

**RICHARDSON CITY COUNCIL
MONDAY, AUGUST 4, 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, August 4, 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 THE 2014 CORPORATE CHALLENGE PROGRAM

C. REVIEW AND DISCUSS THE DRAINAGE UTILITY PROGRAM UPDATE

D. REVIEW AND DISCUSS THE RAYTHEON ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

E. 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 – MARK SOLOMON

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARK SOLOMON

3. MINUTES OF THE JULY 28, 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.

PUBLIC HEARING ITEMS:

5. PUBLIC HEARING, ZONING FILE 14-15, A REQUEST BY JONATHAN SPENCER, REPRESENTING STERLING DESIGN ASSOCIATES, LLC, FOR A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THRU SERVICE TO BE LOCATED AT 501 W. BELT LINE ROAD (SOUTHWEST CORNER OF CENTRAL EXPRESSWAY AND BELT LINE ROAD). THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.

ACTION ITEMS:

6. CONSIDER SETTING PUBLIC HEARINGS ON AUGUST 18 AND AUGUST 25, 2014 ON THE PROPOSED TAX RATE OF \$0.63516 PER \$100 VALUATION FOR FISCAL YEAR 2014-2015.
7. CONSIDER SETTING PUBLIC HEARINGS ON AUGUST 25, 2014 ON THE PROPOSED FISCAL YEAR 2014-2015 RICHARDSON MUNICIPAL BUDGET.
8. CONSIDER RESOLUTION NO. 14-17, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 380, TEXAS LOCAL GOVERNMENT CODE, BY AND BETWEEN THE CITY OF RICHARDSON AND RAYTHEON COMPANY, A DELAWARE CORPORATION.

9. 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. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #35-14 – WE RECOMMEND THE AWARD TO MUNIZ CONSTRUCTION FOR 2010 STREETS AND ALLEYS PHASE II (RIDGEDALE & NORTHILL STREETS) (RIDGEDALE & WESTWOOD ALLEYS) IN THE AMOUNT OF \$1,796,120.
2. BID #63-14 – WE REQUEST AUTHORIZATION TO ISSUE PURCHASE ORDERS TO SAM PACK'S FIVE STAR FORD FOR THE CO-OP PURCHASE OF VARIOUS TRUCKS FOR THE FACILITY SERVICES (\$19,654.97), PARKS DEPARTMENT (\$86,710.68), STREET DEPARTMENT (\$29,175.42), TRAFFIC ENGINEERING DEPARTMENT (\$32,955.32), AND THE WATER DEPARTMENT (\$73,578.26) THROUGH THE STATE OF TEXAS CONTRACT #071-072-AT2014 FOR A TOTAL EXPENDITURE OF \$242,074.65.
3. RFP #702-14 – WE RECOMMEND THE AWARD TO REPUBLIC SERVICES FOR RECYCLED MATERIALS PROCESSING FOR A \$20 PER TON PROCESSING FEE, AND THE CITY WILL RECEIVE A REBATE AT A 30% REVENUE SHARE ON GROSS REVENUES UTILIZING THE PPI (PULP AND PAPER INDEX) AND THE WPI (WASTE PRICE INDEX).

EXECUTIVE SESSION

In compliance with Section 551.087(1) and (2) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Economic Development Negotiations
 - Commercial Development – Renner Rd./Jupiter Rd. Area

RECONVENE INTO REGULAR SESSION

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, AUGUST 1, 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 Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, August 4, 2014

Agenda Item: Review and Discuss the 2014 Corporate Challenge Program

Staff Resource: Chris Cottone, Superintendent of Athletics and Aquatics
Kyle McClure, Corporate Recreation Manager

Summary: The Corporate Challenge is an Olympics style competition involving as many as 24 athletic and non-athletic events held in late August through October. City staff will provide a preview of the program, which kicks off with an Opening Ceremony on August 15th.

Board/Commission Action: N/A

Action Proposed: None



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, August 4, 2014

Agenda Item: Drainage Utility Program Update

Staff Resource: Cliff Miller, Assistant City Manager
Steve Spanos, Director of Engineering
Jim Lockart, Assistant Director of Engineering

Summary: The Richardson Drainage Utility System was established by ordinance November 28, 2011. The drainage utility system allows the City to continue to sustain its environmental and regulatory obligations for storm water management, enhance its annual maintenance and capital work plan in response to community needs and expectations and allocate the cost of drainage related services through an equitable rate method. Staff will review work completed in the first two years of the program, discuss the current year work plan and present the proposed work plan for FY2014-2015.

Board/Commission Action: N/A

Action Proposed: N/A





City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, August 4, 2014

Agenda Item: Review and Discuss the Raytheon Economic Development Incentive Agreement

Staff Resource: David Morgan, Deputy City Manager

Summary: KDC and Raytheon officially broke ground on a 500,000 square foot building project on Monday July 21st. City staff will provide an overview of the company, the groundbreaking ceremony, and general information about the project as well as the economic development agreement and impact for the COR.

Board/Commission Action: N/A

Action Proposed: N/A



MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
JULY 28, 2014

WORK SESSION – 6:00 P.M.:

- **Call to Order**

Mayor Maczka called the meeting to order at 6:00 p.m. with the following Council members present:

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

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
Kent Pfeil	Director of Finance
Jim Lockart	Assistant Director of Engineering

Consultants:

Nick Bulaich, First Southwest
George Williford, First Southwest
Bob Dransfield, First Southwest

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

Michael Spicer, Director of Development Services, reviewed Item 5 – Brick Row Townhome elevations. Don Magner, Assistant City Manager, reviewed the request for a sign variance from Applebee's. Kent Pfeil, Director of Finance, and representatives from First Southwest, reviewed the issuance of combination tax and revenue certificates of obligation.

B. REVIEW AND DISCUSS THE PROPOSED FEE RECOMMENDATIONS FOR THE FISCAL YEAR 2014 – 2015 BUDGET

Shanna Sims-Bradish, Assistant City Manager, reviewed proposed fee amendments from Development Services, Building Inspection, Health, City Secretary, Water and Sewer, and Solid Waste.

C. REVIEW AND DISCUSS THE RECYCLING MARKETING PLAN

Don Magner, Assistant City Manager, reviewed proposed expanded programs to encourage recycling.

D. REVIEW AND DISCUSS THE DRAINAGE UTILITY PROGRAM UPDATE

This update was postponed to a future meeting.

E. REPORT ON ITEMS OF COMMUNITY INTEREST

Mayor Maczka reported on the AFRIMMA African Muzik Magazine Awards stating that it was a very well attended event with excellent coverage from various countries.

Mr. Johnson reported that former City Manager Bill Keffler's father, Joe Keffler, passed away at the age of 93. He expressed condolences to the family on behalf of the City.

COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBERS

1. INVOCATION – BOB TOWNSEND

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – BOB TOWNSEND

3. MINUTES OF THE JULY 14, 2014 MEETING, JULY 15-16 BUDGET RETREAT MEETINGS, AND JULY 21, 2014 MEETING

Council Action

Councilmember Hartley moved to approve the Minutes as presented. Councilmember Voelker seconded the motion. A vote was taken and passed, 7-0.

4. VISITORS

Mr. Philip Musfeldt addressed Council with concerns about ADA sidewalk ramps under construction in his neighborhood.

ACTION ITEMS:

5. A REQUEST BY SCOT WHITWER OF CB JENI HOMES, ON BEHALF OF L & B REALTY ADVISORS, FOR APPROVAL OF BUILDING ELEVATIONS FOR NINETEEN (19) TOWNHOMES TO BE LOCATED ON THE EAST SIDE OF THE FLOYD BRANCH CREEK, NORTH OF SPRING VALLEY ROAD, BETWEEN JACOB DRIVE AND KAREN CROSSING WITHIN THE BRICK ROW DEVELOPMENT. THE SUBJECT PROPERTY IS ZONED PD PLANNED DEVELOPMENT.

Council Action

Mayor Pro Tem Townsend moved to approve as presented. Councilmember Solomon seconded the motion. A vote was taken and passed, 7-0.

6. SCB 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.

Council Action

After hearing from Jack Cannon, Burton Signworks Inc., representing the applicant, Councilmember Mitchell moved to approve the 35 foot setback, an additional 3 foot above the 200 square foot, and allowing a pole sign that is 21 feet high with a square footage of 62.33. Councilmember Solomon seconded the motion. A vote was taken and passed, 7-0.

- 7. CONSIDER ADOPTION OF ORDINANCE NO. 4059, PROVIDING FOR THE DISSOLUTION OF THE RICHARDSON HOSPITAL AUTHORITY; FINDING THAT THE DISSOLUTION OF THE RICHARDSON HOSPITAL AUTHORITY IS AUTHORIZED BY TEXAS HEALTH AND SAFETY CODE SECTION 262.005(B); AND CONFIRMING THAT THE RICHARDSON HOSPITAL AUTHORITY HAS PROVIDED FOR THE SALE AND TRANSFER OF THE AUTHORITY'S ASSETS AND LIABILITIES AS REQUIRED BY TEXAS HEALTH & SAFETY CODE 262.005(B).**

Council Action

Councilmember Dunn moved to approve the ordinance as presented. Councilmember Voelker seconded the motion. A vote was taken and passed, 7-0.

- 8. CONSIDER ADOPTION OF ORDINANCE NO. 4060, AUTHORIZING THE ISSUANCE OF CITY OF RICHARDSON, TEXAS, ADJUSTABLE RATE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2014A AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**

Council Action

Councilmember Solomon moved to approve the ordinance as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

- 9. CONSENT AGENDA:**

A. ADOPTION OF THE FOLLOWING ORDINANCES:

- 1. ORDINANCE NO. 4061, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FROM O-M OFFICE TO PD PLANNED DEVELOPMENT FOR O-M OFFICE DISTRICT FOR 2.907 ACRES LOCATED AT THE SOUTHWEST QUADRANT OF JONSSON BOULEVARD AND TATUM STREET.**
- 2. ORDINANCE NO. 4062, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS**

HERETOFORE AMENDED, BY AMENDING AND RESTATING ORDINANCE NO. 4008 BY APPROVING A REVISED CONCEPT PLAN AND APPROVING BUILDING ELEVATIONS FOR A LIMITED SERVICE SUITE HOTEL ON A 2.351-ACRE TRACT ZONED I-M(1) INDUSTRIAL, LOCATED AT 2250 N. GLENVILLE DRIVE.

- B. CONSIDER RESOLUTION NO. 14-16, APPROVING THE TERMS AND CONDITIONS OF AMENDMENT #2 TO THE LOCAL TRANSPORTATION PROJECT ADVANCE FUNDING AGREEMENT BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS, AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION TO ADD THE GREEN RIBBON LANDSCAPING PROGRAM FOR THE GALATYN PARKWAY PROJECT; AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.
- C. AUTHORIZE THE ADVERTISEMENT OF BID #60-14 – RICHARDSON ANIMAL SHELTER CLINIC ADDITION. BIDS TO BE RECEIVED BY THURSDAY, AUGUST 28, 2014 AT 2:00 P.M.
- D. AUTHORIZE THE ADVERTISEMENT OF COMPETITIVE SEALED PROPOSAL NO. #904-14 – APPROVAL OF PLANS AND CONTRACT DOCUMENTS FOR THE 2015 RENNER TOWER REHAB PROJECT. COMPETITIVE SEALED PROPOSALS TO BE RECEIVED BY THURSDAY, AUGUST 14, 2014 AT 2:00 P.M.
- E. CONSIDER AWARD OF BID #41-14 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT WITH PROTECT ENVIRONMENTAL SERVICES, INC., FOR HAZARDOUS MATERIALS EMERGENCY RESPONSE SERVICES PURSUANT TO UNIT PRICES AND PERCENTAGE OF DISCOUNT FROM LIST PRICES.
- F. AUTHORIZE THE CITY MANAGER TO EXECUTIVE CHANGE ORDER NO. 1 TO DECREASE PURCHASE ORDER NO. 140701 TO 3D PAVING & CONTRACTING LLC FOR THE 2010 SIDEWALK REPLACEMENT PROJECT REGION 10 IN THE AMOUNT OF (\$228,850.00).
- G. AUTHORIZE THE CITY MANAGER TO EXECUTIVE CHANGE ORDER NO. 1 TO INCREASE PURCHASE ORDER NO. 131567 TO ESTRADA CONCRETE CO. FOR THE 2010 SIDEWALK REPLACEMENT PROJECT REGIONS 9 & 11 IN THE AMOUNT OF \$274,300.00.

Council Action

Councilmember Hartley moved to approve the Consent Agenda as presented. Councilmember Solomon seconded the motion. A vote was taken and passed, 7-0.

EXECUTIVE SESSION

In compliance with Section 551.087(1) and (2) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Economic Development Negotiations
 - Commercial Development – U.S. 75/Floyd Rd. and President George Bush Turnpike/Wyndham Ln. Areas

Council Action

Council convened into Executive Session at 8:42 p.m.

RECONVENE INTO REGULAR SESSION

Council will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

Council Action

Councilmember Dunn excused himself from the Executive Session at 9:24 p.m. for the discussion regarding President George Bush Turnpike/Wyndham Lane due to a conflict of interest which is on file with the City Secretary's office. Council reconvened into Regular Session at 9:38 p.m. There was no action taken as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:38 p.m.

MAYOR

ATTEST:

CITY SECRETARY



MEMO

DATE: July 31, 2014
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 14-15 – Starbucks Drive-Thru

REQUEST

Jonathan Spencer, representing Sterling Design Associates, LLC, is requesting approval of a Special Permit for a restaurant with drive-thru service, including modified development standards at 501 W. Belt Line Road.

BACKGROUND

The subject property is currently developed as a motor vehicle service station comprising a 162-square foot building with a walk-up window and four (4) double sided gas pumps. The subject property is non-conforming with regard to existing driveway locations, driveway spacing, and landscape buffers along streets. The applicant proposes to redevelop the site into an 800-square foot drive-thru restaurant with no inside seating. The applicant proposes to close and modify driveways, and add landscape buffers. Although these improvements would be beneficial to on-site site circulation and improve the appearance of the property, the site would remain non-conforming.

The proposed drive-thru lane entrance is located directly south of the existing Belt Line Road driveway located at the northwest corner of the subject property. The applicant was advised that the driveway was non-conforming due to its proximity to the Central Expressway intersection, an off-site driveway on adjacent property to the west, and an existing median opening in Belt Line Road. Because the applicant could not secure access across the property to the west, the concept plan submitted for City Plan Commission consideration preserved the non-conforming driveway. Other issues that could not be wholly resolved due to site constraints (e.g., lot size, setbacks, etc.) included insufficient landscape buffers and an inconvenient dumpster location. The applicant has also proposed decorative metal screens instead of masonry walls or landscaping to screen ground-mounted utility equipment.

Four (4) residents spoke in favor of the request, but stated their support was contingent on seating being provided so the development might also serve as a neighborhood gathering place and not only cater to commuter customers.

The City Plan Commission discussed the range of issues associated with the request, but in particular, expressed concern regarding the Belt Line Road driveway remaining open. Concurring with the residents, members of the Commission also indicated a desire to see outdoor seating incorporated into the project.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 5-2 (Chairman Hand and Commissioner Maxwell opposed), recommends approval of the request as presented subject to added conditions that the Belt Line Road driveway be closed; access be secured across the adjacent property to the west; and that outdoor seating be provided.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
DRAFT-City Plan Commission Minutes 7-15-2014
Staff Report
Zoning Map
Aerial Map
Oblique Aerial Looking South

Zoning Exhibit (Exhibit "B")
Color Elevations (Exhibits "C-1" & "C-2")
Color Elevations (Exhibits "D-1" & "D-2")
Perspective Renderings (Exhibit "E")
Applicant's Statement
Notice of Public Hearing
Notification List
Correspondence

ZF 14-15 Special Conditions

1. A restaurant with drive-through service 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.
2. The restaurant with drive-through service shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building elevations (Exhibits “C-1” and “C-2”).
3. Decorative metal screens shall be allowed for screening of ground mounted utilities located as depicted in Exhibits “C-1” and “C-2”.
4. A minimum 5-foot landscape buffer along Belt Line Road and a minimum 8-foot landscape buffer along the US-75 frontage road shall be provided as depicted in Exhibit “B”.
5. The requirement in the US-75 Amenities Planning Guidelines for a 10-foot pedestrian easement shall be waived.
6. The western driveway along Belt Line Road shall be closed and an access easement to provide access to the property to the west shall be acquired.
7. Outdoor seating shall be provided.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: July 16, 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: 07/18/2014

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, August 4, 2014 in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 14-15

A request by Jonathan Spencer, representing Sterling Design Associates, LLC, for a Special Permit for a restaurant with drive-thru service to be located at 501 W. Belt Line Road (southwest corner of Central Expressway and Belt Line Road). The property is currently zoned C-M Commercial.

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

**DRAFT EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES - JULY 15, 2014**

PUBLIC HEARING

Zoning File 14-15 – Restaurant with Drive-thru: Consider and take necessary action for approval of a Special Permit for a restaurant with drive-thru service to be located at 501 W. Belt Line Road, the southwest corner of Belt Line Road and US 75. The property is currently zoned C-M Commercial.

Mr. Shacklett advised the applicant was proposing to redevelop a 15,000 square foot site at 501 W. Belt Line Road for an 800 square foot drive-thru and walk-up coffee shop with no interior seating or service areas and two points of access from the frontage road of US 75 and Belt Line Road. He added that the building would be constructed primarily of brick with metal cladding utilized around the drive-thru and walk-up windows, with decorative metal screens above the windows to provide screening of rooftop equipment.

Mr. Shacklett highlighted some of the staff's concerns regarding the request and proposals from the applicant:

- Existing driveways on the site do not conform to the City's Driveway Design Guidelines with regard to location and spacing. Applicant proposed to close the eastern most drive on Belt Line Road, however, they could not obtain a mutual access agreement from the adjacent property owner.
- Existing driveway along US 75 frontage road is a shared driveway and does not meet the separation requirements from the intersection. Conflicts currently exist at this driveway resulting from Belt Line Road traffic turning onto the southbound frontage road or vehicles making a U-turn under US 75 attempting to access the driveway across three lanes of traffic. Although the applicant cannot close this drive because of the existing mutual access easement, the closure would be the safest option but would also require access to the subject site from the driveway to the south of the existing McDonald's restaurant. The applicant proposes to reduce the size of this drive from 60 feet to 32 feet, which is more in line with the normal right-in, right-out driveway.
- The six-space stacking in the drive-thru and the limited parking spaces may not be sufficient to handle the anticipated customer traffic leaving the possibility of vehicles extending out onto Belt Line Road. (Based on the applicant's estimates of peak hour trips, approximately 160 trips would occur between 5:30 a.m. and 9:30 a.m. - 40 trips per hour.)
- The dumpster site located on the Belt Line Road side of the site is not the optimal location, and would require the sanitation trucks to back across the drive-thru entrance in order to service the dumpster, but due to the small size of the lot and the

required 40-foot front setback, the proposed location was the only logical place for the dumpster.

- The proposed reduction in landscape buffers along Belt Line Road and US 75 frontage road would not comply with the City's Landscaping Policies nor the US 75 Amenities Planning Guidelines. The applicant proposes to comply with the US 75 Amenities Planning Guidelines as it pertains to providing primary and secondary trees, shrubs, groundcover, and pedestrian easements.
- Utility screening in the City's Subdivision and Development Code requires ground mounted utilities to be screened with a masonry wall or a living screen that is as tall as the tallest piece of equipment. The applicant proposes to utilize metal screens similar to the metal screens above the drive-thru and walk-up windows to screen ground mounted equipment (area is located between the proposed building/drive-thru lane and rear of adjacent convenience store).

Mr. Shacklett concluded his presentation by reviewing the elevations of the proposed drive-thru restaurant and the special conditions. He also noted that 15 letters in favor had been received and all stated they would be in support of the proposed redevelopment if it had indoor seating.

Chairman Hand asked if the parking for the 7-11 was included in the Heights Shopping Center tract.

Mr. Shacklett replied the 7-11 and the McDonald's are on the same piece of property and although there is parking on the north side of the 7-11, those spaces are not part of their property.

Commissioner Springs asked the staff to illustrate the buildable area on the proposed site. He also wanted to know if the dumpster between the 7-11 and McDonald's could be used by the proposed drive-thru restaurant.

Mr. Shacklett stated the property has a 40-foot building setback from street frontages, both on Belt Line Road and the US 75 frontage, which basically restricted the building, drive-thru and walk up areas to the southwest portion of the property.

Regarding sharing the dumpster, Mr. Shacklett said the applicant would have to speak with the adjacent property owner as well as requesting a variance to have an off-site dumpster. He added that if a mutual access agreement could be reached with the property to the west, there might be an opportunity to move the dumpster to the west which would prevent the sanitation trucks from having to back across the drive-thru lane.

