

**RICHARDSON CITY COUNCIL  
MONDAY, FEBRUARY 9, 2015  
WORK SESSION AT 6:00 PM; COUNCIL MEETING AT 7:00 PM  
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

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The Richardson City Council will conduct a Work Session at 6:00 p.m. on Monday, February 9, 2015 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 7:00 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 RICHARDSON ECONOMIC DEVELOPMENT PARTNERSHIP 2014 REPORT AND 2015 WORK PLAN**

**C. 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 – 7:00 PM, COUNCIL CHAMBERS**

**1. INVOCATION – KENDAL HARTLEY**

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

**3. MINUTES OF THE JANUARY 26, 2015 AND FEBRUARY 2, 2015 MEETINGS**

**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 14-39, A REQUEST BY JARROD BLAKE, REPRESENTING BH DALLAS PORTFOLIO LLC, FOR A CHANGE IN ZONING FROM C-M COMMERCIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT TO ALLOW A RESTAURANT WITH DRIVE-THROUGH SERVICE ON A PROPERTY LOCATED AT 811 S. CENTRAL EXPRESSWAY (NORTHEAST CORNER OF CENTRAL EXPRESSWAY AND SPRING VALLEY ROAD.) THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.
6. PUBLIC HEARING TO CONSIDER AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF RICHARDSON, TEXAS.
7. PUBLIC HEARING TO CONSIDER FINAL PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF RICHARDSON, TEXAS.

**ACTION ITEMS:**

8. CONSIDER ADOPTION OF ORDINANCE NO. 4100, AMENDING THE BOUNDARIES AND ADOPTING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF RICHARDSON, TEXAS AND AUTHORIZING THE USE OF CITY TAX INCREMENT TO FUND ECONOMIC DEVELOPMENT INCENTIVES.
9. CONSIDER ADOPTION OF ORDINANCE NO. 4101, ADOPTING THE FINAL PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF RICHARDSON, TEXAS.
10. CONSIDER ADOPTION OF RESOLUTION NO. 15-08, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY AN ECONOMIC DEVELOPMENT AGREEMENT FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF RICHARDSON, FOR EASTSIDE PHASE 2 WITH AGF GREENVILLE II LTD , ITS RELATED ENTITIES, SUCCESSORS, AND ASSIGNS.
11. CONSIDER ADOPTION OF RESOLUTION NO. 15-09, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY AN INFRASTRUCTURE REIMBURSEMENT AND ECONOMIC DEVELOPMENT AGREEMENT FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE FOR SUB AREA NO.1 WITH BCP TIF LLC, A TEXAS LIMITED LIABILITY COMPANY AND BC STATION PARTNERS LP, A TEXAS LIMITED PARTNERSHIP, AND RELATED ENTITIES, SUCCESSORS, AND ASSIGNS.

**12. CONSENT AGENDA:**

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

**A. ADOPTION OF THE FOLLOWING ORDINANCES:**

1. ORDINANCE NO. 4102, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT WITH CONDITIONS FOR A CARWASH ON A 0.69-ACRE TRACT ZONED LR-M(2) LOCAL RETAIL, LOCATED AT THE SOUTHEAST CORNER OF PLANO ROAD AND E. CAMPBELL ROAD, RICHARDSON, TEXAS.
2. ORDINANCE NO. 4103, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT WITH CONDITIONS FOR A TEMPORARY OPEN AIR MARKET ON A 7.3-ACRE TRACT ZONED LR-M(2) LOCAL RETAIL, LOCATED WEST OF NANTUCKET DRIVE, ON THE SOUTH SIDE OF W. CAMPBELL ROAD, RICHARDSON, TEXAS.

3. ORDINANCE NO. 4104, ADOPTING SUPPLEMENT NO. 23 TO THE CODE OF ORDINANCES.

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #42-15 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO APAC TEXAS, INC. FOR HOT MIX ASPHALTIC CONCRETE PAVEMENT CUSTOM CITY MIX THROUGH THE CITY OF GARLAND BID #5009-15 PURSUANT TO UNIT PRICES OF \$60/TON.
2. BID #44-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO JOHN DEERE & COMPANY FOR THE CO-OP PURCHASE OF TWO (2) JOHN DEERE UTILITY VEHICLES AND ONE (1) SPRAYER ATTACHMENT FOR THE SHERRILL PARK GOLF COURSE THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #447-14 IN THE AMOUNT OF \$64,606.04.
3. BID #46-15 – WE REQUEST AUTHORIZATION TO ISSUE COOPERATIVE ANNUAL REQUIREMENTS CONTRACTS TO APAC TEXAS, INC. (PRIMARY) AND AUSTIN ASPHALT, LP (SECONDARY) FOR HOT MIX ASPHALTIC CONCRETE TXDOT ITEM 340/TYPE D THROUGH THE DALLAS COUNTY BID #2014-063-6445 PURSUANT TO UNIT PRICES.

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- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, FEBRUARY 6, 2015, 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



**City Council Meeting Date:** Monday, February 9, 2015

**Agenda Item:** Review and Discuss the Richardson Economic Development Partnership 2014 Report and 2015 Work Plan

**Staff Resource:** Dan Johnson, City Manager

**Summary:** The Richardson Economic Development Partnership (REDP) is an effective service contract relationship with the Richardson Chamber of Commerce to provide staffing support, technical expertise and daily focus to the Richardson's Economic Development work plan. It has been an annual practice at this early date in the calendar year to provide a summary report on the REDP activities for the year just complete (2014) and the service strategy and work plan for the new year (2015).

**Board/Commission Action:** N/A

**Action Proposed:** Receive Presentation; Council Review and Discussion

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION AND COUNCIL MEETING**  
**JANUARY 26, 2015**

**WORK SESSION – 6:00 P.M.:**

- **Call to Order**

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

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

Absent:

Laura Maczka	Mayor
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The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Michael Spicer	Director of Development Services
Kent Pfeil	Director of Finance
Keith Dagen	Assistant Director of Finance
Vicki McCarthy	Controller
Chief Spivey	Police Chief
Meredith Watkins	Volunteer Coordinator, Police Department

Consultants Present:

Bill Hanley, Partner, KPMG  
Matthew Mazzei, Manager, KPMG

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

Michael Spicer, Director of Development Services, reviewed Zoning Files 14-41 and 14-42.

**B. REVIEW AND DISCUSS THE 2013-2014 COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) PRESENTATION**

Auditors from KPMG reviewed the 2013-2014 Annual Financial Report with an unmodified clean opinion noting no adjustments, deficiencies, or non-compliance.

**C. REVIEW AND DISCUSS THE POLICE DEPARTMENT 2014 YEAR END REVIEW**

Chief Spivey reviewed the 2014 Police Department review noting an overall 6% reduction in crime for 2014.

**D. REPORT ON ITEMS OF COMMUNITY INTEREST**

Councilmember Solomon noted Robert Burn's 256<sup>th</sup> Birthday.

**COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS**

1. **INVOCATION – MARK SOLOMON**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARK SOLOMON**
3. **MINUTES OF THE JANUARY 5, 2015 AND JANUARY 12, 2015 MEETINGS**

**Council Action**

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

**4. VISITORS**

Ms. Beverly Whitley addressed Council expressing concerns about the sprinkler fee on her water bill. City Manager, Dan Johnson, stated that he would be in touch with her to explain the fee.

**PUBLIC HEARING ITEMS:**

5. **PUBLIC HEARING, ZONING FILE 14-41, A REQUEST BY JOHN BRODERSEN, REPRESENTING CARMEL CAR WASH, FOR APPROVAL OF A SPECIAL PERMIT FOR A CARWASH TO BE LOCATED AT 1400 E. CAMPBELL ROAD (SOUTHEAST CORNER OF CAMPBELL ROAD AND PLANO ROAD). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.**

**Public Hearing**

Mayor Pro Tem Townsend opened the Public Hearing. The applicant's representative, Trent Clark and the applicant, John Brodersen, were present to answer Council questions. With no additional comments, Councilmember Voelker moved to close the Public Hearing, seconded by Councilmember Hartley, and approved 6-0 with Mayor Maczka absent.

**Council Action**

Councilmember Mitchell moved to approve the request with the condition that the Special Use Permit is tied to the operator, Carmel Car Wash; and that internal directional signs to direct traffic are required. Councilmember Solomon seconded the motion. A vote was taken and passed, 6-0 with Mayor Maczka absent.

6. **PUBLIC HEARING, ZONING FILE 14-42, A REQUEST BY VINCENT HIRTH, REPRESENTING FOUR SEASONS MARKETS, FOR APPROVAL OF A SPECIAL PERMIT FOR A TEMPORARY OPEN AIR MARKET TO BE LOCATED AT 677 W. CAMPBELL ROAD (SOUTH SIDE OF CAMPBELL**

**ROAD, BETWEEN FLOYD ROAD AND NANTUCKET DRIVE). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.**

**Public Hearing**

Mayor Pro Tem Townsend opened the Public Hearing. The applicant, Vincent Hirth, was available for Council questions.

**Council Action**

Councilmember Solomon moved to approve the request with the amendment that a minimum of number of vendors should be 40% (rounded up) food vendors. Councilmember Dunn seconded the motion. A vote was taken and passed, 6-0 with Mayor Maczka absent.

**ACTION ITEMS:**

- 7. CONSIDER ADOPTION OF ORDINANCE NO. 4097, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FOR AN APPROXIMATE 255-ACRE TRACT OF LAND FROM A-850-F APARTMENT, A-950-M APARTMENT, C-M COMMERCIAL, I-FP(1) INDUSTRIAL, I-M(1) INDUSTRIAL, I-M(2) INDUSTRIAL, LR-M(1) LOCAL RETAIL, LR-M(2) LOCAL RETAIL, O-M OFFICE, R-1100-M RESIDENTIAL, R-1250-M RESIDENTIAL, R-1500-M RESIDENTIAL AND PD PLANNED DEVELOPMENT DISTRICTS TO PD PLANNED DEVELOPMENT FOR THE MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE FOR PROPERTY GENERALLY LOCATED ON THE EAST AND WEST SIDES OF CENTRAL EXPRESSWAY, GENERALLY BOUNDED BY: RAYFLEX DRIVE, INTERURBAN STREET, ARAPAHO ROAD, GREENVILLE AVENUE, AND APOLLO ROAD ON THE NORTHEAST; LASALLE DRIVE, THE ALLEY ALONG THE WEST SIDE OF FIRST PRESBYTERIAN CHURCH ADDITION, AND ABRAMS RD ON THE EAST; PHILLIPS STREET ON THE SOUTH; THE ALLEY ALONG THE SOUTH AND WEST SIDES OF THE RICHARDSON HEIGHTS VILLAGE SHOPPING CENTER ADDITION ON THE SOUTHWEST; LINDALE LANE ON THE WEST; THE ALLEY ALONG THE SOUTHERN BOUNDARY OF THE RICHARDSON HEIGHTS 4 ADDITION, CUSTER ROAD, THE SOUTH AND EAST BOUNDARIES OF THE CENTRAL TERRACE ADDITION, AND THE NORTH BOUNDARY OF THE BARLOW PLACE ADDITION ON THE NORTHWEST, SAID APPROXIMATE 255-ACRE TRACT BEING DESCRIBED IN EXHIBIT “A” AND AS SHOWN IN EXHIBIT “A-1”.**

**Council Action**

Councilmember Solomon moved to approve the ordinance as presented. Councilmember Dunn seconded the motion. A vote was taken and passed, 6-0 with Mayor Maczka absent.

- 8. RECEIVE THE JANUARY 7, 2015 SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL APPROVAL OF SCB CASE #15-01, GOVINDJI’S JEWELERS, SCB CASE #15-02, CAMPBELL MEDICAL OFFICE PARK, AND SCB CASE #15-03, LIBERTY BURGER.**

**Council Action**

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

**9. CONSENT AGENDA:**

**A. ADOPTION OF THE FOLLOWING ORDINANCES:**

- 1. ORDINANCE NO. 4098, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO REPEAL ORDINANCE NO. 2390, A SPECIAL PERMIT FOR THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION (YWCA), AND TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A COMMUNITY CENTER WITH SPECIAL CONDITIONS ON A 3.54-ACRE TRACT ZONED O-M OFFICE, LOCATED AT 1416 E. COLLINS BOULEVARD, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A".**
- 2. ORDINANCE NO. 4099, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY AMENDING THE SPRING VALLEY STATION DISTRICT, ORDINANCE 4032, AS HERETOFORE AMENDED, AND RESTATING THE PLANNED DEVELOPMENT FOR TRANSIT-ORIENTED DEVELOPMENT BY AMENDING THE SPRING VALLEY STATION DISTRICT DEVELOPMENT REGULATIONS BY AMENDING SECTION 4 DEVELOPMENT RIGHTS, TABLE 4.1, BY AMENDING THE DEVELOPMENT RIGHTS TO ALLOW A MAXIMUM OF 175 SINGLE-FAMILY RESIDENCES WITHIN THE DISTRICT; BY AMENDING SECTION 3, LAND USE PLAN SUBSECTION E(2) REQUIRING SINGLE-FAMILY DEVELOPMENT ON LOT 1C, BLOCK A OF THE MCKAMY PARK ADDITION BEING DESCRIBED IN EXHIBIT "A" AND FOR THE DEVELOPMENT TO BE IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN ATTACHED AS EXHIBIT "B" LOCATED IN SECTION 14; WAIVING THE DEVELOPMENT REVIEW REQUIREMENT FOR CONCEPT PLAN APPROVAL FOR DEVELOPMENT ON LOT 1C, BLOCK A, MCKAMY PARK ADDITION.**

**B. CONSIDER THE FOLLOWING RESOLUTIONS:**

- 1. RESOLUTION NO. 15-01, ORDERING A GENERAL ELECTION TO BE HELD ON THE 9TH DAY OF MAY 2015, FOR THE PURPOSE OF ELECTING A MAYOR AND SIX (6) MEMBERS OF THE RICHARDSON CITY COUNCIL; DESIGNATING POLLING PLACES; ORDERING NOTICES OF ELECTION TO BE GIVEN; AND AUTHORIZING EXECUTION OF JOINT ELECTION CONTRACT.**
- 2. RESOLUTION NO. 15-02, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE**

**CERTIFICATES OF OBLIGATION “SERIES 2015A”; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**

- 3. RESOLUTION NO. 15-03, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION “TAXABLE SERIES 2015B”; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**
- 4. RESOLUTION NO. 15-04, REQUESTING THE MEMBERS OF THE 84<sup>TH</sup> LEGISLATIVE SESSION OF THE STATE OF TEXAS SUPPORT LEGISLATION THAT RESTORES FUNDING FOR THE TEXAS RECREATION & PARKS ACCOUNT AND LARGE COUNTY AND MUNICIPALITY RECREATION AND PARKS ACCOUNT LOCAL PARK GRANT PROGRAMS, AND THE TEXAS STATE PARK SYSTEM.**
- 5. RESOLUTION NO. 15-05, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ECONOMIC DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 380, TEXAS LOCAL GOVERNMENT CODE, BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS, AND NORTHSIDE CAMPUS PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP (AND ITS AFFILIATED AND RELATED ENTITIES) (“COMPANY”).**
- 6. RESOLUTION NO. 15-06, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A PROJECT DEVELOPMENT AGREEMENT FOR THE CITYLINE PROJECT BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS, AND BC STATION PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP (AND ITS AFFILIATED AND RELATED ENTITIES) (“COMPANY”), AND A RELATED ESCROW AGREEMENT BY AND AMONG THE CITY OF RICHARDSON, TEXAS, BC STATION PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP (AND ITS AFFILIATED AND RELATED ENTITIES), AND AMERICAN ESCROW COMPANY, INC. (OR OTHER ESCROW AGENT APPROVED BY CITY MANAGER) (“ESCROW AGREEMENT”).**
- 7. RESOLUTION NO. 15-07, ADOPTING THE CLEAN FLEET POLICY.**

**C. CONSIDER AWARD OF THE FOLLOWING BIDS:**

- 1. BID #19-15 – WE RECOMMEND THE AWARD TO CAPITAL RESTORATION, LLC FOR THE 2015 BRIDGE RAIL MAINTENANCE PROJECT IN THE AMOUNT OF \$270,208.**
- 2. BID #39-15 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP PURCHASE ORDER TO EAST TEXAS MACK TRUCK SALES LLC FOR A HYDRO EXCAVATION TRUCK FOR WATER UTILITIES THROUGH EXECUTION OF AN INTERLOCAL AGREEMENT TO PARTICIPATE IN THE REGION VIII EDUCATION SERVICE CENTER’S THE**

**INTERLOCAL PURCHASING SYSTEM (TIPS) CONTRACT #2102314 IN THE AMOUNT OF \$306,000.**

- 3. BID #40-15 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP ANNUAL REQUIREMENTS CONTRACT TO W.W. GRAINGER, INC. FOR MAINTENANCE, REPAIR AND OPERATING (MRO) SUPPLIES PURSUANT TO PERCENT OF DISCOUNT FROM LIST PRICES THROUGH THE NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE (NIPA) CONTRACT #141003 IN AN ESTIMATED ANNUAL AMOUNT OF \$65,000.**

**D. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL #901-15 – WE RECOMMEND THE AWARD TO MARIO SINACOLA & SONS FOR THE CITYLINE EXTENSION FOR A TOTAL AMOUNT OF \$2,414,145.95.**

**Council Action**

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

**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 – Telecom Parkway/Research Dr. Area

**Council Action**

Council convened into Executive Session at 8:10 p.m.

**RECONVENE INTO REGULAR SESSION**

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

**Council Action**

Council reconvened into regular session at 8:28. There was no action as a result of the Executive Session.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 8:28 p.m.

