

**RICHARDSON CITY COUNCIL
MONDAY, APRIL 13, 2015
WORK SESSION AT 6:00 PM; COUNCIL MEETING AT 7:00 PM
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

The Richardson City Council will conduct a Work Session at 6:00 p.m. on Monday, April 13, 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 THE CITYLINE DEVELOPMENT UPDATE

C. REVIEW AND DISCUSS THE WILDFLOWER! RICHARDSON'S ARTS AND MUSIC FESTIVAL ENTERTAINMENT LINEUP FOR 2015

D. REVIEW AND DISCUSS THE 2014-2015 SECOND QUARTER FINANCIAL REPORT

E. REPORT ON ITEMS OF COMMUNITY INTEREST

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

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. INVOCATION – BOB TOWNSEND

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

3. MINUTES OF THE MARCH 23, 2015 MEETING

4. VISITORS

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

PUBLIC HEARING ITEMS:

5. PUBLIC HEARING, ZONING FILE 15-04 AND CONSIDER ADOPTION OF ORDINANCE NO. 4110, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY AMENDING AND RESTATING ORDINANCE NO. 3882 TO MODIFY THE PLANNED DEVELOPMENT STANDARDS FOR A 9.71-ACRE TRACT LOCATED AT THE SOUTHEAST CORNER OF THE PRESIDENT GEORGE BUSH TURNPIKE AND WYNDHAM LANE AND TO ALLOW APARTMENTS AS AN ADDITIONAL USE ON A 2.8-ACRE LOT LOCATED ON THE NORTH SIDE OF INFOCOM DRIVE BETWEEN WYNDHAM LANE AND SHIRE BOULEVARD WITHIN THE SAME PLANNED DEVELOPMENT.

ACTION ITEMS:

6. RECEIVE THE APRIL 8, 2015 SIGN CONTROL BOARD MINUTES AND CONSIDER FINAL APPROVAL OF SCB CASE #15-05, MAVENIR.

7. CONSENT AGENDA:

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

A. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 4111, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM I-M(1) INDUSTRIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR I-M(1) INDUSTRIAL DISTRICT AND TO GRANT A SPECIAL PERMIT FOR A SMOKING ESTABLISHMENT ON AN 8.1-ACRE LOT LOCATED AT 1002 N. CENTRAL EXPRESSWAY, RICHARDSON, TEXAS.
2. ORDINANCE NO. 4112, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY REPEALING ORDINANCE 4057; SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN EVENT/COMMUNITY CENTER WITH SPECIAL CONDITIONS ON A 3.42-ACRE TRACT ZONED I-M(1) INDUSTRIAL, LOCATED AT 999 E. ARAPAHO ROAD, RICHARDSON, TEXAS.

B. CONSIDER RESOLUTION NO. 15-15, DESIGNATING THE PROPERTY DESCRIBED IN EXHIBIT "A" AS PART OF THE CITY PARK SYSTEM AND NAMING SUCH PARK AS "BUSH CENTRAL BARKWAY".

C. AUTHORIZE THE ADVERTISEMENT OF BID #57-15 – LARGE VALVE REPLACEMENT PROJECT AT YALE BLVD., APOLLO RD., AND E. RENNER RD. BIDS TO BE RECEIVED BY THURSDAY, APRIL 30, 2015 AT 2:00 P.M.

D. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #14-15 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO CARRUTHERS LANDSCAPE MANAGEMENT, INC., FOR LANDSCAPE MAINTENANCE SERVICES PURSUANT TO UNIT PRICES.
2. BID #45-15 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL CONTRACT WITH TEXAS INDUSTRIES FOR THE BLIND AND HANDICAPPED FOR JANITORIAL SERVICES AT THE PUBLIC LIBRARY, SERVICE CENTER, MUNICIPAL COURT, ANIMAL SHELTER, POLICE SUBSTATION AND SHERRILL PARK GOLF COURSE THROUGH THE STATE USE PROGRAM IN THE AMOUNT OF \$158,008.70.

3. BID #49-15 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL CONTRACT TO MICHELIN NORTH AMERICA, INC., FOR MICHELIN TIRES AND TUBES THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE BUYBOARD CONTRACT #470-14 IN AN ESTIMATED AMOUNT OF \$70,000 PURSUANT TO DISCOUNT OFF LIST PRICES.
 4. BID #55-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO L3 MOBILE-VISION, INC., FOR THE COOPERATIVE PURCHASE OF IN-CAR MOBILE VIDEO EQUIPMENT AND SOFTWARE THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS CONTRACT #EF04-13 IN THE AMOUNT OF \$53,319.40.
 5. BID #58-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO ALTEC INDUSTRIES, INC., FOR THE COOPERATIVE PURCHASE OF A CAB/ CHASSIS WITH AERIAL FOR TRAFFIC OPERATIONS THROUGH THE STATE OF TEXAS MULTIPLE AWARD SCHEDULE CONTRACT #TXMAS-11-23V050 IN THE AMOUNT OF \$93,867.
 6. BID #59-15 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP ANNUAL REQUIREMENTS CONTRACT TO LOWE'S FOR MAINTENANCE REPAIR AND OPERATIONS EQUIPMENT, SUPPLIES AND RELATED ITEMS THROUGH THE COOPERATIVE PURCHASING NETWORK (TCPN) CONTRACT #R142104 IN AN ESTIMATED ANNUAL AMOUNT OF \$60,000 PURSUANT TO A MINIMUM WALK-IN DISCOUNT OF 5% ON ALL PRODUCTS.
- E. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL #903-15 – WE RECOMMEND THE AWARD TO NORTH TEXAS CONTRACTING FOR THE 2010 NEIGHBORHOOD VITALITY BRIDGE IMPROVEMENT PROJECT IN THE GREENWOOD HILLS NEIGHBORHOOD AREA FOR A TOTAL AMOUNT OF \$3,173,911.

- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, APRIL 10, 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



Worksession Meeting Date: Monday, April 13, 2015

Agenda Item: Review and Discuss the CityLine Development Update

Staff Resource: Cliff Miller, Assistant City Manager
Michael Spicer, Director of Development Services

Summary: The city staff will schedule periodic briefings with City Council to review the current project status of ongoing development of CityLine. City staff and developer representatives will present an overview of the development activity related to land use mix, residential living units, retail and completed transportation improvements. Staff will also brief City Council on the latest information related to the recent acquisition of Caruth property west of Bush Turnpike Station by BC Station Partners. BC Station Partners have informed staff of two property sales to Trammell Crow Residential and Transwestern. Staff is currently working with Trammell Crow Residential on the design of their first project, Alexan CityLine.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, April 13, 2015

Agenda Item: Review and Discuss the Wildflower! Richardson's Arts and Music Festival Entertainment Lineup for 2015

Staff Resource: Geoff Fairchild, Community Events Manager

Summary: City staff will provide a presentation regarding the entertainment lineup for the Wildflower! Festival scheduled for May 15th-17th, 2015.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, April 13, 2015

Agenda Item: Review and Discuss the 2014-2015 Second Quarter Financial Report

Staff Resource: Gary Beane, Budget Officer

Summary: City Staff will report on the second quarter financial activities across the five major operating funds which includes the General Fund, Water and Sewer Fund, Solid Waste Services Fund, Hotel Motel Tax Fund and Golf Fund. The Second Quarter Financial report will detail revenue and expenditure performance from October 1, 2014 through March 31, 2015.

Board/Commission Action: N/A

Action Proposed: N/A

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
MARCH 23, 2015

WORK SESSION – 6:00 P.M.:

- **Call to Order**

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

Laura Maczka	Mayor
Bob Townsend	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Paul Voelker	Councilmember
Steve Mitchell	Councilmember (arrived at 6:15 p.m.)

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Kent Pfeil	Director of Finance
Michael Spicer	Director of Development Services
Lori Smeby	Director of Parks
Susan Allison	Director of Library Services
Vrena Patrick	Librarian III, Community Relations

Consultants:

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

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

George Williford, First Southwest, reviewed the General Obligation Refunding Bonds, Series 2015, Combination Tax and Revenue Certificates of Obligation, Series 2015A, and Combination Tax and Revenue Certificates of Obligation, Series 2015B. Michael Spicer, Director of Development Services, reviewed Zoning File 15-01, 15-02, and the request for elevation approval for Brick Row.

B. REVIEW AND DISCUSS UPDATE ON THE DOG PARK

Lori Smeby, Parks Director, reviewed the timeline and construction update of the park. She also explained that rules for the dog park will be forthcoming for Council's review. Shanna Sims-Bradish, Assistant City Manager, discussed the naming of the park and announced the proposed

name as “Bush Central Barkway.” Council was in favor of the name. Ms. Sims-Bradish stated that a resolution confirming the name would be on the April 13th agenda. She also stated there would be a Milestone Ceremony on April 27th and a Grand Opening/Community Celebration in June.

C. REVIEW AND DISCUSS THE CREATION OF A MAKERSPACE AREA AT THE RICHARDSON PUBLIC LIBRARY AND 3D PRINTING

Susan Allison, Director of Library Services, reviewed the new CTech @ RPL program and explained the makerspace area and new 3D printer

D. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilmember Solomon congratulated David Morgan, Deputy City Manager, as coach for the sixth grade champions in the basketball tournament. Mr. Solomon also commented on the Police Department banquet held over the weekend and thanked Chief Spivey. Mayor Maczka announced that her son, Blake Maczka, competed in a national swim meet over the weekend and was asked to represent the United States in Ireland at an Irish national swim meet.

COUNCIL MEETING – 7:00 PM, COUNCIL CHAMBERS

1. **INVOCATION – STEVE MITCHELL**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL**
3. **MINUTES OF THE MARCH 16, 2015 MEETING**

Council Action

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

4. VISITORS

Mr. Bill Hammond addressed Council commenting on a prior email he sent to the Council sharing his concerns regarding group homes. He requested Council to take a pro-active stance with approval of a new ordinance.

ACTION ITEMS:

5. **CONSIDER ADOPTION OF ORDINANCE NO. 4106, AUTHORIZING THE ISSUANCE OF “CITY OF RICHARDSON, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015”; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**

Council Action

After commenting on the significant savings in interest fees amounting to over \$7 million, Councilmember Solomon moved to approve the ordinance as presented. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

6. **CONSIDER ADOPTION OF ORDINANCE NO. 4107, AUTHORIZING THE ISSUANCE OF “CITY OF RICHARDSON, TEXAS, COMBINATION TAX AND**

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

Council Action

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

- 7. CONSIDER ADOPTION OF ORDINANCE NO. 4108, AUTHORIZIING THE ISSUANCE OF “CITY OF RICHARDSON, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, TAXABLE SERIES 2015B”; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**

Council Action

Mayor Pro Tem Townsend moved to approve the ordinance as presented. Councilmember Voelker seconded the motion. A vote was taken and passed, 7-0. Following the approval, Mayor Maczka commended the finance staff and consultants and stated that a lot of hard work was done to accomplish this process with a huge cost savings to the City.

PUBLIC HEARING ITEMS:

- 8. PUBLIC HEARING, ZONING FILE 15-01, A REQUEST BY MARY RYAN BEDOSKY, REPRESENTING CALYPSO PRODUCTS INC., FOR A CHANGE IN ZONING OF AN 8.1-ACRE SITE FROM I-M(1) INDUSTRIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT TO ALLOW ADDITIONAL USES AND A REQUEST FOR APPROVAL OF A SPECIAL PERMIT FOR A SMOKING ESTABLISHMENT FOR A 3,700-SQUARE FOOT LEASE SPACE ON A PROPERTY AT 1002 N. CENTRAL EXPRESSWAY (EAST SIDE OF CENTRAL EXPRESSWAY, NORTH OF ARAPAHO ROAD). THE PROPERTY IS CURRENTLY ZONED I-M(1) INDUSTRIAL.**

Public Hearing

Mary and Matthew Bedosky, the applicants, addressed Council requesting support of their request. They answered questions regarding the fencing material, patio location, ventilation, and approval by neighboring businesses.

Four public comment cards were submitted in favor of the request, but they did not speak. With no other comments submitted, Councilmember Solomon moved to close the Public Hearing, seconded by Councilmember Dunn, and approved unanimously.

In Favor (did not speak)

Marina Smeeton
Jeff Douglas
George Murphy
Randall Rankin

Council Action

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

9. **PUBLIC HEARING, ZONING FILE 15-02, A REQUEST BY CHARLIE W. CHEN, REPRESENTING C&P TMS GROUP, LP, TO REVOKE ORDINANCE 4057, A SPECIAL PERMIT FOR AN EVENT/COMMUNITY CENTER CONDITIONALLY GRANTED TO AND RESTRICTED TO MOHAMMED SADIUL MOIN, AND APPROVAL OF A SPECIAL PERMIT FOR AN APPROXIMATE 4,500-SQUARE FOOT EVENT/COMMUNITY CENTER TO BE LOCATED AT 999 E. ARAPAHO ROAD (NORTH SIDE OF ARAPAHO ROAD, BETWEEN EXECUTIVE DRIVE AND INTERNATIONAL PARKWAY). THE PROPERTY IS CURRENTLY ZONED I-M(1) INDUSTRIAL.**

Public Hearing

Charlie Chen, the applicant addressed Council and reviewed this request. There were no other public comments submitted. Councilmember Solomon moved to close the Public Hearing, seconded by Councilmember Dunn, and approved unanimously.

Council Action

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

ACTION ITEMS:

10. **A REQUEST BY SCOT WHITWER, GREEN BRICK PARTNERS, REPRESENTING CENTENNIAL PARK RICHARDSON, LTD., FOR APPROVAL OF BUILDING ELEVATIONS FOR (16) TOWNHOMES. THE 1.63-ACRE SITE IS LOCATED AT THE NORTHWEST CORNER OF SPRING VALLEY ROAD AND GREENVILLE AVENUE.**

Council Action

Prior to the motion, Mayor Pro Tem Townsend stated that although he did not initially support this part of the project, he would be supporting the approval of the elevations. Councilmember Solomon moved to approve the request as presented. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

11. CONSENT AGENDA:

- A. **CONSIDER ADOPTION OF ORDINANCE NO. 4109, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE IV., BOARDS, COMMISSIONS, ETC., DIVISION 2, ARTS COMMISSION, BY AMENDING SECTION 2.101 TO ADD SUBSECTION (5) TO ADD CULTURAL ARTS COMMISSION RESPONSIBILITIES REGARDING PUBLIC ART.**

B. CONSIDER THE FOLLOWING RESOLUTIONS:

1. **RESOLUTION NO. 15-10, TERMINATING THE TERMS AND CONDITIONS OF A PROJECT SPECIFIC AGREEMENT (HEREINAFTER "AGREEMENT") REGARDING LOOKOUT DRIVE, SUPPLEMENTAL TO THE MASTER ROAD & BRIDGE INTERLOCAL MAINTENANCE AGREEMENT BY AND BETWEEN DALLAS COUNTY,**

TEXAS (HEREINAFTER "COUNTY"), AND THE CITY OF RICHARDSON, TEXAS (HEREINAFTER "CITY") (COUNTY AND CITY BEING HEREINAFTER REFERRED TO AS "PARTIES").

- 2. RESOLUTION NO. 15-11, APPROVING THE TERMS AND CONDITIONS OF A PROJECT SPECIFIC AGREEMENT FY2015 (HEREINAFTER "AGREEMENT") REGARDING COIT ROAD, SUPPLEMENTAL TO THE MASTER ROAD & BRIDGE INTERLOCAL MAINTENANCE AGREEMENT BY AND BETWEEN DALLAS COUNTY, TEXAS (HEREINAFTER "COUNTY"), AND THE CITY OF RICHARDSON, TEXAS (HEREINAFTER "CITY"), AND AUTHORIZING ITS EXECUTION BY THE MAYOR.**
 - 3. RESOLUTION NO. 15-12, TERMINATING THE MARCH 4, 2014, PSA REGARDING ARAPAHO ROAD AND ENTER INTO A NEW PROJECT SPECIFIC AGREEMENT REGARDING ARAPAHO ROAD AND APPROVING THE TERMS AND CONDITIONS OF A PROJECT SPECIFIC AGREEMENT FY2014 (HEREINAFTER "AGREEMENT") REGARDING ARAPAHO ROAD, SUPPLEMENTAL TO THE MASTER ROAD & BRIDGE INTERLOCAL MAINTENANCE AGREEMENT BY AND BETWEEN DALLAS COUNTY, TEXAS (HEREINAFTER "COUNTY"), AND THE CITY OF RICHARDSON, TEXAS (HEREINAFTER "CITY") (COUNTY AND CITY BEING HEREINAFTER REFERRED TO AS "PARTIES"), AND AUTHORIZING ITS EXECUTION BY THE MAYOR.**
 - 4. RESOLUTION NO. 15-13, APPROVING THE TERMS AND CONDITIONS OF A PROJECT SPECIFIC AGREEMENT (HEREINAFTER "AGREEMENT") TO THE MASTER AGREEMENT GOVERNING MAJOR CAPITAL TRANSPORTATION IMPROVEMENT PROJECTS REGARDING SPRING VALLEY ROAD, BY AND BETWEEN DALLAS COUNTY, TEXAS (HEREINAFTER "COUNTY"), AND THE CITY OF RICHARDSON, TEXAS (HEREINAFTER "CITY"), AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.**
 - 5. RESOLUTION NO. 15-14, ADOPTING THE CITY OF RICHARDSON PUBLIC ART MASTER PLAN, ATTACHED HERETO AS EXHIBIT "A"; AND AUTHORIZING THE CITY MANAGER TO IMPLEMENT THE PLAN.**
- C. AUTHORIZE THE ADVERTISEMENT OF BID #52-15 – 2010 BOND PROGRAM STREET REHABILITATION (OLD CAMPBELL ROAD). BIDS TO BE RECEIVED BY TUESDAY, APRIL 14, 2015 AT 2:00 P.M.**
- D. CONSIDER AWARD OF THE FOLLOWING BIDS:**
- 1. BID #53-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO SAM PACK'S FIVE STAR FORD FOR THE**

COOPERATIVE PURCHASE OF (2) FORD F-350 CREWCAB SUPER-DUTY TRUCKS FOR THE FIRE DEPARTMENT THROUGH THE STATE OF TEXAS CONTRACT #071-072-AT2014 IN THE AMOUNT OF \$79,270.

- 2. BID #54-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO MCNEILUS COMPANIES/MCNEILUS TRUCK & MANUFACTURING FOR THE COOPERATIVE PURCHASE OF A FRONT LOADER BODY FOR THE SOLID WASTE DEPARTMENT THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #425-13 IN THE AMOUNT OF \$102,479.**

Council Action

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

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 7:55 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 9:28 p.m. There was no action taken as a result of the Executive Session.

ADJOURNMENT

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

MAYOR

ATTEST:

CITY SECRETARY



MEMO

DATE: April 9, 2015
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 15-04 – Shire Phase II – PD Amendments for Apartments

REQUEST

Dale F. Wamstad, representing Shire Development, L.L.C., requests approval of amendments to The Shire Phase II PD Planned Development (9.71-acre PD) to allow apartments as an additional use to be located on a 2.8-acre lot on the north side of Infocom Drive, between Wyndham Lane and Shire Boulevard.

BACKGROUND

The four (4) lots totaling 9.71 acres were zoned PD Planned Development in 2006 to accommodate a mixed-use development that would include retail, restaurant, and office uses along PGBT with a hotel and condominiums along the west and south sides of the property. In 2012, the PD was amended to allow an independent living facility (2 stories/56 units) to be located along Infocom Drive (location where condominiums were previously allowed). An independent living facility is defined as “a facility containing dwelling units, accessory uses and support services specifically designated for occupancy by persons 55 years of age or older who are fully ambulatory or who require no medical or personal assistance or supervision”.

The applicant is requesting to allow the independent living facility to be converted to apartments, which would remove the resident age restriction. He states only eight (8) of the fifty-six (56) units are occupied and prospective residents are in their 40’s and early 50’s, but cannot rent due to the age restriction. The applicant states with the recent development of CityLine, the market has shifted and the property would now be better utilized as apartments rather than an age restricted independent living facility. No changes to the building exterior are proposed. Existing amenities would also be a requirement of the PD including the pool, fenced dog park area, and lobby/mezzanine area. The requirement for perimeter fencing around an apartment complex would be waived.

A multi-family consultant representing the applicant spoke in favor of the request at the Commission’s March 3, 2015, public hearing. No other public input was received.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 7-0, recommends approval of the request as presented subject to the attached special conditions. **Should the City Council approve the request, Ordinance No. 4110 is attached and may be approved with the same motion.**

ATTACHMENTS

Special Conditions	Zoning Exhibit (Exhibit “B”)
CC Public Hearing Notice	Site Photos
City Plan Commission Minutes 03-17-2015	Applicant’s Statement
Staff Report	Notice of Public Hearing
Zoning Map	Notification List
Aerial Map	Ordinance No. 3882
Oblique Aerials Looking North & South	Proposed Ordinance No. 4110

ZF 15-04 Special Conditions

1. “Section 1. Intent” of Ordinance 3882 shall be revised to add “apartments” as a stated use.
2. “Section 2. Concept Plan” of Ordinance 3882 shall remain unchanged, but the attached concept plan, attached as Exhibit “B” shall replace the concept plan attached in Ordinance 3882.
3. “Section 3. Architectural Images and Building Elevations” of Ordinance 3882 shall be revised to add “apartments” as a building to be constructed in conformance with Exhibit “D”.
4. “Section 4. Use Regulations” of Ordinance 3882 shall be revised to add “apartments” as an allowed use.
5. “Section 6. Height Regulations” of Ordinance 3882 shall be revised to add height regulations for apartments which shall be limited to two (2) stories, not to exceed forty (40) feet.
6. “Section 7. Area Regulations” of Ordinance 3882 shall be revised to add a requirement limiting the number of apartment units to fifty-six (56) units.
7. “Section 8. Parking Regulations” of Ordinance 3882 shall be revised to add a parking ratio for apartments of 1.5 parking spaces per unit.
8. “Section 9. Special Regulations for the Independent Living Facility” of Ordinance 3882 shall be revised to include apartments in the title of the section and to waive the requirement for amenity points for apartments as required by the Comprehensive Zoning Ordinance. Requirements shall be added for a lobby/mezzanine area to be provided, a pool to be provided on the west side of the building in conformance with Exhibit “B”, and a fenced dog park to be provided on the east side of the building in conformance with Exhibit “B”.
9. “Section 10. General Miscellaneous Regulations” of Ordinance 3882 shall be revised to waive the screening requirement between non-residential uses and apartments. The section shall also be revised to add a statement waiving the requirement for a perimeter fence around an apartment complex.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: March 25, 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: March 27, 2015

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, April 13, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 15-04

A request by Dale F. Wamstad, representing Shire Development, L.L.C., to amend the Shire Phase II PD Planned Development, (a 9.71-acre PD District) Ordinance 3882, to allow apartments (maximum 56 units) as an additional use on a 2.8-acre lot located on the north side of Infocom Drive, between Wyndham Lane and Shire Boulevard and approval of modified development standards for the 9.71-acre PD District. The property is currently zoned PD Planned Development.

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

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

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES –MARCH 17, 2015**

PUBLIC HEARING

Zoning File 15-04 – The Shire Phase II: Consider and take necessary action on a request to amend the Shire Phase II PD Planned Development under Ordinance 3882 to allow apartments (maximum 56 units) as an additional use, and to modify the development standards. The 9.71-acre PD District is located on the north side of Infocom Drive, between Wyndham Lane and Shire Boulevard.

Mr. Shacklett stated the applicant was requesting to amend the existing 9.7-acre PD Planned Development (PD) to accommodate an additional use of apartments within the two-story building. He also reviewed the individual apartment units and the history of the development noting that in 2012 the owner amended the approved concept plan to change the proposed development from a three-story condominium complex to a two story independent living facility.

Mr. Shacklett pointed out the only changes the applicant was currently requesting was the addition of the word “apartment” as an allowed use, adding a specific parking ratio to the PD, setting a minimum requirement for the amenities provided, and a condition to waive the screening requirement between residential and non-residential uses.

Mr. Shacklett concluded his presentation by noting there would be no changes to the concept plan and suggested if the Commission made a motion to recommend approval, the motion should state that the proposed Exhibit “B” should replace the existing Exhibit “B”.

Commissioner Maxwell asked if the amenities listed in A-950 district could easily be included in the project for additional points.