Commissioner Linn asked what type of sign the applicant would be allowed to erect.

Mr. Shacklett replied that it was his understanding the applicant would be allowed to erect a pylon, pole or monument sign. However, the location of the sign was not part of the

applicant's request, but would be noted on the site plan and subject to approval from the City's Community Services Department.

Commissioner Ferrell asked for clarification on the parking requirements for restaurants with seating.

Mr. Shacklett stated that restaurants with indoor seating must be parked at 1 parking space for every 100 square feet (1:100) and restaurants without seating (under 10,000 square feet), must be parked at 1:333. He added that the applicant was providing 7 parking spaces whereas the site only required 3.

Vice Chair Bright asked if outdoor seating would affect the parking requirements.

Mr. Shacklett replied that it would not.

Commissioner DePuy asked if staff knew the average size of a Starbucks. She also wanted to know if the proposed site was half the size of the store on Campbell Road at US 75 how many spaces would be required.

Mr. Shacklett said he did not know the average size, but the building at Campbell Road and US 75 was approximately 4,700 square feet and was shared by two tenants. In addition, if the proposed site was half the size of the Campbell Road building, 24 parking spaces would be required.

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

Mr. Jonathan Spencer, representing Starbucks, 5976 S. Bannock Street, Littleton, Colorado, stated that due to the small size of the site, and the multiple easements on the property, the location of the building, parking and drive-thru was very limited. He added that the applicant and City staff had produced multiple iterations of the site plan to try and come up with a design that fit all the City and applicant's requirements.

Mr. Spencer explained that the proposed store would be geared toward drive-thru customers and would help alleviate some of the congestion at the Campbell Road store with the peak hours anticipated from 5:30 a.m. to 9:30 a.m. He added that there would also be a walk-up window to allow contact with the community who want to walk to the site.

Regarding the trash enclosure, Mr. Spencer acknowledged that the location of the enclosure was not what they usually designed, and they had explored a few other locations on the site, but taking into consideration the City codes and existing easements, the proposed location was the best site.

Mr. Spencer stated they were asking for leniency regarding the setbacks, screening and meeting the US 75 Design Standards, but they would be connecting the sidewalks from each side of the property to provide a safer pedestrian right-of-way.

In closing his presentation, Mr. Spencer pointed out that although the building did meet the City's masonry requirement through the traditional use of brick, they were adding metal panels and screening to add a contemporary vibe to the design.

Commissioner Maxwell stated that much of the concern about the design of site had to do with the driveway opening on Belt Line Road and asked the applicant to elaborate on his conversation with the adjacent property owner regarding a mutual access easement.

Ms. Shannon del Valle, representing Starbucks Regional Office, 6211 N.W. Highway, Dallas, Texas, stated the landlord for their property had reached out to the adjacent property owner and they had not responded to the request for a mutual access easement. She added that Starbucks was willing to work something out with that property owner to their mutual benefit.

Commissioner Maxwell asked if the turn-over time for a drive-thru restaurant was faster than a typical Starbucks restaurant. He also wanted to know if Starbucks ever used double drive-thru lanes and asked for clarification on the type of metal screens to be used.

Ms. del Valle replied that the drive-thru restaurants are made for efficiency and speed so the 5 – 6 vehicles stacking was the norm for this type of restaurant and they did not use double drive-thru lanes.

Regarding the metal screens, Mr. Spencer said the metal panels would have metal screens (grid pattern) with solid metal bars surrounding it.

Commissioner DePuy asked for further clarification on the number of vehicle in a drive-thru for one of the larger restaurants. She also wanted to know if there were other drive-thru only restaurants in the area and what was the stacking for those sites.

Ms. del Valle stated in a Starbucks Café with drive-thru the normal stack is the same, 5 to 6 vehicles. She added that Starbucks does have other drive-thru only restaurants in Dallas, Frisco and Wylie, as well as in other areas of the country and although they may not all be the same size, the size of the proposed site seems to be the most efficient.

Commissioner DePuy noted that comments had been made that the proposed site would alleviate traffic at some of the nearby Starbucks and wanted to know if the site was larger would Starbucks prefer to have a sit-down café.

Ms. del Valle said she was hesitant to answer the question without doing some analysis because the site is so close to the Campbell Road location. She added that the strategy behind opening a drive-thru only was to transfer some of the sales from the Campbell Road store as opposed to building another sit-down store that could possibly affect the bottom line of both stores.

Vice Chair Bright asked if the size of the lots and the stacking are the same at the other drive-thru only stores. He also wanted to know if there was any outdoor seating at those sites.

Ms. del Valle said the lots are approximately the same size, but there is no outdoor seating at any of the locations, only drive-thru and walk-up.

Chairman Hand asked how many parking spaces were available at the store in Dallas. He also wanted to know if the proposed site had the availability of outdoor seating how many additional parking spaces would be needed.

Ms. del Valle said the operator of the Dallas site thought they would need 12-18 parking spaces to accommodate the outdoor trellis area.

Commissioner Maxwell asked how many employees will be at the store at any given time.

Ms. del Valle replied that there would 4 to 5 employees during peak hours and only 3 during non-peak hours.

Commissioner Linn asked if the applicant had contact the surrounding neighborhood associations.

Ms. del Valle said they many emails and letters, and an email conversation had been help with one of the presidents of an association, but they had not made an outreach to the associations.

Chairman Hand stated that although the associations were pleased with the fact Starbucks was proposing to open a store in their neighborhood, he felt there was a lost opportunity to make the site a community destination by not having any type of seating (indoor or outdoor). He also wanted to know if there was any type of City policies that were limiting the developing of the site.

Ms. del Valle replied that in her experience, a corner parcel off an interstate is very valuable spot for a store, but a few things can get in the way – either price, access or size. In the current situation Starbucks is faced with all three obstacles, but with the advent of the smaller drive-thru only stores they are able to take advantage of the smaller sites.

Chairman Hand quoted from one of letters received that stated one of the things that sets Starbucks apart from other drive-thru restaurants is the atmosphere and a place where friends can meet. He also wanted to know if the site was larger in size would it support a sit-down style restaurant.

Ms. del Valle said that she was not sure and would have to research the question; however, it could come down to the impact another sit-down store would have on the Campbell Road store.

Commissioner Linn asked if the 12 parking spaces at the Clara Street location were sufficient to handle the parking requirements.

Ms. del Valle replied that there are 8 parking spaces because of the outdoor trellis sitting area, plus street parking is available.

Commissioner Frederick stated she felt the community was interested in having a gathering spot and wondered if a small patio might be possible.

Mr. Richard Dotson, President of Richardson Heights Neighborhood Association, 733 Nottingham, Richardson, Texas, thanked Starbucks for their interest in the community and noted that a majority of the homeowners in the association were in favor of a sit-down coffee shop in their area. He added that the Association was not asking for a change in the proposed plan, but wanted Starbucks to be open to alternative sites that might better fit the community's desire for a sit-down restaurant as well as having Starbucks maximize their investment.

Mr. Andrew Laska, 502 Hyde Park, Richardson, Texas, stated he agreed with Mr. Dotson's statements and noted that homeowners in Richardson Heights were not asking for the plans to change, or for the Commission to oppose the request, but they would like Starbucks to dig deeper and look at alternative locations in the area and possibly a zoning change from C-M Commercial to a PD so setbacks and other requirements could be amended to meet their needs.

Mr. Laska concluded his comments by explaining he had surveyed other Starbucks in the state and found some with dine-in features on similar sized lots. He also thought that comparing the proposed drive-thru only location with three other drive-thru only sites in the cities of Frisco, Wylie and Dallas was not comparing apples to apples because the locations were so dissimilar to the Richardson location.

Mr. Jason Lemons, President of Cottonwood Heights Neighborhood Association, 1119 Wildwood, Richardson, Texas, said the Association was very excited to have Starbucks moving into the area and pointed out that one of the reasons for the company's success was the fact they are meeting/gathering place.

Mr. Lemons suggested an outdoor dining option would be nice, but the dumpster site should be moved because it would be too close to that area. He also suggested that Starbucks could be a catalyst site for further redevelopment in the area.

Mr. Marcos Fernandez, 616 Devonshire Drive, Richardson, Texas, stated he supported the proposed Starbucks and suggested it might be prudent to postpone the item to let design professionals review the site as well as exploring the possibility of a shared parking agreement for the employee's cars.

No other comments in favor or opposed were received and Chairman Hand asked the applicant for any rebuttal comments.

Ms. del Valle thanked the Commission and the residents for their attention to their proposal and reiterated that although the site has many issues, one of the reasons behind the proposal for a drive-thru only was an attempt to bring some relief to the Campbell Road store.

Commissioner Linn asked how many versions the applicant went through before settling on the current design.

Mr. Spencer said they had been through 10 to 12 versions with the proposed building. He also outlined some of the challenges with the site including the overall lack of space, the shared mutual access with the McDonald's restaurant, the required parking per City Code, all of which were too restrictive for a full sized café even with a zoning change to Planned Development.

Ms. del Valle added that based on the access points for the site, the only place for the drive-thru was the southwest corner of the property.

Vice Chair Bright wanted to know if the applicant would be willing to redesign the plan adding outdoor seating.

Ms. del Valle replied that her concerns about adding an outside seating area would be the location next to the dumpster as well as the noise from US 75.

Commissioner Ferrell asked if the access off Belt Line Road was eliminated, and the mutual access agreement with the adjoining property could not be obtained, would the site be able to go forward with access from only the frontage road of US 75.

Mr. Shacklett replied that if the Belt Line Road access was removed and there was no access through the adjoining property, it would adversely affect the fire line and the City would not approve those types of development plans.

Commissioner Frederick said she thought outdoor seating was a viable option for the proposed location citing the Campbell Road store as a location with outdoor seating on a corner adjacent to US 75.

Commissioner Maxwell asked if the applicant would oppose closing the Belt Line Road entrance if they were able to come to an access easement agreement with the adjoining property owner.

Ms. del Valle replied that they would not be opposed to closing that point of access.

Chairman Hand asked if loosening the parking requirement give the applicant a better chance at growing the proposed store.

Ms. del Valle said the requested parking spaces was based on the operational model for the store, but for a dine-in café a minimum of 19-21 parking spaces would be needed

Mr. Spencer added that the circulation of traffic in relation to the building and drive-thru window needed to be kept in mind and any other configuration then the one proposed would limit the stacking of vehicles in the drive-thru lane, or cause a problem for pedestrians who would have to walk through traffic to get to the building.

Commissioner DePuy asked with all the issues the site has, would the applicant be open to looking at other sites in the area.

Ms. del Valle replied that Starbucks has looked up and down US 75, including the closed restaurant next door to the proposed site, but felt the current site was the most affordable and the best possible option for accommodating morning commuter traffic.

Commissioner Linn said he welcomed the redevelopment and thought the project could be a catalyst for the whole area, but felt the reservations expressed by some of the speakers from the neighborhood was based on the fact that Starbucks was focusing on the commuter customers as opposed to the local customers.

With no other comments in favor or opposed, Chairman Hand closed the public hearing.

Commissioner Maxwell asked if there was anything the City could do to help negotiate a mutual access easement between Starbucks and the adjoining property owner.

Mr. Shacklett replied a mutual access agreement was not something the City usually gets involved in because it pertained to two private property owners.

Commissioner Maxwell expressed concerns that under the current proposal the vehicles in the drive-thru lane could back up onto Belt Line Road and U-turn traffic from under US 75 would cut across the lanes of traffic to get to the entrance off the frontage road; both of which are similar to the problems at the Campbell Road store. In addition, he felt a drive-thru only store was not in keeping with the redevelopment synergy taking place in the area.

Vice Chair Bright said he had some concerns about vehicles stacking back onto Belt Line Road and hoped the mutual access easement could be obtained. He added that he could support the proposed zoning request if outdoor seating was a part of the request and asked Mr. Linn to clarify an earlier statement he made regarding the closing of the Belt Line Road access.

Commissioner Linn replied that closing the entry on Belt Line Road may not make that much of a difference and cited the Campbell Road location as an example of traffic that enters through the adjoining property and still backs up on Campbell Road.

Commissioner Springs said he was not sure adding an outdoor sitting space would be acceptable because of the close proximity of the dumpster and the noise from US 75, but thanked the applicant for doing a good job trying to get a much desired store to fit onto a small lot. He also expressed concerns over traffic, access and safety issues especially with the McDonald's restaurant right next door.

Mr. Springs asked if the City's Traffic Department had reviewed the proposal and their concerns over traffic issues.

Commissioner Frederick asked if Belt Line Road access point was configured as an exit only (right turn) could that alleviate some of the concerns of traffic backing out onto Belt Line Road.

Mr. Shacklett replied that even if the Belt Line Road was made an exit only, an access easement would still be required because the only entrance to the site from the west would be from the adjoining property.

Commissioner Linn stated he was in support of the project and understood the neighborhood's concerns and Starbucks' desire to put a store at the proposed location, but suggested it might be prudent to table the item so Starbucks could work with the neighborhood on the design.

Chairman Hand pointed out that the property would be on a ground lease to the applicant and asked what the "exit strategy" was should Starbucks leave the site and could the Special Permit be tied to Starbucks.

Mr. Shacklett said that the Special Permit for a drive-thru restaurant was tied to the concept plan and building elevation and not specifically to a tenant so whoever made use of the site and building would have to comply with those plans.

Chairman Hand said he thought the location was perfect for a Starbucks, and felt the plan was workable, but wanted Starbucks to dig deeper including adding outdoor seating. He also suggested that shifting the parking to the east and north to allow more landscape area and thought continuing the item was acceptable so any changes could be made to the plan.

Commissioner DePuy pointed out that whether or not the site was larger, the applicant had already said the store would not be a sit-down restaurant because of the close proximity of the Campbell Road, but did think an outdoor seating area would be nice. She added that because the Belt Line Road and US 75 intersection was such a commuter driven area a Starbucks would be ideal for the location and suggested letting the applicant have a little more time to work with the adjacent property owners on a mutual access agreement.

Chairman Hand asked if Ms. DePuy was saying that a delay was needed so the applicant could work with the adjacent property owner on a mutual access agreement and with staff on possible changes to the landscape requirements.

Commissioner DePuy replied that since the applicant had already done 10 iterations of the plan, the only thing she would like to add would be the outdoor seating area. She added that if the Commission was in favor of tabling the item she would prefer that option as opposed to denial.

Commissioner Ferrell concurred with Mr. Springs regarding traffic concerns and was not opposed to approving it and have the applicant make any changes to the plan prior to the City Council meeting.

Chairman Hand called the applicant forward to comment on the possibility of tabling the item.

Ms. del Valle stated the landlord was battling a deadline and would not give an extension. She added that including an outdoor sitting area would be doable and they could continue to work with the adjacent property owner to get a mutual access easement.

Commissioner Springs said he did not see the value in postponing the item felt it could be approved with conditions, which would achieve the same end without slowing the progress of the item. He also wanted to make sure any comments from the Traffic Department regarding the impact the Starbucks would have on the intersection of Belt Line Road and US 75.

Mr. Shacklett replied that the Traffic Department had been part of the submittal process from the beginning and their comments were reflected in the staff report. As far as moving the item forward to City Council versus tabling, he said any required changes could be added to the motion and the motion could state that those changes would have to be made prior to the City Council meeting.

Mr. Chavez added that if the Commission was concerned about the Belt Line Road driveway, a condition could be added to the motion to close the driveway and a mutual access easement be acquired prior to the August 4, 2014, City Council meeting. At the time of that meeting, the Council will have a draft copy of the minutes from this meeting and the applicant can let them know whether or not they were able to obtain the access easement, at which point it will be up the Council to approve or not.

Vice Chair Bright asked what would happen if the item was approved as stated by Mr. Chavez and the applicant is not able to obtain the mutual access easement.

Mr. Chavez replied the applicant would make their case to the Council and it would be up to the Council to decide whether or not to waive that requirement.

Mr. Shacklett added that the Council could approve even if the access easement was not in place, but make that easement a requirement for the platting and site plan approval process. If the applicant cannot accommodate that requirement the site will not be developed or the applicant will go back through the process to amend the Special Permit.

Ms. del Valle said closing the Belt Line Road driveway would make the site safer as long as the mutual access agreement could be obtained, but wanted to know what would happen if the agreement could not be obtained.

Chairman Hand said the case would be made to the City Council and they would decide if the Belt Line Road driveway should be left as is or closed.

Commissioner Linn pointed out that if the Commission moved forward with Mr. Chavez' recommendation, it would eliminate the possibility of redesigning the landscape berm.

Mr. Chavez said he did not believe narrowing the landscape buffer would provide any additional area because there were already conflicts on the site with the access easement so the driving could not move any further to the east. He added that when the staff was reviewing the initial submittal, they looked at the proposal from more of a safety standpoint and those concerns and possible solutions were reflected in the staff report.

Commissioner DePuy stated there might be some confusion that if the item was passed with the two conditions suggested by Mr. Chavez, and the applicant cannot get the access agreement, what would happen.

Mr. Chavez replied that the Council could either approve the plan with the Belt Line Road driveway open, or deny it all together.

Commissioner Linn asked how much space would be needed for outdoor dining.

Ms. del Valle replied that it would depend on the amount of available space, but approximately 250 square feet. Mr. Chavez estimated to be approximately 300 square feet.

Motion: Vice Chair Bright made a motion to recommend approval of Zoning File 14-15 as presented with three additional conditions: addition of outdoor seating, the closing of the access to Belt Line Road, and obtaining mutual access agreement with neighboring property to the west; second by Commissioner DePuy. Motion approved 5-2 with Chairman Hand and Commissioner Maxwell opposed.



Staff Report

TO: City Council

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

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

DATE: July 31, 2014

RE: **Zoning File 14-15:** Special Permit – Starbucks Drive-thru – 501 W. Belt Line Road.

REQUEST:

Special Permit for a restaurant with drive-thru service with modified development standards located at the southwest corner of US-75 and Belt Line Road.

APPLICANT / PROPERTY OWNER:

Jonathan Spencer – Sterling Design Associates, LLC / Mohammed Younus – BM Capital Investment Group, LLC

EXISTING DEVELOPMENT:

The site is currently developed as a motor vehicle service station with four (4) double sided gas pumps and a 162-square foot building with a walk-up sales window. The site area is approximately 15,377 square feet (0.35 acres).

ADJACENT ROADWAYS:

US-75: Freeway/Turnpike; 238,000 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (2013).

Belt Line Road: Six-lane, divided arterial; 27,100 vehicles per day on all lanes, eastbound and westbound, east of Coit Road (February 2013).

SURROUNDING LAND USE AND ZONING:

North: Retail/Commercial; C-M Commercial
South: Retail/Commercial; C-M Commercial & PD Planned Development
East: Retail/Commercial; LR-M(1) Local Retail

West: Retail/Commercial; C-M Commercial & PD Planned Development

FUTURE LAND USE PLAN:

Enhancement/Redevelopment

These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is located in the Central enhancement/redevelopment area and is part of the City's Tax Increment Finance (TIF) district. The subject property is located in the Central Place Sub-District which envisions retail infill development at the adjacent Richardson Heights Shopping Center and the use of open space to provide connection to neighborhoods.

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment

South: Enhancement/Redevelopment

East: Enhancement/Redevelopment

West: Enhancement/Redevelopment

EXISTING ZONING:

C-M Commercial (Ordinance Number 159-A). The existing motor vehicle service station is a legal non-conforming use since it was constructed prior to the City's requirement for a Special Permit for motor vehicle service stations.

INFRASTRUCTURE IMPACTS:

The requested Special Permit will not have any significant impacts on the existing utilities in the area.

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

Request:

The applicant is proposing to redevelop the site for a drive-thru coffee shop. The proposed 800-square foot building provides drive-thru and walk-up service with no interior seating or service areas.

Proposed Development:

- Building Size: 800-square foot drive-thru/walk-up only coffee shop.
- Building Materials: Primarily brick, with metal cladding utilized around the drive-thru window and walk-up order window. Decorative metal screens will also be utilized above

those windows to provide screening of rooftop equipment. The proposed elevations exceed the City's minimum masonry requirements.