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MAYOR

ATTEST:

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CITY SECRETARY

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**COUNCIL MEETING**  
**FEBRUARY 2, 2015**

**A. ATTEND REVITALIZATION AWARDS WINNERS RECEPTION IN ALCOVE AT 6:45 - 7:30 P.M. ADJOURN TO THE CITY COUNCIL CHAMBER.**

Council attended the reception to honor the Revitalization Award recipients.

**COUNCIL MEETING – 7:30 PM, COUNCIL CHAMBER**

• **Call to Order**

Mayor Maczka called the meeting to order at 7:31 p.m. with the following Council members present:

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

Absent:

Scott Dunn	Councilmember
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The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Michael Spicer	Director of Development Services
Chris Shacklett	Senior Planner
Israel Roberts	Development Review Manager

**B. INVOCATION – SCOTT DUNN (MARK SOLOMON)**

**C. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – SCOTT DUNN (MARK SOLOMON)**

**D. VISITORS**

There were no visitors comments submitted.

**E. PRESENTATION TO THE WINNERS OF RICHARDSON'S 2014 COMMUNITY REVITALIZATION AWARDS AT 7:30 P.M.**

The Judging Committee consisting of Mayor Pro Tem Bob Townsend, Councilman Scott Dunn, City Plan Commissioners Janet DePuy and Marilyn Frederick, and Angela Lopez, representing the Chamber of Commerce presented the 2014 Community Revitalization Awards to the following:

***Bassuk/Clark Residence***  
2907 Wyndham Ln.

***Robins Residence***  
331 Ridgehaven Pl.

***Botts Residence***  
1219 Comanche Dr.

***Russell Residence***  
2510 Big Horn Ln.

***Chadha Residence***  
434 Fall Creek Dr.

***Samber Residence***  
2400 E. Prairie Creek Dr.

***Hicks Residence***  
2212 Sutton Pl.

***Walder Residence***  
445 Crestover Cir.

***Lowderman Residence***  
105 Thompson Dr.

***Wyatt Residence***  
323 Robin Way

***Moreno Residence***  
405 Ridge Crest Dr.

***920 Beechwood Dr.***  
920 Beechwood Dr.

***Oviatt Residence***  
2303 Custer Pkwy.

***Collins Center***  
1225 Alma Rd.

***Petersen Residence***  
303 Overcreek Dr.

***Ten 50 BBQ***  
1050 N. Central Expy.

**F. REPORT ON ITEMS OF COMMUNITY INTEREST**

Councilmember Solomon noted the Heart of the Arts event on Saturday.

**RICHARDSON ROOM**

**EXECUTIVE SESSION**

In compliance with Section 551.071 (2) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Consultation with City Attorney
  - Briefing Regarding the Regulation of Community and Group Homes

**Council Action**

Council convened into Executive Session at 8:15 p.m.

**RECONVENE INTO REGULAR SESSION**

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

**Council Action**

Council reconvened into regular session at 10:14 p.m. There was no action as a result of the Executive Session.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 10:14 p.m.

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MAYOR

ATTEST:

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CITY SECRETARY



# MEMO

**DATE:** February 5, 2015  
**TO:** Honorable Mayor and City Council  
**FROM:** Michael Spicer, Director of Development Services *MS*  
**SUBJECT:** Zoning File 14-39 – Planned Development – Drive-thru Restaurant

## REQUEST

Jarrold Blake; BH Dallas Portfolio, LLC, is requesting to change the zoning of a 4.9-acre site located at the northeast corner of US-75 and Spring Valley Road from C-M Commercial to PD Planned Development to allow a restaurant with drive-through service with modified development standards. The applicant proposes to develop a 2,250-square foot drive-thru restaurant near the intersection of US-75 and Spring Valley Road. The property was developed in 1961 with a 6-story office building, 76,835-square feet in area. No changes are proposed to the office building.

## BACKGROUND

The subject property was included in the Phase 1 Vision Study for the Main Street/Central Expressway Redevelopment and Enhancement Area completed in January 2013, but was not included in the rezoning initiative approved by City Council on January 5, 2015. The site is located within the Gateway Commercial Sub-District; one of eleven different sub-districts identified through the vision process in 2015 and was identified as a potential entry portal/catalyst site. The vision for the Gateway Commercial Sub-district is characterized by mixed-use buildings with retail and residential uses along with additional commercial buildings and urban retail.

Staff discussed issues related to the future planning efforts related to the site (Main Street/Central Expressway Enhancement & Redevelopment) with the applicant, along with non-conformities on the existing lot, including landscaping, parking, and building setbacks. Since the proposed drive-thru restaurant will be located on the same lot as the office building and the motor bank, the entire site is the subject of the proposed rezoning. These issues are discussed in the staff report with regard to changes the applicant proposes to make to comply as well as their requested development standards to bring the property into conformity.

The Commission discussed the proposed development standards as well as the future planning efforts envisioned for the property. Some stated concern regarding how development of a drive-thru restaurant and possible platting of the property into multiple lots could negatively affect future redevelopment efforts. The owner stated their plan was not to subdivide the property into multiple lots and sell them individually; however, they would not completely dismiss the possibility in the future.

No public input was received at the Commission's January 20, 2015, public hearing.

## PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 5-2, recommends approval of the request (Chairman Hand and Commissioner Maxwell opposed) as presented subject to the attached special conditions.

## ATTACHMENTS

Special Conditions  
CC Public Hearing Notice  
City Plan Commission Minutes 01-20-2015  
Staff Report  
Zoning Map  
Aerial Map  
Oblique Aerial Looking North  
Zoning Exhibit (Exhibit "B")

Building Elevations (Exhibit "C")  
Perspective Renderings (Exhibits "D-1" through "D-4")  
Site Photos  
Applicant's Statement  
Applicant's Parking Study  
Notice of Public Hearing  
Notification List

## **ZF 14-39 Special Conditions**

1. A restaurant with drive-through service, office building, and 1-story bank building shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof.
2. The restaurant with drive-through service shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building elevations (Exhibit “C”). The office building and motor bank shall be subject to the Building Regulations of the C-M Commercial District.
3. The minimum setback for the 1-story bank building along US-75 shall be 10 feet. The minimum setback for the restaurant with drive-through service shall be 27 feet along US-75 and 24 feet along Spring Valley Road.
4. The minimum landscape buffer along the US-75 frontage road and Spring Valley Road shall be allowed to be less than ten (10) feet wide and shall be provided in substantial conformance with Exhibit “B”.
5. The US-75 Amenities Planning Guidelines and Spring Valley Station District Interface Area Design Guidelines shall apply except as noted on Exhibit “B”. Any deviations not noted on Exhibit “B” shall be subject to approval by the City Plan Commission at the time of development plan approval.
6. The 8-foot sidewalk along Spring Valley Road and US-75 shall be constructed to comply with the Spring Valley Station District Interface Area Design Guidelines.
7. A minimum of 177 parking spaces shall be provided on the property.
8. A minimum three (3) foot tall hedge row shall be planted and maintained within the landscape buffer along US-75 and Spring Valley Road to provide screening of the drive-through lane from both street frontages.



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Attn. Lynda Black  
Publication for Dallas Morning News – Legals  
Submitted on: January 21, 2015  
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: JANUARY 23, 2015

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**City of Richardson  
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, February 9, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

**ZF 14-39**

A request by Jarrod Blake, representing BH Dallas Portfolio LLC, for a change in zoning from C-M Commercial with special conditions to PD Planned Development to allow a restaurant with drive-through service on a property located at 811 S. Central Expressway (northeast corner of Central Expressway and Spring Valley Road.) The property is currently zoned C-M Commercial.

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

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

**EXCERPT OF APPROVED MINUTES FROM CITY PLAN COMMISSION MEETING, JANUARY 20, 2015**

**Zoning File 14-39 – Drive-thru Restaurant (continued from January 6, 2015 meeting):**

Consider and take necessary action on a request for a change in zoning from C-M Commercial District with special conditions to PD Planned Development District to allow a restaurant with drive-thru service and other site modifications on property located at 811 S. Central Expressway, northeast corner of Central Expressway and Spring Valley Road.

Mr. Shacklett advised the applicant was requesting to rezone approximately 4.9 acres from C-M with special conditions to PD Planned Development with modified development standards to accommodate the construction of a drive-thru restaurant as well as modifying development standards for the remainder of the property.

Mr. Shacklett stated the property was located at the northeast corner of US 75 and Spring Valley Road and was currently developed as a six-story office building with an additional 1,300 square foot motor bank. He added the restaurant would be located at the hard corner of the property and if the PD was approved as presented, the applicant would have the ability to split the restaurant lot off from the remainder of the property without causing any issues with the parking deficiencies.

Regarding the parking deficiency, Mr. Shacklett noted the site has historically been under-parked at 186 spaces instead of the required 257 spaces for an office building. However, based on two parking studies by the applicant and confirmed by the staff, the requested 177 parking spaces should be adequate for both the office building and the restaurant.

Mr. Shacklett concluded his presentation by acknowledging the site in question was part of the larger Main Street/Central Expressway study, but not part of the Phase I rezoning recently approved by the City Council; however, the applicant was proposing a design that would be in keeping with design features of the Main Street Phase I study and Spring Valley rezoning projects.

Commissioner Roland asked how the signage for the restaurant would be handled. He also wanted to know if there was anyway the property would be able to conform to the required parking with or without the restaurant.

Mr. Shacklett replied that because the site was located at the convergence of three guidelines – US 75, Spring Valley Station and West Spring Valley, staff asked the applicant to note on their proposed site plan a place for a gateway marker until the City makes a decision on a theme for the area.

Regarding the required parking, Mr. Shacklett confirmed that without the restaurant the site would need another 80 parking spaces, but with the proposed plan the current parking would actually increase by one space.

Commissioner Frederick asked for clarification on the current and proposed sidewalks.

Mr. Shacklett replied the current sidewalk is 4 to 5 feet in width at back of curb and does not go all the way up the frontage road side of the property, but the applicant was proposing to increase the width to 8 feet and extend the length north along the frontage road.

Commissioner DePuy asked how close the current site was to the Spring Valley DART station, and wanted to know what type of business was on the adjoining property.

Mr. Shacklett said that property was just over one-quarter mile away from the station and the business next door was a Super 8 motel.

Chairman Hand asked if the previous visions for this property included a stand-alone restaurant or was it a restaurant as part of a larger development.

Mr. Shacklett replied the vision was most likely a free-standing, sit-down restaurant as part of a larger development, but he did not think the earlier studies prohibited drive-thru restaurants. He added that if the property was rezoned as a whole, it would most likely be zoning similar to the Main Street/Central rezoning with urban design characteristics and drive-thru restaurants would require a Special Permit.

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

Mr. Jarrod Blake, representing BH Properties Management, Inc., 1307 Euclid Street, Santa Monica, California, said he was available for questions.

Chairman Hand stated the applicant's statement contained word like "urban", "synergy", "catalyst", "infill", but did not contain any statement on Transit Oriented Development (TOD) or the site being a "gateway" and asked the applicant his perception of how the project was urban or TOD in design.

Mr. Blake replied the unified, walkable space around the perimeter, as well as the 10-foot sidewalk added to the urban design, but based on previous conversations with staff, and the City's desire to see the redevelopment areas "cleaned up", he felt the proposed project was appropriate. He added that whatever changes were made by BH Properties they could be incorporated at a later date into a larger TOD or urban design.

Chairman Hand asked the applicants how they envisioned the proposed changes and the property as a "gateway" into the City.

Mr. Blake said the southwest corner of the property was a location that could be used for gateway signage; however, since the City had not made a decision for the area BH Properties would be amenable for further discussions.

Commissioner DePuy asked if there had ever been any discussions on how long BH Properties would maintain ownership of the property. She also wanted to know if the applicant was in charge of leasing the office building.

Mr. Blake replied there had been talks about separating the restaurant pad from the rest of the property, but nothing had been pursued. He added that a partner company handled the office leasing, which was 93% leased at the current time.

Mr. Blake added that BH Properties understood the City's vision for making the area an entry or focal point and felt their proposal would be an enhancement to the City and the area.

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

Commissioner Springs applauded the applicant for their patience in working with the City as and felt if there was an ideal place for a drive-thru it would be at a major intersection close to a freeway. He added that he was in favor of keeping the property together and not parceling it off and if the area was redeveloped, a 2,000 square foot restaurant would not be a big impediment to future redevelopment.

Commissioner Frederick said that while having a vision for a gateway or entry point to the City was fine, she was in favor of getting something started in the area instead of waiting around for something to happen. She added that she would be voting in favor of the item.

Commissioner DePuy reported she was not initially excited about the request, but with the distance from the DART station, and the surrounding properties including the Spring Valley tunnel, the area was difficult to develop. However, with the right landscaping and the understanding the restaurant pad remained part of the larger property, she would vote in favor of the item.

Chairman Hand commended the applicant's attempt to redevelop the property, but felt the City was looking to densify areas along major transit routes. He added that the proposal solved some problems that were thrust upon it by the Spring Valley tunnel, but he did not think the proposed development was urban in design, was not the correct land use for the property, and could impede future redevelopment.

Commissioner Maxwell agreed with Mr. Hand comments and thought the requested parking reduction was excessive. He said he did not know what the appropriate use was for the site, but felt it was not the proposed project and believed it was worth waiting to see what else might be submitted in the future.

Chairman Hand added that he thought some form of horizontal or vertical mixed-use that could build a linkage to the DART station would be where future guidelines would take the property. He acknowledged that although the property was smaller in size as the Eastside development, something similar to that would be preferable to the proposed plan.

Commissioner Springs asked staff if the PD could contain language that would maintain the integrity of the parcel.

Mr. Shacklett replied the applicant had rights through the City's Subdivision Code as a property owner to subdivide the property if they did so in a manner that complied with the code. He did not think it was possible to restrict the sale or subdivision of the property.

Commissioner Springs said that keeping the parcel together as a whole was preferable, but he thought some development or investment in the corridor added value even if it was a sandwich shop or a Starbucks. He did not think it was fair to hold the property owner to a standard that has yet to be defined.

Chairman Hand replied that the Starbucks was a postage-sized parcel that was not good for anything else and did not compare to the property in question. He added that the current property, because of the close proximity to the DART station, would be a good suburban retail service area and putting a drive-thru restaurant there would only delay any future revitalization.

Commissioner Maxwell agreed and said that even if the "big picture" development was taken out of the equation, he was still against the project because of the layout of the proposed project with the rear of the building facing the intersection.

Mr. Chavez stated the building would be finished on all four sides so it would really not have a rear side. He added that the property owner was present and could share his vision on how the property could develop in the future.

Mr. Ron Platisha, BH Properties Management, Inc., 4928 Fairwood Circle, Yorba Linda, California, stated that as far as future development plans, one of the items to take into consideration is the fact the office building was generating a significant amount of profit and if someone else wanted to redevelop the property, it would require a large amount of money to purchase the property.

Mr. Platisha addressed the issue of keeping the parcels together by stating they viewed the restaurant as an amenity for the office building and it would be difficult to have anything other than a sandwich shop as opposed to a sit-down restaurant because the clientele would not be there in the evening or on the weekends.

Mr. Platisha stated he understood the City's vision for revitalization, but as owners of a property that was providing a significant profit, redevelopment did not seem likely in the near future.

Vice Chair Bright stated at first he was not in favor of the proposed project, but noticed that staff's parking estimates were lower than the applicant's, and the applicant was proposing additional parking. In addition, he agreed with most of the comments from Mr. Springs with the exception that the current site was not that similar to the Starbucks because that property was smaller and had a retail strip center behind the site.

Mr. Bright pointed out that if a larger redevelopment project was proposed in the future, removing the restaurant site would not pose a problem and he would be voting in favor of the item.

Commissioner DePuy stated she agreed with Mr. Bright's comments and noted the area surrounding the proposed site was not really a walkable neighborhood. In addition, with the owner's success with the office building, she was leaning towards voting in favor of the item.

Commissioner Springs asked if there were any impediments to the owner parceling the property off in its current state.

Mr. Shacklett replied the owner could parcel the piece off, but they would have to get a parking variance because of the deficiency. He added that the way the proposed PD was written, the conditions state that 177 parking spaces must be provided on the property as shown on the concept plan, which would make it conforming.

Chairman Hand asked if the project was approved would it be conforming and could it be subdivided.

Mr. Chavez replied the property could be subdivided today, but they would have to meet the City's parking requirements. He added that the proposed conditions was the same process used at Richardson Heights Shopping Center where parking was capped at a certain number of spaces no matter how much development occurred in the center.

Mr. Shacklett also pointed out that the cap at the Richardson Heights Shopping Center allowed multiple restaurants in the center which otherwise might not have been allowed based on the parking.

Commissioner Springs said he was looking for some tool to keep the property from being subdivided to protect the longer term interest.

Mr. Chavez stated a minimum lot size could be established to achieve that goal, but cautioned the Commission that establishing a minimum lot size could prevent the property owner from subdividing or selling their property, something that had not been done before.

Mr. Platisha said he did not like the idea of a minimum lot size, and they did not have any plans to subdivide the property and sell off the pieces; however, circumstances can change over time and if they ever did think of subdividing the property, the use would have to be something complimentary to the office building.

**Motion:** Commissioner Roland made a motion to recommend approval of Zoning File 14-39 as presented with the listed special conditions; second by Vice Chair Bright. Motion approved 5-2 with Chairman Hand and Commissioner Maxwell opposed.



## Staff Report

**TO:** City Council

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

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

**DATE:** February 5, 2015

**RE:** **Zoning File 14-39:** Planned Development – Drive-thru Restaurant – Northeast corner of US-75 and Spring Valley Road.

### **REQUEST:**

Approval of a change in zoning from C-M Commercial to PD Planned Development to accommodate a restaurant with drive-through service and modified development standards.

### **APPLICANT / PROPERTY OWNER:**

Jarrold Blake / Jason Ricks – BH Dallas Portfolio LLC

### **EXISTING DEVELOPMENT:**

The site is currently developed as a 75,835-square foot, 6-story building along with a 1,369-square foot, 1-story motor bank building. An ATM kiosk is currently located at the corner of Spring Valley Road and US-75 (approximate location of proposed drive-thru restaurant).