Mr. Shacklett replied that additional points could be added for table games (i.e., foosball, pool table, etc.), which could probably be the only items from A-950 that would be added, but it would depend on the space available in the common areas inside the building.

Commissioner Roland asked if the statement from the briefing session that the current project had more amenity points than the typical 250-unit apartment complex was correct.

Mr. Shacklett replied that was correct and explained that per the A-950 District regulations, the first 250-units require 70 amenity points, which equates to 0.28 points per unit as opposed to the 0.54 points per unit of the current complex.

Chairman Hand asked what the threshold was for a standard apartment complex and how many amenity points does the current complex have. He also wanted to know about the request for a reduction in parking.

Mr. Shacklett said a typical apartment complex developed under the standard A-950 regulations would require 70 amenity points; however, the PD for the current project does not have an amenity point calculation but does require club house/gathering areas (lobby/mezzanine), a fenced dog park, and a swimming pool, all of which the complex has and would equate to 30 points if calculated under the A-950 regulations.

Regarding the reduction in parking, Mr. Shacklett said there were no parking ratios designated in the PD, but in a typical A-950 district, two (2) parking spaces are required per unit and the current project provides 1.5 parking spaces per unit.

Commissioner Frederick asked if there are any 56 unit apartment complexes in the city.

Mr. Shacklett replied that most of the smaller complexes in the City dated back to the 1960's.

Commissioner Frederick stated that it seemed odd the Commission was trying to compare this smaller complex with the amenity point situation of a larger project.

Commissioner Springs asked if the existing facility had any bike racks.

Mr. Shacklett stated he did not see any bike racks at the project site.

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

Mr. Dale Wamstad, 14307 Hughes Lane, Dallas, Texas, said he would appreciate the Commission approving the request.

Commissioner DePuy asked if many of the prospective tenants were under the 55 year old required age limit. She also wanted to know the square footage of the units.

Mr. Wamstad replied a substantial amount of the prospective tenants were under the age limit and those over the age limit did not like the idea of a facility that had any association with assisted or independent living.

Regarding the size of the units, Mr. Wamstad said the one-bedrooms were 840 square feet; the two bedrooms – 1,050 square feet; and they had eight units that were 1,110 square feet.

Chairman Hand pointed out that in previous submittals the applicant had requested condominiums, then changed that request to independent living and now, based on market research, was requesting a change to apartment units without an age restriction.

Mr. Wamstad stated he hired a consultant and based on the information from the consultant, the age restricted units were not in as high a demand as units without age restrictions.

Commissioner Ferrell asked what types of leases were available, and did the current tenants have any concerns with changing the age limit on the apartments.

Mr. Wamstad said that most of the current renters have yearly leases, but stated there is a market for furnished apartments on short-term leases.

Chairman Hand asked if all the units were furnished and was there any additional information on the one remaining parcel that had been set aside for a hotel.

Mr. Wamstad indicated only three units were furnished and they were currently used for showing prospective tenants, but could be leased with the furniture.

In regard to the one remaining lot, Mr. Wamstad said plans for a Sheraton Hotel would be submitted to the City in the near future.

Mr. Bryan O'Boyle, 6423 Del Norte, Dallas, Texas, stated he was a consultant in the multi-family residential industry and complimented the applicant on the quality of his development and confirmed the applicant's statement that the market demand for age restricted units was not as great as units without an age restriction.

Chairman Hand asked if the age limit was the problem with getting occupants for the apartments.

Mr. O'Boyle said that was correct and noted that most of the people coming into the area with the new State Farm and Raytheon projects would not qualify age wise for the apartments. He also concurred with the statement from Ms. Frederick that comparing the current project with larger projects in regard to amenity points did not make sense.

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

Motion: Commissioner Roland made a motion to recommend approval of Zoning File 15-04 as presented including replacing the existing Exhibit "B" with the proposed Exhibit "B"; second by Commissioner DePuy.

Chairman Hand stated the zoning file was an interesting case, but cautioned that it should not set a precedent for developers wanting to build assisted or independent living facilities then request a zoning change to small apartment complexes.

Commissioner Springs concurred with Mr. Hand's comments.

Commissioner Frederick complimented the applicant on the quality of the development and suggested it was a standard all developers should aspire to.

Motion approved 7-0.



Staff Report

TO: City Council

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

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

DATE: April 9, 2015

RE: **Zoning File 15-04:** Shire Phase II – PD Amendments for Apartments – South side of President George Bush Turnpike, between Wyndham Ln. and Shire Blvd.

REQUEST:

Amend The Shire Phase II PD Planned Development to allow apartments as an additional use (maximum 56 units) to be located on a 2.8-acre lot within the 9.71-acre PD and approval of modified development standards for the 9.71-acre PD District. The 2.8-acre lot is located on the north side of Infocom Drive, between Wyndham Lane and Shire Boulevard.

APPLICANT & PROPERTY OWNERS:

Dale F. Wamstad – Shire Development, L.L.C. / Dale F. Wamstad – Shire Development, L.L.C. & Jefflyn Properties V Ltd.

EXISTING DEVELOPMENT:

The Shire Phase II is developed with approximately 39,000 square feet of office, retail, and restaurant space located along President George Bush Turnpike. The 2.8-acre lot along Infocom Drive was recently developed as an independent living facility with fifty-six (56) units.

ADJACENT ROADWAYS:

President George Bush Turnpike: Freeway/Turnpike; 72,900 vehicles per day on all lanes, eastbound and westbound, east of Central Expy (2013).

Shire Boulevard: Two-lane, undivided local street with on-street parking; no traffic counts available.

Wyndham Lane: Four-lane, divided major collector; no traffic counts available.

Infocom Drive: Four-lane, divided major collector; no traffic counts available.

SURROUNDING LAND USE AND ZONING:

North: Vacant & Industrial; City of Plano

South: Industrial; PD Planned Development

East: Retail/Commercial; LR-M(1) Local Retail
West: Office (under construction); PD Planned Development

FUTURE LAND USE PLAN:

Neighborhood Mixed-use

These are areas characterized by mixed of multiple land uses occurring within a single development and/or single building typically built around small, pedestrian-friendly blocks and common open space. Uses include various types of residential, retail, personal service, and neighborhood scale offices. The overall intensity of the development is generally low to medium depending upon surrounding land uses and the transportation infrastructure serving the area.

Future Land Uses of Surrounding Area:

North: City of Plano; Research/Technology Center
South: Regional Employment
East: Neighborhood Mixed-Use
West: Regional Employment

EXISTING ZONING:

PD Planned Development (Ordinance Number 3882).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

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

APPLICANT'S STATEMENT

Please refer to the complete Applicant's Statement.

STAFF COMMENTS:

Background:

The four (4) lots totaling 9.71 acres were zoned PD Planned Development in 2006 to accommodate a mixed-use development that would include retail, restaurant, and office uses along PGBT with a hotel and condominiums along the west and south sides of the property.

In 2012, the PD was amended to allow an independent living facility (2 stories/56 units) to be located along Infocom Drive (location where condominiums were previously allowed). An independent living facility is defined as "a facility containing dwelling units, accessory uses and support services specifically designated for occupancy by persons 55 years of age or older who are fully ambulatory or who require no medical or personal assistance or supervision".

To date, approximately 39,000 square feet of retail, restaurant and office space has been constructed along PGBT. The 65,000-square foot independent living facility has since been

constructed and eight (8) of the fifty-six (56) units are currently occupied. The lot where the 4-story hotel is proposed is the last remaining undeveloped lot in The Shire Phase II development.

The applicant has stated the majority of people showing interest in the independent living facility are under the age of fifty-five (55). He states that many prospective residents are in their 40's and early 50's but cannot rent due to the age restriction; additionally, he states that some who meet the age requirements have been less likely to rent when they discover the facility is age restricted. With the current development occurring at the CityLine development, the applicant feels the market has shifted, and the property would be better utilized as apartments rather than an age restricted independent living facility.

Request:

The applicant is requesting to amend the PD Planned Development District to add apartments as a permitted use, limited to a maximum of fifty-six (56) units which is the number of units in the existing independent living facility. No changes are proposed to the building to accommodate the change. The difference between the two (2) uses is that apartments do not contain an age restriction. The following changes to the existing PD Planned Development District, Ordinance Number 3882 are proposed:

Section 1 – Intent – revise the intent statement to include apartments as a stated use.

Section 3 – Architectural Images and Building Elevation Review – revise to include apartments as a building to be constructed in conformance with Exhibit “D”. The independent living facility has already been constructed in conformance with Exhibit “D”. *No changes are proposed to the building elevations.*

Section 4 – Use Regulations – add apartments as an allowed use within the PD. The location of the apartments would be limited to the existing independent living facility as shown on Exhibit “B”, which is attached to the PD.

Section 6 – Height Regulations – add height restrictions for apartments (two (2) stories, not to exceed forty (40) feet). This is the same height restriction for the independent living facility. No changes are proposed to the building elevations.

Section 7 – Area Regulations – add maximum density for apartments (maximum fifty-six (56) apartment units shall be allowed). No changes are proposed to the existing number of residential units currently constructed.

Section 8 – Parking Regulations – add parking ratio for apartments (1.5 parking spaces per dwelling unit). This is the same regulation that applies to the independent living facility units. Although apartment units typically require two (2) parking spaces per unit, newer apartment developments have been approved for ratios of one (1) space per bedroom or 1.5 spaces per unit. The applicant has stated half of the units are 1-bedroom units with a study, and the other half are 1-bedroom units with no study. He feels that eighty-four (84) parking spaces provided in the gated area along the south side of the building will be adequate for their parking needs.

Additional Regulations:

Amenity Points (Section 9 revisions) – Section 9 should be revised to reflect the amenities that will be required for the apartments. Typically, apartment developments require a minimum number of amenity points which are achieved for recreational areas with the development. The A-950-M Apartment District states that in addition to an indoor or outdoor play area at least 900 square feet in area, a minimum of seventy (70) amenity points shall be required for each 250 apartment units. A specific amount of points is accrued depending on the amenity (i.e. pool, clubhouse, sport courts, etc...). These requirements were designed for suburban style apartment complexes; however, they are less appropriate for this type of development.

The existing facility does not provide an indoor or outdoor play area because it was originally constructed as an independent living facility. If the units are allowed to be converted to apartments, the applicant does not foresee the need for these play areas since the prospective residents will likely not have children living in the units. The applicant states the proximity of several restaurants and service uses within the Shire development are also amenities for prospective residents.

Other types of recreational areas exist at the development; however seventy (70) points would not be achieved. The amenities provided include the following:

- Swimming pool with seating/lounge areas and arbor
- Fenced dog park area (approximately 3,000 square feet)
- Community lobby and mezzanine area that includes indoor mail center and lounge area

Within the A-950-M Apartment District, ten (10) amenity points would be achieved for a swimming pool and ten (10) amenity points would be achieved for a clubhouse/multi-purpose room. A dog park is not included in the standard list of recreational areas; however, in recent Planned Development Districts for apartment developments, dog parks have been included. The Eastside Phase II development grants ten (10) points for a dog park. The GreenVUE development grants fifteen (15) points for a fenced dog park, a minimum of 1,200 square feet in area. The proposed fenced dog park is approximately 3,000 square feet in area.

The recreational areas discussed above would equal 30-35 amenity points. Since seventy (70) points are required for up to 250 units, and the development contains fifty-six (56) units, the applicant feels the provided recreational areas along with the adjacency of the Shire development will meet the needs of the residents. Although the A-950-M Apartment District does not apply the points on a per unit basis, this development would provide more points per unit than a 250-unit complex providing seventy (70) points, which is 0.28 points per unit. The minimum thirty (30) points provided by this complex equals 0.54 points per unit for the fifty-six (56) units.

Screening (Section 10 revisions) – The City’s Subdivision and Development Code (Chapter 21 of the Code of Ordinances) requires every apartment complex to be enclosed by a perimeter fence. This fence was not required for the independent living facility; however, it would be required for an apartment development. The parking area to the south as well as the pool and proposed dog park areas are fenced, but the applicant does not intend to provide any additional

fencing. Due to the nature of the development, a perimeter fence separating the apartments from the remainder of the Shire development would not be appropriate.

This section also waives the requirement for screening between non-residential uses adjacent to the independent living facility. The section should be modified to include the same waiver between the non-residential uses and apartments as well.

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

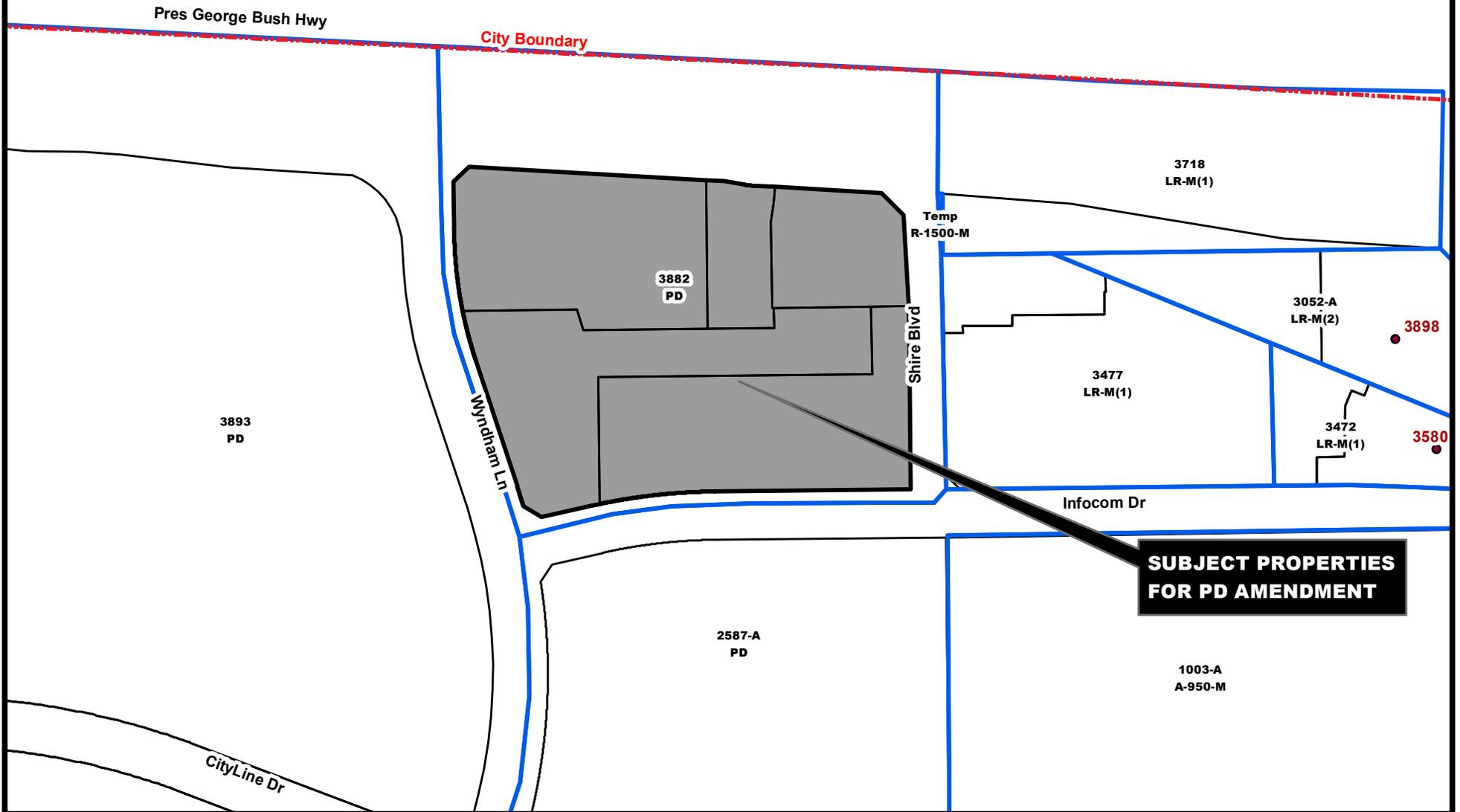
Motion: On March 17, 2015, the City Plan Commission recommended approval of the request as presented on a vote of 7-0 subject to the following conditions:

All conditions stated in Ordinance Number 3882 shall remain in full force and effect except as otherwise noted below:

1. "Section 1. Intent" of Ordinance 3882 shall be revised to add "apartments" as a stated use.
2. "Section 2. Concept Plan" of Ordinance 3882 shall remain unchanged, but the attached concept plan, attached as Exhibit "B" shall replace the concept plan attached in Ordinance 3882.
3. "Section 3. Architectural Images and Building Elevations" of Ordinance 3882 shall be revised to add "apartments" as a building to be constructed in conformance with Exhibit "D".
4. "Section 4. Use Regulations" of Ordinance 3882 shall be revised to add "apartments" as an allowed use.
5. "Section 6. Height Regulations" of Ordinance 3882 shall be revised to add height regulations for apartments which shall be limited to two (2) stories, not to exceed forty (40) feet.
6. "Section 7. Area Regulations" of Ordinance 3882 shall be revised to add a requirement limiting the number of apartment units to fifty-six (56) units.
7. "Section 8. Parking Regulations" of Ordinance 3882 shall be revised to add a parking ratio for apartments of 1.5 parking spaces per unit.
8. "Section 9. Special Regulations for the Independent Living Facility" of Ordinance 3882 shall be revised to include apartments in the title of the section and to waive the requirement for amenity points for apartments as required by the Comprehensive Zoning Ordinance. Requirements shall be added for a lobby/mezzanine area to be provided, a pool to be provided on the west side of the building in conformance with Exhibit "B", and a fenced dog park to be provided on the east side of the building in conformance with Exhibit "B".

9. “Section 10. General Miscellaneous Regulations” of Ordinance 3882 shall be revised to waive the screening requirement between non-residential uses and apartments. The section shall also be revised to add a statement waiving the requirement for a perimeter fence around an apartment complex.

ZF 15-04



ZF 15-04 Zoning Map

Updated By: shacklett, Update Date: March 5, 2015
File: D:\Mapping\Cases\Z\2015\ZF1504\ZF1504 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 15-04



ZF 15-04 Aerial Map

Updated By: shacklett, Update Date: March 5, 2015
File: DSWMapping\Cases\Z\2015\ZF1504\ZF1504 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.



PGBT

Shire Blvd

Proposed
Apartment
Building

Pool

Dog
Park

Infocom Dr

Wyndham Ln

Oblique Aerial
Looking North



Infocom Dr

Proposed
Apartment
Building

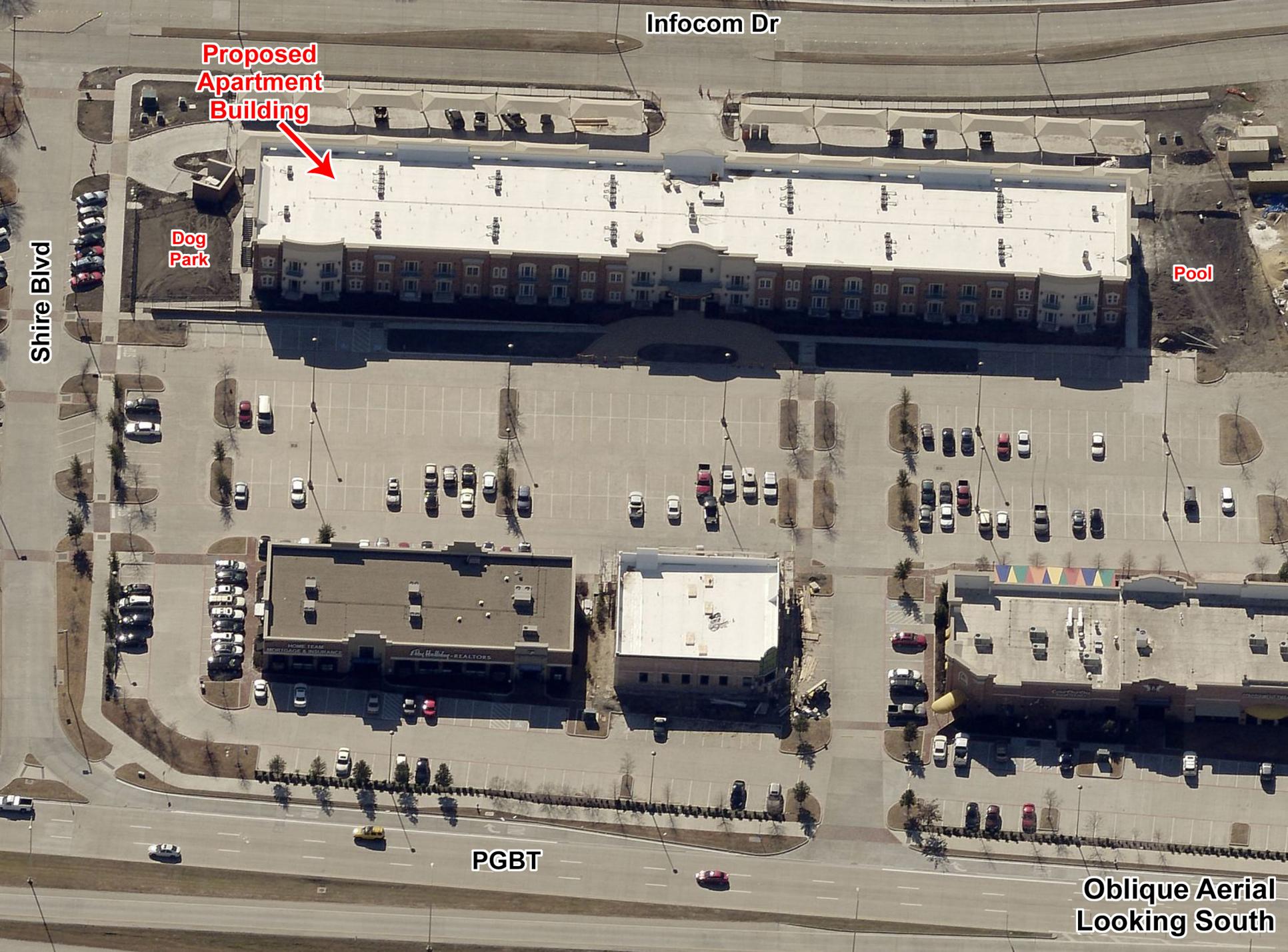
Dog
Park

Pool

Shire Blvd

PGBT

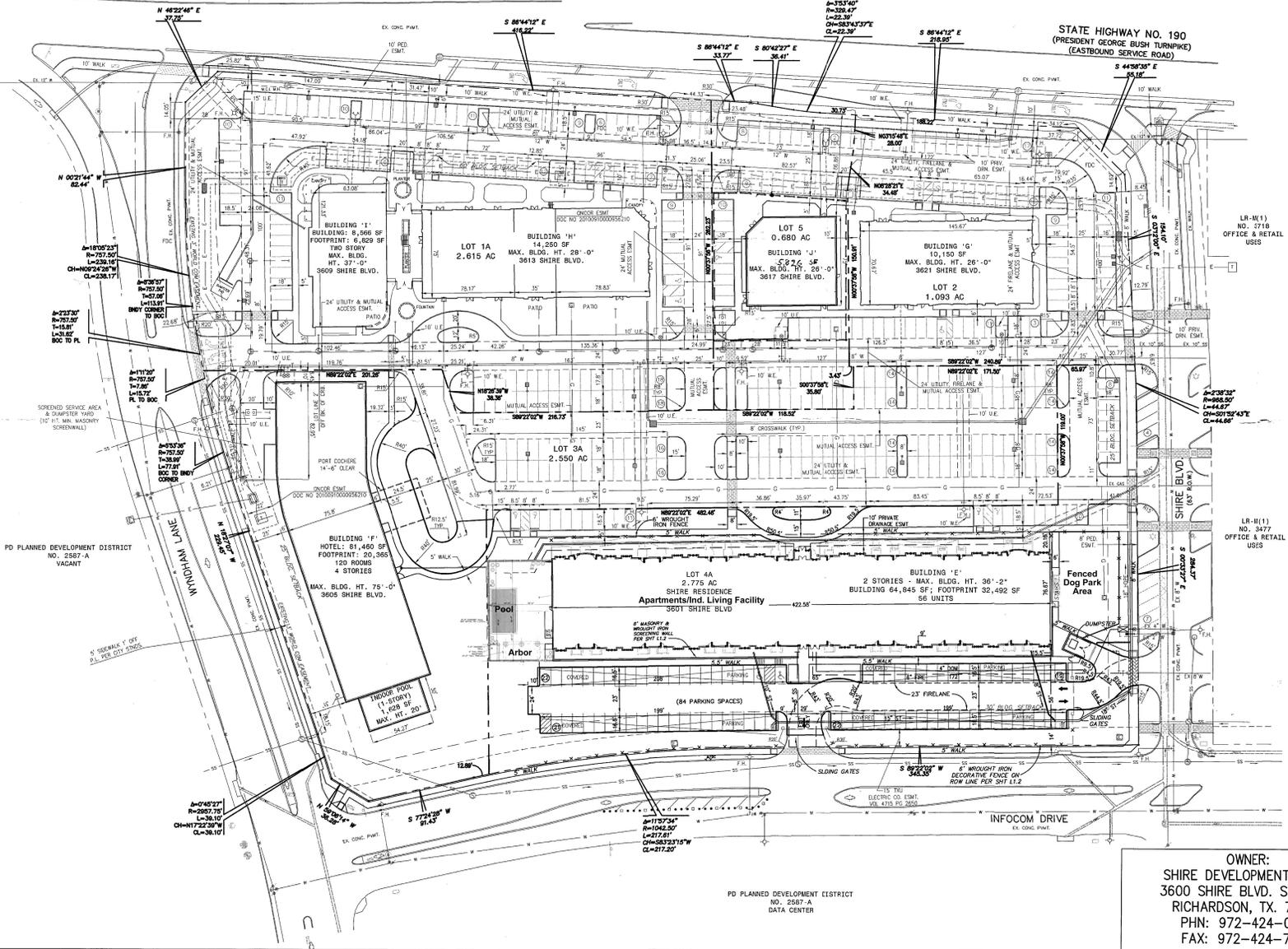
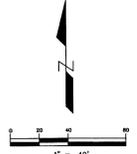
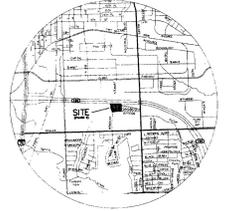
Oblique Aerial
Looking South



LOT SUMMARY

LOT	AREA (acres)
1A	2.615
2	1.093
3A	2.550
4A	2.775
5	0.680
Total	9.713

- NOTES**
1. See Development Plans for site improvements.
 2. See separate Landscape Plan.
 3. All dimensions are to edge of pavement, face of building or back of curb, unless otherwise noted.
 4. Outdoor lighting must be oriented so that lighting levels at all property lines are 1 foot-candle or less.
 5. Contractor to verify location of existing utilities.
 6. All curb radii not called out are 2' measured at back of curb.