- Setbacks and Landscape Buffer:
 - Front: 40 feet along US-75 and Belt Line Road.
 - Landscape Buffers: 10-foot landscape buffer required along both frontages per City's Landscaping Policies (**Applicant is requesting an exception to allow a 5-foot buffer along Belt Line Road and an 8-foot buffer along US-75. The applicant proposes to comply with other policies such as parking lot screening, street trees, and US-75 Amenities Planning Guidelines**)
 - No side or rear building setbacks are required.
- Height: 18'6" (top of parapet), twenty-five (25) feet allowed
- Floor Area Ratio: 0.05:1 proposed/ Maximum 0.60:1 allowed
- Landscaping Percentage: 21.0% proposed, 7% required
- Building Orientation: The building is located in the southwest corner of the lot with the drive-thru entrance located at the northwest corner of the site. The drive-thru exits near the southeast corner of the site near the existing driveway entrance along US-75. The walk-up window is located on the north side of the building.
- Number of Parking Spaces: 7 proposed; 3 required. Bike racks are also provided to allow riders a place to park bicycles when ordering at the walk-up window.
- Drive-thru Stacking: Six (6) vehicle stacking spaces provided.

Staff Concerns Related to the Request:

Belt Line Road Driveway – The City's Driveway Design Guidelines state that driveways on an arterial street should be spaced at least 200 feet apart and located no closer than 250 feet from a signalized intersection. Additionally, if not aligned with median openings, driveways should be offset from median openings by at least 150 feet.

The subject property is currently served by two (2) driveways along Belt Line Road, neither of which conforms to the City's Driveway Design Guidelines with regard to location and spacing. The easternmost driveway is located approximately seventy (70) feet west of the signalized intersection at the US-75 frontage road and is to be removed. The westernmost driveway is located approximately 180 feet west of the US-75 frontage road and is proposed to remain.

An existing, off-site driveway served by a median opening is located approximately sixty-five (65) feet to the west of the driveway proposed to remain on the subject property. This spacing does not comply with the recommended 200 feet of separation between driveways along an arterial street.

The preferred course of action would be to close both of the driveways along Belt Line Road that currently serve the subject property and acquire an easement across the neighboring property

(Richardson Heights Shopping Center) to gain access from Belt Line Road. The applicant could not coordinate an agreement with the shopping center's owner to provide for shared access.

Drive-thru Stacking – The City of Richardson does not have a standard requirement for the number of stacking spaces comprising a drive-thru lane. Staff directed the applicant to provide as many stacking spaces for the drive-thru lane as possible to avoid vehicle stacking into driving aisles and, more importantly, into the driveway approach on Belt Line Road.

Based on the applicant's estimates of peak hour trips, approximately 160 trips would occur between 5:30 a.m. and 9:30 a.m. If distributed equally over the four (4) hour period, there would be approximately forty (40) trips per hour. Since the proposed location provides only six (6) vehicle stacking spaces for the drive-thru, a limited number of customer parking spaces, and does not provide any interior seating or service area, it is likely that almost all of the customers will make use of the drive-thru lane.

The applicant states that the subject location will provide relief to the US-75 and Campbell Road location, which is one of their highest volume stores. Although the Campbell Road location provides stacking space for twelve (12) vehicles in the drive-thru lane, staff has observed that there may be three (3) or four (4) additional vehicles stacking within driving aisles and out toward the Campbell Road entrance.

The subject site is approximately one-third the size of a typical drive-thru restaurant site, and coupled with the proposed location of the driveway, there is concern that vehicles will stack in the east-west drive across the site and ultimately into the driveway approach on Belt Line Road. Even if the driveway were closed, stacking into the driving aisles would still occur, but more vehicles could stack outside of the drive-thru service lane before affecting traffic on Belt Line Road.

US-75 Driveway – The existing driveway along the frontage road is located on the subject site, but shared with the lot to the south (McDonald's). This driveway also does not meet the separation requirements from the intersection, but the applicant cannot close the driveway due to its shared access. The driveway is approximately sixty (60) feet wide which is approximately twice as wide as what is typically allowed for a right in/right out driveway. The applicant proposes to move the northern edge of the driveway south, reducing its width to a maximum of thirty-two (32) feet which is an improvement to the existing condition.

Conflicts currently exist at this driveway resulting from Belt Line Road traffic turning onto the southbound frontage road and vehicles making U-turn movements under the US-75 overpass and attempting to access the subject driveway. The McDonald's drive-thru lane entrance is located just to the south of the common property line, and the addition of an additional drive-thru restaurant on the subject site may increase traffic conflicts. Although the applicant cannot close the driveway because of the existing mutual access easement, closure of the driveway would be the safest option, but would also require access to the subject site from the driveway to the south of McDonald's.

Dumpster Location – The proposed dumpster location is on the Belt Line Road side of the site in front of the building. Staff typically works with applicants to provide a dumpster location that is not only screened from public view, but one that also provides the safest area for sanitation

drivers to access the dumpster. Due to the small size of the lot and the required 40-foot front yard setbacks, the building is required to be moved to the southwest corner of the site, thereby necessitating the location of the dumpster and screen wall in a more visible location.

The proposed location is not ideal for sanitation truck maneuverability. The dumpster's location near the Belt Line Road driveway requires sanitation trucks to back across the drive-thru entrance and the driveway in order to service the dumpster, which increases the possibility that a truck may back into a vehicle entering the drive-thru lane via the Belt Line Road driveway.

Reduced Landscape Buffer – The applicant is proposing to provide a 5-foot landscape buffer along Belt Line Road and an 8-foot landscape buffer along the US-75 frontage road, neither of which complies with the City's Landscaping Policies, which recommends a landscape buffer of at least ten (10) feet along street frontages. In addition, the site will be subject to the US-75 Amenities Planning Guidelines for providing primary and secondary trees, shrubs, and groundcover, parking lot screening, and pedestrian easements.

With the exception of the pedestrian easement for the sidewalk along the US-75 frontage road which will be completely within the street right-of-way, the applicant will comply with the landscape elements within the landscape buffers and the US-75 Amenities Planning Guidelines. Thus, any other deviations from the Guidelines would require approval by the City Plan Commission at the time of development plan approval.

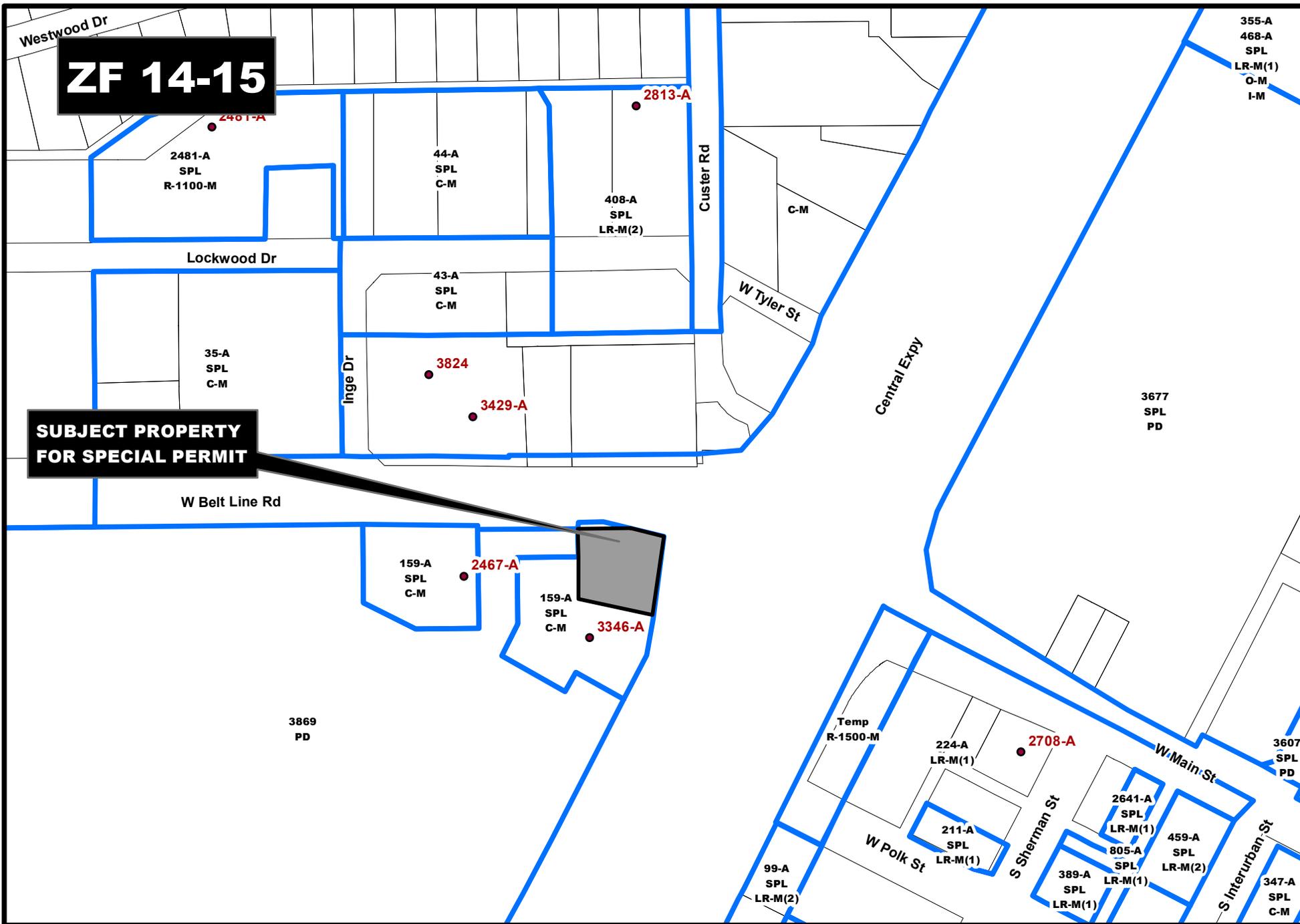
Utility Screening – The applicant is proposing the use of decorative metal screens on the west side of the building to provide screening of ground mounted utilities. The Subdivision and Development Code (Chapter 21 of the Code of Ordinances) requires ground mounted utilities to be screened with a masonry wall or a living screen that is as tall as the tallest piece of equipment. The applicant desires to utilize the metal screens because they match the other decorative metal screens being used elsewhere on the building. This area is located between the proposed building/drive-thru lane and the rear of an existing convenience store.

Correspondence: As of this date, one (1) letter in support has been received. Additionally, fifteen (15) letters in support of a drive-thru restaurant on the condition that indoor seating/sales are provided have also been received.

Motion: On July 15, 2014, the City Plan Commission recommended approval, by a vote of 5-2 (Chairman Hand and Commissioner Maxwell opposed), of the request as presented with the additional conditions noted in conditions #6 & #7:

1. A restaurant with drive-through service 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.
2. The restaurant with drive-through service shall be constructed in substantial conformance with the attached concept plan (Exhibit "B") and building elevations (Exhibits "C-1" and "C-2").
3. Decorative metal screens shall be allowed for screening of ground mounted utilities located as depicted in Exhibits "C-1" and "C-2".

4. A minimum 5-foot landscape buffer along Belt Line Road and a minimum 8-foot landscape buffer along the US-75 frontage road shall be provided as depicted in Exhibit “B”.
5. The requirement in the US-75 Amenities Planning Guidelines for a 10-foot pedestrian easement shall be waived.
6. The western driveway along Belt Line Road shall be closed and an access easement to provide access to the property to the west shall be acquired.
7. Outdoor seating shall be provided.



ZF 14-15 Zoning Map

Updated By: shacklett, Update Date: June 17, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1415\ZF1415 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 14-15 Aerial Map

Updated By: shacklett, Update Date: June 17, 2014
File: DSI\Mapping\Cases\Z\2014\ZF1415\ZF1415 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.



US-75

US-75 Frontage Road

Belt Line Rd

Oblique Aerial
Looking South



STARBUCKS COFFEE COMPANY

501 W. BELTLINE ROAD
 LOCATED IN LOT 4, RICHARDSON HEIGHTS VILLAGE SHOPPING CENTER
 CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

SPECIAL PERMIT/ZONING EXHIBIT

SITE DATA

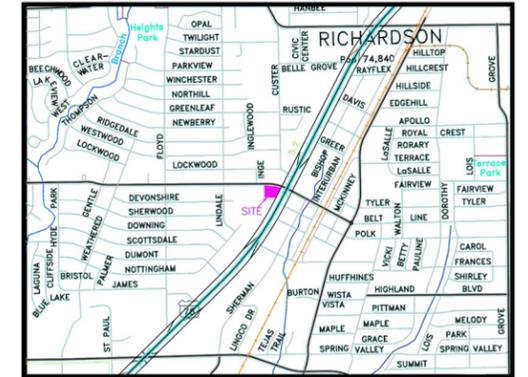
CURRENT ZONING:	CM 159-A SPL
PROPOSED ZONING:	SPECIAL PERMIT FOR RESTAURANT W/ DT SERVICE
OVERALL SITE AREA:	15,399 S.F. (0.354 ACRES)
PROPOSED USE:	DRIVE-THRU COFFEE SHOP (RESTAURANT)
BUILDING SETBACK:	40 FT STREET FRONTAGE 0 FT INTERIOR SIDES 0 FT REAR
BUILDING SIZE:	800 S.F.
BUILDING HEIGHT:	18'-6", 1 STORY
FLOOR ARE RATIO (F.A.R.):	0.05
LANDSCAPE AREA:	3,235 S.F. (21%, 7% REQD.)
PATIO AREA:	300 S.F.
PARKING REQUIRED:	3 SPACES (1/333 SF RESTAURANT W/OUTDOOR SEATING)
PARKING PROVIDED:	7 SPACES (INCLUDING 1 HC SPACE)
ACCESSIBLE SPACES REQUIRED:	1
ACCESSIBLE SPACES PROVIDED:	1
STACKING PROVIDED:	6 SPACES
BIKE PARKING PROVIDED:	4 SPACES

TRAFFIC DATA

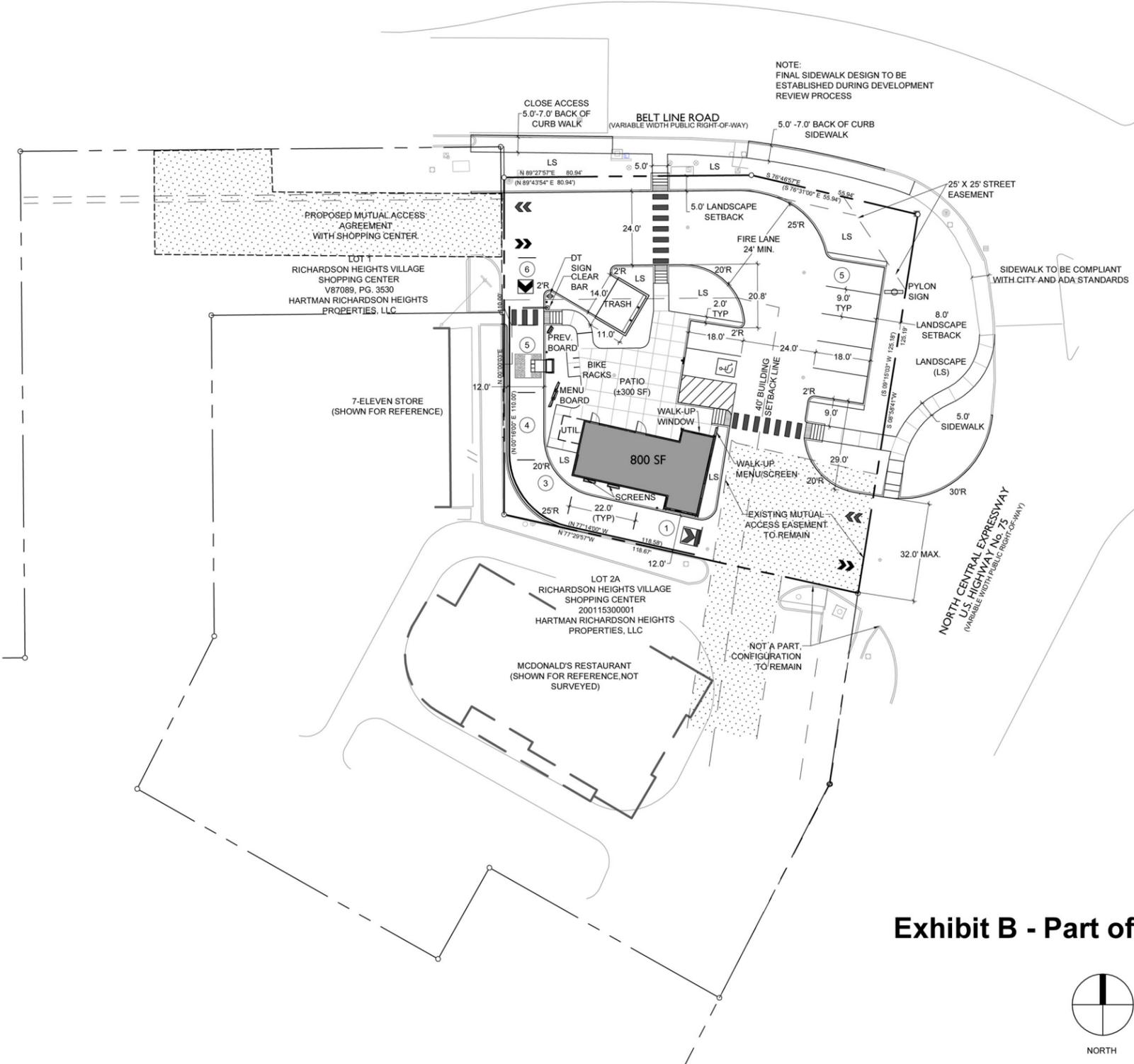
ESTIMATED TRIPS / DAY:	±400 TRIPS / DAY (30%-40% DURING PEAK)
PEAK HOURS:	5:30 AM-9:30 AM

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	EXIST. CURB
	EXIST. LIGHT POLE
	LANDSCAPE AREA
	EXIST. HANDICAP PARKING SPACE
	PROP. SIDEWALK
	PROP. CURB
	PROP. TRANSFORMER
	PROP. PARKING COUNT
	PROP. BOLLARD
	PROP. SIGN
	EXIST. MANHOLE
	EXIST. ELECTRIC/UTILITY VAULT
	EXIST. CLEAN OUT
	EXIST. FIRE HYDRANT
	EXIST. TREE
	EXIST. PHONE CABINET



VICINITY MAP
NOT TO SCALE



Sterling Design Associates, llc
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300
 Littleton, CO 80120
 303.794.4727 ph
 www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
 JAY M. NEWELL, P.E.
 TEXAS REGISTRATION NO. 110819
 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC
 TBP NO. F-14582

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF
 PRELIMINARY REVIEW UNDER THE AUTHORITY OF JAY M.
 NEWELL, P.E. 110819 ON 06/16/14. IT IS NOT TO BE USED
 FOR CONSTRUCTION PURPOSES.

