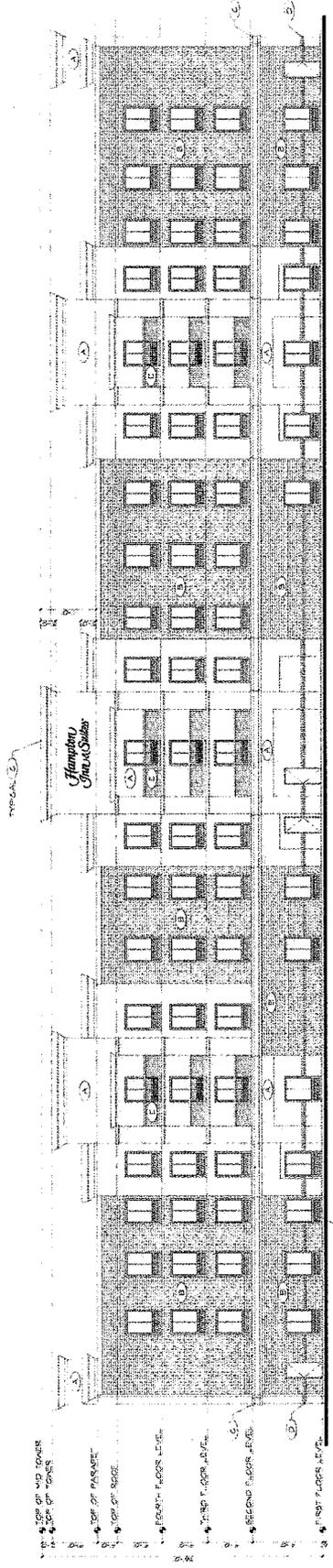
NOTE:
 1. SIGNAGE FOR "HAMPTON STEEL & STONE" TO BE PLACED TO THE LEFT OF THE BUILDING.
 2. APPROVAL

ADAM DESIGN6, LLC
 TOTAL DESIGN MANAGERS
 601 SADDLE HILL DRIVE, GRAND PRairie, TX 75050
 PH: 817-282-1333 FAX: 214-272-2382
 EMAIL: adamdesign6@comcast.net
 POR: JOHN C. BARRETT

JOB NUMBER: PSP-15073
 SHEET NUMBER: A311



02 SOUTH ELEVATION
 SCALE: 5/32" = 1'-0"



01 EAST ELEVATION
 SCALE: 5/32" = 1'-0"

Exhibit C-2 - Part of Ordinance

EAST ELEVATION		SOUTH ELEVATION	
MATERIAL	PERCENTAGE	MATERIAL	PERCENTAGE
BRICK	90%	BRICK	26%
CAST STONE	1%	CAST STONE	15%
GLASS	4%	GLASS	59%
TOTAL	100%	TOTAL	100%

EAST ELEVATION		SOUTH ELEVATION	
MATERIAL	TOTAL AREA	MATERIAL	TOTAL AREA
BRICK	154 SF	BRICK	264 SF
CAST STONE	56 SF	CAST STONE	45 SF
GLASS	104 SF	GLASS	316 SF
TOTAL	314 SF	TOTAL	625 SF

ALL FINISH SCHEDULE	
1	BRICK, BRICK + GLASS
2	BRICK, BRICK + METAL LANS
3	GLASS
4	GLASS + BRICK
5	GLASS + CAST STONE
6	GLASS + METAL LANS

ORDINANCE NO. 4057

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN EVENT/COMMUNITY CENTER WITH SPECIAL CONDITIONS ON A 3.42-ACRE TRACT ZONED I-M(1) INDUSTRIAL, LOCATED AT 999 E. ARAPAHO ROAD, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 14-14).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, so as to grant a change in zoning to grant a Special Permit for an event/community center with special conditions on a 3.42-acre tract of land zoned I-M(1) Industrial located at 999 E. Arapaho Road, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the Special Permit for an event/community center is hereby conditionally granted subject to the following special conditions:

1. An event/community center shall be limited to the area shown on the concept plan attached as Exhibit "B" (the "Concept Plan") and made a part hereof. The development and use of the property for an event/community center shall be in accordance with the Concept Plan and following special conditions:

2. The Special Permit for use of the property for an event/community center shall be conditionally granted and restricted to operation of the event/community center owned and operated by Mohammed Sadiul Moin. No other person, company, business or legal entity may own and/or operate an event/community center on the property, nor may a certificate of occupancy be issued for an event/community center for any person, company, business or legal entity other than Mohammed Sadiul Moin. The special permit shall automatically terminate upon the change in ownership or operator, or change in the business name unless a new application is made and approved by the city council under the same process as the original application for special permit, including public hearings, notice and recommendation from the city plan commission.
3. A minimum of 100 parking spaces shall be provided for the event/community center.
4. The event/community center shall be prohibited from operating between the hours of 1:00 a.m. and 6:00 a.m.

SECTION 3. That the above-described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 4. That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect; provided, however, Ordinance No. 3765 shall continue in full force and effect, except as amended herein.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of July, 2014.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:6-30-14: TM 66949)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 14-14

BEING a 3.424-acre tract of land situated in the Baruch Cantrell Survey, Abstract No. 265, Dallas County, Texas; said tract being all of Lot 2, Block 3, Corporate Square Addition, First Installment, an addition to the City of Richardson, Texas according to the plat recorded in Volume 77179, Page 0079 of the Map Records of Dallas County, Texas.

ORDINANCE NO. 4058

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS AUTHORIZING THE CITY MANAGER OF THE CITY OF RICHARDSON TO EXECUTE THE NECESSARY AGREEMENTS AND INSTRUMENTS FOR THE CONVEYANCE TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT OF A DRAINAGE EASEMENT OVER A 0.287 ACRE TRACT OF LAND OUT OF THE THOMAS VANCE SURVEY, ABSTRACT NO. 940, CITY OF RICHARDSON, COLLIN COUNTY, TEXAS; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Richardson (“City”) and the North Texas Municipal Water District (“District”) has previously entered into an interlocal agreement providing for the swap of certain real property related to the development of the District’s Lookout Drive Transfer Station (“the Facility”); and

WHEREAS, the District has requested that the City grant to the District a drainage easement across the City’s property t in order to facilitate the development of the Facility; and

WHEREAS, finding that the proposed location of the requested drainage easement is a suitable location and will not interfere with any future City use of its property, the City Council of the City of Richardson, Texas, finds it to be in the public interest to grant the requested drainage easement;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the City Manager, or designee, is authorized to execute on behalf of the City of Richardson, Texas, the Drainage Easement Agreement set forth in Exhibit “A”, attached hereto and incorporated herein by reference.

SECTION 2. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be invalid, void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance which shall remain in full force and effect.

SECTION 3. That all provisions of the ordinances of the City of Richardson, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That this ordinance shall take effect immediately from and after its passage, as the law and charter in such cases provides.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of July, 2014.

APPROVED:

MAYOR

CORRECTLY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(KBL:06-23-14:66808)

ORDINANCE NO. _____
EXHIBIT "A"

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

DRAINAGE EASEMENT AGREEMENT

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §

This **DRAINAGE EASEMENT AGREEMENT** (this "Agreement") is made and executed as of the ____ day of _____, 2014, (the "Effective Date"), by and between **CITY OF RICHARDSON, TEXAS**, a Texas home rule municipality ("Grantor"), whose mailing address is P.O. Box 830309, Richardson, Dallas County, Texas 75083-0309, and **NORTH TEXAS MUNICIPAL WATER DISTRICT**, a conservation and reclamation district and political subdivision of the State of Texas ("Grantee"), whose mailing address is P.O. Box 2408, Wylie, Texas 75098.

1. Grant of Drainage Easement. In consideration of the mutual agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to the provisions of this Agreement set forth below, Grantor hereby **DEDICATES, GRANTS, SELLS AND CONVEYS** to Grantee, on behalf of the public, a non-exclusive perpetual drainage easement ("the Easement") over, along, across and under the following described real property, to wit:

Being a 0.287 acre tract of land, more or less, located in the Thomas Vance Survey, Abstract No. 940, Collin County, Texas, being more particularly described by metes and bounds and depicted in Exhibit "A," attached hereto and incorporated herein by reference.

("the Easement Property") including the right of ingress, egress, and regress therein, to erect, construct, reconstruct, install, replace, repair, operate, use, inspect, modify, remove and maintain certain drainage improvements and collect and direct storm water over or under the Easement Property from adjacent tracts owned by Grantee described in Exhibit "B", attached hereto and incorporated herein by reference ("Grantee's Property"), together with all lines, pipes, conduits and other equipment, improvements, and appurtenances, if any, used in the collection and direction of storm water, deemed necessary thereto from Grantee's Property by Grantee ("the Easement Improvements"), over, along, across, under, into and through the Easement Property, to have and to hold the Easement Property for the easement purposes granted herein, with the right of ingress, egress, and regress therein, together with all and singular the usual rights thereto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby

bind itself, its successors, and assigns, to warrant and forever defend, all and singular, the Easement Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

2. Reservation of Grantor's Rights; Access. Grantor reserves the right to use the Easement Property for any purpose not inconsistent with the uses for which the grant of the Easement is made. Grantee shall at no time deny Grantor, its officers, employees, or agents access to the Easement Property.