BUILDING & PARKING SUMMARY

Building / Area	Description	Area (SF)
BUILDING 'E' AREA	Apartments (56 UNITS)	64,845 SF
2 STORIES		
BUILDING 'F' AREA	HOTEL W/ POOL (120 UNITS)	83,068 SF
BUILDING 'G' AREA	OFFICE	10,150 SF
BUILDING 'H' AREA	RETAIL RESTAURANT	5,813 SF
BUILDING 'I' AREA	RESTAURANT	8,566 SF
BUILDING 'J' AREA	RESTAURANT	1,405 SF
Retail	4,421 SF	
TOTAL AREA	186,543 SF	

TOTAL PARKING REQUIRED	
Apts/Ind. Living @ 1.5/UNIT (56 UNITS)	= 84
LIMITED SVT HOTEL @ 1/ROOM (120 ROOMS)	= 120
OFFICE @ 1/250 S.F. (14,571 SF)	= 58
RETAIL @ 1/333 for less than 10,000 SF (5,813 SF)	= 17
RESTAURANTS @ 1/100 S.F. (16,408 SF)	= 184
TOTAL REQUIRED	463
TOTAL PARKS PROVIDED	499

TOTAL LAND AREA = 423,089 SF (9.71 AC)

LANDSCAPE AREA
 REQ. (15% OF SITE AREA) X 423,089 SF = 63,463 SF
 PROV. 135,255 SF (32%)

BUILDING COVERAGE
 ALLOWED 30% (126,926 SF)
 ACTUAL 21% (89,730 SF)

BUILDING HEIGHT

E	38'-2"
F	35'-0"
G	26'-0"
H	28'-0"
I	37'-0"
J	26'-0"

Zoning Exhibit
The Shire
 PHASE II
 LOTS 1A, 2, 3A, 4A, & 5, BLOCK A
 9.713 ACRES
 RICHARDSON, COLLIN COUNTY, TEXAS

OWNER:
 SHIRE DEVELOPMENT, L.L.C.
 3600 SHIRE BLVD. STE. 206
 RICHARDSON, TX. 75082
 PHN: 972-424-0898
 FAX: 972-424-7890

Binkley Barfield C&P
 consulting engineers
 1803 Gateway Blvd., Suite 101, Richardson, Texas, 75080 www.bbcp.com
 Firm Registration # 1125

CHECKED	DRAWN	DATE	SCALE	FILE	NO.
TRJ	CAG	10/31/12	1" = 40'	CI-154100-SITE	1

Exhibit B - Part of Ordinance



THE
SHIRE

(1)

North Elevation





(3)

Bedroom/Bathroom Area



(4)

Study/Den Area



(5)

First Floor
Lobby Area



(6)

Second Floor
Mezzanine/Lounge Area



Outdoor Pool & Arbor Area



(8)

Fenced Dog
Park Area

March 6, 2015

RE: ZF 15-04 SHIRE PD AMENDMENT – APPLICANT’S STATEMENT

Dear Commission Members,

I am respectfully submitting a request to amend the Special Conditions of the Planned Development that includes Phase II of The Shire to include “Apartments” as an acceptable use for the building at 3601 Shire Blvd., which currently has only the designated use “Independent Living Facility.”

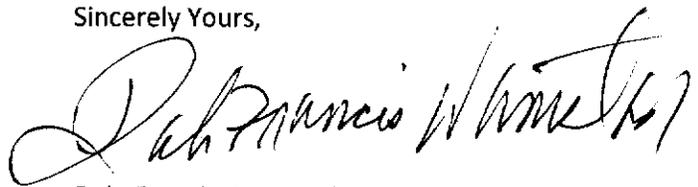
As we have finished out these apartments and have begun leasing them, it has become apparent that the real market for such a place is with any potential resident who is looking for a high-end, luxurious apartment. Because many of these potential residents are under 55 years of age, if only by a few years, we are finding a significant obstacle in not being able to lease to them all. Some rock-solid tenants are being lost, and even those who are over 55 years old are largely put off upon discovering the building is an Independent Living Facility.

We initially thought this was the ideal designation for the property, but upon completion of the apartments and with the great things happening with our growing new neighbors at CityLine, it is becoming clear that the better use would be combining that as an option with general apartments so that we can do a more thorough job offering this facility to those who are best served by it.

Between our pool and courtyard area, community mezzanine and lobby with lounge area and balcony, indoor mail center, dog park, top-spec interior finishes, and the benefits of walkable proximity to all the business and restaurant tenants of The Shire, not to mention the lovely city parks that will be right next door soon, I believe the addition of “Apartments” as a use for the building will strengthen the impact of this part of the planned development on our community, and strengthen the marketability of the project to residents as well.

I am hopeful for and appreciative of your support in this move to continue improving The Shire for Richardson and bring our city more great residents.

Sincerely Yours,

A handwritten signature in black ink, reading "Dale Francis Wamstad". The signature is written in a cursive, flowing style with a large initial "D".

Dale Francis Wamstad



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

PD AMENDMENTS

File No./Name: ZF 15-04 / The Shire Phase II
Property Owners: Dale F. Wamstad / Shire Development, L.L.C. and Jefflyn Properties V Ltd.
Applicant: Dale F. Wamstad / Shire Development, L.L.C.
Location: Northwest corner of Infocom Drive and Shire Boulevard.
(See map on reverse side)
Current Zoning: PD Planned Development
Request: A request to amend The Shire Phase II PD Planned Development, (a 9.71-acre PD District) Ordinance 3882, to allow apartments (maximum 56 units) as an additional use on a 2.8-acre lot located on the north side of Infocom Drive, between Wyndham Lane and Shire Boulevard and approval of modified development standards for the 9.71-acre PD District. The property is currently zoned PD Planned Development.

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

TUESDAY, MARCH 17, 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.

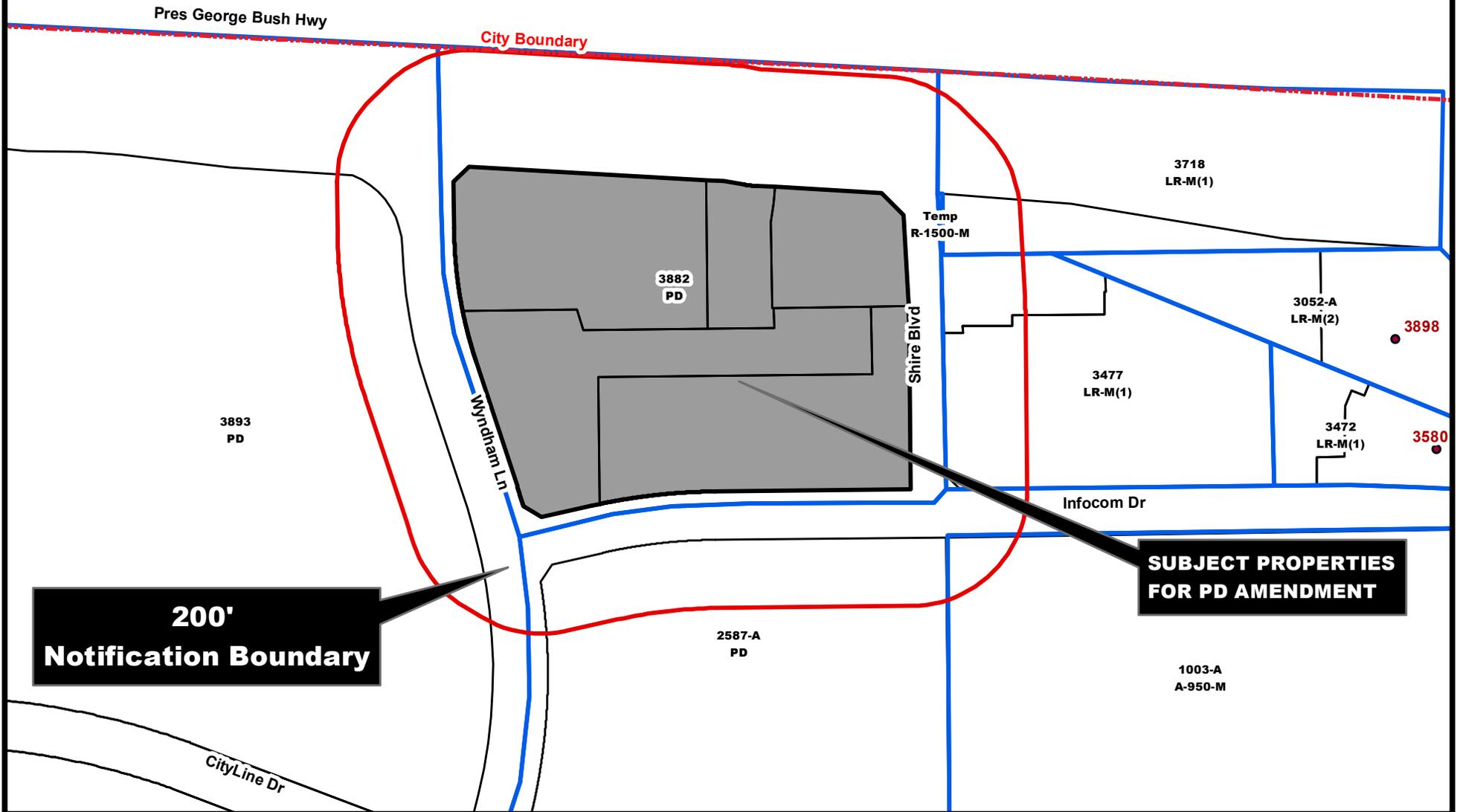
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

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 15-04.

Date Posted and Mailed: 03/06/2015

ZF 15-04



ZF 15-04 Notification Map

Updated By: shacklett, Update Date: March 5, 2015
File: D:\SMapping\Cases\Z\2015\ZF1504\ZF1504 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.



FLORIDA COMPANY
3322 SHORECREST DR STE 235
DALLAS, TX 75235-2045

3650 SHIRE LLC
3600 SHIRE BLVD STE 206
RICHARDSON, TX 75082-2238

JEFFLYN PROPERTIES V LTD
3552 GRANADA AVE
DALLAS, TX 75205-2236

SPRING POINTE SPE-1 LLC & ETAL
COTTONWOOD SPRING POINTE H LLC
6340 S 3000 E STE 500
SALT LAKE CITY, UT 84121-3550

BRACEBRIDGE CORPORATION
C/O BOA NC1-001-03-81
101 N TYRON ST
CHARLOTTE, NC 28255-8255

SHIRE DEVELOPMENT LLC
14307 HUGHES LN
DALLAS, TX 75254-8501

KDC CITYLINE EAST INVESTMENTS
8115 PRESTON RD STE 700
DALLAS, TX 75225-6344

FACILITY PLANNING & CONSTRUCTION
ATTN: TONY PEARSON
PLANO ISD
6600 ALMA DR STE E
PLANO , TX 75023

CITY OF PLANO – PLANNING DEPT
1520 K AVENUE
PO BOX 860358
PLANO, TX 75086-0358

SUPERINTENDENT OF SCHOOLS
PLANO ISD
2700 W 15TH ST
PLANO , TX 75075-7524

JEFFLYN WILLIAMSON
JEFFLYN PROPERTIES V, LTD
3552 GRANADA AVENUE
DALLAS, TEXAS 75205

DALE F. WAMSTAD
SHIRE DEVELOPMENT, LLC
3600 SHIRE BLVD., STE. 206
RICHARDSON, TEXAS 75082

ZF 15-04
Notification List

ORDINANCE NO. 3882

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY AMENDING AND RESTATING ORDINANCE NO. 3586 TO PERMIT THE DEVELOPMENT OF AN INDEPENDENT LIVING FACILITY, SAID TRACT 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 12-13).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended by amending and restating Ordinance No. 3586 to permit the development of an independent living facility, said tract of land being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes ("the Property").

SECTION 2. That the PD Planned Development District previously granted by Ordinance No. 3586 is hereby amended and restated to read as follows:

Section 1. Intent.

The concept for The Shire Phase II development is to continue the quality turn-of-the-century development on the 9.7-acre property to the west of the existing Shire development. This development will contain the same quality design, planning and construction of the existing development and bring new uses into the area. The Shire II development will

contain additional retail shops, restaurants, banking, a boutique hotel and an independent living facility all designed around the open areas in the center of the development.

Section 2. Concept Plan.

Development of the Property shall generally conform to the Concept Plan attached hereto, marked Exhibit "B" and made a part hereof.

Section 3. Architectural Images and Building Elevation Review.

For illustrative purposes only, the attached Exhibits "C-1" through "C-3" hereto, provides architectural images indicating the general architectural character of the Shire Phase II. The City Plan Commission shall be responsible for approval of all building elevations, excluding the independent living facility, at the time of site plan review. The independent living facility shall be constructed in substantial conformance with attached Building Elevations attached hereto, marked Exhibit "D" and made a part hereof.

Section 4. Use Regulations.

In the Shire Phase II Planned Development District, no land shall be used and no building shall be erected for, or converted to any use other than:

a) All uses permitted within the LR-M(l) Local Retail District, except as follows:

- 1) Limited service hotel and full service hotel shall be permitted uses.
- 2) An independent living facility shall be a permitted use.
- 3) Veterinary office shall be a permitted use, subject to the supplemental regulations of Article XXII-E of the Comprehensive Zoning Ordinance.
- 4) Sales of pet supplies and pet grooming shall be permitted uses, subject to the supplemental regulations of Article XXII-E of the Comprehensive Zoning Ordinance.
- 5) Day spas shall be considered a permitted use.
- 6) Churches, associated schools, and public buildings shall be prohibited.

Section 5. Building Regulations.

All buildings shall conform to the Building Regulations section of the LR-M(l) Local Retail District regulations.

Section 6. Height Regulations.

- a) The maximum building heights permitted on the subject property are as follows:
 - 1) Non-residential uses, excluding hotels: Two stories, not to exceed 50 feet.
 - 2) Hotels: Four stories, not to exceed 75 feet.
 - 3) Independent Living Facility: Two stories, not to exceed 40 feet.
- b) Architectural features: Features that may exceed the maximum height include turrets, towers, skylights and lighting features in addition to other features set forth in the definition of "height" in the Comprehensive Zoning Ordinance, provided that such features respect the scale of the building, subject to building elevation approval.
- c) No building height limitations other than those prescribed in this section shall be imposed on the subject property due to the adjacency of existing or future residentially zoned tracts.

Section 7. Area Regulations.

- a) For the purpose of determining area regulations within the Shire Phase II Planned Development District, the entire Property shall be considered one (1) lot, regardless of how the property may be subdivided.
- b) Perimeter Setbacks:
 - 1) The minimum setbacks required adjacent to the perimeter streets shall be as follows:
President George Bush Highway:
 - (a) Buildings: 60 feet.
 - (b) Parking: 10 feet (this shall be a permitted exception to the PGBH Design Guidelines).
 - ii) Shire Boulevard:
 - (a) Buildings: 25 feet.
 - (b) Parking: 10 feet.
 - iii) Infocom Drive:
 - (a) Buildings: 30 feet, except for covered parking structures for the independent living facility shall have a setback of 10 feet.
 - (b) Parking: 10 feet.
 - iv) Wyndham Lane:
 - (a) Buildings: 25 feet.
 - (b) Parking: 22 feet.
 - (c) A screened service court: 15 feet
- 2) Balconies, unenclosed porches, stoops, fireplaces and other architectural features may encroach up to five (5) feet into the required perimeter building setback.

- 3) Decorative metal fences, maximum four (4) feet in height shall be allowed in the required setback in accordance with standard City visibility requirements. A decorative metal fence, maximum six (6) feet in height shall be allowed in the required setback along Infocom Drive in accordance with Exhibit "B".
- 4) Trash enclosures may be located in setbacks and must be adequately screened.
- c) Interior Setbacks: Except as otherwise provided herein, no building setback shall be required from interior lot lines, except as may be required by the City of Richardson Building Code.
- d) Lot coverage: Total building coverage, inclusive of parking structures, shall not exceed 30% of the total area of the lot.
- e) Residential Density: A maximum of 56 independent living facility units shall be permitted.
- f) Landscaping:
 - 1) A minimum of 15% of the platted land area of the subject property (excluding public rights-of-way) shall be landscaped.
 - 2) In addition to landscape islands and open space areas depicted on the Concept Plan, enhanced paving areas may also be included in the calculation of landscaped area provided, subject to site and landscape plan approval.
 - 3) Except as otherwise provided herein, landscaping shall comply with the President George Bush Highway Design Guidelines.

Section 8. Parking.

- a) The minimum number of parking spaces required for each use within the subject property shall be that required by the Comprehensive Zoning Ordinance, Planning and Development Ordinance, or Subdivision Ordinance, as applicable.
- b) For the purpose of determining parking regulations within the Shire Phase II Planned Development District, the entire Property shall be considered one (1) lot, regardless of how the property may be subdivided.
- c) The independent living facility shall require a parking ratio of 1.5 parking spaces per dwelling unit. The parking area located on the south side of the independent living facility shall provide covered parking spaces. The structures shall be a steel tension fabric shading system constructed of painted steel columns and beams supporting a cable tensioned membrane covered fabric or other type of structure of a higher quality as determined by the Chief Building Official.

Section 9. Special Regulations for the Independent Living Facility.

a) Floor area of the dwelling units:

- 1) The floor area of each dwelling unit shall be a minimum of 840 square feet.
- 2) The average floor area of the dwelling units shall be no less than 900 square feet.

Section 10. General Miscellaneous Regulations.

a) Enhanced paving: Enhanced paving shall be provided at appropriate locations throughout the development to emphasize pedestrian crossings, key intersections, and driveway entrances.

b) Screening:

- 1) No screening shall be required for non-residential uses adjacent to the independent living facility except as described herein.
- 2) Loading docks, refuse storage containers, and above-ground utility appurtenances shall be screened to reduce their visual impact on adjacent buildings or properties and from public rights-of-way.

SECTION 3. That the Property 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 as amended herein.

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

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

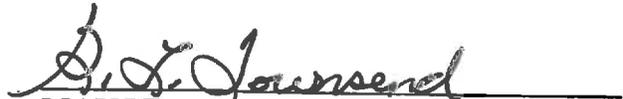
SECTION 6. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

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. 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 24th day of September, 2012.

APPROVED:


MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:


CITY ATTORNEY
(PGS:09-17-12:57340)


CITY SECRETARY

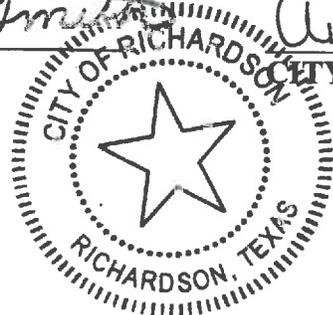


EXHIBIT "A"
LEGAL DESCRIPTION
ZF 12-13

BEGINNING at a 5/8 inch iron rod with a red cap stamped KHA found for the southeast corner of said Shire Development tract, same being the northwest intersection of the west right-of-way line of Shire Boulevard (a 63' right-of-way), and the north right-of-way line of Infocom Drive (a 85.0' right-of-way);

THENCE along the common line of said Shire Development tract, and the north right-of-way line of said Infocom Drive, as follows:

THENCE South 89 deg. 22 min. 02 sec. West, a distance of 345.35 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner, said point being the beginning of a curve to the left having a radius of 1042.50 feet, and a delta angle of 11 deg. 57 min. 34 sec.;

Along said curve to the left, an arc distance of 217.60 feet, and a chord bearing and distance of South 83 deg. 23 min. 15 sec. West, 217.21 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner;

THENCE South 77 deg. 24 min. 28 sec. West, a distance of 91.43 feet to a 1/2 inch iron rod set for corner, said point being the most southerly southwest corner of said Shire Development tract, same being the southerly corner of an intersection corner clip for the north right-of-way line of said Infocom Drive, and the east right-of-way line of Wyndham Lane (an 85.0' right-of-way);

THENCE North 59 deg. 06 min. 14 sec. West, along the common line of said Shire Development tract, and said corner clip, a distance of 36.28 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner, said point being the most westerly southwest corner of said Shire Development tract, same being in the east right-of-way line of said Wyndham Lane, same being the beginning of a curve to the left having a radius of 2957.75 feet, and a delta angle of 00 deg. 45 min. 27 sec.;

THENCE along the common line of said Shire Development tract, and the east right-of-way line of said Wyndham Lane, and said curve to the left, as follows:

Along said curve to the left, an arc distance of 39.10 feet, and a chord bearing and distance of North 17 deg. 22 min. 39 sec. West, 39.10 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner;

THENCE North 18 deg. 27 min. 07 sec. West, a distance of 229.45 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner, said point being the beginning of a curve to the right having a radius of 757.50 feet, and a delta angle of 18 deg. 05 min. 23 sec.;

Along said curve to the right, an arc distance of 239.16 feet, and a chord bearing and distance of North 09 deg. 24 min. 26 sec. West, 238.17 feet to a 1/2 inch iron rod with a red cap stamped KHA found for corner;

THENCE North 00 deg. 21 min. 44 sec. West, a distance of 82.44 feet to a 1/2 inch iron rod set for corner, said point being the most westerly northwest corner of said Shire Development tract, same

being the southerly corner of an intersection corner clip for the south right-of-way line of State Highway No. 190 (a variable width right-of-way), and the east right-of-way line of said Wyndham Lane;

THENCE North 46 deg. 22 min. 46 sec. East, along the common line of said Shire Development tract, and said corner clip, a distance of 37.75 feet to a 1/2 inch iron rod set for corner, said point being the most northerly northwest corner of said Shire Development tract, same being the northerly corner of said corner clip, same being in the south right-of-way line of said State Highway No. 190;

THENCE along the common line of said Shire Development tract, and the south right-of-way line of said State Highway No. 190, as follows:

THENCE South 86 deg. 44 min. 12 sec. East, a distance of 449.99 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner;

THENCE South 80 deg. 42 min. 27 sec. East, a distance of 36.41 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner, said point being the beginning of a curve to the left having a radius of 329.47 feet, and a delta angle of 03 deg. 53 min. 40 sec.;

Along said curve to the left, an arc distance of 22.39 feet, and a chord bearing and distance of South 83 deg. 43 min. 37 sec. East, 22.39 feet to a 1/2 inch iron rod with a red cap stamped KHA found for corner;

THENCE South 86 deg. 44 min. 12 sec. East, a distance of 218.95 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner, said point being the most northerly northeast corner of said Shire Development tract, same being the northerly corner of an intersection corner clip for the south right-of-way line of said State Highway No. 190, and the east right-of-way line of said Shire Boulevard;

THENCE South 44 deg. 58 min. 35 sec. East, along the common line of said Shire Development tract, and said corner clip, a distance of 55.18 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner, said point being the most easterly northeast corner of said Shire Development tract, same being the southerly corner of said corner clip, same being in the west right-of-way line of said Shire Boulevard;

THENCE along the common line of said Shire Development tract, and the west right-of-way line of said Shire Boulevard, as follows:

THENCE South 03 deg. 12 min. 00 sec. East, a distance of 154.10 feet to a "X" cut in concrete found for corner, said point being the beginning of a curve to the right having a radius of 968.50 feet, and a delta angle of 02 deg. 38 min. 32 sec.;

Along said curve to the right, an arc distance of 44.66 feet, and a chord bearing and distance of South 01 deg. 52 min. 43 sec. East, 44.66 feet to a "X" cut in concrete found for corner;

THENCE South 00 deg. 33 min. 27 sec. East, a distance of 284.37 feet to the POINT OF BEGINNING and containing 423,083 square feet or 9.71 acres of computed land.