STERLING DESIGN ASSOCIATES, LLC		
ISSUES & REVISIONS		
NO. 1	DATE: 07.21.14	BY: JDS
DESCRIPTION: REVISED PER CPC CONDITIONS		
NO. 2	DATE: -	BY: -
DESCRIPTION: -		
NO. 3	DATE: -	BY: -
DESCRIPTION: -		
NO. 4	DATE: -	BY: -
DESCRIPTION: -		
NO. 5	DATE: -	BY: -
DESCRIPTION: -		
NO. 6	DATE: -	BY: -
DESCRIPTION: -		

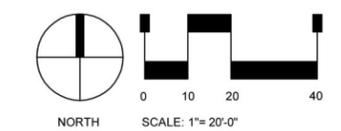
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07/02/14	1" = 20'-0"
PROJECT MANAGER:	PROJECT NO.:
JDS	-
DRAWN BY:	DRAWING FILE:
JDS	-

PROJECT:

62100-001
STARBUCKS DRIVE-THRU
501 W. BELTLINE ROAD
RICHARDSON, TX 75080

DEVELOPER:
 STARBUCKS COFFEE COMPANY
 2401 UTAH AVENUE SOUTH
 SEATTLE, WA 98134
 (206) 318-1575

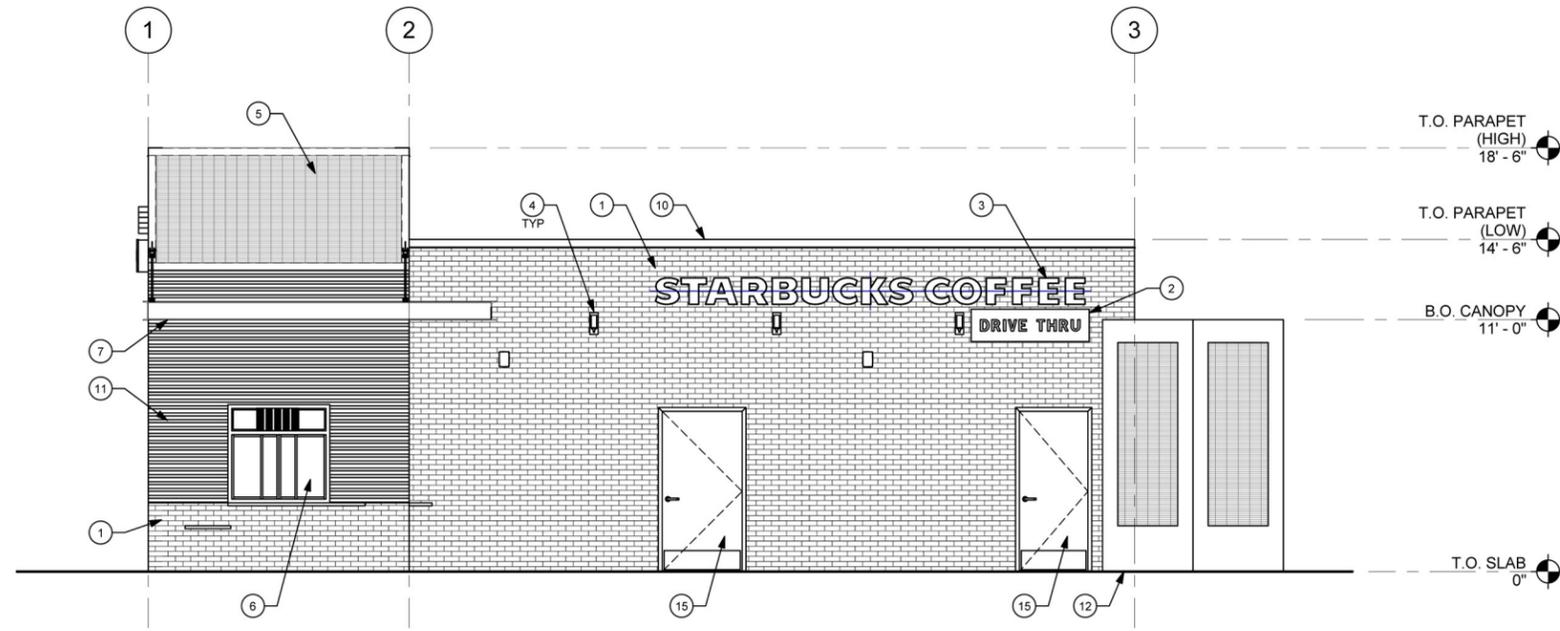
Exhibit B - Part of Ordinance



SHEET TITLE:
CONCEPT PLAN

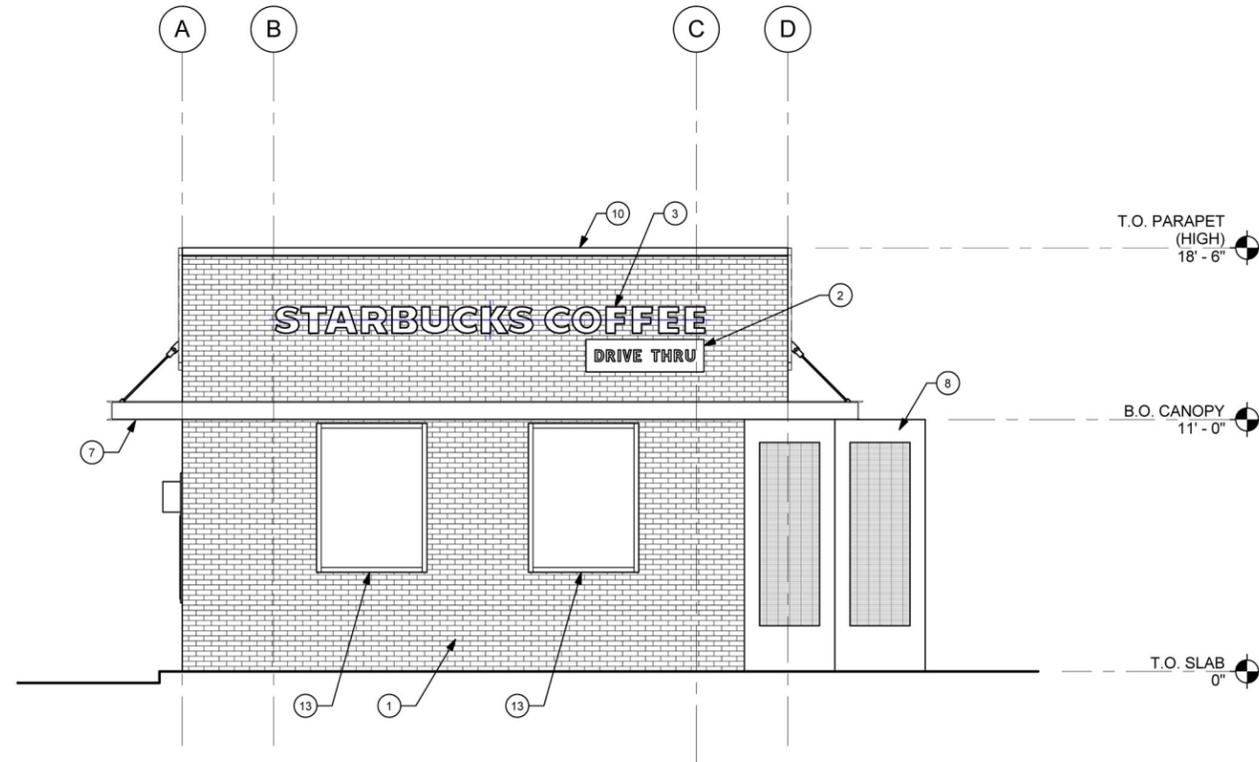
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SHEET 1 OF 1

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NORTH ELEVATION

1/4" = 1'-0" 1



EAST ELEVATION

1/4" = 1'-0" 2

EXTERIOR ELEVATION GEN NOTES

1. SIGNAGE FOR ILLUSTRATIVE PURPOSES ONLY. SIGNAGE WILL BE SUBJECT TO APPROVAL BY COMMUNITY SERVICES.

EXTERIOR ELEVATION KEYNOTES

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- 13 EXTERIOR GLAZING
- 14 WALK UP MENU BOARDS
- 15 HOLLOW METAL DOOR (BLACK BROWN)

FACADE AREA CALCULATIONS

NORTH ELEVATION SQUARE FOOTAGE

MASONRY: 494
OTHER FINISH: 120
TOTAL: 614 (80% MASONRY)

SOUTH ELEVATION SQUARE FOOTAGE

MASONRY: 494
OTHER FINISH: 120
TOTAL: 614 (80% MASONRY)

WEST ELEVATION SQUARE FOOTAGE

MASONRY: 464
OTHER FINISH: 0
TOTAL: 464 (100% MASONRY)

EAST ELEVATION SQUARE FOOTAGE

MASONRY: 490
OTHER FINISH: 0
TOTAL: 490 (100% MASONRY)

TOTAL BUILDING FACADE AREA: 89% MASONRY



STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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ARCHITECT OF RECORD



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KIRKLAND, WASHINGTON 98033
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Revision Schedule

Rev	Date	By	Description

PROJECT NAME:
BELT LINE & HWY 75
PROJECT ADDRESS:
**501 WEST BELTLINE ROAD
RICHARDSON, TEXAS**

STORE #: 22561
PROJECT #: 62100-001
CONCEPT: MCS
PALETTE:
ISSUE DATE: 7 JULY 2014
DESIGN MANAGER:
LEED® AP:
PRODUCTION DESIGNER:
CHECKED BY:

SHEET TITLE:
EXTERIOR ELEVATIONS

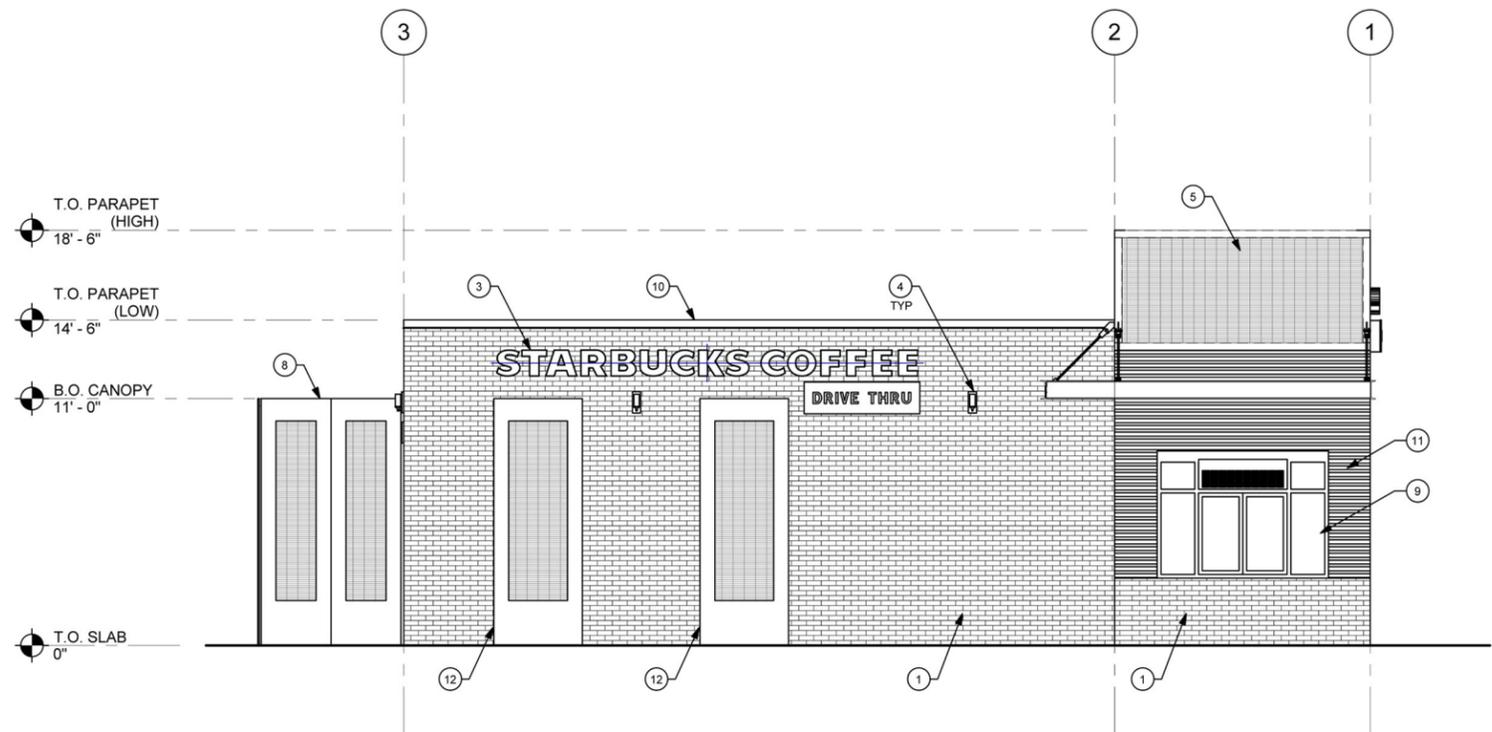
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SHEET NUMBER:
A3.0

Exhibit C-1 - Part of Ordinance

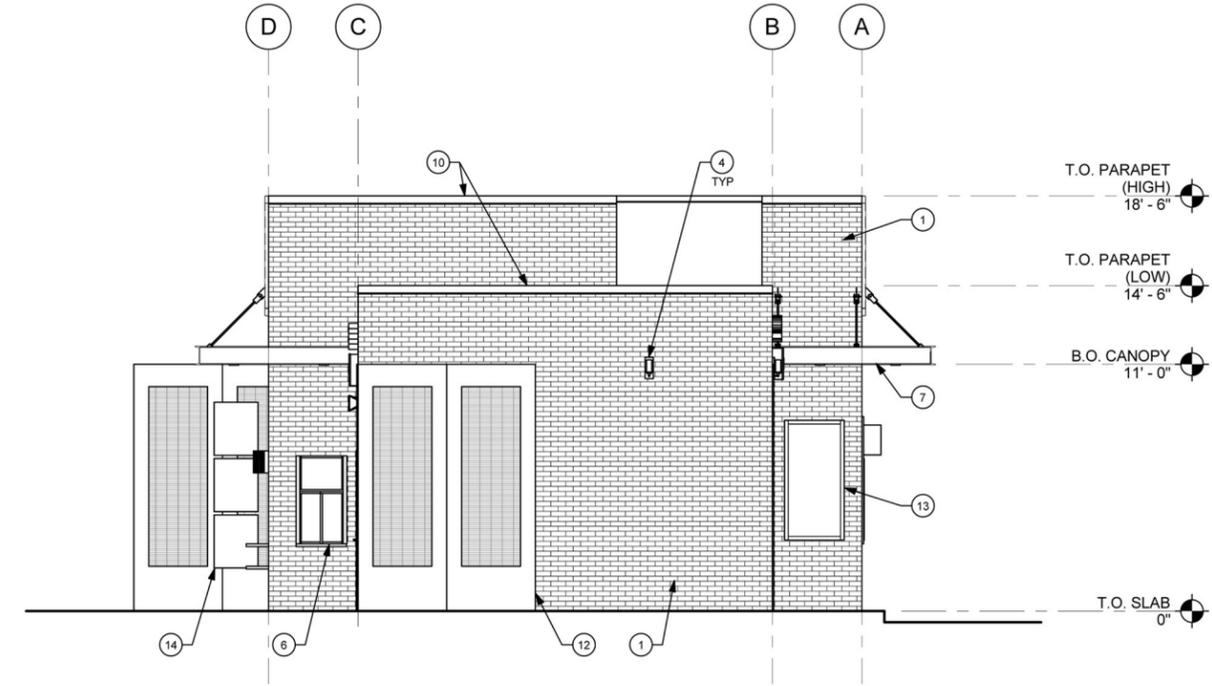
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SOUTH ELEVATION

1/4" = 1'-0" 3



WEST ELEVATION

1/4" = 1'-0" 4

EXTERIOR ELEVATION GEN NOTES

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EXTERIOR ELEVATION KEYNOTES

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FACADE AREA CALCULATIONS

NORTH ELEVATION SQUARE FOOTAGE	
MASONRY:	494
OTHER FINISH:	120
TOTAL:	614 (80% MASONRY)

SOUTH ELEVATION SQUARE FOOTAGE	
MASONRY:	494
OTHER FINISH:	120
TOTAL:	614 (80% MASONRY)

WEST ELEVATION SQUARE FOOTAGE	
MASONRY:	464
OTHER FINISH:	0
TOTAL:	464 (100% MASONRY)

EAST ELEVATION SQUARE FOOTAGE	
MASONRY:	490
OTHER FINISH:	0
TOTAL:	490 (100% MASONRY)

TOTAL BUILDING FACADE AREA: 89% MASONRY



STARBUCKS COFFEE COMPANY
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 T: (425) 827-2100 | F: (425) 826-6889 | WWW.FHOARCH.COM

Revision Schedule			
Rev	Date	By	Description

PROJECT NAME:
BELT LINE & HWY 75
 PROJECT ADDRESS:
 501 WEST BELTLINE ROAD
 RICHARDSON, TEXAS

STORE #: 22561
 PROJECT #: 62100-001
 CONCEPT: MCS
 PALETTE:
 ISSUE DATE: 7 JULY 2014
 DESIGN MANAGER:
 LEED® AP:
 PRODUCTION DESIGNER:
 CHECKED BY:

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

SHEET NUMBER:
A3.1

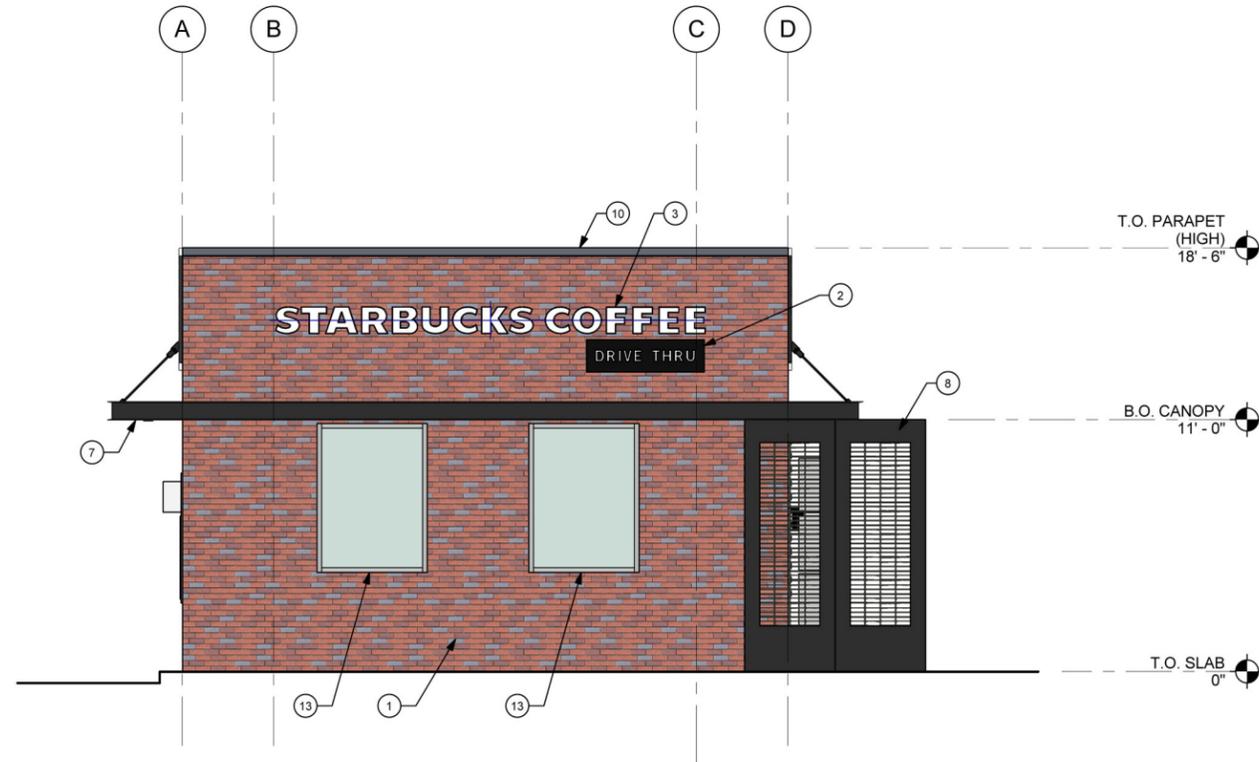
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NORTH ELEVATION

1/4" = 1'-0" 1



EAST ELEVATION

1/4" = 1'-0" 2

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FACADE AREA CALCULATIONS

NORTH ELEVATION SQUARE FOOTAGE

MASONRY: 494
OTHER FINISH: 120
TOTAL: 614 (80% MASONRY)

SOUTH ELEVATION SQUARE FOOTAGE

MASONRY: 494
OTHER FINISH: 120
TOTAL: 614 (80% MASONRY)

WEST ELEVATION SQUARE FOOTAGE

MASONRY: 464
OTHER FINISH: 0
TOTAL: 464 (100% MASONRY)

EAST ELEVATION SQUARE FOOTAGE

MASONRY: 490
OTHER FINISH: 0
TOTAL: 490 (100% MASONRY)

TOTAL BUILDING FACADE AREA: 89% MASONRY



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ARCHITECT OF RECORD



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Revision Schedule

Rev	Date	By	Description

PROJECT NAME:
BELT LINE & HWY 75
PROJECT ADDRESS:
**501 WEST BELTLINE ROAD
RICHARDSON, TEXAS**

STORE #: 22561
PROJECT #: 62100-001
CONCEPT: MCS
PALETTE:
ISSUE DATE: 7 JULY 2014
DESIGN MANAGER:
LEED® AP:
PRODUCTION DESIGNER:
CHECKED BY:

