

**RICHARDSON CITY COUNCIL
MONDAY, APRIL 27, 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 27, 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 DRAINAGE CAPITAL NEEDS FOR CONSIDERATION IN A FUTURE BOND PROGRAM

C. REVIEW AND DISCUSS THE WATER CONSERVATION PLAN

D. 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 – MARK SOLOMON

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

3. MINUTES OF THE APRIL 6, 2015, APRIL 13, 2015, APRIL 20, 2015 (ADVISORY BOARDS & COMMISSIONS), AND APRIL 20, 2015 MEETINGS

4. VISITORS

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

5. CONSIDER APPOINTMENTS TO THE CITY PLAN COMMISSION, CIVIL SERVICE BOARD, NORTH TEXAS MUNICIPAL WATER DISTRICT BOARD, ZONING BOARD OF ADJUSTMENTS, ANIMAL SERVICES ADVISORY COMMISSION, CULTURAL ARTS COMMISSION, ENVIRONMENTAL ADVISORY COMMISSION, LIBRARY BOARD, AND TAX INCREMENT FINANCE BOARDS 1-3.

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING, ZONING FILE 15-05, A REQUEST BY MICHELLE E. CHESNEY, REPRESENTING PRESTON BEND PROPERTIES, L.L.C., FOR APPROVAL OF A SPECIAL PERMIT FOR A FOOD TRUCK PARK AND PRIVATE CLUB AND A SPECIAL DEVELOPMENT PLAN TO MODIFY THE DEVELOPMENT STANDARDS OF THE MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE FOR THE PROPOSED FOOD TRUCK PARK TO BE LOCATED AT 522 BISHOP AVENUE (EAST SIDE OF BISHOP AVENUE, BETWEEN DAVIS STREET AND RAYFLEX DRIVE). THE PROPERTY IS CURRENTLY ZONED PD PLANNED DEVELOPMENT.
7. PUBLIC HEARING, ZONING FILE 15-06, A REQUEST BY RODNEY OWENS, REPRESENTING GO PROPERTIES, FOR A CHANGE IN ZONING FROM C-M COMMERCIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT AND APPROVAL OF A SPECIAL PERMIT FOR A NURSING/CONVALESCENT HOME TO BE LOCATED AT 1601 RICHARDSON DRIVE (EAST SIDE OF RICHARDSON DRIVE, BETWEEN MELROSE DRIVE AND THE KANSAS CITY SOUTHERN RAILROAD). THE PROPERTY IS CURRENTLY ZONED C-M COMMERCIAL.

ACTION ITEMS:

8. VARIANCE NOS. 15-03 AND 15-04: A REQUEST FOR APPROVAL OF TWO (2) VARIANCES TO CHAPTER 21 OF THE SUBDIVISION AND DEVELOPMENT CODE INCLUDING: 1) A PARKING WAIVER FOR THE CENTRAL PLANT AND LOADING DOCK AREA; AND 2) ALLOWING LONG-TERM PARKING IN A C-M COMMERCIAL DISTRICT FOR A 10.84-ACRE SITE LOCATED AT 2200 E. PRESIDENT GEORGE BUSH TURNPIKE, THE SOUTHEAST CORNER OF PRESIDENT GEORGE BUSH TURNPIKE AND JUPITER ROAD. APPLICANT: AARON GRAVES, KIMLEY-HORN AND ASSOCIATES, REPRESENTING CISCO SYSTEMS.
9. VARIANCE NOS. 15-05, 15-06, AND 15-07: A REQUEST FOR APPROVAL OF THREE (3) VARIANCES TO CHAPTER 21 OF THE SUBDIVISION AND DEVELOPMENT CODE INCLUDING: 1) A PARKING WAIVER FOR THE CENTRAL PLANT AND LOADING DOCK AREA; 2) ALLOWING LONG-TERM PARKING IN A C-M COMMERCIAL DISTRICT; AND 3) A REDUCED PARKING RATIO FOR OFFICE USE FOR A 49.93-ACRE SITE LOCATED AT 2250 E. PRESIDENT GEORGE BUSH TURNPIKE, THE NORTHEAST CORNER OF RENNER ROAD AND JUPITER ROAD. APPLICANT: AARON GRAVES, KIMLEY-HORN AND ASSOCIATES, REPRESENTING CISCO SYSTEMS.
10. VARIANCE NOS. 15-08 AND 15-09: A REQUEST FOR APPROVAL OF TWO (2) VARIANCES TO CHAPTER 21 OF THE SUBDIVISION AND DEVELOPMENT CODE INCLUDING: 1) A PARKING WAIVER FOR THE CENTRAL PLANT AND LOADING DOCK AREA; AND 2) ALLOWING LONG-TERM PARKING IN A C-M COMMERCIAL DISTRICT FOR A 17.32-ACRE SITE LOCATED AT 2600 E. PRESIDENT GEORGE BUSH HIGHWAY, ON THE SOUTH SIDE OF THE PRESIDENT GEORGE BUSH TURNPIKE, EAST OF JUPITER ROAD AND NORTH OF RENNER ROAD. APPLICANT: AARON GRAVES, KIMLEY-HORN AND ASSOCIATES, REPRESENTING CISCO SYSTEMS.

11. CONSENT AGENDA:

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

A. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 4113, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 15, PARKS AND RECREATION, ARTICLE III, PARK RULES, BY AMENDING SECTION 15-61, BY DESIGNATING THE EXISTING SECTION 15-61 AS SUBSECTION (A) "GENERAL PARK RULES," AND ADDING SUBSECTION (B) TO ESTABLISH RULES AND REGULATIONS FOR THE USE OF CITY DOG PARK, BUSH CENTRAL BARKWAY.
2. ORDINANCE NO. 4114, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 12, SECTION 12-121, AMENDING THE REGULATIONS FOR MOBILE VENDORS.

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #52-15 – WE RECOMMEND THE AWARD TO ESTRADA CONCRETE COMPANY, LLC., FOR OLD CAMPBELL ROAD IN THE AMOUNT OF \$301,093.
2. BID #61-15 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE CONTRACT FOR AN ANNUAL REQUIREMENTS CONTRACT TO SOUTHERN TIRE MART FOR TIRE RECAPPING SERVICES THROUGH THE CITY OF PLANO BID #2013-107-C PURSUANT TO UNIT PRICES.

EXECUTIVE SESSION

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

- Deliberation Regarding Economic Development Negotiations
 - Commercial Development – W. Shore Dr./W. Arapaho Rd. and N. Collins Blvd./W. Campbell Rd. Areas

RECONVENE INTO REGULAR SESSION

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

- **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, APRIL 24, 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 27, 2015

Agenda Item: Review and Discuss the Drainage Capital Needs for Consideration in a Future Bond Program

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

Summary: In preparation for a future bond program, City staff has recently completed studies of drainage capital improvement needs and update prior project information. City staff will provide an overview of the capital improvement needs for City Council.

Board/Commission Action: N/A

Action Proposed: N/A



City of Richardson
City Council Worksession
Agenda Item Summary



City Council Meeting Date: Monday, April 27, 2015

Agenda Item: Review and Discuss the Water Conservation Plan

Staff Resource: Don Magner, Assistant City Manager

Summary: The status of water restrictions will also be discussed in light of the latest conditions assessment. In addition, an explanation of the new Water Conservation Plan will be provided.

Board/Commission Action: N/A

Action Proposed: N/A

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION MEETING
APRIL 6, 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

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

A. VISITORS

Jerry Harkins addressed Council to inform them of a steak cook-off and car show to take place on Main Street June 13, 2015. He requested Council's support and support of the event from the City.

The following addressed Council expressing concerns regarding regulations for group homes.

Bill Hammond
Brad Wagoner
Rajiv Shah
Kevin Balsley
Eric Southard
John Fritsche

Mayor's Comments

Mayor Maczka thanked the speakers for their comments and consistent communication to Council with their concerns. She stated that Council has reviewed this issue on many occasions and will carefully consider their concerns and comments as they deliberate the reports from staff and counsel.

B. REVIEW AND DISCUSS THE REGULATIONS OF COMMUNITY AND GROUP HOMES

Assistant City Manager, Don Magner, addressed this item for Council reviewing the Fair Housing Act and cases, the City's Group and Community Home Regulations and resources, and ordinance amendment considerations. Mr. Magner requested Council direction on the following:

- Request City Council Direction: continue to utilize an administrative hearing to review requests for a reasonable accommodation or assign the duty to a board, such as the Zoning Board of Adjustment.

Council Direction

Maintain administrative hearing process, but consider some type of public notification while explaining there is no opportunity for public participation.

- Request City Council Direction: maintain the maximum number of non-related occupants permitted by right in a single family dwelling at 4 or increase the maximum number of non-related occupants permitted by right to a higher number by adding new definitions to the zoning ordinance

Council Direction

Maintain the maximum number at four.

- Request City Council Direction: continue to review the location of proposed group homes on a case by case basis carefully evaluating the unique circumstances of each request and the potential impact on a neighborhood or adopt a city-wide distance separation requirement

Council Direction

Request legal counsel to draft language regarding distance requirements.

Mr. Magner explained that staff will create a Group and Community Home Resource page on the City's website that will include:

- Reasonable Accommodation Policy
- List of Occupancy, Parking, etc. regulations
- Frequently Asked Questions
- Links to resources utilized in this presentation
- List of Group and Community Certificates of Occupancy issued
- Express a Concern link

C. REVIEW AND DISCUSS THE STATUS OF WATER RESTRICTIONS AND WATER QUALITY INITIATIVES

Don Magner, Assistant City Manager, reviewed this item for Council reporting on the following:

- Will remain in every other week watering in April
 - No lawn watering between the hours of 10am-6pm
- Will continue to monitor reservoir elevations and forecasts to determine a strategy for May – October
 - Anticipate lessening restrictions
 - Possibly a transition to once a week, then twice a week
 - Decision will be made in late April at the NTMWD Board Meeting

- Transition to lessen restrictions will trigger implementation of the 2014 Water Conservation Plan
 - Twice a week watering will be the new norm
 - Transition to a 3 Stage system (currently utilizing 4 Stages)
 - Increase education and outreach programs to residents and businesses to promote new plan and smart watering practices
 - Water My Yard
 - Rainwater harvesting classes
 - Fix indoor leaks workshop
 - Smart irrigation classes

Mr. Magner also reviewed water quality and monitoring strategies:

- Tank evaluations completed in February 2015; Additional evaluations planned for FY 15/16
- Storage tank mixing equipment approved and installation to be complete by June 1, 2015
- Water Quality Analyzers installed with SCADA Project to be complete by August 1, 2015
- Awareness and Educations

D. REPORT ON ITEMS OF COMMUNITY INTEREST

There were no items of community interest reported.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:53 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
APRIL 13, 2015

WORK SESSION – 6:00 P.M.:

- **Call to Order**

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

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

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Michael Spicer	Director of Development Services
Gary Beane	Budget Officer
Lori Smeby	Director of Parks and Recreation
Geoff Fairchild	Community Events Manager

Consultants:

Michael Alost, KDC
Walt Mountford, KDC

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

Michael Spicer, Director of Development Services, reviewed Zoning File 15-04. Assistant City Manager, Don Magner, reviewed Sign Control Board Case 15-05.

B. REVIEW AND DISCUSS THE CITYLINE DEVELOPMENT UPDATE

Assistant City Manager, Cliff Miller; Michael Alost, KDC; and Walt Mountford, KDC, provided an update the CityLine Development including the following:

- Mix of land uses
- Total square feet of development
- Non-residential development square feet
- Number of residential units
- Traffic & transportation related improvements

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

Geoff Fairchild, Community Events Manager, reviewed the 2015 lineup.

FRIDAY- May 15

Pat Benatar & Neil Giraldo
The Smithereens
Zepparella
Amphitheater Stage

Blue October
Minus the Bear
North Central Ford Stage

Tom Prasada-Rao
Susan Werner
Singer/Songwriter Stage

Le Freak
Goose Island Stage

SATURDAY- May 16

Kansas
38 Special
Leon Russell
Amphitheater Stage

Everclear
Fuel
Tonic
North Central Ford Stage

Zepparella
Eisemann Center Hill Hall

Jonathan Byrd & the
Pickup Cowboys
Trout Fishing In America
Singer/Songwriter Stage

A Hard Night's Day
Goose Island Stage

SUNDAY- May 17

Wynonna & The Big Noise
The Joe Ely Band
Gary P. Nunn Max Stalling
Amphitheater Stage

Zepparella
Eisemann Center Hill Hall

The Zane Williams Band
Singer/Songwriter Stage

Cold As Ice - Foreigner
Blaze of Glory – Bon Jovi
Blizzard of Ozz – Ozzy
Osbourne Crowe Showe-
The Black Crowes
North Central Ford Stage

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

Gary Beane, Budget Officer, reviewed this item for Council giving an overview of:

Fund by Fund Review of the second quarter of Fiscal Year 2014-2015

- General Fund
- Water and Sewer Fund
- Solid Waste Services Fund
- Golf Fund
- Hotel/Motel Tax Fund

E. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilmember Dunn reported on the AnimaLuv Pet Parade. Mayor Maczka reported on *We are Called to Rise* and the upcoming Trash Bash.

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**

Council Action

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

4. VISITORS

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.**

Public Hearing

Nathan Turner addressed Council in support of the request. The applicant, Dale Wamstad, explained the request and asked for Council support. With no further comments, Councilmember Solomon moved to close the public hearing, seconded by Councilmember Dunn, and approved unanimously.

Council Action

Mayor Pro Tem Townsend moved to approve the request and ordinance as presented. Councilmember Solomon seconded the motion. A vote was taken and passed, 7-0. Following the vote, Mr. Wamstad thanked the Council and stated that the City staff and Council have always been outstanding and upstanding people who have been easy to work with.

ACTION ITEMS:

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

Council Action

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

7. CONSENT AGENDA:

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 RQUEST 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.**

Council Action

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

MAYOR

ATTEST:

CITY SECRETARY

**MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION MEETING
APRIL 20, 2015**

WORK SESSION/MEETING – 4:00 P.M., LARGE CONFERENCE ROOM

• **CALL TO ORDER**

Mayor Maczka called the meeting to order at 4:00 p.m.

EXECUTIVE SESSION

In compliance with Section 551.074(1) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Personnel Matters
 - **REVIEW AND DISCUSS APPOINTMENTS/REAPPOINTMENTS TO THE CITY PLAN COMMISSION, CIVIL SERVICE BOARD, NORTH TEXAS MUNICIPAL WATER DISTRICT BOARD, AND THE ZONING BOARD OF ADJUSTMENTS**

Council Action

Council convened into Executive Session at 4:00 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 4:29 p.m. There was no action as a result of the Executive Session.

1. **REVIEW AND DISCUSS APPOINTMENTS/REAPPOINTMENTS TO THE ANIMAL SERVICES ADVISORY COMMISSION, CULTURAL ARTS COMMISSION, ENVIRONMENTAL ADVISORY COMMISSION, LIBRARY BOARD, TAX INCREMENT FINANCE BOARDS NO. 1-3,**

Council Action

Council discussed appointments and reappointments to the listed boards. There was no action taken.

ADJOURNMENT

With no further business, the meeting was adjourned at 4:44 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION MEETING
APRIL 20, 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

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Aimee Nemer	City Secretary
Taylor Paton	Management Analyst
Michael Spicer	Director of Development Services
Dave Carter	Assistant Director of Development Services
Steve Spanos	Director of Engineering
Jim Dulac	Assistant City Engineer
Lori Smeby	Director of Parks and Recreation
Roger Scott	Assistant Director of Parks and Recreation

Guests:

Debra Hobbs Mason, Richardson Interfaith Alliance
Jeff Thomas, YMCA, representing Helping Agencies Serving Richardson

A. VISITORS

No public comments were submitted, however; Jenny Rilling and Richard Wezensky registered their support of the Richardson bike program.

