

**RICHARDSON CITY COUNCIL
MONDAY, AUGUST 25, 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 25, 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 UPDATE ON THE DEVELOPMENT OF A NEIGHBORHOOD PARK IN THE NORTHRICH NEIGHBORHOOD

C. REVIEW AND DISCUSS THE KCS LOOKOUT CROSSING AND REGIONAL SYSTEM MAINTENANCE UPDATE

D. REVIEW AND DISCUSS THE 2014 COMMUNITY REVITALIZATION AWARDS PROGRAM

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 – KENDAL HARTLEY

2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KENDAL HARTLEY

3. MINUTES OF THE AUGUST 18, 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 14-19, A REQUEST BY TRAVIS W. THOMPSON, REPRESENTING TWIN RIVERS CAPITAL PARTNERS LLC, FOR A SPECIAL PERMIT WITH MODIFIED DEVELOPMENT STANDARDS FOR AN ASSISTED LIVING FACILITY AND RELATED CARE SERVICES TO BE LOCATED ON APPROXIMATELY 4.9 ACRES AT 1776 N. PLANO ROAD (EAST SIDE OF PLANO ROAD, SOUTH OF CAMPBELL ROAD). THE PROPERTY IS CURRENTLY ZONED O-M OFFICE.
6. PUBLIC HEARING, ZONING FILE 14-21, A REQUEST BY VINCENT HIRTH, REPRESENTING FOUR SEASONS MARKET, FOR APPROVAL OF A SPECIAL PERMIT FOR A FARMERS MARKET TO BE LOCATED AT 100 S. CENTRAL EXPRESSWAY (SOUTHWEST CORNER OF CENTRAL EXPRESSWAY AND BELT LINE ROAD). THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.
7. PUBLIC HEARING, ZONING FILE 14-22 AND CONSIDER ADOPTION OF ORDINANCE NO. 4064, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A HOMESCHOOL EDUCATION RESOURCE CENTER WITH SPECIAL CONDITIONS ON A 3.34-ACRE TRACT ZONED I-M(1) INDUSTRIAL, LOCATED AT 1100 E. CAMPBELL ROAD, RICHARDSON, TEXAS.
8. PUBLIC HEARING ON THE FY 2014-2015 PROPOSED BUDGET.
9. SECOND PUBLIC HEARING FOR PROPOSED TAX RATE OF \$0.63516 PER \$100 VALUATION FOR FISCAL YEAR 2014-2015.

ACTION ITEMS:

10. RECEIVE THE AUGUST 6, 2014 SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL APPROVAL OF SCB CASE #14-10, BIBLICAL COMMUNITY CHURCH, SCB CASE #14-11, ST. JOSEPH CATHOLIC SCHOOL, AND SCB CASE #14-12, SHELL.

11. CONSENT AGENDA:

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

- A. ADOPTION OF ORDINANCE NO. 4063, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE WITH MODIFIED DEVELOPMENT STANDARDS ON A 0.354-ACRE TRACT ZONED C-M COMMERCIAL, LOCATED AT 501 W. BELT LINE ROAD, RICHARDSON, TEXAS.
- B. AUTHORIZE THE ADVERTISEMENT OF COMPETITIVE SEALED PROPOSAL NO. #902-14 – APPROVAL OF PLANS AND CONTRACT DOCUMENTS FOR NORTHRICH PARK. COMPETITIVE SEALED PROPOSALS TO BE RECEIVED BY WEDNESDAY, SEPTEMBER 17, 2014 AT 2:00 P.M.
- C. CONSIDER AWARD OF THE FOLLOWING BIDS:
 1. BID #62-14 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO WASTEQUIP, LLC FOR THE COOPERATIVE PURCHASE OF FOUR EACH 35 CUBIC YARD REFUSE COMPACTORS THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #425-13 IN AN AMOUNT NOT TO EXCEED \$73,196.

2. BID #64-14 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO INSITUFORM TECHNOLOGIES, INC. FOR THE COOPERATIVE CONTRACT FOR THE IN-LINE SANITARY SEWER REHABILITATION PROJECT PURSUANT TO UNIT PRICES BID THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD) CONTRACT #354-10 IN THE AMOUNT OF 173,452.50.
 3. BID #66-14 – WE RECOMMEND THE AWARD TO GAMETIME FOR THE COOPERATIVE PURCHASE OF PLAYGROUND EQUIPMENT AND INSTALLATION AT THE NEW NORTHRICH PARK THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD) CONTRACT #423-13 IN THE AMOUNT OF \$136,775.46.
- D. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL #903-14 – WE RECOMMEND THE AWARD TO WALL ENTERPRISES FOR THE RICHARDSON 190 DOG PARK FOR A TOTAL AMOUNT OF \$1,248,633.55.
- E. CONSIDER REJECTION OF BID #56-14 – WE RECOMMEND REJECTING ALL BIDS RECEIVED FOR THE ANNUAL REQUIREMENTS CONTRACT FOR MEDICAL SUPPLIES FOR THE FIRE DEPARTMENT.
- F. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 2 TO DECREASE AND CLOSE OUT PURCHASE ORDER NO. 131203 TO RKM UTILITY FOR THE 2010 STREET REHAB PHASE IV (PITTMAN/GRACE/S. LOIS) IN THE AMOUNT OF (\$73,282.89).

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 – Campbell Rd./Collins Blvd. 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 22, 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 25, 2014

Agenda Item: Review and Discuss Update on the Development of a Neighborhood Park in the Northrich Neighborhood

Staff Resource: Michael Massey, Director of Parks and Recreation

Summary: City staff will provide an update to the design and construction schedule for a new neighborhood park located near Northrich Elementary School.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, August 25, 2014

Agenda Item: KCS Lookout Crossing and Regional System
Maintenance Update

Staff Resource: Cliff Miller, Assistant City Manager
Steve Spanos, P.E., Director of Engineering
Brad Bernhard, P.E., Project Engineer

Summary: Staff will update the status of the rehabilitation of the KCS/Lookout Crossing and discuss the upcoming KCS Regional System Maintenance project. Richardson has been working with KCS Rail Road on a City-initiated project to complete much needed improvements of the at-grade crossing at Lookout Drive. The City has also learned of an impending KCS maintenance project along their rail lines throughout the City.

Board/Commission Action: N/A

Action Proposed: N/A





City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, August 25, 2014

Agenda Item: Review and discuss the 2014 Community Revitalization Awards program.

Staff Resource: Susan M. Smith, Assistant Director of Development Services

Summary: Staff will provide an overview of the Community Revitalization Awards program including composition of the Judging Committee, criteria for evaluating nominated projects, and the prospective schedule leading to the presentation of the 2014 awards.

Board/Commission Action: None.

Action Proposed: Review and Discuss

MINUTES
RICHARDSON CITY COUNCIL
SPECIAL CALLED COUNCIL MEETING
AUGUST 18, 2014

SPECIAL CALLED MEETING – 6:00 P.M., COUNCIL CHAMBERS:

- **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
Kent Pfeil	Direct of Finance
Gary Beane	Budget Officer

1. **INVOCATION – SCOTT DUNN**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – SCOTT DUNN**
3. **MINUTES OF THE AUGUST 4, 2014 AND AUGUST 11, 2014 MEETINGS**

Council Action

Mayor Pro Tem Townsend moved to approve the Minutes as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 6-0. Councilmember Mitchell abstained.

A. VISITORS

Mr. Charlie Newton addressed Council about a symphony performance at the 2014 Elite Richardson West Meets East Concert and asked Council to support the Richardson Symphony. Assistant City Manager Cliff Miller advised that the City does currently support the symphony through arts grants. Mr. Charles Perutelli expressed concern with the tax rate for senior citizens.

B. PUBLIC HEARING FOR PROPOSED TAX RATE OF \$0.63516 PER \$100 VALUATION FOR FISCAL YEAR 2014-2015

City Manager Dan Johnson provided an overview of the proposed tax rate. With no further comments, Councilmember Solomon moved to close the Public Hearing at 6:36 p.m., seconded by Councilmember Dunn, and approved unanimously, 7-0.

C. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilmember Dunn commented that the Splash Day was a success, Empty The Shelter Day resulted in a record 38 adoptions, the Taco Joint was now open, and 1050 BBQ and Fadi's Mediterranean Grill would be opening soon.

Councilmember Mitchell reported that the Arts Commission interviewed local arts groups for potential arts grants, with the allocation process to start Thursday.

Mayor Maczka noted that a crowd of 12,000 attended the 17th Annual Corporate Challenge Opening Ceremony on Friday night. She expressed her appreciation to the Parks staff for their hard work.

ADJOURNMENT

With no further business, the meeting was adjourned at 6:40 p.m.

MAYOR

ATTEST:

CITY SECRETARY



MEMO

DATE: August 21, 2014
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services MS
SUBJECT: Zoning File 14-19 – Twin Rivers Assisted Living Facility

REQUEST

Travis W. Thompson, representing Twin Rivers Capital Partners LLC, is requesting approval of a Special Permit with modified development standards for an assisted living facility and related care services to be located at 1776 N. Plano Road, the site of the Town North Presbyterian Church.

BACKGROUND

The applicant's request is to develop approximately 4.9 acres of undeveloped land on the church property into a single-story assisted living facility with associated care services and a 4,000-square foot secondary building along Plano Road. The proposed facility would have approximately eighty-six (86) units with resident lounges and common areas in the main building. The secondary building could contain additional units or related care services, but could also develop as a medical office building unaffiliated with the assisted living facility. Along with the Special Permit request, the applicant requested several variances to accommodate the proposed development including the following:

- Reduced open space requirements adjacent to residential zoning
- Wrought iron fencing with landscaping in lieu of masonry screening wall adjacent to residential zoning
- Parking ratio specific to an assisted living facility
- Allowance of a flag lot
- Masonry cladding material and building design flexibility
- Secondary building construction timing and use flexibility

The City Plan Commission (CPC) determined that the proposed use was appropriate adjacent to single-family neighborhoods and complementary to the church as well. However, the CPC expressed concern regarding the creation of a flag lot; the timing of construction and use of the secondary building; and the extent of requested design flexibility relative to variability of masonry cladding materials and the use of dormers or natural light towers.

The applicant's stated intent is to operate the secondary building as part of the assisted living facility, but he also wants to be able to respond to changing market demands to better ensure its continued occupancy. Further, the applicant stated flexibility in the use of cladding materials was important due to fluctuating materials costs.

Subsequent to the CPC hearing, the applicant prepared an alternate set of building elevations for City Council consideration that would allow greater variation in cladding materials while providing more certainty regarding the final design of the facility.

The applicant has further stated a preference for the alternate building elevations over the original option presented to the City Plan Commission. The Council has the discretion to approve either option as presented or with modifications, or to approve both options. Changes on the alternate version include varied location and allocation of cladding materials on the primary building as well as the introduction of a third brick type to be used on the secondary building, which would replace stone cladding on the version presented to the CPC.

One (1) resident spoke in favor of the request at the CPC hearing.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 7-0, recommends approval of the request, subject to the attached special conditions.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
City Plan Commission Minutes 8-5-2014
Staff Report
Zoning Map
Aerial Map
Oblique Aerial Looking East
Zoning Exhibit (Exhibit "B")

Option 1 & 2 Elevations (Exhibits "C-1" thru "C-5")
Option 1 & 2 Color Elevations (Exhibits "D-1" thru D-2")
Color Rendering of Alternate Elevations (Exhibit "E")
Site Photos
Applicant's Statement
Notice of Public Hearing
Notification List

ZF 14-19 Special Conditions (as recommended by the CPC)

1. An assisted living facility 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 assisted living facility (primary building) and secondary building shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building elevations (Exhibits “C-1” and “C-2”).
3. The assisted living facility (primary building) shall be constructed prior to or concurrent with the secondary building. Parking adjacent to and associated with the secondary building shall not be constructed prior to the construction of the secondary building.
4. The secondary building shall be used only for health care services related to the assisted living facility or as an office building limited to medical office uses.
5. The allocation of building materials for the assisted living facility (primary building), as shown on Exhibit “C-1” shall be allowed to increase or decrease by no more than 10% for each material provided the building regulations of the O-M Office District regarding minimum masonry percentages are still met. Natural light towers located over the resident lounges as shown on Exhibit “C-1” are allowed to be replaced with 3-windowed dormers.
6. The assisted living facility (primary building) shall be allowed to encroach into the 60-foot open space area along the east and south property lines as shown on Exhibit “B”.
7. In lieu of a masonry screening wall, a minimum 6-foot high wrought iron fence with brick columns spaced a maximum of twenty-five (25) feet on center shall be required. Evergreen shrubs shall be planted between the columns on the inside of the fence and shall be a minimum of three (3) feet in height at the time of planting and shall be a minimum of six (6) feet in height at maturity.
8. Parking shall be provided at a minimum of 0.4 spaces per unit for the assisted living facility (primary building) and parking shall be provided at a ratio of one (1) space per 250 square feet for the secondary building.
9. A flag lot shall be permitted to accommodate the development of the subject site as an assisted living facility as shown on Exhibit “B” and shall not be further subdivided to create a flag lot in a different configuration. Any subsequent subdivision of the subject site that creates a flag lot in a different configuration shall require a variance and shall be processed as stated in Chapter 21-9 of the City of Richardson Code of Ordinances.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: August 6, 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: August 8, 2014

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, August 25, 2014, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 14-19

A request by Travis W. Thompson, representing Twin Rivers Capital Partners LLC, for a Special Permit for an assisted living facility and other related care services with modified development standards to be located on a portion of the lot at 1776 N. Plano Road (east side of Plano Road, south Campbell Road). The property is currently zoned O-M Office.

ZF 14-21

A request by Vincent Hirth, representing Four Seasons Market, for approval of a Special Permit for a farmers market to be located at 100 S. Central Expressway (southwest corner of Central Expressway and Belt Line Road). The property is currently zoned PD Planned Development.

ZF 14-22

A request by Mike Hope, representing Lonestar Construction Services, for approval of a Special Permit for a home school education resource center to be located at 1100 E. Campbell Road (southeast corner of Campbell Road and Glenville Drive). The property is currently zoned I-M(1) Industrial.

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

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

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES - AUGUST 5, 2014**

PUBLIC HEARING

Zoning File 14-19 – Twin Rivers Assisted Living: Consider and take necessary action on a request for approval of a Special Permit for an assisted living facility and other related care services with modified development standards to be located on a portion of the lot at 1776 N. Plano Road, north of Collins Boulevard, on the east side of Plano Road. The property is currently zoned O-M Office.

Mr. Shacklett stated the applicant was requesting a Special Permit to develop an assisted living facility with related care services on 4.9 acres located north of Collins Boulevard, east of Plano Road and adjacent to the Town North Presbyterian Church. He said the facility would be a one-story, L-shaped, 63,000 square foot building on the south and east side of the property with a secondary 4,000 square foot building closer to Plano Road.

Mr. Shacklett presented the concept plan noting that the main building would house 86 units including a memory care wing located on the northern portion of the building and possibly additional units located in the secondary building. He also said that the secondary building could house related care services such as adult day care, rehabilitation services, or a medical office that would not be affiliated with the assisted living facility.

Mr. Shacklett outlined some of the exceptions requested by the applicant, which included:

- Reduce the City's required 60-foot setback of non-residential from residential (lounge areas in proposed building will be 45-52 feet from residential areas).
- Removing the existing landscape along border with subdivision and replace with wrought iron fence with brick columns in-lieu-of masonry wall with evergreen shrubs inside of fence to add to the screening.
- A parking ratio of 0.4 per unit (a ratio recommended by the Institute of Traffic Engineers (ITE) for assisted living facilities).
- Permit the platting of a flag lot for the main property and a separate plat for the area where the secondary building would be located, which would also produce a flag lot.
- Flexibility - The option of replacing four of the five light wells with dormers leaving the large light well over the main entrance as is.
- Flexibility in the use and placement of building materials while still meeting the City's masonry requirement (+/- 10 percent difference from black/white elevations).

Mr. Shacklett concluded his presentation by noting that no correspondence had been received either in favor or opposed.

Commissioner Linn asked if the City discourages the platting of flag lots how the church was allowed to develop the original property. He also wanted further clarification on the proposed uses for the secondary building.

Mr. Shacklett replied that when the property was originally platted it contained 9.5 acres and the church chose to construct their buildings on the northwest corner of the property and kept the other land for future expansion.

Regarding the secondary building, Mr. Shacklett said the existing zoning is an office district, and the way the special condition was written it could develop as a general office building. If the Commission was concerned about the use, a special condition could be added to limit the use of the building for medical or related care services if it was not part of the assisted living facility.

Commissioner DePuy asked if the proposed facility was affiliated with the Twin Rivers Senior Living facility on Belt Line Road.

Mr. Shacklett replied the same person who developed the first facility would be involved with the development of the proposed facility.

Chairman Hand asked for clarification of an earlier statement about platting the main facility separately from the secondary building and creating another flag lot.

Mr. Shacklett explained the main lot would remain a flag lot whether the land where the secondary building was located was separated or not, but if the Commission was concerned a special condition could be added to a motion limiting the area to no more than two lots.

Commissioner Hand asked if a flag lot would affect the value of the property and Mr. Chavez said it would not.

Commissioner DePuy asked if there would be two separate owners if the properties were separately platted and Mr. Shacklett said there would be two owners.

Commissioner Linn asked why the applicant was requesting in Special Condition 3 to have the flexibility to construct the main and secondary buildings separately. He also wanted to know if there was an advantage for the applicant to have the secondary building as part of the Special Permit, but not be required to build it concurrently.

Mr. Shacklett replied the applicant requested the condition to allow for development flexibility and it was possible the request had to do with not going having to go through the process again.

Commissioner Linn asked if the applicant subdivided the property, would the rights granted under the requested Special Permit be conveyed to the new owner. He also wanted to know if the secondary building would be covered under the permit.

Mr. Shacklett said the Special Permit and conditions would apply to the subject 4.88 acres, but it would be possible for a new owner to request a flag lot variance, construct a building and the required parking spaces then leave the rest as green space without going through the zoning process. He added that the conditions listed in the staff report were meant to make it as clear as possible what the applicant was requesting.

Chairman Hand pointed out that in most cases developers are not required to construct every building listed on their plans and asked for further clarification as to why Condition 3 was requested.

Mr. Shacklett replied it was just a clarification of the applicant's intent and suggested the applicant may be able to provide further information.

Commissioner DePuy asked if the smaller property/building was sold off and used for a medical office, would an easement be included so access to the assisted living facility will not be hampered.

Mr. Shacklett said at the time the property or properties were platted, a mutual access easement would need to be signed by all property owners, including the church, granting the access as well as dedicating the fire lanes and utility easements.

Chairman Hand asked for clarification on the note in the exhibit that the "building to be built prior to adjacent parking".

Mr. Shacklett replied that City code requires parking lots to be screened and instead of having a parking lot as the first thing someone would see from Plano Road, it was suggested that the building should be built prior to or concurrent with the adjacent parking so the building would act as a screen for the parking lot.

Commissioner Linn asked if there should be a stipulation in the Special Permit that the parking lot should not be constructed unless the secondary building was built.

Chairman Hand said he just wanted to make sure that the parking lot and the building were built at the same time and not one without the other.

Mr. Shacklett added that the note was there to make sure the applicant would not build the parking lot without building the secondary building.

Commissioner Maxwell stated that it was unusual for a note about the order of construction to be on the exhibit and not part of the conditions for the Special Permit.

Mr. Shacklett said the stipulation about the order of construction could be added as a condition of the Special Permit during the motion.

Commissioner DePuy asked if the parking for the secondary building was needed for the assisted living facility to meet the required number of parking spaces.

Mr. Shacklett replied that the assisted living facility has sufficient parking spaces on their concept plan even without the spaces for the secondary building.

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

Mr. Travis Thompson, representing Twin Rivers Capital, 1400 Preston Road, Suite 400, Plano, Texas, said the proposed facility would have a low impact on the adjacent subdivision and church as well as well as filling the need for an assisted living facility on the east side of the City. He added that the proposed site would complement the existing Twin Rivers Senior Living facility so when a resident reaches the point of needing assistance with their daily needs they will have another quality facility to go to.

Mr. Thompson reviewed the requested variances and the reasoning behind those requests:

- Reduction to the City's required 60-foot setback - *the proposed lounge areas will extend off the back of the building into the 60-foot setback, but these areas will provide an area of relaxation and operation for the residents and staff outside of their rooms.*
- Removing the existing landscape along border with subdivision - *in meetings with adjacent homeowners, the majority said they would prefer the proposed wrought iron fence and shrubs instead of a solid masonry wall.*
- A parking ratio of 0.4 per unit – *although the recommendation is 0.4 spaces per unit, the site will actually be parked at 0.7 spaces per unit even if the secondary building was platted as a separate site.*
- Permit the platting of a flag – *because of way the church developed, it left a unique piece of property and assisted living would be an appropriate use because it does not need the traffic access from Plano Road that a retail center might and being located behind a church and in front of a neighborhood will make the use more quiet and tranquil for the residents. In addition, if the property for the secondary building was sold, an agreement would be made with new owners to have a common sign.*
- Flexibility
 - Secondary building – *requested to make sure everyone was aware of the intent and to make the secondary building of the highest quality and to insure the usage will be compatible with the assisted living facility. Also, if all the buildings were built at one time it may be hard to justify assisted living or memory care units in a secondary building.*
 - Masonry requirement – *because it is so early in the design process, it is hard to anticipate the cost of stone versus brick so it may be more cost effective to use one or the other.*
 - Elevations (light wells) – *dormer may provide more natural light for the lounge areas as well as providing cost flexibility for the project.*

Commissioner DePuy asked if there would be outside patio areas for the residents and where would those be located. She also wanted to know where the main dining hall would be located.

Mr. Thompson replied the secondary building will most likely have a front porch appearance, and on the main building there will be rooms that will have patios. He added the commercial kitchen and dining area will be off the main entrance with views of the outdoor courtyard area.

Commissioner Linn asked if the secondary building was part of the plan that was proposed to the homeowners association.

Mr. Thompson said that at the July 7th meeting with the homeowners, the secondary building was part of the presentation and at the time the contemplated use was for additional memory care, but there are some memory care only facilities being planned for the general area (not only Richardson), which prompted us to request the flexibility. Also, if the main building was extended all the way to Plano Road doing away with the secondary building, it would present a very long hallway for the residents to navigate.

Commissioner Linn said based on comments from the staff the intended use for the secondary building would need to be specific within the Special Permit and asked the applicant if that was something they would be okay with.

Mr. Thompson said yes, and stated they preferred that option to avoid the risk of a business going in that was not complementary to the assisted living facility. He added that in their applicant statement they suggested limiting the uses to be medical offices, rehabilitation, assisted living, memory care or adult day care.

Chairman Hand asked why it was important to allow the secondary building to be carved off from the rest of the property.

Mr. Thompson replied that it was not their desire to sell the parcel and the only reason they were requesting the ability was to have as many options as possible for development of the project.

Commissioner Maxwell said that a living screen in conjunction with the wrought iron fence was preferable, but had concerns over privacy for both the residents and the homeowners.

Mr. Thompson replied they were looking into fences for the individual patio areas for added privacy, but it was not their intention for the residents to have the sense they were locked in or the area to have a sterile feeling.

Commissioner Maxwell thought a living screen and wrought iron fence was preferable, and could understand the requested flexibility for the materials on the elevation, but expressed concerns about approving those requests without knowing exactly what they would look like.

Mr. Thompson said he understood and the only comment he could make on their behalf was to ask the Commissioners to look at the Twin Rivers Senior Living development and the quality and beauty of that facility.

Commissioner Maxwell asked if the Special Permit was tied to the applicant and staff replied it was not. He added that if the permit was granted with the listed conditions and if the property was not developed by the applicant it caused concern about how the future property might develop.

Mr. Thompson replied he would entertain the Special Permit being tied to Twin Rivers Capital.

Commissioner Frederick expressed concern over the flexibility with the stone and brick because of the plain and unimaginative buildings along Plano Road and the fact she did not want the proposed facility to have that same look.

Mr. Thompson said it would be to their advantage to add variety to their building without necessarily having to use all stone and a beautiful secondary building would be the “front porch” to their entire facility.

Commissioner DePuy asked if the facility will be managed by the Twin Rivers Corporation and would it be affiliated with the church.

Mr. Thompson replied that the facility would not be affiliated with the church, but the onsite management team from Twin Rivers Senior Living will play an integral role in the staffing. He added that the two companies will not be related other than one of the owners of Twin Rivers Residential will also be an owner of the assisted living facility.

Mr. George Nelson, 1614 Heather Glen Court, Richardson, Texas, said he was in favor of the proposed development, but wanted to make sure the developer maintains the fence and area between the homes and the facility.

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

Chairman Hand agreed there was a need for assisted living and senior housing in the City and liked the proposed development. He added that he thought it was a complementary use being next door to the church, but had concerns with the prospect of separating the front parcel and creating another flag lot.

Commissioner Maxwell again expressed concerns over the lack of definition regarding future subdivision of the land, building the primary and secondary buildings at different times, and allowing too much flexibility in the elevations. He asked staff what would be the process if the applicant wanted to sell off the front piece of land.

Mr. Shacklett said that if the application was approved as presented, when the applicant came back for platting they would not have to ask for a variance because it had already been granted through the Special Permit process. He added that if the Commission wanted to prevent the separation of the property into two lots, a condition could be changed to “allow a flag lot as shown on the exhibit”, or if the Commission wanted to allow the separation of the property into two lots the condition could be changed to reflect that only the L-shaped lot could be a flag lot.

Commissioner Linn suggested that before the primary building could receive the Certificate of Occupancy (CO), the secondary building would have to have permits filed for construction.

Mr. Shacklett asked if the Commission had concerns about developing the secondary office building as a medical office prior to the assisted living facility being built. He also reminded the Commission that the base zoning would allow a medical or professional office.

Chairman Hand agreed with Mr. Maxwell that the main building should be built prior to or concurrently with the secondary building.

Commissioner Springs said he agreed with the comments of Mr. Hand and Mr. Maxwell and asked the staff if there was a definition of a flag lot in the City’s code.

Mr. Shacklett replied the code states “it is a lot predominantly situated behind another lot and having access to a street by means of a narrow portion of the lot, generally have a depth greater than its frontage extending out to the street”.

Commissioner Ferrell asked staff if the Commission restricted the elevation to the ones presented would the applicant have to come back before the Commission for a revision. He added that he had concerns with the light wells versus the dormers and wanted to know if the applicant could be precluded from using one over the other.

Mr. Shacklett said if the elevations were approved as presented by both the Commission and City Council, then if at the time of the development plan process they want to make a change, the item would have to come back before the Commission because the elevations would not be in substantial conformance with the ordinance.

Regarding the light wells versus the dormers, Mr. Shacklett stated if the elevations were approved as presented and the light wells were removed, the applicant would have to come back before the Commission.

Commissioner Maxwell stated he felt the special conditions, as written, did not reflect what the applicant was requesting in the elevations since the staff was only allowing a 10 percent variance.

Mr. Shacklett said in his discussion with the applicant it was staff’s contention a limitation of 10 percent was appropriate so the elevations would be a reasonable facsimile of the elevations presented to the Commission.

Commissioner Maxwell stated he must have misread the condition and was in support of the 10 percent variance.

Commissioner DePuy expressed support for the 10 percent variance on the elevations to allow for some flexibility, and she was in agreement with the concerns about the flag lot and was not in favor of having the front piece sold off. She asked staff what would happen if the secondary building was never built.

Mr. Shacklett stated that as the application was presented, it was possible the secondary building and adjoining parking lot would not be built, which would leave the area in question with only landscaping.

Regarding light wells versus the dormers, Ms. DePuy said she would be in favor of whatever would provide the most natural light into the building.

Commissioner Springs stated he did not have a problem with the requested elevations because most of the elevation would be screened but thought the focus should be on the secondary building because it fronted on Plano Road.

Commissioner Frederick pointed out that the applicant had presented two styles of dormers and asked which one would be used.

Mr. Shacklett said that as the conditions were written, it gives the applicant the flexibility to use either a single or triple pane dormer and would not be tied to the elevations.

Chairman Hand asked if the single dormers shown in Exhibit C1 would be where other dormers could be used or would those be in lieu of the light wells over the public areas.

Mr. Shacklett replied that the dormers on the back of the building would remain and the proposed dormers would be placed on the front of the elevation in lieu of the light wells.

Mr. Chavez offered a recommendation to revise the conditions as follows:

- Condition 3 – assisted living facility, the primary building, shall be constructed prior to, or concurrent with, the secondary building. The associated parking for the secondary building shall only be constructed concurrently with said building.
- Condition 4 – ornamental light wells located over the resident lounges shown in Exhibit C1 are allowed to be replaced with triple pane dormers.
- Condition 8 – a flag lot shall be permitted to accommodate the development of the subject site.

Commissioner Linn asked if the change to Condition 8 would prevent the property from being subdivided. He also wanted to know if a condition needed to be added to restrict the secondary building to medical office use only, something he would prefer.

Mr. Chavez replied that it would not prevent the property from being subdivided, but the applicant would have to come back before the Commission to request a variance from the original Special Permit in order to further divide the property.

Regarding restricting the secondary building, Mr. Chavez said a change would only be needed if the use was not going to be a medical or healthcare related use and staff could change the condition to limit the use.

Commissioner Springs pointed out that the term “triple pane window” had a different meaning from what Mr. Chavez had implied and referred to the thickness of the glass as opposed to three separate windows.

Mr. Shacklett suggested that the wording could be “may be allowed to be replaced by dormers as noted in Exhibit” and staff would provide a new exhibit showing the alternate elevation and listed as a three-window dormer.

Motion: Commissioner Linn made a motion to recommend approval of ZF 14-19 as presented with the addition of the revised special conditions presented by staff, and the use of the secondary building as medical office if not used for affiliated assisted living facility use; second by Commissioner DePuy. Motion approved 7-0.



Staff Report

TO: City Council

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

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

DATE: August 21, 2014

RE: **Zoning File 14-19:** Twin Rivers Assisted Living Facility – 1776 N. Plano Road.

REQUEST:

Special Permit for an assisted living facility and other related care services with modified development standards to be located on a portion of a lot at 1776 N. Plano Road (east side of Plano Road, south of Campbell Road).

APPLICANT / PROPERTY OWNER:

Travis W. Thompson – Twin Rivers Capital Partners LLC / Craig Jeffery – Town North Presbyterian Church

EXISTING DEVELOPMENT:

The 9.5-acre lot is partially developed as Town North Presbyterian Church. The church consists of the 1-story sanctuary and two (2) additional 2-story buildings with classrooms totaling 32,360 square feet. The southern and eastern portions of the property are undeveloped.

ADJACENT ROADWAYS:

Plano Road: Six-lane, divided arterial; 28,000 vehicles per day on all lanes, northbound and southbound, south of Campbell Road (February 2013).

Campbell Road: Six-lane, divided arterial; 26,900 vehicles per day on all lanes, eastbound and westbound, west of Plano Road (February 2013).

SURROUNDING LAND USE AND ZONING:

North: Office; TO-M Technical Office

South: Retail/Commercial & Single Family; LR-M(2) Local Retail & R-1500-M Residential

East: Single Family; R-1500-M Residential

West: Office & Industrial; I-M(1) Industrial

FUTURE LAND USE PLAN:

Neighborhood Service

Neighborhood Service includes service-related uses such as retail sales; personal services such as cleaners, barbers and beauty shops; entertainment; recreation; and office uses oriented to the immediate area. Retail centers often contain a major or junior anchor, but may not. Office uses in this category are usually integrated into retail centers, but may include small freestanding office buildings that provide services for the surrounding neighborhood. Some Neighborhood Service districts may include senior housing.

Future Land Uses of Surrounding Area:

North: Neighborhood Service

South: Neighborhood Service & Neighborhood Residential

East: Neighborhood Residential

West: Office/Industry

EXISTING ZONING:

O-M Office (Ordinance Number 773-A).

INFRASTRUCTURE IMPACTS:

The request will not have any significant impacts on the traffic or existing utilities in the area.

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

Request:

The applicant's intent is to develop approximately 4.9 acres of undeveloped land (a portion of the Town North Presbyterian Church property) as a single-story assisted living facility with associated care services. The Comprehensive Zoning Ordinance defines as assisted living facility as:

an establishment that furnishes, in one or more facilities, food and shelter to four or more persons who are unrelated to the proprietor of the establishment and that provides personal care services as defined by chapter 247 of the Texas Health and Safety Code, including assistance with meals, dressing, movement, bathing, or other personal needs or maintenance, the administration of medication by qualified personnel, or the general supervision or oversight of a resident's physical and mental well being.

The applicant also proposes the development of a 4,000-square foot secondary building near the Plano Road entrance, as well as two (2) maintenance and storage buildings in the northeast portion of the tract. The assisted living facility also provides a memory care wing. Additional

related care services include rehabilitation and adult day care which will be provided in the facility or in the secondary building. The applicant has also requested flexibility to allow the secondary building to develop as a medical office building which may be unaffiliated with the assisted living facility and which is an allowed use under the current O-M Office zoning.

Proposed Development:

- **Building Areas:**
 - Primary Building - 62,864 square feet.
 - Secondary Building - 4,000 square feet.
 - Maintenance & Storage Buildings - 600 square feet and 750 square feet.
- **Building Materials:**

Primary building (approximately 90% masonry, exceeds the City's minimum masonry requirement) - constructed of red and beige brick, white stone, and white cementitious lap siding. The applicant is requesting flexibility in the use and placement of materials as shown on the attached elevations (Exhibit "C-1"), which will be discussed further in the following section of the staff report.

The secondary building (100% masonry) – constructed of red brick and white stone. The maintenance and storage buildings (100% masonry) – constructed of red brick and beige split face masonry block.
- **Setbacks and Landscape Buffer:**
 - Front: 40 feet along Plano Road. The applicant is requesting a reduction of the 60-foot rear open space requirement along the east and south property lines adjacent to residential zoning districts to forty-five (45) feet to allow certain portions of the building to encroach. This request will be discussed further in the following section of the staff report.
 - Side: 10 feet when adjacent to non-residential zoning districts.
 - Rear: 20 feet when adjacent to non-residential zoning districts.
 - Landscape Buffers: 30-foot buffer along Plano Road, per the O-M Office Zoning District requirements.
- **Primary Building Height:** 18'9" (midpoint of roof) / maximum height of 37' to the top of the ornamental light wells
- **Secondary Building Height:** 20' (midpoint of roof)
- **Maintenance & Storage Buildings:** 12'10" (midpoint of roof)
- **Floor Area Ratio:** 0.32:1 proposed/ Maximum 0.75:1 allowed
- **Landscaping Percentage:** 28% proposed, 7% required
- **Building Orientation:** The front of the assisted living facility (primary building) faces northwest where the main entrance and porte-cochere are located, with secondary entrance/exits along the rear and ends of the building. Along the rear of the building there is a fenced courtyard area for the memory care wing. The secondary building is

designed with a front elevation on the east and west sides of the building and has entrance/exits on both sides.

- Number of Parking Spaces: 80 proposed; 51 required. The required parking is based on the applicant's proposed ratio of 0.4 spaces per unit with the secondary building parked at an office ratio of one (1) space per 250 square feet. The proposed parking ratio will be discussed further in the following section of the staff report.

Issues Related to the Request:

Rear Open Space Requirement – The City's Subdivision and Development Code (Chapter 21 of the Code of Ordinances) requires an open space area of sixty (60) feet, to include alley right-of-way, where the rear of a building in a non-residential district abuts on a residential district.

The proposed assisted living facility (a non-residential use) backs upon a single family residential district along the east property line and along a portion of the south property line as noted on Exhibit "B". The applicant's encroachment request of the facility into the 60-foot open space area only occurs in the area where portions of the buildings are wider in order to accommodate the lounge areas provided throughout the facility. Since the lounge areas are wider than the hallways, the encroachment occurs, but the remainder of the facility does not encroach. At the closest point, a portion of the building is located within forty-five (45) feet of a residential property (along the south property line).

Screening Adjacent to Residential Zoning Districts – In addition to the rear open space and screening requirement discussed above, the Subdivision and Development Code requires screening where a non-residential district backs upon a residential district. The screening is required to be a minimum 6-foot masonry wall.

In 1994, Town North Presbyterian Church received a variance to allow a living screen in lieu of a masonry wall along the east and south property lines adjacent to the single family neighborhood, and the installation was deferred until the church expanded in 2001. At the time of expansion, a revised landscape plan was approved showing a living screen consisting of a photinia hedge with Red Oaks and Live Oaks planted on 50 to 60-foot centers along the east and south property lines adjacent to the residential areas.

The applicant is proposing to remove most of the existing trees and all of the shrubs as part of the request, but has stated they will attempt to preserve any trees that are healthy and not located within the limits of the proposed fire lane. In lieu of constructing a 6-foot masonry wall, the applicant's desire is to construct 6-foot wrought iron fence with brick columns on 25-foot centers, with evergreen shrubs planted along the inside of the fence to further screen the facility from view of the adjacent residential alleys and lots. The applicant met with the neighborhood and surveyed their preference regarding a masonry wall versus landscaping or some other sort of combination. He states that 88% of the neighbors he spoke with preferred the proposed fence and landscaping.

Parking – As part of Special Permit requests for assisted living facilities and nursing homes, applicants typically request a specific parking ratio for the use since Chapter 21 does not provide parking ratios for these uses. The applicant is requesting a ratio of 0.4 parking spaces per unit for the primary building, while the secondary building would be parked at an office ratio. The

requested ratio is based on a recommended ratio for senior housing concluded by The Institute of Traffic Engineers (ITE).

Although the requested ratio is 0.4 spaces per unit, the applicant is providing a parking ratio of approximately 0.74 spaces per unit. Other similar facilities in Richardson were approved with ratios ranging from 0.5 spaces per unit to 1.0 space per unit (this facility included independent senior living units as well which typically require more parking).

The applicant states that approximately 10-15 employees are on site at a given time. Since the residents in an assisted living facility are less likely to drive or maintain a vehicle on premises, the applicant feels the eighty (80) parking spaces being provided will be more than adequate to support the parking needs of the primary building and secondary building.

Flag Lot – Due to the configuration of the existing church development, the development of the vacant land as a separate lot creates a flag lot which are prohibited per Chapter 21. The applicant is requesting to allow the lot to be replatted as shown on Exhibit “B”. Furthermore, the applicant requests that if the secondary building was platted separately from the assisted living facility, a flag lot in that configuration should be allowed as well. Both lots would still be required to have dedicated street frontage along Plano Road.

Building Material/Design Flexibility – The proposed building elevations, as depicted in Exhibits “C-1” and “C-2” would be part of the Special Permit if the request is approved. Also, the facility would be required to be constructed in “substantial conformance” with said exhibits. As previously stated, the primary building would exceed the City’s minimum masonry requirement of 85%.

Regarding the masonry materials, the applicant is concerned with the length of time between this application and the potential start of construction; therefore, he has requested flexibility in the allocation of the masonry materials to offset potential material cost increases at the time of construction. He feels the flexibility will make the project more viable and will allow the operator to keep rents at a more reasonable level for the residents. The requested conditions of the flexibility include:

- The location of masonry materials could vary from what is shown on Exhibit “C-1”, but shall be limited to the approved masonry materials listed as part of the application (red brick, beige brick, white stone, or white split face masonry block).
- Individual elevations shall meet the minimum 80% masonry requirement.
- The entire building shall meet the minimum 85% masonry requirement.