3. Temporary Construction Easement. Grantor grants Grantee the right to use as much of the surface of the Grantor's property that is adjacent to the Easement Property ("Adjacent Property") as may be reasonably necessary to install, construct, repair and maintain the Easement Improvements. The use of the Adjacent Property shall only be for the time reasonably necessary to install, construct, repair and maintain the Easement Improvements within the Easement Property.

4. Restoration of Surface of Easement Property and Adjacent Property. Subject to modifications to the surface of the Easement Property made in accordance with the design and construction of the Easement Improvements, Grantee shall, at Grantee's expense, repair and restore the surface of the Easement Property and Adjacent Property to as close to the condition in which the Easement Property and Adjacent Property were found before entering onto the Easement Property and/or Adjacent Property pursuant to this Agreement.

5. Insurance.

(a) Prior to entering onto the Easement Property and/or the Adjacent Property pursuant to this Agreement for the purpose of constructing, reconstructing, repairing, replacing, maintaining, and/or removing the Easement Improvements, Grantee and/or Grantee's contractor, as the case may be, shall, at its expense, maintain in full force and effect, the following insurance:

(i) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the Grantee's occupation and use of the Easement Property and/or Adjacent Property pursuant to this Agreement with a minimum combined single limit of not less than \$1,000,000.00 per occurrence for injury to persons (including death), and for property damage;

(ii) a policy of automobile liability insurance covering any vehicles owned and/or operated by Grantee, its officers, agents, employees, contractors, and subcontractor operated on the Easement Property and/or Adjacent Property during the time coverage is required by this Section 5 with policy limits of not less than \$1,000,000.00 combined single limit and aggregate for bodily injury and property damage; and

(iii) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of Professional's employees involved in the provision of services under this Agreement with policy limit of not less than \$1,000,000.00.

(b) All policies of insurance shall be endorsed to provide the following provisions:

(i) name Grantor, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance;

(ii) provide for written notice to Grantor for cancellation or non-renewal of the insurance in accordance with the policies; and

(iii) provide for a waiver of subrogation against Grantor for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance. A specific endorsement needs to be added to all policies, with a copy of the endorsement provided to Grantor that indicates the insurance company will provide to Grantor at least a thirty (30) prior written notice for cancellation, non-renewal, and/or a decrease in the limits of the policy below the minimum required by this Agreement.

(c) All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.

(d) A certificate of insurance and copies of the policy endorsements evidencing the required insurance shall be submitted prior to commencement of services.

(e) Without limiting any of the other obligations or liabilities of Grantee, Grantee shall require its general contractors to maintain during the term of this Agreement, the required insurance including the required certificate and policy conditions as stated herein.

6. Release. Grantee hereby releases Grantor, its successors and assigns, and their respective agents, officers, employees, lessees, tenants, subtenants, licensees and invitees (collectively, the "Protected Parties") from damage to property or injuries, including loss of life, sustained by any person or persons caused by or arising out of the use of the Easement Property by Grantee, its contractors and subcontractors.

7. LIABILITY

A. Nothing stated herein shall be construed as a waiver of all the protections afforded Grantor as a sovereign governmental unit. To the extent afforded by Texas Tort Claims Act, Grantor shall be responsible only for claims, demands, judgments and the like attributable to the sole acts and omissions of its agents, officers and/or employees. Grantor assumes no liability or responsibility for the acts and omissions of Grantee, its employees, agents, officers, contractors, or others working through Grantee in any capacity.

B. Nothing stated herein shall be construed as a waiver of all the protections afforded Grantee as a sovereign governmental unit. To the extent afforded by the Texas Tort Claims Act, Grantee shall be responsible only for claims, demands, judgments and the like attributable to the sole acts and omissions of its agents, officers and/or employees. Grantee assumes no liability or responsibility for

the acts and omissions of Grantor, its employees, agents, officers or others working through Grantor in any capacity.

8. Benefit; Binding Effect. This Agreement is binding upon and shall inure to the benefit of Grantor and Grantee and its successors and assigns.

9. Amendment. This Agreement may be amended only by written agreement executed by Grantor and Grantee. Any such amendment shall be effective when filed for record in the Official Public Records of Collin County, Texas.

10. Default. In the event Grantee materially fails to perform any of Grantee's obligations and/or comply with any of the restrictions set forth in this Agreement (a "Default"), Grantor shall give written notice to Grantee of said Default (the "Default Notice"). If Grantee does not cure any such Default within thirty (30) days after receipt of the Default Notice, then Grantor shall be entitled to all remedies available at law or in equity, including, without limitation, (i) the right to specific performance; (ii) the right to take such self-help measures as are necessary to cure the Default. In the latter event, Grantor may, among other things, perform any such maintenance, repair and/or replacement as is necessary to cure the Default; and (iii) the right to terminate this Agreement. Any actual and reasonable out-of-pocket costs incurred by Grantor in curing Grantee's Default, including, but not limited, any reasonable cost Grantor incurs in restoring the Easement Property and/or Adjacent Property substantially to its condition before Grantee entered onto the Easement Property or Adjacent Property pursuant to this Agreement if Grantee fails to comply with its obligations pursuant to Section 4, above, shall be reimbursed by Grantee not later than thirty (30) days of presentation of appropriate statements of actual costs incurred therefor, together with interest at the maximum rate allowable at law (accruing from the date said expenses were incurred).

11. Severability. If any provision of this Agreement is held to be invalid, illegal or otherwise unenforceable for any reason, the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected thereby.

12. Governing Law. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in a state court in Collin County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

13. Entire Agreement. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written, previous and contemporary agreements between the parties and relating to the matters in this Agreement, and except as otherwise provided herein cannot be modified except as provide in Section 9, above.

14. Notice. Any notice required or permitted to be delivered hereunder shall be deemed received (i) three (3) days after deposit into the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below or (ii) on the day actually received if sent by courier or otherwise hand delivered.

If intended for Grantor, to:

With a copy to:

City of Richardson
Attn: City Manager
411 W. Arapaho
P.O. Box 830309
Richardson, Texas 75083-0309

Peter G. Smith
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
500 North Akard, Suite 1800
Dallas, Texas 75201

If intended for Grantee, to

:

:
Attn: Executive Director
North Texas Municipal Water District
P.O. Box 2408
Wylie, Texas 75098

Any party shall have the right to change its address for notice by sending notice of change of address to each other party, in the manner described above.

15. Captions. Titles, headings or captions of articles or paragraphs contained in this instrument are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this instrument or the intent of any provisions hereof.

16. Multiple Counterparts. This Agreement may be executed in any number of identical counterparts, each of which for all purposes shall be deemed an original document and all of which together shall constitute but one and the same document; but, in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

[Signatures appear on following pages]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

GRANTOR:

CITY OF RICHARDSON, TEXAS

By: _____
Dan Johnson, City Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me this ____ day of _____, 2014, by Dan Johnson, City Manager of the City of Richardson, Texas, a Texas home rule municipality, on behalf of said municipality.

Notary Public, State of Texas

Commission Expires: _____

GRANTEE:

North Texas Municipal Water District

By: _____
Thomas W. Kula, Executive Director

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 2014, by Thomas W. Kula, Executive Director of North Texas Municipal Water District, a Texas water conservation district and a political subdivision of the State of Texas, on behalf of said entity.