B. REVIEW AND DISCUSS COMPASSIONATE RICHARDSON INITIATIVE

Don Magner, Assistant City Manager, reviewed this item for Council with input from Debra Hobbs Mason, Richardson Interfaith Alliance; and Jeff Thomas, representing Helping Agencies Serving Richardson (HASR). Mr. Magner reviewed the Charter for Compassion history and explained that Compassionate Dallas/Fort Worth was tasked with petitioning North Texas leaders to make a clear statement of support of the Charter through an official action. Mr. Magner explained that the City will support this effort in conjunction with Richardson Interfaith

Alliance, Helping Agencies Serving Richardson, Plano Independent School District, Richardson Independent School District, University of Texas at Dallas, and Richardson Medical Center.

C. REVIEW AND DISCUSS THE PARKS AND RECREATION CAPITAL NEEDS FOR CONSIDERATION IN A FUTURE BOND PROGRAM

Shanna Sims Bradish, Assistant City Manager, and Lori Smeby, Parks and Recreation Director, reviewed

- Background
- Election Calendar Planning
- Debt Sizing
- Debt Capacity
- Bond Program Preparation
- Breckinridge Park Recreation Center
- Senior Center Renovation
- Pool Buildings Mechanical Renovations
- Park Playground Renovations
- Park Trail Projects
- Irrigation Controller Upgrades

D. REVIEW AND DISCUSS UPDATE ON RICHARDSON'S BICYCLE PROGRAM

Michael Spicer, Director of Development Services, reviewed this item for Council including:

- Program Context
 - USDOT / TxDOT Policies
 - City of Richardson Vision
- Background / Program Elements
 - Philosophy & Approach
 - Richardson Standards & Regulations
 - On-Street Resources
 - Off-Street Resources
 - Programs
 - Communication

E. REVIEW AND DISCUSS UPDATE ON PROPOSED MOBILE FOOD VENDOR REGULATIONS

Bill Alsup, Director of Health, reviewed this item for Council including:

- Review the four categories of mobile food vendors
- Review Current Regulations
- Review Council Feedback from March 23 meeting
- Review draft ordinance revision of Chapter 12 based on that feedback – Category 3 (short term vendors)

F. REPORT ON ITEMS OF COMMUNITY INTEREST

Councilmember Solomon gave kudos to the Trash Bash and Two Creeks Festival. Councilmember Mitchell commented on how the Trash Bash has evolved into such a great event with so much participation. Councilmember Voelker commented on Taste of Eastside and the

Chinese Culture Food Festival. Mayor Maczka commented on the Women of Influence luncheon with Miss Texas representatives.

EXECUTIVE SESSION

In compliance with Section 551.072 and Section 551.087(1) and (2) of the Texas Government Code, Council will convene into a closed session to discuss the following:

- Deliberation Regarding Real Property
 - Property Considerations in the Greenville Ave./Main Street and Custer Rd./Lookout Dr. Areas
- Deliberation Regarding Economic Development Negotiations
 - Commercial Development – Lakeside Blvd./U.S. 75, N. Glenville Dr./E. Lookout Dr., and Fall Creek Dr./U.S. 75 Areas

Council Action

Council convened into Executive Session at 9:03 p.m.

RECONVENE INTO REGULAR SESSION

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

Council Action

Council reconvened into regular session at 10:19 p.m. There was no action as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:19 p.m.

MAYOR

ATTEST:

CITY SECRETARY



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date:

Monday, April 27, 2015

Agenda Item:

Consider appointments/reappointments to the City Plan Commission, Civil Service Board, North Texas Municipal Water District Board, Zoning Board of Adjustments, Animal Services Advisory Commission, Cultural Arts Commission, Environmental Advisory Commission, Library Board, and Tax Increment Finance Boards No. 1-3.

Staff Resource:

Dan Johnson, City Manager

Board/Commission Action:

NA

Action Proposed:

Take action making appointments to the various boards and commissions.



MEMO

DATE: April 23, 2015
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 15-05 – Special Permit & Special Development Plan – Richardson Food Truck Park and Private Club – 522 Bishop Avenue

REQUEST

Michelle E. Chesney, representing Preston Bend Properties, L.L.C., requests approval of a Special Development Plan and Special Permit for a food truck park and private club to be located at 522 Bishop Avenue, a 9,000-square foot lot located on the east side of Bishop Avenue, south of Rayflex Drive.

BACKGROUND

The subject property was developed as a single-family home in 1951. The applicant purchased the property last year and has since converted the existing structure into an office. In January 2015 the property was rezoned as part of the Main Street/Central Expressway Form-based Code. The property is located within Interurban sub-district. Approval of a Special Permit is required for both food truck parks and private clubs. The applicant is also requesting approval of a Special Development Plan because the site does not conform to the Code with regard to building frontage requirements, building cladding materials, parking, dumpster setbacks, and signage.

As proposed, tandem parking would be provided for up to five (5) food trucks east of the office building, situated generally parallel to the north property line. The food trucks would access these spaces from the adjacent alley along the east property line. Outdoor seating areas would be located west, south and east of the office building. Restrooms are to be provided in a stand-alone structure on the south side of the office building. An enclosed bar is proposed to be centrally located east of the office building. Required parking would be limited to two (2) on-street spaces located directly of front of the property on Bishop Avenue; no off-street parking is proposed.

At the City Plan Commission hearing, Commissioners expressed concerns regarding the site’s location; the lack of on-site customer parking; and the limited space available to accommodate the parking of up to five food trucks. However the Commission also indicated that the proposed use was a good idea. In response to the Commission’s concerns, the applicant stated that the size of the food truck park is similar to a successful food truck park located in Fort Worth; that she is in the process of attempting to secure access to additional off-street parking on the adjoining property to the north; and that the food truck park would be primarily operating when other businesses in the area are closed (i.e., evenings and weekends).

Four (4) people spoke in favor of the request and two (2) people spoke in opposition to the request at the Commission’s April 7, 2015, public hearing.

PLAN COMMISSION RECOMMENDATION

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

ATTACHMENTS

- | | |
|---|-----------------------------------|
| Special Conditions | Zoning Exhibit (Exhibit “B”) |
| CC Public Hearing Notice | Building Elevations (Exhibit “C”) |
| City Plan Commission Minutes 04-07-2015 | Site Photos |
| Staff Report | Applicant’s Statement |
| Zoning Map | Notice of Public Hearing |
| Aerial Map | Notification List |
| Oblique Aerial Looking West | Correspondence in Support |

ZF 15-05 Special Conditions

1. A Special Permit shall be granted for a food truck park and a private club in conjunction with a food truck park as depicted on the attached concept plan, marked as Exhibit “B” and made a part thereof.
2. The food truck park and private club shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building/sign elevations (Exhibit “C”).
3. The food truck park shall be allowed to operate from the hours of 11:30 a.m. until 8:30 p.m. on Sunday through Thursday. The food truck park shall be allowed to operate from the hours of 11:30 a.m. to 11:59 p.m. on Fridays and Saturdays. The private club shall be prohibited from operating when the food truck park is not in operation.
4. A Special Development Plan as allowed in The Main Street/Central Expressway Form Based Code shall be approved in conformance with Exhibit “B” and Exhibit “C” and allow the following deviations to the standards set forth in The Main Street/Central Expressway Form Based Code:
 - a. The minimum building frontage buildout requirement along Bishop Avenue shall be 52%.
 - b. The dumpster and associated screening wall shall be allowed within the 10-foot side and rear setbacks.
 - c. A minimum of two (2) on-street parking spaces shall be required on Bishop Avenue, adjacent to the subject property. Off-street parking spaces shall not be required.
 - d. Up to 100% of the exterior walls of the bar building and restroom building may be constructed of metal panels or may be constructed in conformance with The Main Street/Central Expressway Form Based Code.
 - e. A pole sign shall be allowed in the location as shown on Exhibit “B” and in substantial conformance with Exhibit “C”.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: April 8, 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: April 10, 2015

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, April 27, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 15-05

A request by Michelle E. Chesney, representing Preston Bend Properties, L.L.C., for approval of a Special Permit for a food truck park and private club and a Special Development Plan to modify the development standards of the Main Street/Central Expressway Form Based Code for the proposed food truck park to be located at 522 Bishop Avenue (east side of Bishop Avenue, between Davis Street and Rayflex Drive). The property is currently zoned PD Planned Development.

ZF 15-06

A request by Rodney Owens, representing GO Properties, for a change in zoning from C-M Commercial with special conditions to PD Planned Development and approval of a Special Permit for a nursing/convalescent home to be located at 1601 Richardson Drive (east side of Richardson Drive, between Melrose Drive and the Kansas City Southern Railroad). The property is currently zoned C-M Commercial.

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

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

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES –APRIL 7, 2015**

PUBLIC HEARING

Zoning File 15-05 – Food Truck Park: Consider and take necessary action on a request for approval of a Special Permit and a Special Development Plan to modify the development standards of the Main Street/Central Expressway Form Based Code for a proposed food truck park and private club to be located at 522 Bishop Avenue, east side of Bishop Avenue between Davis Street and Rayflex Drive. The property is current zoned PD Planned Development.

Mr. Shacklett advised the applicant was requesting a Special Permit for a food truck park and private club, as well as a special development plan to accommodate the two uses for the property located at 522 Bishop Avenue. He added that the applicant had been in discussions with the City to utilize the existing older home as her private real estate office, which was approved as a use when the area was rezoned under the Main Street/Central Expressway rezoning in January 2015.

Mr. Shacklett explained that the trucks would enter off the alley and park along the northern property line with a bar/private club in the center of the property and a restroom facility on the southern property line. He added that due to the small size of the site the applicant was requesting an exception for the location of the dumpster.

Mr. Shacklett concluded his presentation by noting the final requests from the applicant were the approval of a sign not specifically called out in the new code, and the utilization of two-hundred percent metal buildings (shipping containers) in lieu of the maximum 35% of metal panels allowed in the code.

Commissioner Frederick asked if the applicant had spoken with the adjacent parking lot owner to use it for customers and/or food trucks and what would be the hours of operation.

Mr. Shacklett replied the applicant had spoken to the adjacent property owner and that owner did not have a problem with customers using the parking lot, but not the food trucks.

Regarding the hours of operation, Mr. Shacklett stated the food truck park would open for business Sunday through Thursday from 11:30 a.m. to 8:30 p.m., and on Fridays and Saturdays it would operate from 11:30 a.m. to 12 o'clock midnight. In addition, if the food truck park was not in operation, the private club/bar could not operate.

Commissioner Frederick asked if the food trucks would stay all day in the park.

Mr. Shacklett replied that as he understood it, the food trucks would be there all day, but felt the applicant might have a better response.

Commissioner Roland stated the majority of businesses in the surrounding business were light industrial, car lots, and repair shops and wondered how densely populated the area was.

Mr. Shacklett said from a residential standpoint the area was not very populated, but from a business standpoint there were quite a few businesses in the general area. He added that the intent of the Code was to allow mixed-use, multi-story buildings in the future, which would increase the population and provide a destination for those living and working in the area.

Commissioner Roland asked if staff had toured other food truck park in the metroplex and were they truly destination spots without having some other type of attendance incentive (concerts, etc.).

Mr. Shacklett stated a good comparable would be the Fort Worth food truck park that was comparable in size and located somewhat out of the way, but customers were finding the location and using it as an alternative to a typical restaurant. He added there was another food truck park on Greenville in Dallas that had entertainment around it, but was similar in design to the proposed project.

Commissioner DePuy asked staff to explain the layout of the park, where the trucks would park, and how many could fit in the area. She also wanted to know how many of the existing trees would be left after construction.

Mr. Shacklett explained the plan was showing 18-foot long trucks, but the size could vary from 18 to 26 feet. In addition, there will be electrical hookups on site for the trucks to use in lieu of the trucks running generators.

Regarding the trees, Mr. Shacklett said the trees on the left of the site would be removed, but the bar will be placed just west of the large tree in the middle of the yard.

Commissioner DePuy stated she was concerned about the trucks moving in and out of the small lot and asked if staff had any concerns.

Mr. Chavez said that initially there was a concern until a staff member visited the food truck park in Fort Worth.

Mr. Shacklett added the trucks would leave to go and restock once the lunch customers have left and before the dinner crowd shows up, plus the management of the park would be there to assist with moving the trucks in and out.

No other questions were presented to staff and Chairman Hand opened the public hearing.

Ms. Michelle Chesney, 2414 Grandview, Richardson, Texas, stated she was the owner of Preston Bent Properties and the proposed food truck park and gave a brief history of her business endeavors noting that she wanted to bring her business back to her home town.

Ms. Chesney said she loved taking a property to the highest and best use, and turning the proposed location into a business office and food truck park could act as a catalyst for area.

In regard to the parking and management of the park, Ms. Chesney stated the parking lot next door was rented to a local car shop and only a few rows of spaces are being used so she was in discussion with the owner to use some of the spaces. She added that there will be an employee on site to manage the comings and goings of the food trucks as well as lease agreements with the vendors.

Ms. Chesney explained that she had been in touch with the North Texas Food Truck Association (NTXFTA) and was impressed with the rules, guidelines, and standards the organization had set for their members to insure they were a step above in quality and service.

Commissioner DePuy noted the applicant and staff had compared the proposed park to the Fort Worth food park and asked what the anticipated attendance would be. She also wanted to know if the anticipated parking on the streets would have an impact on the surrounding businesses.

Ms. Chesney said she anticipated the capacity would be around 150 people per day based on information she received from the Fort Worth food park.

Regarding the impact on street parking, Ms. Chesney stated she had been in contact with some of the surrounding businesses and they were in support of the food truck park. In addition, most of the businesses would be closed on the weekends.

Commissioner Ferrell stated that he was in favor of a food truck park, but questioned if there would be enough seating for 150 people.

Ms. Chesney replied the rendering submitted would have to be adjusted later in the process.

Commissioner Springs asked what type of fencing would be used on each side of the park.

Ms. Chesney said the existing wrought iron fence will be screened by the food trucks and they did not anticipate adding any other material. Most of the other chain link fence will remain with only one side removed. In front of the business, there will be some type of fencing material to draw the customers into the food park, but it will not be chain link.

Chairman Hand stated he was in favor of the proposed project and asked if the applicant's business plan was to target the workers in the surrounding industrial businesses.

Ms. Chesney replied that would be one segment of their customer base, but pointed out there were other office buildings just outside the immediate area.

Commissioner Roland asked if the applicant contracted with the food trucks for services and would there be a guarantee that at least three or four would show up every day.

Ms. Chesney said their attorney, who is the same attorney for the Fort Worth food park, would be involved in the leases with the food truck vendors.

Mr. Cody Martin, 2414 Grandview, Richardson, Texas, stated he was in favor of the food truck park and had the opportunity to see the effect food truck parks had on revitalization in sections of Austin and Houston.

Mr. Reid Robinson, 600 Nottingham, Richardson, Texas, said he had worked with bringing food trucks to special events (Alamo Drafthouse, Dallas Arts District, etc.) and thought the proposed park would be a great destination spot and a big asset for the community.

Ms. Pam Dobson Perez, 604 N. Church Street, McKinney, Texas, stated she was on the board for NTXFTA, as well as being a food truck owner, and acknowledged the concerns about moving the trucks in and out, but stated the food truck community was a very tight knit community that communicates well with each other.

Mr. Joe Patrick, Communication Director for NTXFTA, 4100 Willow Springs, Arlington, Texas, said he was also a food truck owner and noted one of the positive aspects of having a food truck park was that it would be a destination spot for families. He also pointed out that most of the food trucks that have been around for a while have a dedicated following through Facebook and Twitter.

Chairman Hand asked how often a food truck became a brick and mortar restaurant.

Mr. Patrick replied that of the current 19 members, two have converted to brick and mortar restaurants and there is a possibility of three more within the next year.

With no further comments in favor, Chairman Hand called for comments in opposition.

Mr. Mark Wismer, 3441 Hanover Street, Dallas, Texas stated his family owned and operated Gold Star Appliances at 520 N. Central Expressway, Richardson, Texas, and was concerned about the inconvenience the increased parking would bring to the local businesses. He was also against allowing private clubs with alcohol, felt the project was not what he would envision for the area, or was highest and best use of the property.