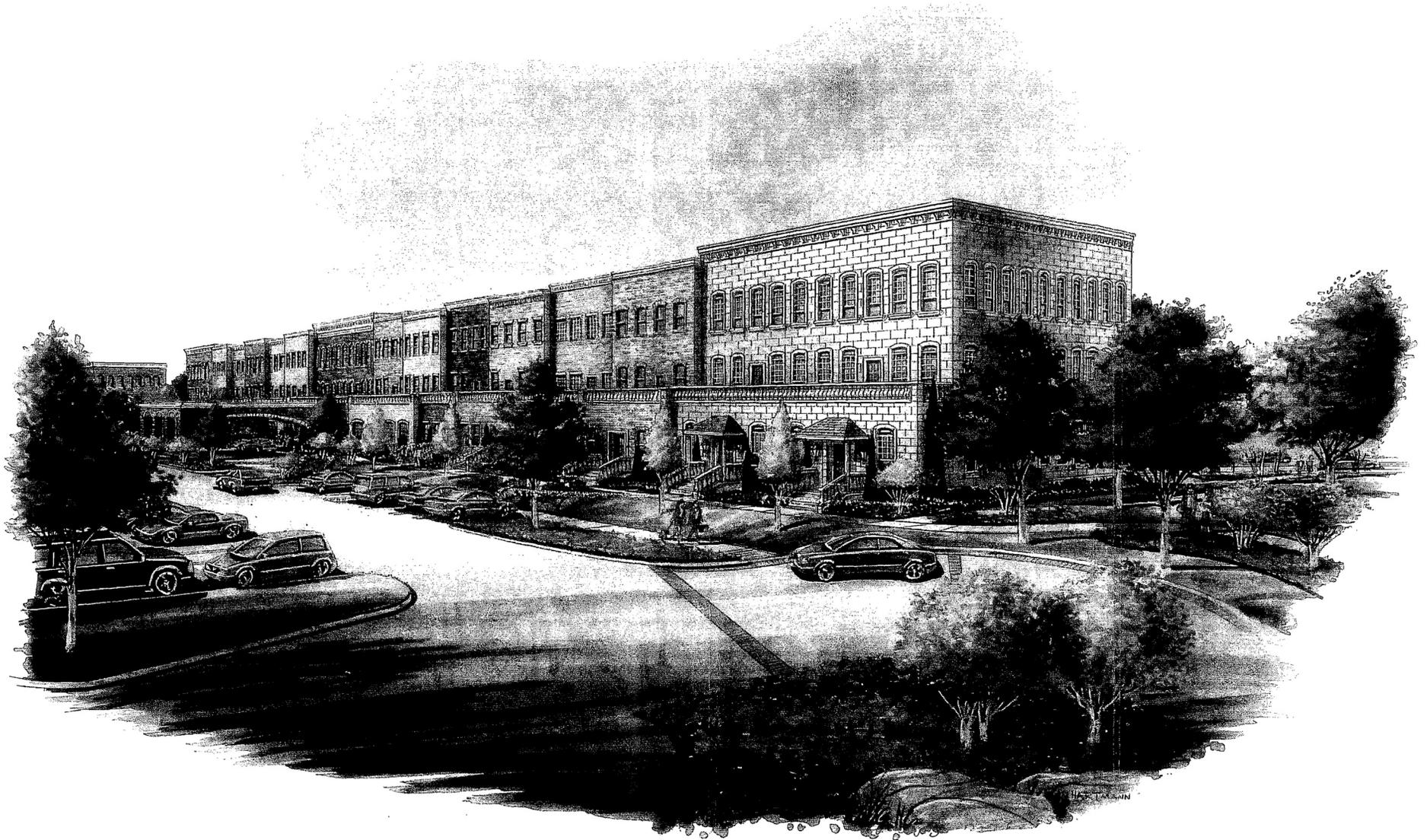


Exhibit C-1 - Part of Ordinance

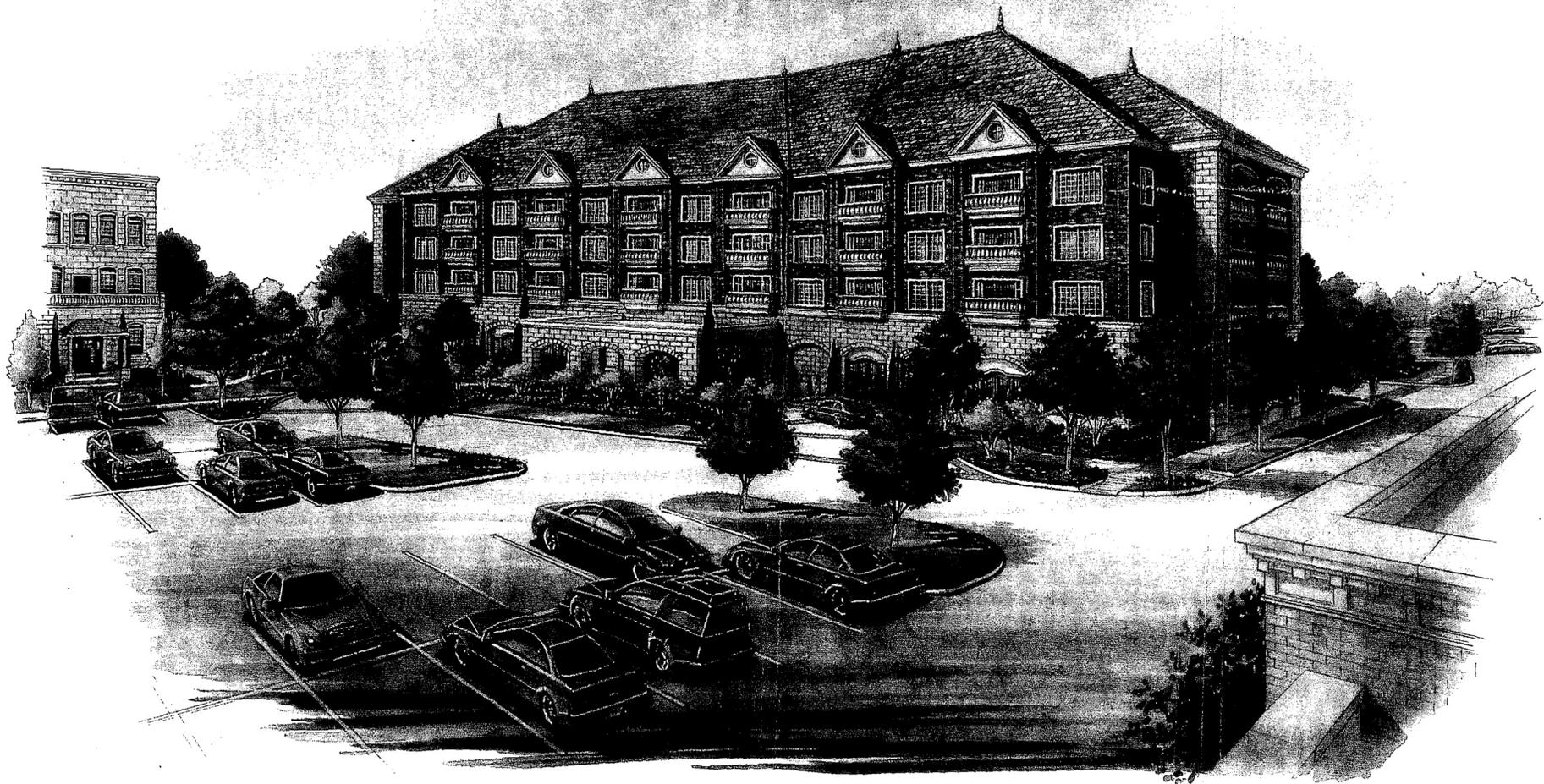


Exhibit C-2- Part of Ordinance



Exhibit C-3 - Part of Ordinance

ORDINANCE NO. 4110

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY AMENDING AND RESTATING ORDINANCE NO. 3882 TO PERMIT AN ADDITIONAL USE OF APARTMENTS, SAID TRACT 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 15-04).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended by amending and restating Ordinance No. 3882 to permit an additional use of apartments, said tract of land being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes (“the Property”).

SECTION 2. That the PD Planned Development District previously granted by Ordinance No. 3882 is hereby amended and restated to read as follows:

Purpose: The concept for The Shire Phase II development is to continue the quality turn-of-the-century development on the 9.7-acre property to the west of the existing Shire development. This development will contain the same quality design, planning and construction of the existing development and bring new uses into the area. The Shire II development will contain additional retail shops, restaurants, banking, a boutique hotel, independent living facility, and apartments all designed around the open areas in the center of the development.

Concept Plan: The Property shall be developed and used in general conformance to the concept plan attached hereto as Exhibit “B” (the “Concept Plan”) incorporated herein and made a part for all purposes.

Architectural Images and Building Elevation Review: For illustrative purposes only, the Exhibits attached hereto as “C-1” through “C-3” provide architectural images indicating the general architectural character of the Shire Phase II. The City Plan Commission shall be responsible for approval of all building elevations, excluding the independent living facility, at the time of site plan review. The independent living facility and apartments shall be constructed in substantial conformance with attached Building Elevations attached as Exhibit “D”.

Permitted Uses:

- a) All uses permitted within the LR-M(l) Local Retail District, except as follows:
 - 1) Limited service hotel and full service hotel shall be permitted uses.
 - 2) An independent living facility shall be a permitted use.
 - 3) Apartments.
 - 4) Veterinary office shall be a permitted use, subject to the supplemental regulations of Article XXII-E of the Comprehensive Zoning Ordinance.
 - 5) Sales of pet supplies and pet grooming shall be permitted uses, subject to the supplemental regulations of Article XXII-E of the Comprehensive Zoning Ordinance.
 - 6) Day spas.
 - 7) Churches, associated schools, and public buildings shall be prohibited.

Building Regulations: All buildings shall conform to the Building Regulations of the LR-M(l) Local Retail District regulations.

Height Regulations:

- a) The maximum building heights permitted on the subject property are as follows:
 - 1) Non-residential uses, excluding hotels: Two stories, not to exceed 50 feet.
 - 2) Hotels: Four stories, not to exceed 75 feet.
 - 3) Independent Living Facility or Apartments: Two stories, not to exceed 40 feet.
- b) Architectural features: Features that may exceed the maximum height include turrets, towers, skylights and lighting features in addition to other features set forth in the definition of "height" in the Comprehensive Zoning Ordinance, provided that such features respect the scale of the building, subject to building elevation approval.

- c) No building height limitations other than those prescribed in this section shall be imposed on the subject property due to the adjacency of existing or future residentially zoned tracts.

Area Regulations:

- 1) For the purpose of determining area regulations within the Shire Phase II Planned Development District, the entire Property shall be considered one (1) lot, regardless of how the property may be subdivided.
 - b) Perimeter Setbacks:
 - 1) The minimum setbacks required adjacent to the perimeter streets shall be as follows: President George Bush Highway:
 - (a) Buildings: 60 feet.
 - (b) Parking: 10 feet (this shall be a permitted exception to the PGBH Design Guidelines).
 - ii) Shire Boulevard:
 - (a) Buildings: 25 feet.
 - (b) Parking: 10 feet.
 - iii) Infocom Drive:
 - (a) Buildings: 30 feet, except for covered parking structures for the independent living facility shall have a setback of 10 feet.
 - (b) Parking: 10 feet.
 - iv) Wyndham Lane:
 - (a) Buildings: 25 feet.
 - (b) Parking: 22 feet.
 - (c) A screened service court: 15 feet
- 2) Balconies, unenclosed porches, stoops, fireplaces and other architectural features may encroach up to five (5) feet into the required perimeter building setback.
- 3) Decorative metal fences, maximum four (4) feet in height shall be allowed in the required setback in accordance with standard City visibility requirements. A decorative metal fence, maximum six (6) feet in height shall be allowed in the required setback along Infocom Drive in accordance with Exhibit "B".
- 4) Trash enclosures may be located in setbacks and must be adequately screened.
 - c) Interior Setbacks: Except as otherwise provided herein, no building setback shall be required from interior lot lines, except as may be required by the City of Richardson Building Code.

- d) Lot coverage: Total building coverage, inclusive of parking structures, shall not exceed 30% of the total area of the lot.
- e) Residential Density: A maximum of 56 independent living facility units or apartment units shall be permitted.
- f) Landscaping:
 - 1) A minimum of 15% of the platted land area of the subject property (excluding public rights-of-way) shall be landscaped.
 - 2) In addition to landscape islands and open space areas depicted on the Concept Plan, enhanced paving areas may also be included in the calculation of landscaped area provided, subject to site and landscape plan approval.
 - 3) Except as otherwise provided herein, landscaping shall comply with the President George Bush Highway Design Guidelines.

Parking:

- a) The minimum number of parking spaces required for each use within the subject property shall be that required by the Comprehensive Zoning Ordinance, Planning and Development Ordinance, or Subdivision Ordinance, as applicable.
- b) For the purpose of determining parking regulations the entire Property shall be considered one (1) lot, regardless of how the property may be subdivided.
- c) The independent living facility and apartments shall require a parking ratio of 1.5 parking spaces per dwelling unit. The parking area located on the south side of the independent living facility/apartments shall provide covered parking spaces. The structures shall be a steel tension fabric shading system constructed of painted steel columns and beams supporting a cable tensioned membrane covered fabric or other type of structure of a higher quality as determined by the Chief Building Official.

Special Regulations for the Independent Living Facility/Apartments:

- a) Floor area of the dwelling units:
 - 1) The floor area of each dwelling unit shall be a minimum of 840 square feet.
 - 2) The average floor area of the dwelling units shall be no less than 900 square feet.
- b) Apartments shall be required to provide the following recreational areas:
 - 1) Lobby/mezzanine area
 - 2) Swimming pool on west side of building in conformance with Exhibit "B"
 - 3) Fenced dog park on east side of building in conformance with Exhibit "B"

Miscellaneous Regulations:

- a) Enhanced paving: Enhanced paving shall be provided at appropriate locations throughout the development to emphasize pedestrian crossings, key intersections, and driveway entrances.
- b) Screening:
 - a. No screening shall be required for non-residential uses adjacent to the independent living facility/apartments except as described herein.
 - b. Loading docks, refuse storage containers, and above-ground utility appurtenances shall be screened to reduce their visual impact on adjacent buildings or properties and from public rights-of-way.
 - c. The requirement for a perimeter fence to enclose an apartment complex (Chapter 21 of the City of Richardson Code of Ordinances, Section 21-58) shall be waived.

SECTION 3. That the Property 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 as amended herein.

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

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

SECTION 6. 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. 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 13th day of April, 2015.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:4-8-15:TM 70994)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 15-04

BEGINNING at a 5/8 inch iron rod with a red cap stamped KHA found for the southeast corner of said Shire Development tract, same being the northwest intersection of the west right-of-way line of Shire Boulevard (a 63' right-of-way), and the north right-of-way line of Infocom Drive (a 85.0' right-of-way);

THENCE along the common line of said Shire Development tract, and the north right-of-way line of said Infocom Drive, as follows:

THENCE South 89 deg. 22 min. 02 sec. West, a distance of 345.35 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner, said point being the beginning of a curve to the left having a radius of 1042.50 feet, and a delta angle of 11 deg. 57 min. 34 sec.;

Along said curve to the left, an arc distance of 217.60 feet, and a chord bearing and distance of South 83 deg. 23 min. 15 sec. West, 217.21 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner;

THENCE South 77 deg. 24 min. 28 sec. West, a distance of 91.43 feet to a 1/2 inch iron rod set for corner, said point being the most southerly southwest corner of said Shire Development tract, same being the southerly corner of an intersection corner clip for the north right-of-way line of said Infocom Drive, and the east right-of-way line of Wyndham Lane (an 85.0' right-of-way);

THENCE North 59 deg. 06 min. 14 sec. West, along the common line of said Shire Development tract, and said corner clip, a distance of 36.28 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner, said point being the most westerly southwest corner of said Shire Development tract, same being in the east right-of-way line of said Wyndham Lane, same being the beginning of a curve to the left having a radius of 2957.75 feet, and a delta angle of 00 deg. 45 min. 27 sec.;

THENCE along the common line of said Shire Development tract, and the east right-of-way line of said Wyndham Lane, and said curve to the left, as follows:

Along said curve to the left, an arc distance of 39.10 feet, and a chord bearing and distance of North 17 deg. 22 min. 39 sec. West, 39.10 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner;

THENCE North 18 deg. 27 min. 07 sec. West, a distance of 229.45 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner, said point being the beginning of a curve to the right having a radius of 757.50 feet, and a delta angle of 18 deg. 05 min. 23 sec.;

Along said curve to the right, an arc distance of 239.16 feet, and a chord bearing and distance of North 09 deg. 24 min. 26 sec. West, 238.17 feet to a 1/2 inch iron rod with a red cap stamped KHA found for corner;

THENCE North 00 deg. 21 min. 44 sec. West, a distance of 82.44 feet to a 1/2 inch iron rod set for corner, said point being the most westerly northwest corner of said Shire Development tract, same

being the southerly corner of an intersection corner clip for the south right-of-way line of State Highway No. 190 (a variable width right-of-way), and the east right-of-way line of said Wyndham Lane;

THENCE North 46 deg. 22 min. 46 sec. East, along the common line of said Shire Development tract, and said corner clip, a distance of 37.75 feet to a 1/2 inch iron rod set for corner, said point being the most northerly northwest corner of said Shire Development tract, same being the northerly corner of said corner clip, same being in the south right-of-way line of said State Highway No. 190;

THENCE along the common line of said Shire Development tract, and the south right-of-way line of said State Highway No. 190, as follows:

THENCE South 86 deg. 44 min. 12 sec. East, a distance of 449.99 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner;

THENCE South 80 deg. 42 min. 27 sec. East, a distance of 36.41 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner, said point being the beginning of a curve to the left having a radius of 329.47 feet, and a delta angle of 03 deg. 53 min. 40 sec.;

Along said curve to the left, an arc distance of 22.39 feet, and a chord bearing and distance of South 83 deg. 43 min. 37 sec. East, 22.39 feet to a 1/2 inch iron rod with a red cap stamped KHA found for corner;

THENCE South 86 deg. 44 min. 12 sec. East, a distance of 218.95 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner, said point being the most northerly northeast corner of said Shire Development tract, same being the northerly corner of an intersection corner clip for the south right-of-way line of said State Highway No. 190, and the east right-of-way line of said Shire Boulevard;

THENCE South 44 deg. 58 min. 35 sec. East, along the common line of said Shire Development tract, and said corner clip, a distance of 55.18 feet to a 5/8 inch iron rod with a red cap stamped KHA found for corner, said point being the most easterly northeast corner of said Shire Development tract, same being the southerly corner of said corner clip, same being in the west right-of-way line of said Shire Boulevard;

THENCE along the common line of said Shire Development tract, and the west right-of-way line of said Shire Boulevard, as follows:

THENCE South 03 deg. 12 min. 00 sec. East, a distance of 154.10 feet to a "X" cut in concrete found for corner, said point being the beginning of a curve to the right having a radius of 968.50 feet, and a delta angle of 02 deg. 38 min. 32 sec.;

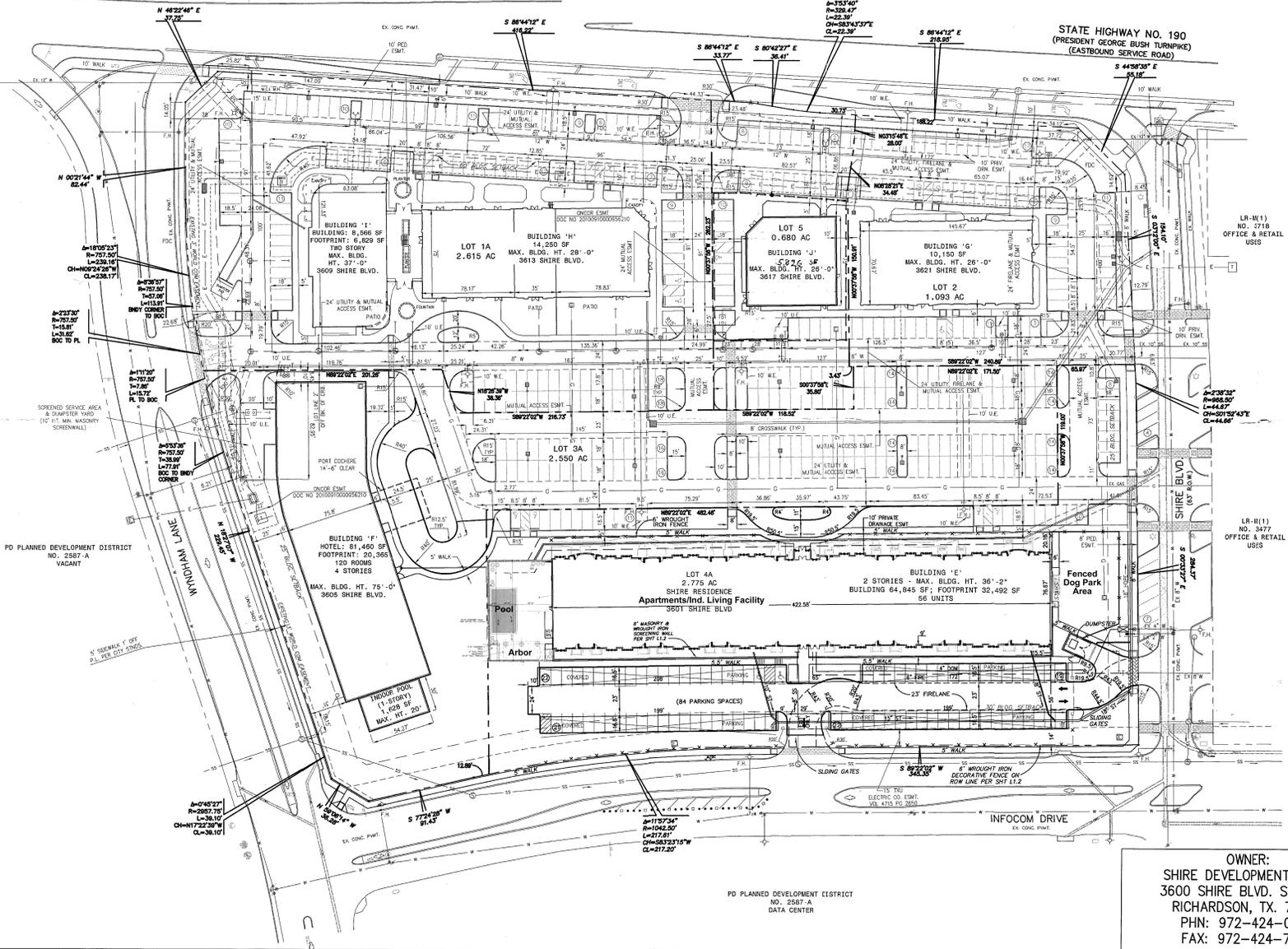
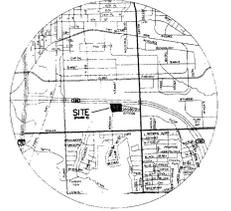
Along said curve to the right, an arc distance of 44.66 feet, and a chord bearing and distance of South 01 deg. 52 min. 43 sec. East, 44.66 feet to a "X" cut in concrete found for corner;

THENCE South 00 deg. 33 min. 27 sec. East, a distance of 284.37 feet to the POINT OF BEGINNING and containing 423,083 square feet or 9.71 acres of computed land.