The applicant’s request also included that the sky domes or ornamental light wells located above the resident lounges be allowed to be replaced with dormers that would not extend above the top ridge line of the roof. There are five (5) light well features over the resident lounges with a sixth located above the main common area. The light well over the main common area would not be allowed to be removed and/or replaced. The applicant states the flexibility allows the developer to manage development costs while still being able to provide natural light into the lounge areas.

Staff expressed concern to the applicant regarding this request. The applicant was informed that, as part of a Special Permit request, elevations are typically approved that are very representative

of what the final product will look like, and typically major changes to the location, type, and amount of masonry materials used on a building constitute a substantial change. Staff suggested a limitation in the amount of percent increase/decrease in any material, but the applicant chose to proceed with the request as described above.

Secondary Building – The 4,000-square foot building may serve as an auxiliary building for the assisted living facility providing services such as rehabilitation, adult day care, or memory care; however, the applicant has also stated the building may not be affiliated with the assisted living facility, in which case, it would likely be a medical office building.

The applicant requests that the construction of the primary building not be contingent upon the development of the secondary building to allow for the right tenant/usage of the building to complement the assisted living facility. As shown on Exhibit “B”, the secondary building screens parking located on the east side of the building, but the parking will not be allowed to be constructed until the secondary building is constructed to ensure the parking area is screened from view of Plano Road.

Since the August 5, 2014 City Plan Commission meeting, the applicant has requested that instead of allowing a 10% variation in materials, an alternate set of elevations be approved to allow the applicant a greater variation in materials while providing more certainty regarding the final design of the facility.

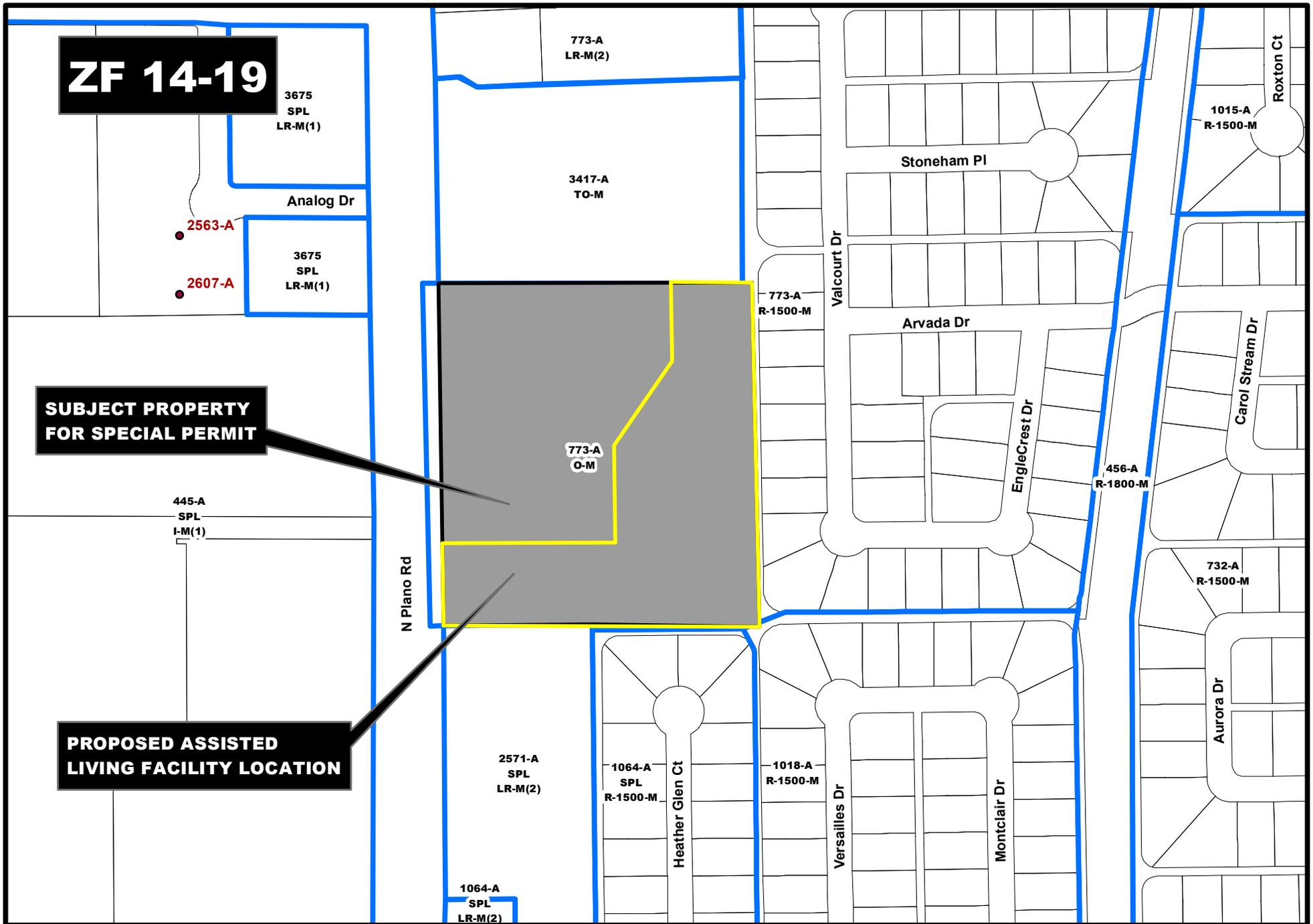
The applicant has further stated they prefer the alternate option versus the original option that was presented to the City Plan Commission. The Council has the choice to approve either option as presented or with modifications or approve both options. Changes on the alternate version include varied location and allocation of materials on the primary building as well as the introduction of a third brick type to be utilized on the secondary building which would replace the stone on the version that was presented to the CPC.

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

Motion: On August 5, 2014, the City Plan Commission recommended approval, by a vote of 7-0, of the request subject to the following revised special conditions as shown below (changes shown in bold/underlined text):

1. An assisted living facility 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 assisted living facility (primary building) and secondary building shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building elevations (Exhibits “C-1” and “C-2”).
3. The assisted living facility (primary building) **shall be constructed** prior to or concurrent with the secondary building. **Parking adjacent to and associated with the secondary building shall not be constructed prior to the construction of the secondary building.**

4. **The secondary building shall be used only for health care services related to the assisted living facility or as an office building limited to medical office uses.**
5. The allocation of building materials for the assisted living facility (primary building), as shown on Exhibit “C-1” shall be allowed to increase or decrease by no more than 10% for each material provided the building regulations of the O-M Office District regarding minimum masonry percentages are still met. Natural light towers located over the resident lounges as shown on Exhibit “C-1” are allowed to be replaced with **3-windowed** dormers.
6. The assisted living facility (primary building) shall be allowed to encroach into the 60-foot open space area along the east and south property lines as shown on Exhibit “B”.
7. In lieu of a masonry screening wall, a minimum 6-foot high wrought iron fence with brick columns spaced a maximum of twenty-five (25) feet on center shall be required. Evergreen shrubs shall be planted between the columns on the inside of the fence and shall be a minimum of three (3) feet in height at the time of planting and shall be a minimum of six (6) feet in height at maturity.
8. Parking shall be provided at a minimum of 0.4 spaces per unit for the assisted living facility (primary building) and parking shall be provided at a ratio of one (1) space per 250 square feet for the secondary building.
9. A flag lot shall be permitted to accommodate the development of the **subject site as an assisted living facility as shown on Exhibit “B” and shall not be further subdivided to create a flag lot in a different configuration. Any subsequent subdivision of the subject site that creates a flag lot in a different configuration shall require a variance and shall be processed as stated in Chapter 21-9 of the City of Richardson Code of Ordinances.**



ZF 14-19

SUBJECT PROPERTY FOR SPECIAL PERMIT

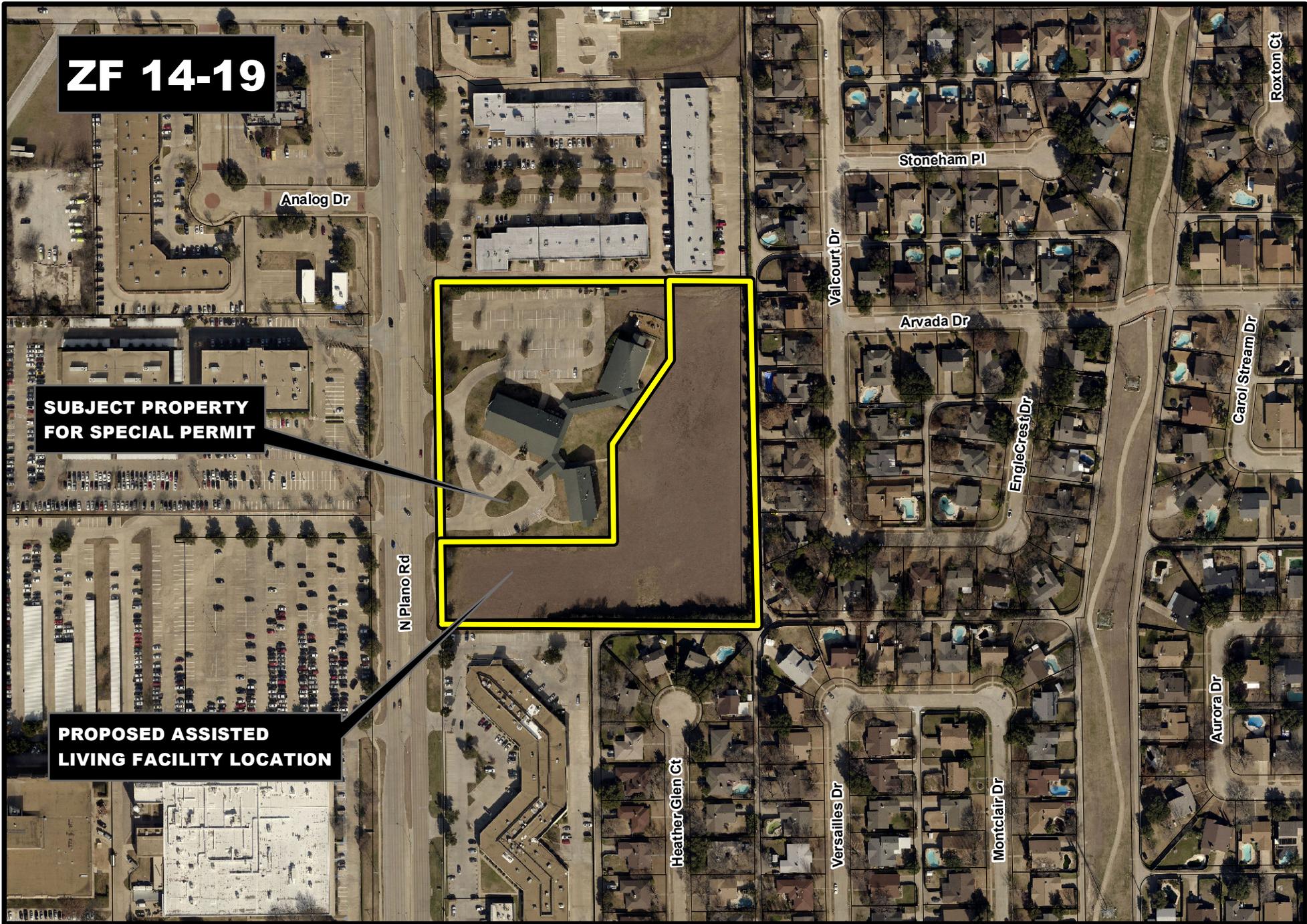
PROPOSED ASSISTED LIVING FACILITY LOCATION

ZF 14-19 Zoning Map

Updated By: shacklett, Update Date: July 16, 2014
 File: DS\Mapping\Cases\Z\2014\ZF1419\ZF1419 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 14-19 Aerial Map

Updated By: shacklett, Update Date: July 16, 2014
File: DSI\Mapping\Cases\Z\2014\ZF1419\ZF1419 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.





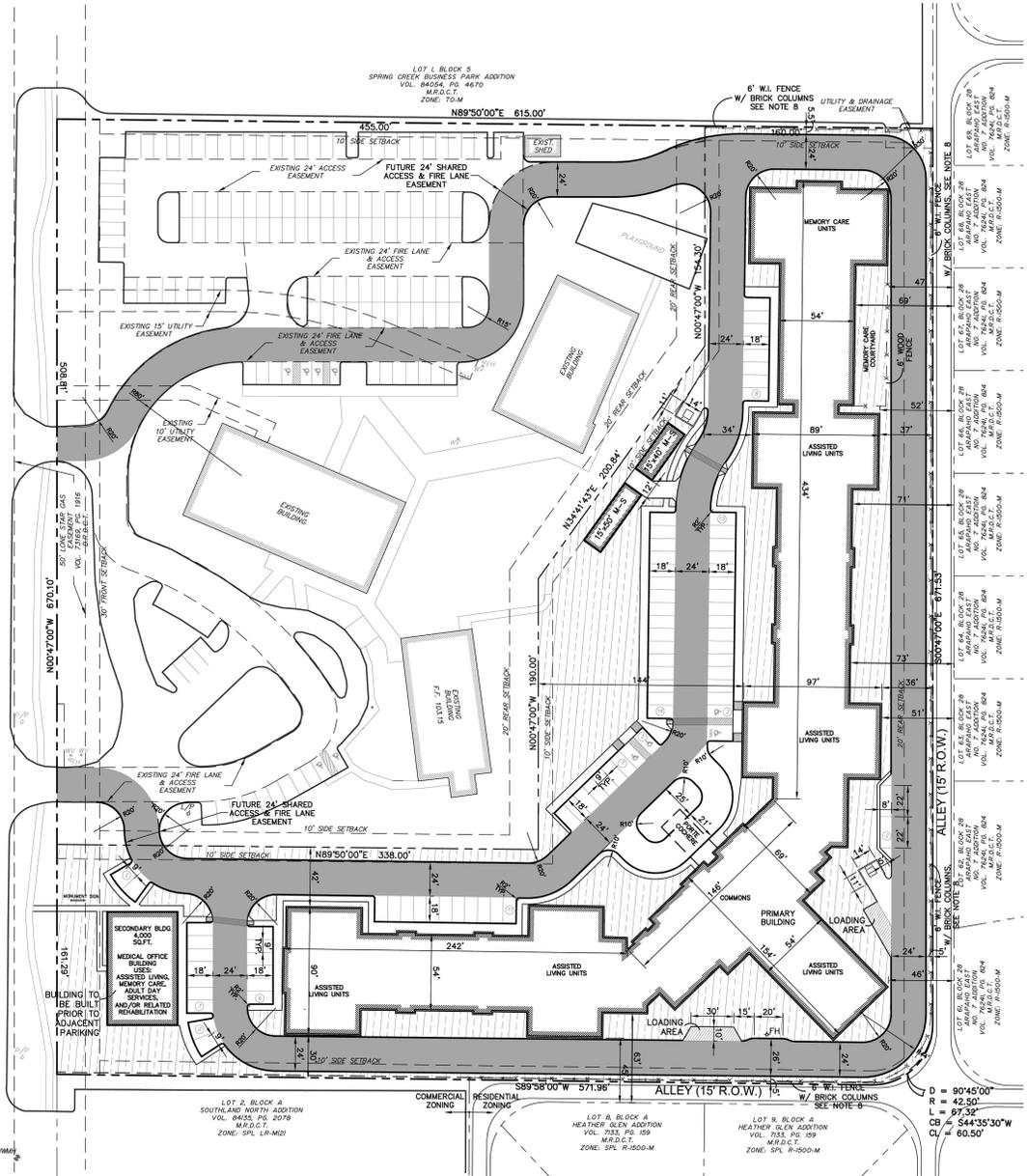
Plano Road

**Oblique Aerial
Looking East**



- LEGEND:**
- R.O.W. RIGHT OF WAY
 - EXISTING POWER POLE
 - EXISTING LIGHT POLE
 - EXISTING WATER METER
 - EXISTING BACKFLOW PREVENTOR
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING SANITARY CLEANOUT
 - EXISTING WASTEWATER MANHOLE
 - DENOTES LANDSCAPE AREA
 - M-S MAINTENANCE & STORAGE BUILDING
 - EXISTING TREE
 - VOL. VOLUME
 - P.G. PAGE
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - DENOTES LIMITS OF FIRELANE
 - W.I. WROUGHT IRON FENCE

**N. PLANO ROAD
(140' R.O.W.)**



VICINITY MAP
NOT TO SCALE

SITE DATA

- ZONING:** O-M OFFICE ORDINANCE NO. 773-A
- PROPOSED ZONING:**
 SP - SPECIAL PERMIT - ASSISTED AND OTHER RELATED SERVICES, INCLUDING:
 1. MEMORY CARE
 2. ADULT DAY SERVICES
 3. REHABILITATION
- SETBACKS BY ZONING:**
 (a) FRONT SETBACK: 30 FEET
 (b) SIDE SETBACK: 10 FEET
 (c) REAR SETBACK: 20 FEET/60 FEET OPEN SPACE REQUIRED WHERE REAR OF BUILDING ABUTS A RESIDENTIAL DISTRICT TO INCLUDE ALLEY R.O.W. (VARIANCE REQUESTED TO ALLOW MIN. 45' OPEN SPACE REQUIRED AS SHOWN ON ZONING EXHIBIT)
- BUILDING/PARKING SUMMARY:**
- LOT AREA: 4.8780 ACRES (212,486 SQ.FT.)
 - BUILDING SQUARE FOOTAGE / BUILDING:
 PRIMARY BUILDING: 62,864 SQ.FT.
 SECONDARY BUILDING: 600 SQ.FT. & 750 SQ.FT.
 MAINTENANCE BUILDINGS: 600 SQ.FT. & 750 SQ.FT.
 TOTAL AREA: 68,214 SQ.FT.
 - PARKING SPACES REQUIRED: 0.40 SPACES PER UNIT*
 PRIMARY BUILDING: 86 UNITS x 0.40 = 35 SPACES
 SECONDARY BUILDING: 1 SPACE PER 250 SQ.FT. OF FLOOR AREA
 4,000 SQ.FT. x 1/250 = 16 SPACES
 TOTAL PARKING SPACES REQUIRED: 51 SPACES
 *RECOMMENDED PARKING RATIO PER INSTITUTE OF TRANSPORTATION ENGINEER STUDY "SENIOR HOUSING TRIP GENERATION AND PARKING DEMAND CHARACTERISTICS"
 - PARKING SPACES PROVIDED:
 REGULAR PARKING SPACES: 76 SPACES
 HANDICAP SPACES: 4 SPACES
 TOTAL SPACES PROVIDED: 80 SPACES
 - LANDSCAPING:
 REQUIRED: 7% OF TOTAL LOT AREA (14,874 SQ.FT.)
 PROVIDED: 28% OF TOTAL LOT AREA (60,085 SQ.FT.)
 - FLOOR AREA RATIO : 0.32 : 1 / MAX. 0.75 : 1 ALLOWED
 - BUILDING HEIGHT:
 PRIMARY BUILDING: 18'-9" TO MIDPOINT OF ROOF
 37' TO TOP OF ORNAMENTAL LIGHT WELLS
 SECONDARY BUILDING: 20'-0" TO MIDPOINT OF ROOF
 MAINTENANCE BUILDING: 12'-10" TO MIDPOINT OF ROOF
 - SCREEN WALL: A SCREEN WALL SEPARATION BETWEEN THE RESIDENTIAL R-1500-M ZONING DISTRICT AND THE SUBJECT PROPERTY SHALL BE A 6' WROUGHT IRON FENCE WITH BRICK COLUMNS EVERY 25 FEET ON CENTER. EVERGREEN SHRUBS GROWING TO FULL 6 FOOT HEIGHT SHALL BE PLANTED IN THE BED RUNNING PARALLEL TO THE SCREEN WALL ON THE COMMERCIAL SIDE OF THE FENCE.

REVISION: 07/31/2014

ZONING EXHIBIT (CONCEPT PLAN)	
LOT 5, BLOCK 5 SPRING CREEK BUSINESS PARK	
AM. LEAKE SURVEY, ABSTRACT NO. 793	
TWIN RIVERS ASSISTED LIVING & MEMORY CARE	
1776 N. PLANO ROAD	
RICHARDSON, TEXAS	



APPLICANT:
 TWIN RIVERS CAPITAL PARTNERS, LLC
 TRAVIS THOMPSON, MANAGER
 1400 PRESTON ROAD, SUITE 400
 PLANO, TEXAS 75083
 (469) 235-2237 & (972) 343-8966
 EMAIL: MDT_TEXAS@YAHOO.COM

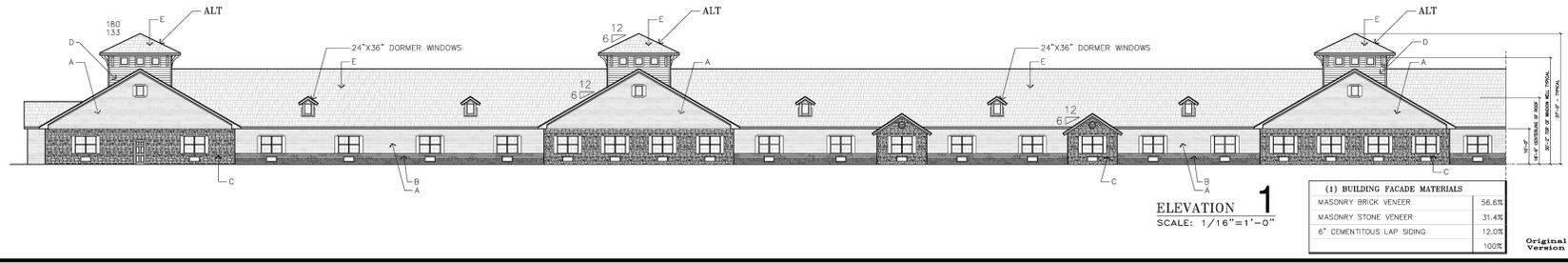
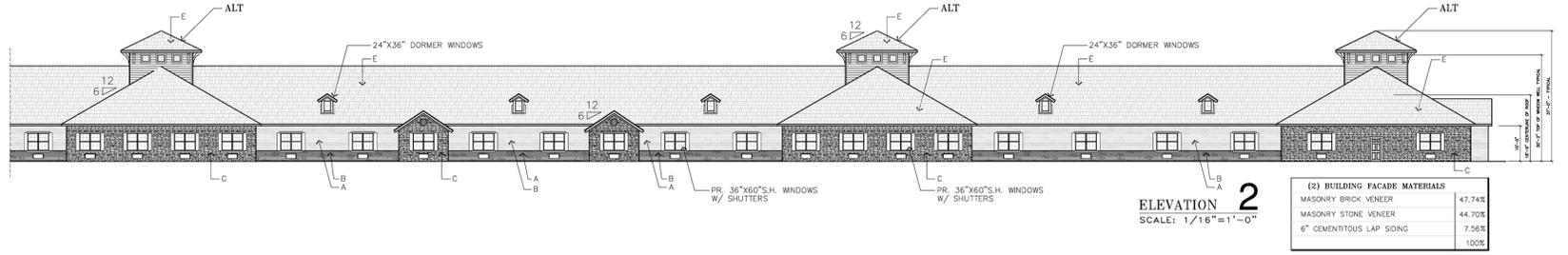
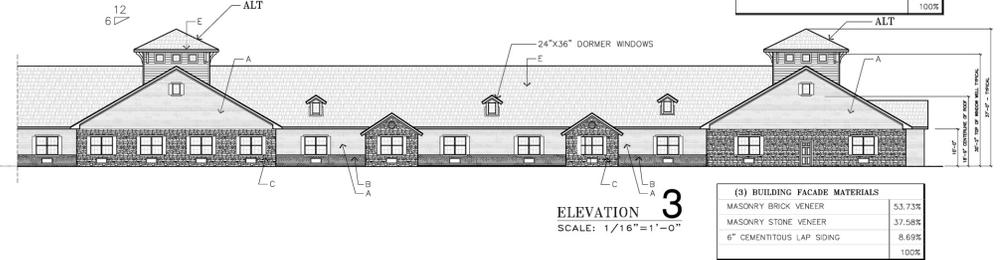
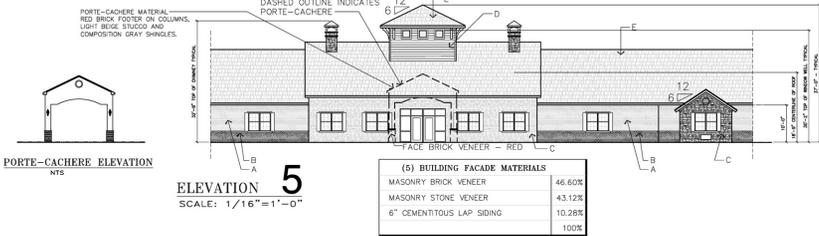
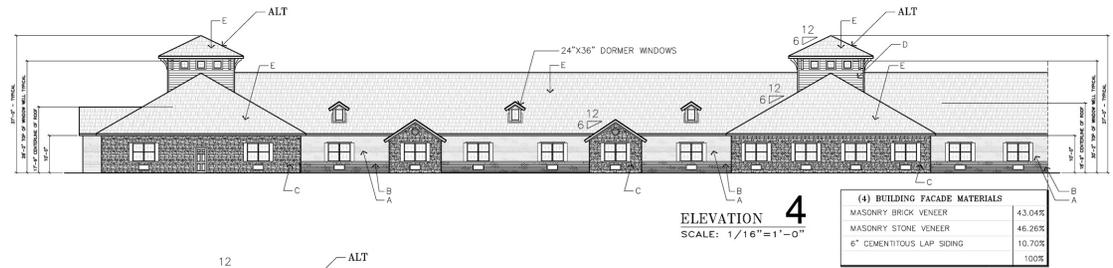
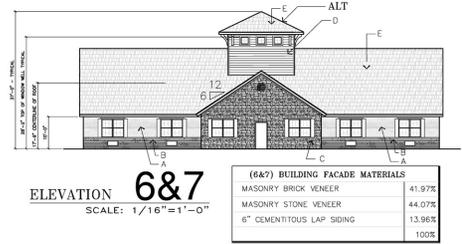
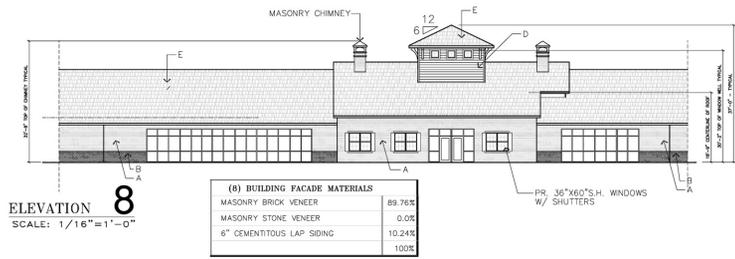
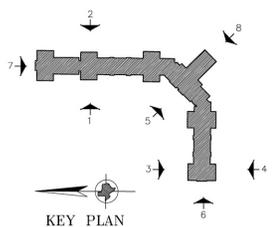
VIEWTECH INC.		TEXAS FIRM REGISTRATION NO. F2658	
4205 BELTWAY DR. ADDISON, TX 75001		(972) 661-8187 FAX (972) 661-8172	
DESIGN	DRAWN	DATE	SCALE
AW	AW	07/25/14	1"=40'
JOB #			SHEET
2013.189			C1

Exhibit B - Part of Ordinance

PRIMARY BUILDING FACADE MATERIALS	
MASONRY BRICK VENEER	52.0%
MASONRY STONE VENEER	38.0%
6" CEMENTITIOUS LAP SIDING	10.0%
	100%

FACADE MATERIALS LEGEND	
A	FACE BRICK VENEER - BEIGE
B	FACE BRICK VENEER - RED
C	STONE VENEER - BEIGE
D	CEMENTITIOUS LAP SIDING - WHITE
E	COMPOSITION SHINGLES - GRAY
F	SPLIT FACE MASONRY BLOCK - BEIGE

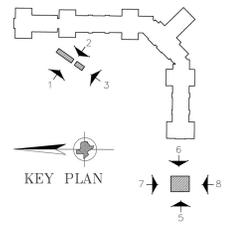
(ALT) - ALTERNATE(S) NO. 1-CLEAR STORY OR NO. 2-DORMERS AS INDICATED



Option 1

Exhibit C-1 - Part of Ordinance

FACADE MATERIALS LEGEND	
A	FACE BRICK VENEER - BEIGE
B	FACE BRICK VENEER - RED
C	STONE VENEER - BEIGE
D	CEMENTITIOUS LAP SIDING - WHITE
E	COMPOSITION SHINGLES - GRAY
F	SPLIT FACE MASONRY BLOCK - BEIGE



SECONDARY BUILDING FACADE MATERIALS	
MASONRY BRICK VENEER	53.6%
MASONRY STONE VENEER	46.4%
6" CEMENTITIOUS LAP SIDING	0.0%
	100%

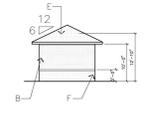
MAINTENANCE BUILDINGS FACADE MATERIALS	
MASONRY BRICK VENEER - RED	67%
MASONRY SPLIT FACE BLOCK - BEIGE	33%
6" CEMENTITIOUS LAP SIDING - WHITE	0%
	100%



INSIDE ELEVATION 4
 SCALE: 1/16"=1'-0"



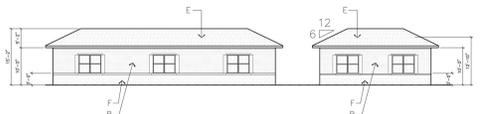
END ELEVATION 7&8
 SCALE: 1/16"=1'-0"



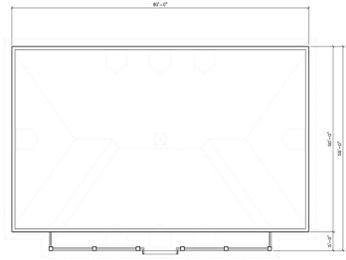
END ELEVATION 3
 SCALE: 1/16"=1'-0"



EAST ELEVATION 6
 SCALE: 1/16"=1'-0"



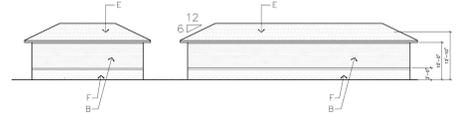
EAST ELEVATION 2
 SCALE: 1/16"=1'-0"



FLOOR PLAN 9
 SCALE: 1/16"=1'-0"



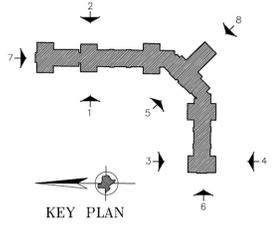
WEST ELEVATION 5
 SCALE: 1/16"=1'-0"



WEST ELEVATION 1
 SCALE: 1/16"=1'-0"

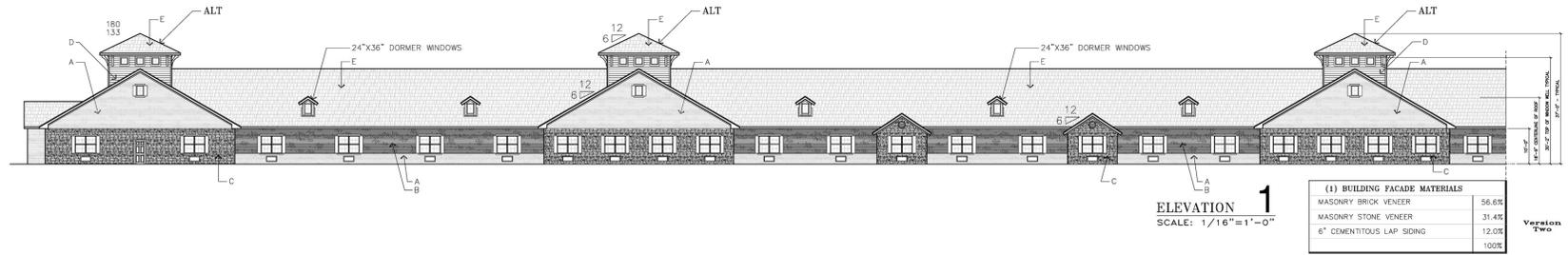
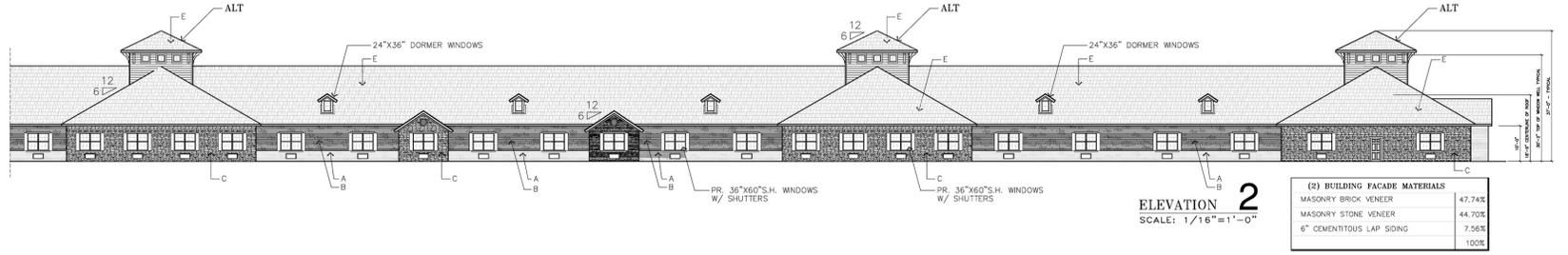
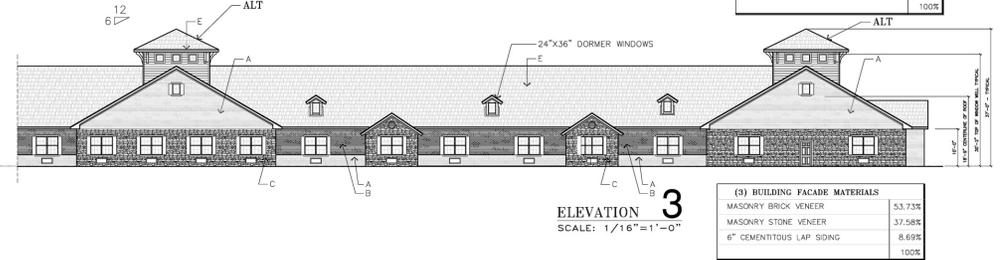
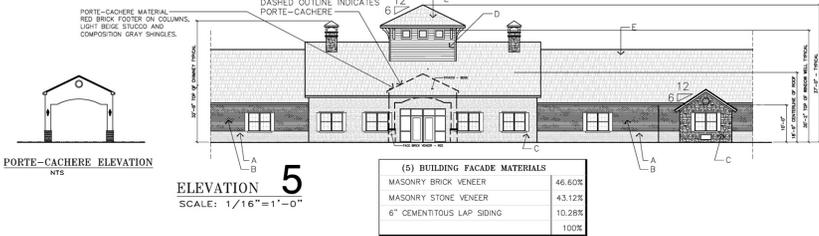
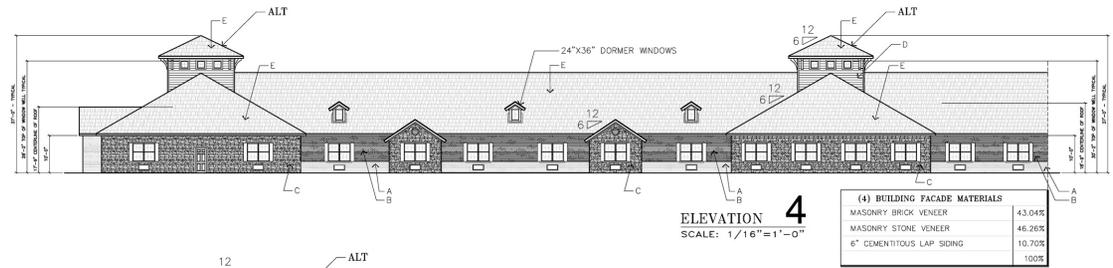
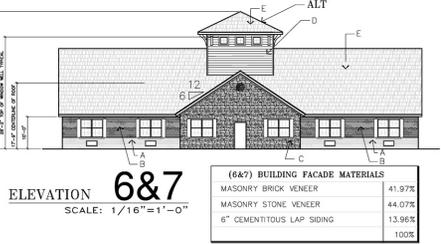
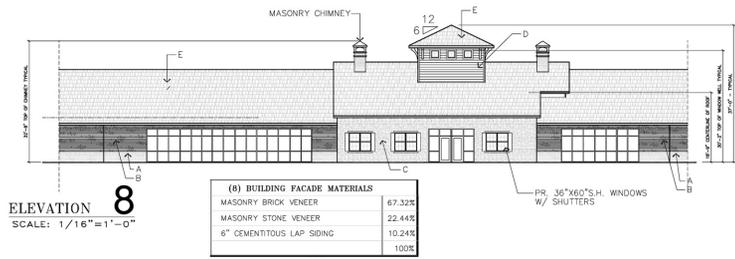
PRIMARY BUILDING FACADE MATERIALS	
MASONRY BRICK VENEER	52.0%
MASONRY STONE VENEER	38.0%
6" CEMENTITIOUS LAP SIDING	10.0%
	100%

FACADE MATERIALS LEGEND	
A	FACE BRICK VENEER - BEIGE*
B	FACE BRICK VENEER - RED
C	STONE VENEER - BEIGE
D	CEMENTITIOUS LAP SIDING - WHITE
E	COMPOSITION SHINGLES - GRAY
F	SPLIT FACE MASONRY BLOCK - BEIGE



(ALT) - ALTERNATE(S) NO. 1-CLEAR STORY OR NO. 2-DORMERS AS INDICATED

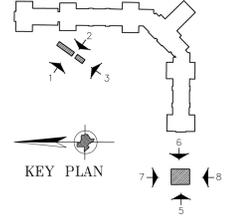
*MAY SUBSTITUTE SPLIT FACE BLOCK - BEIGE



Option 2

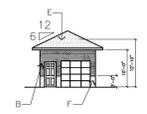
Exhibit C-3 - Part of Ordinance

FACADE MATERIALS LEGEND	
A	FACE BRICK VENEER - BEIGE
B	FACE BRICK VENEER - RED
C	STONE VENEER - BEIGE
D	CEMENTITIOUS LAP SIDING - WHITE
E	COMPOSITION SHINGLES - GRAY
F	SPLIT FACE MASONRY BLOCK - BEIGE
G	FACE BRICK VENEER - WHITE

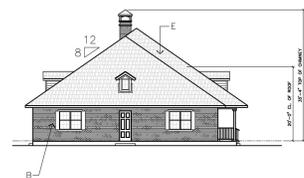


SECONDARY BUILDING FACADE MATERIALS	
MASONRY BRICK VENEER-RED	80.0%
MASONRY BRICK VENEER-WHITE	20.0%
MASONRY STONE VENEER	0.0%
6" CEMENTITIOUS LAP SIDING	0.0%
	100%

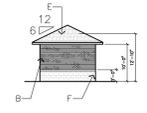
MAINTENANCE BUILDINGS FACADE MATERIALS	
MASONRY BRICK VENEER - RED	67%
MASONRY SPLIT FACE BLOCK - BEIGE	33%
6" CEMENTITIOUS LAP SIDING - WHITE	0%
	100%