Mr. Asghar Hadiheydari, 383 Sandhill Drive, Richardson, Texas, also expressed concerns about the impact the increased traffic would have on the neighborhood businesses and was concerned about alcohol and the private club portion of the project.

Chairman Hand asked the applicant if she would like to make any rebuttal comments.

Ms. Chesney said that to clarify the private club aspect, the only Texas Alcohol and Beverage Commission regulation that would fit their specific needs was the private club requirements, which necessitated additional standards and guidelines. She also asked the

Commission to take note that their proposed project would have a cleaner design than the Fort Worth food park.

Commissioner Roland asked what the future plans were for parking should the park become successful.

Ms. Chesney said she would seek advice from the City to see how other businesses have met the challenges of on street parking.

Commissioner DePuy suggested that to be a good neighbor and a catalyst for the area it would be helpful to work with the adjacent property owner who had the parking lot to see if something could be worked out with him.

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

Chairman Hand asked about a section in the Main Street/Central PD that pertained to a certain percentage of the front of a building needing to be within 0-40 feet of the build-to zone.

Mr. Shacklett replied that was correct, but in the current case the existing building represents 52% of the lot width, rather than the required 80%.

Chairman Hand asked if the restroom building could be moved forward and counted towards the percentage needed.

Mr. Shacklett said that might be possible, but one aspect is that part of other codes encourage civic open space and the space in front could count towards the percentage although it is not readily accessible by the public.

Commissioner Springs said he would like to see the word “future” taken out of the plan when referring to the restroom buildings. He expressed some concerns about parking, but was in favor of the proposed project.

Commissioner Frederick acknowledged the speaker’s comments about setting a vision for the area and thanked him for having his business in the City, but reminded the Commission and those in attendance that the City had already set the vision for the area through the Main Street/Central PD.

Commissioner Maxwell said he was in support of the project and thought it could be a great catalyst project that could hopefully lead to redevelopment in the area.

Chairman Hand stated that he was sensitive to possible parking issues, and reminded the Commission that the lack of parking could be a hindrance to a business, but pointed out that if the parking becomes a problem, the project was under a Special Permit so it could be recalled for review.

Vice Chair Bright asked staff if the word “future” could be completely removed from the renderings.

Mr. Shacklett replied that a request to remove the word “future” could be made part of the motion.

Motion: Vice Chair Bright made a motion to recommend approval of Item 7 as presented including removing the word “future” from the renderings; second by Commissioner Ferrell.

Commissioner DePuy asked if the Special Permit was tied to the owner and Mr. Shacklett replied the permit was tied to the property.

Commissioner Maxwell thought removing the word “future” from the private club/bar might be a problem if the applicant was unable to get an alcohol permit.

Mr. Shacklett suggested leaving the rendering as is and as long as the final product was in substantial conformance there should not be a problem.

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 23, 2015

RE: **Zoning File 15-05:** Special Permit & Special Development Plan – Richardson Food Truck Park and Private Club – 522 Bishop Avenue.

REQUEST:

Approval of a Special Permit for a food truck park and private club and a Special Development Plan to modify the development standards of the Main Street/Central Expressway Form Based Code for the proposed food truck park.

APPLICANT & PROPERTY OWNER:

Michelle E. Chesney – Preston Bend Properties, L.L.C.

EXISTING DEVELOPMENT:

The 9,000-square foot lot is developed with a 1-story, 812 square foot building that was recently converted from a single family home to an office. The garage was recently demolished.

ADJACENT ROADWAYS:

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

Bishop Avenue: Two-lane, undivided local street; no traffic counts available.

Rayflex Drive: Two-lane, undivided local street; no traffic counts available.

SURROUNDING LAND USE AND ZONING:

North: Retail/Commercial; PD Planned Development
South: Retail/Commercial; PD Planned Development
East: Retail/Commercial; PD Planned Development
West: Retail/Commercial; PD Planned Development

FUTURE LAND USE PLAN:

Enhancement/Redevelopment

The subject property is located in the Interurban Sub-District of the recently approved Main Street/Central Expressway Form Based Code and is part of the City's Tax Increment Finance (TIF) district. This vision for this sub-district is to create an edgy, mixed use district built upon the existing bones of the district, focusing on adaptive reuse of existing buildings and targeted infill development.

Future Land Uses of Surrounding Area:

North: Enhancement/Redevelopment

South: Enhancement/Redevelopment

East: Enhancement/Redevelopment

West: Enhancement/Redevelopment

EXISTING ZONING:

PD Planned Development – Main Street/Central Expressway Form Based Code (Ordinance Number 4097).

INFRASTRUCTURE IMPACTS:

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

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

Background:

The subject property was developed as a single-family home in 1951. The applicant purchased the property last year with the intent of converting the home into her office. In January 2015, property was rezoned as part of the Main Street/Central Expressway Form Based Code. During the rezoning process, the applicant was in contact with staff, and she informed staff of her interest in creating a food truck park on the east side of the property behind the office. Since the approval of the Code, the applicant has remodeled the existing home, which is now being used for her real estate brokerage and consulting firm. The Code also included the uses of "food truck park" and "private club" as allowed uses within all sub-districts upon approval of a Special Permit. The subject property is located within the Interurban sub-district.

Request:

The applicant proposes to construct an area for a food truck park and private club on the east side of the subject property. The food truck park area would provide a paved area, accessed from the alley along the rear of the property, with electrical hook-ups for the trucks.

The trucks would arrive and depart on a daily basis, operating from 11:30 a.m. until 8:30 p.m., except for Fridays and Saturdays when they would operate until midnight. In addition to the paved area for the trucks, outdoor seating areas would be placed throughout the property, and a restroom and bar facility would be located on the property. The existing office building would not be open to the public. Access to the site is provided along Bishop Avenue; however, customers could also enter from the alley side of the property as well. There is no vehicular access onto the property other than for the food trucks.

Special Permit Requests:

Special Permit for Food Truck Park and Private Club – Per the Main Street/Central Expressway Form Based Code, a food truck park is allowed upon approval of a Special Permit in all sub-districts. The City of Richardson Health Department is currently reviewing food truck regulations related to food trucks at special events, as concessions at open air markets, short term mobile vendors (located on non-residential private properties for extended periods of time), and food truck parks. Although revisions are being considered regarding operational regulations for the third (short term mobile vendor) scenario, no changes are proposed that would affect food truck parks. The City’s Health Code would regulate food handling and safety related issues, but the Special Permit may regulate conditions such as location, site layout, number of vendors, and hours of operation. The proposed food truck park would be required to operate in conformance with the attached zoning exhibit (Exhibit “B”).

A Special Permit is also required for a private club within the Main Street/Central Expressway Form Based Code in all sub-districts. The applicant desires to serve alcohol at the food truck park in a permanent structure located to the east of the office building. The applicant cannot acquire the standard RM permit (allows sale of beer, wine, and mixed beverages in a restaurant) from TABC because the minimum percentage of food sales would not be met since the food sales from the food trucks would not count toward the percentage of the bar. Therefore, she is requesting a private club permit, which does not have the same restrictions on a minimum amount of gross revenue from food sales. The bar would also only operate during the hours of operation of the food truck park.

As part of the request for a Special Permit for a food truck park and private club, the applicant is also requesting approval of a Special Development Plan. The Main Street/Central Expressway Form Based Code requires a Special Development Plan to be approved for modifications to standards of the Code that are not considered Minor Modifications (which are approved at a staff level). The specific modifications to the Code are discussed further below.

Special Development Plan Requests:

Reduced Building Frontage Buildout – Along an “Urban Mixed Use” street as depicted by The Main Street/Central Expressway Form Based Code (Bishop Avenue is to be reconstructed as an Urban Mixed Use street), the required build-to-zone (BTZ) is 0-40 feet. The Code requires that the building is located in the BTZ for a minimum of 80% of the lot width. As shown on Exhibit

“B”, the office building is located in the BTZ or at the maximum build-to-line for approximately 52% of the lot width.

The applicant is not proposing to place any additional buildings within the BTZ. There is about seven (7) feet of open space on the north side of the building and a 16-foot open area along the south side of the building which will provide seating for the food truck park as well as a walkway from Bishop Avenue to the food truck area.

Bar/Restroom Building Exterior Materials – Within the Interurban sub-district, reuse of existing buildings is encouraged, which is the case with the house that has been repurposed for the applicant’s office. New buildings are encouraged to:

- Promote design creativity and be constructed of quality materials to minimize maintenance
- Maintain horizontal and vertical articulation requirements for buildings clearly visible from a public street
- Utilize a minimum of 65% primary materials (masonry, stone, glass, finished concrete, or ventilated façade systems) and no more than 35% secondary materials (stucco and metal panels)
- Designed as a building front where visible from the public realm

The proposed bar and restroom facilities are to be constructed out of shipping containers; thereby, the exterior walls will be 100% metal panels. The applicant states she is attempting to provide a communal backyard environment, and the use of shipping containers would add to the backyard feeling. The shipping containers would be painted white, and located behind the BTZ. Although there will be no articulation to the containers, only the side of the restroom building, which is 8-feet wide would be visible from Bishop Avenue. The majority of the bar shipping container would be screened from view of Bishop Avenue by the office building.

Parking – The Main Street/Central Expressway Form Based Code set parking requirements for each sub-district and provides regulations regarding when parking is to be required on-site and associated ratios. The intent within the Interurban sub-district was to provide convenient and efficient parking for a vibrant mixed-use environment while providing flexibility in the allowable uses and allowing for reuse of properties. Maximizing on-street parking and reducing the overall amount of pavement was also encouraged. Within this sub-district, no additional parking was required for existing buildings, regardless of the use. In addition, up to 5,000 square feet of service or retail uses can be built without the addition of on-site parking and on-street parking adjacent to a property could be used to satisfy on-site parking requirements.

The subject property was not required any parking spaces for the conversion of the single family home to an office; however, the parking ratio for restaurants is one (1) space per 500 square feet. Since there is no building area associated with the restaurant other than the restroom facility and bar area which total approximately 300 square feet, staff calculated required parking based on area of the outdoor dining area, which is approximately 3,000 square feet, which would require six (6) parking spaces. This would be the same number of spaces required for a new 3,000-square foot restaurant being constructed within this sub-district. The applicant is requesting that

only two (2) on-street parking spaces be provided. She has stated that within the block surrounding the property, there is space for approximately 112 vehicles to park on-street.

Dumpster Location – The proposed dumpster for the property is located at the southeast corner of the property. The Main Street/Central Expressway Form Based Code requires that dumpsters be located a minimum of ten (10) feet from the side and rear property line. The proposed dumpster and associated screening wall are located within one (1) foot of the rear and side property lines at their nearest points. This is consistent with many other dumpster locations along the alley; however, many other dumpsters along the alley are not screened, but are located very near the property line. The proposed screening wall will be consistent with the material requirements of The Main Street/Central Expressway Form Based Code.

Signage – The applicant is proposing to place a sign along Bishop Avenue behind the 4-foot tubular steel fence near the entrance to the property. Exhibit “C” provides an elevation of the proposed sign which would be considered a pole sign, which is not an allowed sign type along Bishop Avenue. The proposed sign is eighteen (18) square feet in area and would be 7’4” in height. The sign face would be metal with the Richardson Food Truck Park logo on it. As part of the Special Development Plan, the applicant is requesting that the sign be approved as shown on Exhibits “B” and “C”.

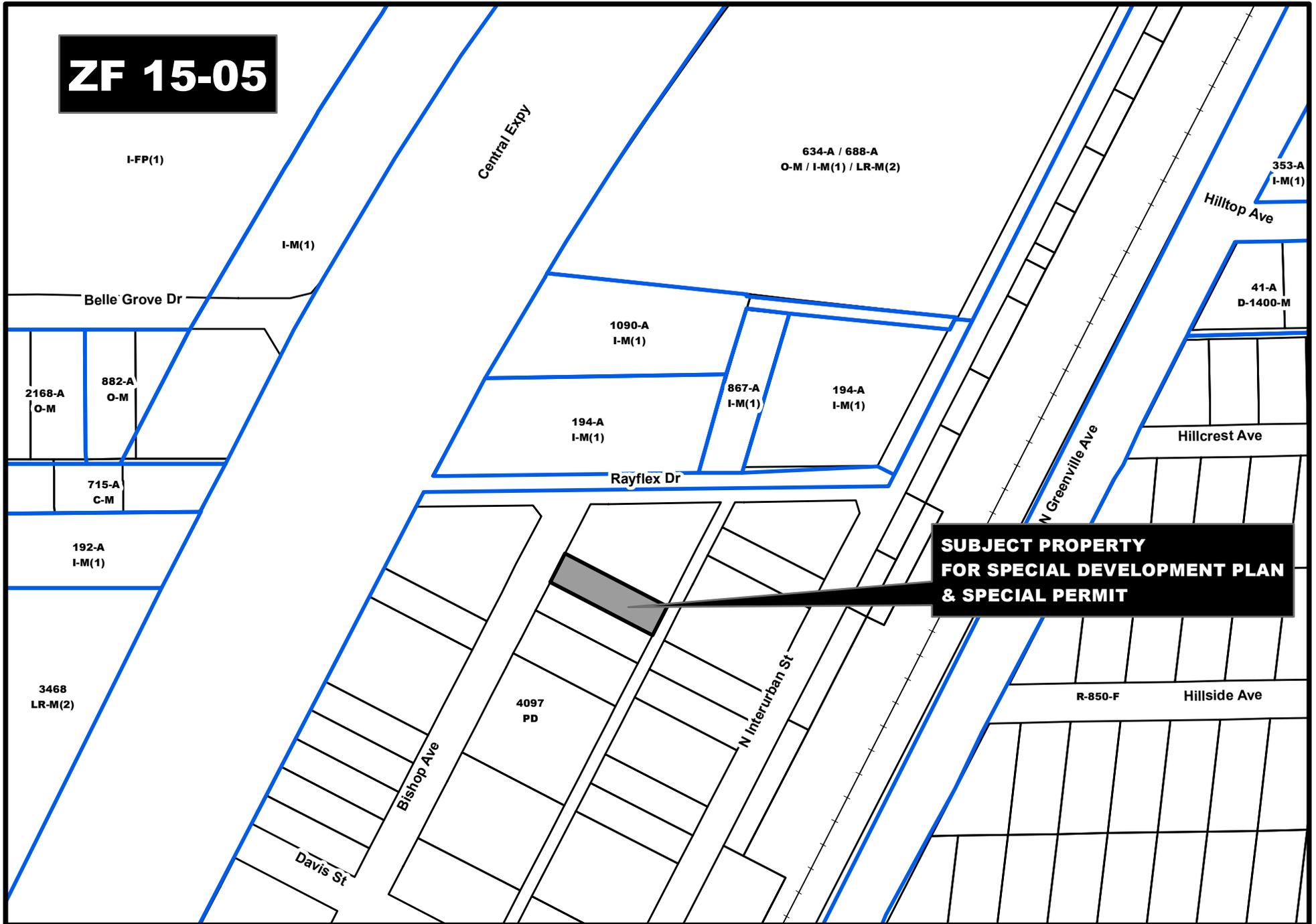
Correspondence: As of this date, three (3) letters in support of the request have been received.

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

1. A Special Permit shall be granted for a food truck park and a private club in conjunction with a food truck park as depicted on the attached concept plan, marked as Exhibit “B” and made a part thereof.
2. The food truck park and private club shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building/sign elevations (Exhibit “C”).
3. The food truck park shall be allowed to operate from the hours of 11:30 a.m. until 8:30 p.m. on Sunday through Thursday. The food truck park shall be allowed to operate from the hours of 11:30 a.m. to 11:59 p.m. on Fridays and Saturdays. The private club shall be prohibited from operating when the food truck park is not in operation.
4. A Special Development Plan as allowed in The Main Street/Central Expressway Form Based Code shall be approved in conformance with Exhibit “B” and Exhibit “C” and allow the following deviations to the standards set forth in The Main Street/Central Expressway Form Based Code:
 - a. The minimum building frontage buildout requirement along Bishop Avenue shall be 52%.