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

SHEET NUMBER:
A3.0

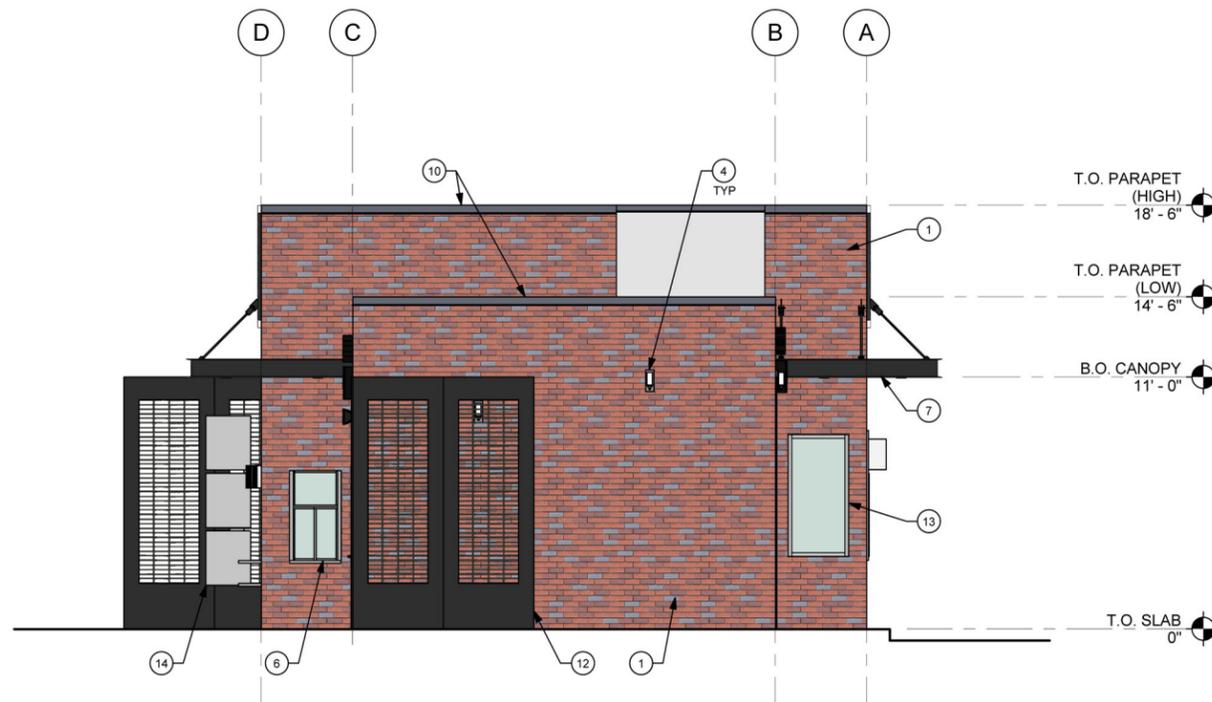
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SOUTH ELEVATION

1/4" = 1'-0" 3



WEST ELEVATION

1/4" = 1'-0" 4

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FACADE AREA CALCULATIONS

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MASONRY: 494
OTHER FINISH: 120
TOTAL: 614 (80% MASONRY)

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MASONRY: 494
OTHER FINISH: 120
TOTAL: 614 (80% MASONRY)

WEST ELEVATION SQUARE FOOTAGE

MASONRY: 464
OTHER FINISH: 0
TOTAL: 464 (100% MASONRY)

EAST ELEVATION SQUARE FOOTAGE

MASONRY: 490
OTHER FINISH: 0
TOTAL: 490 (100% MASONRY)

TOTAL BUILDING FACADE AREA: 89% MASONRY



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ARCHITECT OF RECORD



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Revision Schedule

Rev	Date	By	Description

PROJECT NAME:
BELT LINE & HWY 75
PROJECT ADDRESS:
**501 WEST BELTLINE ROAD
RICHARDSON, TEXAS**

STORE #: 22561
PROJECT #: 62100-001
CONCEPT: MCS
PALETTE:
ISSUE DATE: 7 JULY 2014
DESIGN MANAGER:
LEED® AP:
PRODUCTION DESIGNER:
CHECKED BY:

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

SHEET NUMBER:
A3.1

Exhibit D-2



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Revision Schedule			
Rev	Date	By	Description



3 EXTERIOR PERSPECTIVE 3
 Scale:



1 EXTERIOR PERSPECTIVE 1
 Scale:



4 SITE PERSPECTIVE
 Scale: 1" = 30'-0"



2 EXTERIOR PERSPECTIVE 2
 Scale:

PROJECT NAME:
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SHEET TITLE:
EXTERIOR PERSPECTIVES
 SCALE: 1" = 30'-0"

SHEET NUMBER:
A3.2

The site is currently a gas station located at the southwest corner of the intersection of W. Belt Line Rd. and US 75. Starbucks proposes to redevelop the site into a drive-through coffee shop. The proposed improvements will include a new 800 square foot building with drive-thru and walk-up services. This request is for a Special Permit to allow the proposed drive-through use in this zone.

Current cross-access with the McDonalds to the south is proposed to be maintained. At the request of planning staff, multiple attempts were made to engage Richardson Heights Shopping Center to coordinate a cross-access agreement to enable the closure of both existing access points along Belt Line and direct traffic to the current shopping center entry further west. Due to the lack of response from the shopping center, the Owner would like to proceed keeping the west most access along Belt Line and closing the access closest to the corner.

The access drive along US 75 frontage road will be updated to current standards with a maximum width of 32' and will be maintained as it is currently shared by the current property and McDonalds through a mutual access easement. Removal of this access would be detrimental to both businesses.

7 parking spaces are proposed along with 6 stacking spaces. Included in the 7 spaces is one accessible space with close access to the building and walk-up window. 2 bike racks are proposed to allow riders a place for their bikes while ordering coffee.

The proposed building is an 800 SF drive-thru/walk-up only building. No indoor or outdoor seating is proposed. This store is meant to provide service for commuters and to alleviate the loads on other stores in the area. The building will provide screening of service areas and roof-top units and will meet the minimum of 80% masonry on each elevation and an overall average of 85% per the City Code.

A trash enclosure has been provided on site per City standards. The enclosure will have solid gates on the front and be constructed of masonry to match the color of the main building. Landscaping will be provided on 3 sides to provide screening and soften the appearance.

A pedestrian walkway along Belt Line Rd. will be provided to connect the sidewalk west of the property to the intersection and will meander along the frontage road to the south to align with the existing walk at the McDonalds. The proposed walk will be located within the right-of-way along Belt Line Rd. and will provide a safe route for pedestrians.

Landscaping is proposed around the building, throughout the parking and drives, and along each frontage. The landscape buffer has been reduced from 10' on each frontage to 5' along Belt Line and 8' along the frontage road. Both frontages will meet the required screening/buffer requirements per the landscape ordinance and the US75 Design Guidelines.

A new pylon sign is being proposed at the intersection of Belt Line Rd and the US 75 frontage road.



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 14-15 / Starbucks Coffee Company
Property Owner: Mohammed Younus, Manager - BM Capital Investment Group, LLC
Applicant: Jonathan Spencer / Sterling Design Associates, LLC
Location: 501 W. Belt Line Road (See map on reverse side)
Current Zoning: C-M Commercial District
Request: A request for a Special Permit for a restaurant with drive-thru service.

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

TUESDAY, JULY 15, 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.

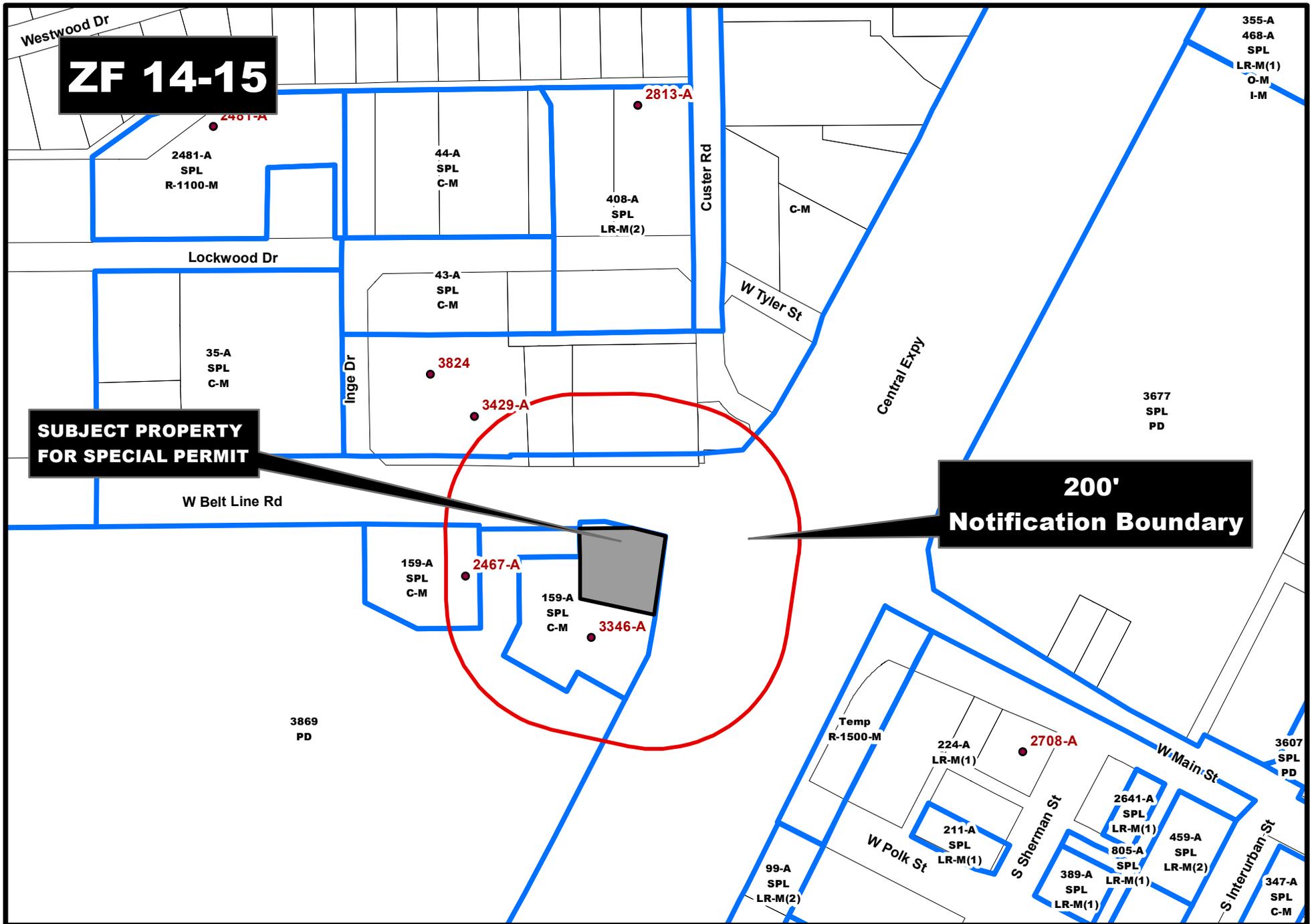
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 14-15.

Date Posted and Mailed: 07/03/2014



ZF 14-15 Notification Map

Updated By: shacklett, Update Date: June 17, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1415\ZF1415 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.



DALLAS COUNTY RECORDS
509 MAIN ST, STE. # 200
DALLAS, TEXAS 75202

BM CAPITAL INVESTMENT GROUP LLC
3705 HACKBERRY LN
RICHARDSON, TX 75082-2450

HARTMAN RICHARDSON HEIGHTS
2909 HILLCROFT ST # 420
HOUSTON, TX 77057-5815

WAUGH ENTERPRISES PROPERTY
10903 ALDER CIR
DALLAS, TX 75238-1354

STATE BANK OF TEXAS
PO BOX 763009
DALLAS, TX 75376-3009

SIGNATURE LEASING LLC
QUIK TRIP CORP
PO BOX 3475
TULSA, OK 74101-3475

MOHAMMED YOUNUS, MANAGER
BM CAPITAL INVESTMENT GROUP LLC
3705 HACKBERRY LANE
RICHARDSON, TX 75082

JONATHAN SPENCER
STERLING DESIGN ASSOCIATES, LLC
2009 W. LITTLETON BLVD., #300
LITTLETON, CO 80120

ZF 14-15
Notification List



To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
Cc:
Bcc:
Subject: Starbucks
From: Dawn Bolton <dawnbolton59@gmail.com> - Thursday 07/10/2014 08:00 PM

Please allow a drive thru Starbucks to be at Beltline and 75, I have been praying for one to be located near by my home for years. This would be wonderful!!!!

Dawn Bolton
Devonshire Drive
Richardson Heights Resident

Sent from my iPad



To: Chris.shacklett@cor.gov, Jon@SterlingDesignAssociates.com,
Wayne@SterlingDesignAssociates.com,
Cc: president@richardsonheights.org,
Bcc:
Subject: Richardson Heights Starbucks proposal - indoor dining requested
From: Andrea Davis <andreadavis317@gmail.com> - Thursday 07/10/2014 09:25 PM

I am a resident of the Richardson Heights neighborhood. I was thrilled to hear that Starbucks was considering building a coffee shop in our area. I was dismayed to learn that it was only going to be a drive-through shop. One of the best things about the Starbucks coffee shop chain is the comfortable atmosphere where neighbors can sit and enjoy each other's company. Something that we have too little of already. The benefits to a community of having a gathering place are numerous. I am writing to voice my strong support of a dine-in coffee shop business in or near the Richardson Heights shopping center. This type of business is long overdue and would certainly be patronized and successful.

I strongly recommend that such a business include inside sales in addition to drive-thru sales. I believe there is strong demand for such an establishment in the immediate area. I am excited that there is interest by Starbucks. I respectfully ask that those plans be re-considered to include indoor sales.

Best regards,

Andrea Davis



To: Chris.shacklett@cor.gov, Jon@sterlingdesignassociates.com,
Wayne@sterlingdesignassociates.com,
Cc: president@richardsonheights.org,
Bcc:
Subject: Richardson Heights Starbucks proposal - request for indoor dining
From: Andrew Rye <ryetronics@gmail.com> - Thursday 07/10/2014 03:37 PM

Hello,

As a resident of the Richardson Heights neighborhood, I am writing to voice my support of a dine-in coffee shop business in or near the Richardson Heights shopping center.

This type of business is long overdue and would be immanently successful with not only residents in the neighborhood but also commuters passing by.

I strongly recommend that such a business include inside sales in addition to drive-thru sales. There is strong demand for a place to sit down and enjoy company over a cup of coffee at the shopping center.

I am excited that there is interest by Starbucks. I respectfully ask that those plans be re-considered to include an indoor area for purchase of Starbucks goods and seating to enjoy them..

Best regards,

Andrew Rye

804 Nottingham Drive



To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
"Jon@SterlingDesignAssociates.com" <Jon@SterlingDesignAssociates.com>,
"Wayne@SterlingDesignAssociates.com" <Wayne@SterlingDesignAssociates.com>,
Cc: "president@richardsonheights.org" <president@richardsonheights.org>,
Bcc:
Subject: Starbucks proposal for Heights shopping center
From: Lilly Miles <lillymiles@sbcglobal.net> - Thursday 07/10/2014 05:37 PM

As a resident of the Richardson Heights neighborhood, I am writing to voice my support of a dine-in coffee shop business in or near the Richardson Heights shopping center. This type of business is long overdue and would be immanently successful.

I strongly recommend that such a business include inside sales in addition to drive-thru sales. I believe there is strong demand for such an establishment in the immediate area. I am excited that there is interest by Starbucks. I respectfully ask that those plans be re-considered to include indoor sale.

Sincerely,
Bill and Chantell Miles



To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
"Jon@SterlingDesignAssociates.com" <Jon@SterlingDesignAssociates.com>,
"Wayne@SterlingDesignAssociates.com" <Wayne@SterlingDesignAssociates.com>,
Cc:
Bcc:
Subject: [SPAM] president@richardsonheights.org
From: Cheryl Brown <cheryl_s_brown@att.net> - Thursday 07/10/2014 02:17 PM

Dear Sirs,

As a resident of the Cottonwood Heights neighborhood in Richardson, I am writing to voice my support of a dine-in coffee shop business in or near the Richardson Heights shopping center. This type of business is long overdue and would be very successful. I strongly recommend that such a business include inside sales in addition to drive-through sales. I believe there is strong demand for such an establishment in the immediate area.

I work from home full time, using VPN to connect to my company's network. Recently, my home lost Internet connectivity for six consecutive days — most of them work days — and I was forced to venture out for a Wi-Fi connection. Naturally I thought of Starbucks. Since it is summer, I took my children with me so they could enjoy a beverage and snack while I worked. We went to four Starbucks locations (spending more than 30 minutes driving around) before we found a location that had enough room for us to sit down. All of them had full dining rooms with every table taken. And this was at 3 p.m. — not during the lunch hour.

I understand that a drive-through at the proposed location would be very successful and convenient for those leaving our neighborhood to travel south on 75 for work. I used to go that way myself, and I would have been a regular drive-through customer. However, with more and more people working from home these days as well as the large number of stay-at-home parents in the Heights area — in addition to the UTD students who rent houses here — the demand is high for a dine-in Starbucks at the Beltline and Central location. If Starbucks is unwilling to include a dining room in their proposal, I highly encourage the city and developers to seek another full-service coffee shop for that location.

I am excited that there is interest by Starbucks. I respectfully ask that those plans be reconsidered to include indoor sales.

Best regards,
Cheryl Brown



To: <Chris.shacklett@cor.gov>, <Jon@SterlingDesignAssociates.com>, <Wayne@SterlingDesignAssociates.com>
Cc: <president@richardsonheights.org>
Bcc:
Subject: Richardson Heights Starbucks proposal - indoor dining requested
From: "Debbie Ford" <dfordlc@bellsouth.net> - Thursday 07/10/2014 09:53 PM

I have been a resident of the Richardson Heights neighborhood for 6 years. I am writing to request that Starbucks reconsider their plans for a drive-thru only Starbucks in the Richardson Heights Shopping Center. Instead, please expand the scope of the establishment to include indoor sales. The success that Alamo Drafthouse has experienced in the same shopping center is a testament that the economic base is here. We urge you to help keep a neighborhood feel to this area by allowing and encouraging folks to come in and take time to visit over their coffee. If the proposed Starbucks is built only for drive-thru business, it is essentially a vending machine that provides coffee to passing cars. By including inside seating, you help foster a friendlier establishment where customers become friends, not just another car that passes by the window. I am excited that there is interest by Starbucks. But please include indoor sales and keep the Richardson Heights' "neighborly" feeling.

Thank you for your time,
Debbie Ford
207 S. Weatherred Drive
Richardson, TX 75080
214-797-6426



To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
"Jon@SterlingDesignAssociates.com" <Jon@SterlingDesignAssociates.com>,
"Wayne@SterlingDesignAssociates.com" <Wayne@SterlingDesignAssociates.com>,
Cc:
Bcc:
Subject: Starbucks in Richardson
From: Erin McClung <erin.mcclung@yahoo.com> - Thursday 07/10/2014 01:56 PM

History: This message has been forwarded.

Subj: Richardson Heights Starbucks proposal – indoor dining requested

Dear Starbucks decision makers,

Everyone here in Richardson Heights and surrounding areas are very excited to see your plans to add a Starbucks to our thriving community. Welcome! You could not have picked a better location for your employees to work. Our families here love coffee, breakfast, and we love to get together. Lately, I've noticed there aren't a lot of places to get together and grab a cup of coffee with friends, take my girls for a lemonade or just get a quick breakfast with my family on Saturday morning. This community would benefit very much from a unique Starbucks location that doesn't just sit off of the freeway for commuters but that welcomes US in for many of the reasons I have listed above.

I have often thought I would like to open my own coffee shop. Unfortunately, I know that if I did, I would still swing by Starbucks on my way to work. If I DID open my own java joint, here's what I would do:

1. Make it appealing to the neighborhood it is in with a covered, comfortable patio that does not face the freeway (please).
2. Put in a drive through for commuters.
3. Host live music on Thursday nights for girls nights so pregnant ladies can have fun too. That's me of course. (Venti decaf caramel macchiato please)
4. Create a family friendly community meeting space where you run into your neighbors, host a bible study, meet to talk about neighborhood events (we do this a lot and have to travel way too far for a good spot).
5. Give free coffee to the person writing this because she is brilliant and often thirsty and tired and a loyal customer.
6. Check out the location at the shopping center where Alamo draft house is! It's closer to me.

Thanks for a lifetime, it seems, of consistent service and great coffee. Y'all bring us alive every morning so we can be better parents and in my husbands case, an awesome architect. (Quad grande americano) 2 a day. Addicted.

Much love,
Erin McClung



To: <Chris.shacklett@cor.gov>, <Jon@SterlingDesignAssociates.com>, <Wayne@SterlingDesignAssociates.com>
Cc: <president@richardsonheights.org>
Bcc:
Subject: Starbucks at Richardson Heights Shopping Center
From: Jane & John <gallowayjw@msn.com> - Thursday 07/10/2014 09:28 PM

Sirs:

We are long-time residents of the Richardson Heights neighborhood. We have heard that you are considering locating a Starbucks in the Richardson Heights Shopping Center. While a drive-through facility would be nice, we would like to ask you to consider having an area where patrons could sit-down and visit while enjoying their purchases (and possibly buy some more). We've needed this type of business for a long time and we feel it would be well patronized.

We am excited that there may be a Starbucks in my neighborhood. We respectfully ask that you consider having a dine-in facility in addition to a drive through.