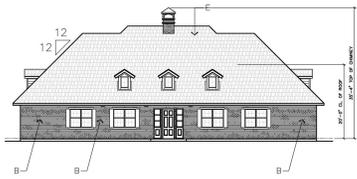
INSIDE ELEVATION 4
SCALE: 1/16"=1'-0"



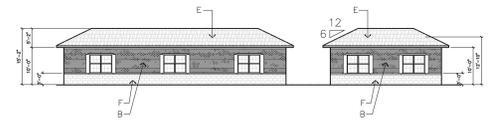
END ELEVATION 7&8
SCALE: 1/16"=1'-0"



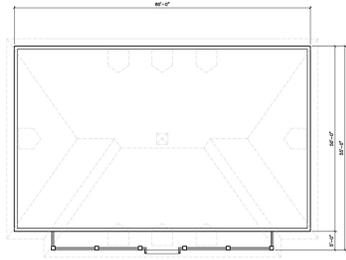
END ELEVATION 3
SCALE: 1/16"=1'-0"



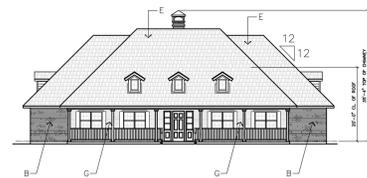
EAST ELEVATION 6
SCALE: 1/16"=1'-0"



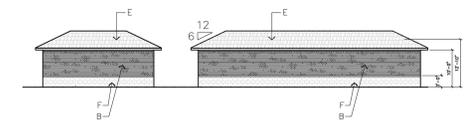
EAST ELEVATION 2
SCALE: 1/16"=1'-0"



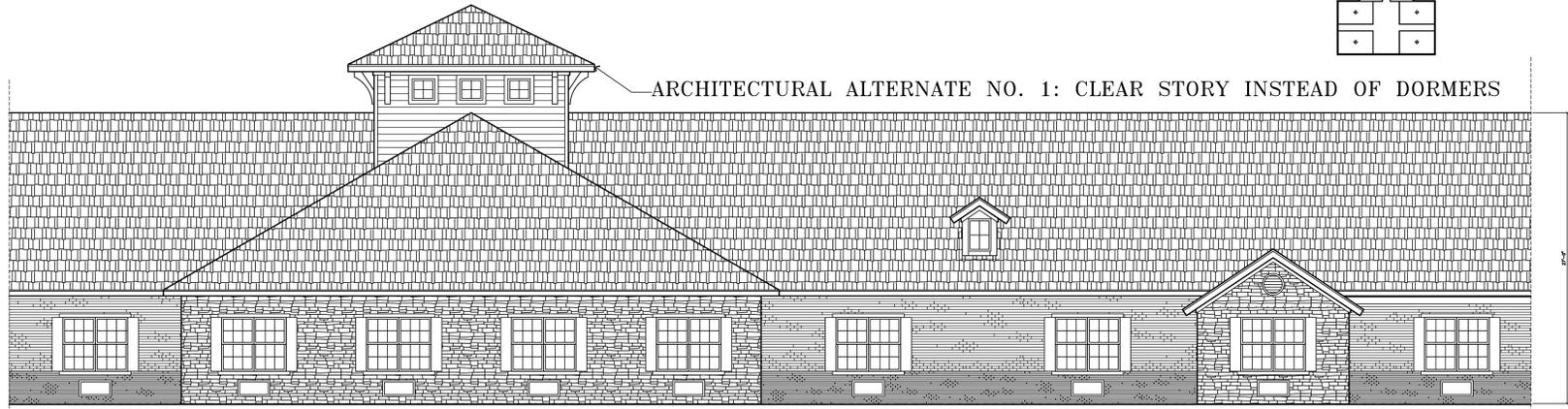
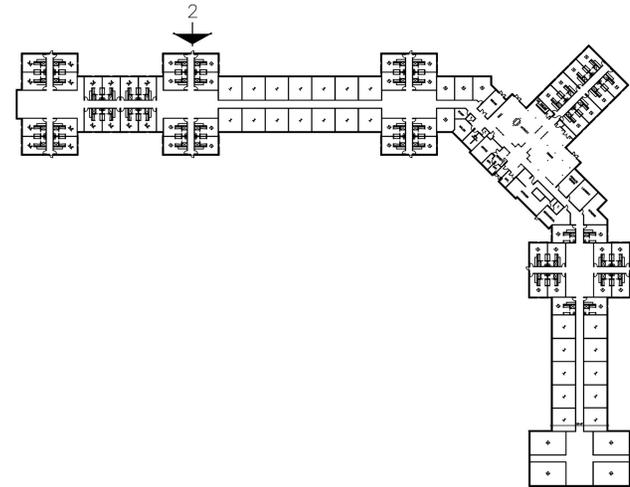
FLOOR PLAN 9
SCALE: 1/16"=1'-0"



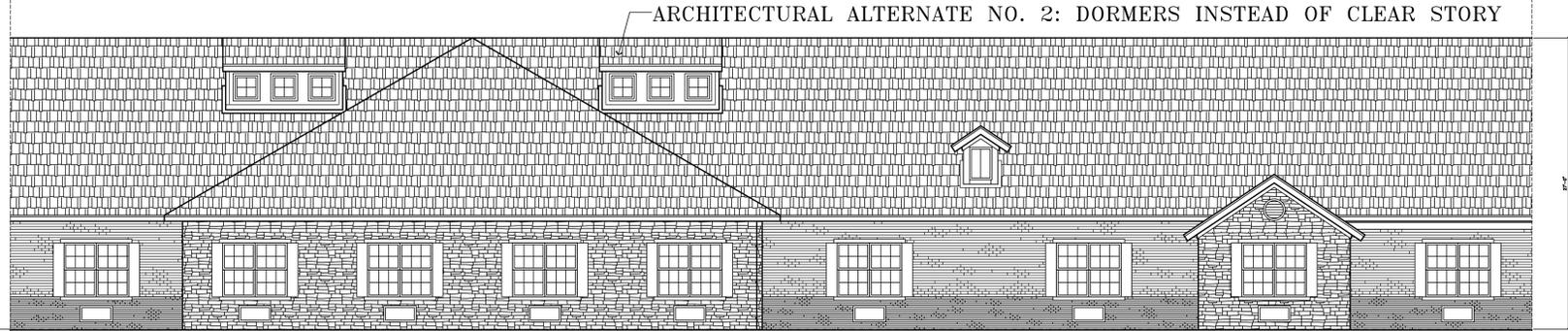
WEST ELEVATION 5
SCALE: 1/16"=1'-0"



WEST ELEVATION 1
SCALE: 1/16"=1'-0"



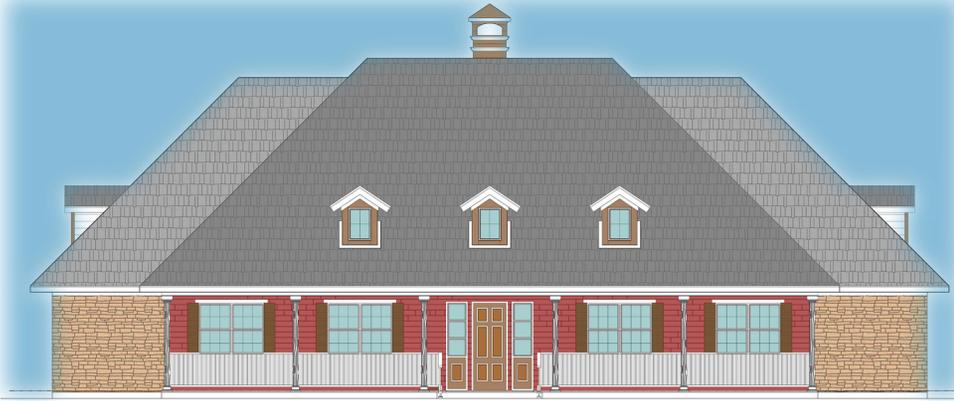
PARTIAL ELEVATION **2**
SCALE: 3/16"=1'-0"



ALTERNATE PARTIAL ELEVATION **2**
SCALE: 3/16"=1'-0" (DORMERS IN PLACE OF CLEAR STORIES)

Light Well/Dormer Comparison

Exhibit C-5



MAIN ENTRANCE ELEVATION - SECONDARY BUILDING



END ELEVATION - SOUTH WING



MAIN ENTRANCE - ELEVATION



REAR ELEVATION - COMMON AREA

Twin
Rivers

**Twin Rivers Assisted Living & Memory Care Community
Color Elevations, Option #2**



Main Entrance – Primary Building (Porte-Cochere Not Shown)



Main Entrance – Secondary Building



Rear Elevation, Main Common Area– Primary Building



End Elevation, South Wing – Primary Building



Exhibit E - Color Rendering of Option 2



(1)

Looking East at
Subject Property



(2)

Looking North along
West Property Line



**Looking Northeast at
Subject Property**

(3)



(4)

Looking East along
South Property Line



(5)

Looking West at
Rear of Church



(6)

Looking South along
East Property Line

Applicant Statement

Twin Rivers is seeking permission to develop a single story assisted living facility, with related services, on a 4.88 acre parcel of land located at 1776 N. Plano Road in (East) Richardson. This facility will complement Twin Rivers Senior Living, the Award Winning independent living facility off of Beltline. We believe this project will provide a much needed amenity for seniors and their families that live nearby. Twin Rivers is dedicated to the quality of the building and its operations.

The Site will include two buildings. The Primary Building, if approved, will function as the primary Assisted Living/ Memory Care facility. The Secondary Building is a small 4000 SF Secondary Building.

The subject property is zoned O-M (Office) and is categorized as an area for "Neighborhood Services" in the City of Richardson's 2009 Comprehensive Plan (Future Land Use Plan). Under O-M, the land usages detailed below, require a Special Permit. According to the Future Land Use Plan "Some Neighborhood Service districts may include senior housing."

Request: This application requests a Special Permit to utilize the Primary Building for the following potential purposes: Assisted Living, Memory Care, and related services. This application also requests that allowable usages in the Secondary Building include: assisted living / memory care, medical rehabilitation, adult day services, or medical office (which may be unaffiliated with the main Assisted Living Facility).

Exceptions (Variance Requests):

1. Reduced Rear Open Space Requirements – As the site plan reflects, the Primary Building has limited number of units behind the main common area and small resident lounge areas in each large wing of the building. The limited units behind the common area will accommodate residents that need a higher level of care thus their proximity to dining and the common area is an important and needed benefit. To fit units behind the common area we are requesting a reduction in the open space requirement (60 Ft. from Residential Property) at the two corners of that area of the building. The resident lounge areas in the longer wings of the building are needed because they allow residents a place to sit and rest on their way to the main dining hall/common area and it provides an additional activity area. Those resident lounges are wider than the hallways. Consequently, we are requesting a reduction of the open space requirement for those points of the building. At the closest point, the SE corner of the building will be approximately 45' from residential property.
2. Rear Screening Wall – After meeting with the neighborhood and the neighbors that back up to the proposed facility, and in accordance with their majority expressed opinion (88%), we are requesting that the Rear Screening Wall be constructed with Brick Columns and wrought iron fence. This will allow Evergreen shrubs to be planted between the columns which the neighbors prefer over a solid brick wall. The shrubs will grow to a full 6' height and shall be planted in the bed running parallel to the screen wall on the commercial side of the Screening Wall.
3. Parking Ratio – We are requesting that the number of required parking spaces for the Primary Building reflect the recommended parking ratio for senior housing as concluded by The Institute of Traffic Engineers (ITE). The ITE Study, "Senior Housing Trip Generation and Parking Demand Characteristics", recommends 0.40 spaces per unit. The Primary Building will have 86 Units and would therefore only need 35 Spaces (0.40 * 86). The Secondary Building will need 1 space per 250 Sq. Ft. or 16 spaces. However, we plan to provide a total of 80 Parking Spaces which exceeds the recommended required total. Residents of Assisted Living Facilities are typically less likely to drive or keep a vehicle on the premises. At any one point in the day there are, approximately, 10-15 employees on site. Even considering visitors, parking will be more than sufficient.
4. Flag Lot(s) – Due to the unique configuration of the property, and the fact that the majority of the Primary Building will be behind the Church, we are requesting that a Flag Lot be allowed for this project. Additionally, IF the Primary and Secondary buildings are re-platted separately, we request that the Primary Building be allowed to occupy a flag lot with a small amount of dedicated frontage along Plano Road.

Clarification /Additional Requests:

- A. Primary & Secondary Building Timeframe – We also request that the development of the Primary Building NOT be contingent upon the development of the Secondary Building. Allowing the buildings to be constructed separately or concurrently will provide the flexibility we need to ensure that the Secondary Building’s usage/tenant compliment not only Twin Rivers Assisted Living but also the neighboring Church and community. As stated above, if re-platted, both buildings will have dedicated frontage along Plano Road.
- B. Masonry Allocation Flexibility – The total Project Exterior Facade reflected in this application is made of 90% Masonry product. However, the applicant requests the flexibility to make slight changes in the product allocation of any particular elevation, so long as: (i) facade materials used are of the same type described in this application; (ii) any particular elevation facade remains no less than 80% Masonry product; AND (iii) the total project exterior facade is at least 85% Masonry.

Due to the length of time between this application and potential construction of the project, it is difficult to determine what the price of stone and brick will be. Consequently, if the applicant is not allowed some flexibility on the percentages of stone and brick, the total project cost could potentially make development less viable. The applicant goal is to provide its future residents with an amazing place to live, while at the same time, keeping rents reasonable. Allowing flexibility on masonry allocation will help ensure we have the ability to achieve our goal.

- C. Sky Dome / Dormer Flexibility – The application reflects a total of six (6) sky domes. One (1) is over main Common Area and the other five (5) are over the resident lounges that are spread along each wing of the Primary Building. The intent of these sky domes is to provide extra natural light to the common area and resident lounges. The applicant requests the ability to replace any one of the five (5) sky domes that are over the resident lounge areas with dormers that will not extend higher than the top ridge line of the roof (as the sky domes would), but may actually provide MORE natural sunlight.

This request is made again to allow the Primary Building lounge areas to receive the optimal amount of natural sunlight, while at the same time, keeping development costs reasonable.

We hope the City Officials in Richardson, and the citizens who live in the neighborhood, will view our application favorably.



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 14-19 / Twin Rivers Assisted Living & Memory Care
Property Owner: Craig Jeffery / Town North Presbyterian Church
Applicant: Travis W. Thompson / Twin Rivers Capital Partners LLC
Location: 1776 N. Plano Road (See map on reverse side)
Current Zoning: O-M Office
Request: A request for a Special Permit for an assisted living facility and other related care services with modified development standards.

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

TUESDAY, AUGUST 5, 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.

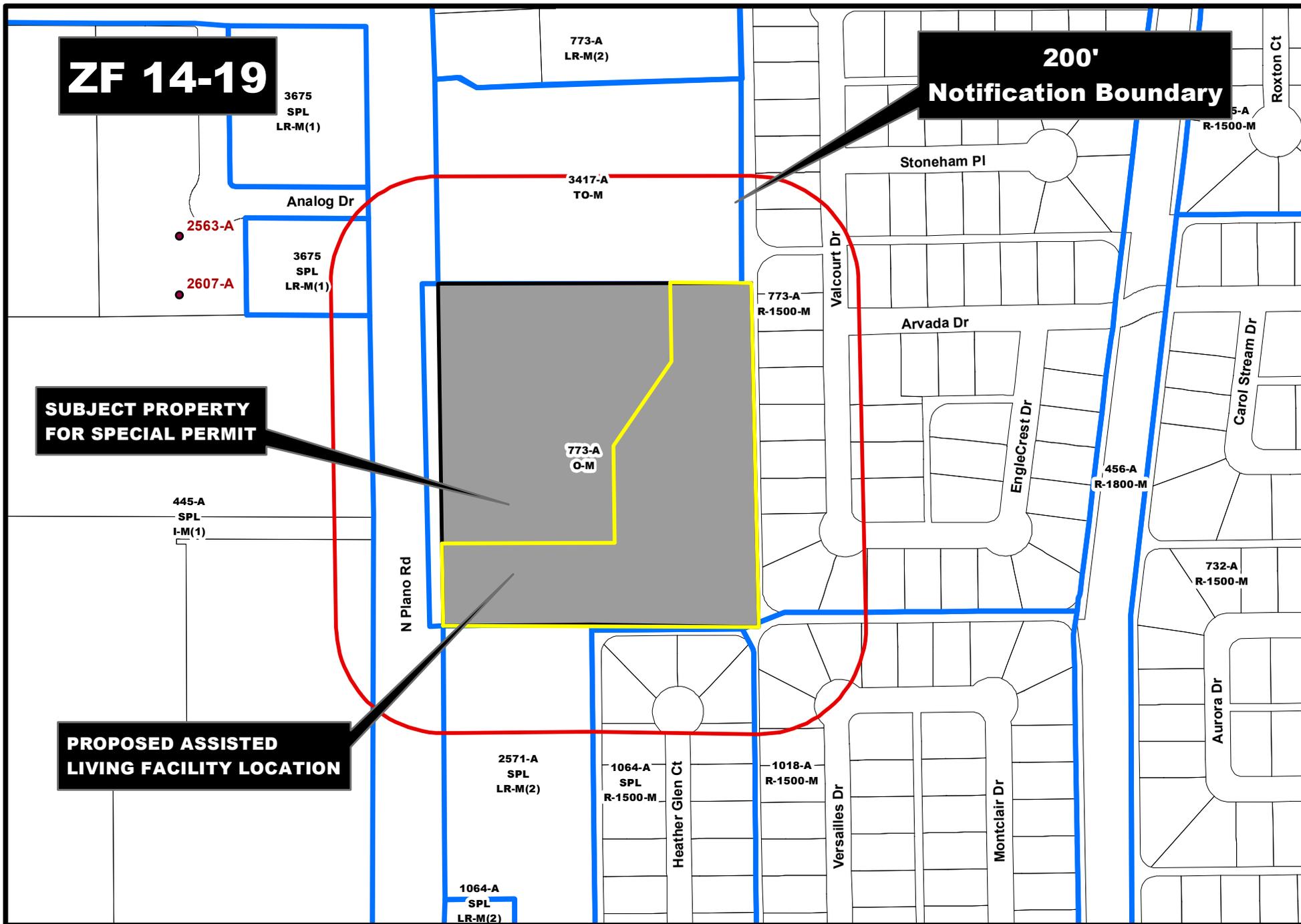
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 14-19.

Date Posted and Mailed: 07/25/2014



ZF 14-19 Notification Map

Updated By: shacklett, Update Date: July 16, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1419\ZF1419 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.



RMB SPRING CREEK LTD
720 E PARK BLVD STE 210
PLANO, TX 75074-8802

VERRIERE LEON L JR & KIMBERLY A
1807 VALCOURT DR
RICHARDSON, TX 75081-1932

TOLEOS BRIAN J & MICHELLE L
1805 VALCOURT DR
RICHARDSON, TX 75081-1932

MURRAY JOHN ALAN & LAUREN
1500 STONEHAM PL
RICHARDSON, TX 75081-1928

TOWN NORTH PRESBYTERIAN CHURCH
1776 N PLANO RD
RICHARDSON, TX 75081-1914

DAVIS MARTHA
1801 VALCOURT DR
RICHARDSON, TX 75081-1932

RAGNELL MARIA K
1803 VALCOURT DR
RICHARDSON, TX 75081-1932

MALAN MARGARET
1501 ARVADA DR
RICHARDSON, TX 75081-1923

BARKER BOB C & VALERIE A
1711 VALCOURT DR
RICHARDSON, TX 75081-1930

SIVILAY KEVIN KEO & TIA
1709 VALCOURT DR
RICHARDSON, TX 75081-1930

THOMPSON TRACEY E
1500 ARVADA DR
RICHARDSON, TX 75081-1922

HANSLER MICHAEL
116 CASA GRANDE DR
ODESSA, TX 79763-2809

HAWKINS KASSIE &
PAUL R HAWKINS
1704 VALCOURT DR
RICHARDSON, TX 75081-1929

SAVOR PROPERTIES LLC
810 GRAGSTONE DR
GARLAND, TX 75043

RAGHAVAN E A & SAROJINI N
LIFE ESTATE
1702 VALCOURT DR
RICHARDSON, TX 75081-1929

TSAI JERRY CHIH CHEN
8105 SUTHERLAND LN
PLANO, TX 75025-5545

NATALI ALEXANDER RONALD
1700 VALCOURT DR
RICHARDSON, TX 75081-1929

BUKOWSKY MARK E &
KIMBERLY J BUKOWSKY
1701 VALCOURT DR
RICHARDSON, TX 75081-1930

BRYANT STEVEN W
1500 ENGLECREST DR
RICHARDSON, TX 75081-1926

JRT RESIDENTIAL PROPERTIE
2113 VAIL RD
SOUTHLAKE, TX 76092-3839

SAWULA JAMES L & WANDA M
1619 VERSAILLES DR
RICHARDSON, TX 75081-1921

RAVSTEN STEPHEN L
1617 VERSAILLES DR
RICHARDSON, TX 75081-1921

GMY MANAGEMENT INC
% KEY POINT MANAGEMENT IN
PO BOX 860512
PLANO, TX 75086-0512

NELSON GEORGE C JR
1614 HEATHER GLEN CT
RICHARDSON, TX 75081-1909

LAVECCHIA MARIA
1615 HEATHER GLEN CT
RICHARDSON, TX 75081-1909

ROUSE DONNA S
1615 VERSAILLES DR
RICHARDSON, TX 75081-1921

ZELEZNY PROPERTY TRUST AGRE
DON ZELEZNY TRUSTEE
1612 HEATHER GLEN CT
RICHARDSON, TX 75081-1909

SALEH ALFRED M
1909 RIDGE CREEK DR
RICHARDSON, TX 75082-4609

COCO ERIC & ERIKA
1613 VERSAILLES DR
RICHARDSON, TX 75081-1921

OSBORN SUZANNE G
122 N BRIARCREST DR
RICHARDSON, TX 75081-3741

LIU PAUL CHIN CHUNG
1817 MORGAN CIR
NAPERVILLE, IL 60565-1759

BUTLER PHILLIP J ETAL
1611 VERSAILLES DR
RICHARDSON, TX 75081-1921

VIEWPOINT BANK
PO BOX 869105
PLANO, TX 75086-9105

BAYVIEW HOLDING LLC
%WAYZATA INVESTMENT PARTNER
701 LAKE ST E STE 300
WAYZATA, MN 55391-1894

1301 EAST COLLINS DST
ATTN KEN STRICKLER
PO BOX 71150
HENRICO, VA 23255-1150

RAYTHEON E SYSTEMS INC
ATTN: TAX DEPT M/S336
PO BOX 660248
DALLAS, TX 75266-0248

JEFFREY CRAIG
TOWN NORTH PRESBYTERIAN CHURCH
1776 N PLANO RD
RICHARDSON, TX 75081-1914

THOMPSON TRAVIS W
TWIN RIVERS CAPITAL PARTNERS LLC
1400 PRESTON RD, SUITE 400
PLANO, TX 75093

ZF 14-19
Notification List



MEMO

DATE: August 21, 2014
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 14-21 – Four Seasons Farmers Market

REQUEST

Vincent Hirth, representing Four Seasons Markets, is requesting approval of a Special Permit for a farmers market to be located in the northern portion of the parking lot at Richardson Heights Shopping Center, which is located at the southwest corner of US-75 and Belt Line Road.

BACKGROUND

The applicant's request is for a Special Permit to allow a farmers market to operate in a portion of the parking lot along Belt Line Road. The applicant operates markets throughout the area known as Four Seasons Markets. The applicant states the events support local farmers, ranchers, and local craftspeople. The applicant currently operates a market on Saturdays in Richardson at the southeast corner of Campbell Road and Floyd Road.

Any new farmers markets will be required to acquire a Special Permit since the use is not listed in the Comprehensive Zoning Ordinance. This process will allow the Commission and City Council to review each request on a case by case basis. The market will also be required to comply with the established Policy and Conditions attached as Exhibit "C".

The applicant proposes to operate a farmers market at the subject property similar to his current operation on Campbell Road, except that this location would only operate on Sundays from 10:00 a.m. to 3:00 p.m. He has also stated the market would operate from April to November due to the lack of product offerings in the winter months.

One (1) resident spoke in favor of the request and stated many of his neighbors in the surrounding neighborhood were in support of the farmers market as well. One (1) letter in favor and one (1) letter in opposition to the request have been received.

The City Plan Commission stated its support for the market since it engaged the neighborhoods and also stated a desire to see the market grow larger than what was currently proposed.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 7-0, recommends approval of the request as presented, subject to the attached special conditions.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
City Plan Commission Minutes 8-5-2014
Staff Report
Zoning Map
Aerial Map
Zoning Exhibit (Exhibit "B")

Richardson Market Policy & Guidelines (Exhibit "C")
Applicant's Statement
Site Photos
Notice of Public Hearing
Notification List
Correspondence in Support
Correspondence in Opposition

ZF 14-21 Special Conditions

1. A farmers market shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The farmers market shall be allowed to operate only on Sundays from 10:00 a.m. to 3:00 p.m.
3. The market shall adhere to the City of Richardson's Policy and Conditions for markets (Exhibit "C").



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: August 6, 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: August 8, 2014

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, August 25, 2014, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 14-19

A request by Travis W. Thompson, representing Twin Rivers Capital Partners LLC, for a Special Permit for an assisted living facility and other related care services with modified development standards to be located on a portion of the lot at 1776 N. Plano Road (east side of Plano Road, south Campbell Road). The property is currently zoned O-M Office.

ZF 14-21

A request by Vincent Hirth, representing Four Seasons Market, for approval of a Special Permit for a farmers market to be located at 100 S. Central Expressway (southwest corner of Central Expressway and Belt Line Road). The property is currently zoned PD Planned Development.

ZF 14-22

A request by Mike Hope, representing Lonestar Construction Services, for approval of a Special Permit for a home school education resource center to be located at 1100 E. Campbell Road (southeast corner of Campbell Road and Glenville Drive). The property is currently zoned I-M(1) Industrial.

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

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

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – AUGUST 5, 2014**

PUBLIC HEARING

Zoning File 14-21 – Four Seasons Market: Consider and take necessary action on a request for approval of a Special Permit for a farmers market to be located at 100 S. Central Expressway, west of the intersection of Central Expressway and Belt Line Road, on the south side of Belt Line Road. The property is currently zoned PD Planned Development.

Mr. Shacklett stated the applicant was requesting a Special Permit for a farmers market that would be open only on Sundays and located on the northern portion of Heights Shopping Center parking lot. He added that the applicant would be using pop-up 10x10 canopies with the area that would be barricaded off both end without affecting the north/south travel lanes.

Mr. Shacklett pointed out the farmers market would primarily be providing food products along with up to 30 percent non-food items (crafts and art). He added that the applicant currently operates a farmers market on Saturdays on Campbell Road in front of the North Texas Auto Museum on Saturdays.

In closing his comments, Mr. Shacklett noted that the staff report contained the City's policies and conditions for markets regarding signage, food handling, sampling, etc. He added that staff had received one letter and a few phone calls in support of the market.

Commissioner Maxwell noted that the special conditions indicated the market would only operate on Sundays and asked if that was per the applicant's request.

Mr. Shacklett replied it was per the applicant's request.

Commissioner DePuy asked if the site was redeveloped how that would impact the market.

Mr. Shacklett said that if the site was substantially changed or the area in the parking lot was altered, the applicant would have to come back through the zoning process to change the location.

Commissioner Linn asked what would happen if the applicant wanted to expand beyond the proposed boundaries. He also wanted to know if on-site food preparation would be allowed as well as a time limit for food trucks.

Mr. Shacklett replied that if the applicant wanted to expand, they would have to come back through the zoning process to change the Special Permit.

Regarding on-site food preparation, Mr. Shacklett stated that would be forbidden under the City's Health Code. In addition, food trucks are only allowed by City Code to be at a location for 15 minutes.

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

Mr. Andrew Laska, 502 Hyde Park, Richardson, Texas, stated he had been helping the applicant with his application and was in favor of the proposed farmers market. He noted that the applicant currently operates two farmers markets – one in Fairview, Texas and the other on Campbell Road in Richardson.

Mr. Laska said most of the vendors will be local farmers and artisans and noted that the proposed site would be superior to the Campbell Road site because of access, parking and the close proximity of the adjacent neighborhoods.

Mr. Vincent Herth, Four Seasons Markets, 3206 Cristie Circle, Garland, Texas, that after starting the Campbell Road market three years ago, he had received requests from neighborhood representative to look at opening a similar market in the Heights Shopping Center. He noted that a farmers market would aide in the redevelopment of the area as well as offer a gathering spot for residents in the area.

Mr. Herth said he was requesting to have the market open on Sunday so that it would not conflict with the Saturday operation of the Campbell Road market.

Commissioner DePuy asked how the vendors were selected for each market.

Mr. Herth replied that vendors can either contact them via their online web site or by stopping by one of the existing markets to inquire about participating. He added that once the vendor's product is confirmed as self-made and not a resale item, a decision is made as to how many of each product category will be allowed at the market so there will not be an overabundance of any one type of vendor.

Chairman Hand asked why the applicant was requesting a Special Permit for Sundays only and also wanted to know why the market would be next to Belt Line Road as opposed to the middle of the parking lot which would afford more parking.

Mr. Herth said he did not want to impact the Saturday market and wanted to make sure there were sufficient vendors to fill all the market stalls. In addition, the placement of the market comes from past experience and the fact the market would be able to take advantage of the traffic and visibility along Belt Line Road.

Chairman Hand asked if the Sunday market was a success would there be a possibility of adding a Saturday market.

Mr. Herth replied that could be a possibility, but he did not want to adversely impact the Saturday market on Campbell Road.

Commissioner Linn stated he was in support of the proposal and had seen other farmers markets have a positive impact on neighborhoods. He also asked the applicant to come back

before the Commission after the market is established to let them know if there was anything the City could do to help increase customer/consumer awareness.

Mr. Richard Dotson, President of Richardson Heights Neighborhood Association, 733 Nottingham, Richardson, Texas, said his association was overwhelmingly in favor of the market and suggested it might be beneficial to have some type of crossing guard to allow residents who walk to the site to cross the busier roadways safely.

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

Chairman Hand mentioned that he liked the proposal and felt it would be beneficial for redevelopment in the area. In addition, he thought the City might want to look at some of the City's regulations regarding farmers market and food trucks and bring those codes up to date.

Mr. Chavez clarified that food trucks or food vendors would be allowed, but they would have to seek a special event permit from the City.

Commissioner DePuy asked why the Campbell Road market was operating under a special event permit and the proposed was required to have a Special Permit.

Mr. Chavez replied the Campbell location was considered to be a special event at the time until we had a better understanding of the operation aspects of a farmers market, but it still operates under the policies and conditions set forth in the proposed Special Permit for the subject site.

Motion: Commissioner Ferrell made a motion to recommend approval of Zoning File 14-21 as presented; second by Commissioner Linn. Motion approved 7-0.



Staff Report

TO: City Council

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

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

DATE: August 21, 2014

RE: **Zoning File 14-21:** Four Seasons Markets – Heights Farmers Market – 100 S. Central Expressway.

REQUEST:

Special Permit for a farmers market to be located in the northern portion of the parking lot at the Richardson Heights Shopping Center. The shopping center is located at the southwest corner of US-75 and Belt Line Road.

APPLICANT / PROPERTY OWNER:

Vincent Hirth – Four Seasons Markets / Matthew Calvano – Hartman Richardson Heights Properties, LLC.

EXISTING DEVELOPMENT:

The property is currently developed as a multi-building retail shopping center and supports six (6) retail buildings totaling approximately 204,000 square feet.

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 & Single Family; C-M Commercial & R-1100-M Residential

East: Retail/Commercial; LR-M(2) Local Retail

West: Single Family; R-1100-M Residential

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 & Neighborhood Residential

East: Enhancement/Redevelopment

West: Neighborhood Residential

EXISTING ZONING:

PD Planned Development (Ordinance Number 3869). The property was rezoned in 2012 from C-M Commercial to PD Planned Development to accommodate the development of the Alamo Drafthouse.

TRAFFIC & INFRASTRUCTURE IMPACTS:

The requested Special Permit will not have any significant impacts on the existing utilities or traffic in the area. The proposed drive aisle closure will not affect the fire lanes/fire access and will be appropriately barricaded from allowing through traffic during the hours of operation for the farmers market.

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

Request:

The applicant's request is for a Special Permit to allow a farmers market to operate in a portion of the parking lot along Belt Line Road. The applicant operates markets throughout the area known as Four Seasons Markets. The applicant states the events support local farmers, ranchers, and local craftspeople. The applicant currently operates a market on Saturdays in Richardson at the southeast corner of Campbell Road and Floyd Road.

The market previously operated elsewhere in Richardson and was not required a permit while the City Council considered a possible ordinance for farmers markets. Although no ordinance was adopted, Policies and Conditions were created to provide guidelines for the operation of these types of markets.

Currently, vendors adhere to health code requirements related to food preparation and handling, and policies and guidelines related to limitations on the number of vendors per category and requiring craftspeople to primarily sell their own handmade crafts.

Any new farmers markets will be required to acquire a Special Permit since the use is not listed in the Comprehensive Zoning Ordinance. This process will allow the Commission and City Council to review each request on a case by case basis. The market will also be required to comply with the established Policy and Conditions attached as Exhibit "C".

The applicant proposes to operate a farmers market at the subject property similar to his current operation on Campbell Road, except that this location would only operate on Sundays from 10:00 a.m. to 3:00 p.m. He has also stated the market would operate from April to November due to the lack of product offerings in the winter months.

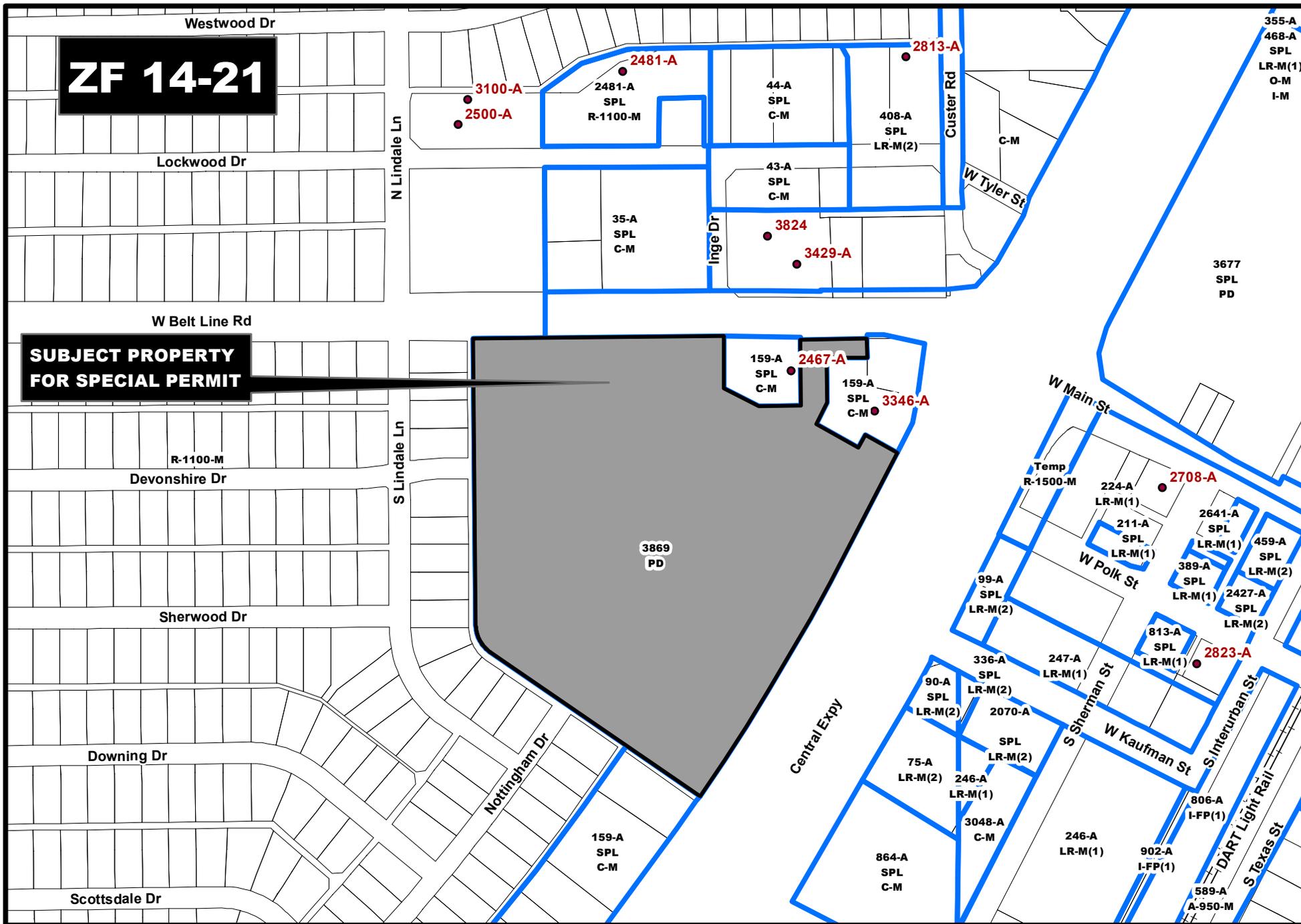
Prior to the opening each Sunday, vendors pull into the designated market area (as shown on Exhibit "B") and unload their vehicles or carry their product to the market area by hand. Once the vehicles are unloaded, they are moved to an area on-site away from the market, and trailers or barricades will be used to block off either end of the driving aisle to prevent vehicle traffic through the market area during hours of operation.

Staff discussed the issue of traffic control with the applicant. The applicant understands the market will be limited to the area shown on Exhibit "B" and that he will be responsible for providing appropriate barricading of the driving aisle.

Correspondence: As of this date, one (1) letter of support and one (1) letter of opposition have been received.

Motion: On August 5, 2014, the City Plan Commission recommended approval, by a vote of 7-0, of the request as presented subject to the following conditions:

1. A farmers market shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The farmers market shall be allowed to operate only on Sundays from 10:00 a.m. to 3:00 p.m.
3. The market shall adhere to the City of Richardson's Policy and Conditions for markets (Exhibit "C").