### **ADJACENT ROADWAYS:**

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

**Spring Valley Road:** Eight-lane, grade separated divided arterial; 42,100 vehicles per day on all lanes, eastbound and westbound, east of US-75 (February 2013).

### **SURROUNDING LAND USE AND ZONING:**

**North:** Retail/Commercial; C-M Commercial

**South:** Retail/Commercial & Office; O-M Office

**East:** Retail/Commercial; PD Planned Development

**West:** Retail/Commercial & Office; PD Planned Development

## **FUTURE LAND USE PLAN:**

### **Enhancement/Redevelopment**

*These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is located in the Central enhancement/redevelopment area and is part of the City's Tax Increment Finance (TIF) district. Enhancement/redevelopment should include new and renovated office space, upgraded retail centers, and additional hospitality uses such as restaurant, hotel, and entertainment.*

### **Future Land Uses of Surrounding Area:**

North: Enhancement/Redevelopment

South: Enhancement/Redevelopment

East: Enhancement/Redevelopment & Transit Village

West: Enhancement/Redevelopment

## **EXISTING ZONING:**

C-M Commercial (Ordinance Number 2815-A).

## **INFRASTRUCTURE IMPACTS:**

The requested zoning change will not have any significant impacts on the existing utilities in the area.

## **APPLICANT'S STATEMENT**

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

## **STAFF COMMENTS:**

### **Background:**

The subject 4.9-acre lot was developed in 1961 with a 76,835 square foot, 6-story office building. In 1976, the one-story motor bank and drive-thru facility located along Central Expressway was constructed. Over time, the following changes have been made to the site that are not reflected on the approved site plan:

- Reconfiguration of the parking lot area located to the northeast of the 6-story building, and
- Removal of parking along Spring Valley Road as a result of the reconstruction of Spring Valley Road and the tunnel under US-75.

The property was included in the Phase 1 Vision Study for the Central/Main Street Redevelopment and Enhancement District and was designated as the Gateway Commercial Sub-District, but was not included in the rezoning initiative recently considered by the City Plan Commission and approved by City Council on January 5, 2015.

The study identified the subject site as an entry portal/catalyst site due to its southern-most location. The vision for the sub-district reflects the possibilities of mixed-use buildings with retail and residential uses along with additional commercial buildings and urban retail.

The applicant submitted a zoning application in 2012, but in early 2014, staff administratively closed the case due to a lack of activity. The case did not move forward for many reasons, one of which was the uncertainty regarding the direction of the Main Street/Central Expressway project. Earlier this year, the owner informed staff they were ready to proceed with the request again. Staff updated the owner regarding the direction of the Main Street/Central Expressway project and informed them the subject property was not part of the Phase 1 rezoning. The owner is aware that the property may be rezoned as part of the project in the future.

Staff discussed issues related to the future planning efforts related to the site (Main Street/Central Expressway Enhancement & Redevelopment) with the applicant, along with non-conformities on the existing lot, including landscaping, parking, and building setbacks. Since the proposed drive-thru restaurant will be located on the same lot as the office building and the motor bank, the entire site is the subject of the proposed rezoning.

To rectify the existing non-conforming elements of the site and to include the proposed drive-through restaurant as an allowable use with modified development standards, the appropriate zoning mechanism to utilize is a PD Planned Development District.

**Request:**

The applicant's request is to rezone the subject site from C-M Commercial to PD Planned Development for the C-M Commercial District including:

- Attachment of a concept plan that reflects existing site conditions with regard to setbacks for the existing one-story motor bank building,
- Allowance of a drive-through restaurant in the PD Planned Development District with modified development standards,
- A parking reduction for the subject site, and
- Modifications to the existing driveways along US-75 and Spring Valley Road.

The applicant is proposing to develop a 2,250-square foot drive-through restaurant in the southwest portion of the subject property, near the intersection of US-75 and Spring Valley Road. In doing so, the applicant intends to mitigate existing site elements (driveways and landscaping) to improve the site.

The plans presented have been designed in an attempt to comply with existing zoning and development regulations while trying to address possible future regulations that may be adopted when the property is rezoned as part of the Main Street/Central Expressway project.

**Proposed Drive-thru Restaurant Development:**

- Building Size: 2,250-square foot drive-thru restaurant.

- **Building Materials:** Primarily brick with stone and metal trim and steel awnings. The proposed elevations exceed the City’s minimum masonry requirements for non-residential buildings.
- **Setbacks and Landscape Buffer:**
  - Front: 20 feet along US-75 and Spring Valley Road (**Typical setback is 40 feet; reduced setback requested as part of PD**).
  - Landscape Buffers: 10-foot landscape buffer required along both frontages per City’s Landscaping Policies (**Applicant proposes to comply provide a landscape buffer as depicted on Exhibit “B”. The applicant proposes to comply with other policies such as parking lot screening, street trees, and US-75 Amenities Planning Guidelines and Spring Valley Station District Interface Area Design Guidelines except as noted on Exhibit “B”.**)
  - No side or rear building setbacks are required.
- **Height:** 22’0” (top of parapet)
- **Floor Area Ratio:** 0.37:1 proposed (including existing and proposed buildings)
- **Landscaping Percentage:** 10.5% proposed, 10% required
- **Building Orientation:** The building is located near the intersection of Spring Valley and US-75 with the main entrances facing eastward and northward toward the 6-story office building. The rear of the building faces US-75, and the drive-thru window is along Spring Valley Road. The drive-thru entrance is located at the northwest corner of the building. The building and patio area have been designed to face the 6-story office building to create a pedestrian oriented space between the two buildings.
- **Number of Parking Spaces:** Twenty-three (23) spaces required/twenty-three (23) spaces provided for the restaurant. However, since the restaurant building and existing buildings are on one (1) lot, parking for the 4.9-acre site is calculated together, and a parking deficiency exists. (**The applicant is requesting a 103-space variance which would require a minimum of 177 parking spaces for the site in lieu of 280 spaces.**)

**Design Elements Related to the Request:**

Central Expressway/Main Street Redevelopment –The Vision Study envisions that this area will establish a new southern entry to the City of Richardson and was identified as a catalyst site due to being located at a key corner, with possibilities of a mixed-use building with retail and residential uses along with additional commercial buildings and urban retail. Staff discussed the vision of the area with the property owner, but the owner feels the design of the drive-thru restaurant would not necessarily hinder the future development of the site envisioned in the Phase 1 Vision Study.

Building Setbacks – The applicant is proposing to locate the drive-thru restaurant near the intersection of US-75 and Spring Valley Road and turn the front of the building inward toward the existing Comerica Bank building. The intent is to provide a seating area on the east side of the building that creates a more inviting entrance to the employees in the office building while also creating a parking area that is less visible from the roadways.

The rear of the building, including the drive-thru lane would therefore be moved to the west and south sides of the building, adjacent to US-75 and Spring Valley Road. The proposed building would be set back approximately 24-27 feet from the roads, instead of the standard 40-foot front setback typically required in a C-M Commercial Zoning District. The applicant has also chosen to move the building closer to the streets in an attempt to achieve the urban form that is expected to be adopted when this area of the Central Expressway/Main Street Redevelopment District is rezoned. Typically, setbacks have been reduced with minimum and maximum build-to-zones which require buildings to be located closer to the street.

The applicant is also requesting to allow a 10-foot setback for the existing motor bank building. Although the building is existing, the applicant is requesting the reduced setback through the PD to make the building a legal, conforming structure.

Parking Variance – As part of the owner's PD request, a significant reduction in parking is being requested. This has been one of the key issues staff and the owner have been discussing since 2012.

The current site plan, which was approved in 1976, does not accurately reflect the current site conditions. Specifically, the parking on the north side of the Comerica Bank building is not consistent with how the parking on the approved site plan is shown. Additionally, it appears up to fifty (50) parking spaces were removed around 2000 when Spring Valley Road was reconstructed. Overall, the site is currently under-parked based on the amount of parking currently provided for the office building and motor bank. The applicant states that there are 180 parking spaces currently provided, but 257 parking spaces are required; furthermore, the proposed restaurant will increase the deficiency in required parking for the entire 4.9-acre lot, even though the site, as depicted on Exhibit "B", will provide 181 parking spaces.

The applicant is requesting that a minimum of 177 parking spaces be required for the site. Although 181 parking spaces are being proposed, the applicant has requested the minimum required be 177 spaces in case spaces need to be removed in the future. Standard City parking ratios (1 space per 100 square feet for restaurant and 1 space per 300 square feet of office (when exceeding 75,000 square feet)), requires a minimum of 280 parking spaces. The proposed 37% reduction is a significant request; however, the owner feels the request is justified based on their attached parking count study they conducted on a Friday in October and a Thursday in November. Based on their multiple counts conducted between 8:00 a.m. and 2:00 p.m., the maximum number of parking spaces occupied at a given time was 147 spaces, which occurred at 2:00 p.m. The applicant believes that at this time, the maximum number of spaces needed by the restaurant would be fourteen (14) spaces. The restaurant building requires twenty-three (23) parking spaces per the City's Subdivision and Development Code.

Based on these counts and projections/Code requirement, the owner feels confident that 177 spaces will be enough to meet the needs of the office building and restaurant. The owner has stated the office building's current occupancy rate is at 93% thereby making the proposed 177 spaces adequate for the needs of both users. Staff conducted subsequent parking counts in December 2014 and January 2015 and observed parking counts ranging from 80-120 vehicles in the parking lot at any given time.

US-75 Driveway – The first driveway north of Spring Valley Road is currently constructed as a divided driveway with a wide median separating two (2) 16-foot driving aisles. As part of the development of the drive-thru restaurant, the owner has agreed to reconstruct the driveway as an undivided 27-foot wide driveway. Staff requested the driveway be reconfigured to address several issues. First, it allows a 30-foot inbound radius to be constructed which makes turning movements easier for vehicles turning off the frontage road. Secondly, it allows for a better design on the north side of the restaurant by providing adequate space for a dumpster while providing better visibility for vehicles and better maneuverability for the trucks servicing the dumpster. The reconfiguration also removes the potential for vehicles turning into the wrong side of the divided driveway. The distance from the intersection with Spring Valley Road still does not meet the typical 250-foot separation from a separated intersection (when measured from the free right turn lane), but the distance from the intersection is being increased.

Spring Valley Road Driveway – The current driveway on Spring Valley located closest to US-75 is located within the right-turn lane to US-75 frontage road. This driveway also does not meet the typical 250-foot separation from a separated intersection (when measured from the free right turn lane). The driveway will remain in the same location; however, the throat depth (measured from curb line of Spring Valley to the northern curb line where first turning movement can occur) is only eleven (11) feet. The minimum throat depth for this driveway should be twenty-eight (28) feet. As part of the development, the driveway will be reconfigured to increase the throat depth. On the east side of the driveway, the throat depth will be approximately thirty-nine (39) feet, while the throat depth on the west side of the driveway will be approximately twenty-six (26) feet. The increased throat depth will allow a vehicle traveling west on Spring Valley Road to enter the site and get fully out of the right-turn lane before making a turning movement on site.

US-75 and Spring Valley Road Frontage/Landscaping – The applicant is proposing to increase and upgrade the perimeter landscaping for the site as well as comply with many of the requirements of the US 75 Amenities Planning Guidelines and the Spring Valley Station District (SVSD) Interface Area Design Guidelines. Along Spring Valley Road, there is little to no landscape buffer or street trees provided. Along US-75, a landscape buffer is only provided north of the divided driveway. The applicant is proposing to construct a landscape buffer along Spring Valley that is ten (10) feet wide at most points as well as increasing the landscape buffer along Central Expressway, specifically adjacent to the drive-through restaurant. Within the buffer adjacent to the drive-through restaurant, the applicant proposes to provide a minimum 3-foot hedge row to provide screening of the drive-through lane. The applicant intends to maintain the existing trees along US-75 while supplementing with additional trees to comply with landscape policies as well as the aforementioned guidelines.

In addition to the increased landscape buffer and addition of street trees, the applicant is proposing to comply with the majority of the US-75 Amenities Planning Guidelines and (SVSD) Interface Area Design Guidelines. The US-75 guidelines apply to properties with frontage along US-75 while the Spring Valley Road frontage is subject to the SVSD guidelines. These guidelines regulate landscaping along street frontages, types of landscaping allowed, sidewalks, and screening.

As part of the request, the applicant has proposed to construct an 8-foot sidewalk along Spring Valley Road with a 2-foot brick paver strip to comply with the SVSD guidelines. In addition, the applicant will construct a matching sidewalk/brick paver strip along US-75. There is currently no sidewalk along US-75, but as part of the PD request, it would be extended to the north end of the property, thereby providing an 8-foot sidewalk around the entire perimeter of the subject site. Although the proposed sidewalk along US-75 does not comply with the requirement for the meandering sidewalk provided for in the US-75 Design Guidelines, it would be consistent with the sidewalk on Spring Valley Road. The applicant feels this would provide better continuity on the site and provide a more urban design for the sidewalk.

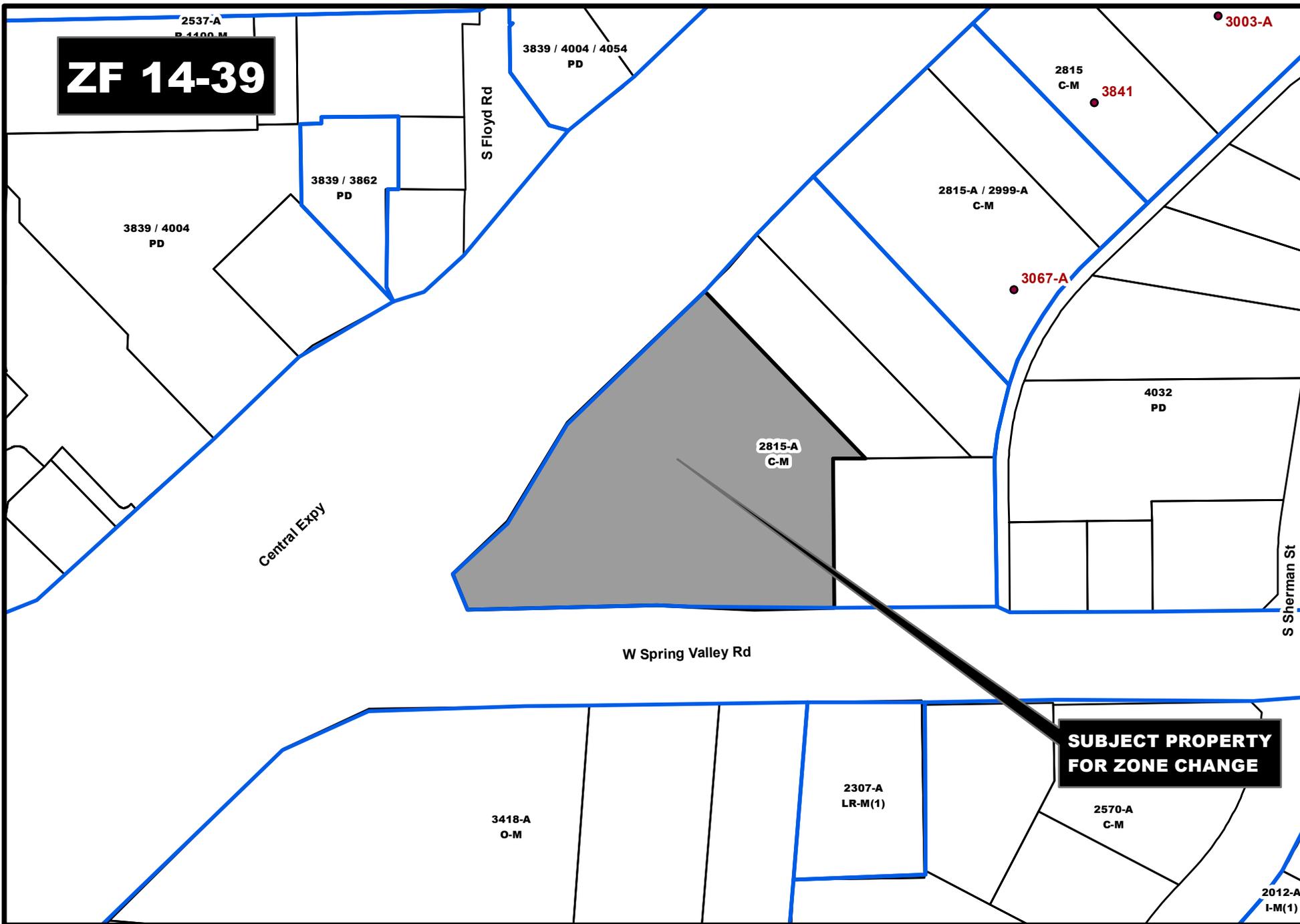
**Correspondence:** As of this date, no correspondence has been received.

**Motion:** On January 20, 2015, the City Plan Commission recommended approval of the request as presented on a vote of 5-2 (Chairman Hand and Commissioner Maxwell opposed), subject to the following special conditions:

The subject site shall be zoned PD Planned Development for the C-M Commercial District, and shall be developed in substantial conformance with the concept plan attached hereto as Exhibit “B” (the “Concept Plan”) and in accordance with all applicable regulations of the C-M Commercial District, subject to the following modified development standards:

1. A restaurant with drive-through service, office building, and 1-story bank building shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof.
2. The restaurant with drive-through service shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building elevations (Exhibit “C”). The office building and motor bank shall be subject to the Building Regulations of the C-M Commercial District.
3. The minimum setback for the 1-story bank building along US-75 shall be 10 feet. The minimum setback for the restaurant with drive-through service shall be 27 feet along US-75 and 24 feet along Spring Valley Road.
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6. The 8-foot sidewalk along Spring Valley Road and US-75 shall be constructed to comply with the Spring Valley Station District Interface Area Design Guidelines.
7. A minimum of 177 parking spaces shall be provided on the property.
8. A minimum three (3) foot tall hedge row shall be planted and maintained within the landscape buffer along US-75 and Spring Valley Road to provide screening of the drive-through lane from both street frontages.