NOTARY PUBLIC, STATE OF TEXAS

(SEAL)

(Printed Name)

EXHIBIT "A"
DESCRIPTION AND SURVEY OF EASEMENT PROPERTY

VARIABLE WIDTH DRAINAGE EASEMENT

0.287 Acres

City of Richardson

Thomas Vance Survey, A-940

Collin County, Texas

BEING a 0.287 acre parcel of land situated in the City of Richardson, in the Thomas Vance Survey, Abstract No. 940 of Collin County, Texas and being a part of that certain called 65.560 acre tract of land described in a deed to the City of Richardson, recorded in Volume 544, Page 106 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod (Grid Coordinates: N=7,046,789.852, E=2,522,363.939), topped with a red plastic cap stamped "RPLS 4701", found for the most easterly northeast corner of Lot 2, Block A of Lookout Drive Addition, an addition to the City of Richardson, according to the plat thereof recorded in Cabinet 2009, Page 92 of the Map & Plat Records of Collin County, Texas, and said addition once being a part of the above described 65.560 acre City of Richardson tract;

THENCE: North 54 deg. 27 min. 11 sec. West, along the northeasterly line of said Lot 2, Block A, a distance of 58.54 feet to THE POINT OF BEGINNING;

THENCE: North 54 deg. 27 min. 11 sec. West, continuing along the northeasterly line of said Lot 2, Block A, a distance of 24.06 feet to a point for corner;

THENCE: Departing from the northeasterly line of said Lot 2, Block A, over & across said 65.560 acre City of Richardson tract as follows:

North 69 deg. 19 min. 59 sec. East, a distance of 73.24 feet to a point for corner;
South 80 deg. 15 min. 28 sec. East, a distance of 43.86 feet to a point for corner;
North 49 deg. 04 min. 58 sec. East, a distance of 51.25 feet to a point for corner;
South 86 deg. 38 min. 00 sec. East, a distance of 36.08 feet to a point for corner on the bottom bank of Spring Creek;

THENCE: Along the bottom bank of said Spring Creek as follows:

South 00 deg. 31 min. 20 sec. West, a distance of 27.68 feet to a point for corner;
South 40 deg. 35 min. 53 sec. East, a distance of 9.90 feet to a point for corner;
South 04 deg. 24 min. 07 sec. West, a distance of 30.00 feet to a point for corner;
South 49 deg. 24 min. 07 sec. West, a distance of 9.90 feet to a point for corner;
South 08 deg. 00 min. 29 sec. East, a distance of 43.88 feet to a point for corner;
South 41 deg. 05 min. 12 sec. East, a distance of 25.80 feet to a point for corner;

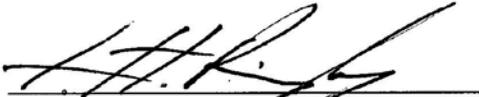
THENCE: Departing from said Spring Creek, continuing over & across said 65.560 acre City of Richardson tract as follows:

South 22 deg. 48 min. 37 sec. West, a distance of 25.14 feet to a ;
South 89 deg. 44 min. 33 sec. West, a distance of 34.39 feet to a ;
North 58 deg. 10 min. 57 sec. West, a distance of 41.64 feet to a ;
North 13 deg. 29 min. 45 sec. East, a distance of 12.76 feet to a ;
North 12 deg. 27 min. 13 sec. West, a distance of 73.08 feet to a ;
North 80 deg. 15 min. 28 sec. West, a distance of 43.78 feet to a ;
South 69 deg. 19 min. 59 sec. West, a distance of 54.42 feet to the POINT OF
BEGINNING and containing 12,484 square feet or 0.287 acres of land.

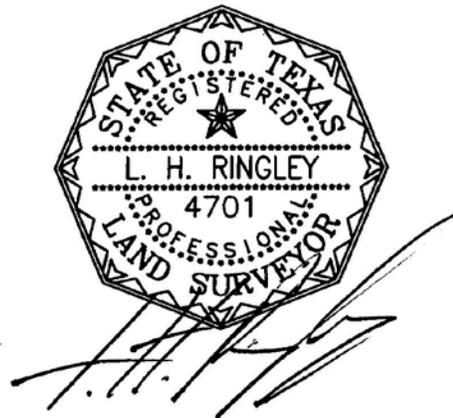
Note: The basis of bearings are referenced to North 54 deg. 27 min. 11 sec. West along the northeasterly line of Lot 2, Block A of Lookout Drive Addition, according to the plat thereof recorded in Cabinet 2009, Page 92 of the Map & Plat Records of Collin County, Texas.

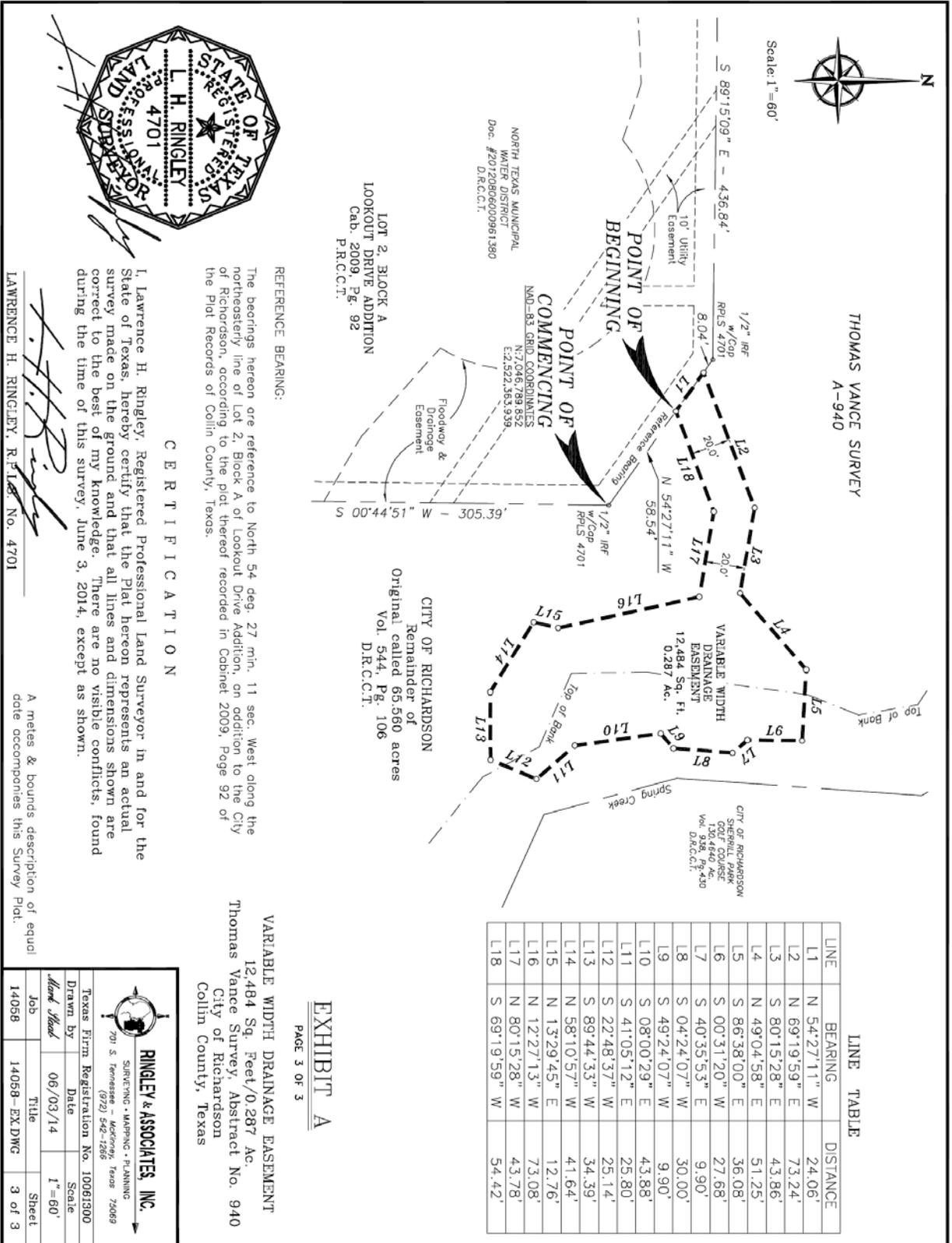
A Survey Plat of equal date accompanies this metes & bounds description.

Prepared Under My Hand & Seal,
This 3rd Day of June, 2014.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701





LINE TABLE

LINE	BEARING	DISTANCE
L1	N 54°27'11" W	24.06'
L2	N 69°19'59" E	73.24'
L3	S 80°15'28" E	43.86'
L4	N 49°04'58" E	51.25'
L5	S 86°38'00" E	36.08'
L6	S 00°31'20" W	27.68'
L7	S 40°35'53" E	9.90'
L8	S 04°24'07" W	30.00'
L9	S 49°24'07" W	9.90'
L10	S 08°00'29" E	43.88'
L11	S 41°05'12" E	25.80'
L12	S 22°48'37" W	25.14'
L13	S 89°44'33" W	34.39'
L14	N 58°10'57" W	41.64'
L15	N 13°29'45" E	12.76'
L16	N 12°27'13" W	73.08'
L17	N 80°15'28" W	43.78'
L18	S 69°19'59" W	54.42'

LOT 2, BLOCK A
LOOKOUT DRIVE ADDITION
Cab. 2009, Pg. 92
P.R.C.C.T.

CITY OF RICHARDSON
Remainder of
Original called 65,560 acres
Vol. 544, Pg. 106
D.R.C.C.T.

CITY OF RICHARDSON
SHERILL PARK
GOLF COURSE
12,484 Sq. Ft.
0.287 Ac.
Vol. 544, Pg. 106
D.R.C.C.T.

REFERENCE BEARING:
N 54°27'11" W

The bearings hereon are reference to North 54 deg. 27 min. 11 sec. West along the northeasterly line of Lot 2, Block A of Lookout Drive Addition, on addition to the City of Richardson, according to the plat thereof recorded in Cabinet 2009, Page 92 of the Plat Records of Collin County, Texas.

C E R T I F I C A T I O N

I, Lawrence H. Ringley, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the Plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There are no visible conflicts, found during the time of this survey, June 3, 2014, except as shown.