ZF 14-21

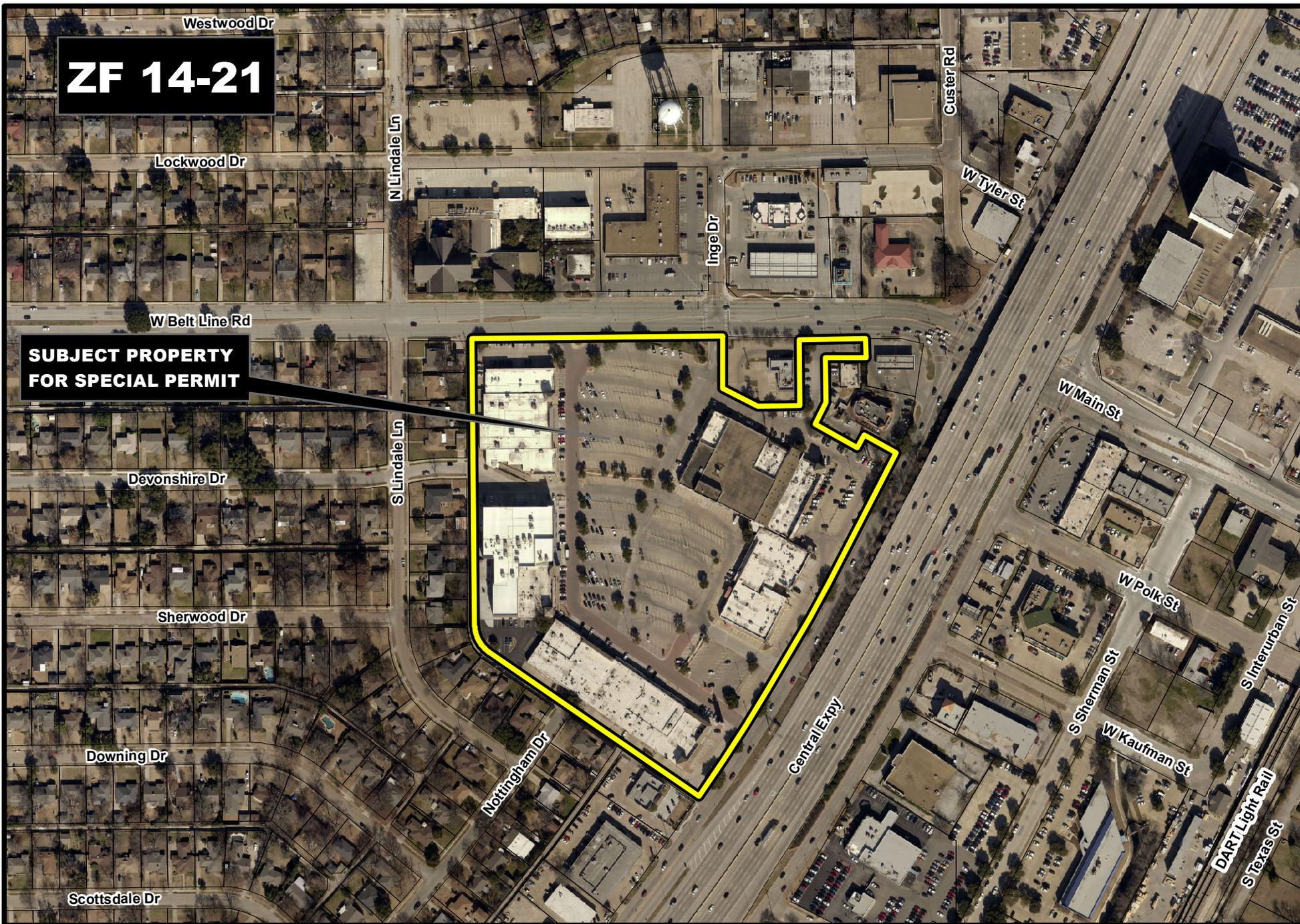
**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 14-21 Zoning Map

Updated By: shacklett, Update Date: July 16, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1421\ZF1421 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 14-21

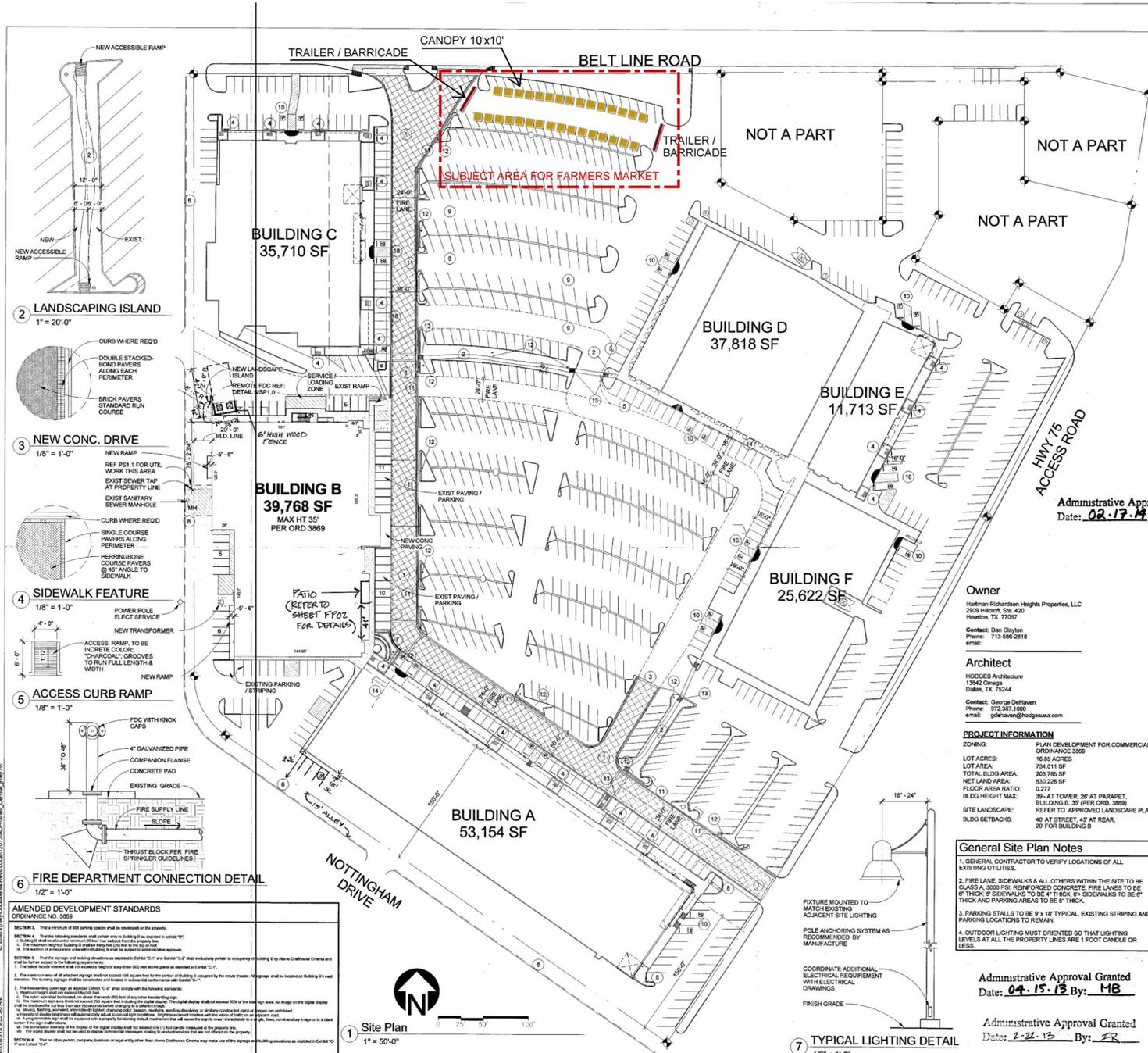
**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 14-21 Aerial Map

Updated By: shacklett, Update Date: July 16, 2014
File: DSI\Mapping\Cases\Z\2014\ZF1421\ZF1421 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.





PAVING NOTES

BRICK PAVERS ON CONCRETE AS SPEC'D. 10% COMPACTION. 6" THICK, REIN. W/ NO. 3 REBARS @ 24" O.C. BOTH WAYS. EXPANSION JOINTS 600' INTERVALS. LATERAL SAW-CUTS @ 20' INTERVALS. COLOR: RED COURSE: RUNNING BOND @ INTERIOR W/ DOUBLE STACKED BOND @ PERIMETER. REF 09101

BRICK PAVERS @ SIDEWALKS & PLANTERS ON CONCRETE AS SPEC'D. 10% COMPACTION. 6" THICK, REIN. W/ NO. 6 6"x6" W/M OR NO. 3 REBARS @ 24" O.C. BOTH WAYS. COLOR: RED COURSE: HERRINGBONE @ INTERIOR W/ SINGLE STACKED BOND @ PERIMETER. REF 09101

NEW CONCRETE AT SIDEWALKS. 8% COMPACTION. 4" THICK, REINFORCE W/ NO. 6 6"x6" W/M OR NO. 3 REBARS @ 24" O.C. BOTH WAYS.

EXPANSION JOINTS 20' INTERVALS. TOOLED JOINTS @ 5' INTERVALS. COLOR: INCRETE "HARVEST SAND". TO BE INTRINSICALLY COLORED. www.singstone.com FINISH: BRUSH ON FINISH ONLY.

NEW CONC. PARKING. 8% COMPACTION. 6" THICK, REIN. W/ NO. 3 REBARS @ 24" O.C. BOTH WAYS. NATURAL COLOR.

NEW SIDEWALKS. 8% COMPACTION. 6" THICK, REIN. W/ NO. 6 6"x6" W/M OR NO. 3 REBARS @ 24" O.C. BOTH WAYS. EXPANSION JOINTS @ 20' & TOOLED JOINTS @ 5' INTERVALS. NATURAL COLOR.

AREA CALCULATIONS

BUILDING A	53,154 SF
BUILDING B (1st Floor)	38,328 SF
BUILDING B (Mezzanine)	3,443 SF
BUILDING C	35,710 SF
BUILDING D	37,818 SF
BUILDING E	11,713 SF
BUILDING F	25,622 SF
TOTAL AREA	203,785 SF

PARKING TABULATIONS

MIN PARKING SPACES PER ORDINANCE 3999	988
PARKING SPACES PROVIDED	988
HANDICAP REQ'D	20 SPACES
HANDICAP PROVIDED	20 SPACES

- KEY NOTES:**
- BRICK PAVEMENT DRIVE, REF. PAVING NOTES.
 - NEW 4' WIDE SIDEWALK 6" THICK INTEGRALLY COLORED CONCRETE, BROOM FINISH; TO UNDLATE BETWEEN EXISTING TREES.
 - BRICK PAVEMENT DRIVE TO TERMINATE AT END OF ISLAND.
 - NEW CANOPY COLUMNS W/ ADJACENT PLANTERS AND BRICK PAVERS. REF. TO FLOOR PLANS & PAVING NOTES.
 -
 - NEW 6" TALL CEDAR FENCE TO REPLACE EXISTING WOOD FENCE. 6" PICKETS SIDE BY SIDE W/ (3) 2X4 CEDAR RAILS ON METAL POLES W/ CAPS. FENCE CONSTRUCTED BY OWNER ON RESIDENTIAL PROPERTY. THE CONSTRUCTION OF THIS FENCE MUST BE APPROVED BY RESIDENT. ONCE CONSTRUCTED, THIS FENCE MUST BE MAINTAINED BY THE RESIDENT.
 - NEW MIN-FLAZA W/ WATER FOUNTAIN FEATURE & BRICK PAVERS.
 - NEW BRICK PAVERS. REF. FLOOR PLANS FOR LOCATIONS.
 - REMOVE EXIST. H.C. PARKING. REMOVE EXIST. ACCESSIBILITY GRAPHICS & STRIPING. RESTRIPE AS TYP. PARKING STALL.
 - NEW HANDICAP PARKING & ACCESSIBLE RAMP / ALTERATION TO EXIST. CURB RAMP @ EXISTING CURB RAMP TO BE REMOVED FROM ABL AND TO EXTEND INTO SIDEWALK. NEW H.C. SIGNAGE. PARKING TO BE RE-STRIPPED. REF 03101
 - REMOVE EXIST. CONC. CURB ALONG MAIN DRIVE @ ISLANDS & CONSTRUCT A NEW CONC. CURB PARALLEL TO EXIST. BUT 24" CLOSER TO THE BLDGS FOR AN INCREASED LANDSCAPE BED SIZE.
 - NEW ORNAMENTAL LIGHT POLE W/ 18" CONC. BASE TO 8' ABOVE GRADE.
 - NEW CURB RAMP. REF. TO 07101.
 - DAMAGED CONCRETE TO BE REPLACED WHEN SHOWN.

- GENERAL NOTES:**
- REF TO FLOOR PLANS FOR ADDITIONAL INFORMATION ON NEW CONCRETE @ PEDESTRIAN SIDEWALKS. PROVIDE SOLID STAIN ON SIDE FACING RETAIL.
 - REF TO FLOOR PLANS FOR INDIVIDUAL BLDG RENOVATION NOTES.
 - REF TO LANDSCAPE PLANS FOR LANDSCAPE DESIGN.
 - PEDESTRIAN HEAD-ON PARKING & HANDICAP PARKING AT ALL BLDGS AT COMPLETION OF CONSTRUCTION.
 - ALL HANDICAP PARKING SHOWN AS CURRENTLY EXISTS. UNLESS INDICATED OTHERWISE. PROVIDE BID FOR 15 NEW CURB RAMPS (INTEGRALLY COLORED CONCRETE), 30 HANDICAP SPACES, 16 (H) ACCESS ZONES AND 30 HANDICAP SIGNS. REF 03101.
 - ADD H.C. PARKING SIGNAGE ON POLES AT EVERY H.C. PARKING SPACE. NEW EXIST.
 - WHERE STEPS TO BE PLACED IN ALL H.C. PARKING STALLS. PARKING STALLS LOCATED IN FRONT OF NEW COLUMNS ALSO TO RECEIVE WHEEL STOPS.
 - REPAIR AND REPLACE BROKEN OR DAMAGED CONCRETE @ CURBS. SIDEWALKS & RAMPS (DISTANCE AND/OR LOCATION OF SIDEWALK SEGMENTS) TO BE REPLACED AS NOTED ON SITE PLAN.
 - ALL HANDICAP ACCESS CURB RAMPS TO BE BUILT TO SIDEWALK.

General Site Plan Notes

- GENERAL CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES.
- FIRE LANE, SIDEWALKS & ALL OTHERS WITHIN THE SITE TO BE CLASS A 3000 PSI REINFORCED CONCRETE. FIRE LANES TO BE 6" THICK. SIDEWALKS TO BE 4" THICK. SIDEWALKS TO BE 6" THICK AND PARKING AREAS TO BE 6" THICK.
- PARKING STALLS TO BE 8' x 18' TYPICAL. EXISTING STRIPING AND PARKING LOCATIONS TO REMAIN.
- OUTDOOR LIGHTING MUST ORIENTED SO THAT LIGHTING LEVELS AT ALL THE PROPERTY LINES ARE 1 FOOT CANDLE OR LESS.

Administrative Approval Granted
Date: 04.15.13 By: MB

Administrative Approval Granted
Date: 02.22.13 By: SR

Administrative Approval Granted
Date: 02.17.14 By: MB

AMENDED DEVELOPMENT STANDARDS
ORDINANCE NO. 3989

SECTION 3. That a minimum of 888 parking spaces shall be provided on the property.

SECTION 4. That the minimum driveway width shall be 12 feet and shall be constructed to meet the following minimum standards:

- 12 feet wide for all driveways and all other access points from the property.
- 4 feet wide for all driveways and all other access points from the property.
- The maximum driveway slope shall be 12% and shall be indicated on the site plan.

SECTION 5. That the signage and building elevations as specified in Exhibit "C" and Exhibit "D" shall be maintained to occupy the building at Alamo Drafthouse Cinema and shall be maintained for the life of the building.

SECTION 6. That the signage and building elevations as specified in Exhibit "C" and Exhibit "D" shall be maintained to occupy the building at Alamo Drafthouse Cinema and shall be maintained for the life of the building.

SECTION 7. That the signage and building elevations as specified in Exhibit "C" and Exhibit "D" shall be maintained to occupy the building at Alamo Drafthouse Cinema and shall be maintained for the life of the building.

SECTION 8. That the signage and building elevations as specified in Exhibit "C" and Exhibit "D" shall be maintained to occupy the building at Alamo Drafthouse Cinema and shall be maintained for the life of the building.

SECTION 9. That the signage and building elevations as specified in Exhibit "C" and Exhibit "D" shall be maintained to occupy the building at Alamo Drafthouse Cinema and shall be maintained for the life of the building.

SECTION 10. That the signage and building elevations as specified in Exhibit "C" and Exhibit "D" shall be maintained to occupy the building at Alamo Drafthouse Cinema and shall be maintained for the life of the building.

2 LANDSCAPING ISLAND
1" = 20'-0"

3 NEW CONC. DRIVE
1/8" = 1'-0"

4 SIDEWALK FEATURE
1/8" = 1'-0"

5 ACCESS CURB RAMP
1/8" = 1'-0"

6 FIRE DEPARTMENT CONNECTION DETAIL
1/2" = 1'-0"

7 TYPICAL LIGHTING DETAIL
1/2" = 1'-0"

ALAMO DRAFTHOUSE CINEMA
Shell Building
RICHARDSON HEIGHTS VILLAGE SHOPPING CENTER LOT 1
100 S. Central Expressway - Richardson, Texas - 75080

HODGES & ASSOCIATES
Architects
Interior Architecture • Planning • Interiors
1500 West Loop South, Suite 200
Dallas, Texas 75240
972.387.1000
www.hodgesusa.com



Project Number:
12313-01

Drawn By: JR
Checked By: JR

No.	Revision Schedule	Description	Date
1	For Review		02/20/13

SP1.0
Site Plan

Exhibit B - Part of Ordinance

**FARMERS MARKET
SUBMITTAL REQUIREMENTS
(EXHIBIT “C”)**

The following information shall be submitted to the City of Richardson’s Building Inspections Department:

1. Written authorization from the Property Owner where the farmers market will occur.
2. A written statement from the Farmers Market Sponsor/Manager which includes:
 - a. A description of the farmers market
 - b. The proposed date(s) and time
 - c. A list of the vendors that will be at the farmers market
 - d. The entity responsible for site clean-up after the farmers market
3. A site plan which depicts the following:
 - a. Proposed vendor setup location
 - b. Proposed tent(s) location, if applicable, and size (tents in excess of 200 square feet or canopies in excess of 400 square feet require a permit from the Fire Department. Please contact the Fire Marshall at (972) 744-5750.
 - c. Proposed traffic control (barricades, etc.)
 - d. Proposed temporary signage, subject to the following:
 - i. Individual vendor signs shall not be permitted on any street or alley frontage.
 - ii. One (1) sign, not to exceed thirty-two (32) square feet, provided by the farmers market sponsor/manager for the purpose of promoting the farmers market shall be allowed on each frontage of the farmers market with the consent of the owner of the private property. Said sign shall be located on private property and at least ten (10) feet from the back of curb.
 - iii. No cloth, paper, banner, flag, device or other similar advertising matter shall be permitted to be attached, suspended from or allowed to hang loose from any sign, building or structure
 - iv. Signs that are held by or attached to a human being are prohibited, including a person dressed in costume for the purposed of advertising or otherwise drawing attention to an individual, business, commodity, service, activity or product.
4. A copy of the Rules and Conditions for vendor participation in the farmers market.
5. The attached City of Richardson’s “Policy and Conditions” and an executed “Acknowledgement and Indemnity” page (Pages 2, 3 and 4).

Policy and Conditions
Admission of Vendors and Products

1. All vendors shall comply with the City of Richardson Health Department Regulations. A City of Richardson "Food Service Permit" shall be acquired, if applicable, and shall be issued to the Farmers Market Sponsor/Manager for vending of non-potentially hazardous products. For more information, please contact the Health Department at (972) 744-4080.
2. Farmers Market vendors shall be limited to a maximum of fifty (50) vendors and shall be limited to the following types:
 - a. **Produce:** Fruits, vegetables, nuts, seeds or grains, and horticultural goods.
 - b. **Food Specialty:** Pre-packaged non-potentially hazardous foods only from facilities holding a manufacturing permit from the Texas Department of State Health Services or those operating as a cottage food industry following the Texas Cottage Food industry rules will be allowed. All prepackaged foods must have required labeling
 - c. **Raw Meats & Potentially Hazardous Foods:** Vendors who sell meat products must have the meat processed under USDA or Meat Safety Assurance regulations. A small producer must provide proof of exemption, meet labeling requirements and shall provide either a grant of inspection or exemption. Meat must be stored in a mechanical freezer with working thermometers stored in mechanical refrigeration units at the farmers market. Raw meats, poultry and seafood shall be maintained at or below zero degrees (0°) Fahrenheit for the duration of the market, including transportation to the market. Eggs, prepared potentially hazardous foods and refrigerated dairy items shall be maintained at or below forty degrees (40°) Fahrenheit for the duration of the farmers market, including transportation to the market.
 - d. **Prohibited items:** Fresh non frozen fish, foraged foods, game animals, gleaned foods, and non-pasteurized dairy items may not be sold, offered for sale, sampled, displayed, served or consumed at a farmers market.
 - e. **Arts and Crafts:** Not to exceed a maximum of 30% of the vendors at the farmers market.
3. Farmers Market Sponsor/Manager shall maintain a list of all participating vendors which includes the vendors name, address, telephone number and date(s) the vendor operated at the market for a least ninety (90) calendar days from the date of the end of the farmers market.
4. Prepackaged food shall be labeled according to Texas Food Manufacturers requirements or the Texas Cottage Food Industry Rules. Foods that are not properly labeled or are from an unapproved source will not be allowed.
5. Open foods or samples shall be allowed as individual servings by using proper time and temperature controls and with access to hand washing facilities at the farmers market.
6. Home preparation or storage of food is not allowed unless vendor is operating as a cottage food industry.
7. Vendors and/or Farmers Market Sponsor/Manager shall be solely responsible for damages resulting from the sale of unsafe or unsound goods at the farmers market.
8. Vendors shall, if applicable, provide a Sales Tax Certificate to the Farmers Market Sponsor/Manger. It is the vendor's responsibility to comply with the State Comptroller's requirements.

Operational

1. Designation and allocation of vendor spaces are the responsibility and at the discretion of the Farmers Market Sponsor/Manager.
2. Vendors shall be located on a concrete or asphalt surface.
3. Vendors may begin arriving to set up no earlier than two (2) hours prior to the start of the event and must vacate their space no later than one (1) hour after the advertised close of the event. Each vendor shall clean up their spaces at the end of each event.
4. Electricity, if provided, is the sole responsibility of the vendor or Farmers Market Sponsor/Manager for any vendor using refrigeration equipment and who possesses the proper health permit from the City of Richardson Health Department.
5. Vendors and/or Farmers Market Sponsor/Manager shall not use public trash receptacles for disposal of produce boxes or unsold produce.
6. All litter, tents, canopies, stalls, food merchandise, and other evidence of the farmers market shall be removed from the premises at the end of each market day.
7. Vendors shall be solely responsible for keeping their space and all areas in and about their vendor space(s) clean and free of any conditions that might potentially result in or cause injury to the vendors and any other persons or parties.

Restrictions

1. Prepared food vendors (food prepared on site for consumption) shall not be allowed.
2. No smoking is allowed at the farmers market.
3. No live animals may be sold, offered for sale or adoption, displayed, transferred or given away at the farmers market.
4. No firearms, alcoholic beverages (excluding wine when sold by an approved winery with appropriate TABC permitting) or drugs will be allowed at the farmers market.

Acknowledgement and Indemnity

I agree to abide the "Policy and Conditions" attached hereto.

I understand and agree that I am solely responsible and assume entire responsibility and liability for any claim or actions based on or arising out of injuries, including death, to persons, or damages to or destruction of property, sustained or alleged to have been sustained in connection with or to have arisen out of or incidental to the condition and quality of any and all products, produce, wares and matters of any kind at, about or through the (*farmers market name here*).

I, the undersigned, further specifically agree to fully defend, indemnify, release and hold harmless the City of Richardson and their respective officials, officers, agents, directors, attorneys and employees (hereafter referred to collectively as the "Indemnified Parties") from and against any and all suits, claims, judgments, demands, actions or causes of action, liabilities (including strict liability), losses, costs or expenses, including the reasonable attorney's fees and court costs and disbursements, whether arising in equity, at common law, or by statute, or under the law of contracts, torts (including negligence and strict liability without regard to fault) or property, of every kind and character (including claims for personal injury, bodily injury, emotional distress, real and personal property damage and economic loss) (all of which are hereinafter collectively called "Claims"), which may now or in the future be brought or instituted or asserted on account of or growing out of or arising from (i) any failure on my part, my partners, officers, managers or agents, subtenants or licensees ("My Parties") to comply with the provisions of this Agreement, or to comply with the provisions of law applicable to my business. The indemnity provided hereby specifically includes, but is not limited to, any loss, damage, or injury sustained by me, and any and all of my agents, employees, invitees, including caterers, and its contractors and patrons whether to person or property and whether the result of negligence, gross negligence or wrongful conduct. The indemnification shall also include costs of defense, which shall be an attorney of the Indemnified Parties' choice, court costs, expert witness fees, and any judgment together with pre-judgment and post-judgment interest.

I acknowledge and agree that the City will not provide any security for the market and shall not be liable for any lost, stolen and/or damaged property, materials, equipment, produce, goods, and any other items associated and/or used in conjunction with the event. I hereby release the City, its Council Members, Officers, Agents, Representatives and Employees from, and waive any and all rights to any and all claims for damages, or otherwise, I may have with regard to lost, stolen and/or damaged property, materials, equipment, produce, goods and any other items associated and/or used in conjunction with the (*farmers market name here*).

Farmers Market Sponsor/Manager

Date



FOUR SEASONS
markets

Heights Farmers Market

Friday, June 6, 2014

Description of the event

Four Seasons Markets events are all about supporting local farmers, ranchers, artisanal food producers and local craftsmen and women. We allow vendors who grow or make all or most of their own products to sell at our market. We prefer local products but will allow vendors to sell products—such as Gulf seafood, mushrooms and olive oil—from elsewhere if they are not available locally.

1. Farmers are allowed to sell products of other neighboring farmers
2. Specialty food vendors must primarily offer their own products which must meet all applicable federal, state and local health requirements
3. Craftspeople must primarily offer their own handmade crafts
4. Vendors per products category are limited to 3.

Also, we focus on communities and this is why we welcome local artists, non-profit organizations and various departments of the city where the markets are held.

Date(s) and time

The Heights Farmers Market will take place every Sunday from April through November. Hours of operation will be from 10am to 3pm.

Vendor setup/breakdown

1. Vendors drive to their space to unload and then park their vehicles away from the market (usually close to a non-business/deserted area). Setup starts 2 hours prior to the market opening. The loading/unloading process takes between 10 and 20 minutes per vendor. Most vendors don't even drive to their spots. Instead, they carry their equipment by hand. That process is supervised by the market manager who is the last person to leave the place.
2. Vehicles include cars, pick-up trucks and small trailers (rare).
3. When available, we use trailers to block one entrance of the market and we use orange cones to block the other one. We can use a pick-up truck when no trailers are available.



List of the vendors

We select vendors we want to work with based on our own criteria. After they are approved by the board, they are allowed to attend any of our markets – as long as there is room. Although we received more than 2400 vendor's applications since August 2009, we only approved 639 of them so far. We anticipate 20 vendors for the first market day and we will limit the total number of vendors to 50.

The list of potential vendors can be found at: <http://www.fourseasonsmarkets.com/?sct=vendors>

Market Manager

Name: Florine Bowman

Phone: (512) 522-0467

Email: info@fourseasonsmarkets.com

Site plan and vendors setup

Vendors bring standard 10x10 canopies with tables and chairs. No vehicles are allowed to drive through the market area. We use traffic orange cones and barricades to control the traffic.

Signage will be handled by Four Seasons Markets.





FOUR SEASONS
markets

Vendors Rules and Guidelines

Last update: May 2014

1. All vendors who produce food and/or agricultural products or manufacture non-agricultural goods and have obtained the necessary permits and licenses are eligible to sell at the market.
2. Vendors wanting to reserve regular space for the Farmers Market season shall so indicate on the Application form. The seller forfeits his/her reserved space if he/she misses three markets without notifying the market Representative, although he/she may sell in an unreserved space at the higher fee.
3. Designation and allocation of selling spaces are the responsibility and at the discretion of the Market Manager.
4. Vendors sell only items that the Four Seasons Markets board has approved for sale. The board has the discretion to add or delete items from the list and has the duty to provide notice to vendors.
5. All vendors must abide by the health code and restrictions of the City where the market is held.
6. Non-potentially hazardous, pre-package or whole produce or products are permitted for sale.
7. All items intended for human consumption must be kept off the ground above six (6) inches at all times and be in safe and sound condition. The seller is solely responsible for damages resulting from the sale of unsafe, unapproved or unsound goods.
8. Vendors must arrive early enough to set up and ready to greet their customers for the opening of the market
9. Once the market has begun, no moving vehicles are allowed within the Farmers Market area as a safety precaution.
10. Vendors supply all materials and containers for the customer sales.
11. Vendors determine the pricing and display of their products.
12. Vendors must clean up their areas at the end of each market day. Vendors should not use public trash receptacles for disposal of produce boxes or unsold produce.
13. A standard vendor space is 10 foot x 10 foot.
14. If vendor is using a tent, it must be securely anchored to prevent it from becoming loose due to wind and/or inclement weather. If your tent is not securely anchored you will be asked to take down your tent and leave the premises.
15. No Firearms, alcoholic beverages or drugs will be allowed at the Farmers Market.
16. Violation of any provision of the Four Seasons Market Rules and Guidelines shall be a material breach and default by the vendor. The vendor will be asked to vacate the premises immediately. Failure to vacate may subject the seller to civil and/or criminal remedies.
17. The Farmers Market Board or its designee shall reserve the right to cancel any seller's participation at anytime if and when the seller shall be found to be in violation of any market rule or eligibility requirement.
18. The Farmers Market Board shall reserve the right to revise the Farmers Market Rules and Guidelines at any time.



FOUR SEASONS
FARMERS MARKET
Every Saturday (9am to 2pm) - Year round
FourSeasonsMarkets.com (512) 522-0467

Looking along Campbell Rd
at Farmers Market



Looking at Farmers Market
from Campbell Road



Looking through
Farmers Market



Gilbert - Pruett
Local Family Farms
Princeton, Texas
Thank you for supporting your local farmers

**Looking at Farmers Market -
End of Row Barricade**



Looking at Farmers Market
from Parking Lot



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 14-21 / Four Seasons Markets
Property Owner: Matthew Calvano / Hartman Richardson Heights Properties, LLC
Applicant: Vincent Hirth / Four Seasons Markets
Location: 100 S. Central Expressway (See map on reverse side)
Current Zoning: PD Planned Development
Request: A request for a Special Permit for a farmers market.

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

TUESDAY, AUGUST 5, 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.

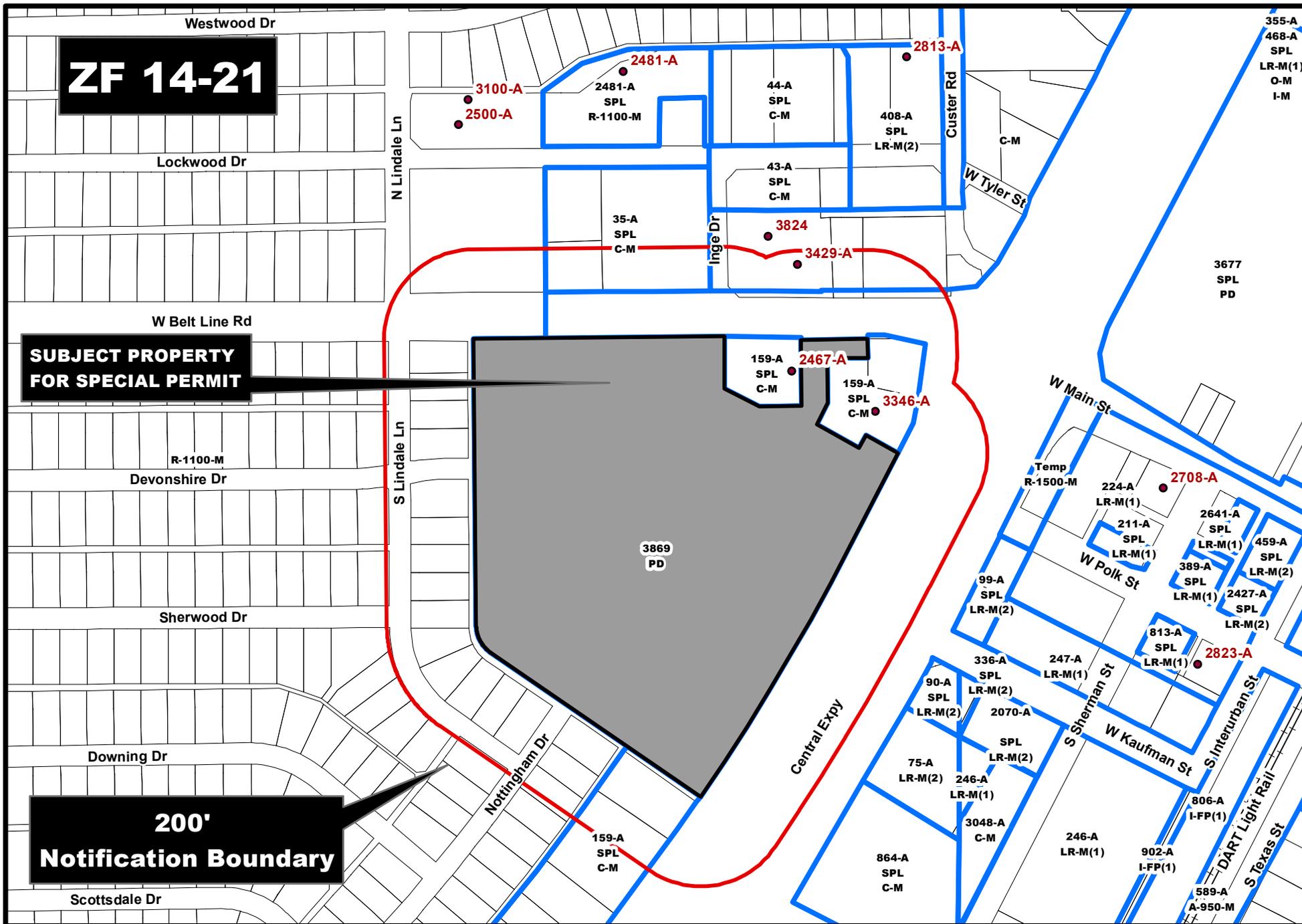
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 14-21.

Date Posted and Mailed: 07/25/2014



ZF 14-21 Notification Map

Updated By: shacklett, Update Date: July 16, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1421\ZF1421 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.



BUDDHIST COMPASSION
RELIEF TZU CHI FOUNDATION
534 W BELT LINE RD
RICHARDSON, TX 75080-6311

CBRYANT RHN LLC
PO BOX 29088
DALLAS, TX 75229-0088

FTB OF TEXAS LLC
PO BOX 1350
MADISONVILLE, LA 70447-1350

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

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

MARTIN BETTY
1601 FAIR OAKS DR
RICHARDSON, TX 75081-3047

KAUR PARMJEET
103 S LINDALE LN
RICHARDSON, TX 75080-6119

SIMMONS DIANE ELIZABETH
105 S LINDALE LN
RICHARDSON, TX 75080-6119

MCKINNEY SUE LORENE
601 W BELT LINE RD
RICHARDSON, TX 75080-6114

ROSA PATRICIA G
6603 TYREE ST
DALLAS, TX 75209-4516

MARSHALL RAQUEL
600 DEVONSHIRE DR
RICHARDSON, TX 75080-6115

MAIN MARIAN L &
SHIRLEY J STROUD
201 S LINDALE LN
RICHARDSON, TX 75080-6120

FREITES ALMIRA G
203 S LINDALE LN
RICHARDSON, TX 75080-6120

CAFFEY MARGARET
714 SCOTTSDALE DR
RICHARDSON, TX 75080-6009

GAPONENKO ALEKSANDR A
205 S LINDALE LN
RICHARDSON, TX 75080-6120

WASHINGTON BRUCE E &
ROBERTS KAREN C
7012 MIDCREST DR
DALLAS, TX 75254-7948

REINHART WILLIAM D
209 S LINDALE LN
RICHARDSON, TX 75080-6120

ORAM JESSICA RENEE & DAVID
600 SHERWOOD DR
RICHARDSON, TX 75080-6123

MADRID NORMA
301 S LINDALE LN
RICHARDSON, TX 75080-6122

SEYMOUR CONRAD L
603 SHERWOOD DR
RICHARDSON, TX 75080-6124

POWERS RAMONA
303 S LINDALE LN
RICHARDSON, TX 75080-6122

BUDJENSKA H C JR EST OF
305 S LINDALE LN
RICHARDSON, TX 75080-6122

FOLTZ ANNE ELIZABETH
300 S LINDALE LN
RICHARDSON, TX 75080-6121

RAY SHANNON
307 S LINDALE LN
RICHARDSON, TX 75080-6122

CRANE IVAN LEE
302 S LINDALE LN
RICHARDSON, TX 75080-6121

WHITTINGTON BEVERLY
304 S LINDALE LN
RICHARDSON, TX 75080-6121

ASH BERNICE S
309 S LINDALE LN
RICHARDSON, TX 75080-6122

VESTAL IDA BELLE
306 S LINDALE LN
RICHARDSON, TX 75080-6121

RUSSELL CARMEN M
303 NOTTINGHAM DR
RICHARDSON, TX 75080-6104

DUHON TERRI B
2202 BLACKBERRY DR
RICHARDSON, TX 75082-3306

BESIO PAUL F
PO BOX 1082
CANON CITY, CO 81215-1082

MALANI MUN INC
318 S CENTRAL EXPY STE 108
RICHARDSON, TX 75080-6300

VANETTI BRIAN DALE
300 NOTTINGHAM DR
RICHARDSON, TX 75080-6103

GOLDENWEST DIAMOND CORP
15732 TUSTIN VILLAGE WAY # A
TUSTIN, CA 92780-4924

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

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

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

**VINCENT HIRTH
FOUR SEASONS MARKETS
3206 CHRISTIE CIRCLE
GARLAND, TX 75044**

**MATTHEW CALVANO, HARTMAN
RICHARDSON HEIGHTS PROPERTIES, LLC
8111 LBJ FREEWAY, SUITE 130
DALLAS, TX 75251**

ZF 14-21
Notification List



To: "chris.shacklett@cor.gov" <chris.shacklett@cor.gov>,
Cc: "dotson733@gmail.com" <dotson733@gmail.com>,
Bcc:
Subject: Support letter - Four Seasons Markets
From: "Dotson, Richard" <rdotson@ti.com> - Wednesday 07/30/2014 04:46 PM

Chris,

This is a letter of support for the Four Seasons Markets special permit request in the Heights shopping center. The Richardson Heights neighborhood is excited about the interest in a farmers market and we look forward to their successful launch.

I hope you can please include this letter of support in the CPC packet.

Thanks and regards,
Richard Dotson
president@richardsonheights.org



To: chris.shacklett@cor.gov,
Cc:
Bcc:
Subject: Flee Market in Richardson Heights Shopping Center
From: "Aboca's Catering" <catering@abocas.com> - Friday 08/15/2014 02:11 PM
Sent by: abocasitaliangrill@gmail.com

Hi Mr. Chris,

My name is Artur Pira and I am the owner of Aboca's Italian Grill located in Richardson Heights Shopping Center. We are very concerned about the new project "Farmers/Flea Market" at the south west corner of Belt line and 75. Our restaurant has been opened since August 21st, 2014.

Here is my problem:

1. Taking all of Aboca's, Subways, Addis Abeba Ethiopian Restaurant, Deans and other Tenants parking spaces while operating normal business hours.
2. Perishable product displayed outside in the heat and handled by uncertified food handlers.
3. Attraction of birds, wild animals and rodents etc.
4. Hazardous traffic jam. Potential hazard of senior citizens and kids safety.
5. Overall jeopardizing safety of shopping center by attracting all kinds of nonresidents and jay walkers which leads to car and store burglaries.
6. Loss of Revenue to neighborhood grocery stores Tom Thumbs, Albertson's, Walmart etc
THIS MEANS: Loss of tax revenue to city and loss of employment to these stores.
7. Last but not the least.