Sincerely,

Jane and John Galloway

714 S. Weatherred

Richardson, TX



To: Chris.shacklett@cor.gov, Jon@SterlingDesignAssociates.com,
Wayne@SterlingDesignAssociates.com,
Cc: president@richardsonheights.org,
Bcc:
Subject: Richardson Heights Starbucks proposal - indoor dining requested
From: Bonnie Brooks <bahazel@gmail.com> - Friday 07/11/2014 11:18 AM

As a resident of the Richardson Heights neighborhood, I am writing to voice my support of a dine-in coffee shop business in or near the Richardson Heights shopping center. This type of business is long overdue, and it would be immanently successful.

My husband and I moved into the neighborhood two years ago. In that time the Heights shopping center has gone from a ghost town to our favorite vibrant place to walk and ride our bikes to since the addition of Alamo and Haystack. Now both of these places are often times so busy we can't find a place to sit. We are thrilled to see them doing so well, but we also know there needs to be more places for folks to eat, drink, and socialize that are also smoke free and offer healthy options. We've had wonderful times at Starbucks in Dallas, DC, Portland, NY, and Los Angeles meeting with friends; we even did our pre-marital counseling at a Starbucks. In the 21st century folks are so cut off from human interaction, we must not forget that humans are social creatures. Humans need time spent around nature and other humans. For extroverts and introverts alike, Starbucks has always been a welcoming and calm environment that also smells like heaven. :) Get ready to be one of the busiest coffee shops in North Texas!

I strongly recommend that such a business include inside sales in addition to drive-thru sales. I believe there is strong demand for such an establishment in the immediate area.

I am excited that there is interest by Starbucks. I respectfully ask that those plans be re-considered to include indoor sales.

Best regards,
Bonnie Brooks



To: "jon@sterlingdesignassociates.com" <jon@sterlingdesignassociates.com>,
"Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
"wayne@sterlingdesignassociates.com" <wayne@sterlingdesignassociates.com>,
Cc:
Bcc:
Subject: Richardson Heights Starbucks proposal - indoor dining requested
From: David Baer <david.baer@fsresidential.com> - Friday 07/11/2014 09:22 AM

To Whom it May Concern,

As a resident of the Richardson Heights neighborhood, I am writing to voice my support of a dine-in coffee shop business in or near the Richardson Heights shopping center. A drive through Starbucks is undesirable as it eliminates our chance of ever having a sit down coffee shop.

I strongly recommend that such a business include inside sales in addition to drive-thru sales. I believe there is strong demand for such an establishment in the immediate area.

I am excited that there is interest by Starbucks. I respectfully ask that those plans be re-considered to include indoor sales.

Best regards,

DAVID BAER
623 Devonshire Drive



To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
"Jon@SterlingDesignAssociates.com" <Jon@SterlingDesignAssociates.com>,
"Wayne@SterlingDesignAssociates.com" <Wayne@SterlingDesignAssociates.com>,
Cc: "CC:" <president@richardsonheights.org>,
Bcc:
Subject: Richardson Starbucks
From: "May, Linda" <linda.may@hp.com> - Friday 07/11/2014 03:58 PM

As a resident of the Richardson Heights neighborhood, I am writing to voice my support of a dine-in coffee shop business in or near the Richardson Heights shopping center. This type of business is long overdue and would be immanently successful. We live within walking distance and would be patronizing this location frequently.

I strongly recommend that such a business include inside sales in addition to drive-thru sales. I believe there is strong demand for such an establishment in the immediate area.

I am excited that there is interest by Starbucks. I respectfully ask that those plans be re-considered to include indoor sales.

Best regards,

Mike and Linda May



Linda May
Executive Assistant, Global Talent
5400 Legacy Drive, Plano TX 75024
Office: 972 605 7118 | Email: linda.may@hp.com

Supporting:
Melanie Tinto, VP, Executive Leadership & Organization Development
Debby Mclsaac, VP, Culture, Engagement and Diversity
Becky Simeon, Director, Performance Management & Career Development
Brian Tippens, Chief Diversity Officer



To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
"Jon@SterlingDesignAssociates.com" <Jon@SterlingDesignAssociates.com>,
"Wayne@SterlingDesignAssociates.com" <Wayne@SterlingDesignAssociates.com>,
Cc: "president@richardsonheights.org" <president@richardsonheights.org>,
Bcc:
Subject: Richardson Heights Starbucks - Inside seating space please
From: "Smith, Randy" <Randy.Smith@sabre.com> - Friday 07/11/2014 09:24 AM

Let me start by saying how much I (and my neighbors) appreciate Starbucks willingness to investment in a store in our Richardson Heights neighborhood. It is exciting for us to see the great things that have been happening and that are continuing to happen in and around the neighborhood that we call home. I have started my weekday morning at Starbucks for 15 or 16 years principally at the current Coit/Beltline location (which moved relocated within the last year and a half or so). The draw for me is not just picking up coffee -- it's about the opportunity to see and greet folks that I really only see when I go in and take time to pause and visit. It's a pleasure to take time to mingle and catch up with others from the neighborhood as well as the individuals on the Starbucks team -- many of us know each other by name. Gosh I've been going there so long I even know the names of their kids, when they're have band concerts, sporting events and what's happening as they head off to or return from college! ☺ Clearly those things are not on the Starbucks menu...but having the time to sit and visit for a minute, to be greeted by name and to have your drink started or ready by the time you're at the counter -- well those are the things that I appreciate and that keep me coming -- inside. Okay, I like the drinks too but I NEVER drive through - ever.

My hope is that as you're thinking about how you will construct your store and serve coffee and drinks... that you'll see this as more than an opportunity for more transactions. There's more to starting your day (or ending it) with your drink of choice -- a lot of us still very much enjoy the opportunity to come in, sit down and enjoy the community that is formed when you can do that. I can assure you that our neighbors will certainly show up!

Regards,
Randy Smith



To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
"Jon@SterlingDesignAssociates.com" <Jon@SterlingDesignAssociates.com>,
"Wayne@SterlingDesignAssociates.com" <Wayne@SterlingDesignAssociates.com>,
Cc: "president@richardsonheights.org" <president@richardsonheights.org>,
Bcc:
Subject: Richardson Heights Starbucks Proposal - Indoor Dining
From: Lela Shook Paksoy <llepaksoy@gmail.com> - Sunday 07/13/2014 09:21 AM

Greetings,

As a very long-time resident of Richardson, whose family frequents the Richardson Heights shopping venue multiple times weekly, I was excited to learn that Starbucks has made a proposal to place a store in the center. I would eagerly frequent a Starbucks since I shop at TJ Maxx and eat at Masami restaurant on a weekly basis, as well as go to Alamo Drafthouse and Aboca's very often. I find myself at that location more often than any other Richardson venue during my free time, and I drive there from my neighborhood in The Reservation at the Coit and Arapaho area. I have expressed many times that what we need there is an inviting coffee shop.

I am flanked by two Starbucks--one at Coit and Campbell and the other at Coit and Belt Line. Although I occasionally go to either location, when I do, they are so crowded that it dissuades me from going back. The one at Coit and Campbell attracts the UTD professors and students, who camp out there studying, and it's nearly impossible to find a place to sit and relax.

Then, the realization came that Starbucks is applying for only a drive-through store. I can guarantee that I would utilize a dine-in Starbucks as a neighborhood "Cheers," and be a loyal customer, but I would rarely, if never, drive through to purchase a Starbucks at that corner. There is a very strong Richardson Heights neighborhood association who have been clamoring for a nice coffee shop in that shopping center. They are a strong, close-knit neighborhood and I feel certain they would also view a Starbucks as a neighborhood "Cheers" and enjoy fellowshiping over delightful Starbucks beverages.

If you establish a drive-through coffee shop, then it is unlikely we will have a dine-in coffee establishment in that vicinity because who can compete against Starbucks? The neighborhoods will lose out on a long-awaited and strongly desired local coffee venue.

Please reconsider a drive-through store and instead give us what we really desire: a Starbucks drive-through/dine-in store where we will become loyal customers.

Thank you for your consideration.

Respectfully,

Lela Shook Paksoy
1323 Seminole Drive
Richardson, TX 75080



To: Chris.shacklett@cor.gov, Jon@SterlingDesignAssociates.com,
Wayne@SterlingDesignAssociates.com,
Cc: Andrew Laska <president@richardsonheights.org>,
Bcc:
Subject: Proposed Starbucks - Belt Line and 75
From: Alan Melson <alanmelson@gmail.com> - Monday 07/14/2014 09:47 AM

As residents of West Richardson for over a decade, my wife and I were pleased to learn that Starbucks is planning to open a location at Belt Line and 75. While we do patronize the Belt Line/Coit location, our daily travels take us east to 75 more often, so this proposed location would be much more convenient.

However, our excitement was tempered by the fact that the new location is planned to be drive-through only - which we believe will cause Starbucks to miss out on the in-store traffic the neighborhood could provide. This is a vibrant community with many families, professionals and retirees who would frequent this establishment and utilize an indoor seating area if it were available.

While I realize the specific plot of land where the Starbucks would be built is small enough to limit building layout options, I believe there is still room to accommodate a small dining area.

We are excited about the possibility of Starbucks coming to our neighborhood - we simply ask that you consider a change to the zoning request and building layout to provide an inside dining option.

Thanks,
Alan Melson



To: Chris.shacklett@cor.gov, Jon@SterlingDesignAssociates.com,
Wayne@SterlingDesignAssociates.com,
Cc: president@richardsonheights.org, Jason.lemons@cottonwoodhna.org,
Bcc:
Subject: Starbuck's in Richardson Heights Shopping Center
From: Karen Tanker <karentanker@gmail.com> - Tuesday 07/15/2014 04:36 PM

As a resident of Cottonwood Heights, I frequent the Richardson Heights shopping center. When I heard that a Starbuck's was looking to move into the center, I was happy to hear this. However, when I read that it would be just a drive-thru service, I became severely disappointed. I feel that Starbuck's would be missing a fantastic opportunity if they did not have a dine-in café. This area of our neighborhood is lacking a community place to meet and enjoy a cup of joe and conduct business. Because the shopping center is so close to a neighborhood with foot traffic, Starbuck's would greatly benefit monetarily with dine-in services while having an opportunity to be a supporting member of our community. If I want to drive-thru for coffee, then I can go to the McDonald's nearby and get an McCafe. What sets Starbuck's apart from McDonald's is the atmosphere and the fact that it is a friendly meeting place. Please reconsider and make your Starbuck's a dine-in facility! I know that people would go there for lunch also. It is located right off a major highway.

Thank you for your consideration!

Karen Tanker
Environmental Chair
Cottonwood Heights Neighborhood Association



To: "Chris.shacklett@cor.gov" <Chris.shacklett@cor.gov>,
"Jon@SterlingDesignAssociates.com" <Jon@SterlingDesignAssociates.com>,
"Wayne@SterlingDesignAssociates.com" <Wayne@SterlingDesignAssociates.com>,
Cc: "president@richardsonheights.org" <president@richardsonheights.org>,
Bcc:
Subject: Richardson Heights Starbucks proposal - indoor dining requested
From: Diane Simmons <simmonsdiene@yahoo.com> - Thursday 07/17/2014 10:34 AM

Sirs:

We would LOVE to have a Starbuck in the Richardson Heights shopping center, but also need an inside dining area to enjoy friends, newspapers, gossip, and do get through all our email. As a resident within walking distance, I would wear a path to your front door.

I strongly urge your to consider an inside seating area in addition to the drive-thru sales plan. Our neighborhood supports local businesses and would love to get our coffee fix on just around the corner.

Best regards,

Diane Simmons | 214.636.0031

Resident, Richardson Heights neighborhood



City of Richardson
City Council Worksession
Agenda Item Summary



-
- Worksession Meeting Date:** Monday, August 4, 2014
- Agenda Item:** Consider Setting Public Hearings on August 18 and August 25, 2014 on the Proposed Tax Rate of \$0.63516 per \$100 Valuation for Fiscal Year 2014-2015.
- Staff Resource:** Dan Johnson, City Manager
- Summary:** State law requires that the City Council take a record vote on the proposed tax rate for Fiscal Year 2014-2015 and schedule public hearings on the tax rate.
- Board/Commission Action:** N/A
- Action Proposed:** Consider Setting Public Hearings on August 18 and August 25, 2014 on the Proposed Tax Rate of \$0.63516 per \$100 Valuation for Fiscal Year 2014-2015.
-



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, August 4, 2014

Agenda Item: Consider setting Public Hearings on August 25, 2014 on the Proposed Fiscal Year 2014-2015 Richardson Municipal Budget.

Staff Resource: Dan Johnson, City Manager

Summary: City Charter Section 11.04 requires that the City Council name the date and place of a public hearing to be held no less than fifteen days after the budget is filed. The proposed public hearing date is Monday, August 25, 2014.

Board/Commission Action: N/A

Action Proposed: Set a Public Hearing on August 25, 2014 on Proposed Budget for Fiscal Year 2014-2015.

RESOLUTION NO. 14-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 380, TEXAS LOCAL GOVERNMENT CODE, BY AND BETWEEN THE CITY OF RICHARDSON AND RAYTHEON COMPANY, A DELAWARE CORPORATION (HEREIN THE “COMPANY”); PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Company is a technology and innovation leader specializing in defense, security and civil markets throughout the world, with a history of innovation spanning 92 years, providing state-of-the-art electronics, mission systems integration and other capabilities in the areas of sensing; effects; and command, control, communications and intelligence systems; as well as a broad range of mission support services; and

WHEREAS, the Company desires to consolidate certain operations and establish a regional campus for Company operations in the City (the “Project”); and

WHEREAS, the Company has or intends to lease and occupy at least three (3) buildings containing approximately 485,000 square feet of space, in the aggregate, known as the “Intellicenter” (collectively the “Improvements”), to be constructed on phase 1 of land located at the Southwest corner of Wyndham Lane and the President George Bush Turnpike, in Richardson, Texas; and

WHEREAS, the Company anticipates that approximately 1600 employment positions will be located at the Improvements; and

WHEREAS, the Company may expand its operations to include an additional building to be constructed on Phase 1 of the Land or on land immediately adjacent to the Project Site (hereinafter defined as the “Expansion Improvements”); and

WHEREAS, promoting the location of new business enterprises within the City will promote economic development, stimulate commercial activity, generate additional sales tax and will enhance the property tax base and economic vitality of the City; and

WHEREAS, the City has adopted programs for promoting economic development, and this Agreement and the economic development incentives set forth herein are given and provided by the City pursuant to and in accordance with those programs; and

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Texas Local Government Code, Chapter 380, to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City has determined that making an economic development grant to the Company in accordance with the City’s economic development program will (i) further the

objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, City Council desires to authorize the City Manager to negotiate and enter into one or more economic development agreements with Company pursuant to Chapter 380 of the Texas Local Government Code; **NOW THEREFORE**,

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

SECTION 1. That the City Manager, or designee, is hereby authorized to negotiate and execute one or more Economic Development Agreements pursuant to Chapter 380 of the Texas Local Government Code (and any amendments thereto, including any related instruments), on behalf of the City of Richardson, Texas, with Raytheon Company (and its affiliated and related entities), in accordance with the following criteria: (a) contingent upon Company's consolidation of certain operations and establishment of a regional campus at the Improvements, and Company's entering into a lease of the Improvements for at least ten (10) years; (b) City providing ten (10) annual economic development grants, each in an amount equal to fifty percent (50%) of the ad valorem taxes assessed by the City against the Tangible Personal Property located at the Improvements, and (c) City providing ten (10) annual economic development grants, each in an amount equal to fifty percent (50%) of the ad valorem taxes assessed by the City against the Tangible Personal Property located at the Expansion Improvements.

SECTION 2. That all provisions of the resolutions of the City of Richardson, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 3. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution be adjudged or held to be void or unconstitutional, the same shall not

affect the validity of the remaining portions of said Resolution which shall remain in full force and effect.

SECTION 4. 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 4th day of August, 2014.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

PETER G. SMITH, CITY ATTORNEY
(PGS:07-30-14:TM 67330)



MEMO

DATE: July 28, 2014

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #35-14 for the 2010 Streets and Alleys Phase II (Ridgedale & Northhill Streets) (Ridgedale & Westwood Alleys) to Muniz Construction in the amount of \$1,796,120

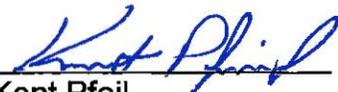
Proposed Date of Award: August 4, 2014

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the low base bidder, Muniz Construction, for the above referenced construction in the amount of \$1,796,120, as outlined in the attached memo.

Funding is provided from the 2010 Streets & Drainage G.O. Bonds and Water and Sewer C.O.'s.

The bid was advertised in *The Dallas Morning News* on April 30, 2014 & May 7, 2014 and was posted on Bidsync.com. A prebid conference was held on May 7, 2014 and 6 bids were received.

Concur:



Kent Pfeil

Attachments

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



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager *CM*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Award of Bid No. 35-14 for the 2010 Streets and Alleys Phase II (Ridgedale & Northhill Streets) (Ridgedale & Westwood Alleys) to Muniz Construction
DATE: July 25, 2014

ACTION REQUESTED:

Council to consider award of Bid No. 35-14 for the 2010 Streets and Alleys Phase II (Ridgedale & Northhill Streets) (Ridgedale & Westwood Alleys) to Muniz Construction pursuant to the attached unit prices.

BACKGROUND INFORMATION:

On May 15, 2014, the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest base bid was submitted by Muniz Construction, in the amount of \$1,796,120.00. Staff has reviewed Muniz Construction company financials, bonding, insurance and references, and found them to be acceptable, therefore we recommend awarding the 2010 Streets and Alleys Phase II (Ridgedale & Northhill Streets) (Ridgedale & Westwood Alleys) to Muniz Construction.

The project includes reconstruction of four alleys and two separate roads with associated water and sanitary sewer replacements. Alleys to be reconstructed are north and south of Ridgedale Drive bordering N. Floyd Road to the east, and Thompson Drive to the west. Residential roadways to be reconstructed are Northhill Drive and Ridgedale Drive; both are bordering N. Floyd Road to the east and Thompson Drive to the west.

FUNDING:

Funding is provided from 2010 Streets & Drainage G.O. Bonds and Water & Sewer C.O.'s.

SCHEDULE:

Capital Projects plans for this project to begin construction August 2014 and be completed by April 2015.