Lawrence H. Ringley
LAWRENCE H. RINGLEY, R.P.L.S. No. 4701

A metes & bounds description of equal date accompanies this Survey Plat.

EXHIBIT A

PAGE 3 OF 3

VARIABLE WIDTH DRAINAGE EASEMENT
12,484 Sq. Feet/0.287 Ac.
Thomas Vance Survey, Abstract No. 940
City of Richardson
Collin County, Texas

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
701 S. Pennington - McKinney, Texas 75069
(972) 542-1868

Texas Firm Registration No. 10061300
Drawn by <i>Hand Head</i> Date 06/03/14 Scale 1"=60'
Job 14058 Title 14058-EX.DWG Sheet 3 of 3

EXHIBIT "B"
DESCRIPTION AND SURVEY OF GRANTEE'S PROPERTY

PHASE 2
4.757 Acres
Being Part Of
Lookout Drive Addition
City of Richardson
Thomas Vance Survey, A-940
Collin County, Texas

SITUATED in the City of Richardson, in the Thomas Vance Survey, Abstract No. 940 of Collin County, Texas and being all of Lot 2, Block A of Lookout Drive Addition, an addition to the City of Richardson, according to the plat thereof recorded in Cabinet 2009, Page 92 of the Map & Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Southwest corner of said Lot 2, at the intersection of the North right-of-way line of Lookout Drive (100' wide right-of-way) and the East right-of-way line of Owens Boulevard (100' wide right-of-way, according to the dedication deed recorded in Volume 1023, Page 353, DRCCT) and also being the East line of 100' wide Texas Power & Light Company (hereinafter referred to as "TP&L") easement, recorded in Volume 590, Page 438, DRCCT;

THENCE: North 00 deg. 04 min. 51 sec. East (Reference Bearing) along the common line of said Lot 2, Block A, Owens Boulevard and TP&L easement, a distance of 630.01 feet to a 1/2 inch iron rod, topped with a red plastic cap stamped "RPLS 4701" (hereinafter referred to as "with cap"), found for corner;

THENCE: South 89 deg. 15 min. 09 sec. East, departing from the East line of said Owens Boulevard and said TP&L easement and along the North line of said Lot 2, Block A, a distance of 436.84 feet to a 1/2 inch iron rod with cap, found for corner;

THENCE: South 54 deg. 27 min. 11 sec. East, continuing along the North line of said Lot 2, Block A, a distance of 90.65 feet to a 1/2 inch iron rod with cap, found for corner;

THENCE: South 00 deg. 44 min. 51 sec. West, along the East line of said Lot 2, Block A, a distance of 305.39 feet to a 1/2 inch iron rod with cap, found for the most Easterly Southeast corner of said Lot 2, Block A and same being on the North line of Lot 1, Block A of the above described Lookout Drive Addition;

THENCE: North 89 deg. 15 min. 10 sec. West, along the common line of said Lot 2 and said Lot 1, Block A, a distance of 407.12 feet to a 1/2 inch iron rod with cap, found for the Northwest corner of said Lot 1, Block A;

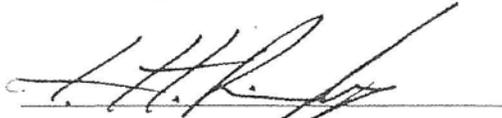
THENCE: South 00 deg. 04 min. 51 sec. West, continuing along the common line of said Lot 2 and said Lot 1, Block A, a distance of 272.86 feet to a 1/2 inch iron rod with cap, found for the Southerly Southeast corner of said Lot 2 and the Southwest corner of said Lot 1, Block A;

THENCE: North 89 deg. 15 min. 09 sec. West, along the South line of said Lot 2, Block A, a distance of 100.00 feet to the POINT OF BEGINNING and containing 207,208 square feet or 4.757 acres of land.

Note: The basis of bearings are referenced to North 00 deg. 04 min. 51 sec. East along the West line of Lot 2, Block A of Lookout Drive Addition, according to the plat thereof recorded in Cabinet 2009, Page 92 of the Map & Plat Records of Collin County, Texas.

A Survey Plat of equal date accompanies this metes & bounds description.

Prepared Under My Hand & Seal,
This 11th Day of May, 2012.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701



A meter & bounds description of equal date accompanies this Survey Plat.



CERTIFICATION

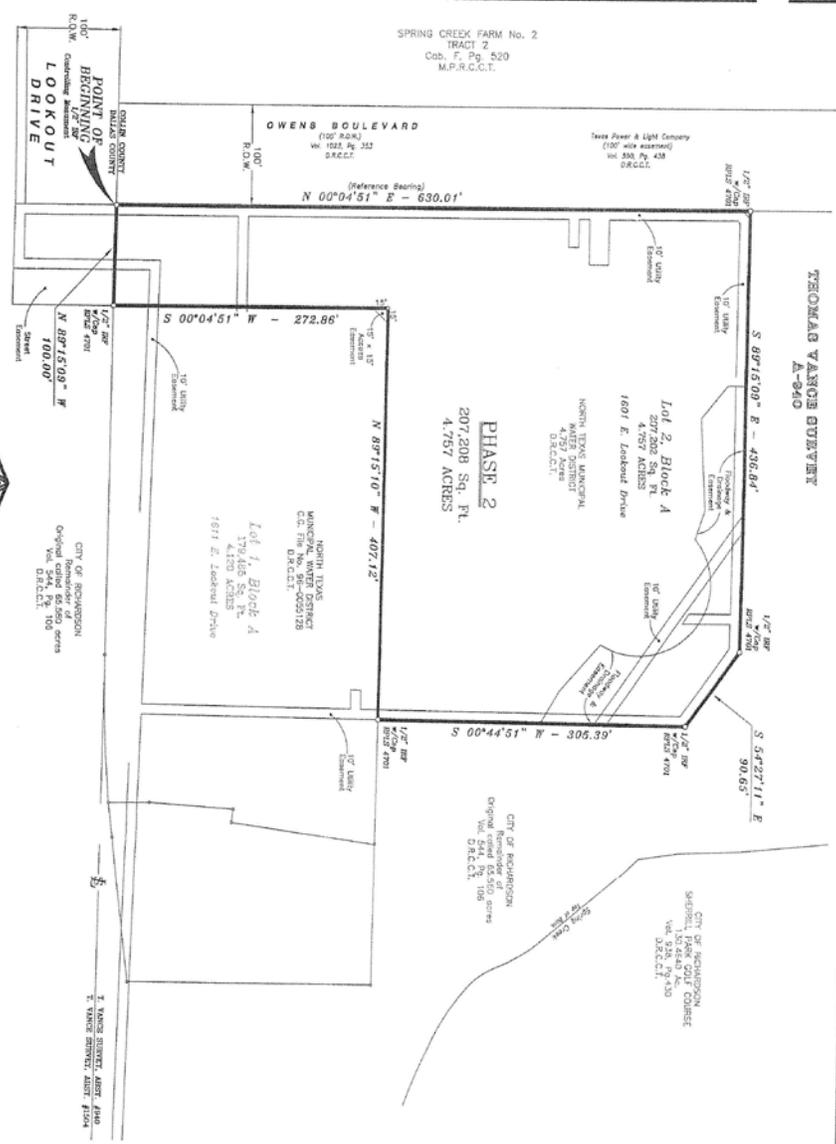
I, Lawrence H. Ringlet, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that all hereon represents an actual survey made on the ground and that all hereon is correct to the best of my knowledge. There are no visible conflicts, found during the time of this survey, May 11, 2012, except as shown.

LAWRENCE H. RINGLET, Reg. No. 4701

EXHIBIT B
 PAGE 3 OF 3
PHASE 2
 4.757 Acres
 Being Part of
LOOKOUT DRIVE ADDITION
 City of Richardson
 Thomas Vance Survey, A-940
 Collin County, Texas

DATE	02/11/12	SCALE	1" = 60'	SHEET	3 OF 3
BY		DATE		TITLE	

RINGLET & ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 201 S. Tomson - Addison, Texas 75009
 (972) 542-1266



REFERENCE BEARING:

The Bearings shown hereon are referenced to North 00 deg. 00 min. 01 sec. East along the West line of Lot 2, Block A, Thomas Vance Addition according to the Final Plat thereof recorded in Plat Record 199, Page 92 of the Map and Plat Records of Collin County, Texas.