Littering. Who is going to enforce and clean such a mess outdoors?

Please protect the interests and the rights of neighborhood businesses. We are and have been big supporters of the community, schools, non profit entities, fire department and city officials for the past 10 years.

Sincerely,

Artur Pira
and all the employees of Aboca's Italian Grill
469-767-0458 CEL
972-231-7500 WORK
artpira@gmail.com



MEMO

DATE: August 21, 2014
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 14-22 – The Prometheus Academy – 1100 E. Campbell Rd.

REQUEST

Mike Hope of Lonestar Construction Services, representing the Prometheus Academy, is requesting approval of a Special Permit for a homeschool education resource center in a 2,917-square foot lease space located in a 64,641-square foot, two-story office building at 1100 E. Campbell Road.

BACKGROUND

The subject property is located at the southeast corner of Campbell Road and Glenville Drive. The 64,641-square foot, two-story brick building was developed in 1984 and is currently occupied by multiple office tenants, but also has three (3) vacant lease spaces. The applicant intends to occupy a 2,917-square foot vacant space located at the northwestern portion on the second floor for a homeschool education resource center for middle school and high school students.

The proposed use is not listed in the Comprehensive Zoning Ordinance, and can only be allowed through the approval of a Special Permit. The education resource center's primary function is to provide structured classes to help students transition from homeschooling to college. The proposed center comprises two (2) classrooms and two (2) labs. The applicant states that the classes are small, ranging from one (1) to twelve (12) students, and usually meet twice a week. In addition, there will be a maximum of thirty (30) students and five (5) teachers in the facility at any given time. No changes to the site or to the exterior of the building are proposed.

There is no specific parking requirement for the proposed use since it is not listed in the Comprehensive Zoning Ordinance. The applicant stated that the center has a low demand for parking since most of the students do not drive and are dropped off by their parents. Further, the applicant has explained that the center has a need for seven (7) parking spaces at any given time: five (5) spaces for teachers and two (2) for the students. The Zoning Exhibit (Exhibit "B") shows that if the proposed use were parked at a ratio of 1 space per 250 square feet and the remainder of the building were parked for office and warehouse uses; there would still be adequate parking on-site to comply with the off-street parking requirements. The site currently provides for 248 parking spaces, which meet the parking requirements for the existing office tenants, the proposed use (using office ratio) and any future office/warehouse uses.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by unanimous vote (7-0), recommends approval of the request as presented with a condition limiting the Special Permit to the Prometheus Academy.

Should City Council approve the request, Ordinance No. 4064, which includes the conditions recommended by the City Plan Commission, may also be approved with the same motion.

ATTACHMENTS

Special Conditions	Zoning Exhibit (Exhibit "B")
CC Public Hearing Notice	Floor Plan (Exhibit "C")
City Plan Commission Minutes 8-5-2014	Site Photos
Staff Report	Applicant's Statement
Zoning Map	Notice of Public Hearing
Aerial Map	Notification List
	Ordinance No. 4064

ZF 14-22 Special Conditions

1. A homeschool education resource center shall be allowed and limited to the Prometheus Academy and to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The parking ratio for the use shall be one (1) space per 250 square feet.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: August 6, 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: August 8, 2014

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, August 25, 2014, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 14-19

A request by Travis W. Thompson, representing Twin Rivers Capital Partners LLC, for a Special Permit for an assisted living facility and other related care services with modified development standards to be located on a portion of the lot at 1776 N. Plano Road (east side of Plano Road, south Campbell Road). The property is currently zoned O-M Office.

ZF 14-21

A request by Vincent Hirth, representing Four Seasons Market, for approval of a Special Permit for a farmers market to be located at 100 S. Central Expressway (southwest corner of Central Expressway and Belt Line Road). The property is currently zoned PD Planned Development.

ZF 14-22

A request by Mike Hope, representing Lonestar Construction Services, for approval of a Special Permit for a home school education resource center to be located at 1100 E. Campbell Road (southeast corner of Campbell Road and Glenville Drive). The property is currently zoned I-M(1) Industrial.

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

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

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – AUGUST 5, 2014**

PUBLIC HEARING

Zoning File 14-22 – Prometheus Academy: Consider and take necessary action on a request for approval of a Special Permit for a home school education resource center to be located at 1100 E. Campbell Road, southeast corner of Campbell Road and Glenville Drive.

Mr. Bireima stated the applicant was requesting a Special Permit for a home school education resource center for middle school and high school students on the second floor of a multi-tenant building. He added that center would help home schooled students with classes that are beyond the expertise of their parents.

Mr. Bireima said the use is not listed in the City's Comprehensive Zoning Ordinance (CZO), but the applicant indicated there building has a low demand for parking and they are only requesting 7 parking spaces at any given time. He added the proposed floor plan showed two classrooms and two lab spaces that would accommodate at a maximum 30 students who would meet twice per week.

Commissioner Ferrell asked why the applicant needed a Special Permit.

Mr. Bireima replied an academy was not a listed use in the CZO and any unlisted required a special permit.

Commissioner Linn asked if the item was approved by both the Commission and the City Council, and the resource center was to leave the building would the Special Permit stay with the building.

Mr. Bireima said the Special Permit as proposed was tied to the academy and if they were to go out of business the Special Permit would go away.

Mr. Chavez corrected that statement saying the permit would not go away, but another entity could not occupy the space under the Special Permit until the City revoked or amended the ordinance associated with the Special Permit.

There were no other questions for staff and Chairman Hand opened the public hearing.

Although the applicant declined to make any statement, Commissioner DePuy had a question and asked her to come forward.

Commissioner DePuy asked if there were any other facilities like this in the area or the country. She also wanted to know how students and their families are made aware of the facility.

Ms. Deborah Hill, 1100 E. Campbell, Suite 200, Richardson, Texas, replied there were probably some other Christian co-ops that exist, but they would be the only secular facility in North Texas to serve the home school community.

Regarding students coming to the facility, Ms. Hill said most students hear of their business through word of mouth advertising in addition to sending messages out through home school web sites.

Commissioner DePuy asked to confirm the number of students that would be at the facility.

Ms. Hill replied that 12 students would be the maximum class size and there was always the possibility of having fewer students but it just depended on the need and the teachers.

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

Commissioners DePuy and Ferrell stated they thought it would be a good use of the space and could be a viable resource to help home schooled student transition into public education at the college level.

Motion: Commissioner Linn made a motion to recommend approval of Zoning File 14-22 as presented; second by Commissioner Springs. Motion approved 7-0.



Staff Report

TO: City Council

FROM: Michael Spicer, Director of Development Services

FROM: Sam Chavez, Assistant Director – Development Services

DATE: August 21, 2014

RE: **Zoning File 14-22:** Special Permit – Homeschool Education Resource Center

REQUEST:

Special Permit for a homeschool education resource center at 1100 E. Campbell Road, Suite 200.

APPLICANT / PROPERTY OWNER:

Mike Hope – Lonestar Construction Services / Holly S. Plank – Grackles Galore

EXISTING DEVELOPMENT:

The site is currently developed as a 64,641-square foot, two-story office building. The applicant proposes to utilize a 2,917-square foot lease space in the northwestern portion of the building for a homeschool education resource center.

ADJACENT ROADWAYS:

Campbell Road: Six-lane, divided arterial; 26,900 vehicles per day on all lanes, eastbound and westbound, between Plano Road and Glenville Drive (February 2013).

Glenville Drive: Four-lane, divided arterial; 3,000 vehicles per day on all lanes, northbound and southbound, between Arapaho Road and Commerce Drive (February 2012).

SURROUNDING LAND USE AND ZONING:

North: Office and Industrial; I-M(1) Industrial
South: Office and Industrial; I-M(1) Industrial
East: Office and Industrial; I-M(1) Industrial
West: Office and Industrial; IP-M(1) Industrial Park

FUTURE LAND USE PLAN:

Office/Industry

The Office/Industry category designates areas of low- and medium-density office, as well as manufacturing and distribution facilities. Redevelopment is anticipated in low-performing areas in response to changes in building format and market demand. Higher intensity office uses may be appropriate at certain locations. Manufacturing and distribution facilities within this classification should be carefully located and designed to minimize their impact on nearby residential uses.

Future Land Uses of Surrounding Area:

North: Regional Employment

South: Office/Industry

East: Office/Industry

West: Office/Industry

EXISTING ZONING:

I-M(1) Industrial per Ordinance Number 262-A.

TRAFFIC/ INFRASTRUCTURE IMPACTS:

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

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

Background:

The subject property is located at the southeast corner of Campbell Road and Glenville Drive. The 64,641-square foot, two-story brick building was developed in 1984 and is currently occupied by multiple office tenants, including three (3) vacant lease spaces.

Request:

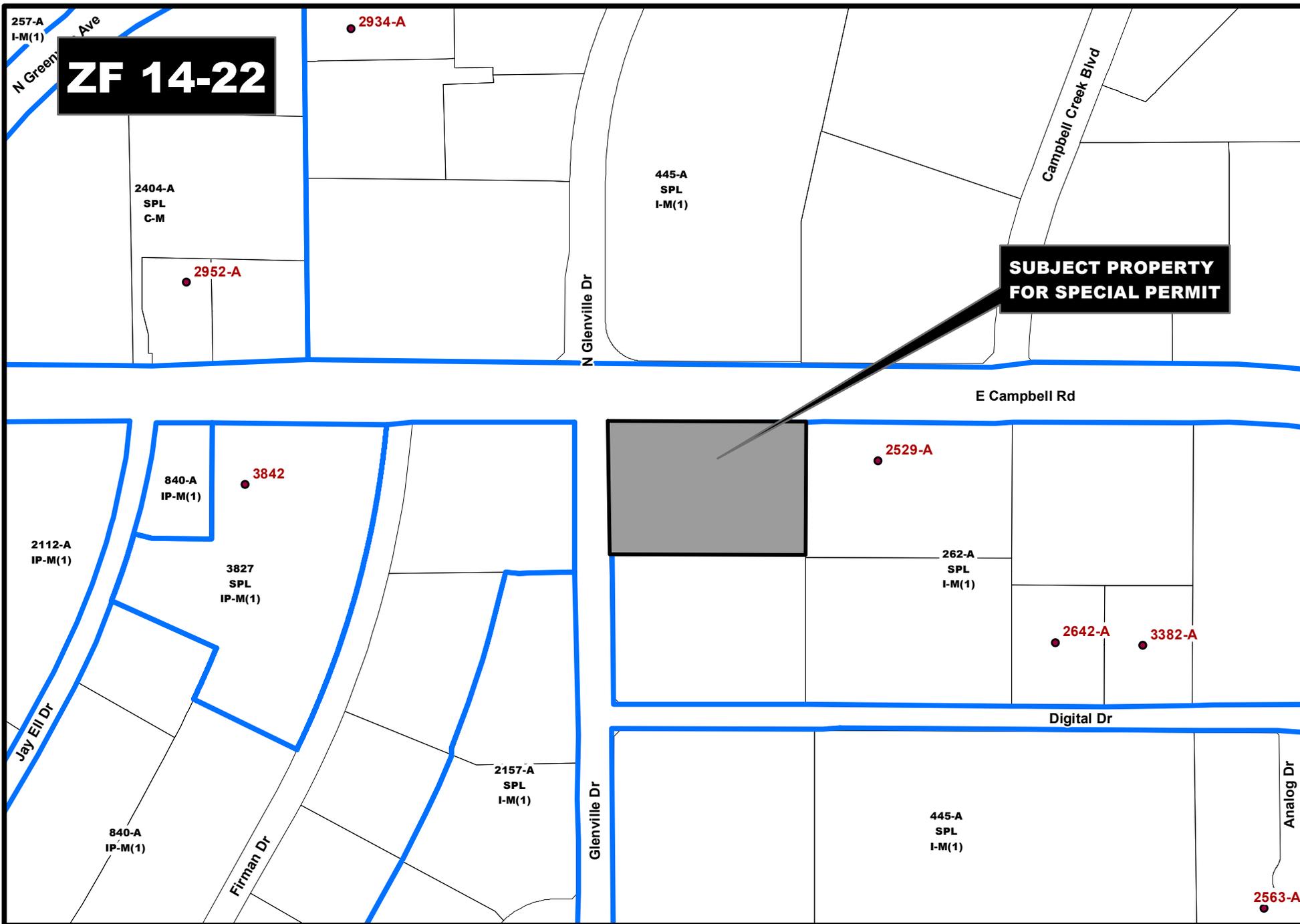
The applicant intends to occupy a 2,917-square foot vacant space located at the northwestern portion on the second floor for a homeschool education resource center for middle school and high school students. Since the proposed use is not listed in the Comprehensive Zoning Ordinance, it can only be allowed through the approval of a Special Permit. The primary function for the education resource center is to provide structured classes to help students transition from homeschooling to college. The center is comprised of two (2) classrooms and two (2) labs. The applicant states that the classes are small, ranging from one (1) to twelve (12) students, and usually meet twice a week. In addition, there will be a maximum of thirty (30) students and five (5) teachers in the facility at any given time. No changes to the site or to the exterior of the building are proposed.

There is no specific parking requirement for the proposed use since it is not listed in the Comprehensive Zoning Ordinance. The applicant has indicated that the center has a low demand for parking since most of the students do not drive and are dropped off by their parents. Further, the applicant statement explains that the center needs seven (7) parking spaces at any given time: five (5) spaces for teachers and two (2) for the students. The Zoning Exhibit (Exhibit "B") shows that if the proposed use were parked using an office ratio (1 space per 250 square feet) and the remainder of the building were parked for office/warehouse uses; there would be adequate parking on-site to comply with the off-street parking requirements. The site currently provides for 248 parking spaces, which meet the parking requirements for the existing office tenants, the proposed use (using office ratio) and any future office/warehouse uses.

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

Motion: On August 5, 2014, the City Plan Commission unanimously recommended approval of the request as presented subject to the following conditions:

1. A homeschool education resource center shall be allowed and limited to the Prometheus Academy and to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The parking ratio for the use shall be one (1) space per 250 square feet.

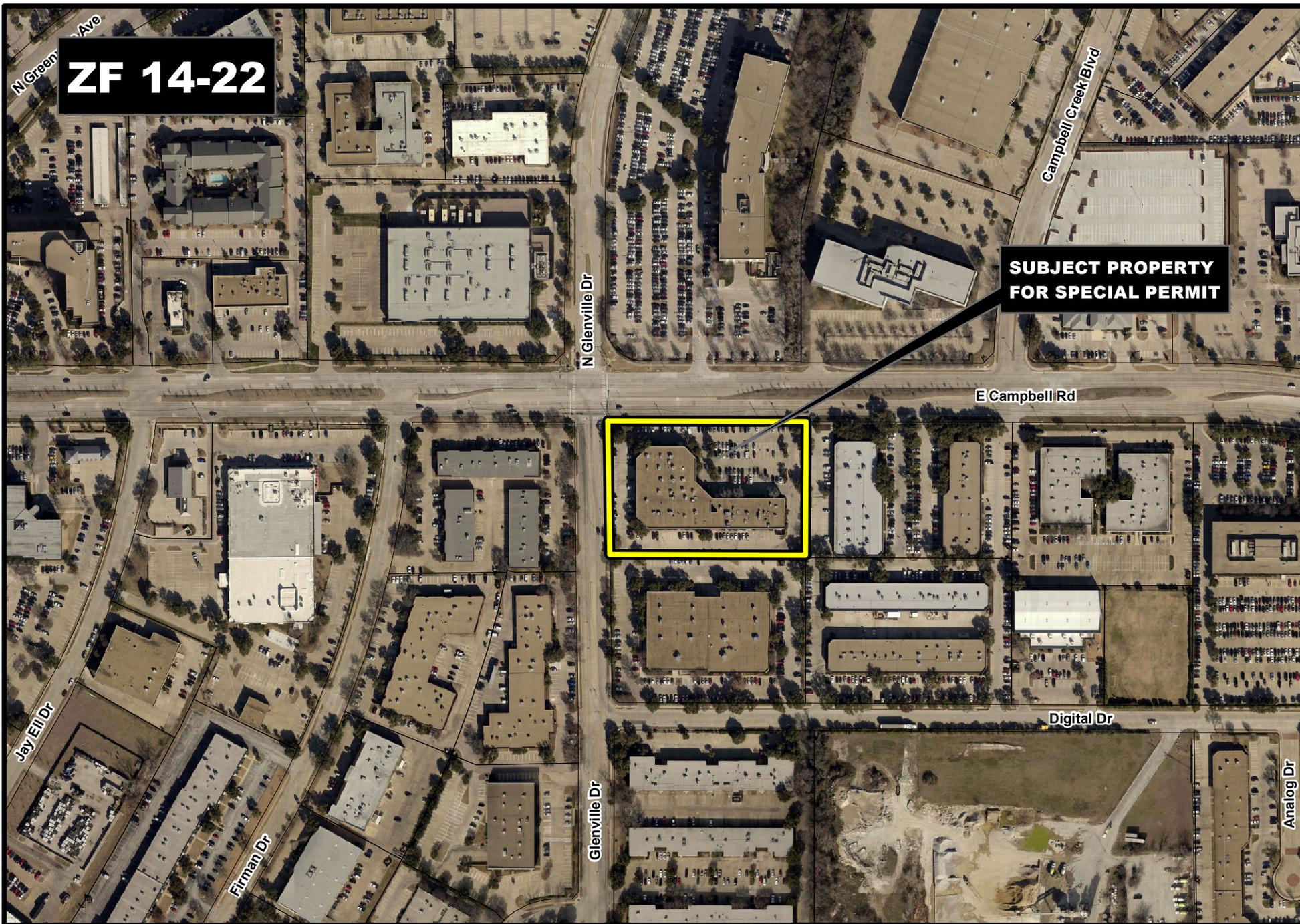


ZF 14-22 Zoning Map

Updated By: shacklett, Update Date: July 16, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1422\ZF1422 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 14-22

**SUBJECT PROPERTY
FOR SPECIAL PERMIT**

ZF 14-22 Aerial Map

Updated By: shacklett, Update Date: July 16, 2014
File: DSI\Mapping\Cases\Z\2014\ZF1422\ZF1422 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.



SCHEDULE OF SHEETS

ARCHITECTURAL DRAWING

- 1 SITE PLAN
- 1-1 SITE UTILITY PLAN
- P-1 PAVING PLAN
- P-2 SITE AND PAVING DETAILS
- 2 FIRST FLOOR PLAN (PARTIAL)
- 3 SECOND FLOOR PLAN (PARTIAL)
- 4 FIRST AND SECOND FLOOR PLANS (PARTIAL)
- 5 ROOF PLAN AND DETAILS
- 6 EXTERIOR ELEVATIONS
- 7 EXTERIOR ELEVATIONS
- 8 WALL SECTIONS
- 9 1/4" PLANS ELEVATOR AND EQUIPMENT ROOMS
- 10 COLUMN PLAN DETAILS
- 11 STAIR TYPE "A"
- 12 STAIR TYPE "B"
- 13 STAIR TYPE "C"
- 14 WINDOW DOOR & HARDWARE SCHEDULE
- 15 WINDOW AND DOOR DETAILS

STRUCTURAL DRAWING

- S1 GENERAL NOTES AND DETAILS
- S2 FIRST FLOOR AND FOUNDATION PLAN
- S3 SECOND FLOOR FRAMING PLAN
- S4 ROOF FRAMING PLAN
- S5 FIRST FLOOR AND FOUNDATION PLAN
- S6 SECOND FLOOR FRAMING PLAN
- S7 ROOF FRAMING PLAN
- S8 SECTIONS AND DETAILS
- S9 SECTIONS AND DETAILS

SITE PLAN NOTES

1. ALL CURB DIMENSIONS ARE TO FACE OF CURB.
2. ALL DIMENSIONS (FOR ROAD) ARE 2'-0" MIN.
3. ALL UNREINFORCED WALLS ARE 3'-0" WIDE WITH A 3'-0" CURB.
4. CONTACT ARCHITECT IF ACTUAL JOBSITE DIMENSIONS OR CONDITIONS ARE NOT AS SHOWN.
5. REFERS TO THE NUMBER OF PARKING SPACES (HANDICAPPED SPACES INCLUDED).
6. REFER TO STRUCTURAL NOTES AND SITE PAVING PLAN, SHEET P-1 FOR CONTROL AND EXPANSION JOINT LOCATIONS AND SITE PAVING NOTES.
7. COMPUTER PAD TO BE PAVED WITH 4" THICK 1800 PSI CONCRETE WITH 1'-6" AT 18" O.C. WITH A 4'-0" HIGH REDWOOD FENCE X SIZE AS SHOWN ON SITE PLAN. REFER P201 & P204 FOR FENCE DETAIL.
8. PROVIDE STRIPING IN FIRE LANE AS REQUIRED BY CITY OF RICHARDSON SPECIFICATIONS AND ORDINANCES.
9. ALL PARKING LOT STRIPES IS TO BE 4" WIDE, WHITE PAINT.
10. INDICATES BUILDING LOCATION ELEVATION.
11. FIRE LANE STRIPING TO BE 4" WIDE, RED PAINT WITH WHITE LETTERS.
12. REFER SHEET P-1 FOR DETAILS OF HANDICAPPED PARKING SPACES AND GRAPHICS.
13. SEE CONTRACTOR SHALL BE RESPONSIBLE FOR CANNING AS MANY EXISTING TREES AS POSSIBLE.

PROJECT DATA

DESCRIPTION:	A TWO STORY OFFICE/TECH BUILDING TO BE DIVIDED INTO INDIVIDUAL LEASE SPACES.
CONSTRUCTION:	BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 1978 EDITION OF THE "STANDARD BUILDING CODE" WITH 1980 AND 1981 AMENDMENTS AS ADOPTED BY THE CITY OF RICHARDSON FOR:
	TYPE IV, UNPROTECTED, UNSPRINKLED, GROUP "F" OCCUPANCY, IN (1) SPECIAL ZONING.
LAND AREA:	2.34 ACRES (102,481.44 S.F.)
BUILDING AREA:	64,641 S.F. (292,942 S.F. IRL)
PARKING:	247 SPACES REQUIRED - 24 SPACES ON 45% OFFICE/79% WAREHOUSE OCCUPANCY. 223 SPACES PROVIDED (INCLUDES 3 HANDICAPPED SPACES)
COVERAGE:	22.6%
FAR:	0.44 TO 1
LANDSCAPE:	22,928 S.F. ON 12.2% GROUND

VICINITY MAP

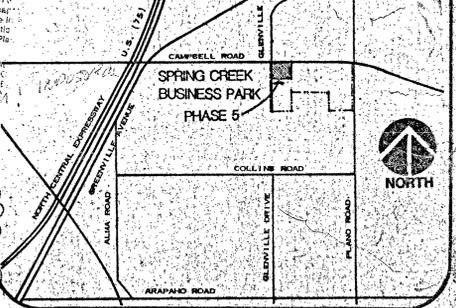
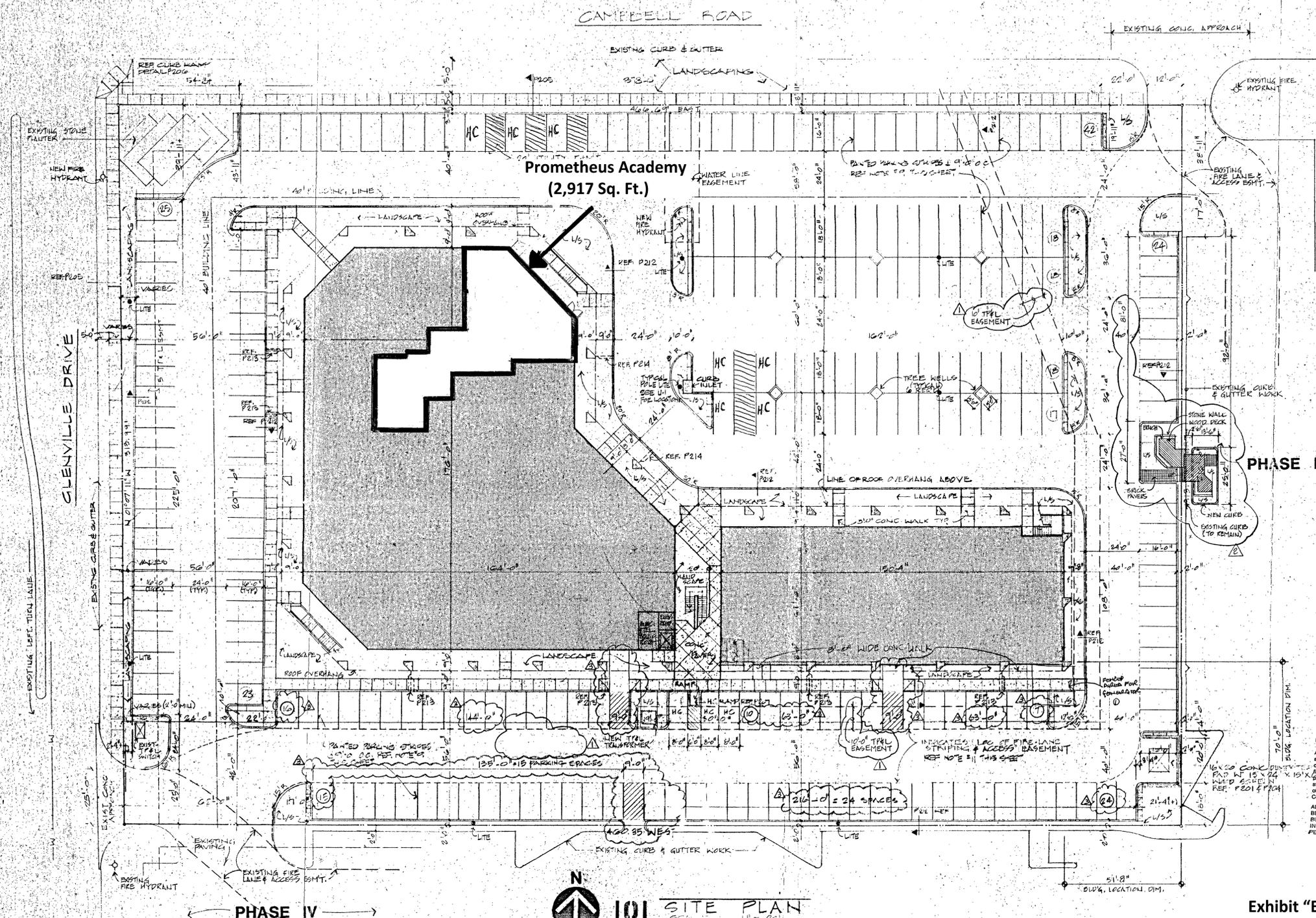


Exhibit "B"
Part of the Ordinance
PROMETHEUS ACADEMY
 1100 E. CAMPBELL RD.



NOTES:

A. INSTALL 5'-0" WIDE CONCRETE SIDEWALK ALONG GLENVILLE DRIVE & CAMPBELL ROAD AS SHOWN ON SITE PLAN AND IN ACCORDANCE WITH REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF RICHARDSON.

B. ALL SIDEWALKS ALONG CURB (NEAREST TO BLDG) AT SOUTH & WEST SIDES & ALL SIDEWALKS FROM CURB TO BLDG'S ENTRANCES TO BE 5'-0" WIDE UNLESS NOTED OTHERWISE. REF FLOOR PLANS 201 & 204 FOR EXACT ENTRANCE DOOR & SIDEWALK LOCATIONS.

Site Plan Summary

Zoning:	I-M (1) Industrial District
Ordinance:	262-A
Front Setback:	40' (Along Glenville Drive & Campbell Road)
Side & Rear Setbacks:	None
Site Area:	3.34 Acres (145,481 S.F.)
Building Area:	64,641 Sq. Ft.
FAR:	0.44 : 1 (0.75: 1 Max. Allowed)
Building Height:	Two story (29 foot high)
Parking:	
Parking Ratio:	1 space / 250 Sq. Ft. (office) & 1 space / 1,000 Sq. Ft. (warehouse)
	58,956 Sq. Ft. Office = 236 spaces
	5,685 Sq. Ft. Warehouse = 6
Spaces Required:	242 parking spaces
Spaces Provided:	248 spaces

FUJITSU
 1100 E. CAMPBELL ROAD

1100-1158 E. CAMPBELL

SPRING CREEK BUSINESS PARK PHASE V
 RICHARDSON, TEXAS

Richard Ferraz Architect, Inc.
 4000 W. Elmer / Suite 200
 Dallas, Texas 75244
 214-690-7625

Date: JULY 6, 1984
 REV. AUGUST 1, 1984
 SHEET 15 OF 15
 Job: 88-83

ABBREVIATIONS

ABV. - ABOVE	F.D. - FLOOR DRAIN	O.C. - ON CENTER
A.D. - AREA DRAIN	F.E. - FIRE EXTINGUISHER	O'D. - O'ERFLOW DRAIN
A.F.F. - ABOVE FINISH FLOOR	F.E.C. - FIRE EXTINGUISHER CABINET	O.H. - OPPOSITE HAND
ALUM. - ALUMINUM	F.F. - FINISH FLOOR	O.P. - OPPOSITE
B.L. - BORROWED LIGHT	FIN. - FINISH	O.S. - O'ERFLOW SCUPPER
BM. - BEAM	FIN. FLR. - FINISH FLOOR	PL. - PLATE
B.U.R. - BUILT UP ROOF	F.O. - FINISH OPENING	PLAM. - PLASTIC LAMINATE
CEM. - CEMENT	F.V. - FIELD VERIFY	PT. - POINT
C.J. - CONTROL JOINT	GA. - GAGE	R. - RADIUS
CL. - CENTERLINE	GALV. - GALVANIZED	R. - RISERS
CLG. - CEILING	GYP. BD. - GYPSUM BOARD	R.D. - ROOF DRAIN
C.M.U. - CONCRETE MASONRY	H.C. - HANDICAPPED	REF. - REFER
COL. - COLUMN	H.M. - HOLLOW METAL	RM. - ROOM
CONC. - CONCRETE	H.R. - HANDRAIL	REINF. - REINFORCE
CONT. - CONTINUOUS	H.R. - HOUR	R.O. - ROUGH OPENING
C.T. - CERAMIC TILE	H.V.A.C. - HEATING, VENTILATION, AND AIR CONDITIONING	R.O.V. - RIGHT OF WAY
DET. - DETAIL	H.P. - HIGH POINT	SECT. - SECTION
DI. - DIAMETER	I.D. - INSIDE DIAMETER	S.F. - SQUARE FOOTAGE
DR. - DOWN	INSUL. - INSULATION	SH. - SHEET
DR. - DOOR	INT. - INTERIOR	S.S. - STAINLESS STEEL
DWG. - DRAWING	JAN. - JANITOR'S CLOSET	STL. - STEEL
E.I.F.S. - EXTERIOR INSULATED FINISH SYSTEM	JT. - JOINT	STRUC. - STRUCTURAL
E.A. - EACH	L.P. - LOW POINT	STOR. - STORAGE
E.J. - EXPANSION JOINT	MATL. - MATERIAL	SUSP. - SUSPENDED
EL. - ELEVATION	MAX. - MAXIMUM	T. - TREADS
ELEC. - ELECTRICAL	MECH. - MECHANICAL	TYP. - TYPICAL
ELEV. - ELEVATOR	MIN. - MINIMUM	U.C. - UNDER COUNTER
EXT. - EXISTING	M.H. - MANHOLE	U.N.O. - UNLESS NOTED OTHERWISE
EXT. - EXTERIOR	M.O. - MASONRY OPENING	WD. - WOOD
EQ. - EQUAL	N.C. - NOT IN CONTRACT	WP. - WATERPROOF
E.W. - EACH WAY	N.T.S. - NOT TO SCALE	
E.W.C. - ELECTRIC WATER COOLER		

GENERAL NOTES

PROJECT CLOSE-OUT

1. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MINIMUM OF ONE SET OF AS-BUILT, INCLUDING BUT NOT LIMITED TO: PLANS, SUBMITTALS, MSDS SHEETS, WARRANTIES, AND OTHER PROJECT RELATED INFORMATION.

SUBMITTALS

1. CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO SUBMITTALS, INCLUDING BUT NOT LIMITED TO: PLANS REFLECTING BUILT CONDITIONS, SUBMITTALS, AND OTHER PROJECT DATA, MSDS SHEETS, WARRANTIES, AND OTHER PROJECT RELATED INFORMATION FOR ARCHITECT TO APPROVE PRIOR TO ORDERING MATERIAL. FINISH SAMPLES SHALL BE APPROXIMATELY 8" X 8".

LIFE SAFETY NOTES

INTERIM LIFE SAFETY MEASURES (ILSM) TO BE FOLLOWED BY THE CONTRACTOR:

A. INTERIM LIFE SAFETY MEASURES (ILSM) ARE A SERIES OF ADMINISTRATIVE ACTIONS REQUIRED TO BE TAKEN TO TEMPORARILY COMPENSATE FOR THE HAZARDS POSED BY THE EXISTING "LIFE SAFETY CODE" (LSC) DEFICIENCIES OR CONSTRUCTION ACTIVITIES.

B. IMPLEMENTATION OF ILSM IS REQUIRED IN OR ADJACENT TO ALL CONSTRUCTION AREAS AND THROUGHOUT BUILDINGS WITH EXISTING LSC DEFICIENCIES. ILSM APPLY TO ALL PERSONNEL, INCLUDING CONSTRUCTION WORKERS, MUST BE IMPLEMENTED UPON PROJECT DEVELOPMENT, AND CONTINUOUSLY ENFORCED THROUGH PROJECT COMPLETION.

C. ILSM ARE INTENDED TO PROVIDE A LEVEL OF LIFE SAFETY COMPARABLE TO THAT DESCRIBED IN THE APPLICABLE OCCUPANCY CHAPTERS OF THE 2000 EDITION OF THE LSC (NFPA 101). EACH ILSM ACTION MUST BE DOCUMENTED, EXCEPT AS STATED BELOW, FREQUENTLY FOR INSPECTION, TESTING, TRAINING, AND MONITORING AND EVALUATION MUST BE ESTABLISHED BY THE ORGANIZATION.

- D. ILSM CONSIST OF THE FOLLOWING ACTIONS:
- 1.) INSURING EXITS PROVIDE FREE AND UNOBSTRUCTED EGRESS. PERSONNEL SHALL RECEIVE TRAINING IF ALTERNATIVE EXITS MUST BE DESIGNATED.
 - 2.) INSURING FREE AND UNOBSTRUCTED EGRESS TO EMERGENCY DEPARTMENTS / SERVICES AND FOR EMERGENCY FORCES.
 - 3.) INSURING FIRE ALARM, DETECTION, AND SUPPRESSION SYSTEMS ARE NOT IMPAIRED. A TEMPORARY, BUT EQUIVALENT, SYSTEM SHALL BE PROVIDED WHEN ANY FIRE SYSTEM IS IMPAIRED. TEMPORARY SYSTEMS MUST BE INSPECTED AND TESTED MONTHLY.
 - 4.) INSURING TEMPORARY CONSTRUCTION PARTITIONS ARE SMOKE TIGHT AND BUILT OF NON-COMBUSTIBLE MATERIALS.
 - 5.) PROVIDE ADDITIONAL FIRE FIGHTING EQUIPMENT AND USE TRAINING FOR PERSONNEL.
 - 6.) PROHIBITING ANY TOBACCO USE IN OR ADJACENT TO ALL CONSTRUCTION AREAS.
 - 7.) DEVELOPING AND ENFORCING STORAGE, HOUSEKEEPING, AND DEBRIS REMOVAL POLICIES AND PROCEDURES THAT REDUCE THE FLAMMABLE AND COMBUSTIBLE FIRE LOAD TO THE LOWEST LEVEL NECESSARY FOR DAILY OPERATIONS.
 - 8.) CONDUCTING A MINIMUM OF TWO FIRE DRILLS PER SHIFT PER QUARTER.
 - 9.) INCREASING HAZARD SURVEILLANCE OF BUILDINGS, GROUNDS, AND EQUIPMENT WITH SPECIAL ATTENTION TO EXCAVATIONS, CONSTRUCTION AREAS, CONSTRUCTION STORAGE, AND FIELD OFFICES.
 - 10.) TRAINING PERSONNEL WHEN STRUCTURAL OR COMPARTMENTATION FEATURES OF FIRE SAFETY ARE COMPROMISED.
 - 11.) CONDUCTING ORGANIZATION WIDE SAFETY EDUCATION PROGRAMS TO ENSURE AWARENESS OF ANY LSC DEFICIENCIES, CONSTRUCTION HAZARDS, AND THESE ILSM.

NOTE: ALL OF THE ABOVE ACTIONS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE ASSISTANCE OF THE CONSTRUCTION MANAGER AND / OR OWNER. IF ANY QUESTIONS ARISE CONCERNING THE IMPLEMENTATION AND USE OF ILSM, CONTACT THE ARCHITECT IMMEDIATELY.

GRACKLES GALORE, INC.

ISSUE FOR CONSTRUCTION

The Prometheus Academy

JUNE 17, 2014

BUILDING INFORMATION

SCOPE OF WORK	INTERIOR RENOVATION
AREA OF SPACE	2,078 U.S.F. +/-
OCCUPANCY TYPE	GROUP B - BUSINESS
SPRINKLER	NO

PROJECT TEAM

OWNER	GRACKLES GALORE, INC. 1130 E. ARAPAHO ROAD, SUITE 100 RICHARDSON, TX 75081 (972) 734-3743 CONTACT: HOLLY PLANK
ARCHITECT	L. Howard + associates 1508 W. GRIFFIN ST. DALLAS, TX 75208 (214) 522-1100 CONTACT: ERIN MOYER

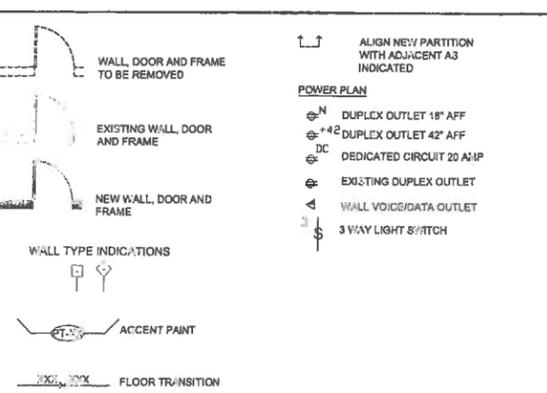
GENERAL DESCRIPTION

1. PROJECT NAME:	THE PROMETHEUS ACADEMY SECOND FLOOR - SUITE 200
2. PROJECT LOCATION:	1100 E. CAMPBELL RD., RICHARDSON, TX 75081
3. APPLICABLE CODES:	2012 INTERNATIONAL BUILDING CODE WITH AMENDMENTS 2012 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS 2012 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS 2011 NATIONAL ELECTRICAL CODE WITH AMENDMENTS 2012 INTERNATIONAL FIRE CODE WITH AMENDMENTS 2012 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS 2012 TEXAS ACCESSIBILITY STANDARDS WITH AMENDMENTS

SHEET INDEX

A0.00	COVER, DEMOLITION & CONSTRUCTION
A2.01	FINISH PLAN, DETAILS, SCHEDULES & ELECTRICAL NOTES

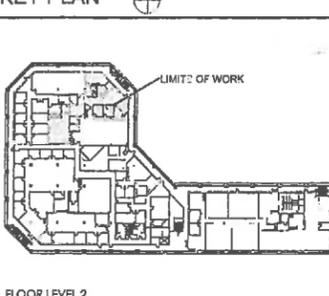
DRAWING LEGEND



LOCATION MAP



KEY PLAN



GENERAL NOTES

1. ALL DRAWINGS AND WRITTEN MATERIAL, HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
2. THE WORK DESCRIBED HEREIN SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS, AMERICAN WITH DISABILITIES ACT, AND I.E.C.C.
3. DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED. ALLOW FOR THICKNESS OF ALL FINISHES. THE MEASUREMENT SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
4. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE. "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, U.N.O. "VERIFY" OR "VER" MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH THE ARCHITECT.
5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. SHOULD DISCREPANCIES BE DISCOVERED, ARCHITECT SHALL BE NOTIFIED IN WRITING.
6. SPACE SHALL BE CLEAN OF DUST AND CONSTRUCTION DEBRIS.
7. CONTRACTOR SHALL PROVIDE ALLOWANCE FOR INTERIOR ROOM SIGNAGE PRODUCT AND INSTALLATION.
8. ALL APPLIANCES ARE TO BE CONTRACTOR FURNISHED, CONTRACTOR INSTALLED. PROVIDE GE APPLIANCES, STAINLESS STEEL COORDINATE EXACT MODEL NUMBERS WITH OWNER.