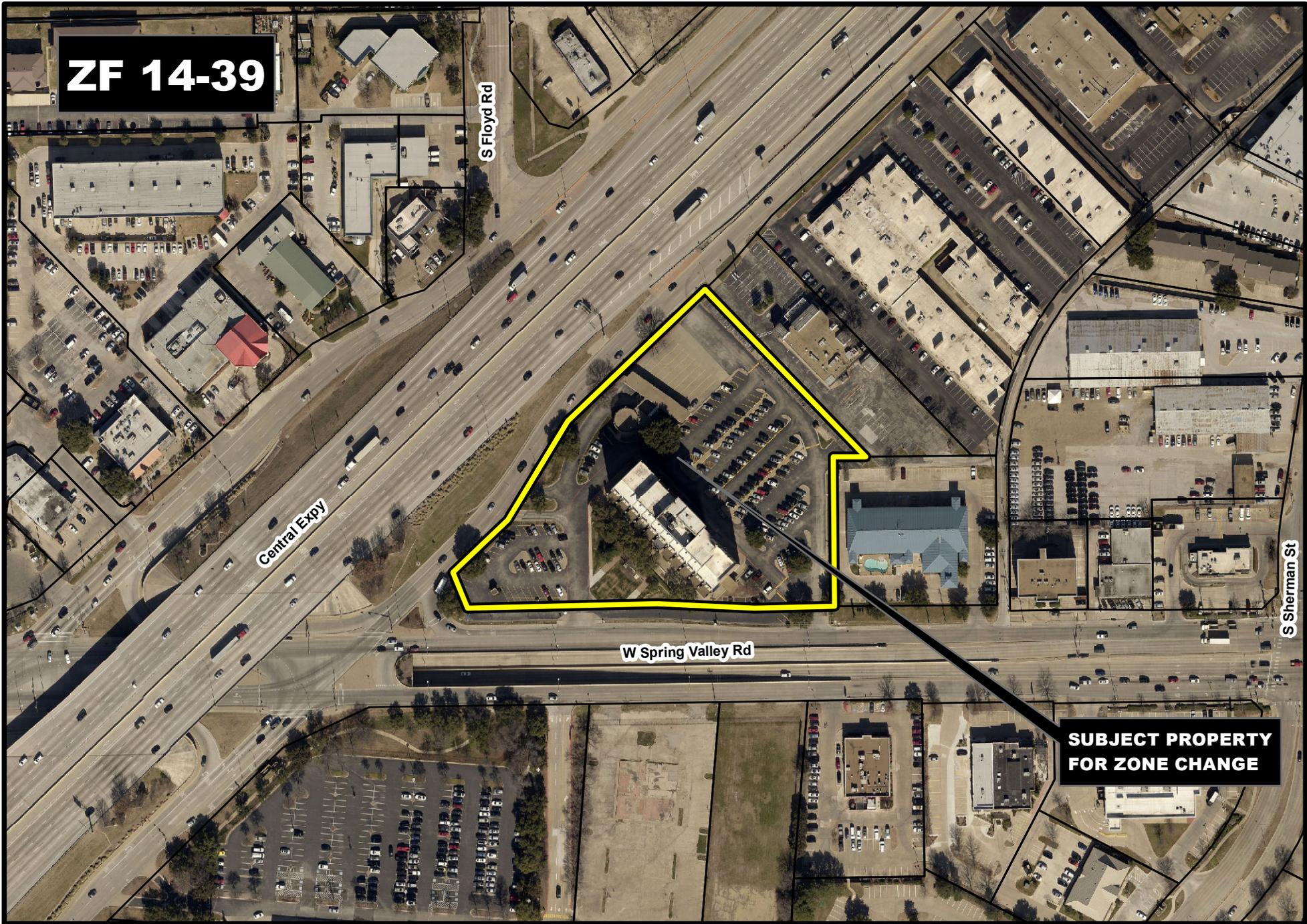


## ZF 14-39 Zoning Map

Updated By: shacklettc, Update Date: December 17, 2014  
 File: D:\SMapping\Cases\Z\2014\ZF1439\ZF1439 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 14-39**

S Floyd Rd

Central Expy

W Spring Valley Rd

S Sherman St

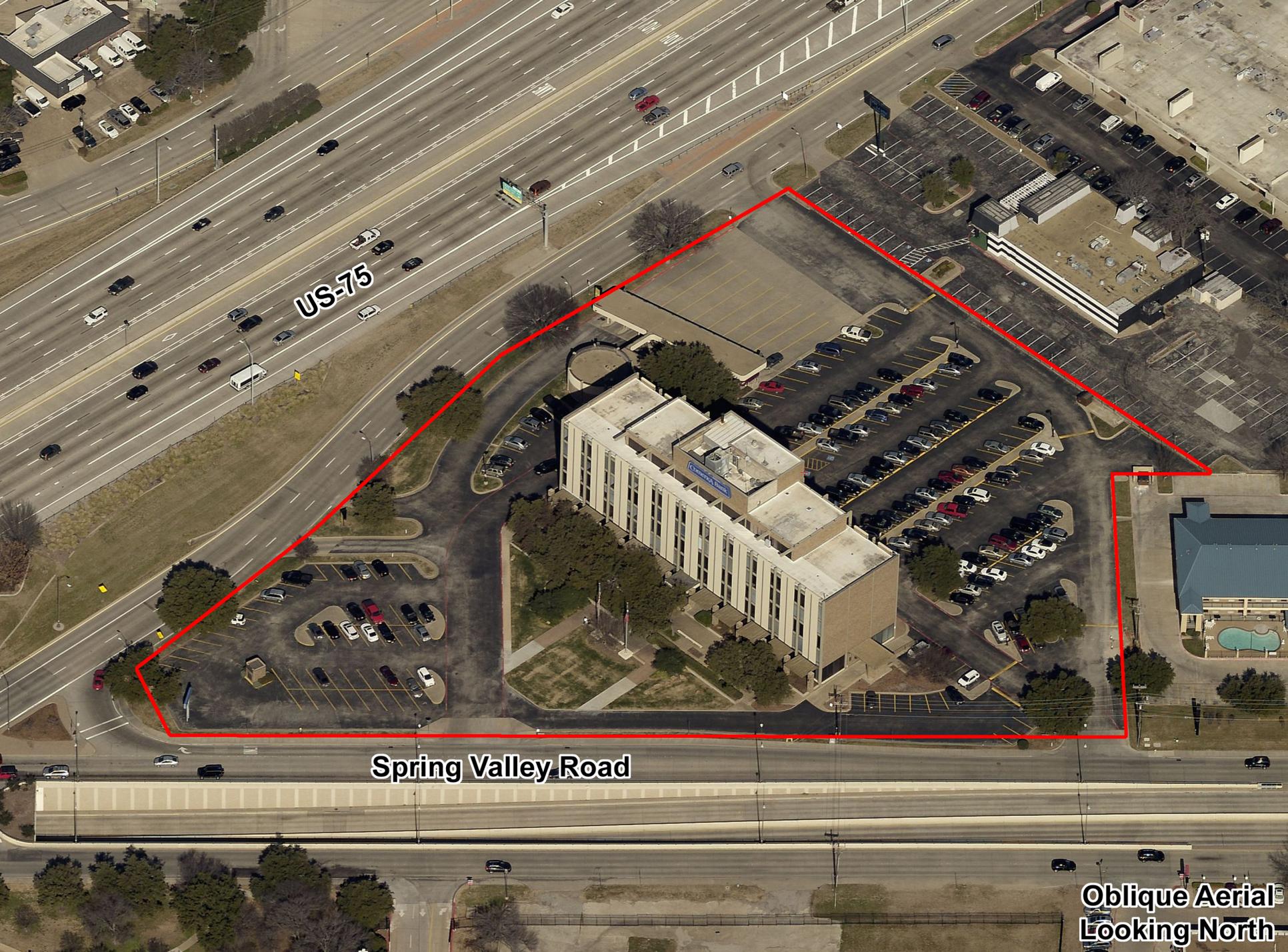
**SUBJECT PROPERTY  
FOR ZONE CHANGE**

## ZF 14-39 Aerial Map

Updated By: shacklett, Update Date: December 17, 2014  
File: D:\Mapping\Cases\Z\2014\ZF1439\ZF1439 ortho.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





US-75

Spring Valley Road

Oblique Aerial  
Looking North





811 S. CENTRAL  
EXPY. RICHARDSON,  
TX 75080

NI DESIGN & DRAFTING



B.H. MANAGEMENT,  
INC. 11111 SANTA  
MONICA BLVD.,  
SUITE 600 LOS  
ANGELES, CA 90025

AERIAL  
PERSPECTIVE

Project number	01
Date	12/09/14
Drawn by	Author
Checked by	Checker
<b>3</b>	
Scale	

11/9/2015 7:43:43 PM



811 S. CENTRAL  
EXPY. RICHARDSON,  
TX 75080

NI DESIGN & DRAFTING

B.H. MANAGEMENT,  
INC. 11111 SANTA  
MONICA BLVD.,  
SUITE 600 LOS  
ANGELES, CA 90025

VIEW SOUTH

Project number	01
Date	12/09/14
Drawn by	Author
Checked by	Checker
Scale	4

11/20/15 7:43:46 PM

811 S. CENTRAL  
EXPY. RICHARDSON,  
TX 75080

NI DESIGN & DRAFTING



B.H. MANAGEMENT,  
INC. 11111 SANTA  
MONICA BLVD.,  
SUITE 600 LOS  
ANGELES, CA 90025

VIEW WEST FROM  
SPRING VALLEY

Project number	01
Date	12/09/14
Drawn by	Author
Checked by	Checker
<b>5</b>	
Scale	

11/20/2015 7:44:01 PM

811 S. CENTRAL  
EXPY. RICHARDSON,  
TX 75080

NI DESIGN & DRAFTING



B.H. MANAGEMENT,  
INC. 11111 SANTA  
MONICA BLVD.,  
SUITE 600 LOS  
ANGELES, CA 90025

FRONT ENTRANCE

Project number	01
Date	12/09/14
Drawn by	Author
Checked by	Checker

6

Scale

11/20/2015 7:44:04 PM



Comerica Bank

Looking Northeast at  
Subject Property and  
Comerica Bank Building

(1)



Comerica Bank

ONLY

ATM

75

75

A Bank



Looking East along  
Spring Valley Road



EXIT  
50

EXIT 66  
Exit Line Rd  
Main St. EXIT ONLY

OFFICE  
SPACE  
214  
651-RENT

LEASING OFFICE  
SUITE 210  
214-651-RENT

Looking North along  
US-75

(4)



Comerica Bank

(5)

Rear of Comerica  
Bank Building

City Of Richardson / BH Properties Infill Development Statement 811 S. Central Expressway

Thank you for allowing us the opportunity to propose a new 2,250' retail building at the corner of Spring Valley Rd. and Central Expressway as part of the Comerica Bank property (811 S. Central Expressway) that sits on 4.3 acres.

The proposed retail building will include a drive-thru and patio. We have proposed creating synergy between the existing Comerica tower and the new development through a designated walk-way between the tower, landscape design, and lighting. In order to further our efforts in creating a more urban infill development, we will include bike parking as an option. Further, modifications to the sidewalk as well as landscaping on the Spring Valley side will help define the public realm as well as create an appealing aesthetic ambiance taking into account the desired catalyst site 1/ Focus Area A.

The proposed building features eco-friendly plumbing fixtures to reduce water consumption. The height level proposed is below the normal standards or equivalent for the area and a recent parking analysis will show ample parking when shared amongst the total 4.3 acres site.

The plans for the proposed development reflects a more urban mind-set and a portion of the recent study done on catalyst site 1/Focus Area A. We are proposing a newer more efficient infill development that takes into account pedestrian movement, eco-friendly construction, landscape, wider sidewalks and defining the public realm.

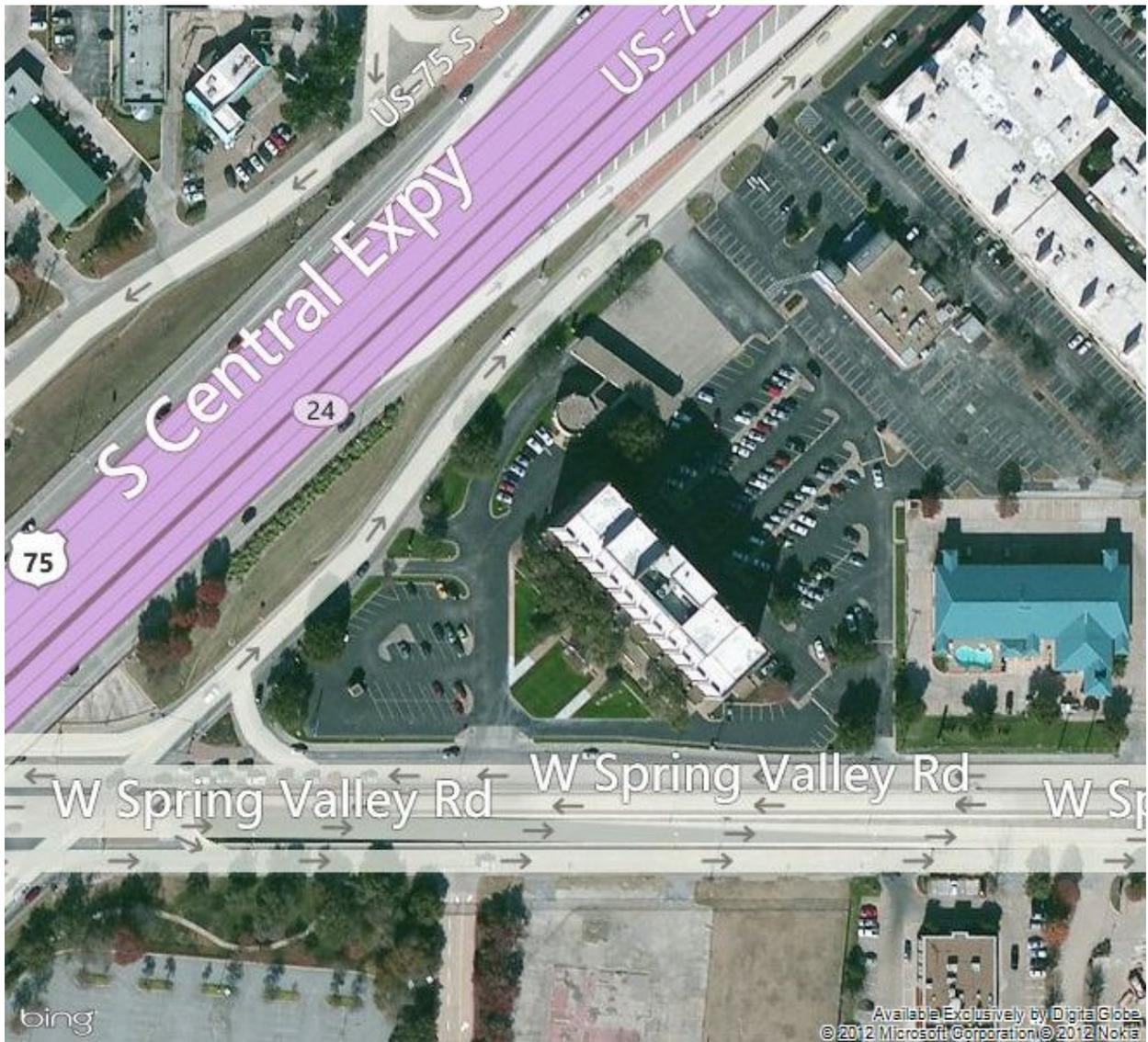
We look forward to not only a profitable investment but also creating a space that services Richardson's families, workforce, and visitors.

Thank you for your consideration,

Jarrold Blake

## 811 S. Central Expressway Parking Study

The development site currently contains a six-story office building and a drive-in bank. The proposed redevelopment plan calls for the addition of a small retail building on the southwest corner. The total existing parking spaces is 180. The north existing lot contains 133. The south existing lot contains 47. Proposed minimum of 177 spaces.



## **PARKING DEMAND DATA COLLECTION**

### **Tower and Proposed Retail Building**

Nnamdi Ihemelu Design conducted parking demand counts at the site on Thursday, November 4th 2014

Time	Count
8:00 am	34
10:00 am	111
12:00 pm	122
2:00 pm	130

Nnamdi Ihemelu Design conducted parking demand counts at the site on Friday, October 17th 2014

Time	Count
8:00 am	38
10:00 am	138
12:00 pm	122
2:00 pm	147

### **Proposed Retail Building**

Time	Count
8:00 am	8 (4 Employees + 4)
10:00 am	11 (4 Employees + 7)
12:00 pm	13 (4 Employees + 9)
2:00 pm	14 (4 Employees +10)

Required Parking Calculations: Shell/Pad Restaurant  $2250/100 = 23$



# Notice of Public Hearing

## City Plan Commission • Richardson, Texas

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

### PLANNED DEVELOPMENT

**File No./Name:** ZF 14-39 / Drive-thru Restaurant  
**Property Owner:** Jason Ricks / BH Dallas Portfolio LLC  
**Applicant:** Jarrod Blake  
**Location:** 811 S. Central Expressway (See map on reverse side)  
**Current Zoning:** C-M Commercial with special conditions  
**Request:** A request for a change in zoning from C-M Commercial with special conditions to PD Planned Development to allow a restaurant with drive-through service and other site modifications on property located at 811 S. Central Expressway, the northeast corner of Central Expressway and Spring Valley Road.