RESOLUTION NO. 14-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE 2014 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM FUNDS SHARING AND FISCAL AGENCY AGREEMENT; AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Part E of Title 1 of the Omnibus Crime Control and Safe Streets Act of 1968, as amended, and the Edward Bryne Memorial Justice Assistance Grant Program (the “JAG Program”) authorize the Department of Justice’s Bureau of Justice Assistance (the “BJA”) to make funds (the “JAG Funds”) available to units of local government in order to support a broad range of activities to prevent and control crime and to improve the criminal justice system; and

WHEREAS, Dallas County, the City of Richardson, and other cities located in Dallas County are eligible for 2014 JAG Program Funds and have been certified by the BJA as a disparate jurisdiction; and

WHEREAS, for the purposes of simplifying the application process, the JAG Program permits the chief executive officer of one of the eligible units of local government in the disparate jurisdiction to submit a joint application for JAG Funds on behalf of the other eligible units of local governments within that jurisdiction and to act as the fiscal agent for those local governments in administering the JAG Funds; and

WHEREAS, certified disparate jurisdictions must reach an agreement regarding the sharing of JAG Funds prior to submission of the JAG Program application; and

WHEREAS, the City Council of the City of Richardson agrees and acknowledges that as a certified disparate jurisdiction, the City of Richardson must reach an agreement with Dallas County and the other cities joining in the JAG application regarding the sharing of JAG Funds prior to submitting a JAG application to the BJA; and

WHEREAS, the City Council wishes to join with Dallas County and the other participating cities in naming the City of Dallas as fiscal agent to administer and distribute the JAG Funds and to designate a share of its JAG Funds for administrative costs to be paid to the City of Dallas, prior to submission of the joint application for JAG Funds to the BJA; and

WHEREAS, the City Council agrees to transfer seven percent (7%) of its allocation of JAG funds for costs associated with administering the JAG Funds to the City of Dallas pursuant to the Fiscal Agency Agreement (“the Agreement”) attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, the City Council of the City of Richardson finds that the execution and performance of this Agreement is in the best interests of the City of Richardson, that the undertaking will benefit the public, and that the shares of the JAG Funds to the City of Richardson

and the other parties will fairly compensate the parties to the Agreement for their respective functions under the Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the terms, provisions, and conditions of the 2014 Byrne Justice Assistance Grant (JAG) Program Funds Sharing and Fiscal Agency Agreement (GMS Application #2014-H1562-TX-DJ), a copy of which is attached hereto as Exhibit "A", be, and the same are hereby, approved.

SECTION 2. That the City Manager is hereby authorized to execute the appropriate documents for entering into said agreement for the purposes recited therein, and any further amendments necessary to the agreement on behalf of the City of Richardson, Texas.

SECTION 3. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 14th day of July, 2014.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

PETER G. SMITH, CITY ATTORNEY
(PGS:5-28-14:TM 66369)



MEMO

DATE: July 7, 2014

TO: Keith Dagen – Assistant Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #57-14 for the co-op purchase of a greens mower and a sand trap rake to Professional Turf Products, L.P. for the Sherrill Park Golf Course for a total expenditure of \$57,635.34 through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #447-14

Proposed Date of Award: July 14, 2014

I concur with the recommendation of Steve Greenhaw – Sherrill Park Maintenance Superintendent, to issue a purchase order for the above referenced turf equipment, as outlined in the attached quotations, for a total expenditure of \$57,635.34.

The above referenced equipment has been bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #447-14. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is available as follows:

Greensmower	232-3710-581-7401, Project GF1401	\$33,057.93
Sand Trap Rake	233-3710-581-7401, Project GF1401	<u>24,577.41</u>
Total		\$57,635.34

Concur:

Keith Dagen

 Keith Dagen

ATTACHMENTS

Xc: Dan Johnson
 David Morgan
 Cliff Miller
 Don Magner
 Shanna Sims-Bradish



MEMO

To: Pam Kirkland – Purchasing Manager
From: Steve Greenhaw – Maintenance Superintendent
Date: July 7, 2014
RE: Equipment Purchase Recommendation

It is my recommendation to purchase a greens mower and sand trap rake from Professional Turf Products through the Buyboard Contract #447-14. The greens mower is \$33,057.93 and will be purchased from account 232-3710-581-7401, Project GF1401 and the sand trap rake is \$24,577.41 and will be purchased from account 233-3710-581-7401, Project GF1401.

Thank you.



Professional Turf Products, L.P.
 1010 North Industrial Blvd.
 Euless, Texas 76039
 Bobby Anderson
 (888) 776-8873 ext. 5128
 andersonb@proturf.com



Ship To	Sherrill Park GC (City of Richardson)		Date	6/17/2014
BHI To	BUYBOARD (CONTRACT # 447-14)		Tax Rate	
Contact	Steven Greenhaw		Destination	2.00%
Address	2001 E. Lookout Dr.		Trade-In	
City	Richardson, TX		Finance	
State	TX	Comments:	Account Type	Contract
Postal Code	75082-3222			
Phone	(972) 234 1416			
Fax				

Proposal

Qty	Model #	Description	Unit	Extended
1	08705	Sand Pro 5040	\$15,206.91	\$15,206.91
1	08712	Front Lift Frame ASM	\$1,366.01	\$1,366.01
1	08713	Flex Blade	\$774.60	\$774.60
1	08765	QAS Bunker Pump	\$2,848.09	\$2,848.09
1	08751	Tooth Rake	\$1,114.13	\$1,114.13
1	08752	Spring Rake (using in conjunction with Tooth Rake)	\$559.83	\$559.83
1	08761	Rear Remote Hydro	\$1,479.71	\$1,479.71
1	08762	Front Remote Hydraulics	\$498.24	\$498.24
1	110-1314	Light Kit	\$173.47	\$173.47
1	30035	400 Hour Filter Maintenance Kit	\$74.51	\$74.51
		SandPro 5040		\$24,095.50

SubTotal	\$	24,095.50
Destination	\$	481.91
Tax (Estimated)	\$	-
TOTAL	\$	24,577.41

Comments:

For all New Equipment, Demo units may be available for up to 20% savings.
 For all New Equipment, Refurbished units may be available for up to 40% savings.



Professional Turf Products, L.P.
 1010 North Industrial Blvd.
 Euless, Texas 76039
 Bobby Anderson
 (888) 776-8873 ext. 5128
 andersonb@proturf.com



Ship To	Sherrill Park GC (City of Richardson)		Date	6/17/2014
Bill To	BUYBOARD (CONTRACT # 447-14)		Tax Rate	
Contact	Steven Greenhaw		Destination	2.00%
Address	2001 E. Lookout Dr.		Trade-In	
City	Richardson, TX		Finance	
State	TX	Comments:	Account Type	Contract
Postal Code	75082-3222			
Phone	(972) 234 1416			
Fax				

Proposal

Qty	Model #	Description	Unit	Extended
1	04358	Greensmaster 3150-Q	\$20,968.62	\$20,968.62
3	04619	11-Blade Cutting Unit	\$1,940.05	\$5,820.15
1	106-2643	Pull Link Kit (Set of 3)	\$424.97	\$424.97
3	04709	Groomer Drive (LH) (Set of 1)	\$1,279.94	\$3,839.82
3	04712	Groomer Reel, Spring Steel	\$376.64	\$1,129.92
1	105-8336	Light Kit (GR3150)	\$185.31	\$185.31
1	30064	MV P Kit GR3150-Q	\$40.95	\$40.95
				\$32,409.74

SubTotal	\$	32,409.74
Destination	\$	648.19
Tax (Estimated)	\$	-
TOTAL	\$	33,057.93

Comments:

For all New Equipment, Demo units may be available for up to 20% savings.
 For all New Equipment, Refurbished units may be available for up to 40% savings.

Terms & Conditions:

- Orders are considered contractual. Order cancellations are subject to fees up to 10% of the original order value.
- New equipment delivery time is estimated at six weeks from the time credit is approved & documents are executed.
- Pricing, including finance options, valid for 30 days from time of quotation.
- After 30 days all prices are subject to change without notice.
- Used and Demo equipment is in high demand and availability is subject to change.
 - Upon firm customer commitment to purchase, said equipment availability will be determined and "locked".
 - In the event equipment is unavailable at time of order, PTP will employ every resource to secure an acceptable substitute.
 - PTP strongly advises the customer to issue a firm PO as quickly as possible after acceptance of quotation.
- "Trade In Allowances" will be treated as a credit for future parts purchases on PTP account unless other arrangements have been made.



MEMO

DATE: July 7, 2014

TO: Keith Dagen – Assistant Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #58-14 for the co-op purchase of Motorola and ARAD irrigation controllers to Interspec, LLC for the Parks Department in an estimated amount of \$80,000 pursuant to unit prices through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #447-14

Proposed Date of Award: July 14, 2014

I concur with the recommendation of Bobby Kinser – Assistant Parks Superintendent, to issue a blanket purchase order for Motorola and ARAD irrigation controllers pursuant to the unit prices listed on the attached quotation, for an estimated expenditure of \$80,000.

The above referenced irrigation controllers have been bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #447-14. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

We estimate our usage to be approximately \$80,000. However, we will only purchase the controllers as needed. The City is not obligated to pay for or use a minimum or maximum amount of controllers and payment will be rendered pursuant to the unit prices listed on the attached quotation.

Funding is available from account 011-3061-541-4359.