- b. The dumpster and associated screening wall shall be allowed within the 10-foot side and rear setbacks.
- c. A minimum of two (2) on-street parking spaces shall be required on Bishop Avenue, adjacent to the subject property. Off-street parking spaces shall not be required.
- d. Up to 100% of the exterior walls of the bar building and restroom building may be constructed of metal panels or may be constructed in conformance with The Main Street/Central Expressway Form Based Code.
- e. A pole sign shall be allowed in the location as shown on Exhibit “B” and in substantial conformance with Exhibit “C”.

ZF 15-05



ZF 15-05 Zoning Map

Updated By: shacklett, Update Date: March 23, 2015
File: D:\Mapping\Cases\Z\2015\ZF1505\ZF1505 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 15-05



**SUBJECT PROPERTY
FOR SPECIAL DEVELOPMENT PLAN
& SPECIAL PERMIT**

ZF 15-05 Aerial Map

Updated By: shacklett, Update Date: March 23, 2015
File: D:\Mapping\Cases\Z\2015\ZF1505\ZF1505 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.



Rayflex Dr

Bishop Ave

**Subject
Property**

Alley

Oblique Aerial
Looking West



PROJECT DESCRIPTION:

THE PROJECT IS TO CONVERT AN EXISTING, ONE-STORY HOUSE INTO OFFICE SPACES AND ALSO CONVERT THE YARD SPACES INTO A FOOD TRUCK PARK.

NOTES:

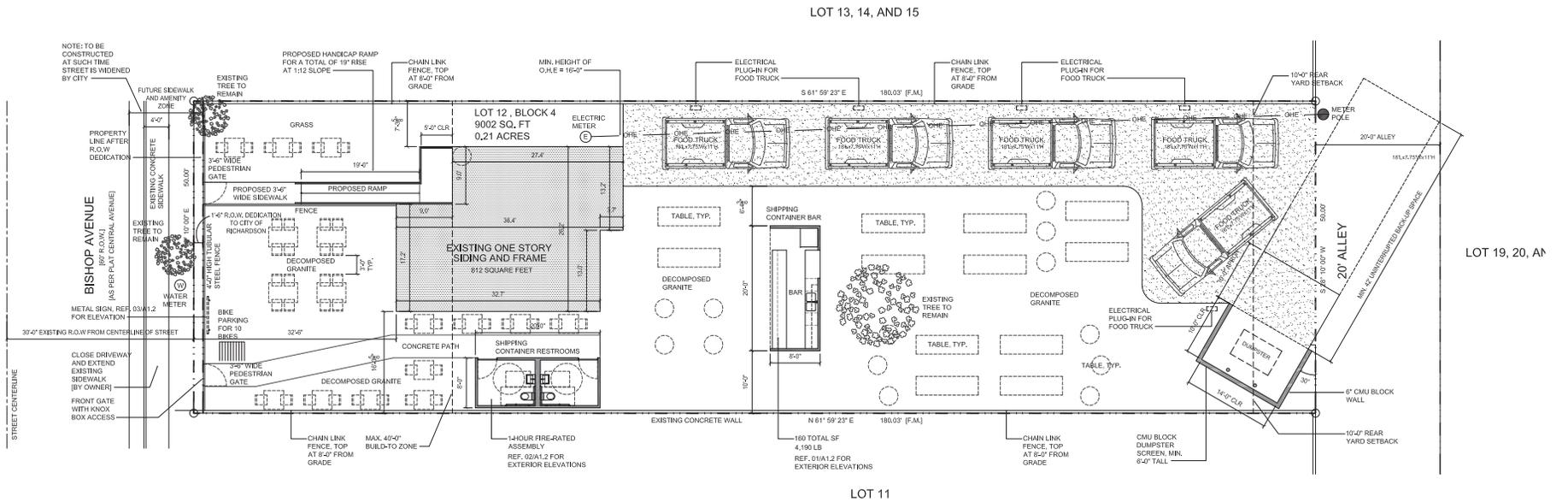
- 01 ALLOW DUMSTER SCREENING ENCLOSURE WITHIN 10'-0" REAR YARD SETBACK AND 10'-0" SIDE YARD SETBACKS [MIN. 10'-0" SETBACK PER II.A.7.E.ii.]
- 02 ALLOW EACH EXTERIOR WALL FOR THE BAR / RESTROOMS TO BE 100% METAL PANELS [MAX. 35% ALLOWED PER II.A.6.e]
- 03 ALLOW 52% BUILDING FRONTAGE BUILDOUT FOR EXISTING BUILDING [MIN. 80% REQUIRED PER II.A.4.d]

BUILDING STANDARDS:

REQUIRED	PROVIDED
BUILD-TO-ZONE: 0' - 40'	31' - 40'
BUILDING FRONTAGE BUILD-OUT: MIN. 80% OF WIDTH	APPROX. 52% [EXCEPTION REQ.]
REAR SETBACK: MIN. 10'	>10' [EXCEPTION REQ. FOR DUMPSTER AND WALL WITHIN 10' OF REAR PROPERTY LINE]
INTERIOR SIDE SETBACK: MAX. 20'	<20' [EXCEPTION REQ. FOR DUMPSTER AND WALL WITHIN 10' OF SIDE PROPERTY LINE]
PRINCIPAL BUILDING HEIGHT: MAX. 27'	OFFICE HEIGHT: 14'-6"
GROUND FLOOR SIZE: MAX. 10,000 SF	BAR + RESTROOM BUILDING HEIGHT: 8'-0"
REQUIRED PARKING: 6 SPACES REQUIRED BASED ON OUTDOOR DINING AREA	2 ON-STREET SPACES

PROJECT SUMMARY:

- EXISTING ZONING: PD-ORD 4097
- PROPOSED ZONING: SPL PERMIT FOR FOOD TRUCK PARK W/ SPECIAL DEVELOPMENT PLAN FOR MODIFIED DEVELOPMENT STANDARDS
- LOT AREA: 9,002 SF / 0.21 ACRES
- BUILDING AREA: 812 [OFFICE BUILDING] + 320 [BAR + RESTROOM] = 1,132 SF TOTAL
- PARKING REQUIRED: 0/PROVIDED, 2 ON-STREET
- BUILDING HEIGHT (BOTH): 14'-6", ONE-STORY [OFFICE BUILDING] 8'-0", ONE-STORY [BAR], ONE-STORY [RESTROOMS]
- OCCUPANCY LOAD = 150 PEOPLE MAXIMUM ON-SITE



SCALE: 1/8" = 1'-0"



RICHARDSON FOOD TRUCK PARK

522 BISHOP AVENUE RICHARDSON, TEXAS 75081

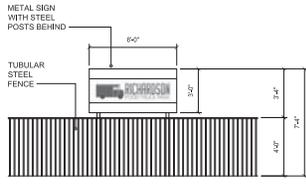
GROSS LOT SIZE: .21 ACRES

CONTACT:
MICHELLE CHESNEY
T 214.738.1396

ZONING
EXHIBIT

DATE: 14 APRIL 2015

A1.0
SITE PLAN



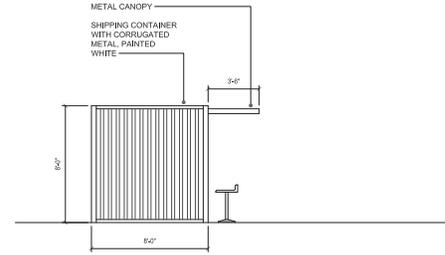
SIGN ELEVATION

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

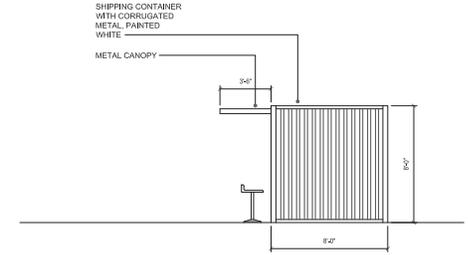
SIGN ELEVATION 03

NOTES:

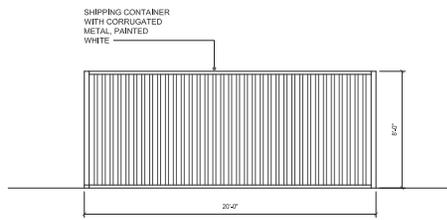
01 ALLOW EACH WALL TO BE 100% METAL PANELS [MAX. 35% ALLOWED PER II.A.6.e]



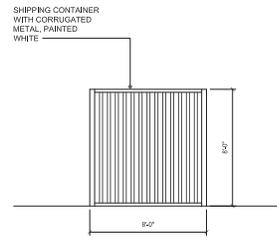
NORTH ELEVATION



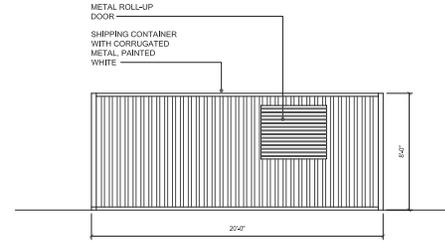
SOUTH ELEVATION



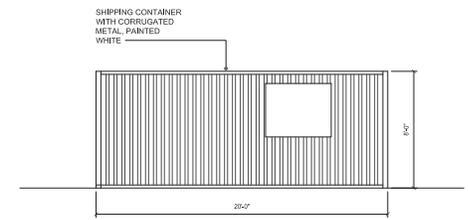
SOUTH ELEVATION



EAST ELEVATION

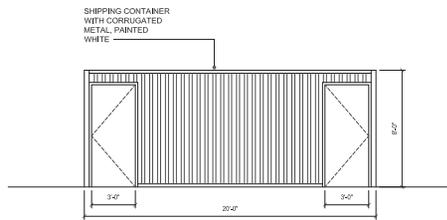


EAST ELEVATION WITH ROLL-UP DOOR CLOSED

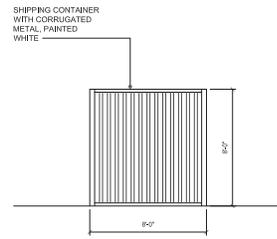


EAST ELEVATION WITH ROLL-UP DOOR OPEN

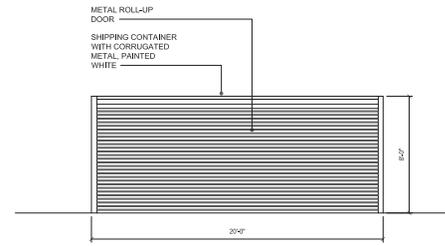
* NOTE:
ALL WALLS AND CEILINGS SHALL BE 1-HOUR FIRE-RATED AND ALL DOORS SHALL BE 45 MINUTE FIRE-RATED.



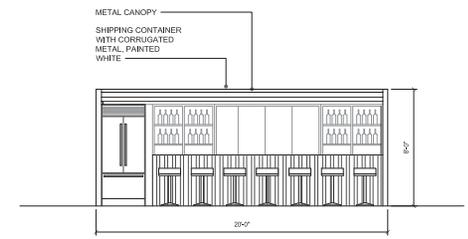
NORTH ELEVATION



WEST ELEVATION



WEST ELEVATION WITH ROLL-UP DOOR CLOSED



WEST ELEVATION WITH ROLL-UP DOOR OPEN

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

SHIPPING CONTAINER RESTROOM ELEVATIONS 02

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

SHIPPING CONTAINER BAR ELEVATIONS 01



RICHARDSON FOOD TRUCK PARK

522 BISHOP AVENUE RICHARDSON, TEXAS 75081

GROSS LOT SIZE: .21 ACRES

CONTACT:
MICHELLE CHESNEY
T 214.738.1396

ZONING
EXHIBIT

DATE: 29 MARCH 2015

A1.2
BAR AND
RESTROOMS



Looking East at
Office Building



Looking East along
North Property Line



Looking East Toward
Food Truck Area

(3)



(4)

Looking West along
South Property Line



(5)

Looking West at
Subject Property



(6)

Looking East
across Alley



Looking North
along Alley



RICHARDSON FOOD TRUCK PARK SPECIAL PERMIT APPLICANT STATEMENT:

The proposed Richardson Food Truck Park is a venue that showcases a rotating selection of the hottest food trucks in the DFW area. The Richardson Food Truck Park (aka RFTP), will feature 5 food trucks for lunch and dinner service, seven days a week. RFTP will also showcase visiting food trucks from vendors all over the country. RFTP provides a communal backyard environment for visiting foodies to enjoy all the RFTP has to offer in a relaxed, family friendly atmosphere. RFTP is located in the Interurban sub-district of Richardson, which has recently been rezoned to become an eclectic, mixed-use district focusing on adaptive reuse of existing buildings and targeted infill development.

The site location is 522 Bishop Avenue, Richardson, TX, 75081.

The proposed RFTP will be on the back portion of the existing property at 522 Bishop Avenue. Currently, there is an 812 square foot house on the Western portion of the lot that is being utilized as the offices of Preston Bend Properties, LLC. Preston Bend Properties is a real estate brokerage and consulting firm. Preston Bend Properties, LLC is the owner of the Richardson Food Truck Park as well.

Preston Bend Properties, LLC is a unique firm that specializes in capturing and realizing the highest and best use of a property. Preston Bend has successfully renovated a multi-family property in the trendy Bishop Arts District of Oak Cliff, which has experienced a renewal much like Richardson. Preston Bend is looking to be an active player in the redevelopment of existing buildings in the Interurban sub-district.

Operating Hours:

Monday: 11:30a-8:30p

Tuesday: 11:30a-8:30p

Wednesday: 11:30a-8:30p

Thursday: 11:30a-8:30p

Friday: 11:30a-12a

Saturday: 11:30a-12a

Sunday: 11:30a-8:30p

There will be space for up to five food trucks to park and service customers. Food trucks will not be allowed to park overnight. All food trucks must have a commissary for storage and preparation.

Parking will be on-street parking on Bishop and Rayflex. We are in contact with adjacent property owners (parking lot) about a parking lease. There are 112 on-street parking spaces in the block bounded by Bishop, Interurban, Rayflex and Davis. The furthest parking spot at Interurban and Davis is approximately a 4 minute walk.

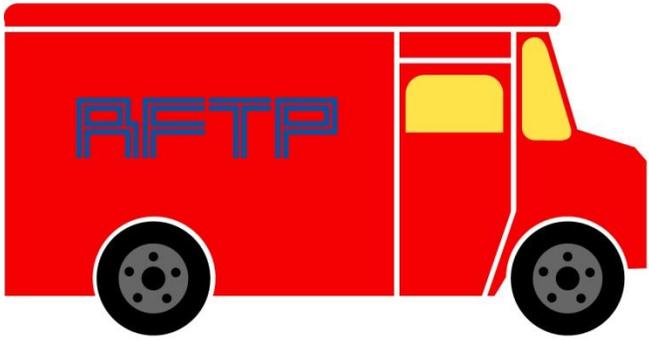
RFTP will have a shipping container structure that will house bathroom facilities. There will be a men's room and a ladies room that is ADA compliant and has room for a baby changing station.

Patrons will enter the food truck park from Bishop near the southwest corner of the existing property.

The dumpster will be located at the southeast corner of the property with alley access for pickup.

RFTP will have a bar constructed from a shipping container.

Patrons will not have access to the main structure where Preston Bend offices are located.



RICHARDSON

FOOD TRUCK PARK

IMAGES OF 522 BISHOP AVENUE:



Similar properties around the DFW metroplex:

Fort Worth Food Truck Park- 2509 Weisenburger St, FW, 76107. www.fwfoodpark.com

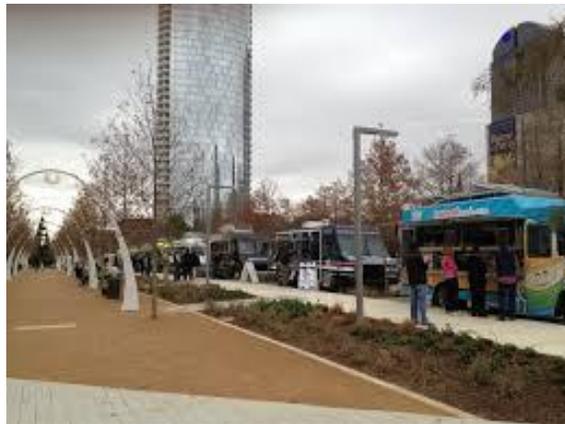
This food truck park is in a commercial/light industrial area on the North side of Fort Worth. It is the most similar example to the Richardson Food Truck Park.