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

**TUESDAY, JANUARY 6, 2015**  
**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.

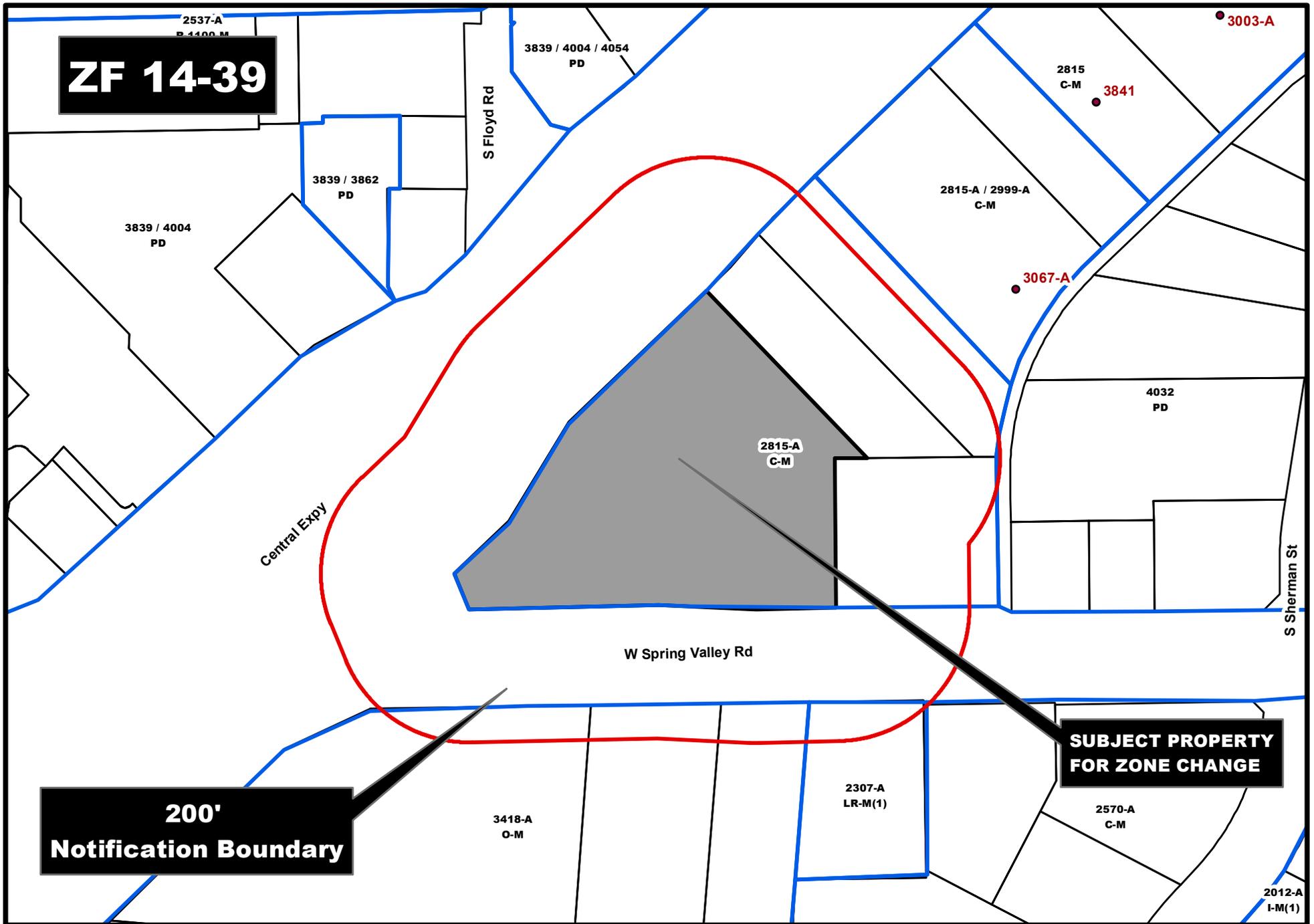
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

*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 14-39.

Date Posted and Mailed: 12/26/2014



## ZF 14-39 Notification Map

Updated By: shacklett, Update Date: December 17, 2014  
 File: D:\Mapping\Cases\Z\2014\ZF1439\ZF1439 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.



DLS PROPERTIES L C  
4707 ROYAL LN  
DALLAS, TX 75229-4206

JETPURI MOHAMMED I  
905 TROON CIR  
RICHARDSON, TX 75081-5137

B H DALLAS PORTFOLIO LLC  
PO BOX 49993  
LOS ANGELES, CA 90049-0993

SPRING VALLEY HOSTS INC  
7424 BRADFORD PEAR DR  
IRVING, TX 75063-8407

STEPHENSON CHARLES E  
2804 CHAPMAN RD  
PLANO, TX 75093-3422

RICHARDSON INVESTORS  
PO BOX 223159  
CARMEL, CA 93922-3159

RICHARDSON INVESTORS  
% WELLINGTON FINANCIAL  
PO BOX 223159  
CARMEL, CA 93922-3159

SIC RICHARDSON DEV LLC  
220 MONTGOMERY ST FL 20  
SAN FRANCISCO, CA 94104-3526

CHAN QI FA LLC  
2007 SCARLET OAK DR  
RICHARDSON, TX 75081-3953

RICHARDSON INVESTORS  
%ROCKWELL PROPERTIES  
268 BUSH ST STE 2726  
SAN FRANCISCO, CA 94104-3503

**JARROD BLAKE**  
**11111 SANTA MONICA BLVD STE 600**  
**LOS ANGELES, CA 90025**

**B H DALLAS PORTFOLIO LLC**  
**11111 SANTA MONICA BLVD STE 600**  
**LOS ANGELES, CA 90025**

ZF 14-39  
Notification List

**ORDINANCE NO. 4100**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE BOUNDARIES AND ADOPTING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1, CITY OF RICHARDSON, TEXAS; AUTHORIZING THE USE OF CITY TAX INCREMENT TO FUND ECONOMIC DEVELOPMENT INCENTIVES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council previously adopted Ordinance No. 3582 creating Tax Increment Financing Reinvestment Zone No. 1, City of Richardson, Texas (the “Zone”), to promote the development or redevelopment of the area, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the “Act”); and

**WHEREAS**, in compliance with the Act, the City previously adopted Ordinance No. 3770 approving an Amended Project and Financing Plan for the Zone; and

**WHEREAS**, the City Council desires to amend the boundaries of the Zone to include the area described in Exhibit “A” and as depicted in Exhibit “B” attached hereto; and

**WHEREAS**, in compliance with the Act the Board of Directors has reviewed and recommends the City Council approve the Amended Project and Financing Plan for the Zone attached hereto as Exhibit “C”; and

**WHEREAS**, the City Council after conducting a public hearing and providing notice thereof in accordance with law, and having reviewed and given proper consideration desires to approve the Amended Project and Financing Plan for the Zone attached as Exhibit “C”; and **NOW THEREFORE**

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

**SECTION 1.** That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

**SECTION 2.** That Ordinance No. 3582 is hereby amended by amending the boundaries of the Zone to include the area described in Exhibit “A” and as depicted in Exhibit “B” attached hereto. The boundaries of the Zone shall be as set forth in Ordinance No. 3582 as amended herein to include the area described in Exhibit “A” and depicted in Exhibit “B” attached hereto.

**SECTION 3.** That the Amended Project and Financing Plan for Tax Increment Financing Reinvestment Zone No. 1 attached hereto as Exhibit “C” is hereby approved.

**SECTION 4.** That the available unallocated/unassigned City Tax Increment may be used to fund payment on behalf of the City for: (i) Annual Improvement Grants pursuant to, and during the term of, the Economic Development Incentive Agreement between the City of Richardson and VCE Company LLC dated June 9, 2011; (ii) the Improvement Grants pursuant to, and during the term of, the Economic Incentive Development Agreement between the City of Richardson and Fossil Partners LP dated June 24, 2011; (iii) the Infrastructure Grant pursuant to, and during the term of, the Economic Development Incentive Agreement between the City of Richardson and Richardson RP Development Corp. authorized by Ordinance No. 4085. The City Manager or designee is hereby authorized to take the necessary action, from time to time, to provide such funding.

**SECTION 5.** That all ordinances of the City of Richardson, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 6.** That if any section, paragraph, clause or provision of this ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this ordinance.

**SECTION 7.** This ordinance shall take effect upon its passage as the law and charter in such cases provide.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 9<sup>th</sup> day of  
February, 2015.

APPROVED:

---

MAYOR

CORRECTLY ENROLLED:

---

CITY SECRETARY

APPROVED AS TO FORM:

---

CITY ATTORNEY  
(PGS: 2-2-15: TM 69976)

## EXHIBIT A

The amendments to the TIF Zone No. 1 boundaries are in five separate areas.

### Area A:

An area bounded by Belle Grove Drive to the north, Central Expressway to the east, Block B Lot 1, First United Methodist Church subdivision to the south and Block 2, Royal Apartments Ltd subdivision to the west, containing the following parcels:

42014650000020000	BELLE GROVE OFFICE PARK	LT 2 ACS 0.726
42014650000030000	BELLE GROVE OFFICE PARK	LT 3 ACS 0.623
42040500010010000	CENTRAL OFFICE CENTER	LOTS 1 & PT OF 6 BLK A
42040500010020000	CENTRAL OFFICE CENTER	BLK A BLDGS C D LTS 2 & PT OF 6 ACS 0.1401
42040500010020100	CENTRAL OFFICE CENTER	BLK A BLDGS C D LTS 2 & PT OF 6 ACS 0.0442
42040500010030000	CENTRAL OFFICE CENTER	BLK A LOT 3 & PT LOT 6
42040500010040000	CENTRAL OFFICE CENTER	BLK A LT 4 & PT LT 6 ACS 0.192
42040500010050000	CENTRAL OFFICE CENTER	BLK A LT 5 & PT LT 6 ACS 0.1795
42104000000010000	MAIN POST OFFICE	
42431600000050000	ORIG TOWN RICHARDSON	TR 5 ACS 0.8949
42431600000050100	ORIG TOWN RICHARDSON	TR 5.1 ACS 0.34 LOC ON OT SHEET 10A
420146500001B0000	BELLE GROVE OFFICE PARK REP	0.40031 ACRE LOT 1B

### Area B:

An area bounded by the east right-of-way line of Greenville Avenue on the west (an existing TIF boundary); the south right-of-way line of East Phillips Street on the south; the east right-of-way line of Abrams Road on the east; the south right-of-way line of Belt Line Road/Main Street on the south; Tract 47 Original Town of Richardson Sheet 2C to the east; Block 45, Lots 6, 7 and 8 of the Walton 1 subdivision to the north and east; Block 42, Lot 9 of the Walton 1 subdivision to the north and east; Block A, Lot 1A of the First Presbyterian Church subdivision to the east and south; the south right-of-way line of Terrace Drive to the south; the east right-of-way line of La Salle Drive to the east; the north right-of-way line of Apollo Road to the north; and including all rights-of-way within the boundaries and including the following parcels:

42048800010010000	COMMUNITY BIBLE CHAPEL BLK 1 LOT 1 ACS 2.3149
42066700000010000	DAVIS LOT 1 ACS 0.2052
42094600010010000	HOOTEN PLACE BLK 1 LOT 1
42099300000010000	J R'S PLACE LESS 65 SF TO ROW ACS 0.1595
42145050010010000	RBC BLK 1 LT 1 ACS 1.4676
42202500020010000	RICHARDSON TERRACE BLK B LOT 1
42202500020020000	RICHARDSON TERRACE BLK B LOT 2
42202500020030000	RICHARDSON TERRACE BLK B LT 3 ACS 0.287
42202500030010000	RICHARDSON TERRACE BLK C LOT 1
42239510010010000	TERRACE SUPREME CENTER BLK 1 LT 1 ACS 1.87
42239510010020000	TERRACE SUPREME CENTER BLK 1 LT 2 ACS 0.81
42264500420020000	WALTON 1 BLK 42 LOTS 2 & 3
42264500420040000	WALTON 1 BLK 42 LOT 4
42264500420050000	WALTON 1 LOT 5 BLOCK 42
42264500420060000	WALTON 1 BLK 42 LOT 6
42264500420070000	WALTON 1 BLK 42 LOTS 7 & 8 & PT ABDN RO ACS 0.871 CALC
42264500450020000	WALTON 1 BLK 45 LOT 2 CONDMN 91-05272-B
42264500450030000	WALTON 1 BLK 45 PT LOT 3 & PT ABDN ROW ACS 0.3117
42264500450040000	WALTON 1 BLK 45 LT 4 & PT LT 3 & PT ABDN ROW ACS 0.7373
42264500450050000	WALTON 1 BLK 45 LT 5
42430500000010000	ORIG TOWN RICHARDSON TR 1 ACS .3997 TOR SHEET 1 100 X 175
42430500000040000	ORIG TOWN RICHARDSON TOR SHEET 1 TR 4 DIV 2

42430500020030000	ORIG TOWN RICHARDSON TOR SHEET 1 DIV 2 TR 3 ACS .3711
42430500020050000	ORIG TOWN RICHARDSON TOR SHEET 1 TR 5 DIV 2
42430500020060000	ORIG TOWN RICHARDSON SH 1 DIV 2 TR 6 & 7 & PT ALLEY ACS 0.3136
42430500020080000	ORIG TOWN RICHARDSON TOR SHEET 1 DIV 2 TR 8
42430500020090000	ORIG TOWN RICHARDSON TOR SHEET 1 BLK 2 PT TR9 ACS .5939
42430500020090100	ORIG TOWN RICHARDSON SHT 1 DIV 2 TR 9.1 ACS .4920
42430500030020000	ORIG TOWN RICHARDSON TOR SHEET 1 TR 2 DIV 3
42430650000380000	ORIGINAL TOWN RICHARDSON TR 38 ACS 0.185 LOC ON OT SH 2B
42430650000400000	WILLIAM BODINE ABST 153 TR 40 ACS 1.60 LOC ON ORIG TOWN 2B
42430700000010000	ORIG TOWN RICHARDSON TOR SHEET 2-C TR 1
42430700000050000	ORIG TOWN RICHARDSON TR 5 ACS 0.2238 TOR SHT 2-C
42430700000050100	ORIG TOWN RICHARDSON TR 5-A ACS 0.2583 TOR SHT 2-C
42430700000080000	ORIG TOWN RICHARDSON TOR SHEET 2-C TR 8
42430700000160000	ORIG TOWN RICHARDSON TOR SHEET 2-C TR 16
42430700000170000	ORIG TOWN RICHARDSON TOR SHEET 2-C TR 17
42430700000180000	ORIG TOWN RICHARDSON TOR SHEET 2-C TR 18
42430700000410000	ORIG TOWN RICHARDSON TR 41 ACS 0.1339 SHEET 2C
42430700000440000	ORIG TOWN RICHARDSON TOR SHEET 2-C TR 44
42430700000450000	ORIG TOWN RICHARDSON TOR SHEET 2-C TR 45
42430700000460000	ORIG TOWN RICHARDSON ABST 153 SHEET 2-C TR 46 60X143.5
42430900000040000	ORIG TOWN RICHARDSON TR 4 POLK 138.7 FR ABRAMS
42430900000050000	ORIG TOWN RICHARDSON TR 5 ACS 0.6591 CALC
42430900000100000	ORIG TOWN RICHARDSON TR 10 TOR SHEET 4 ACS .2641 54X195.5X57X197.5
42430900000140000	ORIG TOWN RICHARDSON TR 14 ACS 0.4934 CALC
420135000A0030000	ARNOLD BLK A LT 3 ACS 0.2583
420135000A01A0000	ARNOLD REPLAT BLK A LT 1A ACS 1.398 AC
420445400A0010000	CHINA PLAZA BLK A LOT 1 ACS .617
420445400A0020000	CHINA PLAZA BLK A PT LOT 2 ACS .467 CALC
420445400A0020100	CHINA PLAZA BLK A LOT 2.1 ACS .209 CALC
420667500A0010000	DAWN 1 BLK A LOT 1 ACS 0.4694
421446100A0020000	PROSPER CENTER BLK A LT 2 ACS 1.205
421446100A01A0000	PROSPER CENTER REP BLK A LT 1A ACS 1.4793
422067500A01A0000	RICHARDSON TERRACE SHOPPING CNTR BLK A LT 1A ACS 7.921

Area C: Campbell Road West

A section of West Campbell Road right-of-way bounded on the east by the west line of Central Expressway right-of-way (an existing TIF boundary) and bounded on the west by the eastern right-of-way line of North Collins Boulevard.