Cc: Brad Bernhard, P.E., Project Engineer *BB*

2010 STREETS ALLEYS PHASE II BID# 35-14

ITEM NO	DESCRIPTION OF UNIT	UNIT	EST QTY	NUNIZ CONSTRUCTION		CAMINO CONSTRUCTION		BARSON UTILITIES		THE FAIN GROUP		JESKE CONSTRUCTION		UTILITEX CONSTRUCTION		AVERAGE	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	PROJECT MOBILIZATION	LS	1	\$ 10,000.00	\$ 10,000.00	\$127,718.00	\$127,718.00	\$ 48,000.00	\$ 48,000.00	\$163,000.00	\$163,000.00	\$100,000.00	\$100,000.00	\$ 10,000.00	\$ 10,000.00	\$ 76,453.00	\$ 76,453.00
2	PROJECT SIGN	EA	4	\$ 650.00	\$ 2,600.00	\$ 440.00	\$ 1,760.00	\$ 275.00	\$ 1,100.00	\$ 430.00	\$ 1,720.00	\$ 600.00	\$ 2,400.00	\$ 1,000.00	\$ 4,000.00	\$ 565.83	\$ 2,263.33
3	CONSTRUCTION BARRICADING / SIGNING / TRAFFIC CONTROL	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 20,000.00	\$ 20,000.00	\$ 9,900.00	\$ 9,900.00	\$ 27,548.00	\$ 27,548.00	\$ 15,400.00	\$ 15,400.00	\$ 15,000.00	\$ 15,000.00	\$ 15,308.00	\$ 15,308.00
4	FULL DEPTH SAW-CUT OF EXISTING STREET PAVEMENT	LF	370	\$ 2.00	\$ 740.00	\$ 3.00	\$ 1,110.00	\$ 2.20	\$ 814.00	\$ 5.00	\$ 1,850.00	\$ 3.00	\$ 1,110.00	\$ 3.00	\$ 1,110.00	\$ 3.03	\$ 1,122.33
5	REMOVE EX. DRIVEWAY, STREET, & ALLEY PAVEMENT	SY	14100	\$ 1.00	\$ 14,100.00	\$ 10.00	\$ 141,000.00	\$ 16.55	\$ 233,355.00	\$ 11.00	\$ 155,100.00	\$ 7.00	\$ 98,700.00	\$ 6.50	\$ 91,650.00	\$ 9.99	\$ 122,317.50
6	6" CLASS "C" REINFORCED CONC. STREET PAVEMENT (Complete in place)	SY	9050	\$ 52.00	\$ 470,600.00	\$ 40.00	\$ 362,000.00	\$ 40.00	\$ 362,000.00	\$ 40.00	\$ 362,000.00	\$ 52.00	\$ 470,600.00	\$ 63.00	\$ 570,150.00	\$ 47.83	\$ 432,891.67
7	6" CLASS "C" REINFORCED CONC. ALLEY PAVEMENT (Complete in place)	SY	4500	\$ 53.00	\$ 238,500.00	\$ 50.00	\$ 225,000.00	\$ 45.00	\$ 202,500.00	\$ 47.00	\$ 211,500.00	\$ 55.00	\$ 247,500.00	\$ 57.00	\$ 256,500.00	\$ 51.17	\$ 230,250.00
8	5" CLASS "A" REINFORCED CONC. DRIVEWAY PAVEMENT (Complete in place)	SY	1550	\$ 51.00	\$ 79,050.00	\$ 43.00	\$ 66,650.00	\$ 40.00	\$ 62,000.00	\$ 50.00	\$ 77,500.00	\$ 52.00	\$ 80,600.00	\$ 52.00	\$ 80,600.00	\$ 48.00	\$ 74,400.00
9	6" REINFORCED INTEGRAL CURB (Complete in place)	LF	4800	\$ 12.00	\$ 57,600.00	\$ 3.00	\$ 14,400.00	\$ 4.00	\$ 19,200.00	\$ 2.00	\$ 9,600.00	\$ 3.00	\$ 14,400.00	\$ 4.50	\$ 21,600.00	\$ 4.75	\$ 22,800.00
10	2-INCH THICK TYPE "D" HMA	SY	120	\$ 50.00	\$ 6,000.00	\$ 20.00	\$ 2,400.00	\$ 39.70	\$ 4,764.00	\$ 31.00	\$ 3,720.00	\$ 20.00	\$ 2,400.00	\$ 19.00	\$ 2,280.00	\$ 26.28	\$ 3,176.83
11	4-INCH THICK TYPE "D" HMA	SY	15	\$ 65.00	\$ 975.00	\$ 40.00	\$ 600.00	\$ 59.40	\$ 891.00	\$ 98.00	\$ 1,470.00	\$ 30.00	\$ 450.00	\$ 30.00	\$ 450.00	\$ 53.73	\$ 806.00
12	REMOVE EX. SIDEWALK AND/OR LEADWALK	SF	8000	\$ 0.50	\$ 4,000.00	\$ 1.00	\$ 8,000.00	\$ 1.10	\$ 8,800.00	\$ 1.00	\$ 8,000.00	\$ 1.00	\$ 8,000.00	\$ 0.75	\$ 6,000.00	\$ 0.89	\$ 7,133.33
13	4" CLASS "A" REINFORCED CONC. SIDEWALK (Complete in place)	SF	8000	\$ 4.50	\$ 36,000.00	\$ 5.00	\$ 40,000.00	\$ 5.60	\$ 44,800.00	\$ 3.00	\$ 24,000.00	\$ 5.00	\$ 40,000.00	\$ 5.00	\$ 40,000.00	\$ 4.68	\$ 37,466.67
14	GRINDING CONCRETE EDGES	LF	50	\$ 15.00	\$ 750.00	\$ 25.00	\$ 1,250.00	\$ 22.00	\$ 1,100.00	\$ 32.00	\$ 1,600.00	\$ 20.00	\$ 1,000.00	\$ 30.00	\$ 1,500.00	\$ 24.00	\$ 1,200.00
15	TYPE "B" BARRIER FREE RAMPS	EA	6	\$ 1,700.00	\$ 10,200.00	\$ 1,000.00	\$ 6,000.00	\$ 150.00	\$ 900.00	\$ 1,266.00	\$ 7,596.00	\$ 1,100.00	\$ 6,600.00	\$ 1,265.00	\$ 7,590.00	\$ 1,080.17	\$ 6,481.00
16	DOWNING INTO EX. CONC. PAVEMENT	LF	790	\$ 12.00	\$ 9,480.00	\$ 5.50	\$ 4,345.00	\$ 27.00	\$ 21,210.00	\$ 6.00	\$ 4,740.00	\$ 4.00	\$ 3,160.00	\$ 11.00	\$ 8,690.00	\$ 10.92	\$ 8,306.67
17	BLOCK SODDING (MATCH EXISTING)	SY	5600	\$ 8.00	\$ 44,800.00	\$ 5.00	\$ 28,000.00	\$ 6.50	\$ 36,400.00	\$ 3.75	\$ 21,000.00	\$ 5.00	\$ 28,000.00	\$ 6.75	\$ 37,800.00	\$ 5.83	\$ 32,666.67
18	CEMENT TREATED BASE	CY	100	\$ 100.00	\$ 10,000.00	\$ 65.00	\$ 6,500.00	\$ 50.00	\$ 5,000.00	\$ 30.00	\$ 3,000.00	\$ 60.00	\$ 6,000.00	\$ 95.00	\$ 9,500.00	\$ 66.67	\$ 6,666.67
19	8" AWWA C-900 PVC WATERLINE	LF	2926	\$ 42.00	\$ 122,892.00	\$ 41.00	\$ 119,966.00	\$ 50.00	\$ 146,300.00	\$ 50.00	\$ 146,300.00	\$ 53.00	\$ 155,078.00	\$ 75.00	\$ 219,450.00	\$ 51.83	\$ 151,664.33
20	TYPE "A", 8" WATER CONNECTION (Complete in place)	EA	1	\$ 4,000.00	\$ 4,000.00	\$ 1,200.00	\$ 1,200.00	\$ 3,905.00	\$ 3,905.00	\$ 4,591.00	\$ 4,591.00	\$ 1,800.00	\$ 1,800.00	\$ 6,500.00	\$ 6,500.00	\$ 3,666.00	\$ 3,666.00
21	TYPE "B", 8" WATER CONNECTION (Complete in place)	EA	1	\$ 1,850.00	\$ 1,850.00	\$ 2,100.00	\$ 2,100.00	\$ 1,963.00	\$ 1,963.00	\$ 2,869.00	\$ 2,869.00	\$ 1,800.00	\$ 1,800.00	\$ 3,200.00	\$ 3,200.00	\$ 2,297.00	\$ 2,297.00
22	CONNECT PROPOSED WATER TO EXISTING WATER	EA	5	\$ 1,300.00	\$ 6,500.00	\$ 1,300.00	\$ 6,500.00	\$ 500.00	\$ 2,500.00	\$ 1,606.00	\$ 8,030.00	\$ 1,800.00	\$ 9,000.00	\$ 1,100.00	\$ 5,500.00	\$ 1,267.67	\$ 6,338.33
23	NEW 1" LONG SIDE WATER SERVICE	EA	35	\$ 720.00	\$ 25,200.00	\$ 1,100.00	\$ 38,500.00	\$ 950.00	\$ 33,250.00	\$ 1,262.00	\$ 44,170.00	\$ 1,080.00	\$ 37,800.00	\$ 1,375.00	\$ 48,125.00	\$ 1,081.17	\$ 37,840.83
24	NEW 1" SHORT SIDE WATER SERVICE	EA	36	\$ 690.00	\$ 24,840.00	\$ 1,000.00	\$ 36,000.00	\$ 470.00	\$ 169.20	\$ 918.00	\$ 33,048.00	\$ 960.00	\$ 34,560.00	\$ 900.00	\$ 32,400.00	\$ 745.45	\$ 26,836.20
25	REMOVE AND REPLACE WATER METER BOX	EA	71	\$ 185.00	\$ 13,135.00	\$ 100.00	\$ 7,100.00	\$ 125.00	\$ 8,875.00	\$ 114.00	\$ 8,094.00	\$ 180.00	\$ 12,780.00	\$ 85.00	\$ 6,035.00	\$ 131.50	\$ 9,336.50
26	REPAIR WATER SERVICE LINE	EA	2	\$ 1,100.00	\$ 2,200.00	\$ 600.00	\$ 1,200.00	\$ 461.00	\$ 922.00	\$ 286.00	\$ 572.00	\$ 540.00	\$ 1,080.00	\$ 450.00	\$ 900.00	\$ 572.83	\$ 1,145.67
27	REPAIR WATERLINE WITH CLAMP	EA	2	\$ 1,300.00	\$ 2,600.00	\$ 500.00	\$ 1,000.00	\$ 2,000.00	\$ 4,000.00	\$ 918.00	\$ 1,836.00	\$ 1,800.00	\$ 3,600.00	\$ 675.00	\$ 1,350.00	\$ 1,198.83	\$ 2,397.67
28	REPAIR WATERLINE WITH FITTINGS	EA	2	\$ 2,500.00	\$ 5,000.00	\$ 1,300.00	\$ 2,600.00	\$ 806.00	\$ 1,612.00	\$ 1,262.00	\$ 2,524.00	\$ 4,200.00	\$ 8,400.00	\$ 1,350.00	\$ 2,700.00	\$ 1,903.00	\$ 3,806.00
29	CUT, PLUG AND CONCRETE CAP EXISTING WATERLINE	EA	5	\$ 550.00	\$ 2,750.00	\$ 530.00	\$ 2,650.00	\$ 510.00	\$ 2,550.00	\$ 631.00	\$ 3,155.00	\$ 420.00	\$ 2,100.00	\$ 500.00	\$ 2,500.00	\$ 523.50	\$ 2,617.50
30	INSTALL FIRE HYDRANT ASSEMBLY	EA	6	\$ 3,100.00	\$ 18,600.00	\$ 4,000.00	\$ 24,000.00	\$ 3,315.00	\$ 19,890.00	\$ 4,591.00	\$ 27,546.00	\$ 5,400.00	\$ 32,400.00	\$ 4,900.00	\$ 29,400.00	\$ 4,217.67	\$ 25,306.00
31	CLASS B-II BB TWO BLUE SELECTIVE PAVEMENT MARKER FOR PIPE HYDRAUNT	EA	6	\$ 125.00	\$ 750.00	\$ 35.00	\$ 210.00	\$ 40.00	\$ 240.00	\$ 172.00	\$ 1,032.00	\$ 60.00	\$ 360.00	\$ 50.00	\$ 300.00	\$ 96.33	\$ 577.67
32	8" GATE VALVE	EA	6	\$ 1,120.00	\$ 6,720.00	\$ 1,500.00	\$ 9,000.00	\$ 1,363.00	\$ 8,178.00	\$ 1,434.00	\$ 8,604.00	\$ 1,440.00	\$ 8,640.00	\$ 1,550.00	\$ 9,300.00	\$ 1,401.17	\$ 8,407.00
33	ABANDON EXISTING VALVE	EA	3	\$ 280.00	\$ 840.00	\$ 35.00	\$ 105.00	\$ 75.00	\$ 225.00	\$ 1,434.00	\$ 4,302.00	\$ 180.00	\$ 540.00	\$ 80.00	\$ 240.00	\$ 347.33	\$ 1,042.00
34	8" SDR-35 PVC SANITARY SEWER (Complete in place)	LF	3761	\$ 39.00	\$ 146,679.00	\$ 55.00	\$ 206,855.00	\$ 54.00	\$ 203,094.00	\$ 75.00	\$ 281,250.00	\$ 53.00	\$ 199,333.00	\$ 67.00	\$ 251,987.00	\$ 57.17	\$ 215,003.83
35	CONCRETE ENCASUREMENT FOR SAN. SEWER MAINS	LF	8	\$ 60.00	\$ 480.00	\$ 150.00	\$ 1,200.00	\$ 110.00	\$ 880.00	\$ 34.00	\$ 272.00	\$ 120.00	\$ 960.00	\$ 68.00	\$ 544.00	\$ 90.33	\$ 722.67
36	REMOVE EXISTING SAN. SEWER MANHOLE	EA	7	\$ 450.00	\$ 3,150.00	\$ 400.00	\$ 2,800.00	\$ 650.00	\$ 4,550.00	\$ 660.00	\$ 4,620.00	\$ 600.00	\$ 4,200.00	\$ 500.00	\$ 3,500.00	\$ 548.00	\$ 3,836.00
37	REMOVE EXISTING MAINLINE SAN. SEWER CLEANOUT	EA	3	\$ 150.00	\$ 450.00	\$ 65.00	\$ 195.00	\$ 65.00	\$ 195.00	\$ 286.00	\$ 858.00	\$ 300.00	\$ 900.00	\$ 300.00	\$ 900.00	\$ 194.33	\$ 583.00
38	CONST. STD. 4.0' DIA. SAN. SEWER MH WITH OFFSET CONE (Complete in place)	EA	10	\$ 4,350.00	\$ 43,500.00	\$ 3,000.00	\$ 30,000.00	\$ 2,800.00	\$ 28,000.00	\$ 4,017.00	\$ 40,170.00	\$ 4,500.00	\$ 45,000.00	\$ 3,700.00	\$ 37,000.00	\$ 3,727.83	\$ 37,278.33
39	CONST. STD. 4.0' DIA. SAN. SEWER MANHOLE (Complete in place)	EA	4	\$ 4,100.00	\$ 16,400.00	\$ 3,000.00	\$ 12,000.00	\$ 2,800.00	\$ 11,200.00	\$ 3,673.00	\$ 14,692.00	\$ 4,200.00	\$ 16,800.00	\$ 3,700.00	\$ 14,800.00	\$ 3,578.83	\$ 14,315.33
40	CONST. STD. SAN. SEWER MAINLINE CLEANOUT (Complete in place)	EA	3	\$ 650.00	\$ 1,950.00	\$ 1,000.00	\$ 3,000.00	\$ 545.00	\$ 1,635.00	\$ 918.00	\$ 2,754.00	\$ 1,020.00	\$ 3,060.00	\$ 875.00	\$ 2,625.00	\$ 834.67	\$ 2,504.00
41	INSTALL 4" SDR-35 PVC SAN. SEWER SERVICE WITH TWO-WAY CLEANOUT	EA	88	\$ 710.00	\$ 62,480.00	\$ 700.00	\$ 61,600.00	\$ 406.00	\$ 35,908.00	\$ 975.00	\$ 85,800.00	\$ 870.00	\$ 76,530.00	\$ 600.00	\$ 52,800.00	\$ 710.50	\$ 62,524.00
42	EXTRA LENGTH FOR 4" PVC SAN. SEWER SERVICE ON PRIVATE PROPERTY	LF	50	\$ 65.00	\$ 3,250.00	\$ 49.00	\$ 2,450.00	\$ 41.00	\$ 2,050.00	\$ 48.00	\$ 2,400.00	\$ 42.00	\$ 2,100.00	\$ 35.00	\$ 1,750.00	\$ 46.67	\$ 2,333.33
43	TEMPORARY HOOKUPS FOR 4" SAN. SEWER SERVICE LATERALS	EA	2	\$ 810.00	\$ 1,620.00	\$ 603.00	\$ 1,206.00	\$ 429.00	\$ 858.00	\$ 229.00	\$ 458.00	\$ 1,020.00	\$ 2,040.00	\$ 475.00	\$ 950.00	\$ 594.33	\$ 1,188.67
44	REPAIR OF EX. SAN. SEWER LATERAL LINE	EA	2	\$ 720.00	\$ 1,440.00	\$ 364.00	\$ 728.00	\$ 2,000.00	\$ 4,000.00	\$ 172.00	\$ 344.00	\$ 780.00	\$ 1,560.00	\$ 500.00	\$ 1,000.00	\$ 756.00	\$ 1,512.00
45	REPAIR OF EX. SAN. SEWER WITH FULL CIRCLE STAINLESS STEEL CLAMPS	EA	2	\$ 850.00	\$ 1,700.00	\$ 353.00	\$ 706.00	\$ 2,000.00	\$ 4,000.00	\$ 803.00	\$ 1,606.00	\$ 1,800.00	\$ 3,600.00	\$ 1,000.00	\$ 2,000.00	\$ 1,134.33	\$ 2,268.67
46	REPAIR OF EX. SAN. SEWER WITH TWO SLEEVES AND UNDETERMINED LENGTH OF PIPE	EA	2	\$ 1,200.00	\$ 2,400.00	\$ 992.00	\$ 1,984.00	\$ 2,500.00	\$ 5,000.00	\$ 1,434.00	\$ 2,868.00	\$ 4,200.00	\$ 8,400.00	\$ 1,100.00	\$ 2,200.00	\$ 1,507.33	\$ 3,004.67
47	ADJUST EX. SAN. SEWER MANHOLE TO GRADE	EA	2	\$ 520.00	\$ 1,040.00	\$ 570.00	\$ 1,140.00	\$ 185.00	\$ 370.00	\$ 573.00	\$ 1,146.00	\$ 300.00	\$ 600.00	\$ 675.00	\$ 1,350.00	\$ 470.50	\$ 941.00
48	ADJUST EX. SAN. SEWER MAINLINE CLEANOUT TO GRADE	EA	2	\$ 610.00	\$ 1,220.00	\$ 115.00	\$ 230.00	\$ 140.00	\$ 280.00	\$ 573.00	\$ 1,146.00	\$ 300.00	\$ 600.00	\$ 200.00	\$ 400.00	\$ 323.00	\$ 646.00
49	RELOCATE EXISTING TWO WAY CLEANOUTS	EA	2	\$ 850.00	\$ 1,700.00	\$ 400.00	\$ 800.00	\$ 400.00	\$ 800.00	\$ 401.00	\$ 802.00	\$ 540.00	\$ 1,080.00</				



**2010 STREETS AND ALLEYS PHASE II
 (RIDGEDALE & NORTHHILL STREETS)
 (RIDGEDALE AND WESTWOOD ALLEYS)
 SUMMER 2014**



**CITY OF
 RICHARDSON
 TEXAS**





MEMO

DATE: July 29, 2014

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #63-14 for the co-op purchase of various trucks for the Facility Services (\$19,654.97), Parks Department (\$86,710.68), Street Department (\$29,175.42), Traffic Engineering Department (\$32,955.32), and the Water Department (\$73,578.26) for a total expenditure of \$242,074.65 to Sam Pack's Five Star Ford through the State of Texas Contract #071-072-AT2014

Proposed Date of Award: August 4, 2014

I concur with the recommendations of Ernest Ramos - Fleet & Materials Manager, Jeff Savage – Supervisor Building Facilities, Dan Baker – Superintendent of Parks, Al Wittenback – Senior Street Supervisor, Robert Saylor - Traffic Engineering & Operations Manager, and Hunter Stephens – Utility Systems Superintendent - Water Department and request permission to issue purchase orders to Sam Pack's Five Star Ford for the following equipment, as per the attached quotations:

Item	Fund	Amount
E250 Cargo Van – Facility Services	234-2080-581-7421, FS1414	\$19,654.97
F250 Crew Cab Single Rear Wheel – 2 each – Parks	234-3061-581-7421, PM1473/PM1475	65,390.44
F250 Extended Cab w/Equipment – Parks	234-3061-581-7421, PM1474	21,320.24
F350 Regular Cab Single Rear Wheel – Streets	234-2060-581-7421, ST1401	29,175.42
F350 Extended Reg Cab Chassis w/Equip – Traffic	234-2071-581-7421, TT1403	32,955.32
F350 Regular Cab w/Crane – Water Production	511-5220-503-7421	36,789.13
F350 Regular Cab w/Crane – Water Construction	511-5610-503-7421	<u>36,789.13</u>
Total Award		\$242,074.65

The above referenced equipment has been bid through the State of Texas Procurement and Support Services Contract #071-072-AT2014, as per the attached quotations. The City of Richardson participates in the State Cooperative Purchasing 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, which automatically renew annually unless either party gives prior notice of termination.

Concur:

Kent Pfeil

 Kent Pfeil

ATTACHMENTS

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



MEMO

DATE: June 24, 2014
TO: Pam Kirkland, Purchasing Manager
FROM: Ernie Ramos, Fleet & Materials Manager 
RE: Capital Equipment Purchases, Various Vehicles for Various Departments
via the State of Texas Contract # 071-072-AT2014

I have reviewed the existing contract referenced above and recommend purchasing (7) Trucks and a Cargo Van for various Departments. The total of this purchase from Sam Pack's Five Star Ford is \$242,074.65. I have reviewed and approved the quotes with options listed from Sam Pack's Five Star Ford.

The contact at Sam Pack's Five Star Ford is Mr. Alan Rosner, and he can be reached at (888) 835-3389, or E-mail: alanrosner@spford.com, or fax: (972) 245-5278. Please order the Vehicles with accessories as specified in the attached quote. The funding for these purchases is funded from the following accounts and project #'s.

234-2080-581-7421, Project # FS1414, \$19,654.97, available funding \$36,000, rest of funding will be used to purchase shelving, work station and equipment, replacing Unit #2910.

234-2071-581-7421, Project # TT1403, \$32,955.32, available funding \$36,000, replacing Unit # 28202.

234-2060-581-7421, Project # ST1401, \$29,175.42, available funding \$42,000, unit being downsized, replacing Unit # 27027.