The Truckyard: 5624 Sears St, Dallas, 75206. www.texastruckyard.com



Klyde Warren Park Food Trucks: 2012 Woodall Rodgers Frwy, Dallas, 75201. www.klydewarrenpark.org





Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

SPECIAL PERMIT & SPECIAL DEVELOPMENT PLAN

File No./Name: ZF 15-05 / Richardson Food Truck Park
Property Owner: Michelle E. Chesney / Preston Bend Properties, LLC
Applicant: Michelle E. Chesney / Preston Bend Properties, LLC
Location: 522 Bishop Avenue (See map on reverse side)
Current Zoning: PD Planned Development (Main Street/Central Expressway Form Based Code)
Request: A request for approval of a Special Permit for a food truck park and private club and a Special Development Plan to modify the development standards of the Main Street/Central Expressway Form Based Code for the proposed food truck park on property located at 522 Bishop Avenue (east side of Bishop Avenue, between Davis Street and Rayflex Drive).

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

TUESDAY, APRIL 7, 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.

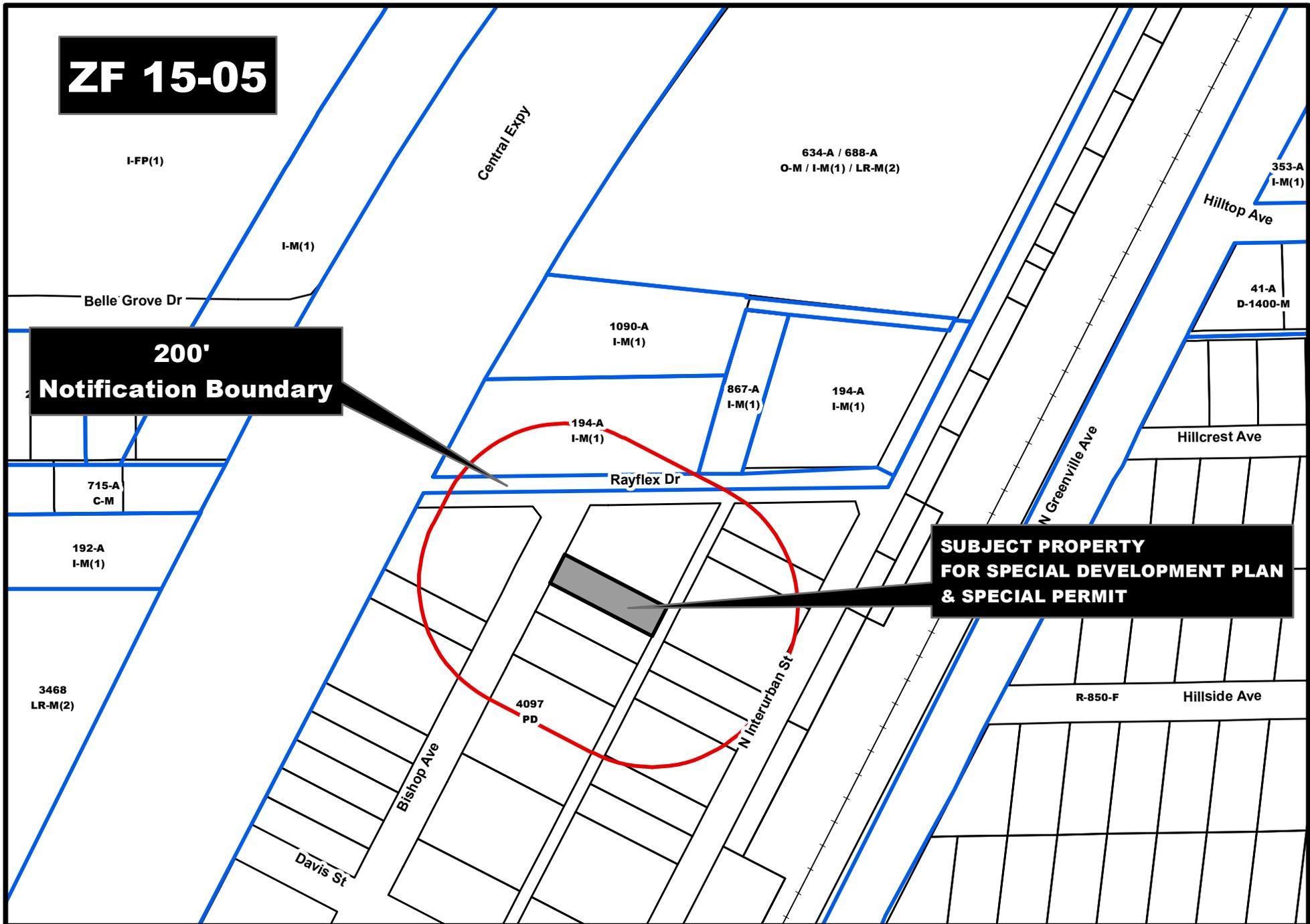
The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

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 15-05.

Date Posted and Mailed: 03/27/2015

ZF 15-05



ZF 15-05 Notification Map

Updated By: shacklett, Update Date: March 23, 2015
File: D:\Mapping\Cases\Z\2015\ZF1505\ZF1505 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.



THOMAS SIX HUNDRED LLC
% THOMAS REPROGRAPHICS
600 N CENTRAL EXPY
RICHARDSON, TX 75080-5316

INTERURBAN WAREHOUSE LTD
1595 N CENTRAL EXPY
RICHARDSON, TX 75080-3502

AMERICAN FIVE TRADING LLC
2600 K AVE STE 240
PLANO, TX 75074-5306

WISMER GENE L
520 N CENTRAL EXPY
RICHARDSON, TX 75080-5314

AMERICAN FIVE TRADING CO IN
2600 K AVE STE 200
PLANO, TX 75074-5306

CHESNEY MICHELLE E
17304 PRESTON RD STE 800
DALLAS, TX 75252-5645

GRIPP INC
PO BOX 1228
BOERNE, TX 78006-1228

ARLEDGE E K & J II FAMILY LTD PS
7323 TOPHILL LN
DALLAS, TX 75248-5641

PINGREE 2000 REAL ESTATE HO
600 CORPORATE PARK DR
SAINT LOUIS, MO 63105-4204

ARLEDGE E K & J II
FAMILY LIMITED PS
7323 TOPHILL LN
DALLAS, TX 75248-5641

PINGREE 2000 REAL ESTATE HO
600 CORPORATE PARK DR
SAINT LOUIS, MO 63105-4204

DELIVERER INC
514 BISHOP AVE
RICHARDSON, TX 75081-3305

P MARTSOLF PROPERTIES LLC
7032 QUARTERMILE LN
DALLAS, TX 75248-1448

LSM REAL EST INV LTD PS &
DMM REAL EST INV LTD PS
6800 DALLAS PKWY
PLANO, TX 75024-3599

MCFADDEN JOHN
515 N INTERURBAN ST # 103
RICHARDSON, TX 75081-3363

CHUANG SAN HSIUNG
513 N INTERURBAN ST
RICHARDSON, TX 75081-3316

**MICHELLE E CHESNEY
PRESTON BEND PROPERTIES, LLC
522 BISHOP AVE
RICHARDSON, TX 75081**

**ZF 15-05
Notification List**

GRIPP, Inc.
5100 Eldorado Parkway, Suite 102-703
McKinney, TX 75070
210-414-7522

April 6, 2015

City of Richardson
Attention: Mr. Chris Shacklett, Senior Planner
Del by Fax: 972.744.5804

RE: Interurban Food Truck Project

Dear Mr. Shacklett,

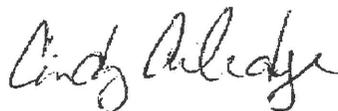
My name is Cindy Arledge, and I am President of GRIPP, Inc., owner of the property located at 525 N. Interurban Street, in Richardson, TX. The mailing address for our business is above, but I reside in Boerne, TX, a suburb of San Antonio. Despite being six hours away, I have been actively involved in the Richardson Revitalization Projection for many years.

Because I am unable to attend the upcoming Special Permit and Special Development Plan meeting on Tuesday, April 7, 2015, I am writing to inform of you my support for this project. Since my property is directly across the alley from this project, I initially had concerns about offensive odors coming from the dumpster, ingress/egress issues for the size of the trucks entering from the alley and blowing trash.

I have been in contact with Ms. Chesney of Preston Bend Properties, LLC and am very impressed with her response to my concerns and her ability and desire to design a food truck location that will be an asset to this area.

My recommendation to the City Planning Commission is to approve this project to move forward.

Sincerely,



Cindy Arledge, President
GRIPP, Inc.

CC: Michele Chesney



15-05 food truck park
Pam to: chris.shacklett@cor.gov

04/07/2015 08:35 AM

Chris,

I'd like to register my support of this request. I think we need a lot more options for outdoor dining and gathering, and I'm thrilled to have a new place near downtown that is not a hookah bar.

Will you also send me the briefing packet?

Thanks!

Pam Thompson
911 Waterview Circle
Richardson
972-672-8263

Development Services Department
411 W. Arapaho Road Room 204
Richardson, TX 75080

April 2, 2015

To Whom It May Concern:

We are writing to express our strong support for the Richardson Food Truck Park proposal being submitted to the City of Richardson Development Services Department. Not only will this park build an even stronger community for the City of Richardson, it is enough to make Richardson a more desirable place to live especially for people like myself that lived in the Downtown Dallas area for 10 years. Our family couldn't be happier that our city is already heading in the same direction as some of the trendier Dallas neighborhoods with places opening up like Haystack, Alamo Drafthouse, Taco Joint, Liberty Burger, Richardson Mercantile, etc . These establishments have been a wonderful addition to our community. The more establishments that open up like this will also make it a more desirable place to live for young families.

We have no relationship with the owner of Richardson Food Truck Park, but would be willing to be of any help to them with set up, marketing or anything else that my family might be capable of helping with.

Sincerely,

Handwritten signatures of Annie and James Holland. The signature on the left is 'Annie Holland' and the signature on the right is 'James Holland'.

Annie and James Holland
1625 University Dr.
Richardson, TX 75081
214.734.8691

RECEIVED
APR 08 2015
DEVELOPMENT SERVICES



MEMO

DATE: April 23, 2015
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 15-06 – Planned Development & Special Permit – Skilled Nursing Facility – 1601 Richardson Drive

REQUEST

Rodney Owens, representing GO Properties, requests approval of a change in zoning from C-M Commercial with special conditions to PD Planned Development with modified development standards and a Special Permit for a nursing/convalescent home to be located on a 3.54-acre tract located on the east side of Richardson Drive, north of Melrose Drive.

BACKGROUND

The subject property, owned by Methodist Hospitals of Dallas, was zoned C-M Commercial in 1990, but has not been developed. The applicant is requesting approval of a Special Permit for a nursing/convalescent home, which is allowed in any zoning district with approval of a Special Permit. The request to rezone the property to PD Planned Development is necessary to allow an increase in building height (i.e., a 2-story building, exceeding twenty-five (25) feet in height within 150 feet of a residential and apartment zoning district).

The proposed facility would provide rehabilitative care in excess of thirty (30) days, as well as long-term and permanent care, all of which are provided for in the City's nursing/convalescent home definition. The proposed 2-story, 40,000-square foot facility is twenty-seven (27) feet in height and contains sixty (60) units. Each unit would have two (2) beds even though many of the rooms will likely be single occupancy. The facility would exceed the City's minimum masonry cladding requirements and would be constructed of stone and siding.

The applicant met with the Estates of Prairie Creek HOA prior to the City Plan Commission hearing to discuss concerns regarding traffic, noise, and parking. The applicant stated he was amenable to addressing noise issues to the extent possible, but felt the parking being provided on-site was adequate for the use and that the traffic generated by a nursing home would be less than a retail or office building, which are allowed by right.

A petition stating opposition to the request has been received from twenty-one (21) residents representing eighteen (18) households in the single family neighborhood located west of Richardson Drive. The Commission discussed the concerns raised by the residents, but in formulating its recommendation, concluded that traffic would not be an issue compared to what could be generated under current entitlements and that noise from ambulance sirens likely could be attributed to the former emergency room at the hospital on Campbell Road. However, the Commission did instruct the applicant to provide additional landscaping along Richardson Drive, to which the applicant agreed.

Two (2) residents spoke in favor of the request and four (4) residents spoke in opposition to the request at the Commission's April 7, 2015, public hearing.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 7-0, recommends approval of the request as presented along with a requirement to provide enhanced landscaping on either side of the entry, at the north end of the property and at the southwest corner of the property. Additionally, 3-foot high landscape berms with a maximum 3:1 slope shall be provided in the landscape buffer in these areas.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
City Plan Commission Minutes 04-07-2015
Staff Report
Zoning Map
Aerial Map
Oblique Aerial Looking South

Zoning Exhibit (Exhibit "B")
Building Elevations (Exhibits "C-1" & "C-2")
Site Photos
Applicant's Statement
Notice of Public Hearing
Notification List
Correspondence in Opposition

ZF 15-06 Special Conditions

The subject site shall be zoned PD Planned Development for the C-M Commercial District. All uses allowed in the C-M Commercial District shall be permitted uses. A nursing/convalescent home shall be permitted upon approval of a Special Permit. The Concept Plan (Exhibit "B") and Building Elevations (Exhibits "C-1" and "C-2") shall govern the development of the nursing/convalescent home. For all other uses, future development or redevelopment of the site shall not be restricted by the Concept Plan provided such development is in conformance with the C-M Commercial District regulations and Chapter 21 of the City of Richardson Code of Ordinances. The following special conditions shall apply to the development of the subject property as a nursing/convalescent home:

1. A Special Permit shall be granted for a nursing/convalescent home, as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The nursing/convalescent home shall be constructed in substantial conformance with the attached concept plan (Exhibit "B") and building elevations (Exhibits "C-1" and "C-2").
3. The nursing/convalescent home shall be allowed to be two (2) stories, not to exceed twenty-seven (27) feet in height.
4. The requirement for a masonry screening wall along the southern property line shall be waived. Evergreen shrubs shall be planted along the western most south property line as shown on Exhibit "B" and shall be a minimum of three (3) feet in height at the time of planting and shall be a minimum of six (6) feet in height at maturity.
5. Parking shall be provided at a minimum of 0.62 spaces per bed.
6. Enhanced landscaping shall be provided on either side of the entry, at the north end of the property and at the southwest corner of the property. Additionally, 3-foot high landscape berms with a maximum 3:1 slope shall be provided in the landscape buffer in these areas.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: April 8, 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: April 10, 2015

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00 p.m. on Monday, April 27, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

ZF 15-05

A request by Michelle E. Chesney, representing Preston Bend Properties, L.L.C., for approval of a Special Permit for a food truck park and private club and a Special Development Plan to modify the development standards of the Main Street/Central Expressway Form Based Code for the proposed food truck park to be located at 522 Bishop Avenue (east side of Bishop Avenue, between Davis Street and Rayflex Drive). The property is currently zoned PD Planned Development.

ZF 15-06

A request by Rodney Owens, representing GO Properties, for a change in zoning from C-M Commercial with special conditions to PD Planned Development and approval of a Special Permit for a nursing/convalescent home to be located at 1601 Richardson Drive (east side of Richardson Drive, between Melrose Drive and the Kansas City Southern Railroad). The property is currently zoned C-M Commercial.

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

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

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES –APRIL 7, 2015**

PUBLIC HEARING

Zoning File 15-06 – Skilled Nursing Facility: Consider and take necessary action on a request for a change in zoning from C-M Commercial with special conditions to PD Planned Development and approval of a Special Permit for a nursing/convalescent home to be located at 1601 Richardson Drive, east side of Richardson Drive between Melrose Drive and the Kansas City Southern railroad.