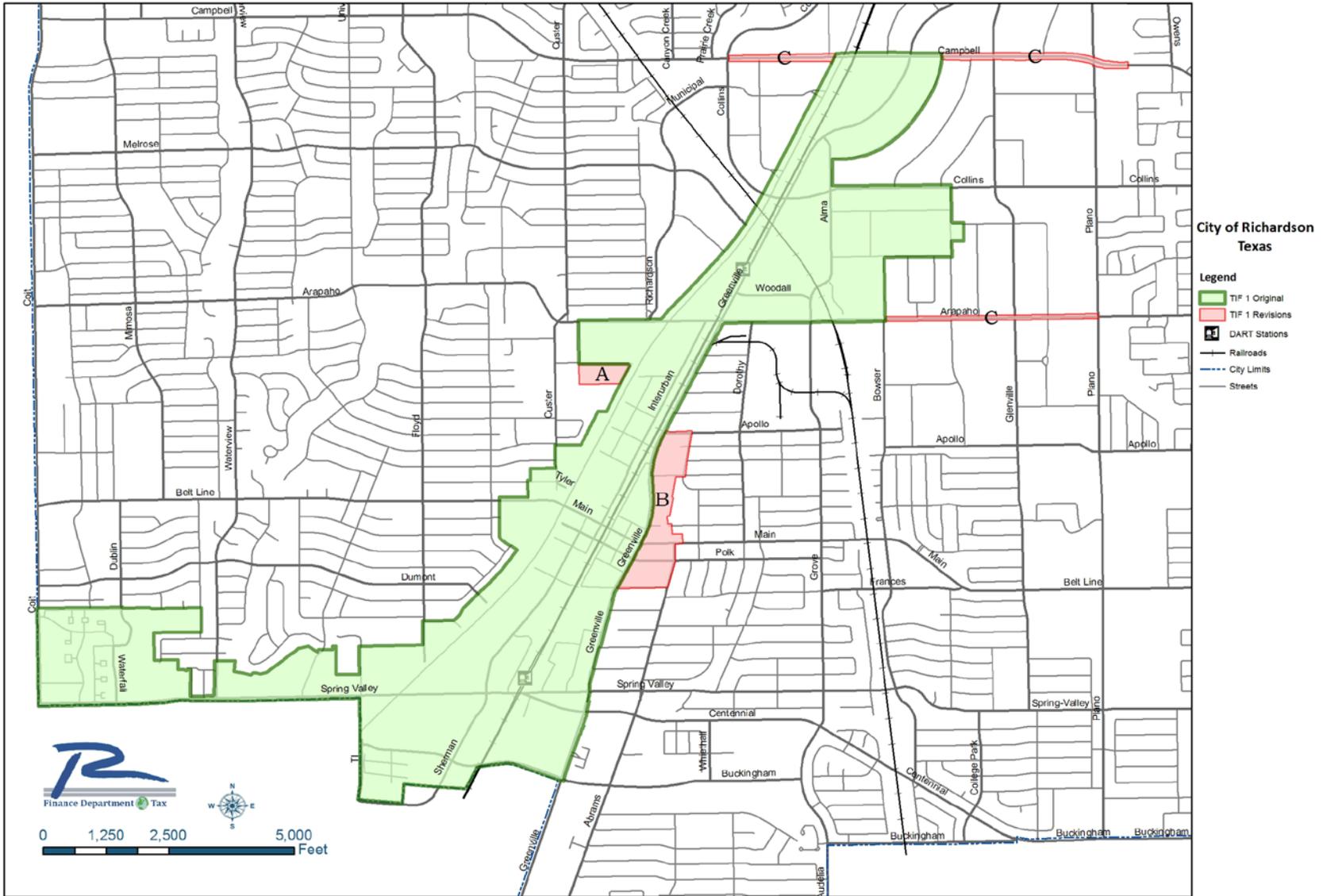
Area C: Campbell Road East

A section of East Campbell Road right-of-way bounded on the west by the east line of Jay Ell Drive right-of-way (an existing TIF boundary) and bounded on the east by a line that runs from the southeast corner of Lot 2 Block A of Carriage Square Commercial Park to the northeast corner of Lot 3B Block 5 of Spring Creek Business Park Rep.

Area C: East Arapaho Road

A section of East Arapaho Road right-of-way, bounded on the east by the center line of North Plano Road and on the west by the eastern right-of-way line of North Bowser Road (an existing TIF boundary).

## Exhibit B Reinvestment Zone Boundaries



**EXHIBIT C**

**Project Plan and Financing Plan  
for  
Reinvestment Zone Number One,  
City of Richardson, Texas**

**ORDINANCE NO. 4101**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, APPROVING A FINAL PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF RICHARDSON, TEXAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council previously adopted an Ordinance designating Tax Increment Financing Reinvestment Zone Number Three, City of Richardson, Texas (“Zone No. Three”), to promote the development or redevelopment of the area, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the “Act”); and

**WHEREAS**, in compliance with the Act, the City previously approved a Preliminary Project and Financing Plan for Zone No. Three; and

**WHEREAS**, in compliance with the Act the Board of Directors has reviewed and recommends the City Council approve the Final Project and Financing Plan for Zone No. Three attached hereto; and

**WHEREAS**, the City Council, after conducting a public hearing and providing notice thereof in accordance with law, and having reviewed and given proper consideration, desires to approve the Final Project and Financing Plan for Zone No. Three; **NOW, THEREFORE**,

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

**SECTION 1.** That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

**SECTION 2.** That the Final Project and Financing Plan for Tax Increment Financing Reinvestment Zone Number Three, City of Richardson, Texas, attached hereto is hereby approved.

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

**SECTION 4.** That if any section, paragraph, clause or provision of this ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this ordinance.

**SECTION 5.** This ordinance shall take effect upon its passage as the law and charter in such cases provide.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 9<sup>th</sup> day of February, 2015.

APPROVED:

\_\_\_\_\_  
MAYOR

CORRECTLY ENROLLED:

\_\_\_\_\_  
CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY  
(PGS:1-27-15:TM 69974)

**RESOLUTION NO. 15-08**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY AN ECONOMIC DEVELOPMENT AGREEMENT FOR EASTSIDE PHASE 2 FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF RICHARDSON, WITH AGF GREENVILLE II LTD., A TEXAS LIMITED PARTNERSHIP, ITS RELATED ENTITIES, SUCCESSORS, AND ASSIGNS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Directors of Tax Increment Financing Reinvestment Zone Number One, City of Richardson, has recommended that the City Manager should be authorized to negotiate and execute on behalf of the City an Economic Development Agreement for Eastside Phase 2 for Tax Increment Financing Reinvestment Zone Number One, City of Richardson, Texas, with AGF Greenville II Ltd., a Texas limited partnership, its related entities, successors, and assigns; and

**WHEREAS**, upon full review and consideration of all matters related thereto, the City Council is of the opinion and finds that the City Manager should be authorized to negotiate and execute on behalf of the City an Economic Development Agreement for Eastside Phase 2 for Tax Increment Financing Reinvestment Zone Number One, City of Richardson, Texas, with AGF Greenville II Ltd., a Texas limited partnership, its related entities, successors, and assigns.

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

**SECTION 1.** That the City Manager is hereby authorized to negotiate and execute on behalf of the City an Economic Development Agreement for Eastside Phase 2 for Tax Increment Financing Zone Number One, City of Richardson, with AGF Greenville II Ltd., a Texas limited partnership, its related entities, successors, and assigns, and to execute any amendments or instruments related thereto.

**SECTION 2.** That this Resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson,  
Texas, on this the 9<sup>th</sup> day of February, 2015.

CITY OF RICHARDSON, TEXAS

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MAYOR

ATTEST:

---

CITY SECRETARY

APPROVED AS TO FORM:

---

PETER G. SMITH, CITY ATTORNEY  
(PGS/KBL:1-30-15:TM 70011)

**RESOLUTION NO. 15-09**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY AN INFRASTRUCTURE REIMBURSEMENT AND ECONOMIC DEVELOPMENT AGREEMENT FOR SUB AREA NO. 1 OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF RICHARDSON, WITH BC STATION PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP, AND BCP TIF LLC, A TEXAS LIMITED LIABILITY COMPANY, THEIR RELATED ENTITIES, SUCCESSORS, AND ASSIGNS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Directors of Tax Increment Financing Reinvestment Zone Number Three, City of Richardson, has recommended that the City Manager should be authorized to negotiate and execute on behalf of the City an Infrastructure Reimbursement and Economic Development Agreement (“the Agreement”) for Sub Area No. 1 of Tax Increment Financing Reinvestment Zone Number Three, City of Richardson, Texas, with BC Station Partners, LP, a Texas limited partnership, and BCP TIF LLC, a Texas Limited Liability Company, their related entities, successors, and assigns; and

**WHEREAS**, upon full review and consideration of all matters related thereto, the City Council is of the opinion and finds that the City Manager should be authorized to negotiate and execute the Agreement on behalf of the City.

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

**SECTION 1.** That the City Manager is hereby authorized to negotiate and execute on behalf of the City an Infrastructure Reimbursement and Economic Development Agreement for Tax Increment Financing Zone Number Three, City of Richardson (Sub Area No. 1) with BC Station Partners, LP, a Texas limited partnership, and BCP TIF LLC, a Texas limited liability company, their related entities, successors, and assigns, and to execute any amendments or instruments related thereto.

**SECTION 2.** That this Resolution shall become effective immediately from and after its passage.

**DULY RESOLVED AND ADOPTED** by the City Council of the City of Richardson,  
Texas, on this the 9<sup>th</sup> day of February, 2015.

CITY OF RICHARDSON, TEXAS

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MAYOR

ATTEST:

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CITY SECRETARY

APPROVED AS TO FORM:

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PETER G. SMITH, CITY ATTORNEY  
(PGS/KBL:1-30-15:TM 70012)

**ORDINANCE NO. 4102**

**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 WITH CONDITIONS FOR A CARWASH ON A 0.69-ACRE TRACT ZONED LR-M(2) LOCAL RETAIL, LOCATED AT THE SOUTHEAST CORNER OF PLANO ROAD AND 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 14-41).**

**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 5<sup>th</sup> day of June, 1956, as heretofore amended, so as to grant a change in zoning to grant a special permit with conditions for a carwash on a 0.69-acre tract of land zoned LR-M(2) Local Retail located at the southeast corner of Plano Road and 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 carwash is hereby conditionally granted subject to the following special conditions:

1. A carwash 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 carwash shall be constructed in substantial conformance with Exhibit “B” and building elevations attached as Exhibit “C”. The landscape plan shown on Exhibit “B” is shown for illustrative purposes only and the placement and type of landscaping shall be approved at the time of development plan approval.
3. The dumpster and associated screening wall shall be allowed at the northeast corner of the property as shown on Exhibit “B”. Landscaping shall be provided on the north, south and east sides of the screening wall.
4. Canopy and ornamental trees shall not be required within landscape islands interior to the site.
5. A minimum of four (4) parking spaces shall be provided.
6. The Special Permit for a carwash shall be limited to Carmel Car Wash. No other person, company, business or legal entity may operate a carwash on the property other than Carmel Car Wash. The special permit automatically terminates upon the change in ownership or operator, or change in the business name, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
7. Internal directional signage addressing vehicle movement throughout the facility shall be required.

**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 9<sup>th</sup> day of February, 2015.

**APPROVED:**

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**MAYOR**

**APPROVED AS TO FORM:**

**CORRECTLY ENROLLED:**

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**CITY ATTORNEY**  
(PGS:2-4-14:TM 70061)

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**CITY SECRETARY**

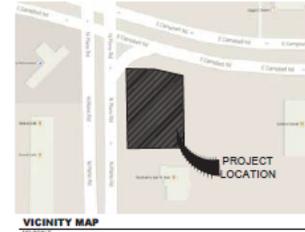
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZF 14-41**

BEING a 0.69-acre tract of land situated in the A.M. Leake Survey, Abstract No. 793, Dallas County, Texas; said tract being all of Lot 1, Block 1, Arapaho East Retail, an addition to the City of Richardson, Texas according to the plat recorded in Volume 83140, Page 2933 of the Map Records of Dallas County, Texas.

# CARMEL CAR WASH

1400 E. CAMPBELL ROAD  
RICHARDSON, TEXAS 75081

## ZONING EXHIBIT

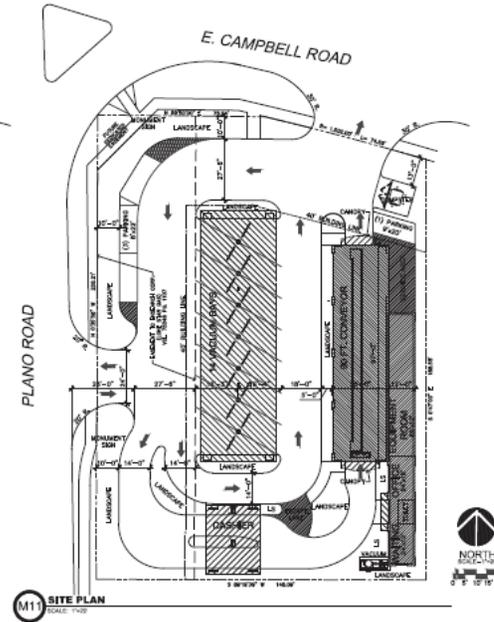
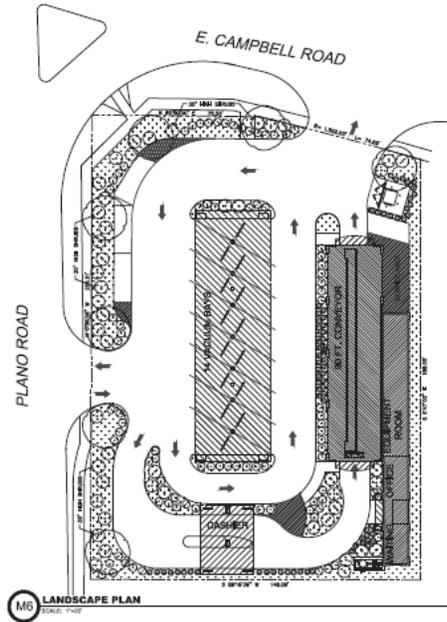


**AP  
D  
G**  
A PLUS DESIGN  
GROUP  
ARCHITECTURE  
INTERIORS  
CONSTRUCTION  
972-724-4444  
972-691-7731 FAX  
APDGLUS

### PROJECT SUMMARY

EXISTING ZONING LR-M (2)  
PROPOSED ZONING SPECIAL PERMIT FOR CAR WASH  
SETBACKS EXISTING 40' BUILDING LINE  
BUILDING/PARKING SUMMARY  
LOT AREA 2.66 ACRES / 28,620 S.F.  
TUNNEL AREA 2,412 sq. ft.  
EQUIPMENT AREA 780 sq. ft.  
OFFICE/WAITING AREA 580 sq. ft.  
TOTAL BUILDING AREA 3,772 sq. ft.  
PARKING PROVIDED 4 SPACES  
LANDSCAPE AREA 6,200 F.T. = 21%  
BUILDING HEIGHT 22'  
BUILDING AREA RATIO .13

OWNER INFORMATION  
CONTACT: JOHN BRODERSEN  
COMPANY: CARMEL CAR WASH  
ADDRESS: 6140 MOCKINGBIRD  
DALLAS, TX 75214  
PHONE: 214-532-2617  
EMAIL: johnbrodersen@abcglobal.net



**CARMEL CAR WASH**  
1400 E. CAMPBELL ROAD  
RICHARDSON, TEXAS 75081  
ZONING EXHIBIT - ZF14-41 CS

NO.	DATE	NOTES

Drawn by: M.L.  
Checked by: F.C.  
Printed on: 12-10-2014  
Date: 12-10-2014

ZONING EXHIBIT  
ZF14-41 CS



**A1.1**

Exhibit B - Part of Ordinance



**ORDINANCE NO. 4103**

**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 WITH CONDITIONS FOR A TEMPORARY OPEN AIR MARKET ON A 7.3-ACRE TRACT ZONED LR-M(2) LOCAL RETAIL, LOCATED WEST OF NANTUCKET DRIVE, ON THE SOUTH SIDE OF W. 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 14-42).**

**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 5<sup>th</sup> day of June, 1956, as heretofore amended, so as to grant a change in zoning to grant a special permit with conditions for a temporary open air market on a 7.3-acre tract of land zoned LR-M(2) Local Retail located west of Nantucket Drive, on the south side of W. 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 temporary open air market is hereby conditionally granted subject to the following special conditions:

1. A temporary open air market shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof. Food concessions, including food trucks are allowed within the area shown on the concept plan in conjunction with the temporary open air market, provided such vendors have obtained

and continue to maintain the applicable licenses, permits and approvals from all applicable governmental agencies.

2. The temporary open air market shall be allowed to operate only on Saturdays from 9:00 a.m. to 3:00 p.m. The temporary open air market shall be further prohibited from operating on any Saturday during which principal building located on the property is open and/or holding an event.
3. The maximum number of vendors allowed to operate shall be eighty-six (86) during the permitted hours of operation, of which, no less than forty (40%) percent of the total number of vendors shall be comprised of temporary open air market food vendors.
4. The location of vendor spaces, concession areas, and food trucks shall be limited as shown on Exhibit "B".
5. During the operation of the temporary open air market, barricades shall be placed as shown on Exhibit "B" for traffic control.
6. The Special Permit is conditionally granted for a temporary open air market and is limited to Vincent Hirth. No other person, company, business or legal entity may operate a temporary open air market on the property other than Vincent Hirth. The special permit automatically terminates upon the change in ownership or operator, or change in the business name, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

**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 9<sup>th</sup> day of February, 2015.

**APPROVED:**

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**MAYOR**

**APPROVED AS TO FORM:**

**CORRECTLY ENROLLED:**

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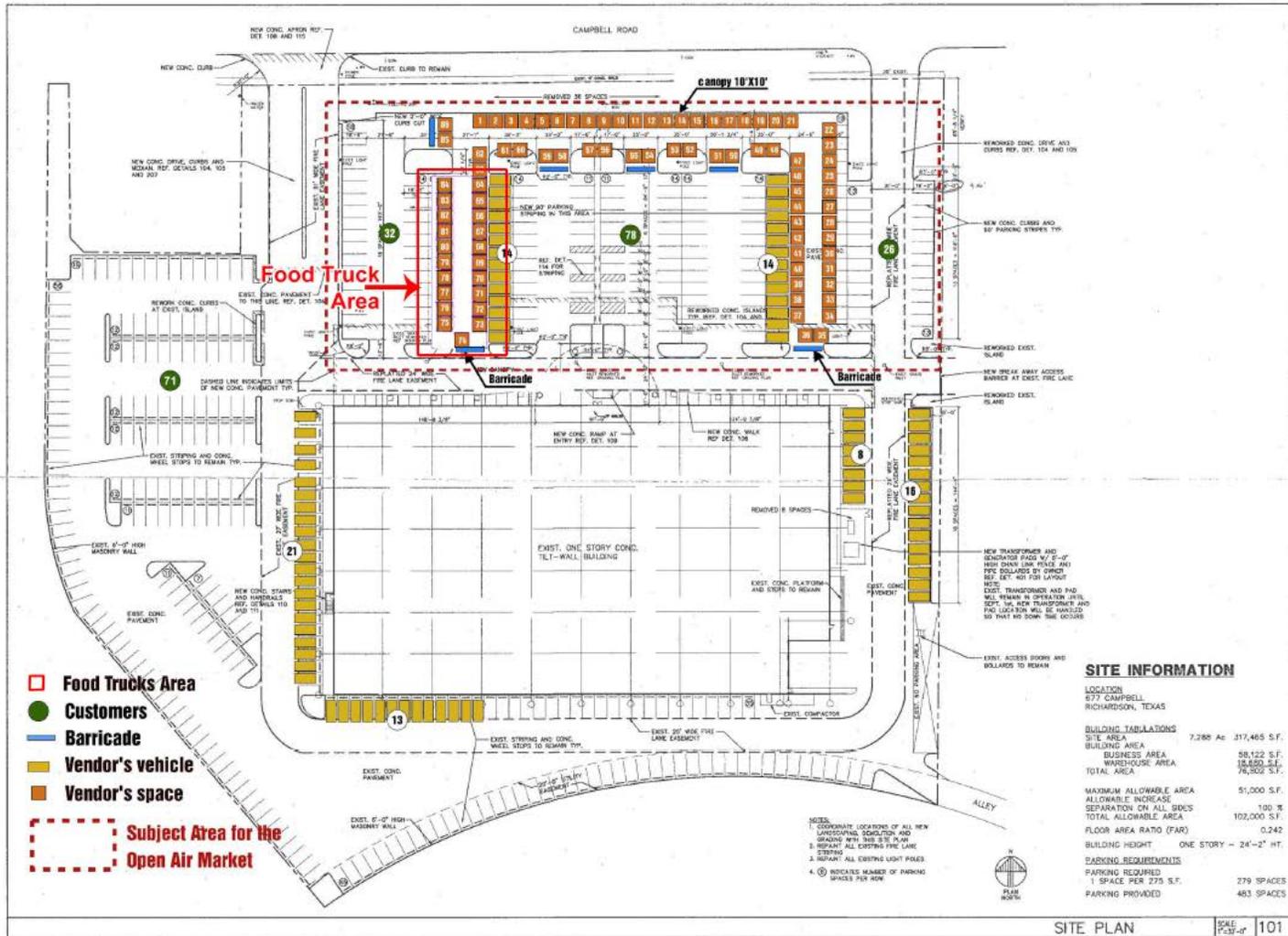
**CITY ATTORNEY**  
(PGS:2-4-15:TM 70074)

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**CITY SECRETARY**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZF 14-42**

BEING a 7.3-acre tract of land situated in the John Edmonds Survey, Abstract No. 429, Dallas County, Texas; said tract being all of Lot 1, Block A, Sterling Jewelry Addition, an addition to the City of Richardson, Texas according to the plat recorded in Volume 94193, Page 3163 of the Map Records of Dallas County, Texas.