234-3061-581-7421, Project # PM1473, \$32,695.22 available funding \$42,000, unit being downsized, replacing Unit # 34201.

234-3061-581-7421, Project # PM1474, \$21,320.24, available funding \$42,000, unit being downsized, replacing Unit # 34216.

234-3061-581-7421, Project # PM1475, \$32,695.22 available funding \$42,000, unit being downsized, replacing Unit # 34204.

511-5610-503-7421, No Project #, \$36,789.13, available funding \$36,000, unit replacing Unit # 52021. \$789.13 will be funded from account # 511-5220-503-4358.

511-5220-503-7421, No Project #, \$36,789.13, available funding \$36,000, unit replacing Unit # 56150. \$789.13 will be funded from account # 511-5220-503-4358.

Attachment/s: TT1403, Copy of State Contract Listing, 2-pages
Sam Pack's Quote, 875C, 1-page
FS1415, Copy of State Contract Listing, 2-pages
Sam Pack's Quote, 680C, 1-page
ST1401, Copy of State Contract Listing, 2-pages
Sam Pack's Quote, 872C, 1-page
PM1473, Copy of State Contract Listing, 2-pages
Sam Pack's Quote, 866C, 1-page
PM1474, Copy of State Contract Listing, 2-pages
Sam Pack's Quote, 868C, 1-page
PM1475, Copy of State Contract Listing, 2-pages
Sam Pack's Quote, 866C, 1-page
Water Fund, Copy of State Contract Listing, 2-pages
Sam Pack's Quote, 870C, 1-page

CC: Jeff Savage, Facilities Maintenance Manager
Heather Cerda, Street Superintendent
Hunter Stevens Utility Systems Manager
Joe Travers, Assistant Director of Public Services-Field Operations
Dan Baker, Parks Maintenance Superintendent
Michael Massey, Director of Parks and Recreation
Robert Saylor, Traffic Engineering & Operations Manager
Director of Development Services
Kent Pfeil, Director of Finance

Memo

To: Pam Kirkland
From: Jeff Savage
CC:
Date: 7/30/2014
Re: Purchase of new facilities van

Pam,

I have reviewed the proposed purchase details from Sam Pack Ford and am in agreement with Fleet Services for the proposed purchase of a new van to replace Unit #2910.

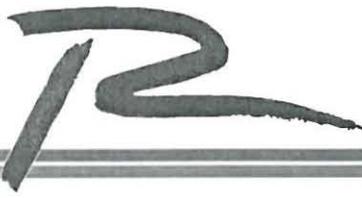
Project# FS1414 in the amount of \$19,654.97, for Facilities Services.

Thank you,



Jeff Savage

Supervisor-Building Systems



MEMO

DATE: July 30, 2014
TO: Pam Kirkland, Purchasing Manager
FROM: Dan Baker, Superintendent of Parks 
RE: Capital Equipment Purchases State of Texas
Contract #071-072-AT2014

I agree with Ernie Ramos and Fleet Department's recommendation to purchase the following equipment from Sam Pack's Five Star Ford via the contract listed above. The contact for this purchase is Alan Rosner, and he can be reached at (888) 835-3389, Fax (972) 245-5278, or via E-mail at alanrosner@spford.com.

234-3061-581-7421, Project # PM1473, \$32,695.22 available funding \$42,000, unit being downsized, replacing Unit # 34201.

234-3061-581-7421, Project # PM1474, \$21,320.24, available funding \$42,000, unit being downsized, replacing Unit # 34216.

234-3061-581-7421, Project # PM1475, \$32,695.22 available funding \$42,000, unit being downsized, replacing Unit # 34204.



MEMO

DATE: June 24, 2014
TO: Pam Kirkland, Purchasing Manager
FROM: Al Wittenback, Senior Street Supervisor *AW*
RE: Capital Equipment Purchases, Various Vehicles for Various Departments
via the State of Texas Contract # 071-072-AT2014

I have reviewed the existing contract referenced above and concur with Ernie Ramos the purchase of the Truck with options for Capital Purchase ST1401. Please order the Vehicles with accessories as specified in the attached quote. The funding for these purchases is funded from the following account and the project # is listed below.

234-2060-581-7421, Project # ST1401, \$29,175.42, available funding \$42,000, unit being downsized, replacing Unit # 27027.

CC: Heather Cerda, Street Superintendent



MEMO

TO: Pam Kirkland, Director of Purchasing
FROM: Robert Saylor, P.E., PTOE – Traffic Engineering and Operations Manager
DATE: July 30, 2014

SUBJECT: Capital Equipment Purchases, Various Vehicles

I concur with the Fleet & Materials Manager, Ernie Ramos, on the quotes and purchase of the vehicles from Sam Pack's Five Star Ford off of the State of Texas Contract # 071-072-AT2014

Thanks,
Robert Saylor, P.E., PTOE
Traffic Engineering and Operations Manager
City of Richardson
(972) 744-4324



MEMO

DATE: July 30, 2014

TO: Pam Kirkland, Purchasing Manager

FROM: Hunter Stephens, Utility Systems Superintendent *HS*

RE: Capital Equipment Purchases, Various Vehicles for Various Departments
via the State of Texas Contract # 071-072-AT2014

I have reviewed the existing contract referenced above and concur with Ernie Ramos the purchase of the Trucks with options for Capital Purchases. Please order the Vehicles with accessories as specified in the attached quote. The funding for these purchases are funded from the following account is listed below.

511-5610-503-7421 \$36,789.13, available funding \$36,000, unit replacing Unit# 52021. \$789.13 will be funded from account# 511-5220-503-4358.

511-5220-503-7421 \$36,789.13, available funding \$36,000, unit replacing Unit# 56150. \$789.13 will be funded from account# 511-5220-503-4358.

Cc: Ernie Ramos, Fleet & Materials Manager



MEMO

DATE: July 28, 2014

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Request for Proposal #702-14 for recycled materials processing to Republic Services for a \$20 per ton processing fee and will rebate at a 30% revenue share on gross revenues utilizing the PPI (Pulp and Paper Index) and the WPI (Waste Price Index).

Proposed Date of Award: August 4, 2014

I concur with the recommendation of Travis Switzer – Assistant Director of Public Services, and request permission to issue a contract for recycled materials processing as outlined in Mr. Switzer's attached memo.

The intent of this proposal is to contract with a company who can provide recyclable materials processing and marketing of recoverable materials by which the City would receive a rebate resulting from the sale of the recyclable materials.

Republic Services submitted the sole proposal; is our current contractor; and has provided excellent service over the years. Republic Services will accept all commingled recycling, including blue recycling bags, at their Material Recovery Facility located at 4200 E. 14th Street, Plano, Texas, which is located approximately 6.81 miles from the Richardson Service Center.

We received a "no bid" from Waste Management and they indicated processing the blue bags used by Richardson residents creates too much inefficiency at their material recovery facility.

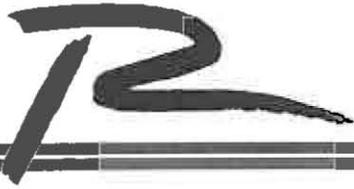
The initial contract period shall be for a two (2) year period and shall include renewal options for a maximum of four (4) additional two (2) year periods.

The proposal was advertised in the Dallas Morning News on May 27, 2014 and June 3, 2014 and was posted on Bidsync. A pre-proposal conference was held on June 4, 2014 and two bidders and three staff members were in attendance. A total of 347 proposals were electronically solicited; 13 vendors viewed the proposal, and one proposal and one "no bid" was received.

Concur:


Kent Pfeil

ATTACHMENTS



MEMO

TO: Pam Kirkland, Purchasing Manager

FROM: Travis Switzer, Assistant Director of Public Services 

DATE: July 28, 2014

SUBJECT: Award Recommendation
RFP 702-14 Recycled Materials Processing

Upon review and consideration of Republic Services' response to RFP 702-14, Recycled Materials Processing, as the only response for this RFP, Solid Waste staff recommends award to Republic Services. Republic Services is very well established in the recycling industry locally, nationally, and worldwide. Additionally Republic Services is familiar with Richardson's blue bag recycling program, as well as our recycling efforts with regard to our longstanding special events (i.e. Wildflower, Cottonwood etc...).

The close proximity of Republic Services' Materials Recovery Facility (located in Plano and where the various recycled materials are processed and sorted) to Richardson is a great benefit as the responsibility of collecting recycled materials from residents will remain with the City. Republic Services is aware of the City's desire to increase recycling participation and tonnage and stands ready to assist with enhancing Richardson's recycling efforts.

With Republic Services' recycling industry experience, their knowledge of our blue bag program, and their commitment to assisting with our recycling program enhancements places Richardson in the best possible position with regard to the processing of our recycled materials. Should you have questions or need additional information please let me know.

cc: Don Magner, Assistant City Manager
Ryan Delzell, Superintendent of Solid Waste



City of Richardson Curbside Recycling Program – Processing

The following is the proposed revenue share with the City of Richardson for RFP 702-14

Fee Structure –

Contractor agrees to have a \$20.00 per ton processing fee and will rebate at a 30% revenue share. Rebates will be Gross Revenues and will utilize the PPI (Pulp and Paper Index) and the WPI (Waste Price Index) monthly. The contractor will perform monthly waste Audits with the notification in advance to city manager or designee if requested by a party. The monthly audits will be averaged for a quarterly rebate percentage. The rebate will be send to the City of Richardson at 411 w. Arapaho, Richardson, Texas 75080. An example of the PPI and WPI index is included in exhibit A. The Rebate calculation is included in exhibit B. In the event that the rebate is less than processing fees Republic agrees to terms to have this net zero to the City so the City will not owe any amount greater than the rebate for any given month. This is per the RFP language and is agreed upon.

An example is if the rebate was \$1,000 and the fees associated where \$1,200 the City would not owe \$200.00 this would be a zero balance due.

Please see revenue share attachment for example on the next page.

PART 4 – TECHNICAL REQUIREMENTS

SECTION C

Please see our pricing structure on rebates revenue sharing on our pricing proposal.

Revenue share will be at 30% to the City of Richardson

If market value for any period is less than processing fees Republic will have sole liability.

Republic Services has the ability to store materials between the two facilities and will not utilize landfills for any recyclable materials.

Republic Services
 Plano MRF
 Proposed Rebate Structure - City of Richardson

					20		30%		
Index	Commodity	Commodity Analysis	Tons	WPI/OBM \$/Ton	Processing Cost	SOM Revenue	Processing Fee	Revenue Share	
PPI-PPW	ONP #8 (OBM)	38.83%	2,085.70	\$ 60.00	\$ 20.00	\$ 125,142.18	\$ 41,714.06	\$ 37,542.65	
PPI-PPW	OCC (OBM)	12.93%	694.52	\$ 110.00	\$ 20.00	\$ 76,397.00	\$ 13,890.36	\$ 22,919.10	
PPI-PPW	RMP (Mixed (2)-OBM)		-	\$ 55.00	\$ 20.00	\$ -	\$ -	\$ -	
Waste Price Index	Aluminum UBC (densified)	1.45%	77.88	\$ 1,240.00	\$ 20.00	\$ 96,577.23	\$ 1,557.70	\$ 28,973.17	
Waste Price Index	Steel densified	2.22%	119.24	\$ 169.80	\$ 20.00	\$ 20,247.70	\$ 2,384.89	\$ 6,074.31	
Waste Price Index	PET #1 green loose	3.29%	176.72	\$ 360.00	\$ 20.00	\$ 63,618.51	\$ 3,534.36	\$ 19,085.55	
Waste Price Index	HDPE-Natural #2 baled	1.30%	69.83	\$ 480.00	\$ 20.00	\$ 33,517.35	\$ 1,396.56	\$ 10,055.20	
Waste Price Index	HDPE-Pigmented #2 baled	1.07%	57.47	\$ 480.00	\$ 20.00	\$ 27,587.36	\$ 1,149.47	\$ 8,276.21	
Waste Price Index	Mixed Plastics Rigids	6.50%	349.14	\$ 100.00	\$ 20.00	\$ 34,913.91	\$ 6,982.78	\$ 10,474.17	
Waste Price Index	Mixed Glass	19.32%	1,037.75	\$ -	\$ 20.00	\$ -	\$ 20,754.97	\$ -	
	Residue	10.00%	537.14	\$ -	\$ 20.00	\$ -	\$ 10,742.74	\$ -	
	Residue	3.1%	165.44	\$ -	\$ 20.00	\$ -	\$ 3,308.76	\$ -	
	Totals	100.0%	5,371.37			\$ 478,001.22	\$ 107,416.66	\$ 143,400.37	
							\$/Ton	\$ 26.70	

PRICE WATCH: **Recovered Paper - Domestic**

March 5, 2014

US\$ per short ton for open market purchases by mills, FOB seller's dock, for delivery this month (Further specifications below.)

Incorporating Official Board Markets

	Northeast			Midwest (Chicago) ⁴	Southeast ⁴	Southwest ⁴	LA-SF ³		
	New England	New York	Buffalo				LA	SF	Pacific NW ⁴
MIXED PAPER									
Mixed (2) - OBM*	40-45 (+0)	55-60 (+0)	30-35 (+0)	35-40 (+0)	50-55 (+0)	50-55 (+0)	70-75 (+0)	60-65 (+0)	55-60 (+0)
BROWN GRADES									
Box cut (4) - OBM*	70-75 (+0)	70-75 (+0)	80-85 (+0)	70-75 (+0)	70-75 (+0)	70-75 (+0)	90-95 (+0)	90-95 (+0)	60-85 (+0)
OCC (11) - OBM*	115-125 (+15)	115-125 (+15)	115-125 (+15)	90-100 (+10)	115-125 (+25)	100-110 (+10)	125-135 (+0)	115-125 (+0)	95-105 (+5)
DLK (13) - OBM*		140-150 (+15) (Northeast)		115-125 (+10)	130-140 (+25)	120-130 (+10)	130-140 (+0)	130-140 (+0)	110-120 (+5)
GROUNDWOOD									
ONP (6) - OBM*									
ONP (8) - OBM*	60-65 (+0)	60-65 (+0)	50-55 (+0)	50-55 (+0)	55-60 (+0)	55-60 (+0)	75-80 (+0)	70-75 (+0)	70-75 (+0)
OTHER GRADES									
OMG (10)		85-90 (+0)		75-80 (+0)	90-95 (+0)	85-90 (+0)	95-105 (+5)		90-95 (+0)
CGS (44)		85-90 (+0)		80-85 (+0)	90-95 (+0)	90-95 (+0)	95-105 (+5)		90-95 (+0)
WBN (24)		230-240 (+0)		220-230 (+0)	225-235 (+0)	225-235 (+0)	230-260 (+0)		230-240 (+0)
HIGH GRADES									
SOP (37)		155-165 (+5)		125-135 (+0)	135-145 (+5)	140-145 (+5)	170-180 (+10)		140-150 (+10)
CBS (43)		155-165 (+5)		125-135 (+0)	140-145 (+5)	140-145 (+5)	165-175 (+10)		135-145 (+10)
SBS heavy print (45)		165-175 (+5)		135-145 (+0)	150-155 (+5)		175-185 (+10)		
SWL (40)		255-265 (+0)		200-210 (+0)	205-215 (+0)	225-235 (+0)	235-245 (+0)		210-220 (+0)
MWL (41) ²		255-265 (+0)		200-210 (+0)	205-215 (+0)	225-235 (+0)	235-245 (+0)		210-220 (+0)
SBS light print (45)		210-220 (+0)		195-205 (+0)	200-210 (+0)	210-220 (+0)	225-235 (+0)		
PULP SUBS									
SBS unprinted (47)		310-320 (+10)		270-280 (+0)	290-300 (+10)	280-290 (+10)	275-285 (+0)		
HWS (30)		320-330 (+10)		270-280 (+0)	305-315 (+10)	310-320 (+10)	295-305 (+0)		
HWEC (31)		350-360 (+10)		300-310 (+0)	320-330 (+10)	325-335 (+10)	320-330 (+0)		295-305 (+0)

* OBM PRICES

Prices for grades designated "OBM" are a continuation of the prices originally published in Official Board Markets ("OBM", "The Yellow Sheet") and are reported on the same basis as published historically in OBM. See www.risi.com/RCPmethodology for a complete description of what has and has not changed about OBM prices. (Prices not marked * are consistent with prices published historically in P&PW.)

SPECIFICATIONS

Prices represent open market board and paper mill purchases agreed to for delivery in the indicated month. Contractually indexed transactions are excluded. Specifications: baled; full-truckload quantities; exclusive of delivery charges, premium or distress lots, and of all subsequent charges for packing, handling, destination considerations, or other special charges. Grades and preparation requirements are as defined in the current ISRI Scrap Specifications Circular.

NOTES

1. Because of low mill buying volume, ONP (6) prices were discontinued as of Dec. 5, 2013.
2. Preconsumer.
3. The price on the low end of the range is for the Bay Area and the price at the top end of the range is for the Los Angeles area.
4. As of Oct 2012, these region names were changed from a city to a region (e.g. "Chicago" to "Midwest"). This is a change in title, not in methodology. All references to the new names (e.g. "Midwest") as they apply to each price series above are consistent with the legacy names (e.g. "Chicago").

DISCLAIMER

While the information contained in this report has been obtained from sources believed to be reliable, RISI does not warrant or guarantee the accuracy and completeness of the information. All prices are best estimates of prices, and are composite prices as opposed to median or average prices.

wastepriceindex.com

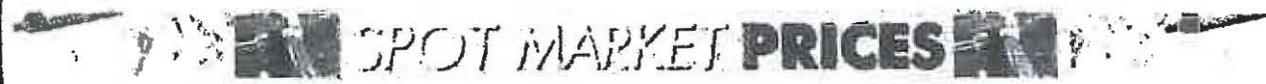
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HDPE #2 Scrap (loose)

Assorted High Density Polyethylene (HDPE) bottle and container scrap.

[View Benchmarks](#)



CURBSIDE SEPARATION MATERIAL RECOVERY (MRF)

at TIME: 17:58 EST - Wednesday, Apr 2, 2014

GRADES INCLUDED	LTL	TL	UNITS	FUNDS
+ <u>Loose NewsPrint</u>	30.90	41.20	ton	USD
+ <u>Baled NewsPrint</u>	61.80	82.40	ton	USD
+ <u>Co-Mingled #100 ~ Aluminum & Steel Cans, Glass</u>	10.49	20.98	ton	USD
+ <u>Co-Mingled #200 ~ Aluminum & Steel Cans, Glass & PET</u>	14.61	29.22	ton	USD
+ <u>Co-Mingled #300 ~ Aluminum & Steel Cans, Glass & Mixed Rigid Plastics</u>	19.96	39.93	ton	USD
+ <u>Co-Mingled #400 ~ SingleStream Minus Glass</u>	4.07	8.14	ton	USD
+ <u>Co-Mingled #500 ~ SingleStream with Glass</u>	3.49	6.98	ton	USD
+ <u>Co-Mingled #600 ~ Containers minus Glass</u>	45.34	90.68	ton	USD
+ <u>Aluminum Beverage Cans (loose)</u>	400.00	800.00	ton	USD
+ <u>Aluminum Beverage Cans (densified)</u>	940.00	1,240.00	ton	USD
+ <u>Steel Food Cans (loose)</u>	61.13	101.88	ton	USD
+ <u>Steel Food Cans (densified)</u>	118.86	169.80	ton	USD
+ <u>Mixed Scrap Container Glass</u>	1.53	3.06	ton	USD
+ <u>Sorted Scrap Glass ~ Clear</u>	6.13	12.26	ton	USD
+ <u>Sorted Scrap Glass ~ Green</u>	2.30	4.60	ton	USD
+ <u>Sorted Scrap Glass ~ Amber</u>	3.45	6.90	ton	USD
+ <u>Mixed Rigid Plastics 3-7</u>	60.00	100.00	ton	USD
+ <u>Mixed PET #1 (loose)</u>	140.00	300.00	ton	USD
+ <u>Sorted PET #1 (clear loose)</u>	200.00	420.00	ton	USD
+ <u>Sorted PET #1 (green loose)</u>	180.00	360.00	ton	USD
+ <u>Mixed PET Bottles (baled)</u>	280.00	480.00	ton	USD
+ <u>Sorted PET Bottles (clear baled)</u>	340.00	580.00	ton	USD
+ <u>Sorted PET Bottles (green baled)</u>	320.00	540.00	ton	USD
+ <u>HDPE #2 Scrap (loose)</u>	120.00	240.00	ton	USD
+ <u>HDPE #2 Scrap (baled)</u>	240.00	480.00	ton	USD
+ <u>PVC #3 (loose)</u>	80.00	180.00	ton	USD
+ <u>PVC #3 (baled)</u>	180.00	300.00	ton	USD
+ <u>Other Curbside Materials</u>	-	-	-	-

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