Mr. Shacklett stated the applicant was requesting a change in zoning to allow for the construction of a nursing home on the property located on the east side of Richardson Drive, north of Melrose Circle, adjacent to the KCS railroad line. He explained that a nursing home was allowed in any zoning district, but required a Special Permit, and the request for the PD was based on the proposed building height for the nursing home.

Regarding the height of the building, Mr. Shacklett said the regulations limited non-residential buildings to one-story, or 25 feet in height, when they are within 150 feet of a residential or apartment zoning district and a portion of the proposed building would be within the 150 feet of the apartment complex to the south. He added that although the proposed building would be two stories, the mid-point of the roof was 27 feet.

Mr. Shacklett advised the applicant was requesting to modify the masonry on the building elevations and the required screening from a masonry wall to an evergreen shrub row based on the existing wrought iron and brick fence. He also noted that the site exceeded the required parking spaces.

In closing, Mr. Shacklett stated that staff had received a petition in opposition from members in the Estates of Prairie Creek neighborhood based on concerns about noise from sirens, removal of the existing trees and traffic.

Commissioner Roland asked to confirm the current zoning was C-M Commercial and, if the future land use plan called for multi-family, would the 150-foot setback still be required.

Mr. Shacklett confirmed the zoning as C-M Commercial and said if the land was developed as multi-family they would not be held to 150-foot setback.

Commissioner Maxwell asked what type of uses would be allowed, by right, under the current zoning. He also wanted to know if an assisted living facility would require a Special Permit.

Mr. Shacklett replied they could build up to 90,000 square feet of retail, restaurant or office under the current zoning if the proposed use could comply with parking requirements. In

addition, other uses listed under the current zoning included mental health buildings, outpatient treatment facilities, hospital support services as well as accessory parking lots.

Regarding an assisted living facility, Mr. Shacklett said independent living, assisted living and nursing homes would all require Special Permits in any zoning district.

Commissioner Frederick noted that one of the comments made by the petition was an increase in sound from ambulances and asked staff if the emergency room at the hospital was still in use.

Mr. Shacklett said that in discussions with the City's Fire Department, all emergency room functions had been moved to the new hospital at Renner and Shiloh Roads in east Richardson. He added that one of assisted living facilities in the area generated 106 calls for service in 2014 and the nursing home had 30 calls.

Chairman Hand asked if the tree line was in a drainage area or wetland.

Mr. Shacklett replied that it appeared to be a natural drainage channel with an outfall on the north end that moved the water under Richardson Drive to the City's storm sewer system. He added that if the property was developed the water from the areas would most likely have to be piped under the parking areas and out to the City system.

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

Mr. Rodney Owens, 403 Alexandra Circle, Southlake, Texas, stated his company had been contacted by Methodist Hospital to possibly lease two floors of the old building for a skilled nursing facility, but after assessing the cost to renovate the hospital property it made more sense to build their own facility. He added his company currently owns nine facilities in Dallas, Fort Worth, San Antonio and Albuquerque.

Mr. Owens said that the City of Richardson has six nursing homes, most of which are quite old, and with the increase in the population of people 65 and older, the demand will exceed the available resources.

Mr. Owens stated that on the advice of staff, he met with some of the adjacent property owners and all seemed to be in favor of the proposed project with the exception of the homeowners of the Estates of Prairie Creek. He added their three main concerns were: noise from emergency vehicles, increase in railroad noise with the removal of the trees, and parking overflow.

Regarding noise from emergency vehicles and the railroad, Mr. Owens pointed out that the proposed facility would receive most of the noise from the passing trains and that the structure and the trees that will be saved and new ones plant could act as a buffer. He also reminded the Commission of the statement from staff that the other skilled nursing facilities only generated 30 calls in 2014.

Mr. Owens addressed the concern about the traffic, parking and overflow by citing the traffic study indicating that if an office building was built under the current zoning it would generate 100 more cars per day than a nursing home. He also asked the homeowners association to visit their facility in the Frisco that is larger than the proposed facility and has only 79 parking spaces and see that they have not experienced any parking problems.

Commissioner Springs asked the applicant to define the differences between skilled nursing, nursing home, assisted living.

Mr. Owens replied that skilled nursing and nursing homes are synonymous and those facilities help rehabilitate patients who have had some type of health event with an average stay of 30 to 40 days. In addition, there are small sections of skilled nursing facilities that handle long term continuing care.

In regard to assisted and independent living, Mr. Owens stated that assisted living provides a lower level of care where someone would occasionally check on the tenants as they live on their own, and independent living was basically an age-restricted, multi-family facility.

Chairman Hand asked if the facility would have out-patient rehabilitation services.

Mr. Owens said their facility will have a first floor physical therapy area for out-patients visits.

Chairman Hand called for other comments in favor.

Ms. Ann Benner, 336 Melrose Drive, #9A, Richardson, Texas, asked if the item was approved, would the property values in the area go up.

Chairman Hand replied that he was not qualified to answer the question, but maybe some of the other Commissioners, who were realtors, could answer that question.

Mr. Bruce Rachel, 1877 Prairie Dog Run, Richardson, Texas, stated he lived in the Estates of Prairie Creek and was in favor of the proposed project. He also wanted to know if the masonry requirement included stucco, and could the parking visible from Richardson Drive be screened.

Mr. Shacklett replied that stucco was excluded from the masonry categories in the City's masonry regulations, and as far as stone – it is not required to be a full stone block, but the definition does have a thickness requirement and the building must be in substantial conformance with the elevations. In addition, the City's landscape policies require a 10-foot landscape buffer with one (1) canopy and one (1) ornamental tree every 50 linear feet, and when parking is adjacent to a street, the policy requires shrub rows to screen the headlights and fronts of the vehicles.

No further comments in favor were received and Chairman Hand called for those opposed.

Ms. Sherry Annett, 382 Sandhill Drive, Richardson, Texas, stated she was the originator of the petition in opposition which expressed concerns with home values, traffic, noise from emergency vehicles, overflow parking during visiting hours, light pollution, and noise from the railroad when the existing trees are taken down.

Ms. Annett concluded her comments by adding her concerns about the wild life in the area that will be affected once the trees are taken down and suggested the City might buy the property and make a green belt out of it.

Mr. Karl Lombar, 1880 Quail Lane, Richardson, Texas, said he was concerned about property values, especially with exits and entrances directly across from their neighborhood, and with the possibility of increased traffic in the area. He also felt if the City purchased the property and made either a park or a green belt it would be beneficial to all the surrounding neighborhoods.

Mr. Asghar Hadiheydari, 383 Sandhill Drive, Richardson, Texas, stated he concurred with the previous speakers regarding additional noise and traffic. He also suggested that the Commission might think about postponing the item until staff or the City could come up with an alternative.

Mr. Rachel asked if some type of curb devise was created by staff during an earlier case for the development of the Palisades to eliminate the ability of those exiting Palisades to cross Collins Boulevard and enter the neighborhood of Prairie Creek.

Mr. Shacklett replied that a hooded turn would allow left turns into the facility, but it would prohibit movement for those leaving the Estates of Prairie Creek neighborhood. He also pointed out that the street exiting Palisades dead ends into Collins Boulevard and did not cross over the street.

Commissioner Frederick said besides living in the area, she has been involved in changes in the Palisades neighborhood and what she thought Mr. Rachel was talking about was not a hooded turn, but a change to make the street one-way.

Chairman Hand asked Mr. Owens if he had any rebuttal comments.

Mr. Owens stated that his company had the ability to extend the parking at the back of the property and reminded the Commission and those in attendance that the presentation was simply a site plan and not a landscape plan. He promised the site would be landscaped with a large amount of trees and shrubs.

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

Commissioner Roland said he lives close to a fire station and they can hear the emergency vehicles and their sirens leaving the station, but reminded everyone that was one of the challenges of living in a city with emergency services. He also wanted to point out that the

property could be built out as an office building or multi-family complex which would generate much more traffic than a nursing home.

Commissioner Frederick asked how high the lights would be around the facility and would there be light pollution affecting the surrounding properties.

Mr. Shacklett replied the City has a performance standard that limits the light to one-foot candle at the property line and that regulation is for nursing home, multi-family or commercial development.

Commissioner DePuy said that as a real estate professional, she felt a restaurant or multi-family complex with a lot of traffic would adversely affect the property values as opposed to a skilled nursing facility. She added that if the property in question could remain as a vacant area or park that would be great, but the likelihood of that happening was remote.

Ms. DePuy concurred with Mr. Roland that noise from sirens was part of living in a city with emergency services and felt the staff's answer about light pollution was sufficient.

Vice Chair Bright said he thought the proposal was an appropriate use, but asked staff if the item was approved as presented would the Commission have the ability to make changes to the landscape plan if it met requirements and was in conformance with the site plan.

Mr. Shacklett replied that if approved, the applicant would be back before the Commission with site and landscape plans and at that time the Commission would have input over the minimum size of the landscape buffer, number of canopy and ornamental trees along the street frontage, the size of landscape islands and trees at the end of parking aisles, as well as additional parking lot screening. He noted that the City's code requires a building of the proposed size to have 7% of their lot landscaped and the current proposal is at 45%.

Vice Chair Bright asked if the Commission wanted more trees along the railroad line would that have to be part of the motion.

Mr. Shacklett replied that was correct.

Commissioner Springs agreed with Mr. Bright that the proposal was an appropriate use and was a better use than the current entitlements. He acknowledged the concerns mentioned regarding increased traffic and noted the applicant had included a left turn lane into the facility, but asked if there might be some other traffic abatement efforts made.

Mr. Chavez said there are diverters that can be designed, but they can have an impact on both sides of the street. He also noted that if the property was developed under the current zoning the Commission would not be having a discussion about traffic and the proposed use provides less of an impact than uses allowed by right.

Commissioner Springs suggested the neighborhood might want to work with the City's Traffic Department to get traffic control devices in their neighborhood.

Chairman Hand asked to confirm the current zoning and entitlement as well as the distinction between the future land use plan and the comprehensive plan.

Mr. Shacklett replied the current zoning is C-M Commercial with special conditions and commercial zoning would allow a variety of retail uses, office and restaurant, but did not allow multi-family; however, the future land use plan recommends multi-family or group quarters. He added that the future land use plan was a component of the comprehensive plan.

Mr. Chavez added that realistically the property would probably develop as office under the current zoning and that was the bases for the traffic comparison.

Commissioner Maxwell stated he was in favor of the project and felt it was an appropriate use of the land. He acknowledged the comment made to postpone the item and look at what else could develop on the site, but cautioned that the Commission was charged with evaluating the plan as it was presented and any steps to convert the property into a park should have started many years ago.

Commissioner Frederick encouraged the developer to enhance the corner of their property on Richardson Drive so the neighbors would not look into a driveway and parked cars. She suggested a landscape buffer with drought tolerant plants and rocks that would give the property a “park like” setting.

Mr. Owens stated he would go above and beyond what is required by the City for landscaping.

Vice Chair Bright concurred with Ms. Frederick and suggested that her statement should be made part of the motion.

Mr. Shacklett replied that the Commission would have to delineate exactly what they want, but pointed out that the applicant had placed much of the parking away from the street.

Commissioner Frederick stated that her vision of the property would include entrance and corner type features similar to those in neighborhoods or apartment complexes.

Chairman Hand concurred that the proposed plan was a better use of the property than the entitled uses and noted that as a design professional the building would be a better noise barrier than the trees. As for the sirens of emergency vehicles, the neighborhood could possibly discuss that with the Fire Department.

Chairman Hand said he felt that managing the traffic was something that could take place with the City, and also echoed earlier comments that planning a park for the site in question should have started many years ago. He concluded his comments by stating that what generates sustainable cities is a diversity of housing stock that allows the population to age in place.

Mr. Shacklett suggested that if the Commission was looking to incorporate some of the landscape issues that it would be appropriate to require berms on either side of the driveway and the north end of the property with a minimum 3-foot height and a 3-to-1 slope.

Motion: Commissioner Springs made a motion to recommend approval of Zoning File 15-06 as presented with the addition of requiring enhanced landscape features at the entrance and north and southwest corners of the property frontage on Richardson Drive; second by Commissioner Roland.

Mr. Chavez pointed out that “enhanced landscape” was very subjective and staff was recommending landscape berms at both entrances and the northern corner of the property to create some topography along the front yard area without specifying the individual plants.

Commissioner Springs thought that putting a landscape berm right next to the drainage area might pose an undue burden and suggested letting the applicant’s landscape architect present his solution.

Commissioner DePuy asked if the drainage was underground would that allow the use of berms on the northern corner of the property and Mr. Chavez confirmed that it would.

Chairman Hand suggested that prior to bringing a landscape plan back before the Commission that the applicant should meet with the neighborhood leaders to show some specifics of the plan.

Vice Chair Bright said that although he supports the project he felt more guidance was needed and would be voting against the current motion. He suggested incorporating language offered by the staff to amend the motion to require landscape features be added at the north end of the property as well as the southwest corner of the property, to include minimum 3-foot high berms with a maximum 3-to-1 slope that shall be placed on either side of the entry as well as the north end of the property.

Commissioners Springs and Roland both accepted the amendment.

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 23, 2015
RE: **Zoning File 15-06:** Planned Development & Special Permit – Skilled Nursing Facility – 1601 Richardson Drive.

REQUEST:

Approval of a change in zoning from C-M Commercial with special conditions to PD Planned Development with modified development standards and approval of a Special Permit for a nursing/convalescent home.

APPLICANT & PROPERTY OWNER:

Rodney Owens – GO Properties / Michael J. Schaefer – Methodist Hospitals of Dallas

EXISTING DEVELOPMENT:

The 3.54-acre site is undeveloped.

ADJACENT ROADWAYS:

Richardson Drive: Four-lane, divided minor collector; 3,300 vehicles per day on all lanes, northbound and southbound, south of Melrose Drive (February 2012).

SURROUNDING LAND USE AND ZONING:

North: Public/Institutional/School; PD Planned Development
South: Multi-Family/Group Quarters; A-950-M Apartment
East: Office; O-M Office
West: Single Family; R-1500-M Residential

FUTURE LAND USE PLAN:

Multi-Family Residential

These areas include conventional apartment and condominium complexes, as well as senior housing and group quarters.

Future Land Uses of Surrounding Area:

North: Public/Semi-Public/School

South: Multi-Family Residential

East: Regional Employment

West: Neighborhood Residential

EXISTING ZONING:

C-M Commercial with special conditions (Ordinance Number 2791-A). The special conditions allowed additional uses such as medical research establishments, mental health and outpatient treatment facilities, day care centers, and hospital parking lots.

INFRASTRUCTURE IMPACTS:

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

APPLICANT'S STATEMENT

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

STAFF COMMENTS:

Background:

The subject property, owned by Methodist Hospitals of Dallas, was rezoned from R-1500-M Residential to C-M Commercial with special conditions in 1990. The special conditions allowed additional medical-related uses such as a mental health building and out-patient treatment centers, medical research establishments, hospital support services, day care centers, and hospital parking lots.

Request:

The applicant's request is to develop, own, and operate the property as a skilled nursing facility, focusing on short-term, rehabilitative stays. Residents/patients would receive medical care as well as speech and physical therapy, including 24-hour a day care, similar to care provided by a hospital. The use, which is allowed in any zoning district with approval of a Special Permit, is defined as a nursing/convalescent home by the Comprehensive Zoning Ordinance. The definition of a nursing/convalescent home is as follows:

a residential institution licensed by the State of Texas providing in-patient health care, personal care or rehabilitative services over a long period of time generally exceeding 30 days to persons chronically ill, aged or disabled who need on-going health supervision but not including hospitals. Nursing/convalescent home includes homes for the aged, and convalescent and rest homes.

Although the Special Permit can be requested in a C-M Commercial District, the proposed facility does not comply with the height requirements of the C-M Commercial District; therefore,

a PD Planned Development District is required to allow the height increase because a Special Permit cannot grant relief to the base zoning requirement.