- Food Trucks Area
- Customers
- Barricade
- Vendor's vehicle
- Vendor's space

   Subject Area for the Open Air Market

**SITE INFORMATION**

<b>LOCATION</b>	
877 CAMPBELL RICHARDSON, TEXAS	
<b>BUILDING TABULATIONS</b>	
SITE AREA	7.288 Ac 317,465 S.F.
BUILDING AREA	18,650 S.F.
BUSINESS AREA	58,122 S.F.
WAREHOUSE AREA	18,650 S.F.
TOTAL AREA	76,802 S.F.
MAXIMUM ALLOWABLE AREA	
ALLOWABLE INCREASE	100 %
TOTAL ALLOWABLE AREA	102,000 S.F.
FLOOR AREA RATIO (FAR)	0.242
<b>PARKING REQUIREMENTS</b>	
BUILDING HEIGHT	ONE STORY - 24'-2" HT.
PARKING REQUIRED	1 SPACE PER 275 S.F.
PARKING PROVIDED	279 SPACES
	483 SPACES

- NOTES:**
1. COORDINATE LOCATIONS OF ALL NEW LANDSCAPING, SIGNAGE AND SHADING WITH THIS SITE PLAN.
  2. REPAIR ALL EXISTING FIRE LAKE STRIPS.
  3. REPAIR ALL EXISTING LIGHT POLES.
  4. (C) INDICATES NUMBER OF PARKING SPACES PER ROW.

**JCPenney**  
CONSTRUCTION SERVICES  
P.O. BOX 883877  
DALLAS, TEXAS 75288-8877

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**JCPenney**  
TRAVEL IMPROVEMENTS  
RENOVATIONS AND ALTERATIONS  
877 CAMPBELL ROAD  
RICHARDSON, TEXAS

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**U.S. Openair Association Inc.**  
Construction & Planning  
10701 Apollo Road  
Dallas, TX 75248  
(214) 252-0274

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REV	DATE
EDM	6-12-04
CP/KMS	10-10-07

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DATE	ISSUED / REVISION
03-23-04	SITE CLASSIFICATION APPROVAL
04-14-04	FOR REVIEW FOR CITY OF RICHARDSON
04-22-04	FOR REVIEW FOR CITY OF RICHARDSON

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SITE PLAN

A-1

Exhibit B - Part of Ordinance

**ORDINANCE NO. 4104**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, ADOPTING SUPPLEMENT NO. 23 TO THE CODE OF ORDINANCES, ADOPTED OCTOBER 16, 1992; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE, EXCEPT WHERE A DIFFERENT PENALTY HAS BEEN ESTABLISHED BY STATE LAW FOR SUCH OFFENSE, IN WHICH CASE THE PENALTY SHALL BE THAT FIXED BY STATE LAW, AND FOR ANY OFFENSE WHICH IS A VIOLATION OF ANY PROVISION THAT GOVERNS FIRE SAFETY, ZONING, PUBLIC HEALTH AND SANITATION OR DUMPING REFUSE, THE PENALTY SHALL BE A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Richardson, Texas, adopted a new Code of Ordinances for the City of Richardson by Ordinance No. 2912-A on October 16, 1992; and

**WHEREAS**, the City Council has enacted additional ordinances amending the Code of Ordinances; and

**WHEREAS**, it is necessary to supplement the Code of Ordinances to include those amendments within the body of the Code; NOW, THEREFORE,

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

**SECTION 1.** That Supplement No. 23 to the Code of Ordinances of the City of Richardson, heretofore enacted by Ordinance No. 2912-A be, and the same, is hereby adopted and shall hereafter constitute a Supplement to the Code of Ordinances.

**SECTION 2.** That said Code as supplemented shall be admitted in evidence without further proof, and the City Secretary shall record this Supplement adopted as amendments to said Code in the ordinance records of the City, and thereafter such Code, as amended and supplemented, shall serve as a record of the ordinances so codified, and it shall not be necessary in establishing the content of any particular ordinance so codified to go beyond said record.

**SECTION 3.** It is the intention of the City Council to make this Supplement and the amendments incorporated within it as part of the Code of Ordinances when printed or reprinted in

page form, distributed to and incorporated within the original Code of Ordinance books distributed by the City Secretary. A copy of such Code as supplemented hereby shall be available for all persons desiring to examine the same in the office of the City Secretary during regular business hours. Ordinances passed subsequent to the enactment of this Supplement shall be added to the body of the Code of Ordinances and incorporated within it by reference so that reference to the Code of Ordinances of the City of Richardson shall be understood and intended to include such additions and amendments.

**SECTION 4.** Whenever in the Code of Ordinances an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in such Code the doing of any act is required or the failure to do any act is declared to be unlawful, the violation of such provision of the Code by any person, firm or corporation shall be deemed to be a misdemeanor and, upon conviction in the Municipal Court of the City of Richardson, such person, firm or corporation shall be punished by a penalty of fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense, except where a different penalty has been established by state law for such offense, in which case the penalty shall be that fixed by state law, and for any offense which is a violation of any provision that governs fire safety, zoning, public health and sanitation or dumping refuse, the penalty shall be a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

**SECTION 5.** This ordinance shall take effect immediately after its passage as the law and charter in such cases provide.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 9<sup>th</sup> day of  
February, 2015.

APPROVED:

\_\_\_\_\_  
MAYOR

CORRECTLY ENROLLED:

\_\_\_\_\_  
CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



# MEMO

**DATE:** February 3, 2015  
**TO:** Kent Pfeil – Director of Finance  
**FROM:** Pam Kirkland – Purchasing Manager *Pam*  
**SUBJECT:** Award of Bid #42-15 for a cooperative annual requirements contract for Hot Mix Asphaltic Concrete Pavement Custom City Mix to APAC Texas, Inc. through the City of Garland Bid #5009-15 pursuant to unit prices of \$60/ton

**Proposed Date of Award: February 9, 2015**

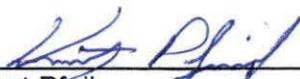
I concur with the recommendation of Heather Cerda – Street Superintendent, and request permission to issue an annual requirements contract for hot mix asphaltic concrete pavement custom city mix to APAC Texas, Inc. pursuant to unit price of \$60/ton.

The City of Garland competitively bid an annual requirements contract for the above referenced product on Bid #5009-15 and was awarded by the Garland City Council on January 20, 2015. The initial contract period is for one year with options to renew for two (2) additional one year periods. The bid was structured to provide various types of asphalt based on unit prices per ton. We specifically want to utilize the pricing for the hot mix asphaltic concrete pavement custom city mix (Item 2) of their bid, which will be picked up by City trucks at the vendor's location. APAC Texas, Inc. has agreed to extend the City of Garland's prices to the City of Richardson.

The award of this contract allows the city to purchase the hot mix asphalt as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for or use a minimum or maximum amount of asphalt, payment will be rendered pursuant to the unit prices bid.

The City of Richardson and the City of Garland have an existing interlocal agreement for cooperative purchasing, which grants us the authority to cooperatively purchase goods and services as provided by Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This interlocal agreement renews annually unless terminated with thirty days written notice.

Concur:

  
\_\_\_\_\_  
Kent Pfeil

Attachments

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



# MEMO

**TO:** Pam Kirkland, Purchasing Manager

**FROM:** Heather Cerda, Streets Superintendent 

**DATE:** January 23, 2015

**SUBJECT:** Asphalt Contract

The Public Services Department, Street Division, would like to utilize our interlocal agreement with the City of Garland and piggyback onto their annual contract with APAC Texas Inc. We will be utilizing APAC's "Hot asphaltic concrete pavement – City Mix". We have an amount of \$50,000 in our asphalt account to finish the current budget year. This contract was bid by the City of Garland under bid No. 5009-15. Please advise if you have any questions or need additional information.

cc: Bill Martin, Assistant Purchasing Manager  
Darryl Fourte, Director Public Services

Ship and Bill To:



# GARLAND

BLANKET ORDER  
BL 05894

Street Dept. 972-205-3554

1775 Gasoline Alley  
Garland, Texas 75040

This PO number must appear on all documentation. Invoices not referencing this PO number will be returned.

Line	Commodity / Item	Description	Qty	Ut	Unit Price	Total
		<p>TERM CONTRACT FOR ASPHALT ROAD MATERIALS (HOT AND COLD ASPHALT) - INITIAL</p> <p>EXPIRES: JANUARY 31, 2016</p> <p>THIS ORDER IS AWARDED FROM REQUISITION #33857 AND BID # 5009-15. IN ACCORDANCE WITH ALL SPECIFICATIONS, TERMS AND CONDITIONS, DRAWINGS AND OTHER DOCUMENTS INCLUDED IN THE BID AND RESPONSE TO THIS BID AS ACCEPTED BY THE CITY OF GARLAND.</p> <p>THIS TERM ORDER IS ISSUED TO CONFIRM THE ITEM(S) UPON WHICH YOU WERE THE SUCCESSFUL BIDDER IN CONNECTION WITH OUR TERM CONTRACT BID. THIS IS A VERIFICATION ONLY, AND DOES NOT CONSTITUTE AN ORDER FOR ANY ITEM OR A REQUEST OR AUTHORIZATION TO PRODUCE, SHIP OR DELIVERY ANY OF THE IDENTIFIED ITEMS. SEPARATE RELEASES WILL BE ISSUED BY THE USING DEPARTMENT, IDENTIFYING ITEMS AND QUANTITIES DESIRED IF AND AS THEY ARE NEEDED.</p> <p>AS STATED IN THE BID, THE QUANTITIES SHOWN REFLECT THE CITY'S ESTIMATED ANNUAL REQUIREMENT</p>				

Signed: *Teresa Smith*

TERMS & CONDITIONS of the City of Garland are incorporated in this order. See online document at: [WWW.GARLANDPURCHASING.COM](http://WWW.GARLANDPURCHASING.COM)

Total:

Continued

Vendor: 00228 Vendor Ph#: (214) 741-3531

To: APAC TEXAS INC  
STEPHEN ROBERTSON  
P O BOX 224048  
DALLAS TX 75222-4048

PO Date: 01/22/15

Buyer: TERESA SMITH 972-205-2421

Bid #:

Delivery Promised:

Delivery Required:

F.O.B.:

Terms: DESTINATION  
Net 30



# GARLAND

BLANKET ORDER  
BL 05894

Line	Commodity / Item	Description	Qty	Ut	Unit Price	Total
		<p>FOR PARTICULAR ITEMS. AS THE BID INDICATES, THE CITY MAY CHOOSE TO PURCHASE MORE, LESS OR NONE OF ANY LISTED ITEM, DEPENDING ON IT'S NEEDS. THE CITY IS UNDER NO OBLIGATION TO PURCHASE A MINIMUM AMOUNT OF ANY ITEM AWARDED.</p> <p>THIS CONTRACT SHALL TERMINATE IN ACCORDANCE WITH THE DATE SPECIFIED.</p> <p>DISCLOSURE OF BUSINESS RELATIONSHIPS/AFFILIATIONS, CONFLICT OF INTEREST QUESTIONNAIRE. VENDOR REPRESENTS THAT IT IS IN COMPLIANCE WITH THE APPLICABLE FILING AND DISCLOSURE REQUIREMENTS OF CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE. THE STATUTE AND CIQ FORM MAY BE FOUND ON THE PURCHASING WEBSITE. WWW.GARLANDPURCHASING.COM</p> <p>SUPPLIER SHOULD FAMILIARIZE THEMSELVES WITH THE CITY OF GARLAND'S FRAUD POLICY LOCATED AT WWW.GARLANDTX.GOV, CITY HALL/INTERNAL AUDIT/FRAUD POLICY. SUPPLIER'S HAVE A RESPONSIBILITY TO REPORT SUSPECTED FRAUDULENT ACTIVITIES TO THE CITY'S HOT LINE AT 972-205-2739</p> <p>PRICING AS FOLLOWS:</p> <p>HIGH PERFORMANCE COLD MIX, RAPID ROAD REPAIR R3 OREQUAL: \$98.00/TON - SUNNYVALE PLANT</p> <p>HOT MIX ASPHALTIC CONCRETE PAVEMENT (CUSTOM MIX DESIGN BY VENDOR) - \$60.00/TON - FRISCO PLANT</p> <p>HOT MIX ASPHALTIC CONCRETE PAVEMENT TXDOT ITEM 340, TYPE B - \$54.00/TON - SUNNYVALE PLANT</p> <p>HOT MIX ASPHALTIC CONCRETE PAVEMENT TXDOT ITEM 340TYPE D - \$56.00/TON - SUNNYVALE PLANT</p>				

Total:

Continued



# GARLAND

BLANKET ORDER  
BL 05894

Line	Commodity / Item	Description	Qty	Ut	Unit Price	Total
1		<p>DELIVERY BY VENDOR TO VARIOUS PROJECT SITES - \$65.00/TON</p> <p>CERTIFICATES OF INSURANCE AND SIGNED INDEMNIFICATION FORMS MUST BE APPROVED BY THE CITY OF GARLAND RISK MANAGEMENT DEPT. PRIOR TO BEGINNING WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT COVERAGE REMAINS IN EFFECT DURING THE ENTIRE PERIOD OF THE CONTRACT</p> <p>APPROVED AT THE JANUARY 20, 2015 COUNCIL MEETING.</p> <p>THIS CONTRACT IS VALID FOR ONE YEAR WITH TWO (2) OPTIONAL RENEWALS.</p> <p>ASPHALTIC CONCRETE, HOT LAY ASPHALTIC CONCRETE, VARIOUS MIXES; HIGH PERFORMANCE, TYPE B, TYPE D, AND CITY PATCH</p>	1745880.000	EA	\$1.00000	\$1745880.00
					Total:	\$1745880.00



# MEMO

**DATE:** February 3, 2015

**TO:** Kent Pfeil – Director of Finance

**FROM:** Pam Kirkland – Purchasing Manager 

**SUBJECT:** Award of Bid #44-15 for the co-op purchase of two (2) John Deere Utility Vehicles and one (1) sprayer attachment for the Sherrill Park Golf Course to John Deere & Company in the amount of \$64,606.04 through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #447-14

**Proposed Date of Award: February 9, 2015**

I concur with the recommendation of Steve Greenhaw – Sherrill Park Maintenance Superintendent, to issue a purchase order for the above referenced utility vehicles and a sprayer attachment to John Deere & Company as outlined in the attached quotation for a total expenditure of \$64,606.04.

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

Funding is available in account 233-3710-581-7401, Project GF1401.

Concur:

  
\_\_\_\_\_  
Kent Pfeil

## ATTACHMENTS

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

To: Pam Kirkland, Purchasing Manager  
From: Steve Greenhaw, Golf Superintendent  
Date: January 9, 2015  
RE: Equipment Recommendation for Golf Department

It is my recommendation to purchase 2 John Deere Utility Vehicles and a John Deere Sprayer from Austin Turn and Tractor. The prices quoted for this equipment came from Buyboard contract #447-14. The funding for this equipment will be purchased via line item #233-3710-581-7401, Project GF1401.

A handwritten signature in black ink, appearing to read "Steve Greenhaw". The signature is written in a cursive, flowing style.