LOT SUMMARY

LOT	AREA (acres)
1A	2.615
2	1.093
3A	2.550
4A	2.775
5	0.680
Total	9.713 acres

- NOTES**
1. See Development Plans for site improvements.
 2. See separate Landscape Plan.
 3. All dimensions are to edge of pavement, face of building or back of curb, unless otherwise noted.
 4. Outdoor lighting must be oriented so that lighting levels at all property lines are 1 foot-candle or less.
 5. Contractor to verify location of existing utilities.
 6. All curb radii not called out are 2' measured at back of curb.



BUILDING & PARKING SUMMARY

Building / Area	Description	Area (SF)
BUILDING 'A' AREA	Apartments (56 UNITS)	64,845 SF
2 STORIES		
BUILDING 'F' AREA	HOTEL W/ POOL (120 UNITS)	83,088 SF
BUILDING 'G' AREA	OFFICE	10,150 SF
BUILDING 'H' AREA	RETAIL RESTAURANT	5,813 SF
BUILDING 'I' AREA	RESTAURANT	8,437 SF
BUILDING 'J' AREA	RESTAURANT	1,405 SF
Retail	4,421 SF	
TOTAL AREA		186,543 SF

TOTAL PARKING REQUIRED

Apts/Ind. Living @ 1.5/UNIT (56 UNITS)	=	84
LIMITED SVT HOTEL @ 1/ROOM (120 ROOMS)	=	120
OFFICE @ 1/250 S.F. (14,571 SF)	=	58
RETAIL @ 1/333 for less than 10,000 SF (5,813 SF)	=	17
RESTAURANTS @ 1/100 S.F. (18,408 SF)	=	184
TOTAL REQUIRED		463
TOTAL PARKS PROVIDED		499

TOTAL LAND AREA = 423,089 SF (9.71 AC)

LANDSCAPE AREA

REQ. (15% OF SITE AREA) X 423,089 SF = 63,463 SF
 PROV. 135,255 SF (32%)

BUILDING COVERAGE

ALLOWED 30% (126,926 SF)
 ACTUAL 21% (89,730 SF)

BUILDING HEIGHT

E	38'-2"
F	35'-0"
G	26'-0"
H	28'-0"
I	37'-0"
J	26'-0"

Zoning Exhibit

The Shire

PHASE II

LOTS 1A, 2, 3A, 4A, & 5, BLOCK A

9.713 ACRES

RICHARDSON, COLLIN COUNTY, TEXAS

OWNER:
 SHIRE DEVELOPMENT, L.L.C.
 3600 SHIRE BLVD. STE. 206
 RICHARDSON, TX. 75082
 PHN: 972-424-0898
 FAX: 972-424-7890

Binkley Barfield C&P
 consulting engineers

1803 Gateway Blvd., Suite 101 Richardson, Texas 75080 www.binkley.com
 Firm Registration # 1125

CHECKED	DRAWN	DATE	SCALE	FILE	NO.
TRJ	CAG	10/31/12	1" = 40'	CI-154100-SITE	1

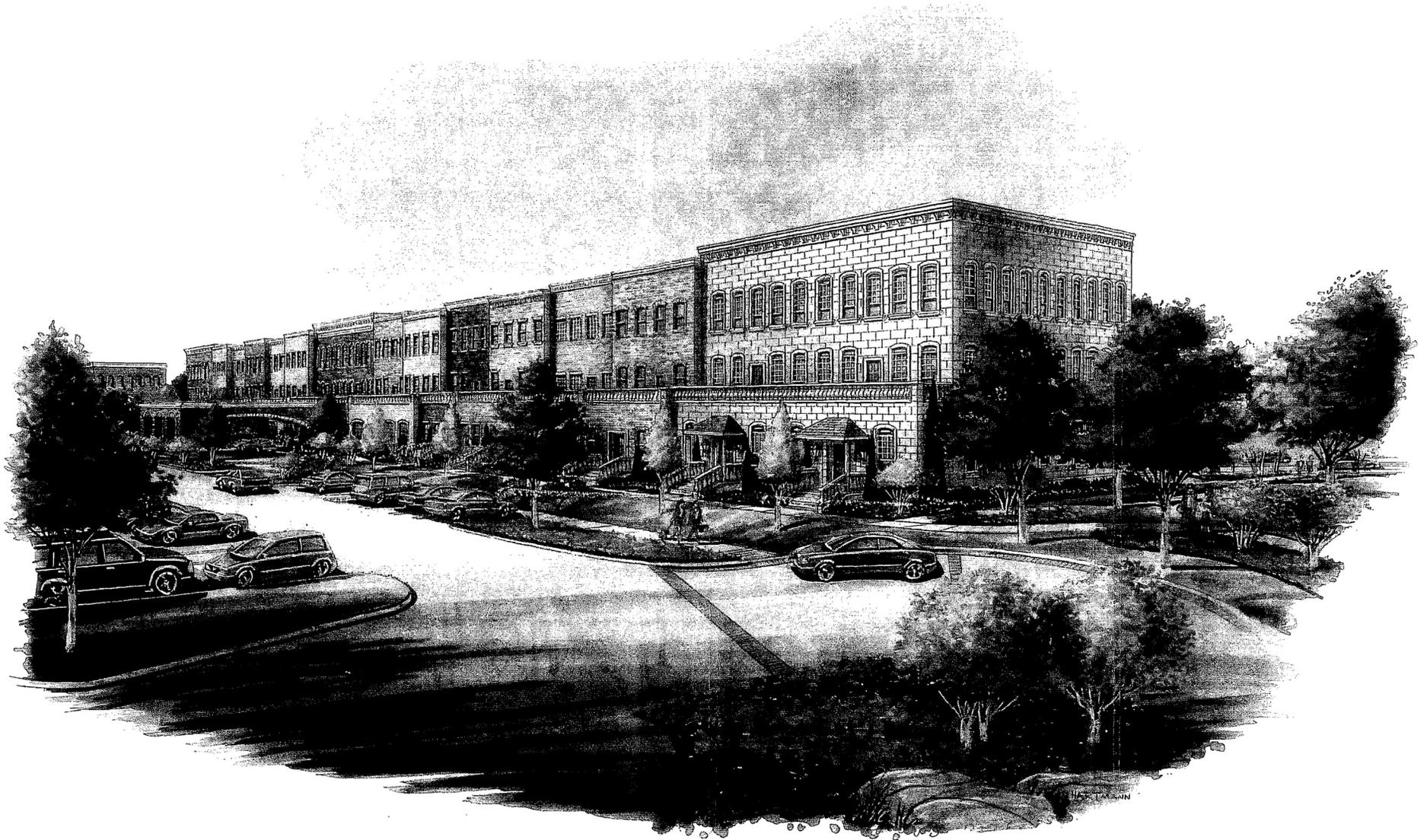


Exhibit C-1 - Part of Ordinance

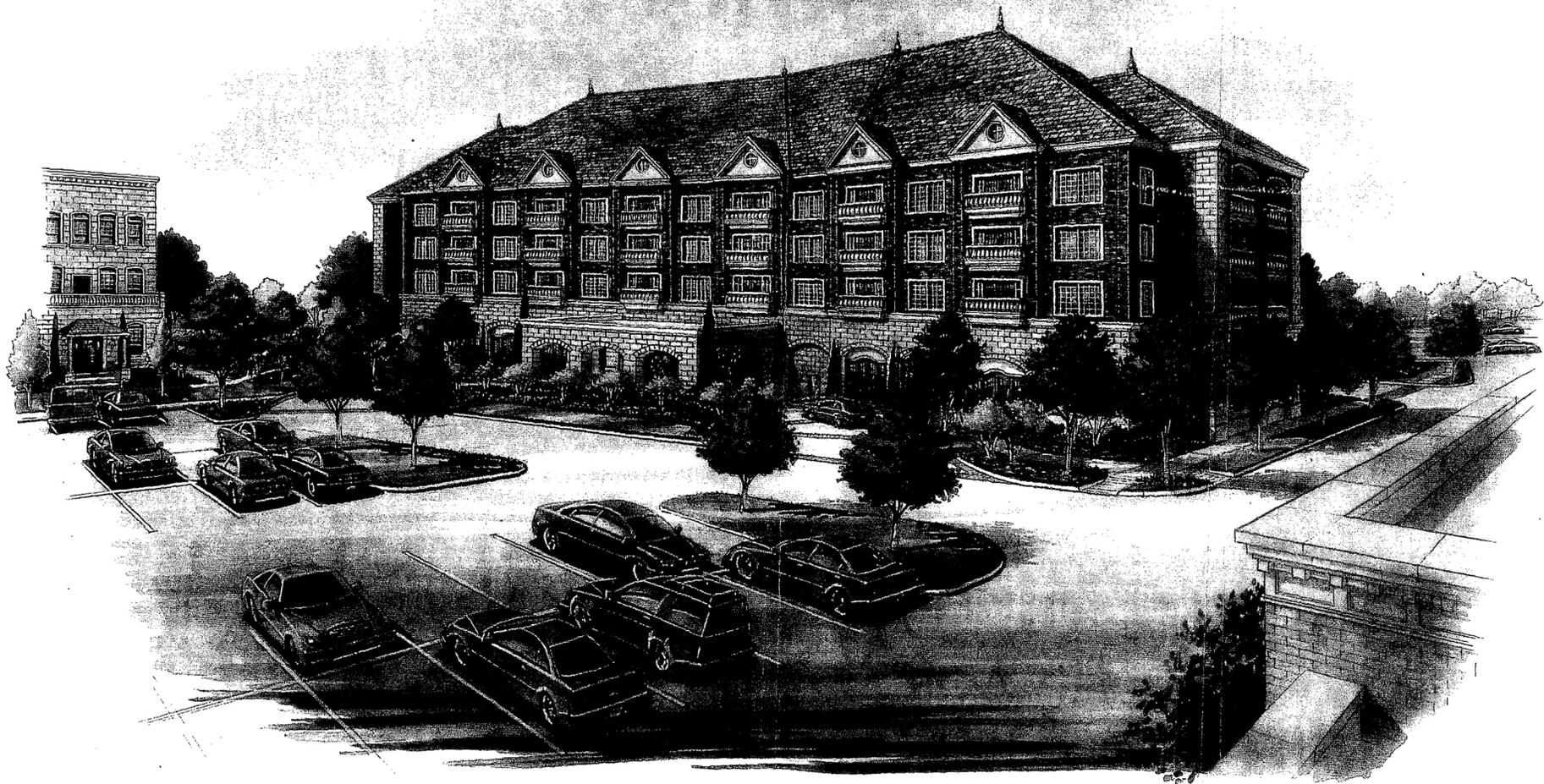


Exhibit C-2- Part of Ordinance



Exhibit C-3 - Part of Ordinance

**CITY OF RICHARDSON
SIGN CONTROL BOARD MINUTES – APRIL 8, 2015**

Ms. Sandra Moudy, Vice Chair, called a regular meeting of the Sign Control Board to order at 6:30 p.m. on Wednesday, April 8, 2015, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

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

CITY STAFF PRESENT: STEPHANIE JACKSON, BUILDING INSPECTION MGR.
 STEPHEN PAPANIA, BUILDING INSPECTOR

MEMBERS ABSENT: DORTHY MCKEARIN, CHAIR
 CHIP IZARD, MEMBER

Ms. Moudy stated there is a quorum present.

Ms. Marshall made a motion to approve the minutes of the March 4, 2015 meeting. The motion was seconded by Mr. Ikram and it carried unanimously.

SCB CASE #15-05: PUBLIC HEARING FOR SIGN CONTROL BOARD CASE #15-05 TO CONSIDER THE REQUEST OF MAVENIR FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(2)(C)(2)(i) TO ALLOW FOR A THIRD ATTACHED SIGN IN AN INDUSTRIAL ZONED DISTRICT ON THE PROPERTY LOCATED AT 1700 INTERNATIONAL PARKWAY; AND TAKE APPROPRIATE ACTION.

Ms. Moudy opened the Public Hearing and Ms. Jackson introduced the request of Mavenir for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(2)(C)(2)(i) to allow for a third attached sign in an industrial zoned district on the property located at 1700 International Parkway; A power point presentation was shown for review.

Ms. Moudy asked if a representative of Mavenir was present.

Ric DeCastro, 4121 Waskom Dr. Plano, TX 75024, the Human Resources Director for Mavenir, stated that Mavenir has grown rapidly since they moved to Richardson in 2005. Mr. DeCastro stated he has been with the company since 2012, and when the business first started they were located in an adjacent building at 1651 N Glenville Dr with only 50 employees. Mavenir has grown to almost 200 employees which required them to move into the building on International Pkwy. Mr. DeCastro stated the new location is better suited for them because it is in closer proximity to their customers, and the building had already been retrofitted so there would be minimum construction required before they moved in. Mr. DeCastro stated that Mavenir is continuing to expand and the building will be able to hold approximately 220 employees.

Mr. DeCastro stated that Mavenir is important to the community because it is part of the revitalization of the Telecom Corridor. Mr. DeCastro stated that Mavenir provides 4G for all the major carriers, including T-Mobile, AT&T, and other major customers around the globe as they operate in 30 different countries. Mr. DeCastro stated that Mavenir went public in 2013 which has contributed to the growth at their Richardson office. Mr. DeCastro stated that the 4G Mavenir provides is what is driving the growth of the company and the Richardson office is their global headquarters. Mr. DeCastro stated that Mavenir's revenue has grown 28% year by year and they now have over 1300 employees globally.

Mr. DeCastro stated that the building is about 50,000 square feet in area and is divided into thirds. Mr. DeCastro stated that when they first moved into the building they did not expect to grow so quickly and only leased a third of the building with a right of refusal for the middle suite. Mr. DeCastro stated that they moved into the third suite on the opposite side of the building to accommodate their growth because it was ready for occupancy with minimal finish out whereas the middle section of the building is an unfinished warehouse. Mr. DeCastro stated that they created a space between their suites that goes through this middle section so that employees can travel back and forth to both areas.

Mr. DeCastro stated that Mavenir erected two signs on the west side of the building due to the increase in traffic from vendors and customers. Mr. DeCastro stated that when they created a walkway between the two suites it essentially created one building. Mr. DeCastro stated that the sign contractor had assumed that they complied with the ordinance by having three signs because the building had three suites.

Mr. DeCastro stated that Mavenir received a notice of violation from the City which prompted them to apply for a variance. Mr. DeCastro stated that Mavenir needed a variance because of a lack of visibility from the street. Mr. DeCastro stated that Mavenir's competitors are in Frisco and have huge visibility from the Dallas Tollway. Mr. DeCastro stated that Mavenir also wanted to show their pride in being a growing company in the Telecom industry and to show that they are part of the revitalization of Richardson. Mr. DeCastro stated that vegetation also blocks the view of their signs which creates confusion for vendors and customers that are trying to find the building. Mr. DeCastro stated that Mavenir's building is very nice compared to other buildings in the area. Mr. DeCastro stated that other similar buildings in the area are allowed more signs because they have multiple suites.

Mr. Petty asked if Mavenir occupies the middle portion of the building. Mr. DeCastro stated that Mavenir originally had a right of refusal for this portion of the building, but the landlord has allowed them to make renovations for the entire building. Mr. DeCastro stated that they will occupy the middle area within the next few months. Mr. Petty asked if Mavenir will be sharing the building with any other tenants. Mr. DeCastro stated that the building will be solely occupied by Mavenir.

Mr. Ikram asked about the capacity for the entire building. Mr. DeCastro stated that if they finish out the building they will be at nearly 225 employees which is full capacity. Mr. DeCastro stated that they are also limited by parking and they are already out of offices and cubicles and some employees are working from home. Mr. DeCastro stated that they will need more office space.

Mr. Warner asked if Mavenir manufactures anything. Mr. DeCastro stated that Mavenir is primarily involved in the research and development of software, and there is not a lot of logistics and distribution being shipped out of the building.

Mr. Ikram stated that Mavenir is not a retail store or similar business where visibility is essential for the survival of the business. Mr. Ikram asked why the signs were necessary for customers to find the building since they already know the address and are in the area specifically to find Mavenir. Mr. DeCastro stated that customers eventually find the building since they are looking for it, but they do have difficulty locating Mavenir. Mr. DeCastro stated their customers often have to turn after driving past the building due to a lack of visibility.

Mr. Petty asked how many non-employees visit Mavenir on a weekly or monthly basis. Mr. DeCastro stated that traffic to the building was very active due to customers, vendors, and business partners. Mr. DeCastro stated that there has also been increased traffic due to their recent listing on the New York Stock Exchange which has resulted in more finance related meetings. Mr. Warner asked how Mavenir was listed on the stock exchange. Mr. DeCastro stated that the company is listed as MVNR.

Ms. Marshall asked why there is a sign on the south side of the building and not on the north side of the building. Mr. DeCastro stated there are two signs on the west side of the building and that the proposed sign is on the north side of the building. Ms. Moudy asked why he chose to put the sign on the north side of the building. Mr. DeCastro stated that sign on the north side was originally in that location when they first moved into the building and that they would put an additional sign on the south side of the building if it was permissible. Ms. Moudy stated that she thought Mavenir had taken the sign and moved it from the west elevation to the north elevation. Ms. Moudy asked if the sign had always been on the north elevation. Mr. DeCastro stated that the sign had always been on the north elevation, but Mavenir has considered moving the sign onto the south side of the building to provide visibility for northbound traffic.

Mr. Ikram asked if the proposed sign was the same size as the two signs on the west side of the building. Mr. DeCastro stated that the proposed sign is about two-thirds smaller than the signs on the west side of the building and that it is not illuminated.

Mr. Petty asked Mr. DeCastro if they reviewed the sign ordinance to see if a third sign was permissible when they applied for the permit for the two signs on the west side of the building. Mr. DeCastro stated Mavenir hired a sign contractor that does a lot of business in Richardson and the contractor did not anticipate the egress issues between the suites. Mr. DeCastro stated that the contractor assumed it was permissible because it appeared that there were three different suites at the building.

Ms. Moudy closed the public hearing and asked for comments and questions from the Board.

Mr. Petty stated that he was inclined to grant a variance because if there were three different tenants in the building they would be allowed three signs. Mr. Petty stated that he does not feel like it would be a big stretch to grant the variance.

Mr. Warner moved to approve SCB Case #15-05. Mr. Ikram seconded the motion and it carried unanimously.

Mr. Ikram moved to adjourn the Hearing. The motion was seconded by Mr. Petty and it carried unanimously.

There being no other business before the Board, the meeting was adjourned at 6:51 p.m.

DORTHY MCKEARIN, CHAIR

ORDINANCE NO. 4111

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING FROM I-M(1) INDUSTRIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR I-M(1) INDUSTRIAL DISTRICT AND TO GRANT A SPECIAL PERMIT FOR A SMOKING ESTABLISHMENT ON AN 8.1-ACRE LOT LOCATED AT 1002 N. CENTRAL EXPRESSWAY, 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 DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 15-01).

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, to grant a change in zoning from I-M(1) Industrial with special conditions to PD Planned Development for I-M(1) Industrial District and to grant a Special Permit for a smoking establishment on an 8.1-acre lot located at 1002 N. Central Expressway, Richardson, Texas, and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2. That the Property shall be used and developed in accordance with the development regulations set forth below:

Base Zoning District: The property shall be developed and used in accordance with the zoning regulations for the I-M(1) Industrial District except as otherwise provided herein.

Permitted Uses: All uses allowed in the I-M(1) Industrial District and the LR-M(2) Local Retail District, excluding restaurants, bars, and clubs, shall be permitted uses.

Concept Plan: The concept plan attached as Exhibit “B” (“Concept Plan”) is incorporated herein and which is hereby approved. Future development or redevelopment of the site shall not be restricted by the Concept Plan provided such development is in conformance with the I-M(1) Industrial District regulations and the following special conditions:

Special Permit: A smoking establishment shall be permitted upon approval of a Special Permit zoning. The smoking establishment shall be in substantial conformance with the Concept Plan.

1. A Special Permit is hereby granted for a smoking establishment, as defined in the Comprehensive Zoning Ordinance, including a patio area and shall be limited to the area shown and depicted as Suite 589, on the Concept Plan. No food or food products shall be sold or served.
2. The smoking establishment shall be allowed to sell alcoholic beverages for on-premises consumption. The sale of alcoholic beverages shall not exceed 10% of the gross revenue of the smoking establishment on a quarterly basis.
3. The smoking establishment shall be prohibited from operating between the hours of 12:00 a.m. and 8:00 a.m.
4. A minimum of 270 parking spaces shall be provided on the property.

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

SECTION 4. That all 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 13th day of April, 2015.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:4-8-15:TM 70991)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 15-01

Being a tract of land situated in the Lemuel Bess Survey Abstract No. 87, City of Richardson, Dallas County, Texas, and being composed of the Warehouse And Office Complex, an addition to the City of Richardson, as recorded in Volume 70162, Page 153 of the Deed Records of Dallas County, Texas, and that 0.049 acre tract which appears in Correction Deed in Volume 71070, Page 1619, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a one-half inch iron rod set at the intersection of north right-of-way line of Arapaho Road (100 foot right-of-way) and the west right-of-way of the T & N O Railroad (50 foot right-of-way);

THENCE, S 89° 41' 00" W, along the said north right-of-way of Arapaho Road, a distance of 462.75 feet to a "+" cut in concrete sidewalk set for corner, same being the southeast corner of a 0.443 acre tract of land described in Volume 83065, Page 2606, Deed Records of Dallas County, Texas;

THENCE, N 07° 00' 00" E, along the east line of said 0.443 acre tract, a distance of 86.84 feet to a one-half inch iron rod set for corner;

THENCE, N 47° 31' 00" W, along the north line of said 0.443 acre tract, a distance of 100.00 feet to a one-half inch iron rod set for corner on the east right-of-way line of Central Expressway (U.S. 75) (300 foot right-of-way);

THENCE, N 42° 29' 00" E, along the east right-of-way line of Central Expressway, a distance of 745.30 feet to a one-half inch iron rod set for corner, same being the southwest corner of a 2.351 acre tract of land described in Volume 90163, Page 3019, Deed Records of Dallas County, Texas;

THENCE, N 89° 47' 00" E, passing the southeast corner of said 2.351 acre tract at a distance of 285.77 feet, same being the southwest corner of Rawley Addition, an addition to the City of Richardson as recorded in Volume 73156, Page 1242, Deed Records of Dallas County, Texas, and with the south line of said Rawley Addition for a total distance of 388.14 feet to a five-eighths inch iron rod found for a corner on the west right-of-way line of said T & N O Railroad;

THENCE, S 27° 30' 00" W, along the said west right-of-way line of the T & N O Railroad, a distance of 791.74 feet to the POINT OF BEGINNING and containing 350,711 feet or 8.051 acres, more or less.