Concur:



Keith Dagen

ATTACHMENTS

Xc: Dan Johnson
David Morgan
Cliff Miller
Don Magner
Shanna Sims-Bradish



MEMO

TO: Pam Kirkland – Purchasing Manager
FROM: Bobby Kinser – Assistant Parks Superintendent
DATE: 6-18-14
SUBJECT: **Motorola irrigation Controllers through
Buyboard Contract # 447-14**

Pam, the Parks Department would like to seek council approval to award a contract to Interspec, LLC, per Buyboard Contract # 447-14 per the unit prices listed on the attached quote from Motorola. Our irrigation system has Motorola controllers that are getting old and are in need of replacement.

We estimate approximately \$80,000 in expenditures and they are budgeted in account # 011-3061-541-4359.

Thank you,
Bobby Kinser

Buy Board Contract	447-14			
Part Number	Manufacturer	Description	Unit	Price
IS-BM-15	ARAD	1.5" ARAD Flow Meter / M. Valve AC	1	\$628.00
IS-BM-15-DC	ARAD	1.5" ARAD Flow Meter / M. Valve DC	1	\$658.00
IS-BM-20	ARAD	2.0" ARAD Flow Meter / M. Valve AC	1	\$632.00
IS-BM-20-DC	ARAD	2.0" ARAD Flow Meter / M. Valve DC	1	\$668.00
IS-BM-30	ARAD	3.0" ARAD Flow Meter / M. Valve AC	1	\$1,081.00
IS-BM-30-DC	ARAD	3.0" ARAD Flow Meter / M. Valve DC	1	\$1,122.00
IS-BM-40	ARAD	4.0" ARAD Flow Meter / M. Valve AC	1	\$1,673.00
IS-BM-40-DC	ARAD	4.0" ARAD Flow Meter / M. Valve DC	1	\$1,705.00
IS-BM-60	ARAD	6.0" ARAD Flow Meter / M. Valve AC	1	\$3,960.00
IS-BM-60-DC	ARAD	6.0" ARAD Flow Meter / M. Valve DC	1	\$3,992.00
IS-RDSW	ARAD	Reed Switch for Arad Hydrometers	1	\$42.00
IS-BM-PR	ARAD	Pressure Regulating Kit	1	\$120.00
IS-SOL-AC-NO	ARAD	3W AC Solenoid	1	\$112.00
IS-SOL-DC	ARAD	DC Latching Solenoid	1	\$142.00
IS-REG-xx	ARAD	Replacement Register	1	\$148.00
IS-A1A-V1N-RU-SS	Motorola	16 Sta VHF ACE / RReady / SS Ped. w/ Surge	1	\$10,870.00
IS-A2A-V1N-RU-SS	Motorola	32 Sta VHF ACE / RReady / SS Ped. w/ Surge	1	\$11,890.00
IS-A3A-V1N-RU-SS	Motorola	48 Sta VHF ACE / RReady / SS Ped. w/ Surge	1	\$12,900.00
IS-A4A-V1N-RU-SS	Motorola	64 Sta VHF ACE / RReady / SS Ped. w/ Surge	1	\$13,930.00
IS-A5A-V1N-RU-SS	Motorola	80 Sta VHF ACE / RReady / SS Ped. w/ Surge	1	\$15,250.00
IS-A1A-V1N-RU-WS	Motorola	16 Sta VHF ACE / RReady / Wall Mt. w/ Surge	1	\$10,870.00
IS-A2A-V1N-RU-WS	Motorola	32 Sta VHF ACE / RReady / Wall Mt. w/ Surge	1	\$11,890.00
IS-A3A-V1N-RU-WS	Motorola	48 Sta VHF ACE / RReady / Wall Mt. w/ Surge	1	\$12,900.00
IS-A4A-V1N-RU-WS	Motorola	64 Sta VHF ACE / RReady / Wall Mt. w/ Surge	1	\$13,930.00
IS-A5A-V1N-RU-WS	Motorola	80 Sta VHF ACE / RReady / Wall Mt. w/ Surge	1	\$15,250.00
IS-R1A-RU-SS	Motorola	12 Station IRRM / SS Ped. w/ Surge	1	\$4,080.00
IS-R2A-RU-SS	Motorola	24 Station IRRM / SS Ped. w/ Surge	1	\$4,680.00
IS-R3A-RU-SS	Motorola	36 Station IRRM / SS Ped. w/ Surge	1	\$7,490.00
IS-R4A-RU-SS	Motorola	48 Station IRRM / SS Ped. w/ Surge	1	\$7,980.00
IS-R1A-RU-WS	Motorola	12 Station IRRM / Wall Mt. w/ Surge	1	\$4,080.00
IS-R2A-RU-WS	Motorola	24 Station IRRM / Wall Mt. w/ Surge	1	\$4,680.00
IS-R3A-RU-WS	Motorola	36 Station IRRM / Wall Mt. w/ Surge	1	\$7,490.00
IS-R4A-RU-WS	Motorola	48 Station IRRM / Wall Mt. w/ Surge	1	\$7,980.00
IS-R1D-RU-SO	Motorola	12 Station DC IRRM / SS Ped.	1	\$4,120.00
IS-R2D-RU-SO	Motorola	24 Station DC IRRM / SS Ped.	1	\$4,510.00
IS-FLC-AP-Rx	Motorola	4 Station Wall Mount LCM	1	Quote Only
	-Rx	Additional Contactors (not to exceed 8 total)		
IS-PIU-AD	Motorola	PIU / Interface Unit/Internal mount	1	\$1,000.00
IS-XR-44-FD	Motorola	4 Station XR / Pedestal	1	\$1,170.00
IS-EXP-3537-M2	Motorola	Expansion Kit, 16 O ACE (inc. 24 VAC Surge & Wiring Harness)	1	\$1,380.00
IS-EXP-3537-M8	Motorola	Expansion Kit, ACE, from 64 sta to 80 sta	1	\$2,750.00
IS-F7502	Motorola	ACE CPU 3640	1	\$2,300.00

Part Number	Manufacturer	Description	Unit	Price
IS-FLA3537	Motorola	Module, 16 Output ACE Module Only	1	\$720.00
IS-FLA3553	Motorola	Module 16 Input ACE Module Only	1	\$570.00
IS-FLA1644	Motorola	Power Supply, ACE	1	\$920.00
IS-FTA7120	Motorola	Battery, ACE 6.5 Ah	1	\$310.00
IS-FUE1067	Motorola	Radio Kit, CM200, ACE	1	\$1,040.00
IS-EXP-RA	Motorola	Expansion Kit, 12 Sta. AC (adds 12 sta.to an existing 12 sta. unit)	1	\$1,180.00
IS-EXP-RD	Motorola	Expansion Kit, 12 Sta. DC (adds 12 sta.to an existing 12 sta. unit)	1	\$870.00
IS-FLN9588	Motorola	Transformer, Small	1	\$120.00
IS-SP-20		Solar Panel DC	1	\$500.00
IS-SP-12U20		Solar Panel DC/Hood Assembly	1	\$1,200.00
IS-BAT-SOL		Battery, DC	1	\$130.00
IS-RPS		Power Supply, Small Radio	1	\$110.00
IS-ASC-12/8		Regulator, Solar Panel	1	\$90.00
IS-24SUR8		24 VAC Surge 8 Station	1	\$220.00
IS-24SUR12		24 VAC Surge 12 Station	1	\$300.00
IS-110SURGE		110 VAC Surge	1	\$150.00
IS-110-ASSY		110 Assembly w/GFI	1	\$260.00
IS-FUE1050		Radio Kit, HT750	1	\$900.00
IS-GDS215U2	Motorola	Radio Kit, Narrow Spaced Radio (Service Item)	1	\$810.00
IS-FUE1067		Radio Kit CM200		\$1,040.00
IS-TRA4503		UHF Antenna	1	\$84.00
IS-BSA-U		UHF Fiberglass Antenna	1	\$200.00
IS-TRA8063		800 Mhz Antenna	1	\$84.00
IS-MYA4503		UHF Yagi antenna	1	\$123.00
IS-MYA8063		800 Yagi Antenna	1	\$90.00
IS-82NB		Antenna Cable BNC	1	\$40.00
IS-82NM		Antenna Cable MUHF	1	\$40.00
IS-ACMUC-xxx		Antenna Cable (Custom Length w/ Connectors)	1	Quote only
IS-SMS-ICC		i-Remote Software	1	\$1,845.00
IS-SMS-ICC-M		SMS Modem Hardware	1	\$800.00
IS-SMS-UL		SMS Annual Contract	1	\$655.00
IS-SUPT-YR		Annual Support Contract	1	\$1,800.00



MEMO

DATE: July 9, 2014
TO: Keith Dagen – Assistant Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Bid #59-14 for the co-op purchase of Cisco UCS Blade Technology equipment for the SCADA upgrade to Synetra, Inc. in the amount of \$102,973.12 through the Department of Information Resources Contract #DIR-TSO-2542

Proposed Date of Award: July 14, 2014

I concur with the recommendation of Steve Graves - Chief Information Officer and formally request permission to purchase the Cisco UCS Blade Technology equipment for the SCADA upgrade to Synetra, Inc., in the amount of \$102,973.12, as outlined in Mr. Graves attached memo.