Proposed Development:

- Building Area: 40,065 square feet.
- Building Materials:
Approximately 87% masonry, exceeds the City's minimum masonry requirement - constructed of white and tan stone and tan cementitious lap siding. The building is accented with stone headers, decorative bronze painted corbels, and stained wood features at the covered drop-off area.
- Setbacks and Landscape Buffer:
 - Front: 40 feet along Richardson Drive.
 - Side: no setback when adjacent to non-residential zoning districts. 46 feet along the south property line adjacent to apartments as shown on Exhibit "B".
 - Rear: no setback when adjacent to non-residential zoning districts. 60 feet along the south property line adjacent to apartments as shown on Exhibit "B".
 - Landscape Buffers: 10-foot buffer along Richardson Drive, per City Landscaping Policies.
- Building Height: 2 stories / 27' (midpoint of roof) – **PD requested to allow 2-story building within 150 feet of a residential/apartment zoning district – C-M Commercial Zoning District limits buildings to one (1) story, not to exceed twenty-five (25) feet within 150 feet of residential or apartment zoning districts.**
- Floor Area Ratio: 0.26:1 proposed/ Maximum 0.6:1 allowed
- Landscaping Percentage: 45% proposed, 7% required
- Building Orientation: The front of the facility and the building wings all generally face west toward Richardson Drive.
- Number of Parking Spaces: 86 proposed; 74 required. The required parking is based on a proposed ratio of 0.62 spaces per bed. The facility contains sixty (60) units with two (2) beds per unit; however, the applicant states less than half of the units will have two (2) residents per room. The proposed parking ratio will be discussed further in the following section of the staff report.

Elements Related to the Request:

Building Height – The applicant is proposing to construct a 2-story building that is approximately twenty-seven (27) feet in height. This is the height to the midpoint of the roof which is where height is measured for a pitched roof. The height at the ridge is approximately thirty (30) feet. In the C-M Commercial Zoning District, the maximum allowable height is eight (8) stories up to 130 feet; however, when a building is located within 150 feet of a residential or apartment district, the building height is limited to one (1) story, not to exceed twenty-five (25) feet. Exhibit "B" shows a line measuring 150 feet from the single family properties to the west and

apartment property to the south, depicting the portion of the proposed building within 150 feet of those two (2) districts.

The property on the west side of Richardson Drive is zoned R-1500-M Residential and is developed as single family detached homes and the property to the south is zoned A-950-M Apartment as is developed as a 2-story apartment complex. At its closest point, the 2-story portion of the proposed facility is located approximately 140 feet from closest single family property and approximately forty-six (46) feet from the property line of the apartment complex.

As part of the PD Planned Development standards, the applicant is requesting to allow a two-story building, not to exceed twenty-seven (27) feet in height within 150 feet of a residential or apartment zoning district in lieu of the maximum allowed 1-story, 25-foot tall building. The single-family and apartment zoning districts both allow 2-story buildings as well.

Screening Adjacent to Residential Zoning Districts – The City’s Subdivision and Development Code (Chapter 21 of the Code of Ordinances) requires that a minimum 6-foot tall masonry screening wall be constructed where a non-residential uses backs or sides upon a residential or apartment zoning district. This would apply along the south property line. Chapter 21 also requires apartment complexes to be enclosed by a perimeter fence. There is a wrought iron fence and black chain link fence constructed on the property line between the subject property and the apartment complex to the south.

The applicant has stated their desire is not to construct a masonry wall that abuts the existing wrought iron fence. Staff suggested that in lieu of a masonry wall, the applicant consider planting an evergreen shrub row adjacent to the fence to provide visual screening between the two (2) properties. Currently along the common property line, there are several trees located on the subject property, many of which will be removed to construct the facility and associated parking areas. Covered and uncovered parking spaces are located along the common property line on the apartment side. The subject property would also have parking along with a fire lane and landscape area along the common property line.

The applicant has discussed this issue with the management with the apartment complex. He has stated the apartment management would be amenable to an evergreen hedge row along the western most south property line as shown on Exhibit “B”. The apartment complex has a photinia hedge that is planted along their Richardson Drive frontage and stated they would be supportive of continuing the hedge row around the corner and along the common property line.

Parking – As part of Special Permit requests for assisted living facilities and nursing homes, applicants typically request a specific parking ratio for the use since Chapter 21 does not provide parking ratios for these uses. The applicant and staff discussed what would be an appropriate ratio; staff requested the applicant to provide a ratio of 0.62 parking spaces per bed for the facility. The requested ratio is based on a recommended ratio for senior housing concluded by The Institute of Traffic Engineers (ITE). The ratio includes parking for visitors and employees and was based on surveys regarding the number of employees and visitors at the facility at a given time as well as peak hour trip generations.

As proposed, the parking ratio would be 0.62 spaces per bed; however, the applicant is providing a parking ratio of approximately 0.71 spaces per bed. The two (2) most recently approved nursing homes in Richardson (2004 and 2007) were approved with ratios of 0.7 spaces per bed and 0.5 spaces per bed respectively.

The applicant has stated the facility would likely employ 50-70 full-time employees and 15-30 part-time employees, although they would be working in shifts. Since the residents in nursing home will not maintain a vehicle on premises, the applicant feels the eighty-six (86) parking spaces being provided will be more than adequate to support the parking needs of the facility's employees and visitors.

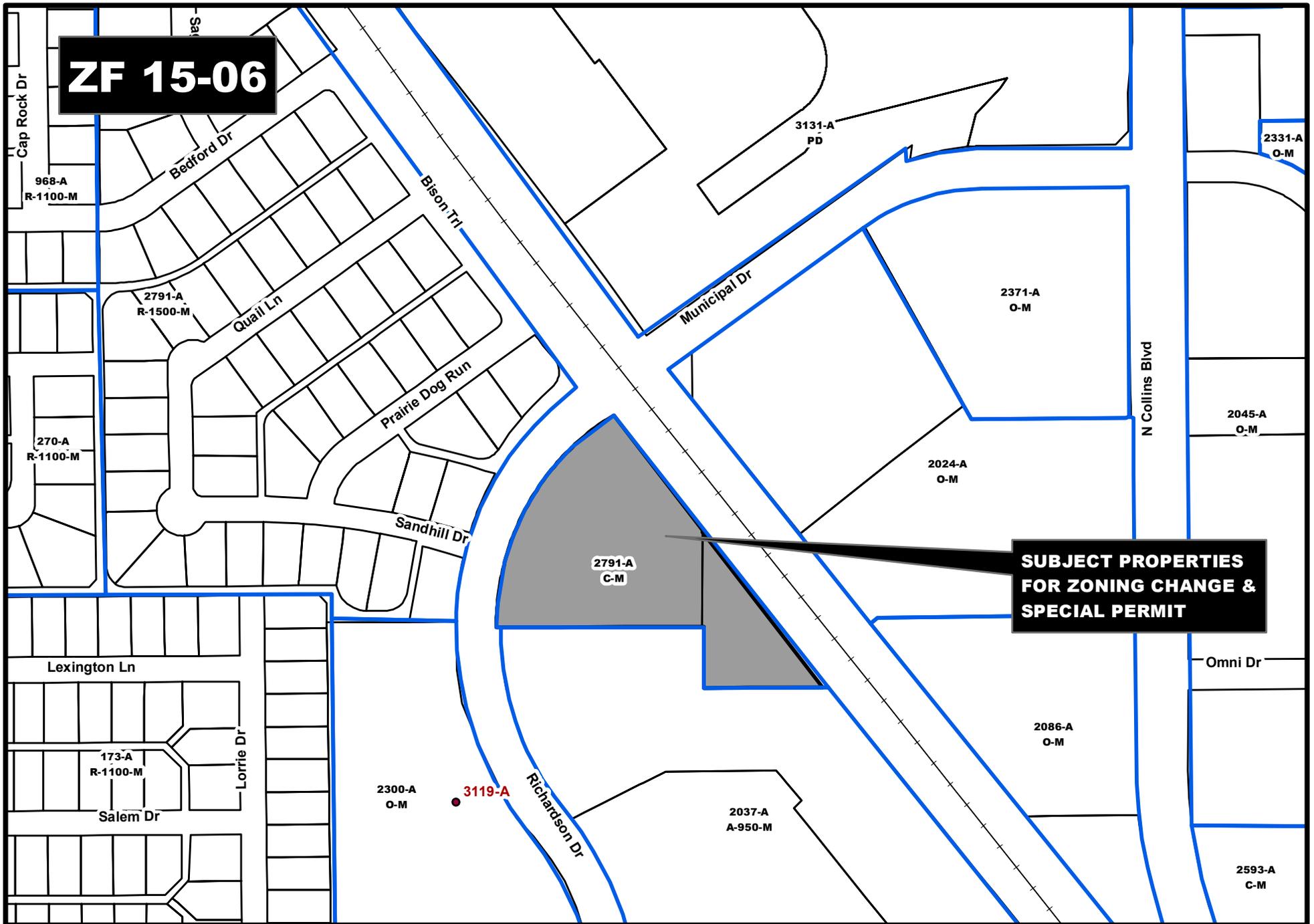
Correspondence: As of this date, a petition in opposition has been received from twenty-one (21) residents representing eighteen (18) households in the single family subdivision to the west.

Motion: On April 7, 2015, the City Plan Commission recommended approval of the request as presented on a vote of 7-0 subject to the following conditions with an added condition requiring landscape berms along Richardson Drive as shown below in bold text.

The subject site shall be zoned PD Planned Development for the C-M Commercial District. All uses allowed in the C-M Commercial District shall be permitted uses. A nursing/convalescent home shall be permitted upon approval of a Special Permit. The Concept Plan (Exhibit "B") and Building Elevations (Exhibits "C-1" and "C-2") shall govern the development of the nursing/convalescent home. For all other uses, future development or redevelopment of the site shall not be restricted by the Concept Plan provided such development is in conformance with the C-M Commercial District regulations and Chapter 21 of the City of Richardson Code of Ordinances. The following special conditions shall apply to the development of the subject property as a nursing/convalescent home:

1. A Special Permit shall be granted for a nursing/convalescent home, as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The nursing/convalescent home shall be constructed in substantial conformance with the attached concept plan (Exhibit "B") and building elevations (Exhibits "C-1" and "C-2").
3. The nursing/convalescent home shall be allowed to be two (2) stories, not to exceed twenty-seven (27) feet in height.
4. The requirement for a masonry screening wall along the southern property line shall be waived. Evergreen shrubs shall be planted along the western most south property line as shown on Exhibit "B" and shall be a minimum of three (3) feet in height at the time of planting and shall be a minimum of six (6) feet in height at maturity.
5. Parking shall be provided at a minimum of 0.62 spaces per bed.

- 6. Enhanced landscaping shall be provided on either side of the entry, at the north end of the property and at the southwest corner of the property. Additionally, 3-foot high landscape berms with a maximum 3:1 slope shall be provided in the landscape buffer in these areas.**



ZF 15-06 Zoning Map

Updated By: shacklett, Update Date: March 23, 2015
 File: D:\Mapping\Cases\Z\2015\ZF1506\ZF1506 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 15-06

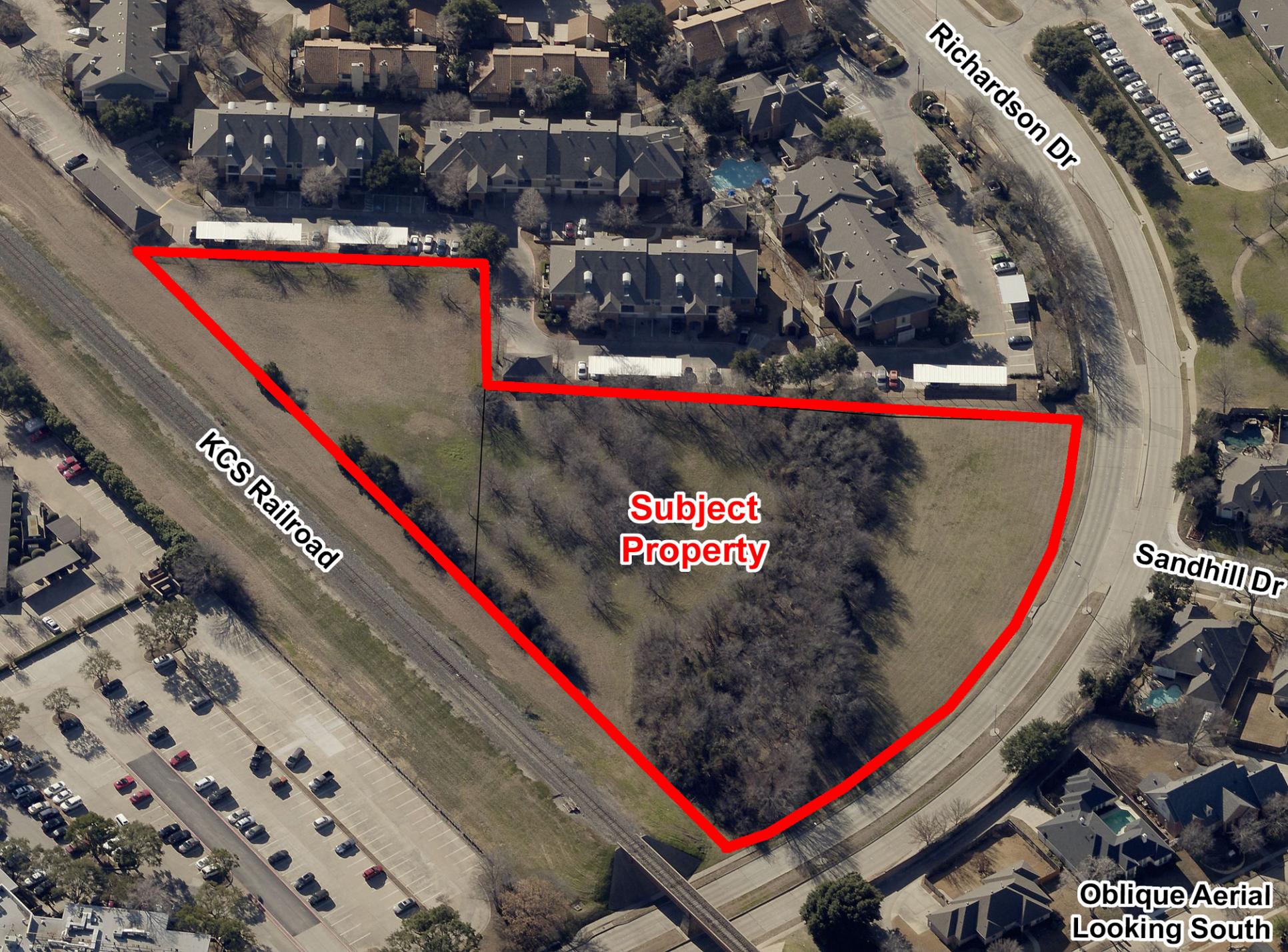
**SUBJECT PROPERTIES
FOR ZONING CHANGE &
SPECIAL PERMIT**

ZF 15-06 Aerial Map

Updated By: shacklett, Update Date: March 23, 2015
File: D:\Mapping\Cases\Z\2015\ZF1506\ZF1506 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.