LEGAL DESCRIPTION

Being a tract of land situated in the Lemuel Bess Survey, Abstract No. 87, City of Richardson, Dallas County, Texas, and being composed of the Warehouse And Office Complex, an addition to the City of Richardson, as recorded in Volume 70162, Page 153 of the Deed Records of Dallas County, Texas, and that 0.043 acre tract which appears in Correction Deed in Volume 71070, Page 1619, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a one-half inch iron rod set at the intersection of the north right-of-way line of Arapaho Road (100 foot right-of-way) and the west right-of-way of the T & N O Railroad (50 foot right-of-way);

THENCE S 89° 41' 00" W, along the said north right-of-way of Arapaho Road, a distance of 482.75 feet to a "x" cut in concrete sidewalk for corner, same being the southeast corner of a 0.443 acre tract of land described in Volume 83066, Page 2608, Deed Records of Dallas County, Texas;

THENCE N 07° 00' 00" E, along the east line of said 0.443 acre tract, a distance of 86.84 feet to a one-half inch iron rod set for corner;

THENCE N 47° 31' 00" W, along the north line of said 0.443 acre tract, a distance of 100.00 feet to a one-half inch iron rod set for corner on the east right-of-way line of Central Expressway (U.S. 75) (300 foot right-of-way);

THENCE N 42° 29' 00" E, along the east right-of-way line of Central Expressway, a distance of 745.30 feet to a one-half inch iron rod set for corner, same being the southwest corner of a 2.351 acre tract of land described in Volume 30163, Page 3019, Deed Records of Dallas County, Texas;

THENCE N 89° 47' 00" E, passing the southwest corner of said 2.351 acre tract at a distance of 285.77 feet, same being the southwest corner of Rawley Addition, an addition to the City of Richardson as recorded in Volume 73156, Page 1242, Deed Records of Dallas County, Texas, and with the south line of said Rawley Addition for a total distance of 388.14 feet to a five-eighths inch iron rod found for a corner on the west right-of-way line of said T & N O Railroad;

THENCE S 27° 30' 00" W, along the said west right-of-way line of the T & N O Railroad, a distance of 791.74 feet to the POINT OF BEGINNING and containing 350,711 feet or 8.051 acres, more or less.

To: Allen Alpay, Southwest Land Title Company for use with GF #1-355219-C, and Berkshire Life Insurance Company.

I hereby certify that on the 2nd day of May, 1994.

a) this survey was made on the ground as may be found on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvement thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of the rights-of-way and easements of which I have knowledge or have been advised, whether or not of record, affecting the subject property; (iii) the location of the parking areas on the subject property showing the number of parking spaces provided thereby; (iv) the abutting dedicated public streets providing access to the subject property together with the width and name thereof;

b) except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property; (ii) encroachments on easements or on adjacent property, assets or alleys by any improvements on the subject property; (iii) party walls; or (iv) conflicts or protrusions;

c) ingress to and egress from the subject property is provided by North Central Expressway Service Road and Arapaho Road, the same being paved, dedicated public rights-of-way maintained by City of Richardson Texas and/or the Texas Highway Department;

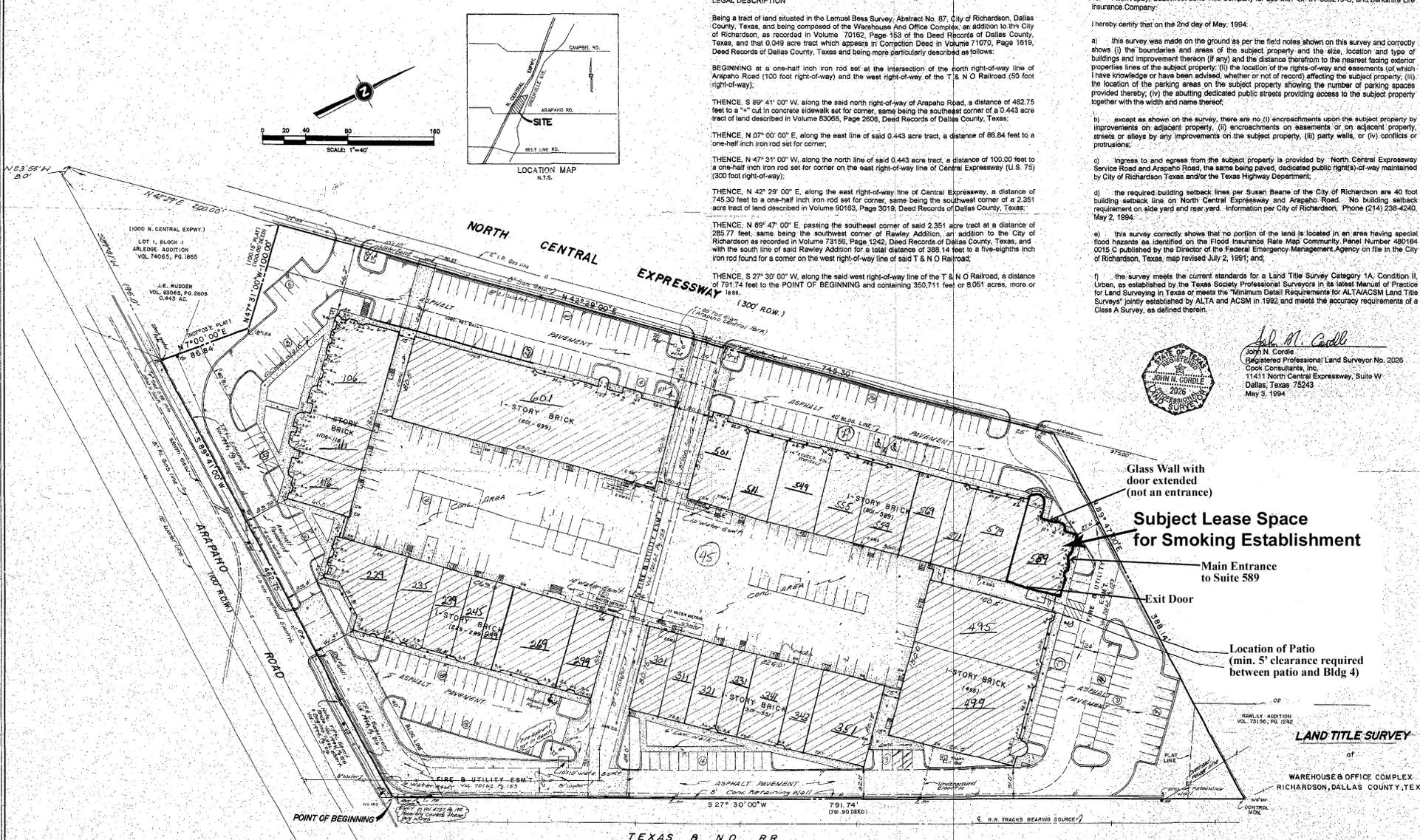
d) the required building setback lines per Susan Baane of the City of Richardson are 40 foot building setback line on North Central Expressway and Arapaho Road. No building setback requirement on side yard and rear yard. Information per City of Richardson, Phone (214) 238-4240, May 2, 1994.

e) this survey correctly shows that no portion of the land is located in an area having special flood hazards as identified on the Flood Insurance Rate Map Community Panel Number 490164 0015 C published by the Director of the Federal Emergency Management Agency on file in the City of Richardson, Texas, map revised July 2, 1991; and;

f) the survey meets the current standards for a Land Title Survey Category 1A: Condition II, Urban, as established by the Texas Society Professional Surveyors in its latest Manual of Practice for Land Surveying in Texas or meets the "Minimum Detail Requirements for ALTA/ACSM Land Title Survey" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of a Class A Survey, as defined therein.



John N. Cordle
 JOHN N. CORDLE
 Registered Professional Land Surveyor No. 2026
 Cook Consultants, Inc.
 11411 North Central Expressway, Suite W
 Dallas, Texas 75243
 May 3, 1994



Class Wall with door extended (not an entrance)

Subject Lease Space for Smoking Establishment

Main Entrance to Suite 589

Exit Door

Location of Patio (min. 5' clearance required between patio and Bldg 4)

PARKING SPACES = 274

- LEGEND:**
- GM GAS METER
 - WM WATER METER
 - EM ELECTRIC METERS
 - FM FIRE HYDRANT
 - CO CLEAN OUT
 - SR SUMMER REGULAR PARKING SPACES
 - (100-280) SUITE NUMBERS

REV. No.	C.O.	Revised Certificate	DESCRIPTION	DATE

COOK CONSULTANTS, INC.
 CIVIL AND STRUCTURAL ENGINEERING
 LAND SURVEYING AND LAND PLANNING

11411 North Central Expressway • Suite W • Dallas, Texas 75243-8908
 (214) 368-1990

Job No. 94029-00
 by JNC:LF Date 05/20/94
 checked: JNC Date 04/29/94
 dated: JNC Date 04/29/94
SHT. 1 OF 1

ORDINANCE NO. 4112

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY REPEALING ORDINANCE 4057; SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN EVENT/COMMUNITY CENTER WITH SPECIAL CONDITIONS ON A 3.42-ACRE TRACT ZONED I-M(1) INDUSTRIAL, LOCATED AT 999 E. ARAPAHO ROAD, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT “A”; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 15-02).

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 Ordinance No. 4057, adopted on July 14, 2014, is hereby repealed.

SECTION 2. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, so as to grant a change in zoning to grant a Special Permit for an event/community center with special conditions on a 3.42-acre tract of land zoned I-M(1) Industrial located at 999 E. Arapaho Road, and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 3. That the Special Permit for an event/community center is hereby conditionally granted subject to the following special conditions:

1. An event/community center shall be limited to the area shown on the concept plan attached as Exhibit “B” (the “Concept Plan”) and made a part hereof. The development

and use of the property for an event/community center shall be in accordance with the Concept Plan and following special conditions:

2. A minimum of 100 parking spaces shall be provided for the event/community center.
3. The event/community center shall be prohibited from operating between the hours of 1:00 a.m. and 8:00 a.m.

SECTION 4. 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 5. That all provisions of the ordinances of the City of Richardson in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this Ordinance shall remain in full force and effect; provided, however, Ordinance No. 3765 shall continue in full force and effect, except as amended herein.

SECTION 6. 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 7. 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 8. 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 9. 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 13th day of April, 2015.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:4-2-15:TM 70992)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 15-02

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

RESOLUTION NO. 15-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, DESIGNATING THE PROPERTY DESCRIBED IN EXHIBIT "A" AS PART OF THE CITY PARK SYSTEM; NAMING SUCH PARK AS "BUSH CENTRAL BARKWAY"; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Richardson and the State of Texas, by and through the Texas Department of Transportation, entered into that certain Multiple Use Agreement for the design, construction, maintenance and operation of a public dog park on the highway right-of-way of the southwest corner of state right-of-way underneath President George Bush Turnpike and US 75 Interchange designated as 0047-06, described in Exhibit "A"; and

WHEREAS, the City Park and Recreation Commission has recommended to the City Council that the property be named "Bush Central Barkway"; and

WHEREAS, such area shall be designated as a part of the City Park System;

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

SECTION 1. That the property described in Exhibit "A", shall be part of the City Park System, and shall be named and known as "Bush Central Barkway".

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 13th day of April 2015.

CITY OF RICHARDSON, TEXAS

MAYOR

APPROVED AS TO FORM:

ATTEST:

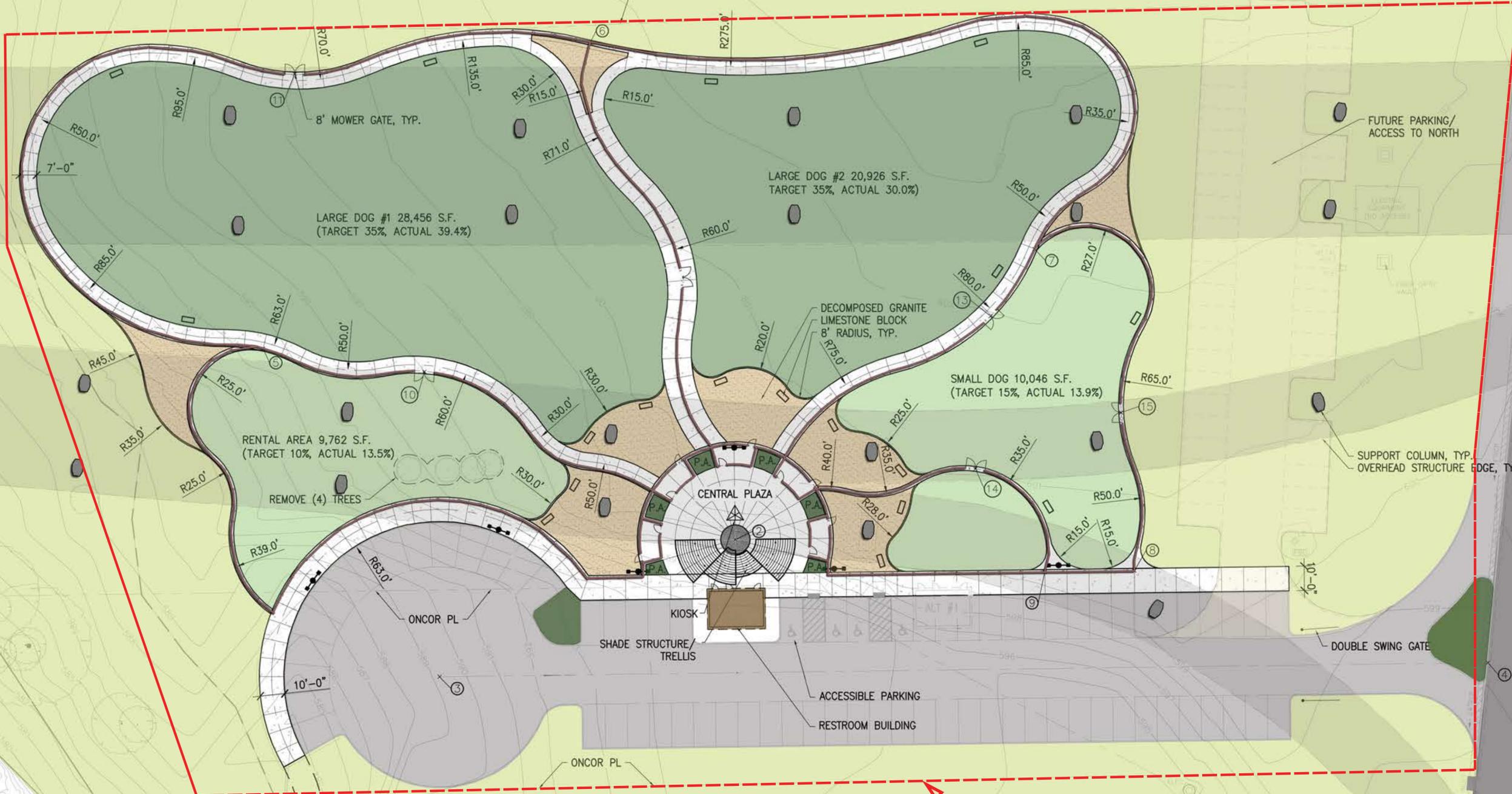
CITY ATTORNEY
(PGS:3-30-15:TM 70965)

CITY SECRETARY

GEORGE BUSH TOLLROAD (STATE HWY. 190)

APPROXIMATE CITY BOUNDARY LINE

(U.S. HIGHWAY 75) CENTRAL EXPRESSWAY



Dog Park Boundary

BUSH CENTRAL BARKWAY

Exhibit A

CITY OF RICHARDSON

TO: Dan Johnson - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request 57-15
DATE: April 8, 2015

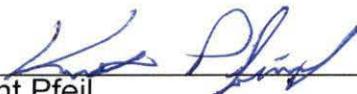
Request Council approval to initiate bid for the following:

Large Valve Replacement Project – Yale, Apollo, East Renner

Proposed Council approval date: April 13, 2015
Proposed advertising dates: April 15, 2015 & April 20, 2015
Proposed bid due date: April 30, 2015 – 2:00 p.m.
Proposed bid opening date: April 30, 2015 – 2:30 p.m.
Engineer's estimated total cost: \$355,000
Account: 549-5710-585-7524 - Project WS 1503



Pam Kirkland, CPPO, CPPB
Purchasing Manager



Kent Pfeil
Director of Finance

4/9/15

Date

Approved: _____
Dan Johnson
City Manager

Date



MEMO

TO: Dan Johnson, City Manager
THROUGH: Don Magner, Assistant City Manager
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Permission to Advertise Large Valve Replacement Project – Yale, Apollo, E. Renner – Bid #57-15
DATE: April 3, 2015

ACTION REQUESTED:

Authorization to advertise Bid No.57-15 and approval of plans and contract documents for the Large Valve Replacement Project – Yale, Apollo, E. Renner. Bids to be received until Thursday, April 30, 2015 at 2:00 p.m. and read aloud 30 minutes later.

BACKGROUND INFORMATION:

This project consists of installation of new 20 inch, 30 inch, and 36 inch isolation gate valves within the vicinity of the intersection of Yale Boulevard and Apollo Road. The scope of the project also includes the removal and replacement of two existing 20 inch gate valves along E. Renner Road. The two valves are located adjacent to Foxboro Drive and Wyndham Lane.

FUNDING:

Funding is provided from 2015 Utility C.O.

SCHEDULE:

The Capital Projects Department plans for this project to begin construction June 2015 and be completed by August 2015.

Cc: Moses Ogolla, P.E., Project Engineer *MAO*

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**LARGE VALVE REPLACEMENT PROJECT
YALE, APOLLO, E. RENNER
BID #57-15**

Sealed bids addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Thursday, April 30, 2015 at 2:00 pm** and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

The installation of 1-8 inch, 1-30 inch, 2-20 inch, and 1-36 inch resilient wedge gate valves; removal of 1-30 inch, 2-20 inch, and 1-8 inch gate valves; installation of new Reinforced Concrete Cylinder Pipe (RCCP) and fittings at valve locations; 115 SY of 8 inch concrete pavement repair; Trenching and trench safety; Barricades, signage, and traffic control; and other miscellaneous appurtenances.

Bids shall be accompanied by a certified or cashier's check on a state or national bank in an amount not less than five percent (5%) of the possible total of the bid submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bid bond for the same amount from a reliable surety company as a guarantee that the bidder will enter into a contract and execute required Performance and Payment Bonds within ten (10) days after notice of award of contract. The City will attempt to award the Contract within 90 days after the opening of bids.

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

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

A maximum of Sixty (60) calendar days will be allowed for construction.

One set of plans, specifications and bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, April 14, 2015** upon a **NON-REFUNDABLE FEE OF Fifty Dollars (\$50.00)** per hard copy set or **Twenty five Dollars (\$25.00)** per CD, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number. Maximum of two sets of plans per contractor.

A voluntary pre-bid conference will be held Tuesday, April 21, 2015 at 10:00 am in the Parks Conference Room 208, Richardson Civic Center/City Hall.

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

PROJECT SCHEDULE

LARGE VALVE REPLACEMENT PROJECT YALE, APOLLO, E. RENNER

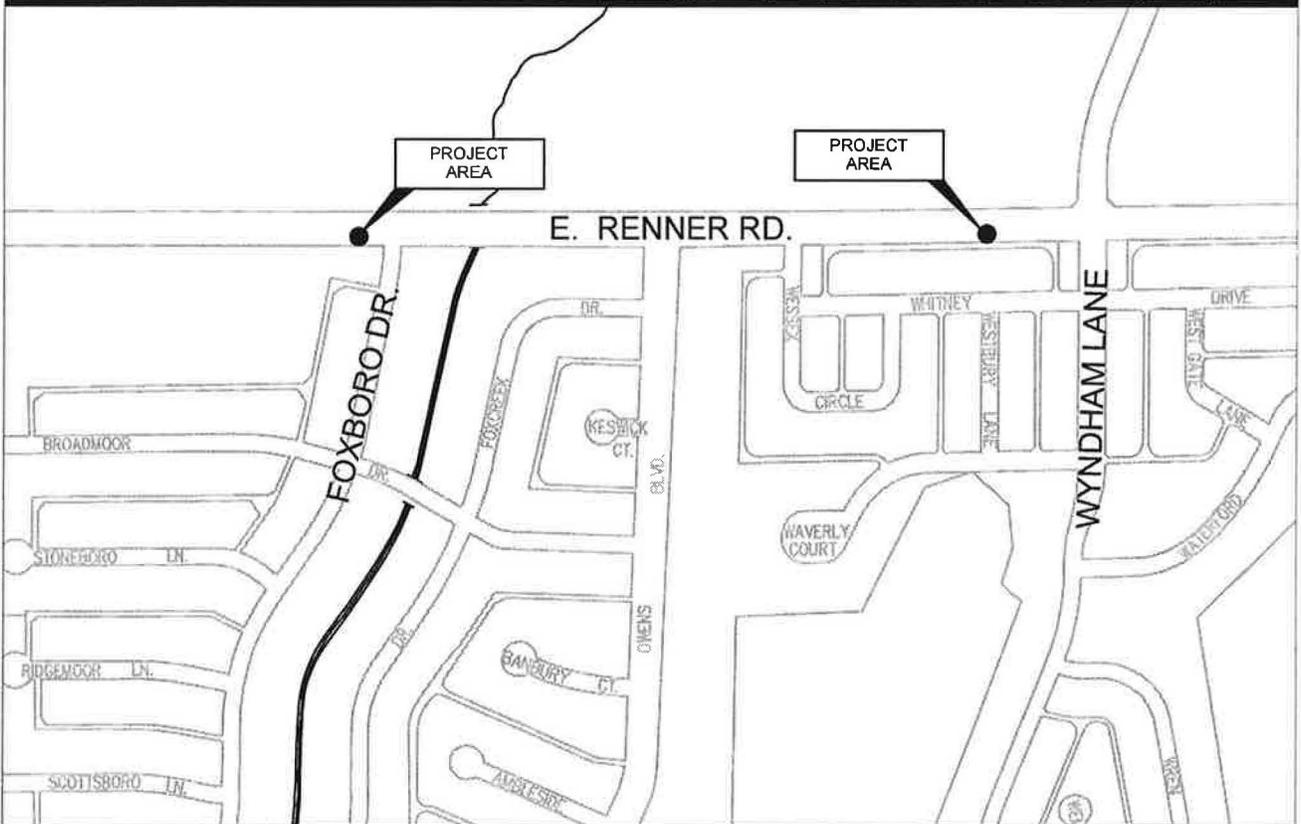
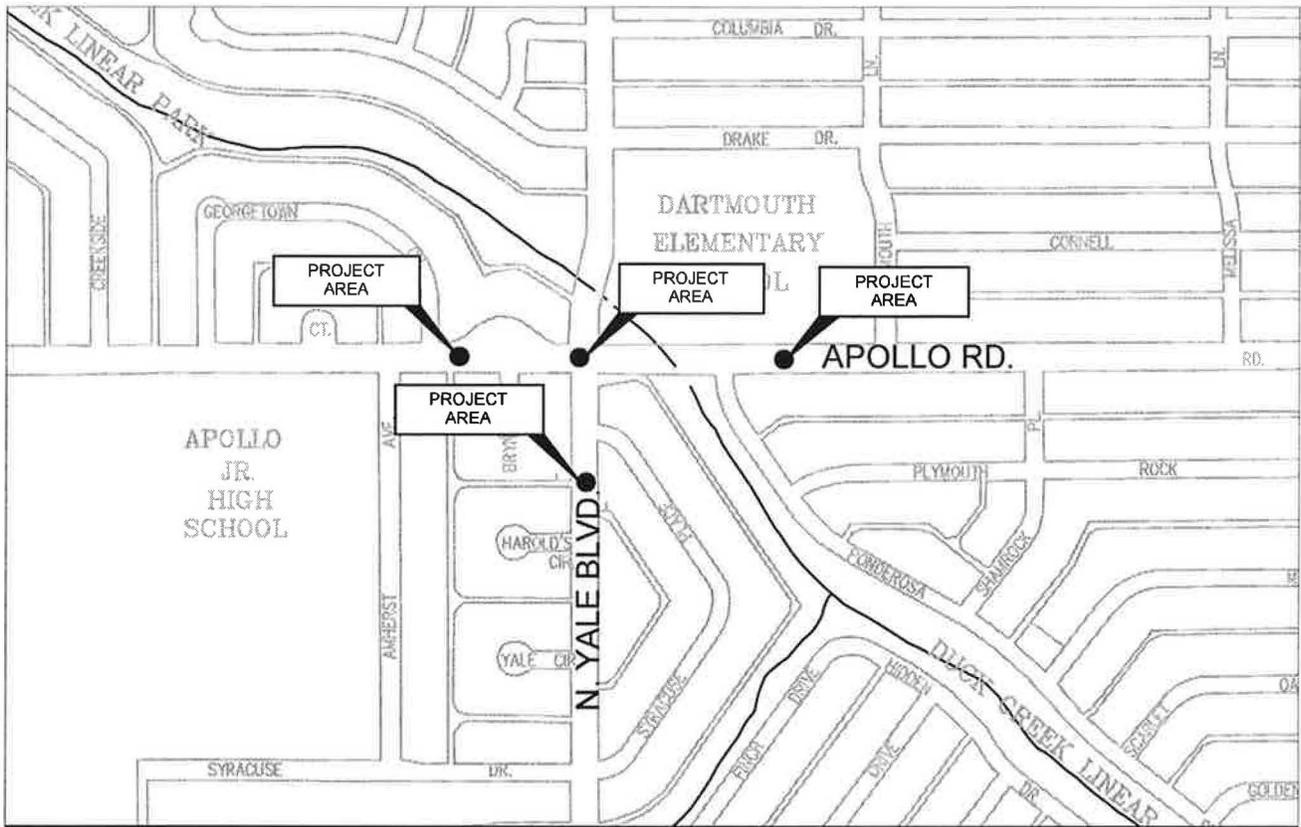
BID No. 57-15

Agenda Paperwork to Advertise	Friday, April 3, 2015
Council Authorization to Advertise	Monday, April 13, 2015
Plans/Specs Available for Contractors	Tuesday, April 14, 2015
Advertise in Dallas Morning News	Wednesday, April 15, 2015
Advertise in Dallas Morning News	Monday, April 20, 2015
Pre Bid Meeting (10:00 am Room 208)	Tuesday, April 21, 2015
Bids Received & Opened (by 2:00 open 2:30 pm Room 206)	Thursday, April 30, 2015
Agenda Paperwork to Award Contract	Friday, May 1, 2015
Council to Award Contract	Monday, May 11, 2015
Pre-Construction Meeting	~ Early June 2015
Project Start	~ June 2015
Project Completed 60 Calendar Days	~ August 2015

Project Manager: Moses Ogolla

Engineers Estimate: \$355,000

Funding: Account 549-5710-585-7524 Project WS1503



LARGE VALVE REPLACEMENT PROJECT
YALE / APOLLO / E. RENNER
CONSTRUCTION START JUNE 2015

1" = 500'



CITY OF
RICHARDSON
TEXAS



MEMO

DATE: April 6, 2015

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager

SUBJECT: Award of Bid #14-15 for an annual requirements contract to Carruthers Landscape Management, Inc. for landscape maintenance services pursuant to unit prices

Date of Award: April 13, 2015

I concur with the recommendation of Bobby Kinser, Assistant Parks Superintendent, and request permission to issue a purchase order for the above referenced contract to Carruthers Landscape Management, Inc., in the amount of \$582,737.