Cisco was awarded Contract #DIR-TSO-2542 through the State of Texas Department of Information Resources and equipment is purchased through their reseller vendor, Synetra, Inc. The City of Richardson participates in this state program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is provided in account 547-5710-585-7451, Project WS1107 for this expenditure.

Concur:


Keith Dagen

ATTACHMENTS

Xc: Dan Johnson
David Morgan
Cliff Miller
Don Magner
Shanna Sims-Bradish



DATE: July 14, 2014
TO: Pam Kirkland, Purchasing Manager
FROM: Steve Graves, Chief Information Officer *5 Graves*
SUBJECT: SCADA Network Equipment Purchase

The City of Richardson IT Department, and our SCADA consulting group CP&Y have worked together to design network infrastructure designed to support our SCADA System. This adds additional network capacity to support SCADA virtualization.

We will be purchasing our additional Cisco UCS blade technology from Synetra, the Texas DIR vendor of choice using the Texas DIR contract DIR-TSO-2542. The purchase price is \$102,973.12. Funding is provided using account number 547-5710-585-74.51 project number WS1107.

I recommend using Synetra and the Texas DIR contract to purchase our SCADA network equipment.



QUOTE

Sold To: CITY OF RICHARDSON
 Taylor Prentice
 P O BOX 830309
 RICHARDSON, TX 75083-

Ship To CITY OF RICHARDSON
 Taylor Prentice
 P O BOX 830309
 RICHARDSON, TX 75083-

Date	Quote #
07/08/14	AAAQ14107
Terms	Rep
N30	Jeff Ramey

Phone: 972-744-4051

Exp. Date 8/7/2014

Ln #	Qty	Part Number	Description	Unit Price	Ext. Price
1	8	UCS-EZ7-B200-P	UCS SP7 B200 PERF EXP w/ 2xE5-2680v2256GVIC1240	\$10,560.00	\$84,480.00
2	8	CON-SNT-EZ7B200P	SMARTNET 8X5XNBD TBD	\$193.60	\$1,548.80
3	2	UCS-EZ-INFRA-CHSS	UCS EZ BUN 5108 Blade Svr AC Chassis 4PS 2 IOM	\$8,400.00	\$16,800.00
4	2	CON-SNT-EZINCHSS	SMARTNET 8X5XNBD UCS 5108 Blade Server AC Chassis	\$72.16	\$144.32
5	1		DIR-TSO-2542	\$0.00	\$0.00
				SubTotal	\$102,973.12
				Sales Tax	\$0.00
				Shipping	\$0.00
				Total	\$102,973.12

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. MINIMUM 15% RESTOCKING FEE WITH ORIGINAL PACKAGING.

**CITY OF RICHARDSON
SIGN CONTROL BOARD MINUTES – JULY 9, 2014**

Ms. Dorthy McKearin, Chair, called a regular meeting of the Sign Control Board to order at 6:33 p.m. on Wednesday, July 9, 2014, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: DORTHY MCKEARIN, CHAIR
 SANDRA MOUDY, VICE CHAIR
 MUHAMMAD Z. IKRAM, MEMBER
 SCOTT PETTY, ALTERNATE
 ALICIA MARSHALL, ALTERNATE

MEMBERS ABSENT: CHIP IZARD, MEMBER
 CHARLES WARNER, MEMBER

CITY STAFF PRESENT STEPHANIE JACKSON, COMMUNITY SVCS MGR.
 STEPHEN PAPANIA, CODE ENFORCEMENT OFC.

Ms. McKearin stated (1) there is a quorum present, (2) Ms. Marshall will vote in the place of Mr. Izard's absence and (3) Scott Petty will vote in the place of Mr. Warner's absence.

Mr. Petty made a motion to approve the minutes of the June 4, 2014 meeting. The motion was seconded by Mr. Ikram and it carried unanimously.

SCB CASE #14-07: PUBLIC HEARING FOR SIGN CONTROL BOARD CASE #14-07 TO CONSIDER THE REQUEST OF SHELL FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(23)(B)(3)(i) TO ALLOW FOR A POLE SIGN 40 FEET IN HEIGHT AND 92.83 SQ.FT. IN AREA, WITH A DIGITAL DISPLAY, IN A LOCAL RETAIL ZONED DISTRICT ON THE PROPERTY LOCATED AT 2001 N. CENTRAL EXPY.; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Ms. Jackson introduced the request of Shell for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(23)(b)(3)(i) to allow for a pole sign 40 feet in height and 92.83 sq.ft. in area, with a digital display, in a local retail zoned district on the property located at 2001 N. Central Expy.; A power point presentation was shown for review.

Ms. McKearin asked if the applicant was present.

Mr. Tommy Bell, 4250 Action Dr, Mesquite, TX, the representative of Barnett Signs, stated the pole sign at Shell is an existing structure and that the height and square footage would not increase. Mr. Bell stated sign the intent of the request was to change the sign so that it would display fuel prices in LED letters. Mr. Bell stated that the LED display would only be able to display numerical values and that it would not be able to display any other message, nor would it be able to flash or scroll. Mr. Bell stated that the height of the sign would remain at 40 feet for visibility reasons, because the Shell has highway frontage and is located at an overpass.

Mr. Petty asked how often prices change. Mr. Bell stated that the frequency of price changes can vary from a couple times per week to several times per day depending on the oil industry, but usually they only change a few times per week. Ms. McKearin asked Mr. Bell if he was aware that the City Ordinance only allows for digital displays to change copy once every ten minutes. Mr. Bell stated that he understood.

Mr. Ikram asked if the LED display of the prices would be wirelessly controlled. Mr. Bell stated fuel price displays can now be changed from anywhere in the world and many gas stations are altering their signs in this way because the stations are corporate owned and they have the capability of changing the display of several stations within an area all at once. Mr. Bell stated that the pumps are automated and connected to the cash register. Mr. Bell stated that if a station does not have an LED display it can take 15 minutes or longer to manually change out the display of the prices which can create a discrepancy in fuel pricing. Mr. Bell stated that manually changing the display is also dangerous because the digits are 2 feet tall and if they fall they could injure someone.

Ms. Moudy stated that she understood the need for the LED display but the messages at the top of the sign created a clutter. Mr. Bell stated that the existing pole sign has a gap between the top of the sign and the middle portion of the sign and the proposed sign would shift the middle portion of the sign to the top so there is no gap and the fuel prices would be visible from the highway. Mr. Bell stated that the sign is also updated with a new image to show that the shell has a food mart and a car wash.

Mr. Ikram asked if one of the price displays from the existing sign was going to be removed from the digital display. Mr. Bell stated that the LED display will have two prices but the diesel price is smaller and green. Ms. Moudy asked what was displayed in red. Mr. Bell stated that the unleaded fuel price was red. Ms. Moudy asked what was displayed under the diesel price. Mr. Bell stated that it reads "V Power" which is Shell's brand of fuel. Mr. Bell stated that this specification is required by Shell to be displayed on their signs. Ms. Moudy stated that she understood why it is displayed but that it looks cluttered. Mr. Bell stated that he would be removing one of the existing sign cabinets to accommodate the LED pricing.

Ms. Moudy asked if Mr. Bell designed the sign. Mr. Bell stated that the sign would be built to Shell's design specifications. Mr. Petty asked if the poles would remain the same. Mr. Bell stated that it would be repainted.

Ms. McKearin closed the public hearing on Case #14-07 and asked for any further questions from the Board. Mr. Petty stated that he understood the need for Shell to change the pole sign so that it had an LED display. There being no further comments from the Board, Ms. McKearin asked for a motion.

Ms. Moudy moved to approve the SCB Case #14-07. Ms. Marshall seconded the motion and it carried unanimously.

SCB CASE #14-08: PUBLIC HEARING FOR SIGN CONTROL BOARD CASE #14-08 TO CONSIDER THE REQUEST OF UT SOUTHWESTERN CLINICAL CENTER FOR A

VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(2)(D)(2) TO ALLOW FOR AN ATTACHED BUILDING SIGN ABOVE THE ROOFLINE IN A TECHNICAL OFFICE ZONED DISTRICT ON THE PROPERTY LOCATED AT 3030 WATERVIEW PARKWAY; AND TAKE APPROPRIATE ACTION.

Ms. Jackson introduced the request of UT Southwestern Clinical Center for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(2)(D)(2) to allow for an attached building sign above the roofline in a technical office zoned district on the property located at 3030 Waterview Pkwy; A power point presentation was shown for review.

Ms. McKearin asked for comments from the applicant.