DEMOLITION NOTES

- DEMO: **D1**
- D1. SALVAGE DOOR, FRAME AND HARDWARE. STORE AND PROTECT FOR RELOCATION.
 - D2. REMOVE PARTIAL WALL FOR INSTALLATION OF DOOR/FRAME.
 - D3. REMOVE DOOR, FRAME AND HARDWARE. RETURN TO OWNER.
 - D4. REMOVE EXISTING BASE CABINET AND SINK FOR NEW ADA COMPLIANT BASE. SALVAGE SINK FOR RE-USE.

GENERAL DEMOLITION:

1. PROTECT ALL ITEMS IN AREAS ADJACENT TO WORK. PROVIDE DUST BARRIERS AS DIRECTED BY PROJECT MANAGER.
2. DEMOLISH WALLS AS INDICATED ON PLAN. DASHED LINES INDICATE WALLS TO BE DEMOLISHED, UNO.
3. TYPICAL DEMOLISH ALL FLOORING AND BASE. PREPARE FLOOR FOR NEW FINISHES.
4. DASHED ELECTRICAL DATA OUTLETS INDICATE ELECTRICAL TO BE DEMOLISHED, UNO. REMOVE ALL ELECTRICAL/PHONE OUTLETS AND ASSOCIATED CONDUIT AT THESE LOCATIONS. RELOCATE TO NEAREST CONCEALED J-BOY.
5. COORDINATE DIMENSION CONTROL OF EXISTING WALLS WITH CONSTRUCTION FLOOR PLAN.

CONSTRUCTION NOTES

SPECIFIC CONSTRUCTION NOTES:

- A1. PROVIDE ADA COMPLIANT MILLWORK SINK. REFERENCE A2.01/08 FOR SECTION. RE-LAMINATE EXISTING MILLWORK AS NECESSARY. G.C. TO RE-USE EXISTING SINK.
- A2. RELOCATED EXISTING MILLWORK AND SINK(S) FROM ADJACENT SPACE. REF. A2.01/07 FOR SALVAGED MILLWORK ELEVATION.
- A3. ALL NEW DEMOLISHED WALLS TO BE A1, UNLESS NOTED OTHERWISE ON PLAN. REF. A2.01/06 FOR WALL TYPE.
- A4. CONTRACTOR TO INSTALL NEW EXHAUST FANS.

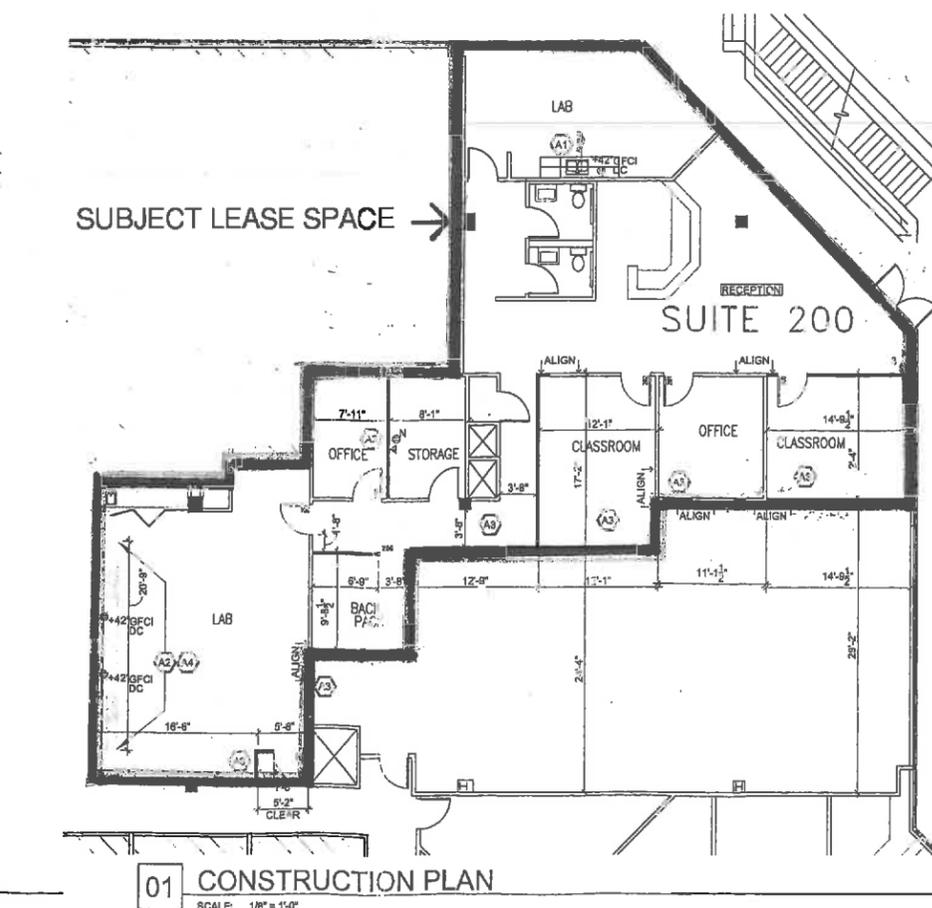
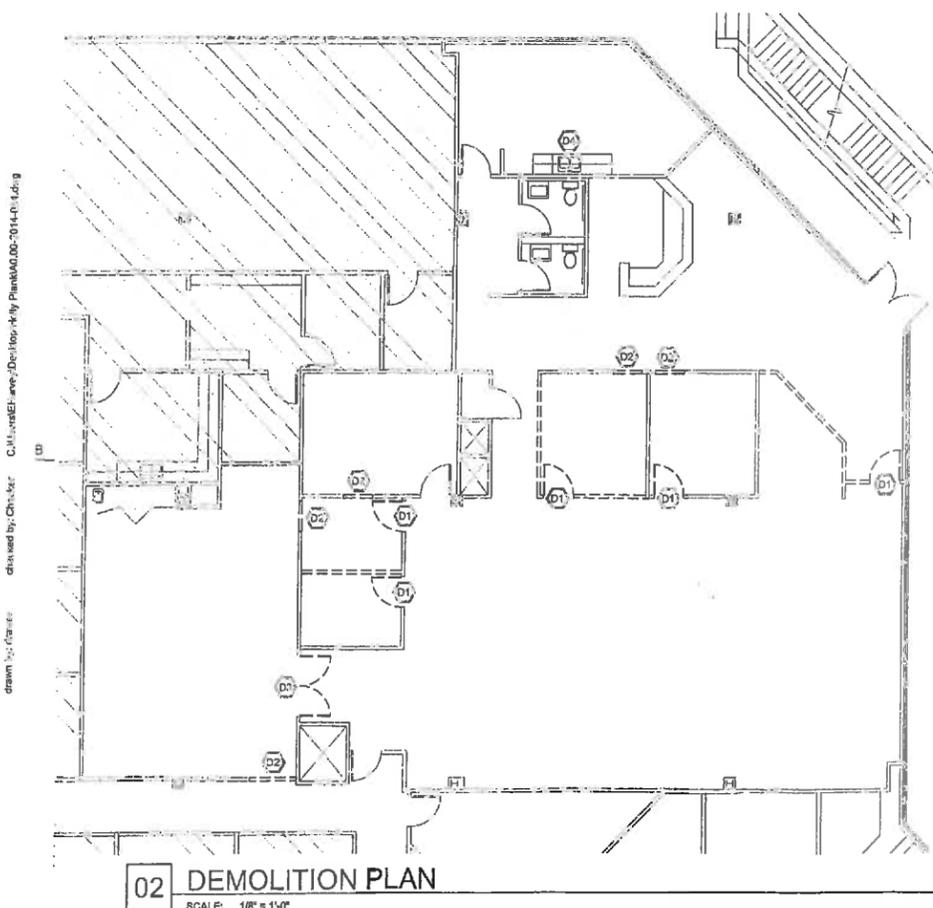
GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING CONSTRUCTION.
2. PROTECT ITEMS IN AREAS ADJACENT TO WORK. PROVIDE DUST BARRIERS AS REQUIRED.
3. WHERE DEMOLITION OF CERTAIN ITEMS LEAVES PENETRATIONS IN EXISTING TO REMAIN FLOORS, WALLS, CEILINGS, ROOFS, ETC., PATCH SUCH PENETRATIONS AS REQUIRED TO MEET ORIGINAL FIRE PROTECTION AND STRUCTURAL REQUIREMENTS.
4. PROVIDE BLOCKING PER MANUFACTURER, REQUIREMENTS FOR ALL WALL MOUNTED EQUIPMENT, TV, CABINETS, ETC.
5. PATCH ALL EXISTING SURFACES. PREPARE TO RECEIVE NEW FINISHES, WHERE NEW FINISHES DO NOT OCCUR, MATCH EXISTING.
6. ALL NEW SLAB PENETRATIONS MUST BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.
7. ALL WALL TYPES TO BE TYPE A1 UNLESS NOTED OTHERWISE. REFERENCE SHEET A2.01.
8. ALL FURNITURE IS TO BE PROVIDED BY TENANT
9. CONTRACTOR TO FIELD VERIFY EXISTING COLUMN LINES AND DIMENSIONS.

CEILING NOTES

GENERAL CEILING NOTES:

1. MODIFY FIRE PROTECTION SYSTEM TO MEET LOCAL STANDARD CODE. ALL OCCUPABLE SPACE TO RECEIVE ALARM STROBE. COMPLY WITH ALL APPLICABLE CODES.
2. EXISTING CEILING GRID AND TILE/LIGHT TO REMAIN. RECONFIGURE EXISTING CEILING TILES LIGHTS AS REQUIRED PER NEW PLAN. REPLACE STAINED, CHIPPED OR DAMAGED CEILING TILES AS NECESSARY.
3. PROVIDE AND INSTALL EXIT SIGNS AND EMERGENCY LIGHT FIXTURES, AS REQUIRED TO VERIFY CODE COMPLIANCE WITH QUANTITY AND LOCATIONS. RELOCATE EXISTING PRIOR TO PURCHASE OF NEW FIXTURES.
4. BALANCE HVAC AS REQUIRED. PROVIDE AIR TEST AND BALANCE REPORT TO INCLUDE LOAD CALCULATIONS AND CALIBRATIONS OF ALL VAV BOXES.
5. CLEAN AND RELAMP EXISTING LIGHT FIXTURES AS REQUIRED.
6. MODIFY FIRE PROTECTION SYSTEM TO MEET LOCAL STANDARD CODE.



THE PROMETHEUS ACADEMY
1100 EAST CAMPBELL ROAD STE.200
RICHARDSON, TEXAS 75081

sheet issue date:

Date	Issue Description
17/JUN/14	ISSUE FOR CONSTRUCTION



project number: 2014-054
scale:

Cover, Demolition,
& Construction Plan
A0.00

drawn by: [Name], checked by: [Name], date: 06/17/14, title: 2014-054-001-01.dwg

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE FOR USE ONLY WITH THE PROJECT TO WHICH IT IS SPECIFICALLY ISSUED. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



(1)

Looking southwest toward
the subject building



Allis

(2)

Looking west toward the subject building



(3)

Looking south across
Campbell Road



ASAP

(4)

Looking east across
Glenville Drive



(5)

Looking toward the rear
of the subject building

The Prometheus Academy

What we do: The Prometheus Academy, LLC, is a homeschool education resource center for middle school and high school students.

At The Prometheus Academy, we celebrate the freedom of inclusive schooling philosophies, independent thinking, and multiple cultures. We offer science, mathematics, Latin and Chinese, social studies, writing and literature, and critical thinking classes to complement the family's teachings at home. We provide structured classes to help students transition from homeschooling to college.

We are not a private school because we do not offer transcripts, or degrees or extracurricular activities. Those are the responsibility of the homeschool families that participate in our classes. We are not a homeschool co-op because we don't require parents to stay and perform work as part of their co-op participation. Parents drop off their students, and pick them up when classes are completed.

Prometheus' academic model mirrors the university model. The parent picks and chooses the classes for the student, from 1 to 4 classes. Our classes are ~16 weeks per semester, with a one week break for Thanksgiving and a one week Spring Break. Each class usually meets twice a week.

Parents enroll students at The Prometheus Academy when they feel that their level of expertise cannot match the student's need, or when they don't have the lab equipment they need to instruct their students. Parents use classes at Prometheus to complement what they study at home, what they study online, and what they study at the community college. We provide content and instruction, and the parent supervises study at home, student organization and completion of assignments. Our teachers have experience with homeschool students and the homeschool community, and degrees in their field of expertise.

Number of students present at any one time: We offer middle school classes on Mondays and Wednesdays, and high school classes on Tuesdays and Thursdays. That means no more than half of our students are here at any one time. Our classes are very small – from 1 – 12 students. We have at maximum, 30 students and 5 teachers in our facility.

Number of cars parked at any one time: We have 2 classrooms and 2 labs. At any one time, we have a maximum of 5 teachers (and 5 cars). On Tuesdays and Thursdays, we have some dual credit students who drive, and they may be parked at Prometheus for a couple of hours, at intermittent times (2 cars). Most of our 16 to 18 year old students do not drive, and are dropped off by their parents. We will need no more than 7 parking spaces.

Most of our 16 to 18 year old students are taking at least some dual credit classes at the local community colleges (especially Collin County College and Richland College). The older they are, the more dual credit classes they take, so the 17 year olds are taking mostly dual credit classes, and perhaps one or two classes at Prometheus.

I hope this gives you an overview of the services we provide to homeschool families.

Deborah Hill

Principal, The Prometheus Academy

Parking Space Allotment 1100

7-22-2014

Suite/Tenant:

Rentable Square Footage
(includes 11.5 % CAF)

1100 E. Campbell Road, Richardson, TX 75081

100 American Heart Association	17,670
125 VACANT	5,685
150 K & B National Research	5,473
160 Leflar Insurance	1,763
175 Visvo	1,472
200 The Prometheus Academy	2,917
210 Red River	4,326
220 Sethi	6,645
230 ASAP	2,551
240 Chavez Law	2,079
245 NutraSpace	1,588
247 VACANT	3,041
250 OSHA	5,160
255 VACANT	4,271
Total Rentable Square Footage:	64,641



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 14-22 / The Prometheus Academy
Property Owner: Holly S. Plank / Grackles Galore, Inc.
Applicant: Mike Hope / Lonestar Construction Services
Location: 1100 E. Campbell Road, Ste. 200 (See map on reverse side)
Current Zoning: I-M(1) Industrial
Request: A request for a Special Permit for a homeschool education resource center.

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

TUESDAY, AUGUST 5, 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.

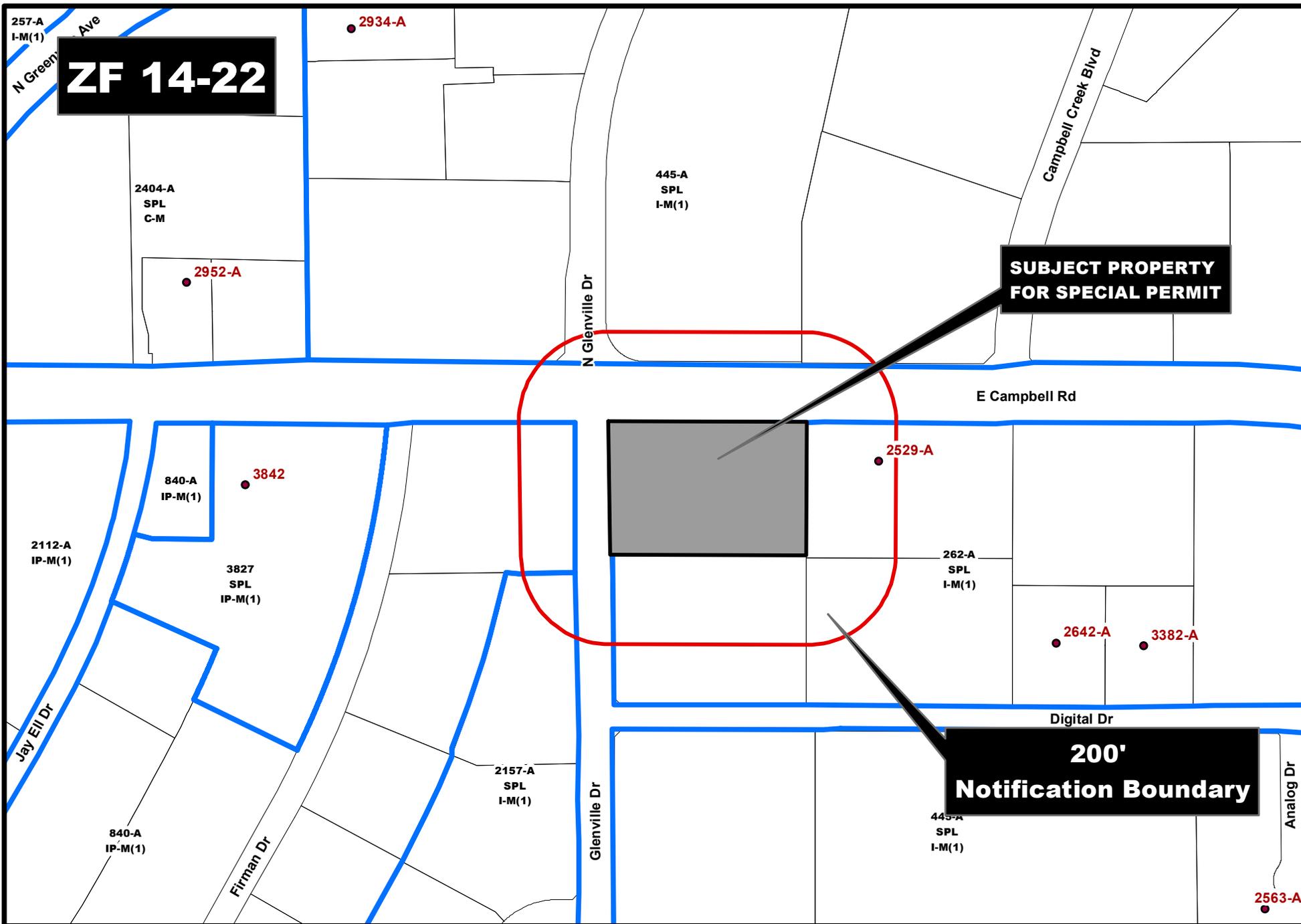
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 14-22.

Date Posted and Mailed: 07/25/2014



ZF 14-22 Notification Map

Updated By: shacklett, Update Date: July 16, 2014
 File: DSI\Mapping\Cases\Z\2014\ZF1422\ZF1422 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.



MAC CAMPBELL GLEN LLC
8343 DOUGLAS AVE STE 300
DALLAS, TX 75225-5886

EYDE GEORGE & LOUIS LTD P
%EYDE COMPANY STE 660
4660 S HAGADORN RD # 660
EAST LANSING, MI 48823-6804

CAMPBELL COMMONS RICHARDSON
1114 AVENUE OF THE AMERICAS
NEW YORK, NY 10036-7703

GRACKLES GARLORE INC
3532 E KENWOOD ST
MESA, AZ 85213-1770

KENNINGTON CAMPBELL LLC
PO BOX 192269
DALLAS, TX 75219-8516

HICKS & ABLON LTD
% BEN ABLON # 1400
10000 N CENTRAL EXPY # 14
DALLAS, TX 75231-4177

HARTMAN INCOME PROPERTIES
XVIII LTD
2909 HILLCROFT ST
HOUSTON, TX 77057-5847

HOLLY S PLANK
GRACKLES GALORE, INC.
1130 E ARAPAHO RD #190
RICHARDSON, TX 75081

MIKE HOPE
LONESTAR CONSTRUCTION SERVICES
7B LAKEWAY DRIVE
HEATH, TX 75032

ZF 14-22
Notification List

ORDINANCE NO. 4064

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A HOMESCHOOL EDUCATION RESOURCE CENTER WITH SPECIAL CONDITIONS ON A 3.34-ACRE TRACT ZONED I-M(1) INDUSTRIAL, LOCATED AT 1100 E. CAMPBELL ROAD, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT “A”; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 14-22).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, so as to grant a change in zoning to grant a Special Permit for a homeschool education resource center with special conditions on a 3.34-acre tract of land zoned I-M(1) Industrial located at 1100 E. Campbell Road, and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2. That the Special Permit for a homeschool education resource center is hereby granted subject to the following special conditions:

1. A homeschool education resource center shall be allowed but restricted to the Prometheus Academy and limited to the area shown on the concept plan attached as Exhibit “B”, which is hereby approved and made a part thereof.

2. The parking ratio for the use of the property for a homeschool education resource center shall be one (1) space per 250 square feet of homeschool education resource center.

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

SECTION 4. That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect.

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

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

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

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 25th day of August, 2014.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:8-14-14:TM 67627)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 14-22

BEING a 3.34-acre tract of land situated in the Jessie N. Everett Survey, Abstract No. 440, Dallas County, Texas; said tract being all of Lot 8, Block 1, Spring Creek Business Park Addition, Phase V, an addition to the City of Richardson, Texas according to the plat recorded in Volume 85032, Page 3367 of the Map Records of Dallas County, Texas.



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, August 25, 2014

Agenda Item: Public Hearing on the FY 2014-2015 Proposed Budget.

Staff Resource: Dan Johnson, City Manager

Summary: After a brief presentation by the City Manager, the City Council will hold a public hearing on the FY 2014-2015 Budget proposal in preparation for formal adoption on September 8, 2014.

Board/Commission Action: N/A

Action Proposed: Conduct a Public Hearing on the FY 2014-2015 Proposed Budget



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, August 25, 2014

Agenda Item: Second Public Hearing for 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 hold two public hearings on the Proposed Tax Rate for Fiscal Year 2014-2015. This is the second scheduled public hearing. The first public hearing took place on Monday, August 18, 2014.

Board/Commission Action: N/A

Action Proposed: Conduct a Public Hearing on the Proposed Tax Rate of \$0.63516 per \$100 Valuation for Fiscal Year 2014-2015.



**CITY OF RICHARDSON
SIGN CONTROL BOARD MINUTES – AUGUST 6, 2014**

Ms. Dorthy McKearin, Chair, called a regular meeting of the Sign Control Board to order at 6:30 p.m. on Wednesday, August 6, 2014, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: DORTHY MCKEARIN, CHAIR
 SANDRA MOUDY, VICE CHAIR
 CHIP IZARD, MEMBER
 CHARLES WARNER, MEMBER
 MUHAMMAD Z. IKRAM, MEMBER
 ALICIA MARSHALL, ALTERNATE

MEMBERS ABSENT: SCOTT PETTY, ALTERNATE

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

Ms. McKearin stated there is a quorum present.

Ms. Moudy made a motion to approve the minutes of the July 9, 2014 meeting. The motion was seconded by Mr. Ikram and it carried unanimously.

SCB CASE #14-10: PUBLIC HEARING FOR SIGN CONTROL BOARD CASE #14-10 TO CONSIDER THE REQUEST OF BIBLICAL COMMUNITY CHURCH FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(30)(B)(3) TO ALLOW FOR A POLE SIGN 8 FEET IN HEIGHT AT A RELIGIOUS INSTITUTION IN A RESIDENTIAL ZONED DISTRICT ON THE PROPERTY AT 810 W. LOOKOUT DR; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Ms. Jackson introduced the request of Biblical Community Church for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(30)(B)(3) to allow for a pole sign 8 feet in height at a religious institution in a residential zoned district on the property located at 810 W. Lookout Dr; A power point presentation was shown for review.

Ms. McKearin asked if a representative of the church was present.

Jeremiah Sopoco, 810 W Lookout Dr, the representative of Biblical Community Church, stated that a storm damaged the church's sign in 2013 and a neighbor volunteered to replace the sign. Mr. Sopoco stated that the church gave the volunteer permission to replace the sign, but he was unaware that it was not built in compliance with City Code. Mr. Sopoco stated that the church is sometimes confused as being a house and that the new sign is more visible to pedestrians and to the church's congregation. Mr. Sopoco stated the new signs, helps to identify and locate the church.

Ms. McKearin asked if the church intended to enlarge the printed material on the new sign. Mr. Sopoco stated that the church had not decided yet whether to include more verbiage on the sign. Ms. Sopoco stated that the size and aesthetics of the sign were decided upon by the volunteer who built it. Ms. McKearin asked Mr. Sopoco if he has learned that in the future the church must obtain all appropriate permits before installing a sign. Mr. Sopoco stated that his church always tries to stay in compliance with City Code, but he had made a mistake and assumed that the volunteer who built the sign was experienced and aware of what permits they would need.

Ms. Moudy stated that the new sign is beautiful. Ms. Moudy stated that she lives in the area and that she has never confused the church as being a house. Ms. Moudy asked if there was a daycare operating out of the church. Mr. Sopoco stated that they only operate as a church. Ms. Moudy stated that the ordinance requires signs to be no taller than 6 feet and that the sign would be just as beautiful and visible if it did not exceed the height required by the sign ordinance.

Mr. Izard asked for the name and occupation of the volunteer that built the sign. Mr. Sopoco stated that the volunteer was an employee of Blue Cross Blue Shield. Mr. Izard asked what experience the volunteer had in relation to signs. Mr. Sopoco stated that he volunteered as a handyman and did repairs at his former church in Euless. Mr. Izard asked how the church planned to bring the sign into compliance if the request for a variance was not approved by the Sign Control Board. Mr. Sopoco stated that the church has an in-house architect that has contacted an engineer, and they have plans for how they will bring the sign into compliance if the request is not approved.

Mr. Ikram asked if the new sign was free and whether making it smaller would incur a cost for the church. Mr. Sopoco stated that the sign was free and that altering the sign would incur a cost for the church. Mr. Ikram asked when the sign was erected. Mr. Sopoco stated that the sign was erected within the last 8 or 9 months.

Ms. McKearin asked for any additional comments from the public. Seeing none, Ms. McKearin closed the public hearing and asked for additional questions or comments from the Board.

Mr. Warner moved to approve SCB Case #14-10. Mr. Izard seconded the motion. Ms. McKearin, Mr. Izard, Mr. Warner, and Mr. Ikram, voted in favor of the motion. Ms. Moudy voted against the motion and it passed 4-1.

SCB CASE #14-11: PUBLIC HEARING FOR SIGN CONTROL BOARD CASE #14-11 TO CONSIDER THE REQUEST OF ST. JOSEPH CATHOLIC SCHOOL FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(30)(C) TO ALLOW FOR AN ADDITIONAL FREESTANDING SIGN AT A RELIGIOUS INSTITUTION IN A RESIDENTIAL ZONED DISTRICT ON THE PROPERTY LOCATED AT 600 S. JUPITER RD.; AND TAKE APPROPRIATE ACTION.

Ms. Jackson introduced the request of St. Joseph Catholic School for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(30)(C) to allow for an additional freestanding sign at a religious institution in a residential zoned district on the property located at 600 S. Jupiter Rd.; A power point presentation was shown for review.

Ms. McKearin asked for comments from the applicant.

Celia Aragon, 3604 Asset St, Garland TX 75042, the representative of Aragon Graphics, stated that there is an existing sign that identifies the church, and the purpose of the proposed sign is to inform the public that there is also a school at the property.

Mr. Ikram asked if there was access to the school from Jupiter Rd or from Spring Valley Rd. Ms. Aragon stated that there is access to the school from Jupiter Rd. Mr. Izard asked if there are any other signs at the property that identify the school. Ms. Aragon stated that there is an attached building sign that identifies the school, but it is not clearly visible from the street. Ms. McKearin asked where the attached sign is located. Ms. Aragon stated that the sign is located on the building at the wing where the school is located.

Ms. Marshall asked how long the school has been operating. Ms. Aragon stated that the school has been operating since the late 1990s. Ms. Marshall stated that she lived near the church and was not aware that the school was already in operation. Mr. Ikram asked how the school was being publicized. Ms. Aragon stated that the school is being publicized through word of mouth and through the parish. Ms. Aragon stated that she would like to erect the proposed sign to let more people know that there is a private school available at this location.

Mr. Ikram asked the size of the school. Ms. Aragon stated that the school has approximately 300 students and it teaches kindergarten thru eighth grade. Ms. Marshall asked if the proposed sign would have landscaping. Ms. Aragon stated that volunteers from the school would plant landscaping around the proposed sign. Ms. Moudy asked how large the school plans to grow. Camille Antes, 600 S Jupiter Rd, the Principal of St. Joseph Catholic School, stated that the school currently has 300 students and their maximum number of students is 444.

Ms. Moudy asked when the proposed sign would be installed if the requested variance was approved. Ms. Aragon stated that she would like to have the sign installed before the beginning of the school year on August 19, 2014.

Ms. McKearin stated that there is a promotional sign currently erected at the property, and, if the variance is approved, there will be three signs at the property for the school, the church, and for Project Gabriel. Ms. McKearin stated that she is hesitant about approving the sign because of the total number of signs that will be displayed at the property in a residential neighborhood. Ms. Aragon stated that the temporary promotional sign has been removed. Ms. Moudy stated that she was glad that the temporary sign has been removed and thanked the applicants for adhering to City Code.

Ms. Marshall asked if the material of the proposed sign would be similar to the material of the church's monument sign. Ms. Aragon stated that the proposed sign would be similar and it would be constructed of aluminum. Ms. Moudy asked if the sign would have a similar font and color to the church's monument sign. Ms. Aragon stated that the proposed sign would be a similar color to the monument sign but the font would be different to distinguish it from the church. Mr. Izard asked if the sign would be illuminated. Ms. Aragon stated that the sign would not be illuminated and it would not have any electrical components.

Ms. McKearin asked for additional comments from the public. Seeing none, Ms. McKearin closed the public hearing and asked for additional questions and comments from the Board.

Ms. Moudy moved to approve SCB Case #14-11. Mr. Ikram seconded the motion and it carried unanimously.

SCB CASE #14-12: PUBLIC HEARING FOR SIGN CONTROL BOARD CASE #14-12 TO CONSIDER THE REQUEST OF SHELL FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES CHAPTER 18, ARTICLE III, SECTION 18-96(23)(B)(3)(i), FOR A POLE SIGN 75.15 SQ.FT. IN AREA WITH A DIGITAL DISPLAY, IN A LOCAL RETAIL ZONED DISTRICT ON THE PROPERTY LOCATED AT 1331 S. PLANO RD.; AND TAKE APPROPRIATE ACTION.

Ms. Jackson introduced the request of Shell for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(96)(23)(B)(3)(i) for a pole sign 75.15 square feet in area with a digital display in a local retail zoned district on the property located at 1331 S. Plano Rd.; A power point presentation was shown for review.

Ms. McKearin asked for comments from the applicant.

Tommy Bell, 4250 Action Dr, Mesquite, TX 75150, representative of Barnett Signs, stated that proposed sign will not be larger than the existing sign. Mr. Bell stated that they will only reface the existing sign to add LED lighting. Mr. Bell stated that the sign will not flash or scroll, and it will only change when the price of the fuel changes. Mr. Bell stated that LED lighting is popular because the pumps are automated and it is easier for them to automatically change the prices. Mr. Bell stated that without LED pricing the signs have to be changed manually which can create a discrepancy in fuel pricing for up to 30 minutes.

Ms. McKearin asked if the sign was already 75.15 square feet in size. Mr. Bell stated that the permit for the existing sign shows that it was 60 square feet in area, but he measured it and it was 75.15 square feet. Ms. Moudy asked if the gap in the existing sign counted towards the square footage of the existing sign. Ms. Jackson stated that when the original sign was permitted, the gap was not counted toward the total square footage of the existing sign. Mr. Izard asked if the LED display was taking up more space towards the size of the proposed sign. Mr. Bell stated that the gap in the existing would be utilized for the LED display.

Mr. Warner asked if the prices were changed at the store or at corporate headquarters. Mr. Bell stated that the majority of LED gas prices are controlled at the station, but they do have the capability of changing them from their corporate headquarters.

Ms. Marshall asked if Mr. Bell would be applying for additional permits for Shell in the future. Mr. Bell stated that he is constructing 81 signs for Shell, but only 2 of them will be located in Richardson. Ms. Moudy stated that the proposed sign looks good and asked if the poles for the sign would be updated. Mr. Bell stated the poles will eventually be updated, but for now he is only installing the LED display.

Ms. McKearin asked for additional comments from the public. Seeing none, Ms. McKearin closed the public hearing and asked for additional questions and comments from the Board.

Mr. Izard moved to approve SCB Case #14-12. Mr. Ikram seconded the motion and it carried unanimously.

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

There being no other business before the Board, the meeting was adjourned at 7:05 p.m.

DORTHY MCKEARIN, CHAIR



City of Richardson
City Council Worksession
Agenda Item Summary



- Worksession Meeting Date:** Monday, August 25, 2014
- Agenda Item:** Sign Control Board Cases 14-10, 14-11, 14-12
- Staff Resource:** Don Magner, Assistant City Manager of Community Services
- Summary:**
1. Case 14-10: Consider the request of Biblical Community Church for a variance to Chapter 18, Article III, Section 18-96(30)(B)(3) to allow for a pole sign 8 feet in height at a religious institution in a residential zoned district on the property located at 810 W. Lookout Dr.
 2. Case 14-11: Consider the the request of St. Joseph Catholic School for a variance to Chapter 18, Article III, Section 18-96(30)(C) to allow for an additional freestanding sign at a religious institution in a residential zoned district on the property located at 600 S. Jupiter Rd.
 3. Case 14-12: Consider the request of Shell for a variance to Chapter 18, Article III, Section 18-96(96)(23)(B)(3)(i) for a pole sign 75.15 square feet in area with a digital display in a local retail zoned district on the property located at 1331 S. Plano Rd.
- Board/Commission Action:** The Sign Control Board voted 4-1 to approve Case 14-10; unanimously to approve Case 14-11; and unanimously to approve Case 14-12.
- Action Proposed:** Approve, Approve with Conditions, or Deny the requests.

ORDINANCE NO. 4063

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE WITH MODIFIED DEVELOPMENT STANDARDS ON A 0.354-ACRE TRACT ZONED C-M COMMERCIAL, LOCATED AT 501 W. BELT LINE ROAD, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT “A”; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 14-15).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, so as to grant a change in zoning to grant a Special Permit for restaurant with drive-through service with modified development standards on a 0.354-acre tract of land zoned C-M Commercial located at 501 W. Belt Line Road, and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2. That the Special Permit for a restaurant with drive-through service is hereby conditionally granted subject to the following 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 concept plan, attached as Exhibit “B”, which is hereby approved and made a part thereof.

2. The restaurant with drive-through service shall be constructed in substantial conformance with the concept plan and the building elevations attached as 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 the concept plan.
5. The requirement in the US-75 Amenities Planning Guidelines for a 10-foot pedestrian easement shall be waived.
6. No driveway access or connection along Belt Line Road shall be allowed on the subject property. An access easement to provide access to the property to the west shall be required.
7. Outdoor seating shall be provided.
8. Designer bike racks that are thematically tied to the restaurant shall be provided.
9. No certificate of occupancy shall be issued for the restaurant with drive through service unless and until the special conditions have been satisfied.

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

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

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

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

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

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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 25th day of August, 2014.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:8-14-14:TM 67624)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 14-15

BEING 0.354 acre of land located in LAVINIA McCOMMAS SURVEY, Abstract No. 927, Dallas County, Texas and being all of Lot 4, RICHARDSON HEIGHTS VILLAGE SHOPPING CENTER, an addition to the City of Richardson, Dallas County, Texas, according to the plat recorded in County Clerk's File No. 200600148049, of the Deed Records of Dallas County, Texas. Said 0.354 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the Southeast corner of said Lot 4, being the most Easterly Northeast corner of Lot 2A, RICHARDSON HEIGHTS VILLAGE SHOPPING CENTER, an addition to the City of Richardson, Dallas County, Texas, according to the plat recorded in County Clerk's File No. 200115300001, of the Deed Records of Dallas County, Texas, and said point lying in the Northwest right-of-way line of U.S. Highway No. 75 (Central Expressway), a variable width public right-of-way;

THENCE N 77° 29' 57" W 118.67 feet, along the South boundary line of said Lot 4, and the most Southerly North boundary line of said Lot 2A, to an "X" cut in concrete found at the Southwest corner of said Lot 4;

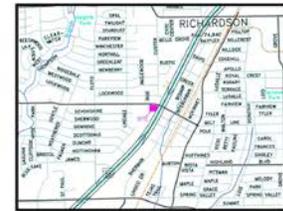
THENCE N 00° 00' 03" E 110.00 feet, along the West boundary line of said Lot 4, to an "X" cut in concrete set in the Northwest corner of said Lot 4, said point lying in the South right-of-way line of Belt Line Road (a variable width public right-of-way);

THENCE along the North boundary line of said Lot 4 and the South right-of-way line of said Belt Line Road, as follows:

1. N 89° 27' 57" E 80.94 feet, to a "MAG" nail set;
2. S 76° 46' 57" E 55.94 feet, to an "X" cut in concrete set at the Northeast corner of said Lot 4, being the intersection of the South right-of-way line of said Belt Line Road, with the Northwest right-of-way line of said U.S. Highway No. 75;

THENCE S 08° 58' 41" W 125.19 feet, along the East boundary line of said Lot 4, and the Northwest right-of-way line of said U.S. Highway No. 75, to the POINT OF BEGINNING containing 0.354 acre (15,399 square feet) of land.