Steve Greenhaw



**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**  
 Deere & Company  
 2000 John Deere Run  
 Cary, NC 27513  
 FED ID: 36-2382580;  
 DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**  
 Austin Turf & Tractor  
 2098 Valley View Lane  
 Farmers Branch, TX 75234  
 214-630-3300  
 CLAY@AUSTINTURF.COM

**Quote Summary**

**Prepared For:**  
 Sherrill Park Golf Course  
 2001 E Lookout Dr  
 Richardson, TX 75082  
 Business: 972-234-1054

**Delivering Dealer:**  
**Austin Turf & Tractor**  
 Jon Manning  
 2098 Valley View Lane  
 Farmers Branch, TX 75234  
 Phone: 214-630-3300

**Quote ID:** 10868480  
**Created On:** 28 January 2015  
**Last Modified On:** 28 January 2015  
**Expiration Date:** 27 February 2015

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE MY15 ProGator 2030A (Diesel) <b>Contract:</b> TASB_447-14 <b>Price Effective Date:</b> November 17, 2014	\$ 23,532.80 X	1 =	\$ 23,532.80
JOHN DEERE MY15 ProGator 2030A (Diesel) <b>Contract:</b> TASB_447-14 <b>Price Effective Date:</b> November 17, 2014	\$ 25,110.89 X	1 =	\$ 25,110.89
JOHN DEERE HD300 SelectSpray (For ProGators 2020A, 2020 and 2030A, 2030) <b>Contract:</b> TASB_447-14 <b>Price Effective Date:</b> November 17, 2014	\$ 15,962.35 X	1 =	\$ 15,962.35
<b>Equipment Total</b>			<b>\$ 64,606.04</b>

\* Includes Fees and Non-contract items

<b>Quote Summary</b>	
Equipment Total	\$ 64,606.04
Trade In	
SubTotal	<b>\$ 64,606.04</b>
Total	\$ 64,606.04
Down Payment	(0.00)
Rental Applied	(0.00)
<b>Balance Due</b>	<b>\$ 64,606.04</b>

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_



# Selling Equipment



Quote Id: 10868480      Customer Name: SHERRILL PARK GOLF COURSE

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580;  
DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Austin Turf & Tractor  
2098 Valley View Lane  
Farmers Branch, TX 75234  
214-630-3300  
CLAY@AUSTINTURF.COM

## JOHN DEERE MY15 ProGator 2030A (Diesel)

Hours:

Stock Number:

Contract: TASB\_447-14

Price Effective Date: November 17, 2014

\* Price per item - includes Fees and Non-contract items

Code	Description	Qty
1414TC	MY15 ProGator 2030A (Diesel)	1
<b>Standard Options - Per Unit</b>		
001A	US/Canada	1
0443	US/Canada	1
1139	Standard Front Tires 23x10.5-12 (4 PR)	1
1162	Wide Rear Multi-Trac (2) Tires and (2) Wheels, 26 x 14-12 (4 PR)	1
1190	2WD Traction Unit	1
2200	Factory Installed Auxiliary Hydraulics	1
9774	Throttle/Governor Control Kit	1
9776	Cargo Box	1
<b>Other Charges</b>		
	Freight	1
	Customer Setup	1

## JOHN DEERE MY15 ProGator 2030A (Diesel)

Equipment Notes:

Hours:

Stock Number:

Contract: TASB\_447-14

Price Effective Date: November 17, 2014

\* Price per item - includes Fees and Non-contract items



# Selling Equipment



Quote Id: 10868480    Customer Name: SHERRILL PARK GOLF COURSE

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**  
Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580;  
DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**  
Austin Turf & Tractor  
2098 Valley View Lane  
Farmers Branch, TX 75234  
214-630-3300  
CLAY@AUSTINTURF.COM

Code	Description	Qty
1414TC	MY15 ProGator 2030A (Diesel)	1
<b>Standard Options - Per Unit</b>		
001A	US/Canada	1
0443	US/Canada	1
1139	Standard Front Tires 23x10.5-12 (4 PR)	1
1162	Wide Rear Multi-Trac (2) Tires and (2) Wheels, 26 x 14-12 (4 PR)	1
1190	2WD Traction Unit	1
2200	Factory Installed Auxiliary Hydraulics	1
9774	Throttle/Governor Control Kit	1
9778	Quick Connect Kit	1
<b>Dealer Attachments/Non-Contract/Open Market</b>		
BTC10091	4-Post ROPS Conversion Kit (Green)	1
BM20433	Heavy Duty Front Spring Kit	1
TCB10910	Heavy Duty Rear Spring Kit	1
BM19776	Work Light Kit	1
COOLTOP	Top and Fan kit	1
<b>Other Charges</b>		
	Freight	1
	Customer Setup	1

**JOHN DEERE HD300 SelectSpray(For ProGators 2020A, 2020 and 2030A,**  
**Equipment Notes:**  
**Hours:**  
**Stock Number:**  
**Contract:** TASB\_447-14  
**Price Effective Date:** November 17, 2014  
 \* Price per item - includes Fees and Non-contract items



# Selling Equipment



Quote Id: 10868480      Customer Name: SHERRILL PARK GOLF COURSE

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580;  
DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

Austin Turf & Tractor  
2098 Valley View Lane  
Farmers Branch, TX 75234  
214-630-3300  
CLAY@AUSTINTURF.COM

Code	Description	Qty
1154TC	HD300 SelectSpray (For ProGators 2020A, 2020 and 2030A, 2030)	1
<b>Standard Options - Per Unit</b>		
0202	US/Canada	1
1004	Stainless Steel Centrifugal Pump	1
2002	Automatic Rate Controller for Centrifugal or Diaphragm Pump	1
3001	Multi-Size Boom, 15 ft. and 21 ft. (4.6M and 6.4M) w/ Electro-Hydraulic Lift	1
9000	Extended Range Flat-Fan Style Nozzle Package	1
9030	Electric Foam Marker	1
9045	CleanLoad Chemical Eductor	1
9055	Electric Reel and 200 Ft. of 1/2 In. Hose, Less Spraygun	1
9060	Spraygun	1
<b>Other Charges</b>		
	Freight	1
	Customer Setup	1



# MEMO

**DATE:** February 4, 2015

**TO:** Kent Pfeil – Director of Finance

**FROM:** Pam Kirkland – Purchasing Manager

**SUBJECT:** Award of Bid #46-15 for cooperative annual requirements contracts for Hot Mix Asphaltic Concrete TXDOT Item 340/Type D to APAC Texas, Inc. (primary) and Austin Asphalt, LP (secondary) through the Dallas County Bid #2014-063-6445 pursuant to unit prices

**Proposed Date of Award: February 9, 2015**

I concur with the recommendation of Heather Cerda - Street Superintendent, and request permission to issue annual requirements contracts for hot mix asphaltic concrete, TXDOT Item 340/Type D to APAC Texas, Inc., as the primary contractor, and Austin Asphalt, LP, as the secondary contractor, pursuant to unit prices listed below.

Dallas County competitively bid an annual requirements contract for the above referenced products on Bid #2014-063-6445, which was awarded by their Commissioners Court on September 16, 2014. The initial contract is effective until October 1, 2014 with options to renew for up to two (2) additional one-year periods. The bid was structured to provide various types of asphalt based on unit prices per ton. We specifically want to utilize the pricing for the hot mix asphaltic concrete pavement, TXDOT Item 340, Type D to be picked up by City trucks at the vendor's location(s). Dallas County awarded the hot mix to both APAC Texas, Inc. and Austin Asphalt, LP. We are requesting to award to both vendors on the hot mix because often times one contractor (or one location) cannot supply the product when needed and a secondary contract is necessary. Listed below are the unit prices, per vendor, per location.

The award of this contract allows the city to contract for asphalt as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for or use a minimum or maximum amount of asphalt, payment will be rendered pursuant to the unit prices bid.

The City of Richardson and Dallas County have an existing interlocal agreement for cooperative purchasing, which grants us the authority to cooperatively purchase goods and services as provided by Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement renews annually unless terminated with thirty days written notice.

TXDOT Item 340, Type B Hot Mix (loaded on City trucks) Item 22	APAC Texas, Inc.	Austin Asphalt, LP
4625 Leston Avenue 4601 Scyene Road	\$46.21/ton \$50.27/ton	
11143 Goodnight Lane 7580 South Central		\$49.75/ton \$51.00/ton

Concur:

  
\_\_\_\_\_  
Kent Pfeil

Attachments

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



# MEMO

**TO:** Pam Kirkland, Purchasing Manager  
**FROM:** Heather Cerda, Streets Superintendent   
**DATE:** February 4, 2015  
**SUBJECT:** Dallas County Asphalt Contract

The Public Services Department, Street Division, would like to utilize our interlocal agreement with Dallas County and piggyback onto their annual contract with APAC, Inc as a primary and Austin Asphalt LP as a secondary. We will be utilizing the "Hot mix asphaltic concrete pavement TxDot item 340, Type D". We have an amount of \$50,000 in our asphalt account to finish the current budget year. This contract was bid by Dallas County under bid No. 2014-063-6445, Please advise if you have any questions or need additional information.

cc: Bill Martin, Assistant Purchasing Manager  
Darryl Fourte, Director Public Services

**COURT ORDER  
2014-1244**



Bid No. 2014-063-6445 Annual Contract for Road and Bridge Materials and Related Supplies

On a motion made by Commissioner Mike Cantrell, District 2, and seconded by Commissioner Dr. Theresa M. Daniel, District 1, the following order was passed and adopted by the Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: N/A

FUNDING SOURCE: N/A

Be it resolved and ordered that the Dallas County Commissioners Court does hereby authorize the award of Bid No. 2014-063-6445 Annual Contract for Road and Bridge Materials and Related Supplies in the estimated amount of \$5,561,000.00 (Five Million Five Hundred Sixty One Thousand Dollars and No Cents) to APAC-Texas, Inc., Austin Asphalt, LP, Heartland Asphalt Materials, Inc., Martin Marietta Materials, Right Point Co., and Western Emulsion for the period October 1, 2014 through September 30, 2015.

Done in open court September 16, 2014, by the following vote:

IN FAVOR: Honorable Clay Lewis Jenkins, County Judge  
Commissioner Dr. Theresa M. Daniel, District 1  
Commissioner Mike Cantrell, District 2  
Commissioner John Wiley Price, District 3  
Commissioner Dr. Elba Garcia, District 4

OPPOSED: None

ABSTAINED: None

ABSENT: None

Recommended by: Gloria McCulloch  
Originating Department: Purchasing

**Bid No. 2014-063-6445**

**Annual Contract for Road and Bridge Materials and Related Supplies**

APAC-Texas, Inc. P.O. Box 224028 Dallas, TX 75222	Austin Asphalt, LP 6330 Commerce Dr., #150 Irving, TX 75063	Heartland Asphalt Materials, Inc. 860 Airport Frwy. #400 Hurst, TX 76054	Martin Marietta Materials 1805 L Don Dobson Dr. Bedford, TX 76021	Right Point Co. P.O. Box 467 DeKalb, IL 60115	Western Emulsion 4648 Western Way Temple, TX 76504
Subset 2	*Subset 2	Subset 2	Subset 2	Subset 2	Subset 2
Items 13 thru 22	*Item 22	Items 29 and 30	Items 9, 37 and 38	Item 34	Items 24, 25, 26 32 and 33
\$4,465,690.00	\$3,022,500.00	\$34,340.00	\$694,750.00	\$43,700.00	\$322,520.00

**Notes:** Subset 1 – items 1, 2, 3, 4 and 7 AND Subset 2 – items 1, 2, 3, 4, 7, 27, 28, 31 and 35 are being deleted from award consideration.

**Justification** – no bids received.

Subset 2 – item 39 is being rejected from award consideration at the request of Road and Bridge Districts 3 and 4 – the pickup location is over 100 miles outside of Dallas County boundaries.

\*Item 22 – Secondary Award







Tabulation Sheet
Annual Contract for Road and Bridge Materials
Bid # 2014-063-6445
Contract Period: October 1, 2014 thru September 30, 2015
Buyer: Charles Price (214) 653-6223 charles.price@dallascounty.org

PLANT LOCATION #1 (Price per plant Location)

STREET ADDRESS:  
 CITY/STATE/ZIPCODE:  
 TELEPHONE NO:  
 HOURS OF OPERATION:

PLANT LOCATION #2 (Price per plant Location)

STREET ADDRESS:  
 CITY/STATE/ZIPCODE:  
 TELEPHONE NO:  
 HOURS OF OPERATION:

PLANT LOCATION #3

STREET ADDRESS:  
 CITY/STATE/ZIPCODE:  
 TELEPHONE NO:  
 HOURS OF OPERATION:

18 hot mix asphaltic concrete pavement, txdot item 340, type d, installed or laid by contractor personnel, as per bid specifications  
 1,500 tons or more per job 2,500 tons

SPECIFY:

PLANT LOCATION #1 (Price per plant Location)

STREET ADDRESS:  
 CITY/STATE/ZIPCODE:  
 TELEPHONE NO:  
 HOURS OF OPERATION:

Apac-Texas-INC Stephen R. Koonce P.O. Box 224028 Dallas, TX 75222 Ph: 214.741.3531 FAX: 214.742.3540 <a href="mailto:stephen.koonce@apac.com">stephen.koonce@apac.com</a>
62.4 \$93,600.00
4525 Leston Ave Dallas, TX 75247 214.631.7682 7am-4pm
66.28 \$99,420.00
4601 E.Scylene Rd Mesquite, TX 75181 972.226.4074 7am-4pm
61.37 \$153,425.00
4525 Leston Ave Dallas, TX 75247 214.631.7682 7am-4pm





Tabulation Sheet
Annual Contract for Road and Bridge Materials
Bid # 2014-063-6445
Contract Period: October 1, 2014 thru September 30, 2015
Buyer: Charles Price (214) 653-6223 charles.price@dallascounty.org

Apac-Texas-INC  
Stephen R. Koonce  
P.O. Box 224028  
Dallas, TX 75222  
Ph: 214.741.3531  
FAX: 214.742.3540  
[stephen.koonce@apac.com](mailto:stephen.koonce@apac.com)

HOURS OF OPERATION:

21 hot mix asphaltic concrete pavement, txdot item 340, type b  
loaded on county trucks at vendor plant 2,000 tons

SPECIFY:

PLANT LOCATION #1 (Price per plant Location) 43.59 \$87,180.00

STREET ADDRESS:

4525 Leston Ave

CITY/STATE/ZIPCODE:

Dallas, TX 75247

TELEPHONE NO:

214.631.7682

HOURS OF OPERATION:

7am-4pm

PLANT LOCATION #2 (Price per plant Location) 47.16 \$94,320.00

STREET ADDRESS:

4601 E.Scylene Rd

CITY/STATE/ZIPCODE:

Mesquite, TX 75181

TELEPHONE NO:

972.226.4074

HOURS OF OPERATION:

7am-4pm

PLANT LOCATION #3

STREET ADDRESS:

CITY/STATE/ZIPCODE:

TELEPHONE NO:

HOURS OF OPERATION:

22 hot mix asphaltic concrete pavement, txdot item 340, type d  
loaded on county trucks at vendor plant 30,000 tons

Tabulation Sheet
Annual Contract for Road and Bridge Materials
Bid # 2014-063-6445
Contract Period: October 1, 2014 thru September 30, 2015
Buyer: Charles Price (214) 653-6223 charles.price@dallascounty.org

SPECIFY:

PLANT LOCATION #1 (Price per plant Location)

STREET ADDRESS:

CITY/STATE/ZIPCODE:

TELEPHONE NO:

HOURS OF OPERATION:

PLANT LOCATION #2 (Price per plant Location)

STREET ADDRESS:

CITY/STATE/ZIPCODE:

TELEPHONE NO:

HOURS OF OPERATION:

PLANT LOCATION #3

STREET ADDRESS:

CITY/STATE/ZIPCODE:

TELEPHONE NO:

HOURS OF OPERATION:

Apac-Texas-INC  
 Stephen R. Koonce  
 P.O. Box 224028  
 Dallas, TX 75222  
 Ph: 214.741.3531  
 FAX: 214.742.3540  
[stephen.koonce@apac.com](mailto:stephen.koonce@apac.com)

46.21 \$1,386,300.00

4525 Leston Ave

Dallas, TX 75247

214.631.7682

7am-4pm

50.27 \$1,508,100.00

4601 E.Scylene Rd

Mesquite, TX 75181

972.226.4074

7am-4pm

\$4,464,690.00

Synopsis
Annual Contract for Road and Bridge Materials
Bid # 2014-063-6445
Contract Period: October 1, 2014 thru September 30, 2015
Buyer: Charles Price (214) 653-6223 charles.price@dallascounty.org

Austin Asphalt LP  
Pat Tinsley  
6330 Commerce Dr. #150  
Irving, TX 75063  
PH 214.596.7300  
FAX: 214.596.7397  
[ptinsley@austin-ind.com](mailto:ptinsley@austin-ind.com)

**SECONDARY AWARD**

**Subset 2**

Item #	Description	Estimated Annual Quantity	Estimated Annual Quantity
22	hot mix asphaltic concrete pavement, txdot item 340, type d loaded on county trucks at vendor plant	30,000	tons
	SPECIFY:		
	PLANT LOCATION #1 (Price per plant Location)		\$49.75 1492500
	STREET ADDRESS:		11143 Goodnight Ln
	CITY/STATE/ZIPCODE:		Dallas, TX 75229
	TELEPHONE NO:		972.241.2781
	HOURS OF OPERATION:		7am-5pm M-F
	PLANT LOCATION #2 (Price per plant Location)		\$51.00 1530000
	STREET ADDRESS:		7580 S. Central Expwy
	CITY/STATE/ZIPCODE:		Dallas, TX 75216
	TELEPHONE NO:		214.681.1678
	HOURS OF OPERATION:		7am-4pm M-F
	PLANT LOCATION #3		
	STREET ADDRESS:		
	CITY/STATE/ZIPCODE:		
	TELEPHONE NO:		
	HOURS OF OPERATION:		
			\$ 3,022,500.00