Steve Benson, 2611 Anjon Dr, Dallas, Texas, the representative of Artografx, stated the medical clinic previously obtained a variance for an additional sign, which was granted, but they are requesting an additional variance to move the sign up onto an engineered wall so that it would be more visible above the trees on the property. Mr. Benson stated that they were limited where they could locate signs at the site and that patients of UT Southwestern were having difficulty finding the clinic. Mr. Benson said that the majority of patients visiting the clinic are coming from the south and they cannot see the clinic when they are driving up Waterview Pkwy. Mr. Benson said that the wall above the roofline is engineered and could support the weight of the sign.

Steve Whitson, 5323 Harry Hines Blvd, Dallas, TX, the representative of UT Southwestern Medical Center, stated that the clinic is expanding and has recently added infusion and cancer clinics. Mr. Whitson stated that with the increased number of patients they have received numerous complaints that the clinic is difficult to find. Mr. Whitson said that if the sign was more visible it would decrease the stress of their patients and prevent them from being late to their appointments.

Ms. McKearin asked if the clinic has considered adding ingress from Waterview Pkwy. Mr. Whitson said that they do not own the building facing Waterview Pkwy and that they have invested a lot of money into the property but have not been able to get an additional ingress into the parking lot. Ms. McKearin asked if the facility is primarily used for cancer treatment. Mr. Whitson stated that the facility is also used for family medicine, OBGYN, sports medicine, physical therapy, chemotherapy infusion, outpatient cancer services, behavioral therapy, and an imaging center.

Mr. Ikram asked if they were moving the existing sign up and if the size and image would remain the same. Mr. Benson stated that the existing sign would be removed and replaced with a slightly larger sign above the roofline but the image would remain the same. Ms. Moudy asked if the sign would be rebuilt. Mr. Benson stated that they would build a slightly larger sign. Mr. Petty asked if the new sign would look the same as the existing sign. Mr. Benson stated that the new sign would have the exact same look as the existing sign.

Ms. Moudy asked if walk-in patients visited the clinic or if all patients visited by appointment only. Mr. Whitson stated that they did have walk-in patients for primary care, imaging, and laboratory services. Ms. Moudy asked how tall the building was. Mr. Whitson stated that the building is two stories tall. Ms. Moudy asked if the monument signs helped. Mr. Whitson stated that the monument signs show the addresses for all three buildings at the property and do not help provide direction to patients. Mr. Benson stated that his company built the monument signs and they were limited by the amount of space available because they are multi-tenant signs.

Ms. Moudy stated that it was important for the community to be able to locate the building and that she was unable to find the building when she drove on Waterview Pkwy. Ms. McKearin asked if trimming the trees would help provide visibility. Mr. Benson stated that in most cities they are unable to trim or remove trees due to City requirements for landscaping.

Ms. McKearin closed the public hearing on SCB Case #14-08 and asked for any further questions from the Board. There being no further comments from the Board, Ms. McKearin' asked for a motion.

Mr. Petty moved to approve SCB Case #14-08. Mr. Ikram seconded the motion and it carried unanimously.

SCB CASE #14-09: PUBLIC HEARING FOR SIGN CONTROL BOARD CASE #14-09 TO CONSIDER THE REQUEST OF APPLEBEE'S FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES CHAPTER 18, ARTICLE III, SECTION 18-96(23)(B)(3)(i), CHAPTER 18, ARTICLE III, SECTION 18-96(23)(D)(3), AND CHAPTER 18, ARTICLE III, SECTION 18-96(2)(B)(3)(iii) FOR A POLE SIGN 35 FEET IN HEIGHT AND 207 SQ.FT. IN AREA, WITHIN 60 FEET OF AN ATTACHED BUILDING SIGN AND TO ALLOW FOR 37 SQ.FT. OF ATTACHED SIGNAGE MORE THAN WHAT IS PERMITTED IN A COMMERCIAL ZONED DISTRICT ON THE PROPERTY LOCATED AT 125 N. PLANO RD.; AND TAKE APPROPRIATE ACTION.

Ms. Jackson introduced the request of Applebee's for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(23)(B)(3)(i), Chapter 18, Article III, Section 18-96(23)(D)(3), and Chapter 18, Article III, Section 18-96(2)(B)(3)(iii) for a pole sign 35 feet in height and 207 sq.ft. in area, within 60 feet of an attached building sign and to allow for 37 sq.ft. of attached signage more than what is permitted in a commercial zoned district on the property located at 125 N Plano Rd.; A power point presentation was shown for review.

Ms. McKearin asked for comments from the applicant.

Mr. Jack Cannon, 609 Junction St, Mt. Airy, NC, representative of Applebee's stated that the new Applebee's restaurant being built at the new location on Plano Rd is the second prototype in the state of Texas with their new design. Mr. Cannon stated that the signage is key for getting traffic into the parking lot. Mr. Cannon stated that the store is behind a jewelry store, behind trees in the median, and the parking lot has a quick entry driveway. Mr. Cannon stated there is no room for a monument sign at this location, the storefront's limited length makes the store difficult to see when driving by at 40 miles per hour, and the neighboring jewelry store's sign would block the view of the sign for Applebee's. Mr. Cannon stated that other municipalities do

not count the signage on the canopies toward their attached signage and that without them they would otherwise be compliant with the City Code.

Ms. Liza Hogue, 13355 Willow Noel Rd, Dallas, TX, representative of Apple Texas, stated that the size of the proposed sign is identical to another prototype Applebee's restaurant in Taylor, TX and that a lot of the success of that location was due to the size of the sign. Ms. McKearin asked if this was the same restaurant that was previously located on Belt Line Rd. Ms. Hogue state that it was the same restaurant and that they had considered moving to another City, but decided to stay in Richardson because of past success.

Ms. McKearin stated that the City of Richardson did not want very tall signs near residential neighborhoods and this restaurant was not located near Central Expy. Ms. McKearin asked if Applebee's would be willing to bring the sign down to a height that was closer to being in compliance with City Code.

Mr. Cannon stated that they would be willing to build a smaller sign, but they would need a sign that could provide a 14 foot clearance for delivery trucks. Mr. Cannon submitted a graphic and proposed a smaller sign that would be 21 feet in overall height with a smaller cabinet.

Ms. Moudy asked for the dimensions of the alternative sign. Mr. Cannon stated that the smaller sign would be 21 feet in overall height and that the sign cabinet would be 6.9 feet tall by 13 feet in length. Ms. Moudy stated that she appreciated that Applebee's was willing to compromise on the size of the sign because the original sign they proposed was too large. Ms. Moudy stated the reason the City has a sign control board was so that signs in Richardson remained consistent with neighboring businesses. Mr. Cannon said that in other cities there was a variety of sizes and that was the reason they originally proposed a larger sign, but that Applebee's wanted to work with everyone and make a compromise. Ms. Moudy stated that the smaller sign would fit in and would not look like an eyesore. Ms. Moudy stated that she did not have any problems with the attached building signs.

Mr. Ikram asked for the overall height of the proposed sign. Mr. Cannon stated that it would need to be at least 21 feet tall so that there would be a minimum of 14 foot clearance for delivery trucks. Ms. Jackson stated that the City required a minimum of 14 foot clearance from the bottom of the sign cabinet to the ground. Ms. McKearin asked if the sign would be cladded. Mr. Cannon stated that the sign would be cladded and that he would submit new graphics for the smaller proposed sign. Ms. Marshall asked how tall the pole sign was when Applebee's was located on Belt Line Rd. Ms. Jackson state the overall height for the sign on Belt Line was 20 feet.

Ms. McKearin asked Ms. Jackson if a variance would still be required for the smaller proposed sign. Ms. Jackson stated that all three variances would still be required for the proposed sign to be in compliance.

Ms. McKearin asked if the Board had any questions regarding the location of the proposed sign. Ms. Marshall stated she had no problem with it. Mr. Petty stated that it was the best place for the sign given the limitations of the site. Ms. Moudy stated that it was the best place for the sign to be located.

Ms. McKearin asked if the Board had any questions regarding the attached signs. Mr. Petty stated that he had no problems with the attached signs and that he was only concerned about the height of the pole sign because the City does not want to set a precedent for very tall signs. Mr. Petty stated that the smaller sign was a good compromise.

Mr. Petty asked if Applebee's would be happy erecting a smaller sign. Ms. Hogue stated that she was happy with a smaller sign.

Ms. McKearin closed the public hearing on SCB Case #14-09 and asked if there were any further comments or questions from the Board. There being no further comments from the Board, Ms. McKearin asked for a motion.

Mr. Petty moved to approve SCB Case #14-09 with the stipulations to allow for a pole sign to be built within 60 feet of the attached building signage, to allow for 202 square feet of attached signs on the north and south elevations, and to allow for a pole sign of 21 feet in height and 87.75 square feet in area. Ms. Marshall seconded the motion and it carried unanimously.

Ms. McKearin asked for a motion to adjourn the Public Hearing. Mr. Ikram moved to adjourn the Hearing. The motion was seconded by Ms. Moudy and carried unanimously.

There being no other business before the Board, the meeting was adjourned at 6:47 p.m.

DORTHY MCKEARIN, CHAIR