This annual requirements contract includes furnishing all material, labor, supervision, tools and equipment necessary for the landscape maintenance of the highway/rail right-of-ways and medians, the maintenance of various beautification areas located in the medians, along walls and other areas. Prices were received on seven categories based on various cycles of maintenance. This contract is for a one-year period with an option to renew for up to four additional one-year periods.

The award of this contract allows the city to use landscape maintenance services 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 services, payment will be rendered pursuant to the unit prices bid. Provisions were included in the specifications which would allow the City to reduce the amount of landscape cycles, if needed due to water restrictions, or increase the amount of cycles, if necessary.

This contract is being awarded to the bidder who provides the services at the best value for the City, as per Texas Local Government Code Chapter 252.043(b). The criteria used for this contract included the contractor's experience and ability to perform the contract (25%), information and comments received from references provided (25%), and price (50%). Due to the size and scope of this project, a bid bond in the amount of 5% of the contract price was also required of all bidders.

Award of Bid #14-15

Page2

Two bids were received from Carruthers Landscape Management, Inc. and Good Earth, Inc. Good Earth, Inc. did not supply a bid bond as requested in the specifications and is therefore considered non-responsive. Carruthers Landscape Management, Inc. has been our current contractor over the past four years and offered a competitive price; therefore, it is our recommendation to award the contract to Carruthers Landscape Maintenance, Inc.

Funding is available in account 011-3061-541-3399 for this expenditure. A mandatory prebid conference was held on March 12, 2015 and seven vendors and three staff members were in attendance. A total of 1,882 vendors were electronically notified of the bid, 68 vendors viewed the bid, and 2 electronic bids were received.

Concur:



Kent Pfeil

ATTACHMENTS

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



MEMO

TO: Pam Kirkland – Purchasing Manager
FROM: Bobby Kinser – Assistant Parks Superintendent
DATE: 4-03-15
SUBJECT: Bid #14-15

Pam, after careful review the Parks Department would like to recommend award of Bid # 14-15 Annual Contract for Landscape Maintenance to Carruthers Landscape Management. This was evaluated as a best value bid. There were only two bidders and Good Earth has been considered non-responsive for not turning in their bid bond. The not to exceed quantity for this contract is \$1,100.0000 to be funded from account # 011-3061-541-3399

Thank you,
Bobby Kinser

BID TABULATION-A/R/C FOR LANDSCAPE MAINTENANCE

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	CARRUTHERS LANDSCAPE MGT. INC.		GOOD EARTH CORPORATION		UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT				
1	Category I	1	ea	94755.000	\$94,755.00	373867.000	\$373,867.00				
2	Category II	1	ea	61905.000	\$61,905.00	258370.000	\$258,370.00				
3	Category III	1	ea	12575.000	\$12,575.00	90342.000	\$90,342.00				
4	Category IV	1	ea	74169.000	\$74,169.00	No	Bid				
5	Category V	1	ea	57375.000	\$57,375.00	26685.000	\$26,685.00				
6	Category VI	1	ea	253908.000	\$253,908.00	230364.000	\$230,364.00				
7	Category VII	1	ea	28050.000	\$28,050.00	48510.000	\$48,510.00				
						Bidder is non-responsive because they did not submit bid bonds as required by specifications.					
TOTAL PRICE					\$582,737.00		\$1,028,138.00				



MEMO

DATE: April 6, 2015
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Bid #45-15 for an Annual Contract for Janitorial Services at the Public Library, Service Center, Municipal Court, Animal Shelter, Police Substation and Sherrill Park Golf Course through the State Use Program of the Texas Industries for the Blind and Handicapped in the amount of \$158,008.70

Proposed Date of Award: April 13, 2015

I concur with the recommendation of Travis Switzer – Assistant Director of Public Services, and request permission to award an annual contract for janitorial services in the amount of \$158,008.70 to Texas Industries for the Blind and Handicapped.

This contract is an exempt procurement as outlined in Chapter 252.022(a)(13) of the Texas Local Government Code for services performed by blind or severely disabled persons and Chapter 122 of the Human Resources Code.

In early October 2009, the Public Services Department and Purchasing authorized a three month trial with the TIBH program, which utilizes LifeNet Community Behavioral Healthcare to perform routine janitorial services at the Public Library and Service Center pursuant to our specifications. LifeNet performed satisfactorily and provided fair market value pricing. Since that time, we have added services for Municipal Court, Animal Shelter, Police Substation and the Sherrill Park Golf Course.

Pricing is based on a unit price per square foot per location, which includes all overhead and supplies for basic services. Pete Smith – City Attorney is drafting the initial contract which shall be for one year; shall be reviewed for renewal annually; and may be terminated by either party upon 90 days written notice.

Funding is available in account 580-3710-509-3499 for Sherrill Park and account 011-2080-531-3399 for all other facilities.

Concur:

Kent Pfeil
Kent Pfeil

ATTACHMENTS

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



MEMO

TO: Pam Kirkland, Purchasing Manager

FROM: Travis Switzer, Assistant Director of Public Services TS

DATE: March 27, 2015

SUBJECT: Janitorial Services Price Proposal – Recommendation

I have reviewed the price quote from LifeNet, TIBH regarding janitorial services and recommend continuing the services they provide for a total amount of \$158,008.70 which includes a 2% price increase. The price increase is due to rising costs for both supplies and insurance. Please see the attached price quote for a detailed cost breakdown.

Funding for services at the Library, Service Center, Court, Animal Shelter, and Police Substation are budgeted in 011-2080-531-3399. Funds for the Sherrill Park Facilities are budgeted in 580-3710-509-3499.

xc: Darryl E. Fourte, Director of Public Services
Joe Matus, Superintendent of Custodial Services
Bill Martin, Assistant Purchasing Manager



Jobs for People with Disabilities

March 24, 2015

Ms. Pam Kirkland
411 West Arapaho Rd.
Richardson, TX 75080

Re: Request for price increase for janitorial services

Dear Ms. Kirkland:

On behalf of LifeNet, TIBH would like to propose the following pricing for the upcoming fiscal year for janitorial services for the City of Richardson. Please refer to the chart below for the itemized pricing per location being serviced. We have requested an increase due to rising costs for both supplies and insurance.

We would like to thank you for taking the time to consider our request and for your support and participation in the Texas State use *Works Wonders* program, and your continued partnership with TIBH in employing people with disabilities.

Building	Area Cleaned	Days/Week	Labor Cost/S.F.	Supply Cost/S.F.	Sqft Montly Cost	Cost per month	Annual cost
Public Library	68,650	7	0.0639	\$0.03	\$0.0939	\$6,446.24	\$77,354.82
Service Center	38,070	5	0.0629	\$0.03	\$0.0929	\$3,536.70	\$42,440.44
Municipal Court	17,000	5	0.0629	\$0.03	\$0.0929	\$1,579.30	\$18,951.60
Animal shelter	2,400	5	0.0621	\$0.03	\$0.0921	\$221.04	\$2,652.48
Police sub station	2000	2	0.0621	\$0.03	\$0.0921	\$184.20	\$2,210.40
Golf	12 months	5				\$1,199.91	\$14,398.97

\$158,008.70

Sincerely,

Catherine Wheaton
TIBH Regional Marketing Manager



MEMO

DATE: April 6, 2015

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #49-15 for cooperative annual contract for Michelin Tires and Tubes to Michelin North America, Inc. through the Texas Local Government Purchasing Cooperative Buyboard Contract #470-14 in an estimated amount of \$70,000 pursuant to discount off list prices

Proposed Date of Award: April 13, 2015

I concur with the recommendation of Ernest Ramos, Fleet and Materials Manager, and request permission to issue an annual contract in an estimated amount of \$70,000 for Michelin tires and tubes pursuant to the Texas Local Government Purchasing Cooperative Contract #470-14.

Michelin North America, Inc. is a contract vendor for Michelin brand tires and tubes and offers a 35% to 62% discount from list prices. Purchase orders are made out to Michelin North America, Inc. and delivery is made from the local dealer, Tire Centers Inc., LLC. Attached is a list of the items we intend to purchase with the current discounted unit price pursuant to the contract.

The contract will be effective through November 30, 2015 and the Buyboard contract allows for options for renewal for two (2) additional one (1) year periods. Tires and tubes will be ordered as the needs of the city arise on an annual basis and during any subsequent renewal period(s). The city is not obligated to order or pay for any minimum or maximum amount of goods in order to utilize the contract.

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

Concur:


Kent Pfeil

ATTACHMENTS

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



MEMO

DATE: April 3, 2015
TO: Pam Kirkland, Purchasing Manager
FROM: Ernie Ramos, Fleet & Materials Manager *ER.*
RE: Michelin Tires via Buyboard Contract # 470-14, Contract effective 12/1/14.

I have reviewed the information regarding the existing contract and recommend initiating an agreement to utilize this contract. I estimate that we will spend \$70,000 annually and request the Purchase Order be setup at this amount. The funding for the purchase is funded from account # 011-7020-505-6509.

The contact at Michelin North America, Inc. is Ms. Kaye Pittman, and she can be reached at (864) 458-6640, or E-mail: kaye.pittman@us.michelin.com. The local distributor is Tire Centers Inc., LLC and the corresponding quote is also attached referencing the Buyboard Contract # 470-14.

Attachment/s: Copy of Contract Pricing Quote, (3-pages)
Copy of Vendor Contact Information, (1-page)
Tire Centers Inc., LLC, Quote, (1-page)

CC: Jon Nieman, Material & Parts Supervisor
Kent Pfeil, Director of Finance

: ER



Quote

Tire Centers, LLC Store 629
 2563 Berner St
 Fort Worth, TX 76111

Date: April 3, 2015
 Customer ID: 6291660
 Expiration Date: 30-Apr

To: Jon Altimore
 City of Richardson
 1260 Columbia Dr
 Richardson, TX 75081
 (972) 744-4433

Salesperson	Job	Payment Terms	Due Date
Doug LaDoux	City of Richardson	Net 10th	

Contract: Buy Board Cooperative Purchasing 470-14

Qty	Description	Unit Price	Line Total
24.00	425/65R22.5 XFE TL 165K (LRL) MSPN 11829	\$ 839.15	\$ 20,139.60
OPTION	425/65R22.5 XZY3 165K (LRL) MSPN 40321	\$819.44	-
6.00	385/65R22.5 XFE TL 160K (LRL) MSPN 36991	737.12	4,422.72
OPTION	385/65R22.5 XZY3 160K (LRJ) MSPN 53779	\$582.93	-
6.00	12.00R24 XZY 156K LRH B00+FLAP MSPN 29163	693.61	4,161.66
20.00	12R22.5 XZE* LRH MSPN 85335	629.64	12,592.80
20.00	315/80R22.5 XZUS2 LRL MSPN 77510	569.23	11,384.60
OPTION	315/80R22.5 XZY3 LRL MSPN 40200	\$720.68	-
20.00	11R22.5 XZE2 LRH MSPN 67042	443.79	8,875.80
OPTION	11R22.5 XZY3 LRH MSPN 80927	\$ 551.52	-
12.00	LT215/85R16 E 115R LTX M/S2 MSPN 02397	158.93	1,907.16
OPTION	LT215/85R16 E 115Q XPS Rib MSPN 39510	\$212.08	-
6.00	LT245/75R17 E 121R LTX M/S2 MSPN 31733	165.48	992.88
	**LT225/75R17 --- SIZE NOT OFFERED		
30.00	LT235/80R17 E 120R LTX M/S2 MSPN 91504	153.74	4,612.20

Subtotal \$ 69,089.42
 Sales Tax -
 Total \$ 69,089.42

Quotation prepared by: *Doug LaDoux*

This is a quotation on the goods named, subject to the conditions noted below:
 (Describe any conditions pertaining to these prices and any additional terms of the agreement.
 You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: _____

Thank you for your business!



MEMO

DATE: March 8, 2015

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #55-15 for the cooperative purchase of in-car mobile video equipment and software to L3 Mobile-Vision, Inc. in the amount of \$53,319.40 through the Houston-Galveston Area Council of Governments Contract #EF04-13

Proposed Date of Award: March 13, 2015

I concur with the recommendation of Lieutenant Keith Kockler – Police Department and request permission to issue a purchase order for in-car mobile video equipment and software to L3 Mobile-Vision, Inc. in the amount of \$53,319.40, as per the attached memo and Quote #193564629.

The Police Department has standardized on L3 Mobile Vision, Inc. in-car mobile video equipment. This request is to purchase additional units for the new vehicles purchased in this year's budget; upgrading a few outdated units; and updating the software in order to keep the system in warranty.

L3 Mobile Vision, Inc. is a contract vendor for this equipment through the Houston-Galveston Area Council of Governments (HGAC) Contract #EF04-13. The City of Richardson participates in the HGAC program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

The funding sources are outlined in Lieutenant Kockler's attached memo.

Concur:

Kent Pfeil

Kent Pfeil

ATTACHMENTS

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



MEMO

DATE: April 1, 2015

TO: Pam Kirkland, Purchasing Manager

FROM: Keith Kockler, Captain of Police 

RE: Capital Equipment Purchase, L3 Mobile-Vision Inc, video equipment.

The police department has been using the L3 Mobile-Vision equipment for several years in order to comply with state law regarding racial profiling, which requires patrol vehicles to have in-car video recording capability. Much of the equipment is over 5 years old. Two of the new HD L3 systems listed below will replace L3 systems that are over 5 years old and out of warranty. Two of the new L3 systems will be purchased for installation into the two new police Tahoe's from the expanded program 2014/2015. Two more will be used in the trucks purchased for Public Safety Officers who are expected to be hired in the next few months. The eight upgraded systems are to modify the older L3 systems that can still be covered under warranty with the upgrade.

I have reviewed and approved the quote with items listed from L3 Mobile Vision Inc. The funding for the purchase is funded from the following accounts listed below. The contact person at L3 is Von Linavong and can be reached at (800) 336-8475 or E-mail: Von.Linavong@l-3com.com or fax: (973) 257-3024. Please order the L3 equipment as specified on the attached quote.

Count	Account#	Project#	Division	Description	Funding
2	234-1011-581-7499	PD1511	Patrol	New HD L3 system	\$10,485.90
2	235-1011-581-7499	PD1510	Patrol	New HD L3 system	\$10,485.90
8	235-1011-581-7421	PD1501	Patrol	Upgraded HD L3 system	\$28,587.60
1	011-0540-514-3499	N.P #	IS	Software installation	\$3700.00

Attachments: L3 Mobile Vision Inc. Quote (2-pages)

CC: Danny Martin Assistant Chief of Police
 Jim Spivey, Chief of Police
 Ernie Ramos, Fleet & Materials Manager
 Kent Pfeil, Director of Finance



Mobile-Vision, Inc.

QUOTE

90 Fanny Rd, Boonton, NJ 07005
T. 800-336-8475 F. 973-257-3024

Number 193564629
Date April 03, 2015

Sold To

Richardson Police Department
Christopher Newell
P.O. Box 831078
140 N. Greenville Ave.
Richardson, TX 75083-1078

Phone 972-744-4912

Fax 972-744-5983

Ship To

Richardson Police Department
Christopher Newell
P.O. Box 831078
140 N. Greenville Ave.
Richardson, TX 75083-1078

Phone 972-744-4912

Fax 972-744-5983

Salesperson	P.O. Number	Ship Via	Terms
Von Linavong		None	

Line	Qty	SKU	Description	Unit Price	Ext.Price	Comments
1	12	MVD-CRASH-BAT2	Collision Sensor: Triggers Flashback DVR into Record Mode in the event of a collision.	\$198.00	\$2,376.00	
2	4	MVD-FBH-CK2	Cable Kit, Flashback HD DVR-Center Console, Overhead	\$195.00	\$0.00	
3	4	MVD-FBHDVS	Assembly, Flashback HD Digital Video System	\$4,600.00	\$18,400.00	
4	12	MVD-VLP2-FS	Assembly, Voice Link Plus 2 Wireless Microphone System with Transmitter w/Belt Clip, Docking Station, 9" & 40" Lapel Microphones	\$505.00	\$0.00	
5	8	MVD-FBH-UPG	Flashback HD upgrade Kit. Contains FBH-DVR, HD Camera, & 22' cable	\$2,850.00	\$22,800.00	
6	12	BWVKITODCAMSYS	BodyVISION camera system, includes camera, docking station, power supply, belt clip, pin clip, USB charging cable, and 1 year warranty.	\$499.00	\$0.00	
7	4	MVD-IR-CAM3	Camera, rear seat, IR kit. No integrated microphone	\$295.00	\$1,180.00	
8	8	MVD-SMW3C3C2CW	Antenna, Dome Wifi/GPS Thru-Hole Mount, White, FB3	\$218.00	\$1,744.00	
9	12	MVD-VLP2-CG	VLP2 Charging Station with AC Power Adapter	\$44.95	\$0.00	
10	12	MVD-FB-GRL-LT	LED Indicator Light: LED Light which indicates Flashback system is in Record Mode. Universally mounted for interior or exterior of vehicle.	\$99.95	\$1,199.40	
11	8	MVD-FBH-CK2	Cable Kit, Flashback HD DVR-Center Console, Overhead	\$195.00	\$1,560.00	
12	4	MVD-SMW3C3C2CW	Antenna, Dome Wifi/GPS Thru-Hole Mount, White, FB3	\$218.00	\$0.00	
13	1	MVD-DES-BTO-CPE	Installation of Operating System and DES Application on Customer Provided Equipment	\$750.00	\$0.00	
14	1	MVD-DES-BTO-REM	Remote Installation of Mobile-Vision application software	\$750.00	\$750.00	

Quotation is valid for 60 days from date issued. These commodities, technology or software were exported from the United States in accordance with the Export Administration regulations. Diversion contrary to US law is prohibited.

State/local Fees and Taxes are not included



Mobile-Vision, Inc.

90 Fanny Rd, Boonton, NJ 07005
T. 800-336-8475 F. 973-257-3024

QUOTE

Number 193564629

Date April 03, 2015

15	1 MVD-DET-BT1	1 Day On-Site Installation (full day of install and 2 hour quick training)	\$2,950.00	\$2,950.00
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HGAC Contract # EF04-13

Signing below is in lieu of a formal Purchase Order.
Your signature will authorize acceptance of both pricing and product:

Signed: _____ Dated: _____

L-3 Shipping Terms are FOB Boonton, NJ. By signing below you agree to waive your shipping terms and ship this order FOB Boonton, NJ.

Signed: _____ Dated: _____

SubTotal	52,959.40
Tax	TBD
S&H	360.00
Total	53,319.40

Quotation is valid for 60 days from date issued. These commodities, technology or software were exported from the United States in accordance with the Export Administration regulations. Diversion contrary to US law is prohibited.

State/local Fees and Taxes are not included



MEMO

DATE: April 6, 2015
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 
SUBJECT: Award of Bid #58-15 for the Cooperative Purchase of a Cab/Chassis with Aerial for Traffic Operations to Altec Industries, Inc. in the amount of \$93,867 through the State of Texas Multiple Award Schedule Contract #TXMAS-11-23V050

Proposed Date of Award: April 13, 2015

I concur with the recommendation of Ernest Ramos – Fleet & Materials Manager and Robert Saylor – Traffic Engineering & Operations Manager and request permission to issue a purchase order for a cab/chassis with aerial for Traffic Operations to Altec Industries, Inc. , as outlined in the attached quotation, for a total expenditure of \$93,867.

Altec Industries, Inc. was awarded Contract #TXMAS-11-23V050 from the Texas Multiple Award Schedule Program. The City of Richardson is a member of the TXMAS Program through our existing interlocal agreement with the State of Texas Cooperative Purchasing Program 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 accounts 235-2071-581-7421, Project TT1506 for this expenditure.

Concur:



Kent Pfeil

ATTACHMENTS

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



MEMO

DATE: April 3, 2015
TO: Pam Kirkland, Purchasing Manager
FROM: Ernie Ramos, Fleet & Materials Manager *ER*
RE: Capital Equipment Purchase, Cab/Chassis w/Aerial for Traffic Operations
via TXMAS Contract 11-23V050

I have received the specifications and quote from Mike Covington, Midwest Representative at Altec Industries, Inc. and approved the quote with options listed from Altec Industries, Inc. I recommend purchasing this vehicle as specified with listed options from Altec Industries, Inc. for an amount of \$93,867.

The contact at Altec Industries, Inc. is Mr. John Onders, and he can be reached at (270) 505-1511, or E-mail: John.Onders@altec.com, or fax: (270) 360-0601. Please order the Vehicle with accessories as specified in the attached quote. The funding for this purchase is funded from account # 235-2071-581-7421, Project # TT1506.

Attachment/s: Vehicle Specifications, (7-pages)
TXMAS Pricing Worksheet, (1-page)

CC: Phil Korte, Traffic Signal Supervisor
Robert Saylor, Traffic Engineering & Operations Manager
Dave Carter, Assistant Director of Development Services
Michael Spicer, Director of Development Services
Kent Pfeil, Director of Finance



MEMO

TO: Pam Kirkland, Director of Purchasing
FROM: Robert Saylor, P.E., PTOE – Traffic Engineering and Operations Manager
DATE: April 3, 2014

SUBJECT: Capital Equipment Purchase, Cab/Chassis w/Aerial for Traffic Operations
via TXMAS Contract 11-23V050

I concur with the Fleet & Materials Manager, Ernie Ramos, on the quotes and purchase of the vehicles from Altec Industries, Inc. via TXMAS Contract 11-23V050 for an amount of \$93,867.