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



VICINITY MAP
NOT TO SCALE

SITE DATA

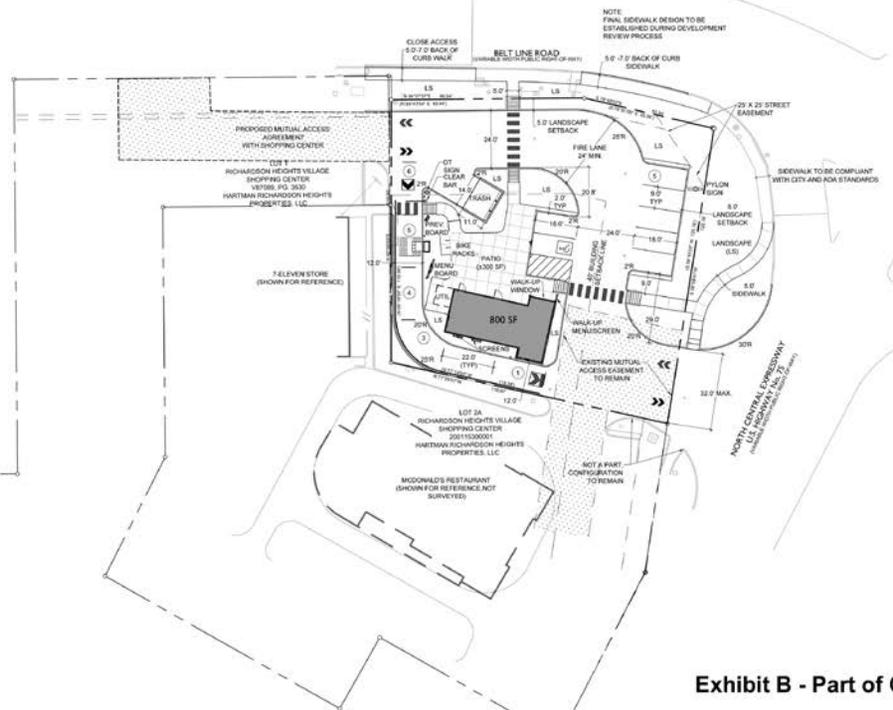
CURRENT ZONING:	CM 100-A SPL
PROPOSED ZONING:	SPECIAL PERMIT FOR RESTAURANT W/ DT SERVICE
OVERALL SITE AREA:	13,369 S.F. (0.304 ACRES)
PROPOSED USE:	DRIVE THRU COFFEE SHOP (RESTAURANT)
BUILDING SETBACK:	40 FT STREET FRONTAGE 9 FT INTERIOR SIDES 9 FT REAR
BUILDING SIZE:	800 S.F.
BUILDING HEIGHT:	1F-0", 1 STORY
FLOOR AREA RATIO (F.A.R.):	0.38
LANDSCAPE AREA:	3,235 S.F. (24% TN 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
STAKING PROVIDED:	6 SPACES
BIKE PARKING PROVIDED:	4 SPACES

TRAFFIC DATA

ESTIMATED TRIPS / DAY:	1400 TRIPS / DAY (30%-40% DURING PEAK)
PEAK HOURS:	9:30 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. ELECTRICITY VAULT
	EXIST. CLEAN OUT
	EXIST. FIRE HYDRANT
	EXIST. TREE
	EXIST. PHONE CABINET



STERLING DESIGN ASSOCIATES, LLC
 CIVIL ENGINEERS / LANDSCAPE ARCHITECTS

2885 W. Lakeside Blvd. #200
 Lakeland, CO 80328
 303.944.1144
 www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
 JAY B. REVELL, P.E.
 SEVEN PROFESSIONAL ENGINEERS
 FOR A LICENSED PROFESSIONAL ENGINEERING FIRM
 15% N/A 1/22/22

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF
 REGULATORY REVIEW UNDER THE AUTHORITY OF JAY B.
 REVELL, P.E. IN REVIEW. IT IS NOT TO BE USED
 FOR CONSTRUCTION PURPOSES.

STERLING DESIGN ASSOCIATES, LLC	
DATE:	08/28/24
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NO. 49:	DATE: 08/28/24
NO. 50:	DATE: 08/28/24

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

REVISED:
 STARBUCKS COFFEE COMPANY
 2401 UTAH AVENUE SOUTH
 SEATTLE, WA 98134
 (206) 318-1015

Exhibit B - Part of Ordinance



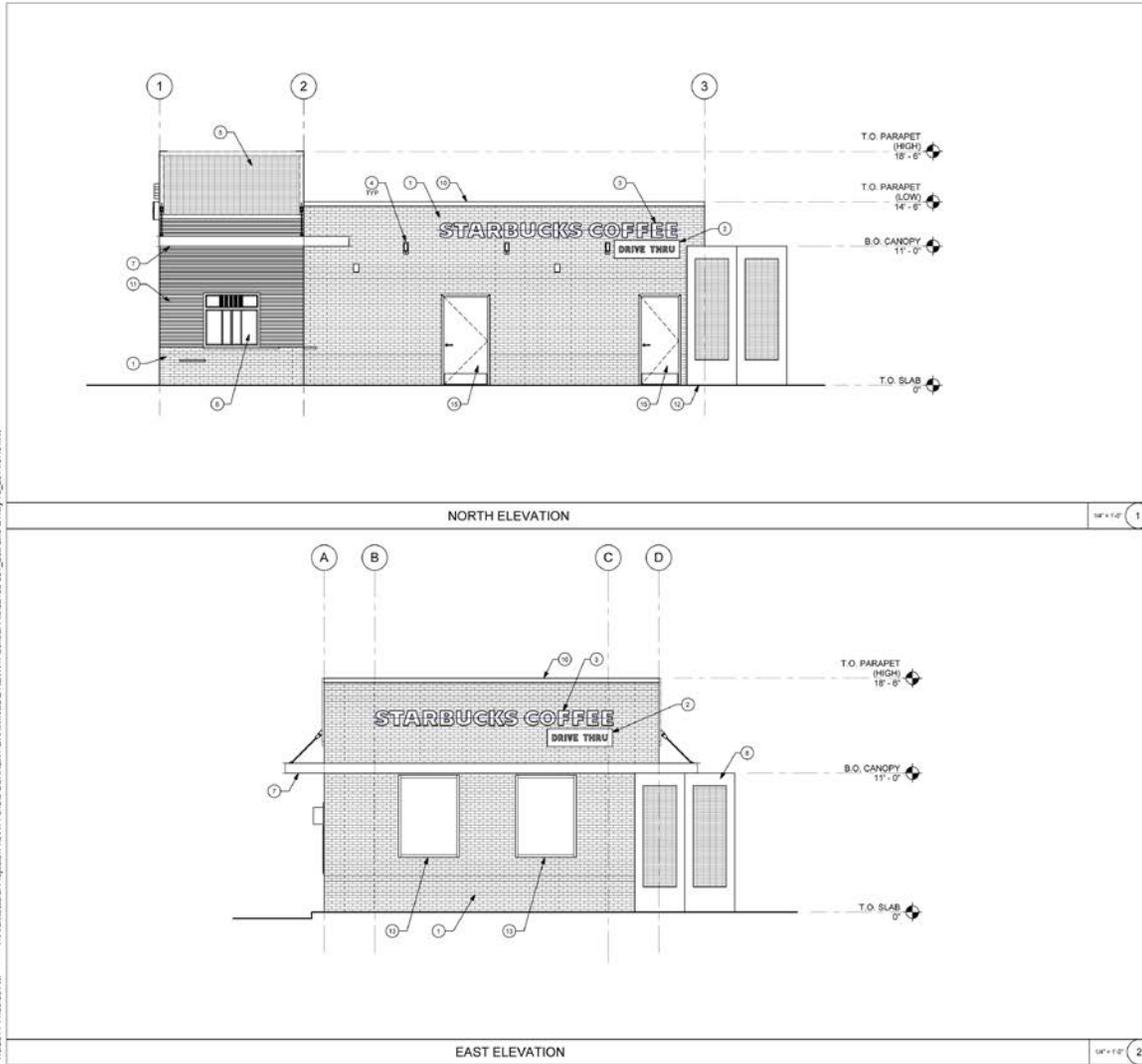
DATE: 08/28/24
 SCALE: 1" = 30'-0"

PROJECT MANAGER: JAY B. REVELL
 DRAWN BY: JAY B. REVELL
 CHECKED BY: JAY B. REVELL

DATE: 08/28/24
CONCEPT PLAN

SHEET 1 OF 1

7/8/2014 11:33:38 AM V:\Architectural\Projects\14-3014-305 CURRENT DRAWINGS\2 REV\11 Central FW62100101_Belt Line & Hwy 75_2014.07.01.rvt



EXTERIOR ELEVATION GEN NOTES

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

EXTERIOR ELEVATION KEYNOTES

- 1 BRICK - RUNNING BOND - MUTUAL MATERIALS - AUFAM BLEND - MISSION RED, BROWN, GREY
- 2 NEW SF ILLUMINATED DRIVE THRU LOGO - UNDER SEPARATE SUBMITTAL AND APPROVAL
- 3 NEW ILLUMINATED SIGNAGE UNDER SEPARATE SUBMITTAL AND APPROVAL
- 4 NEW EXTERIOR WALL SCENE LIGHT FIXTURE
- 5 DECORATIVE METAL SCREENING - MUNCHOLS - POWDER COATED RA1022 (BLACK BROWN)
- 6 WALK UP ORDER WINDOW
- 7 EXTERIOR STEEL CANOPY - TIGER DRY LAC POWDER COATING - RA1022 (BLACK BROWN)
- 8 DECORATIVE SCREEN WALL - MUNCHOLS - TO MATCH RA1022 (BLACK BROWN)
- 9 DRIVE THRU WINDOW
- 10 GALVANIZED SHEET METAL FLASHING/COPING/TRIM OVER PARAPET WALL, GAUGE AND ATTACHMENTS PER DETAILS AND/OR SPECIFICATIONS - COLOR TO MATCH RA1704 (GRAPHITE GREY)
- 11 EXTERIOR METAL CLADDING - TIGER DRY LAC POWDER COATING - RA1704 (GRAPHITE GREY)
- 12 DECORATIVE SCREEN W BRICK BEHIND - MUNCHOLS - TO MATCH RA1022 (BLACK BROWN)
- 13 EXTERIOR GLAZING
- 14 WALK UP MENU BOARDS
- 15 HOLLOW METAL DOOR (BLACK BROWN)

FAÇADE AREA CALCULATIONS

NORTH ELEVATION SQUARE FOOTAGE

MASONRY	434
OTHER FINISH	132
TOTAL	566 (90% MASONRY)

SOUTH ELEVATION SQUARE FOOTAGE

MASONRY	434
OTHER FINISH	132
TOTAL	566 (90% MASONRY)

WEST ELEVATION SQUARE FOOTAGE

MASONRY	434
OTHER FINISH	0
TOTAL	434 (100% MASONRY)

EAST ELEVATION SQUARE FOOTAGE

MASONRY	493
OTHER FINISH	5
TOTAL	498 (100% MASONRY)

TOTAL BUILDING FAÇADE AREA: 89% MASONRY

Exhibit C-1 - Part of Ordinance

STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 338-1578

THESE DRAWINGS AND SPECIFICATIONS ARE CONFIDENTIAL AND SHALL REMAIN THE SOLE PROPERTY OF STARBUCKS CORPORATION. WHICHEVER IS THE OWNER OF THE CORPORATION IN THIS WORK, THEY SHALL NOT BE REPRODUCED OR USED IN ANY MANNER ON OTHER PROJECTS OR EXTENDING TO THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF STARBUCKS CORPORATION. THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO REPRESENT THE INTENT OF STARBUCKS CORPORATION. THE ARCHITECT SHALL BE RESPONSIBLE FOR A PROFESSIONAL STARBUCKS STORE (WHICH IS SUBJECT TO CHANGE AT ANY TIME) AND DO NOT REFLECT ACTUAL SITE CONDITIONS. NEITHER PARTY SHALL HAVE ANY OBLIGATION NOR LIABILITY TO THE OTHER EXCEPT AS SET FORTH ABOVE UNTIL A WRITTEN AGREEMENT IS FULLY EXECUTED BY BOTH PARTIES.

ARCHITECT OF RECORD

Freiheit & Ho architects
1000 WEST 17TH AVENUE, SUITE 100
DENVER, COLORADO 80202

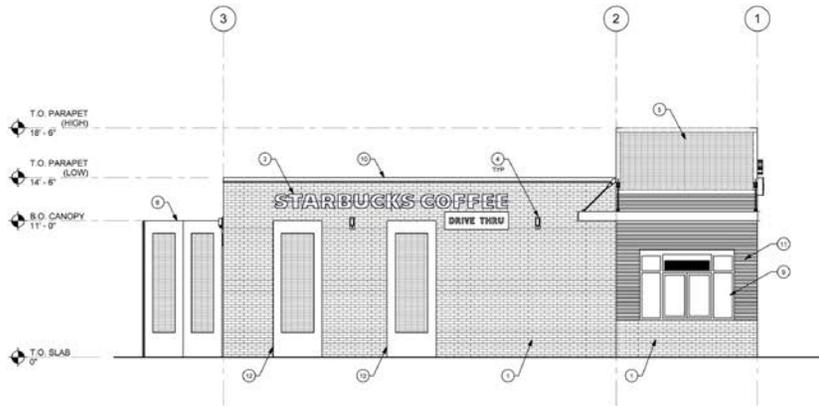
Rev	Date	By	Description

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

STORE #: 22561
PROJECT #: 82100-001
CONCEPT: MCD
PALETTE:
ISSUE DATE: 7 JULY 2014
DESIGN MANAGER: LEO/DAW
PRODUCTION DESIGNER:
CHECKED BY:

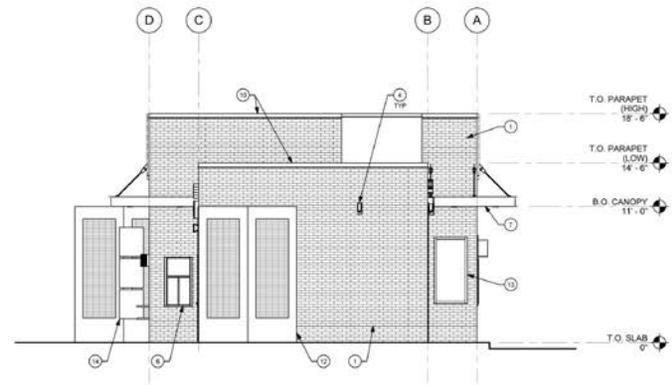
SHEET TITLE: EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"
SHEET NUMBER: A3.0

7/6/2014 11:33:43 AM Y:\Architectural Projects\435A14-3476-CURRENT DRAWINGS\2 REV\T11 Central\Rev02\00001_Best Line & Hwy 75_2014.07.01.rvt



SOUTH ELEVATION

1/4" = 1'-0" 3



WEST ELEVATION

1/4" = 1'-0" 4

EXTERIOR ELEVATION GEN NOTES

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

EXTERIOR ELEVATION KEYNOTES

- 1 BRICK - RUNNING BOND - MIXTURE MATERIALS - ALUMINUM BLEND - MEDIUM RED, BROWN, GREY
- 2 NEW 6" ILLUMINATED DRIVE THRU LOGO - LINDER SEPARATE SUBMITTAL AND APPROVAL
- 3 NEW ILLUMINATED SIGNAGE UNDER SEPARATE SUBMITTAL AND APPROVAL
- 4 NEW EXTERIOR WALL SCIENCE LIGHT FIXTURE
- 5 DECORATIVE METAL SCREENING - MANICHOLES - POWDERCOATED PALEGGI (BLACK BROWN)
- 6 PICK UP WINDOW
- 7 EXTERIOR STEEL CANOPY - TIGER DRY LAC POWDER COATING - RAL3022 (BLACK BROWN)
- 8 DECORATIVE SCREEN WALL - MANICHOLES - TO MATCH RAL3022 (BLACK BROWN)
- 9 DRIVE THRU WINDOW
- 10 GALVANIZED SHEET METAL FLASHING/COPING/PRISM OVER PARAPET WALL, GULGE AND ATTACHMENTS FOR DETAILS AND/OR SPECIFICATIONS - COLOR TO MATCH RAL704 (GRAPHITE GREY)
- 11 EXTERIOR METAL GLAZING - TIGER DRY LAC POWDER COATING - RAL7021 (GRAPHITE GREY)
- 12 DECORATIVE SCREEN PV BRICK BEHIND - MANICHOLES - TO MATCH RAL3022 (BLACK BROWN)
- 13 EXTERIOR GLAZING
- 14 WALK UP MENU BOARDS
- 15 HOLLOW METAL DOOR (BLACK BROWN)

FAÇADE AREA CALCULATIONS

NORTH ELEVATION SQUARE FOOTAGE	
MASONRY	434
OTHER FINISH	132
TOTAL	566 (89% MASONRY)
SOUTH ELEVATION SQUARE FOOTAGE	
MASONRY	434
OTHER FINISH	132
TOTAL	566 (89% MASONRY)
WEST ELEVATION SQUARE FOOTAGE	
MASONRY	434
OTHER FINISH	0
TOTAL	434 (100% MASONRY)
EAST ELEVATION SQUARE FOOTAGE	
MASONRY	490
OTHER FINISH	0
TOTAL	490 (100% MASONRY)
TOTAL BUILDING FAÇADE AREA: 89% MASONRY	



STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 319-1575

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ARCHITECT OF RECORD



Revision Schedule		
Rev	Date	Description

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

STORE # 22501
PROJECT # 02100-001
CONCEPT MCS
PALETTE
ISSUE DATE 7 JULY 2014
DESIGN MANAGER
LEBO
PRODUCTION DESIGNER
CHECKED BY

SHEET TITLE

EXTERIOR ELEVATIONS

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

SHEET NUMBER: **A3.1**

Exhibit C-2 - Part of Ordinance

CITY OF RICHARDSON

TO: Dan Johnson - City Manager
 THRU: Kent Pfeil - Director of Finance
 FROM: Pam Kirkland - Purchasing Manager
 SUBJECT: Competitive Sealed Proposal Request # 902-14
 DATE: August 18, 2014

Request Council approval to initiate competitive sealed proposals for the following:

NORTHRICH PARK

Proposed Council approval date: August 25, 2014
 Proposed advertising dates: August 27, 2014 & September 3, 2014
 Proposed CSP due date: Wednesday, September 17, 2014 – 2:00 p.m.
 Proposed CSP opening date: Wednesday, September 17, 2014 – 2:30 p.m.
 Engineer's estimated total cost: \$501,000.00
 Account: 378-8704-585-7524, Project #PK1006


 Pam Kirkland, CPPO, CPPB
 Purchasing Manager


 Kent Pfeil
 Director of Finance


 Date

Approved: _____
 Dan Johnson
 City Manager

 Date



MEMO

TO: Dan Johnson, City Manager
THROUGH: Shanna Sims-Bradish, Assistant City Manager *SSB*
FROM: Michael Massey, Director of Parks and Recreation *Mike*
SUBJECT: Permission to Advertise Northrich Park – CSP No. 902-14
DATE: August 15, 2014

BACKGROUND INFORMATION:

The Park at Northrich Elementary includes the removal of an existing chain link backstop and dugouts. New construction consists of an open air pavilion, a 2-5 year old playground, a 5-12 year old playground, new backstop, concrete trails, decomposed granite plaza, curb replacement, ramps, leuders stone outdoor classroom and site furniture. Landscape plantings include ornamental and canopy trees, native grasses, perennials. Various utilities are required for irrigation, water fountain, and site lighting. Site drainage includes subsurface drains at playground.

FUNDING:

Funding is provided from 2010 G.O. Bond. The project estimate is \$501,000.00.

SCHEDULE:

Parks Department plans for this project to begin construction October 2014 and be completed by December 2014.

Cc: Paul Nassauer, Park Planner

PN

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

***NORTHRICHPARK*
CSP NO. 902-14**

Sealed proposals addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Wednesday, September 17, 2014 at 2:00 pm** and will be opened and read aloud in the **Capital Projects Department, Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

The Park at Northrich Elementary includes the removal of an existing chain link backstop and dugouts. New construction consists of an open air pavilion, a 2-5 year old playground, a 5-12 year old playground, new backstop, concrete trails, decomposed granite plaza, curb replacement, ramps, leuders stone outdoor classroom and site furniture. Landscape plantings include ornamental and canopy trees, native grasses, perennials. Various utilities are required for irrigation, water fountain, and site lighting. Site drainage includes subsurface drains at playground.

Proposals shall be accompanied by a certified or cashier's check on a state or national bank in an amount not less than five percent (5%) of the possible total of the proposal submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bond for the same amount from a reliable surety company as a guarantee that the proposer will enter into a contract and execute required Performance and Payment Bonds within ten (10) days after notice of award of contract.

The successful contractor must furnish a Performance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, a material and labor Payment Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, and a Maintenance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, from a surety authorized under the laws of the State of Texas to act as a surety on bonds for principals.

Proposals will be evaluated and a ranked list of candidates provided within 45 days of receipt of proposals. Evaluation procedures, including weighted ranking criteria may be obtained from the City of Richardson, Parks Department, 411 W. Arapaho Road, Suite 208, Richardson, TX 75080 telephone (972) 744-4300.

The right is reserved, as the interest of the Owner may require, to reject any and all proposals, to waive any informality in the proposals received, and to select proposers best suited to the Owner's best interest. The Contractor, to be successful in proposing this project, must have completed a minimum of three similar projects within the last five years.

A maximum of One Hundred Twenty (120) calendar days will be allowed for construction.

One set of plans, specifications and proposal documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, August 26, 2014** upon a **NON-REFUNDABLE FEE OF Fifty Dollars (\$50.00)** per set, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number.

A mandatory pre-proposal meeting will be held **Thursday, September 4, 2014 at 10:00 am** in the **Capital Projects Conference Room 206**, Richardson Civic Center/City Hall.

By: /s/ Laura Maczka, Mayor
City of Richardson
P. O. Box 830309
Richardson, Texas 75083

PROJECT SCHEDULE

Northrich Park

CSP No. 902-14

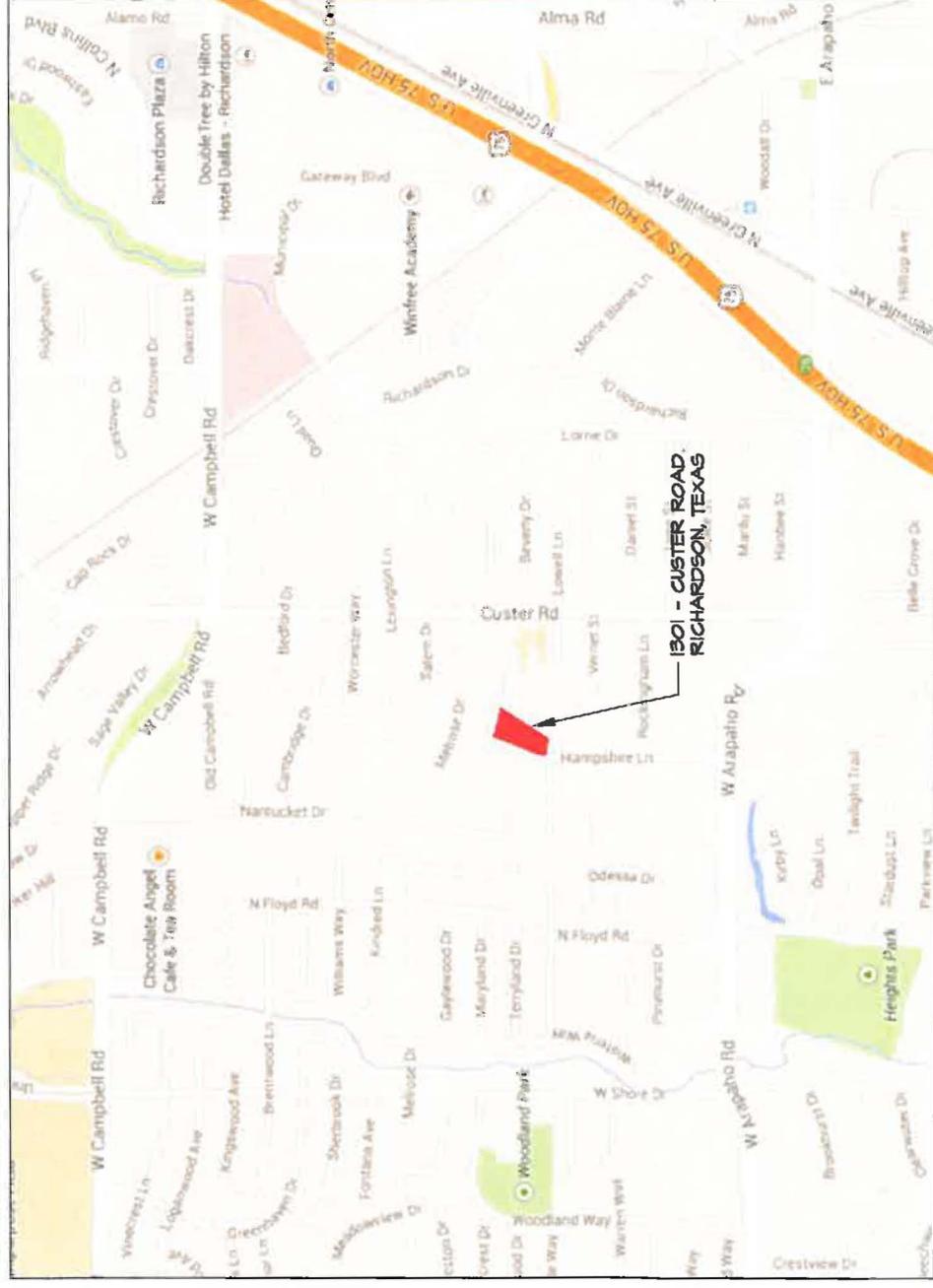
Plans/Specs Available for Review	Friday, August 15, 2014
Council Authorization to Advertise	Monday, August 25, 2014
Plans/Specs Available for Contractors	Tuesday, August 26, 2014
Advertise in Dallas Morning News	Wednesday, August 27, 2014
Advertise in Dallas Morning News	Wednesday, September 3, 2014
Pre Proposal Meeting (10:00 am Room 206)	Thursday, September 4, 2014
Proposals Received & Opened (by 2:00 open 2:30 Room 206)	Wednesday, Sept 17, 2014
Agenda Paperwork to Award Contract	Friday, October 3, 2014
Council to Award Contract	Monday, October 13, 2014
Pre-Construction Meeting	~October 2014
Project Start	~October 2014
Project Completes in 120 Calendar Days	~December 2014

Project Manager: Paul Nassauer
Internal Engineer: Ed Witkowski
Engineers Estimate: \$501,000.00
Account # 378-8704-585-7524 Project# PK1006

NORTHRICH PARK

Richardson, Texas

LOCATION MAP



N.T.S.



NORTH



MEMO

DATE: August 11, 2014

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager

SUBJECT: Award of Bid #62-14 for the cooperative purchase of four each 35 cubic yard refuse compactors to Wastequip, LLC in an amount not to exceed \$73,196 through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #425-13

Proposed Date of Award: August 25, 2014

I concur with the recommendation of Ryan Delzel – Solid Waste Operations Superintendent, to purchase four (4) each 35 cubic yard compactors, as per the attached quote, to Wastequip, LLC in the amount of \$73,196.

The above referenced refuse compactors have been bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #425-13. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Concur:

Kent Pfeil

ATTACHMENTS

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



MEMO

To: Pam Kirkland, Purchasing Manager

From: Ryan Delzell, Solid Waste Operations Superintendent RD

Date: 8/8/2014

Re: Council Approval for Compactor Purchase

The Solid Waste Division of Public Services intends to purchase four 35 cubic yard compactors with budgeted capital funds. An amount of \$84,000 currently is available to fund the compactor purchases. Please add this request for approval on the next available City Council agenda. Please see the line item funding below:

593-2050-581-7484 \$42,000

594-2050-581-7484 \$42,000

XC: Travis Switzer, Asst, Director of Public Services
Bob Clymire, Asst. Budget Officer



5712 Lower 3rd Street, Alexandria, LA, 71302
 PHONE: 800-245-1147 FAX: 318-473-1893
 Quote Number: WQ-0029311

QUOTATION

Sell To:		Ship To:	
Customer Contact	Ryan Delzell	Ship To Name	
Customer Name	City of Richardson	Shipping Address	1260 Columbia Dr Richardson, TX 75081
Billing Address	Po Box 830309 Richardson, TX 75083-0309	Customer Job Reference	Buy Board Contract #425-13
Email	ryan.delzell@cor.gov		
Phone	972-744-4404		

Salesperson	Heath Cowgill	Created Date	07/31/2014
Email	hcowgill@wastequip.com	Expiration Date	09/01/2014
Phone	469-207-0797	Quote Number	WQ-0029311

Customer Service Contact	Marya Jenkins
Email	mjenkins@wastequip.com
Phone	(800) 255-4126

Product	Product Description	Details	Options	QTY	Unit Price	Extended Price
265XP-35-F	Self-Contained Precision Series 265XP Model includes a 10HP Tri-volt T.E.F.C. motor, UL/CUL Listed, 6' remote power unit with weather cover, NEMA 4 Rated Control Panel, Controls in Panel Face, Precision guided ram, Full Gasketed Door, A.N.S.I Z.245.2 Compliant, WASTECC rated and 5 year structural warranty.		Color: TBD Voltage: TBD-3PH Quick Disconnect: TBD	4	\$17,743.00	\$70,972.00
Compactor - CO122	Factory Options - Controls on remote pendent in lieu of mounting in panel face on 15' cord			4	\$181.00	\$724.00
VAF-SC-1	Guardian Control System			4	\$0.00	\$0.00
VAF-SC-2	(AMS) Automatic Maintenance Scheduler			4	\$0.00	\$0.00
VAF-SC-3	100% Full Light			4	\$0.00	\$0.00
VAF-SC-4	Multicycle Timer			4	\$0.00	\$0.00
VAF-SC-5	Low Temperature Oil			4	\$0.00	\$0.00

Subtotal	\$71,696.00
Freight (F.O.B)	\$1,500.00
Tax	\$0.00
Total	\$73,196.00

Special Instructions and Information

Additional Information: Free Freight Promotion for Self-Contained Compactor Models. All PO's must be received by 8/10/14 with all required information/sales approvals approved within one week of any engineering drawings completed. Shipment must occur within 4 weeks of order acknowledgement/ship date. All shipments must be within the Continental US & Canada, and are final.

Special Instructions:



5712 Lower 3rd Street, Alexandria, LA, 71302
PHONE: 800-245-1147 FAX: 318-473-1893
Quote Number: WQ-0029311

Shipping Details

Est. Ship Date Shipping Terms TBD at time of order entry
Shipping Instructions Shipping Terms Details
Installation Instructions Off Loading & Installation by Others

Additional Information

Payment Terms Net 30 Days
Additional Terms Our quote is a good faith estimate, based on our understanding of your needs. Your order is an offer to purchase our products and services, subject to our acceptance, and in accordance with the Wastequip Terms and Conditions. The Wastequip Terms and Conditions, which are available on our website and incorporated by reference herein, constitute the entire agreement regarding the purchase of our products and services, including our limited warranties.

Our pricing is based on your anticipated order, including product specifications, quantities and timing - any differences to your order may result in different pricing. Due to volatility in petrochemical, steel and related product material markets, actual prices, as well as freight, are subject to change and will be confirmed prior to acceptance of an order. Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations – actual volume, products and materials are subject to manufacturing and commercial variations and Wastequip’s practices, and may vary from nominal sizes and materials. All prices are in US dollars; this quotation may not include all applicable taxes, brokerage fees or duties.

Wastequip, Toter, Galbreath, Cusco, Accurate, Mountain Tarp, Pioneer, and Parts Place are registered trademarks, trade names and subsidiaries of Wastequip, LLC.

Special Contract Information Removal of all existing equipment, concrete pad & required electrical disconnect by others. Electric must be hot prior to scheduled installation date or return trip charge will apply. Factory authorized installation & start up.

Signatures

Salesperson: _____ Accepted By: _____
Company Name: _____
Date: _____
CC: _____ Purchase Order: _____

Please Reference Quote Number on all Purchase Orders



MEMO

DATE: August 18, 2014
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 
SUBJECT: Award of Bid #64-14 for the cooperative contract for the In-Line Sanitary Sewer Rehabilitation Project to Insituform Technologies, Inc. pursuant to unit prices bid through the Local Government Purchasing Cooperative (Buyboard) Contract #354-10

Proposed Date of Award: August 25, 2014

I concur with the recommendation of Hunter Stephens – Superintendent of Utilities, and request permission to issue a purchase order to Insituform Technologies, Inc. for the above referenced contract in the amount of 173,452.50, as per the project description and unit prices in the attached quotation and contained within Contract #354-10, if needed. Insituform Technologies, Inc. is the contract vendor for trenchless sewer repair through the Local Government Purchasing Cooperative (Buyboard) Contract #354-10.

The city is not obligated to pay for or use a minimum or maximum amount of repair services, payment will be rendered according to the amount of work that is done and pursuant to the unit prices bid.

The City of Richardson is a member of the Local Government Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is provided from account 511-5610-503-7704.

Concur:


Kent Pfeil

Attachments

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



MEMO

TO: Don Magner, Assistant City Manager *DM*

FROM: Hunter Stephens, Superintendent of Utilities

DATE: 8/7/2014

SUBJECT: Award of Contract – Bid #44-14 Insituform Technologies, Inc. –
2014 Trenchless Sewer Rehabilitation Project.

ACTION REQUESTED

Council to consider award of a contract to Insituform Technologies, Inc., for the 2014 Trenchless Sewer Rehabilitation Project.

BACKGROUND INFORMATION

Insituform Technologies, Inc., uses a trenchless sewer pipe rehabilitation technology that allows fully structural liner that reinforces the sewer pipe and makes it water tight. This process helps reduce inflow and infiltration (I&I) of the wastewater system and extends the life of the pipe.

Insituform Technologies is considered for this construction method through the Texas Local Government Statewide Purchasing Cooperative Contract #354-10 administered through Buy Board.

The locations for this capital improvement in-line reconstruction are 600-700 W Arapaho and 300 N. Yale Blvd. These locations were identified from past I&I studies and camera inspections. Pursuant to Buy Board pricing, the base proposal for this work is \$173,452.50.

FUNDING

Funding for the 2014 sewer line rehabilitation project will be provided from Public Services Construction Account # 511-5610-503-7704

SCHEDULE

The work is scheduled to start the last quarter of 2014.

July 29, 2014

ACES#: AAJA-HPKNID

Mr. Hunter Stephens
City of Richardson
411 W. Arapaho Rd.
Richardson, TX US 75080-4551

Proposal

Project Name: **City of Richardson, TX
'14 In-Line Sanitary Sewer Rehabilitation**

INSITUFORM TECHNOLOGIES, LLC herein proposes to furnish all labor, materials, equipment, and services necessary to reconstruct the referenced project (as detailed in the project location maps presented by the City of Richardson) utilizing the Texas Statewide Cooperative Purchasing Contract #354-10 administered through the BuyBoard.

ASSUMPTIONS AND QUALIFICATIONS

Insituform™ Design. We have based this proposal on a nominal wall thickness for the Insitube™, which is based on the best available information at the time of this proposal. Existing pipe deterioration in excess of the conditions assumed, ground water loads in excess of those assumed, or other loads or conditions may increase the recommended thickness for all or portions of the work. Final recommendations may be submitted to you following the completion of the preliminary TV phase of the project. Stated prices are subject to adjustment if design changes are agreed upon.

Laterals. During TV inspection all side sewers are verified, using best practical efforts, to determine if each is an active hook up. Normal practice only reinstates those that are active. You may direct us to reinstate all, or specific laterals, as you desire. This proposal, unless otherwise stated, assumes that all laterals will be reconnected, and all will be internally reconnected using the Insitucutter™. Specific service connections will not be reconnected only when written directions are received from the Owner. The Owner will indemnify and hold **INSITUFORM TECHNOLOGIES, LLC** harmless from all claims arising from backups and other effects of such actions or inaction's.

The pricing in this proposal assumes that all Technical Specifications set forth by the BuyBoard will be strictly adhered to.

INSITUFORM TECHNOLOGIES, LLC will supply the City of Richardson the necessary Maintenance, Payment, and Performance Bonds as required by the City, following acceptance of this proposal.

- Special:**
1. **Pricing for point repairs is based on a length of 6 feet. Any point repairs found to be necessary for lengths over 6 feet will be addressed on an as-needed basis and priced accordingly.**
 2. **Richardson to allow looped soft bypass during the day of installation.**
 3. **Water shall be provided at no cost to Insituform Technologies, LLC for all construction phases of this project. Insituform Technologies, LLC will follow all required deposit, backflow prevention, and metering procedures.**
 4. **Insituform estimates that this project should be completed 90 days following the Notice to Proceed from the City of Richardson.**

PROPOSAL TERMS AND CONDITIONS

Terms and Conditions from the Texas Statewide Cooperative Purchasing Contract are available upon request from the BuyBoard. Any changes to these conditions must be noted and agreed upon by both parties.

PROPOSAL PRICING

Richardson Defined Scope '14 In-Line Rehab

Description	Quantity	Unit of Measure	BuyBoard Price	Adjusted Price	Extended Total
8" x 6.0mm CIPP	300	LF	\$28.00	\$28.00	\$8,400.00
15" x 7.5mm CIPP	1,810	LF	\$53.00	\$53.00	\$95,930.00
8" Clean and TV sanitary sewer	300	LF	\$4.00	\$4.00	\$1,200.00
15" Clean and TV sanitary sewer	1,810	LF	\$6.00	\$6.00	\$10,860.00
Internal reconnects	3	EA	\$275.00	\$250.00	\$750.00
Set up 4" pump (per pump)	1	EA	\$500.00	\$350.00	\$350.00
Set up 4" piping	300	LF	\$5.00	\$3.00	\$900.00
Operate 4" pumping system	1	Day	\$100.00	\$100.00	\$100.00
Set up 6" pump (per pump)	4	EA	\$1,250.00	\$1,250.00	\$5,000.00
Set up 6" piping	1,810	LF	\$15.00	\$11.25	\$20,362.50
Operate 6" pumping system	4	Day	\$950.00	\$950.00	\$3,800.00
8" Point repair (8'-12' deep)	1	EA	\$3,500.00	\$3,500.00	\$3,500.00
15" Point repair (8'-12' deep)	1	EA	\$3,500.00	\$3,500.00	\$3,500.00
Trench safety	30	LF	\$10.00	\$10.00	\$300.00
Repair/Rehab 8" concrete pavement	30	SY	\$150.00	\$150.00	\$4,500.00
Repair/Rehab 8" flex base	30	SY	\$50.00	\$50.00	\$1,500.00
Traffic control	8	Day	\$1,000.00	\$1,000.00	\$8,000.00
Traffic control plan	1	EA	\$2,800.00	\$2,500.00	\$2,500.00
Lighted arrowboard	8	Day	\$250.00	\$250.00	\$2,000.00
TOTAL					\$173,452.50

Note: It is understood that the point repairs and associated items may not be necessary until verified during the pre-tv/clean phase. These items will only be billed if utilized.

OFFERED BY

INSITUFORM TECHNOLOGIES, LLC



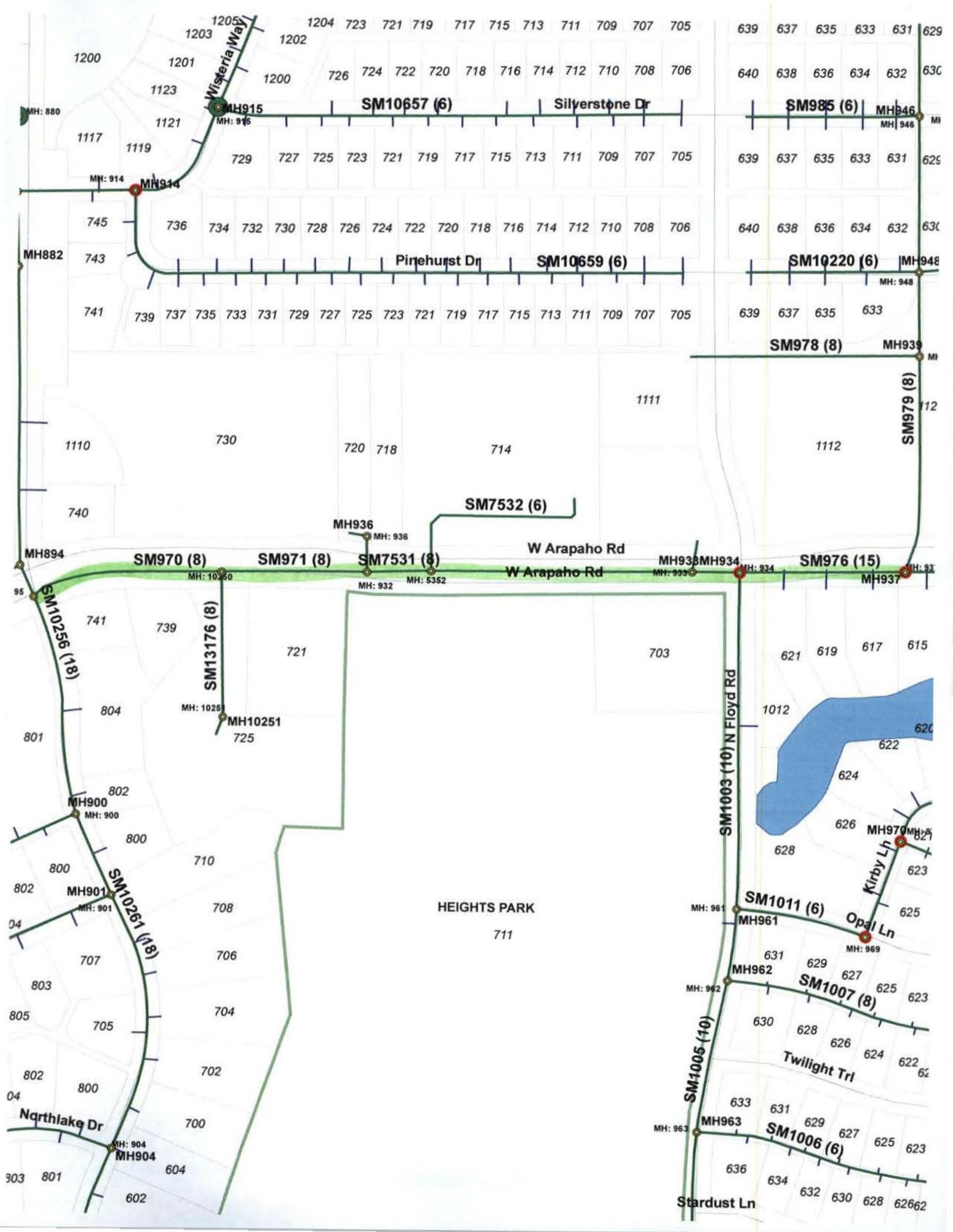
TIMOTHY R. PETERIE
BUSINESS DEVELOPMENT MANAGER

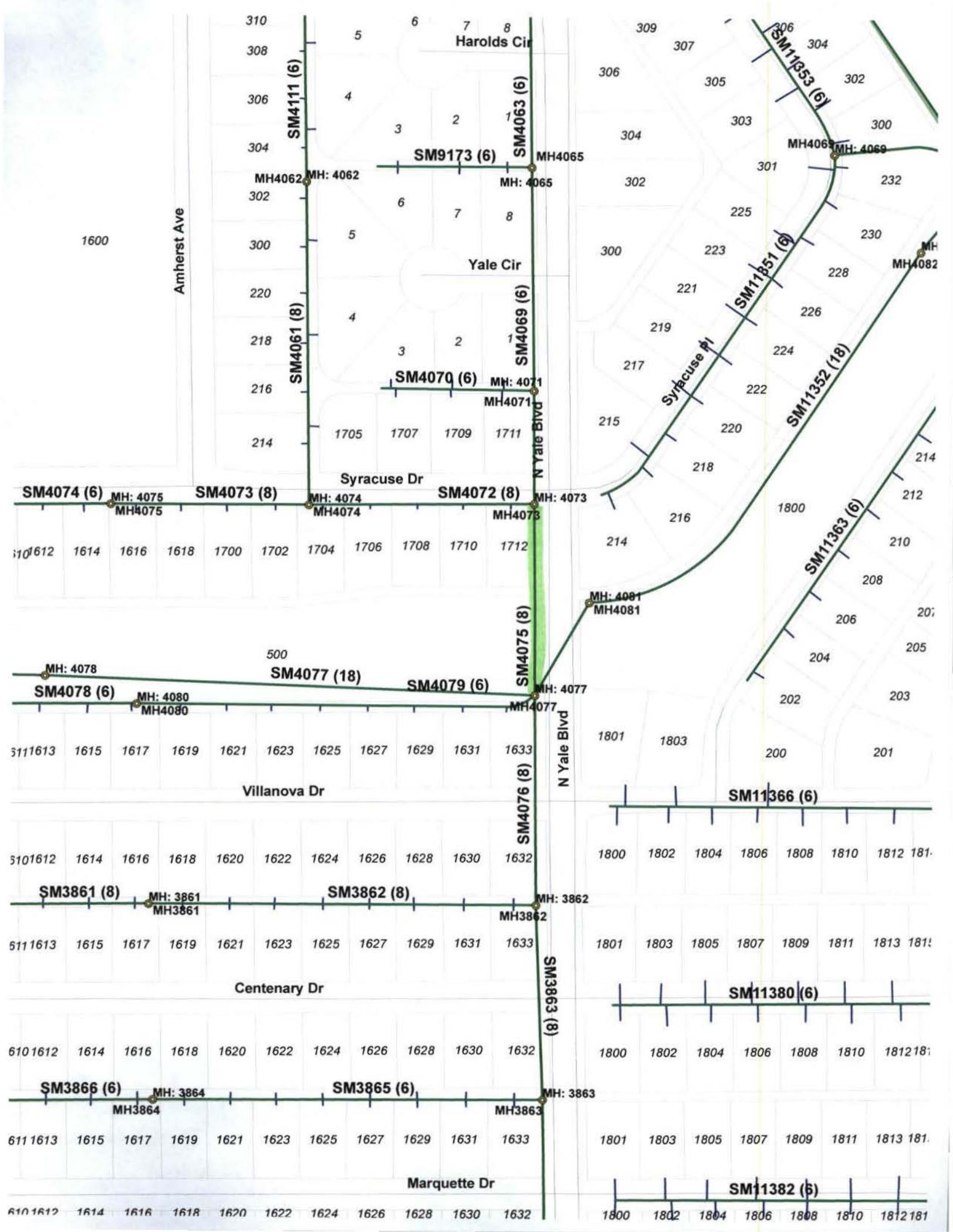
REVIEWED BY:
ANDY OZMENT
AREA MANAGER

cc: Donnie Davis (City of Richardson)
Josh Awalt
Ben Hawkins

2014 In Line Reconstruction

Project Number	Alley Street	Street Name	From	To	Location	Drainage Basin	Priority	Break Down	Unit	Total	Pipe Size	CST FCT	Cost
5610-14-017	Street	600-700 W. Arapaho	West Shore	Floyd	Easement	Cottonwood	1	CIPP CL/TV CIPP/SET UP R/R Concrete Pavement R/R Flex Base Bypass Setup Bypass Operation Services Traffic Control	LNFT LNFT EACH/FT SQ YDS SQ YDS EACH DAY EACH DAY	1800 1800 1800 1 2 3 3	15 15 15 6" 6" 4"	\$53 \$10 \$19 \$28,250 \$950 \$275 \$1,000	\$95,400 \$18,000 \$34,200 \$0 \$0 \$28,250 \$1,900 \$825 \$3,000
5610-14-018	Street	300 N. Yale Blvd.	Syracuse	Villanova	Easement	Floyd/Branch	2	Excavation Spot Repair CIPP CL/TV CIPP/SET UP R/R Concrete Pavement R/R Flex Base Bypass Setup Bypass Operation Traffic Control Excavation Spot Repair	EACH LNFT LNFT EACH/FT SQ YDS SQ YDS EACH EACH EACH EACH	1 300 300 300 1 1 2 1	15" 8" 8" 8" 4" 4" 12"	\$3,000 \$28 \$7 \$11 \$2,000 \$100 \$2,000 \$3,000	\$3,000 \$8,400 \$2,100 \$3,300 \$0 \$0 \$2,000 \$100 \$4,000 \$3,000
								CIPP CL/TV CIPP/SET UP R/R Concrete Pavement R/R Flex Base Bypass Setup Bypass Operation Services Excavation Spot Repair	LNFT LNFT EACH SQ YDS SQ YDS EACH EACH EACH EACH				\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
						Cottonwood Floyd/Branch		Manhole Rehab-Epoxy 4' Diameter Linear Feet-Depth Square Feet Square Feet					\$0 \$0 \$0 \$0 \$0 \$0
				X	(4x3.1416) 12.5664	Equals	1885	Traffic Control Trench Safety Total Estimate	Day	2		\$100	\$0 \$200 \$207,675





Amherst Ave

Harolds Cir

Yale Cir

Syracuse Dr

Villanova Dr

Centenary Dr

Marquette Dr

N Yale Blvd

Syracuse #1

1600

310
308
306
304
302
300
220
218
216
214

SM4074 (6)

SM4073 (8)

SM4072 (8)

SM4078 (6)

SM4077 (18)

SM4079 (6)

SM4075 (8)
SM4076 (8)

SM3861 (8)

SM3862 (8)

SM3866 (6)

SM3865 (6)

SM11353 (6)

SM11351 (6)

SM11352 (18)

SM11363 (6)

SM11366 (6)

SM11380 (6)

SM11382 (6)

1610 1612 1614 1616 1618 1700 1702 1704 1706 1708 1710 1712

1613 1615 1617 1619 1621 1623 1625 1627 1629 1631 1633

1612 1614 1616 1618 1620 1622 1624 1626 1628 1630 1632

1612 1614 1616 1618 1620 1622 1624 1626 1628 1630 1632

1611 1613 1615 1617 1619 1621 1623 1625 1627 1629 1631 1633

1610 1612 1614 1616 1618 1620 1622 1624 1626 1628 1630 1632

309 307 306 304 305 303 302 300 232 230 228 226 224 222 220 218 216 214 212 210 208 206 204 202 200 1800 1803 200 201 1801 1802 1804 1806 1808 1810 1812 1814 1805 1807 1809 1811 1813 1815 1800 1802 1804 1806 1808 1810 1812 1814 1801 1803 1805 1807 1809 1811 1813 1815

MH: 4065

MH: 4062

MH: 4065

MH: 4063

MH: 4069

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MH: 4074

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MH: 4080

MH: 4080

MH: 4077

MH: 4077

MH: 3862

MH: 3862

MH: 3861

MH: 3861

MH: 3863

MH: 3863

MH: 3864

MH: 3864

MH: 4082



MEMO

DATE: August 11, 2014

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager

SUBJECT: Award of Bid #66-14 for the cooperative purchase of playground equipment for Northrich Park to Gametime/Total Recreation Products, Inc. through the Local Government Purchasing Cooperative (Buyboard) Contract #423-13

Proposed Date of Award: August 25, 2014

I concur with the recommendation of Michael Massey, and request permission to issue a purchase order to Gametime/Total Recreation Products, Inc. for the above referenced playground equipment in the amount of \$136,775.46, as per the attached quotation, pursuant to Contract #423-13.

The City of Richardson is a member of the Local Government Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is provided from account number 378-8704-585-7524 Project # PK1006.

Concur:



Kent Pfeil

Attachments

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



MEMO

TO: Dan Johnson, City Manager
THROUGH: Shanna Sims-Bradish, Assistant City Manager *Shanna*
FROM: Michael Massey, Director of Parks and Recreation *Mike*
SUBJECT: Award of Bid #66-14 to GameTime for playground equipment and installation at the new Northrich Park via Buyboard Contract #423-13, in the amount of \$136,775.46.
DATE: August 18, 2014

ACTION REQUESTED:

Council to consider authorization to purchase playground equipment and installation for the new Northrich Park from Buyboard purchasing agreement #423-13 in the amount of \$136,775.46.

BACKGROUND INFORMATION:

The playground equipment for the new Northrich Park will provide a 2-5 year old playground and a 5-12 year old playground. The playground equipment will be installed during the construction phase of Northrich Park and must be ordered in advance in order to facilitate a delivery schedule that coincides with the construction of the park.

FUNDING:

Funding is provided from the 2010 G.O. Bond
Account # 378-8704-585-7524 Project# PK1006

SCHEDULE:

Playground equipment is expected to be delivered and installed by December 2014.

Cc: Paul Nassauer, Park Planner

Pen



by Total Recreation Products, Inc.
 17802 Grant Road Cypress, Texas 77429
 Phone: 281-351-2402
 Toll Free: 800-392-9909
 Fax: 281-351-2493

QUOTE
 #68884

07/18/2014

TJ-04152-14 Rev 1 City of Richardson - Northrich Park

City of Richardson
 Attn: Paul Nassauer
 411 West Arapaho
 Richardson, TX 75080
 Phone: 972-744-4300
 paul.nassauer@cor.gov

Ship To Zip: 75080

Quantity	Part #	Description	Unit Price	Amount
1	TREE OF LIFE	PlayWorx GT - GFRC 5-12 Tree of Life Climber - <i>Includes 5' Zip Slide #90505, Bear Tree will be all GFRC with no GT components. Also will include a built-in transfer platform that is also GFRC.</i> <i>Requires a \$25,000 Minimum Deposit</i>	\$59,100.00	\$59,100.00
1	RDU	Game Time - TJ-04152-14-2A1 Modified 2-5 Shire PowerScape Play Unit	\$7,847.00	\$7,847.00
1	2-5 Bear Climber	PlayWorx GT - GFRC Single Bear Climber on an Upright - <i>Designed to access 3' Deck height but will theme one upright to look like a tree and have the tree root as the climber and the bear attached to the themed upright.</i>	\$13,500.00	\$13,500.00
1	RDU	Game Time - T Swing with (1) Belt Seat and (1) Tot Seat	\$1,208.00	\$1,208.00
2	38019	Game Time - Small Tree	\$2,119.00	\$4,238.00
2	38031	Game Time - Large Tree	\$2,382.00	\$4,764.00
1	38008	Game Time - Honeycomb (6 cell)	\$5,769.00	\$5,769.00
1	38216	Game Time - Bee with Legs (surface mount)	\$2,136.00	\$2,136.00
2	161290	Game Time - Geo-Textile 2250 Sq Ft Roll	\$584.00	\$1,168.00
1	W53051	GT-Impax - 183 Cubic Yards (3700 SF) of Engineered Wood Fiber at 12" Compacted Depth to Zip Code 75080 - <i>Price Includes Discount of \$797.76 and Freight</i>	\$3,988.76	\$3,988.76
1	Bonds	Game Time - Payment and Performance Bonds	\$2,093.02	\$2,093.02
1	INSTALL	Game Time - Installation of above Equipment and Surfacing - No other site work, demolition or concrete work included. Acquisition of any and all permits is the sole responsibility of the customer.	\$28,981.28	\$28,981.28

TJ-04152-14 Rev 1 City of Richardson - Northrich Park

QUOTE
#68884

07/18/2014

freight calculated to above address:

DUE TO RISING FUEL COSTS, FREIGHT SHOWN IS ESTIMATED FREIGHT. ACTUAL FREIGHT WILL BE DETERMINED AT THE TIME OF YOUR ORDER.

SubTotal:	\$134,793.06
Discount:	(\$6,222.05)
Estimated Freight:	\$8,204.45
Total Amount:	\$136,775.46

PLEASE CONTACT US TO VERIFY CURRENT FREIGHT CHARGES PRIOR TO PLACING YOUR ORDER.

Contract: Buy Board Contract #423-13

Important Terms & Conditions - Please Review

To place an order, you must provide one of the following: a Purchase Order assigned to GameTime; or this Price Quotation, signed by an authorized purchaser, with a check made payable to GameTime. GameTime will also accept payment by Visa, MasterCard, or American Express. A current approved credit application is required for Net 30 terms.

This quotation explicitly excludes any and all items not expressly specified or identified above. No other product, equipment, or service is included, regardless of any Contract Document, Contract Section, Plans, Specifications, Drawing, or Addendum. Delivery for most GameTime equipment is approximately 5-6 weeks after all order documents have been received and payment terms have been approved. A current, approved credit application is required for N30 terms. To place an order, you must provide a purchase order or a signed Total Recreation Products, Inc. (hereafter described as TRP) quote, assigned to GameTime. Neither general contractor nor subcontractor contracts can be accepted. Purchase documents that contain indemnity or hold harmless conditions cannot be accepted. Retainage is not permitted. The following must be received before your order can be processed: complete billing and shipping addresses, a contact name and phone #, and all color choices. Manufacturer's colors may vary from year to year. You are responsible for ensuring that any required submittal approvals are completed before placing your order for processing. TRP reserves the right to limit submittals to one copy. Shop drawings, blueprints, sepias, are not available. Closeout documents may be limited to GameTime or TRP standard issue. If Sales Tax Exempt, a copy of your tax exemption form or resale certificate must accompany your order, or any applicable sales tax, will be added to your invoice. Most GameTime products are shipped from the Ft. Payne, AL plant. GameTime cannot hold orders or store equipment. Equipment is invoiced when shipped. If a cash sale, your payment must be received in full before the order will be processed. Contractors must also provide copies of current, fully executed bid/performance/payment bonds, as applicable. Pricing shown does not include any charges for permits, bonding, prevailing wage, or additional insured certifications. Unless otherwise noted, any quantity of surfacing or playcurbs quoted has been calculated specifically for the equipment and layout shown. No additional surfacing or curbing is included, and no allowance has been made, for an unlevelled, convoluted or larger site, or for a different layout. Neither GameTime nor TRP is responsible for any surface, curbing, border, or drain that is provided by others. Also please confirm that your area is adequate for the equipment that you are purchasing.

Installation charges, if quoted, are for a "standard" installation unless specifically noted to be otherwise. Installation charges are due upon completion. Standard installations are based upon a soil work site, that is freely accessible by truck, (no fencing, tree/landscaping or utility obstacles, etc.), and level, (+/- 1-2% maximum slope). An accessible water source must be available to the installer. Any site work that is not expressly described is excluded. Standard installation does not include any extra or additional machinery, drillers, etc., for rock excavation. If rock conditions are encountered, additional charges will apply.

Standard installations generally require from 2-10 business days to complete, depending upon the amount and type of equipment, site conditions, weather, and the installer's schedule. Work may or may not be performed in consecutive days. Playcurbs are staked in, not set in concrete. Engineered wood fiber and shredded rubber surfacings are spread, not compacted, rolled, or watered. Landscape timbers are not warranted. The Customer is responsible for locating and clearly marking all underground utilities in the installation area before any installation work can begin. The installer is not responsible for damages, repairs, or discontinuance of business due to damaged utilities.

If applicable, sprinkler system locates, re-working and repairs are excluded from installation charges. Installation of all products, (equipment, borders, fall surfacing and amenities) are as quoted and approved by acceptance of quotes and drawings. As a precautionary measure, work in progress areas will be taped off at the end of the workday. Pter spoils from installation shall be spread at site, site will be left rough grade. Trash disposal is the responsibility of the Customer. The installer is not responsible for any damages or re-work resulting from after hours events or activities during the work in progress period. Temporary fencing is only provided by specific request, and additional charges will apply. Collectively and/or individually, not the manufacturer, TRP, their representatives, nor the installation company shall be held liable for any damages resulting from misuse, vandalism, or neglect. Any deviations from approved and accepted placement of all items, along with additional work, over and above quoted items, will be chargeable to the customer. Once work is completed the customer will be notified if present at the job site, and all responsibility of any new work will be transferred to the customer. The customer is responsible for maintaining the integrity of completed installation work until all components have seated and/or cured (concrete footings, etc.). Your project site must be completely prepared and ready to receive your equipment before any installation work begins. Acquisition of any and all permits is the sole responsibility of the customer. Additional charges may be billed for any extra hours or trips needed as a result of the work site not being ready. Neither the installation contractor, GameTime nor TRP will be responsible for delays caused by shortages, incorrect parts, weather conditions, other contractors, or lack of site readiness.

07/18/2014

If you are receiving your equipment, you are responsible for unloading and accepting delivery from the freight company and reporting any damaged freight or shortages on the freight bill at the time. You will also be responsible for a complete inventory of your received equipment and reporting any discrepancies to us immediately. Neither the freight company nor the manufacturer will resolve shipment discrepancies that are not reported immediately. Make sure that all items have been received before any type of installation work is scheduled. The freight carrier will be instructed to call your designated contact 24 hours before delivery to arrange a delivery appointment.

Once accepted, orders can only be changed or canceled with the consent of GameTime and TRP, and on terms that will indemnify them against loss. Changed or canceled orders are subject to a \$100.00 service charge. Additionally, canceled orders are subject to a 25% restocking fee, plus freight charges (to and from). Built-to-order equipment orders are non-cancelable. Changes to orders that have been shipped and invoiced are subject to the above \$100.00 service charge plus additional restocking/return charges of 25%. Non-returnable items shall be charged at full invoice value. Any return transportation charges shall be for the Buyer's account. Replacement parts are also subject to the cancellation/returns policy. Please carefully review any research information that has been sent to you and confirm that you are ordering the correct replacement parts for your equipment. This quotation is valid 30 days. After 30 days, please request an updated quote. Prices may be subject to material and fuel surcharges at the time of shipment and are subject to change without notice. Current prices will apply at the time of shipment. Acceptance of this quote indicates your agreement to GameTime's credit terms, which are net 30 days, FOB shipping with approved credit. Any deviations from this proposal may invalidate the quoted pricing and/or terms.

THIS QUOTATION IS SUBJECT TO POLICES IN THE CURRENT GAMETIME PARK AND PLAYGROUND CATALOG AND THE FOLLOWING TERMS AND CONDITIONS. OUR QUOTATION IS BASED ON SHIPMENT OF ALL ITEMS AT ONE TIME TO A SINGLE DESTINATION, UNLESS NOTED, AND CHANGES ARE SUBJECT TO PRICE ADJUSTMENT. PURCHASES IN EXCESS OF \$1,000.00 TO BE SUPPORTED BY YOUR WRITTEN PURCHASE ORDER MADE OUT TO GAMETIME, C/O TOTAL RECREATION.

Acceptance of quotation:

Accepted By (printed): _____

P.O. No: _____

Signature: _____

Date: _____

Title: _____

Phone: _____

Facsimile: _____

Purchase Amount: \$136,775.46

Order Information:

Bill To: _____

Ship To: _____

Company: _____

Company: _____

Attn: _____

Attn: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Email Address: _____

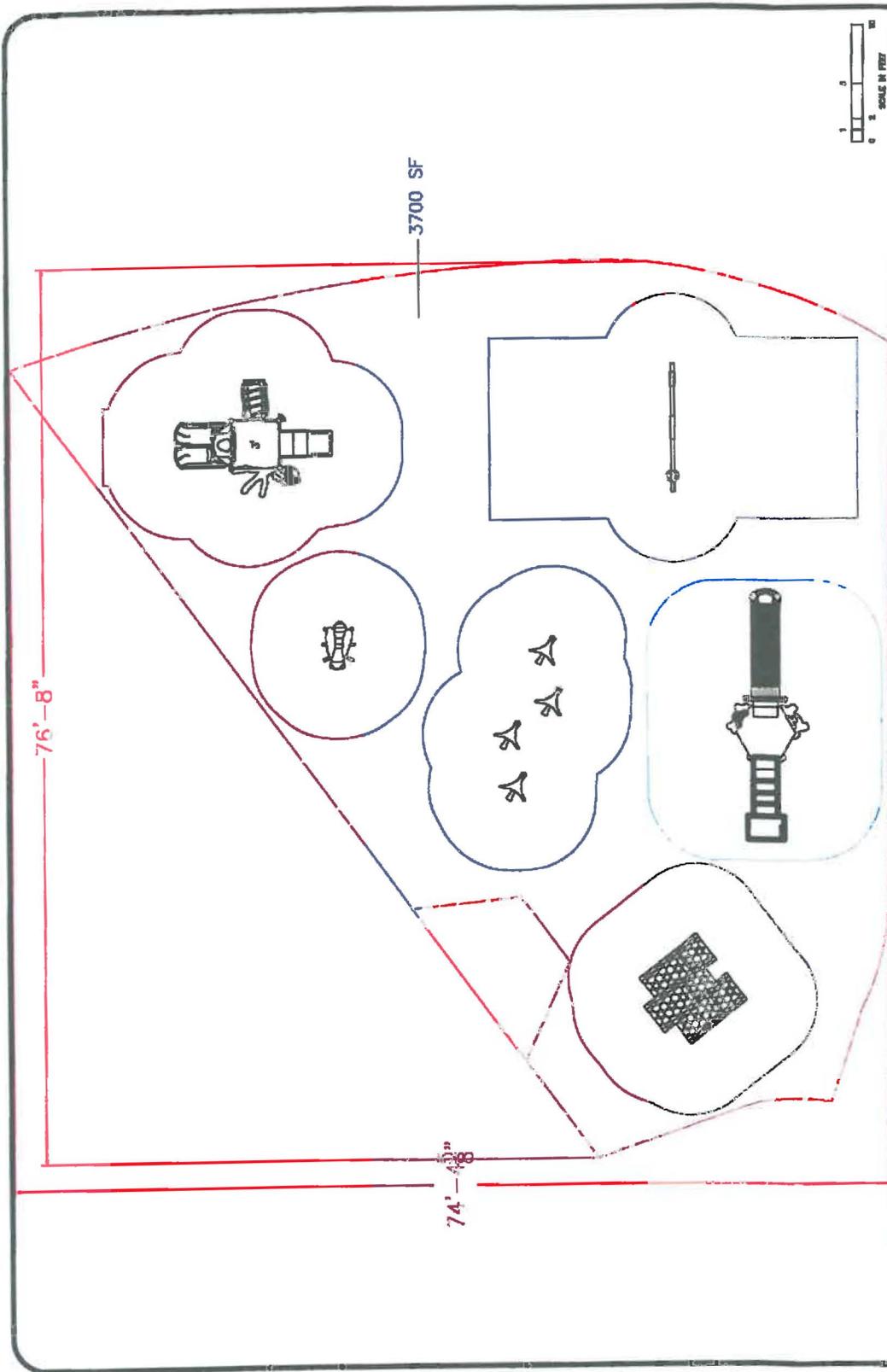
Email Address: _____

Tel: _____

Tel: _____

Fax: _____

Fax: _____



<p>City of Richmond Richmond, VA</p>	<p>USA 100 PlayCare Drive SE Forest Park, GA 30057</p>	<p>This site is proposed for use as a playground. The site is located in the City of Richmond, VA. The site is located in the City of Richmond, VA. The site is located in the City of Richmond, VA.</p>	<p>77'-0" X 60'-0"</p>	<p>This site is proposed for use as a playground. The site is located in the City of Richmond, VA. The site is located in the City of Richmond, VA. The site is located in the City of Richmond, VA.</p>	<p>0-02</p>	<p>Total Recreation Products</p>	<p>Total Recreational Play Components Total Recreational Play Components Available by Transfer Total Recreational Play Components Available by Transfer Total Recreational Play Components Available by Transfer Total Recreational Play Components Available by Transfer</p>	<p>0-02</p>	<p>0-02</p>	<p>0-02</p>	<p>0-02</p>
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MEMO

DATE: August 12, 2014
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager
SUBJECT: Award of Competitive Sealed Proposal #903-14 for the Richardson 190 Dog Park to Wall Enterprises, in the amount of \$1,248,633.55

Proposed Date of Award: August 25, 2014

I concur with the recommendation of Michael Massey, and request permission to issue a contract to Wall Enterprises for the above referenced project for a total award of \$1,248,633.55, as outlined in Mr. Massey's attached memo.

Seven competitive sealed proposals were received; however, the proposal received from Cole Construction was determined to be non-responsive. Proposals were evaluated by a committee of City staff from various departments on criteria related to proposal amount, previous related project experience, experience & qualifications of staff, proposed time of completion and attendance at the mandatory pre-proposal conference. Contract negotiations began with the highest ranking firm, JC Construction, but we were unable to negotiate a contract. As stipulated in Government Code 2269, Subchapter D (c), we, formally and in writing, ended negotiations with JC Construction and proceeded to successfully negotiate a contract with the second highest ranking firm, Wall Enterprises.

Funding is provided from Parks and Recreation Certificates of Obligation. The project was advertised in the *Dallas Morning News* on June 11 & 18 & 25, 2014 and July 2, 2014 and was posted on Bidsync.com. A pre-proposal conference was held on June 19, 2014.

Concur:


Kent Pfeil

ATTACHMENTS

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



MEMO

TO: Dan Johnson, City Manager
THROUGH: Shanna Sims-Bradish, Assistant City Manager
FROM: Michael Massey, Director of Parks and Recreation *MM*
SUBJECT: Award of Richardson 190 Dog Park – CSP No. 903-14
DATE: August 19, 2014

ACTION REQUESTED:

Council to consider award of CSP #903 -14 to Wall Enterprises for the Richardson 190 Dog Park for a total amount of \$1,248,633.55.

BACKGROUND INFORMATION:

On July 7, 2014, the Parks Department received and opened seven proposals for the Richardson 190 Dog Park.

A Competitive Sealed Proposal (CSP) Committee of City Staff from various departments reviewed all qualifying proposals and scored each one in accordance with the proposal scoring criteria. The scoring criteria included, proposal cost, schedule, company experience, team member experience and preproposal conference attendance.

Since a contract agreement could not be reached with the highest ranked firm, the CSP Committee proceeded to negotiate with the second highest ranking firm, Wall Enterprises, and were successful in value engineering the project within budget.

At the CSP Committee's request, Wall Enterprises identified various cost saving measures and developed a plan to help reduce their proposal from \$1,674,961.05 to the recommended award amount of \$1,248,633.55.

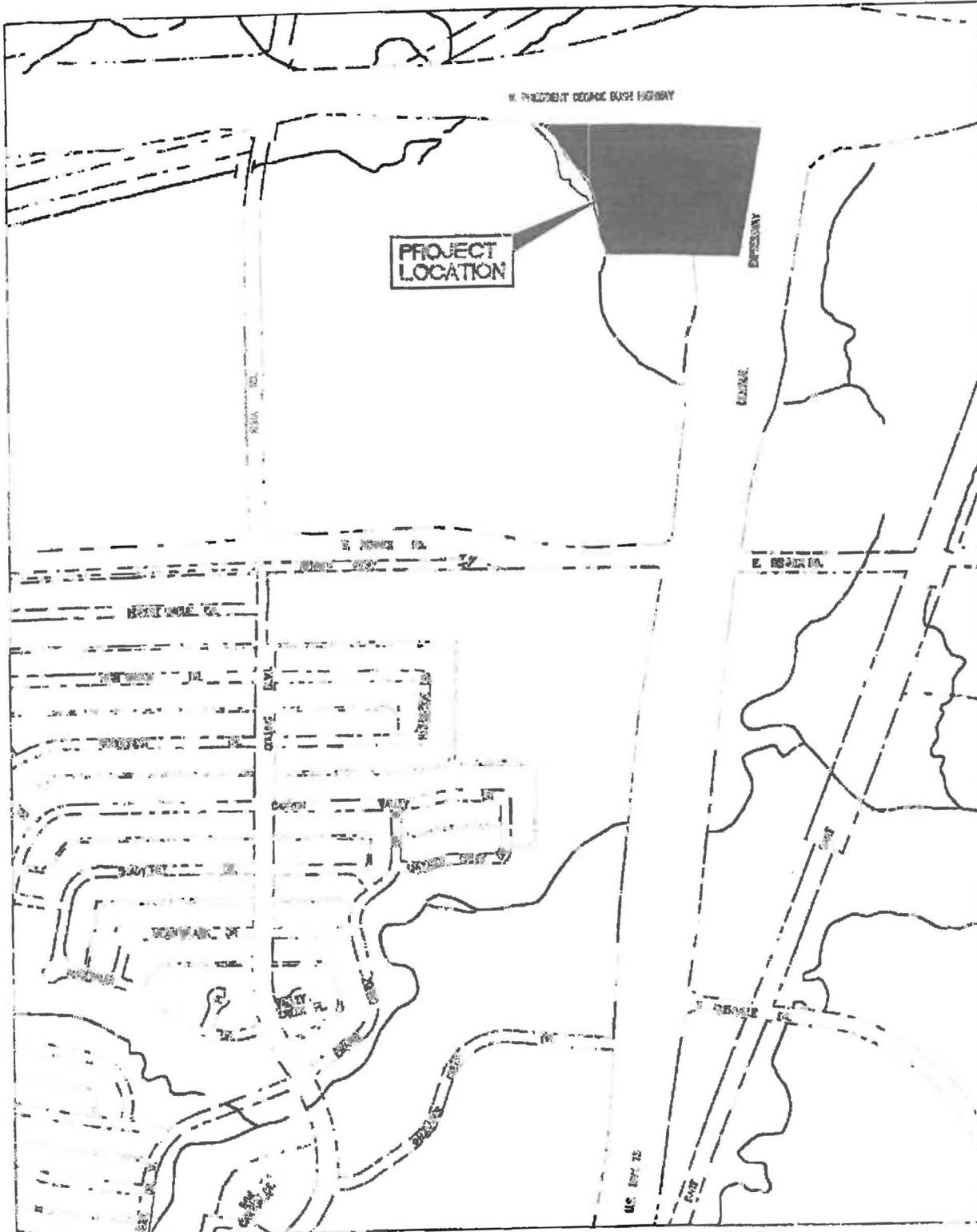
The cost saving measures consist of minor scope and material modifications that don't compromise project value including: change in the water and sewer construction method, converting copper water service to standard PVC/HDPE supply pipe, small portions of plantings and irrigation to be provided by the Parks and Recreation Department, contingency reduction from 10% to 5%, removal of a park closure gate, revised deceleration lane and removal of the adjacent guardrail. Additional items removed from the project will be sought from donor and sponsor participation: stone block benches, dog toys, central custom kiosk and 5 stone paddock signs.

FUNDING:

Funding is provided from Parks C.O. The Parks Department initially allocated \$1.5 million for the planning, design and construction of this project. An additional \$27,304.00 has been reallocated to the Richardson 190 Dog Park from Parks C.O. project savings.

SCHEDULE: Parks Department plans for this project to begin construction September 2014 and be completed by January 2015.

Cc: Paul Nassauer, Park Planner
PCN 8/19/2014



PROJECT
LOCATION

W. PRESIDENT GEORGE BUSH HIGHWAY

EMERGENCY

CLAYTON

E. JENSEN ST.

E. RENNER ST.

WESTMOORE DR.

WINDYBROOK DR.

PROSPER DR.

SAVINGTON DR.

WINDFALL ST.

CRANE DR.

CRANE VALLEY

CRANE DR.

CRANE DR.

CRANE DR.

CRANE DR.

CRANE DR.

CRANE DR.

U.S. HWY 75

E. RENNER ST.

CRANE DR.

RICHARDSON
790 DOG PARK
AUGUST 2014



CITY OF
RICHARDSON
TEXAS





MEMO

DATE: August 15, 2014
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 
SUBJECT: Rejection of Bid #56-14 for an Annual Requirements Contract for Medical Supplies for the Fire Department

Proposed Date of Award: August 25, 2014

I concur with the recommendation of Curtis Poovey – Battalion Chief for EMS, and request to reject all bids received for the annual requirements contract for medical supplies for the Fire Department and rebid the contract as soon as possible.

Thirteen bids were received on this contract with only four of them providing responsive bids. The low bidder and current contractor, Bound Tree Medical, LLC, was considered non-responsive because they did not provide the proper required forms with their bid; specifically the vendor acknowledgement form binding the company to a contract. Several other bidders were disqualified for the same mistake or they did not meet the specifications outlined in the bid. We evaluated the remaining bids for an award to either the next low bidder on all items or to the low bidders per category; however, the price differential for both situations is substantial and would not be in the best interest of the city to award to the next low bidder(s).

This bid was advertised in the Dallas Morning News on July 2 & 9, 2014 and was posted on Bidsync.com. A prebid conference was held on July 11, 2014 and two vendors and four staff members were in attendance. A total of 3,078 bidders were electronically notified of the bid; 78 viewed the bid; and 4 responsive bids and 9 non-responsive bids were received.

Concur:


Kent Pfeil

ATTACHMENTS

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

Inter-Office Memorandum

Date: 8/14/2014
To: Pam Kirkland
From: Battalion Chief Curtis Poovey 
Subject: E.M.S. Medical Supply Bid 56-14

I recommend that the City of Richardson reject all of the submitted bids for E.M.S. Medical Supplies, bid number 56-14. Several of the bidders were disqualified for not providing the proper paperwork. Awarding this contract to the next bidders would not be in the best interest of our city.



MEMO

DATE: August 11, 2014
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Change Order to decrease and close out purchase order 131203 to RKM Utility for the 2010 Street Rehab Phase IV (Pittman/Grace/S. Lois) in the amount of \$73,282.89

Proposed Date of Award: August 25, 2014

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to decrease and close out the above referenced purchase order in the amount of \$73,282.89, as outlined in Mr. Spanos attached memo.

Texas Local Government Code Chapter 252.048 allows for change orders to contracts if plans or specifications are necessary after or during the performance of the contract to decrease or increase the quantity of work to be performed or of materials, equipment or supplies to be furnished. The contract may not be increased by more than 25% of the original contract amount or decreased more than 25% without the consent of the contractor and any change order over \$50,000 must be approved by the governing body of the municipality.

This change order is within the 25% maximum change order limit but requires approval by the governing body because it is over \$50,000.

Concur:

Kent Pfeil

Kent Pfeil

Approved:

Dan Johnson

ATTACHMENTS

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



MEMO

TO: Pam Kirkland, Purchasing Manager
FROM: Steve Spanos, P.E., Director of Engineering *SS* *qjm*
SUBJECT: Change Order #2 to CLOSEOUT Purchase Order #131203
RKM Utility - 2010 Street Rehab Phase IV (Pittman/Grace/S. Lois)
DATE: 08/015/2014

ACTION REQUESTED

Process close out for Purchase Order #131203.

ACCOUNT SUMMARY

Original Purchase Order	\$2,027,633.20
Change Order #1	\$0.00
Change Order #2	(\$73,282.89)
Total Authorized Contract Amount	\$1,954,350.31

BACKGROUND INFORMATION

The 2010 Street Rehab Phase IV (Pittman/Grace/S. Lois) is 100% complete and no additional charges are expected, closing this Purchase Order with an underrun of \$73,282.89. RKM Utility has agreed to the decrease in contract amount.

FUNDING INFORMATION

Account #378-8702-585-7524 Project #SD1014
Account #548-5710-585-7524 Project #WS1304

CC: David McFadden P.E. Project Engineer *DM*
Kristen Billings Contract Administrator *P*
Carolyn Kaplan Capital Projects Accountant