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

March 25, 2015
Our 86th Year

Ship To:
CITY OF RICHARDSON
BOX 830309
RICHARDSON, TX 75083-0000
US

Bill To:
CITY OF RICHARDSON
BOX 830309
RICHARDSON, TX 75083-0000
United States

Attn: Ernie RAmos
Phone:
Email:

Altec Quotation Number: 252611 - 5
Account Manager: Michael D Covington
Technical Sales & Support: John Richard Onders

<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
	<u>Unit</u>		
1.	ALTEC Model AT35G telescoping/articulating continuous rotation aerial device with an insulating articulating arm, insulating telescopic upper boom, and the patented ISO-Grip insulating system at the boom tip. Includes the following features:	1	
	A. Ground to bottom of platform height: 36.1 feet		
	B. Working height: 41.1 feet		
	C. Maximum reach to edge of platform. Side Mounted Platform: 26.6 feet. End Mounted Platform: 28.3 feet (at 12.7 foot platform height).		
	D. Telescopic boom extension: 9 feet 8 inches		
	E. Continuous Rotation		
	F. Articulating Arm: Articulation is from -7 to 90 degrees. Insulator provides 12 inches of isolation.		
	G. Compensation System: By raising the articulating arm only, the telescopic boom maintains its relative angle in relation to the ground. The work position is achieved through a single function operation.		
	H. Telescoping upper boom: Articulation is from -25 to 75 degrees.		
	I. Hydraulic Leveling: Platform automatically maintains level during boom articulation through a hydraulic leveling system that requires no major preventive maintenance.		
	J. The Altec ISO-Grip System (U.S. Patent No. 7,416,053) includes the following boom tip components that can provide an additional layer of secondary electrical contact protection. This is not a primary protection system. Control Handle is a single handle controller incorporating high electrical resistance components that is dielectrically tested to 40 kV AC with no more than 400 microampers of leakage. The control handle is green in color to differentiate it from other non-tested controllers. The handle also includes an interlock guard that reduces the potential for inadvertent boom operation. The handle is tiller style and points away from elbow. Auxiliary control covers are non-tested blue silicon covers. The control console in non-tested non-metallic control console plate. The boom tip covers are non-tested non metallic and are not dielectrically tested, but they may provide some protection against electrical hazards.		

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UTILITY EQUIPMENT AND BODIES SINCE 1929

<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
K.	One set of tool outlets at the platform providing up to 5 gpm of flow for open center tools		
L.	Hydraulic System: Open center system operating at 5gpm and 2,400 psi.		
M.	Unit is painted with a powder coat paint process which provides a finish-painted surface that is highly resistant to chipping, scratching, abrasion and corrosion.		
N.	Structural Warranty all of the following applicable major components is to be warranted for so long as the initial purchaser owns the product: Booms, boom articulation links, hydraulic cylinder structures, outrigger weldments, pedestals, subbases and turntables.		
O.	Manuals: Two (2) operator and Maintenance/Parts manuals		
2.	AT35G Unit Model	1	
3.	Post style pedestal mounting	1	
4.	Poly Reservoir, Pedestal Mounted, 7 Gallon; Includes Sight Gauge.	1	
5.	Single, One (1) Man, Fiberglass Platform; End Mounted with 180 degree rotator. 24 x 30 x 42 inches, includes hydraulic tilt.	1	
6.	Two (2) Platform Steps	1	
7.	Platform cover Plastic platform cover.	1	
8.	Platform liner for a 24 x 30 x 42 inch platform	1	
9.	Platform Capacity, 400LBS.	1	
10.	Altec Patented ISO-Grip Insulating 4 Function, Proportional Speed, Upper Control Handle - with safety interlock and interlock guard. Forward/back operates upper boom in/out, tiller operates rotation CW/CCW, up/down operates upper boom up/down, and twist operates lower arm up/down. Platform leveling is controlled with a separate interlocked control handle.	1	
11.	Engine Start/Stop & Secondary Stowage System: 12 VDC powered motor and pump assembly for temporary operation of the unit in a situation wherein the primary hydraulic source fails. Electric motor is powered by the chassis battery. This feature allows the operator to completely stow the booms and platform. Secondary Stowage & Start/Stop is activated with an air plunger at the platform and switch at the lower control station.	1	
12.	Manual lowering valve located at the boomtip. For use in emergency situations to allow the operator to lower the boom to the ground	1	
13.	H Frame Outriggers with fixed shoe, provides 85.5 inch maximum spread to outer edge of shoes. Includes 8 x 10 inch shoes, control valves, motion alarms to sound during movement, and outrigger interlocks. Interlocks will not allow the unit to be operated until the outriggers have been deployed. Standard installation is directly behind the cab chassis.	1	
14.	Powder coat unit Altec White.	1	
<u>Unit & Hydraulic Acc.</u>			
15.	HVI-22 Hydraulic Oil (Standard).	9	

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
16.	Standard Pump For PTO	1	
17.	Hot shift PTO for automatic transmission	1	
18.	Install Tool Circuit with Quick Disconnects, Below Rotation (Male Pressure, Female Return) Mounted on rear of tailshelf.	1	

Body

19.	126 Inch Universal Small Aerial Body for an 84 Inch CA Chassis with 38 Inch Long Side Access Tailshelf to Meet the Following Specifications:	1	
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- A. Basic body fabricated from A40 grade 100% zinc alloy coated steel
- B. All doors are full, double paneled, self-sealed with built-in drainage.
- C. Electro-zinc plated, steel hinge rods extend full length of door.
- D. Door hinges are zinc alloy material attached with rivets
- E. All doors contain stainless steel, flush mounted, paddle activated rotary style latches with two-stage locking, including keyed locks and adjustable strikers.
- F. Heavy-gauge welded steel frame construction with smooth galvanneal floor.
- G. All edges are either rolled or folded for strength and safety
- H. Door header drip rail at top for maximum weather protection.
- I. Neoprene or rolled fenders on wheel fender panels.
- J. Steel treated for improved primer bond and rust resistance.
- K. Automotive underseal applied to body.
- L. Automotive type non-porous door seals mechanically fastened to the door facing
- M. 126 Inch Body Length
- N. 40 Inch Body Height (Standard)
- O. 94 Body Width (Standard)
- P. 20 Inch Body Compartment Depth (Standard)
- Q. Body Color - White (Standard)
- R. Finish Paint Body At Body Manufacturer (Standard)
- S. 8 Inch Body Crossmembers (Standard)
- T. 6 Inch tall wood tailboard installed at the rear of body cargo area
- U. No Compartment Lighting Supplied by the Body Manufacturer
- V. Stainless Steel Rotary Paddle Latch With Lock (Standard)
- W. Master Body Locking System (Standard)
- X. No Chock Holders In Line Body Fender Panel Required (Standard)
- Y. Gas Shock Type Rigid Door Holders For Vertical Doors (Standard)
- Z. Chains On Horizontal Doors
- AA. No Hotstick Shelf Required
- AB. No Hotstick Door Required
- AC. 1st Vertical Street Side (LH) - Two (2) Adjustable Shelf With Removable Dividers On 4 Inch Centers
- AD. 2nd Vertical Street Side (LH) - Two (2) Adjustable Shelf With Removable Dividers On 4 Inch Centers
- AE. 1st Horizontal Street Side (LH) - One (1) Fixed Shelf With Removable Dividers On 4 Inch Centers
- AF. Rear Vertical Street Side (LH) - Five (5) Adjustable Locking Swivel Hooks, 1-3-1 Combination
- AG. 1st Vertical Curb Side (RH) - Five (5) Adjustable Locking Swivel Hooks, 1-3-1

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
	Combination		
AH.	1st Vertical Curb Side (RH) - One (1) Adjustable Shelf With No Removable Dividers, Louvered Panel On Inside Cargo Wall		
AI.	2nd Vertical Curb Side (RH) - Gripstrut Access Steps With Two (2) Sloped Grab Handles, Pine Board at Top of Steps		
AJ.	1st Horizontal Curb Side (RH) - Vacant		
AK.	Rear Vertical Curb Side (RH) - Two (2) Adjustable Shelf With Removable Dividers On 4 Centers		
AL.	Aluminum Rock Guards Installed at Bottom		
AM.	38" Tailshelf with Integrated Side Access Steps, Two Wheel Chock Holders, and Smooth Galvaneal Floor Installed at Rear of Body		
AN.	Rigid Access Step Installed Below Side Access Steps		

Body and Chassis Accessories

20.	ICC Underride Protection	1	
21.	Combination 2 Ball (10,000 LB MGTW) And Pintle Hitch (16,000 LB MGTW)	1	
22.	Set Of Eye Bolts for Trailer Safety Chain, installed one each side of towing device mount.	1	
23.	Platform Rest, Rigid with Rubber Tube	1	
24.	Boom Rest for a Telescopic Unit	1	
25.	Outrigger Pad Holder, 25" L x 25" W x 5" H, Fits 24.5" x 24.5" x 4" And Smaller Pads, Bolt-On, Bottom Washout Holes, 3/4" Lip Retainer	2	
26.	Mud Flaps With Altec Logo (Pair)	1	
27.	Wheel Chocks, Rubber with Metal Hairpin Style Handle, 9.75" L X 7.75" W X 5.00" H (Pair)	1	
28.	U-Shaped Grab Handle	1	
29.	Small Grab Handle Installed At Rear	1	
30.	Slope Indicator Assembly For Machine With Outriggers	1	
31.	5 LB Fire Extinguisher With Light Duty Bracket, Installed Per DEPS 042 (In Cab or Inside Compartment Only)	1	
32.	Triangular Reflector Kit, Installed	1	
33.	Vinyl manual pouch for storage of all operator and parts manuals	1	

Electrical Accessories

34.	Lights and reflectors in accordance with FMVSS #108 lighting package. (Complete LED, including LED reverse lights)	1	
35.	Altec Standard Amber LED Strobe Light with Brush Guard Mounted on streetside front	1	

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<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
	of body, to be visible above the chassis cab, with master switch in cab.		
36.	Dual Tone Back-Up With Outrigger Motion Alarm	1	
37.	7-Way Trailer Receptacle (Pin Type) Installed At Rear	1	
38.	Dash panel rocker switches supplied with Ford Chassis, 4 auxiliary switches supplied in up fitting package from Ford	1	
39.	Start/Stop/Throttle Module, 12 Volt System	1	
40.	Install Outrigger Interlock System	1	
41.	PTO Indicator Light Installed In Cab	1	
<u>Finishing Details</u>			
42.	Focus Factory Build	1	
43.	Delivery Of Completed Unit	1	
44.	Inbound Freight	1	
45.	Altec Standard; Components mounted below frame rail shall be coated black by Altec. i.e. step bumpers, steps, frame extension, pintle hook mount, dock bumper mounts, D-rings, receiver tubes, accessory mounts, light brackets, under-ride protection, etc. Components mounted to under side of body shall be coated black by Altec. i.e. Wheel chock holders, mud flap brackets, pad carriers, boxes, lighting brackets, steps, and ladders.	1	
46.	Apply Non-Skid Coating to all walking surfaces	1	
47.	English Safety And Instructional Decals	1	
48.	Vehicle Height Placard - Installed In Cab	1	
49.	Dielectric test unit according to ANSI requirements.	1	
50.	Stability test unit according to ANSI requirements.	1	
51.	Placard, HVI-22 Hydraulic Oil	1	
52.	AT35G FA Installation	1	
<u>Chassis</u>			
53.	Chassis	1	
54.	Altec Supplied Chassis	1	
55.	2016 Model Year	1	
56.	Ford F550	1	

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UTILITY EQUIPMENT AND BODIES SINCE 1929

<u>Item</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
57.	4x2	1	
58.	84 Clear CA (Round To Next Whole Number) 165 Wheel base, Turning radius 24.3 Feet.	1	
59.	Extended Cab (Larger Cab With Half-Length Rear Doors Or No Rear Doors)	1	
60.	XL Trim Package	1	
61.	Chassis Color - White	1	
62.	Ford Gas 6.8L	1	
63.	Ford Torqshift 5 Speed Automatic Transmission (w/PTO Provision)	1	
64.	GVWR 18,000 LBS	1	
65.	6,500 LBs Front Axle Rating	1	
66.	13,660 LBs Rear Axle Rating	1	
67.	225/70R19.5 Front Tire	1	
68.	225/70R19.5 Rear Tire (Traction)	1	
69.	Hydraulic Brakes	1	
70.	Ford E/F250-550 Single Horizontal Right Side Exhaust	1	
71.	No Idle Engine Shut-Down Required	1	
72.	Air Conditioning	1	
73.	AM/FM Radio	1	
74.	Tachometer	1	
75.	Tilt Steering Wheel	1	
76.	Limited Slip Rear Axle	1	
77.	Vinyl Split Bench Seat	1	

Additional Pricing

78.	Standard Altec Warranty: One (1) year parts warranty, one (1) year labor warranty, ninety (90) days warranty for travel charges, limited lifetime structural warranty	1	
-----	---	---	--

Unit / Body / Chassis Total
FET Total

92,459.00
0.00

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Total

92,459.00

Altec Industries, Inc.

BY

John Richard Onders

Notes:

Quoted for: City of Richardson (TX) CO-OP # M0576
 Customer Contact: Pam Kirkland
 Phone: /Fax: /Email: 972-744-4130/972-744-5808/pam.kirkland@cor.gov

Quoted by: John Onders
 Phone: /Fax: /Email: 270-505-1511/ 270-360-0601 / John.Onders@altec.com
 Altec Account Manager/Phone: Mike Covington

REFERENCE ALTEC MODEL

AT37-G	Articulating Telescopic Aerial Device (Insulated)	\$88,544
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Per TXMAS Specifications in TXMAS Catalog plus Options below

(A.) TXMAS OPTIONS ON CONTRACT (Unit)

1	AT37-G-US35	35' Boom Height (AT35-G)	-\$506
2	AT37-G-HFO	H Frame Outriggers, Wooden Outrigger Pads, and Pad Holders	\$2,897
3			
4			
5			

(A1.) TXMAS OPTIONS ON CONTRACT (General)

1	LTC	Lower tool circuit	\$348
2			
3			
4			
5			

TXMAS OPTIONS TOTAL: \$91,283

(B.) OPEN MARKET ITEMS (Customer Requested)

1	UNIT		
2	UNIT & HYDRAULIC ACC		
3	BODY	126" Body ILO 102" Body	\$3,100
4	BODY & CHASSIS ACC		
5	ELECTRICAL		
6	FINISHING		
7	CHASSIS	84" CA Chassis ILO 60" CA Chassis. Gas chassis ILO of Diesel.	-\$3,524
8	OTHER		
9	DELIVERY		\$1,600

OPEN MARKET OPTIONS TOTAL: \$1,176

SUB-TOTAL FOR UNIT/BODY/CHASSIS: \$92,459

TXMAS FEE (1.5228%): \$1,408

TOTAL FOR UNIT/BODY/CHASSIS: \$93,867

(C.) ADDITIONAL ITEMS (items are not included in total above)

1			
2			
3			

Pricing valid for 45 days

NOTES

PAINT COLOR: White to match chassis, unless otherwise specified

WARRANTY: 12 months or 12,000 miles parts and labor, 90 days travel charges for chassis and mounted equipment (parts only for overseas customers).

TO ORDER: To order, please contact the Altec Inside Sales Representative listed above.

CHASSIS: Per Altec Commercial Standard

DELIVERY: No later than 300-330 days ARO, FOB Customer Location

TERMS: Net 30 days

FET TAX: If chassis over 33K GVWR, a 12 % FET may be applied

BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.

BUILD LOCATION: Elizabethtown, KY



MEMO

DATE: April 6, 2015
TO: Kent Pfeil - Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Bid #59-15 for a co-op annual requirements contract for Maintenance Repair and Operations Equipment, Supplies and Related Items to Lowe's in an estimated annual amount of \$60,000 pursuant to a minimum walk-in discount of 5% on all products through The Cooperative Purchasing Network (TCPN) Contract #R142104

Proposed Date of Award: April 13, 2015

I would like to formally request permission to issue an annual requirements contract to Lowe's, in an estimated amount of \$60,000, for maintenance, repair and operating (MRO) equipment, supplies and related items. Lowe's is the contract vendor through The Cooperative Purchasing Network (TCPN) Contract #R142104.

The Cooperative Purchasing Network (TCPN) is a national purchasing cooperative created in 1997 by the Region IV Education Service Center in Houston, Texas and is tasked with assisting public entities to increase efficiency and economy when procuring goods and services. Contracts are available for use by all entities that must comply with state procurement laws and regulations. All TCPN solicitations are publicly solicited and awarded by the board of the Region IV Education Service Center. The City of Richardson participates in this program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

The initial term of the TCPN Contract #R142104 is April 1, 2015 – March 31, 2016 with options for four (4) additional one-year renewal periods. The pricing offered by Lowe's includes a straight "walk-in the store" discount of 5% on all products; additional special discounts for larger quantities through Lowe's Online Quotation Center; a 2% prompt pay discount, and discounted delivery charges.

The award of this contract allows the city to purchase products as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s) and the city is not obligated to pay for or use a minimum or maximum amount of product, therefore, payment will be rendered only for actual purchases.

We estimate an annual usage of \$60,000 and funding is budgeted in the individual department's budgets.

Concur:

Kent Pfeil
Kent Pfeil

ATTACHMENTS



February 27, 2015

Mr. Michael J. Horn
Vice President, ProServices
Lowe's Home Centers, LLC
1605 Curtis Bridge Road (A3ECS)
Chicago, Illinois 60631

Re: Award of TCPN Contract # R142104

Dear Mr. Horn:

Per official action taken by the Board of Directors of Region 4 Education Service Center, on February 24, 2015, The Cooperative Purchasing Network (TCPN) is pleased to announce that after approval of the exceptions as agreed upon in the terms and conditions, Lowe's Home Center, LLC has been awarded an annual contract for the following, based on the sealed proposal (RFP# 14-21) submitted on December 10, 2014:

Commodity/Service

Contractor

Maintenance, Repair & Operations (MRO)
Supplies and Related Services

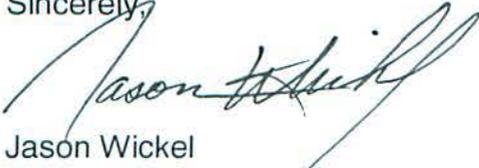
Lowe's Home Center, LLC

The contract is effective April 1, 2015 and will expire on March 31, 2016. As indicated above, your TCPN Contract # is R142104. This contract may be renewed annually for an additional four (4) years if mutually agreed by Region 4 ESC/TCPN and Lowe's Home Center, LLC.

Your participation in the proposal process is appreciated and we look forward to a successful partnership. Please feel free to provide copies of this letter to your sales representative(s) to assist in their daily course of business.

If you have any questions, please feel free to contact Deborah Bushnell at 713.554.0460.

Sincerely,


Jason Wickel
President



MEMO

DATE: April 7, 2015
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Competitive Sealed Proposal #903-15 for the 2010 Neighborhood Vitality Bridge Improvement Project in the Greenwood Hills Neighborhood Area to North Texas Contracting in the amount of \$3,173,911

Proposed Date of Award: April 13, 2015

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to issue a contract to North Texas Contracting for the above referenced project for a total award of \$3,173,911, as outlined in Mr. Spanos attached memo.

Funding is provided from the 2010 Neighborhood Vitality G.O., Drainage Utility, and Water/Sewer C.O. The project was advertised in the *Dallas Morning News* on November 20 & 26, 2014 and was posted on Bidsync.com. A pre-proposal conference was held on December 2, 2014 and 1,853 electronic notices were distributed; 59 vendors viewed the bid; and 4 responsive bids were received.

Concur:

Kent Pfeil

Kent Pfeil

ATTACHMENTS

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



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager *CCM*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Award of 2010 Neighborhood Vitality Bridge Improvement Project
for The Greenwood Hills HOA – CSP No. 903-15
DATE: April 3, 2015

ACTION REQUESTED:

Council to consider award of CSP #903 -15 to North Texas Contracting for the 2010 Neighborhood Vitality Bridge Improvement Project for The Greenwood Hills HOA for a total amount of \$3,173,911.00.

BACKGROUND INFORMATION:

On December 12, 2014, the Capital Projects Department received and opened four proposals for the 2010 Neighborhood Vitality Bridge Improvement Project for The Greenwood Hills HOA.

A Competitive Sealed Proposal (CSP) Committee of City Staff from various departments reviewed all four qualifying proposals and scored each one in accordance with the proposal scoring criteria. The scoring criteria included, proposal cost, project schedule, relevant project experience and demonstration of successful performance. The proposal submitted by North Texas Contracting was ranked the highest.

Project includes new road culverts and rail enhancements at Wisteria Way, Melrose Drive and Brentwood Drive. It also includes a modular wall adjacent to Westshore downstream of Wisteria, storm sewer, sidewalk repair, new barrier free ramps, water and sewer relocations and other appurtenances. The project will also replace the Brentwood Drive pavement, waterline and add storm sewer from the Brentwood culvert to Floyd Road. Staff recommends award of this contract to North Texas Contracting, Inc., in the amount of \$3,173,911.00.

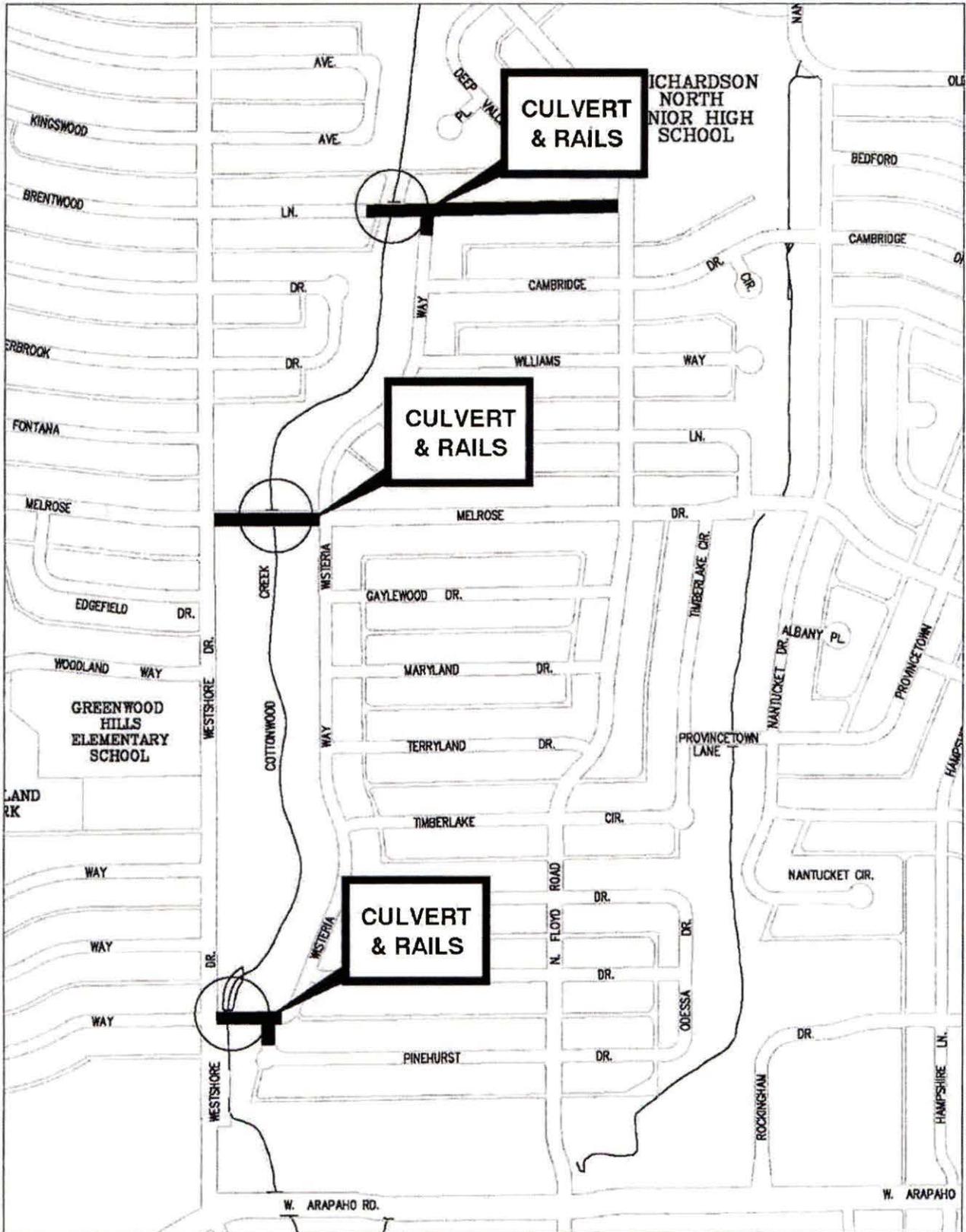
FUNDING:

Funding is provided from 2010 Neighborhood Vitality G.O., Drainage Utility, and Water/Sewer C.O.

SCHEDULE:

The Capital Projects Department plans for this project to begin construction May 2015 and be completed by July 2016.

Cc: David McFadden, P.E., Project Engineer *DM*



**2010 NEIGHBORHOOD VITALITY IMPROVEMENT PROJECT
FOR THE GREENWOOD HILLS HOMEOWNER'S ASSOCIATION
CONSTRUCTION STARTS MAY 2015**



**CITY OF
RICHARDSON
TEXAS**