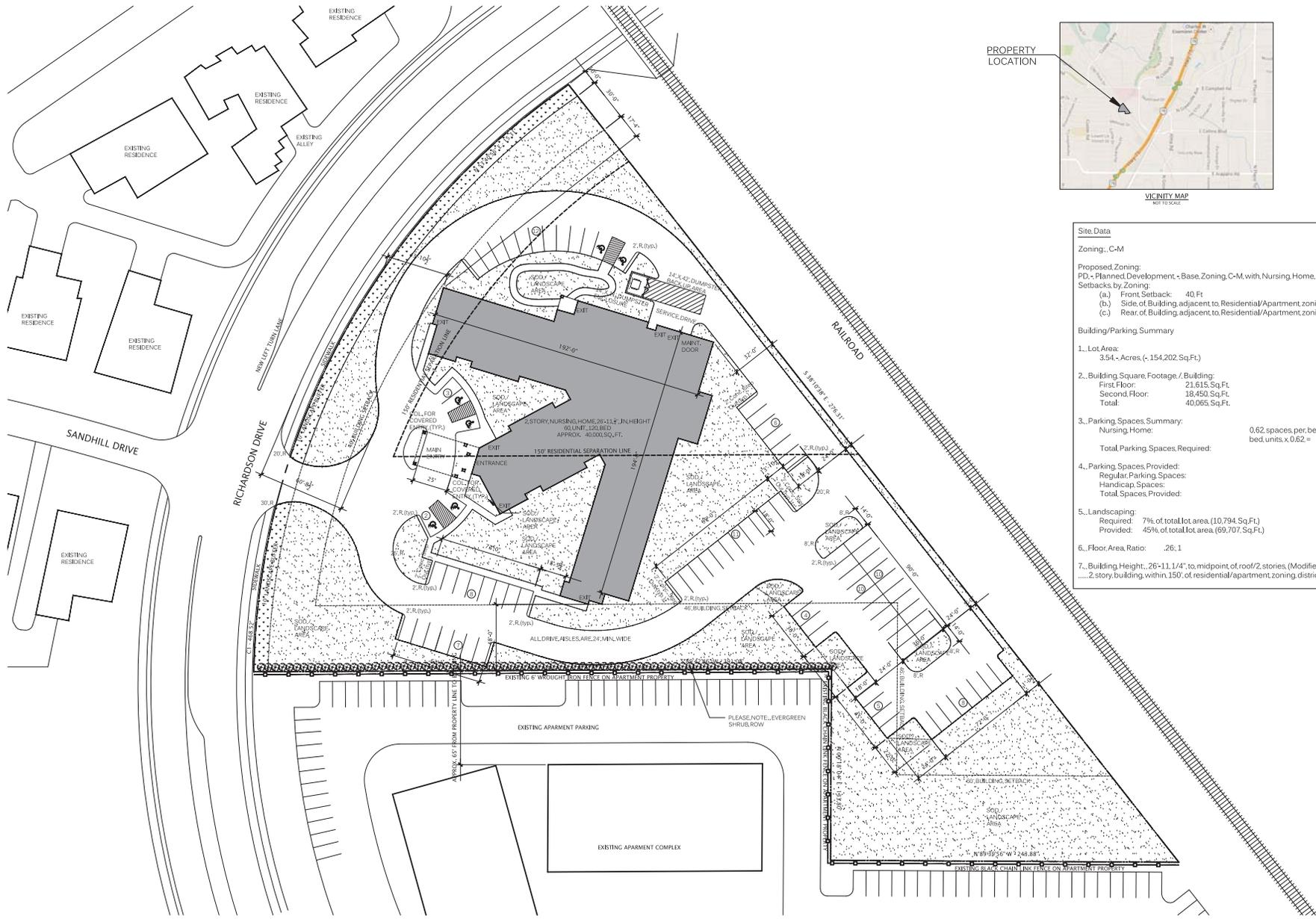
Richardson Dr

KCS Railroad

**Subject
Property**

Sandhill Dr

Oblique Aerial
Looking South



Site Data

Zoning: C-M

Proposed Zoning: PD - Planned Development - Base Zoning C-M with Nursing Home allowed per this plan

Setbacks by Zoning:

- (a) Front Setback: 40 Ft
- (b) Side of Building adjacent to Residential/Apartment zoning: 46 Ft
- (c) Rear of Building adjacent to Residential/Apartment zoning: 60 Ft

Building/Parking Summary

- Lot Area: 3.54 - Acres (-154,202 Sq.Ft.)
- Building Square Footage / Building:
 - First Floor: 21,615 Sq.Ft.
 - Second Floor: 18,450 Sq.Ft.
 - Total: 40,065 Sq.Ft.
- Parking Spaces Summary:

Nursing Home:	0.62 spaces per bed	
	bed units x 0.62 =	74 spaces
Total Parking Spaces Required:		74 spaces
- Parking Spaces Provided:

Regular Parking Spaces:	80 spaces
Handicap Spaces:	6 spaces
Total Spaces Provided:	86 spaces
- Landscaping:
 - Required: 7% of total lot area (10,794 Sq.Ft.)
 - Provided: 45% of total lot area (69,707 Sq.Ft.)
- Floor Area Ratio: .26:1
- Building Height: 26'-11 1/4" to midpoint of roof/2 stories (Modified standard to allow 2 story building within 150' of residential/apartment zoning district)

ZONING EXHIBIT - CONCEPT PLAN
1" = 30'-0"

NORTH

SCALE 0 15 30 60 FEET

REVISIONS:

DATE: March 30, 2015

RICHARDSON NURSING HOME

OWNER: PARAMOUNT SENIOR LIVING
403 Alexandria Circle
Southlake, Texas 76092

PROJECT LOCATION:
1801 Richardson Drive
Richardson, Texas 75081

APPROVED FOR THE CITY OF RICHARDSON
MAY 12, 2015



PROPOSED SITE PLAN
SP01

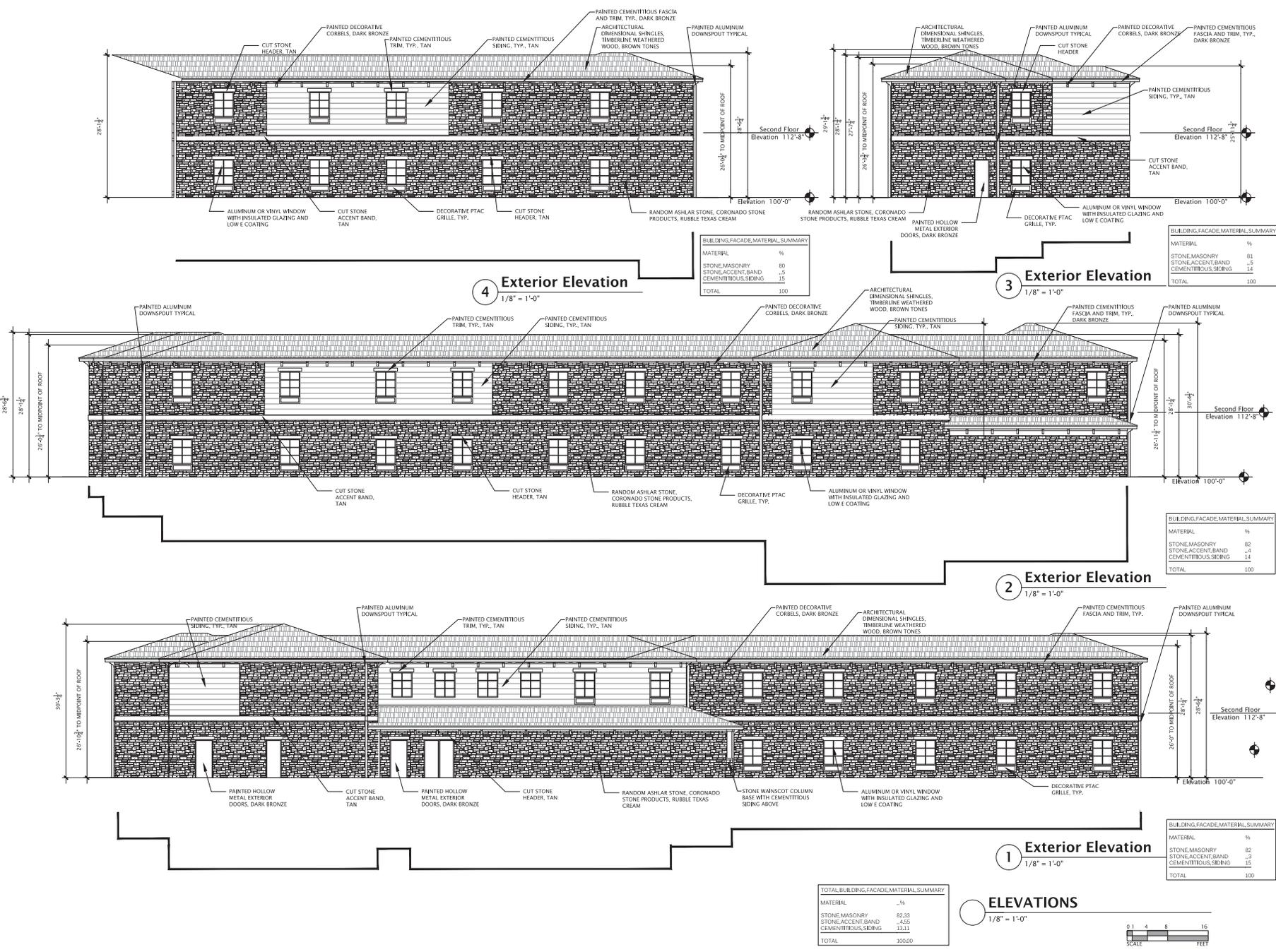
REVISIONS:

RICHARDSON NURSING HOME

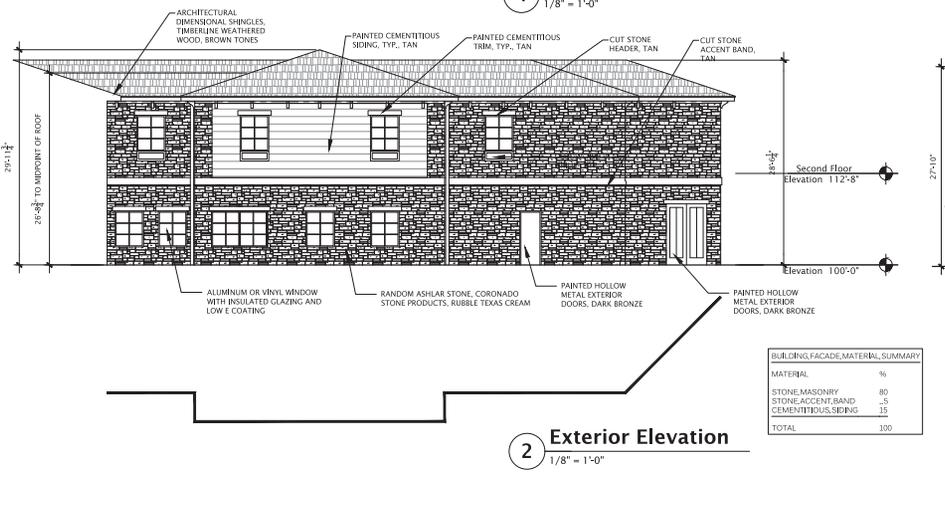
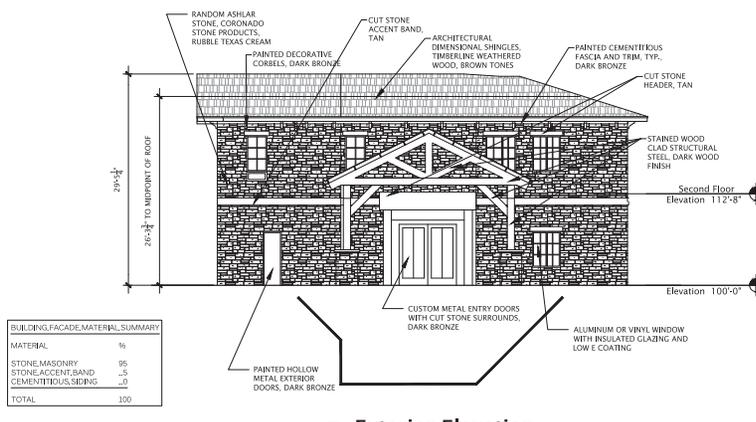
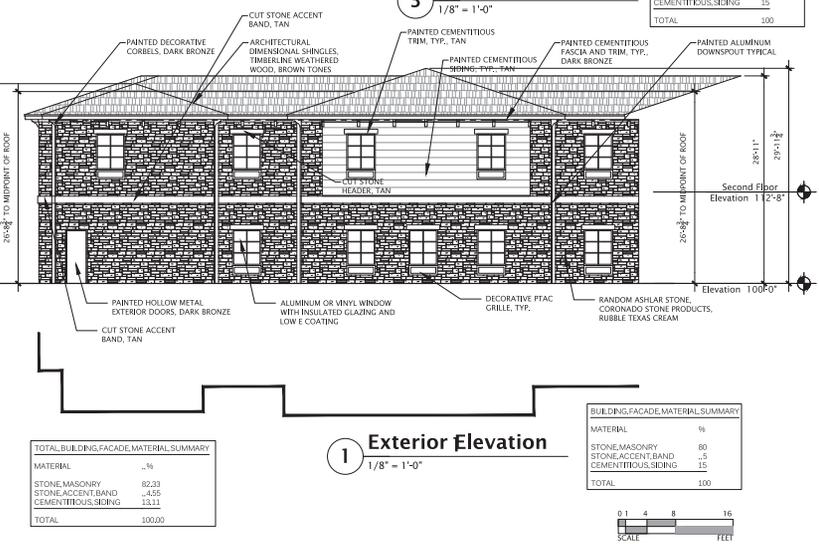
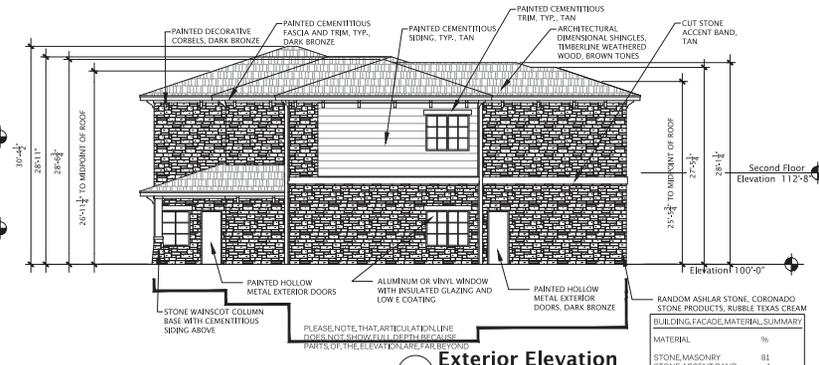
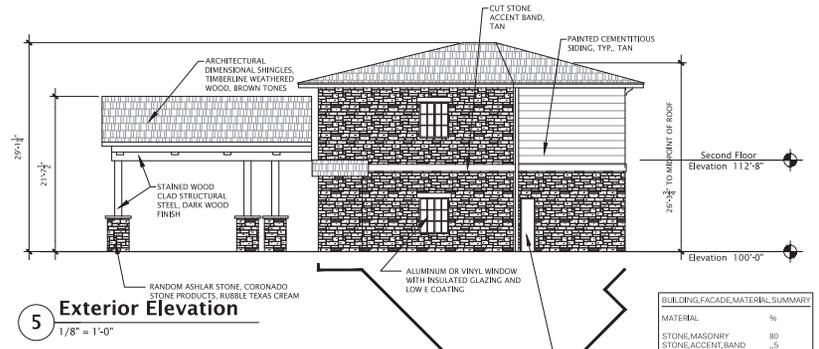
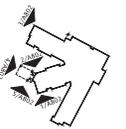
OWNER:
6550 AMOUNT SENIOR LIVING
1603 Richardson Drive
Richardson, Texas 75080
2.6187 Acres, Lot 3,
McCurtain Subdivision



EXTERIOR ELEVATIONS
A801



RICHARDSON NURSING HOME
 PROJECT LOCATION:
 4650 AMOUNT SENIOR LIVING
 1600 Richardson Drive
 Richardson, Texas 75080
 2.6187 Acres, Lot 3,
 McCutcheon Subdivision





(1)

Looking Northeast at
Subject Property



(2)

Looking South along
Richardson Drive



Looking Northeast along
Richardson Drive

(3)



(4)

Looking East along
South Property Line



(5)

Looking South at
Rear of Property



(6)

Looking East at
KCS Railroad



**Looking West across
Richardson Drive**

ZF 15-06
Explanation and Description of Request

We are requesting approval to take two tracts totaling 3.54 AC, and build, own and operate a Skilled Nursing Facility at 1601 Richardson Drive. These facilities are more commonly known as nursing homes, however this particular type of facility focuses on the short-term rehabilitative stay where residents/patients can properly recover by receiving the necessary medical attention, the necessary various disciplines of speech, occupational and physical therapy and ultimately return home. A Skilled Nursing Facility is a facility in which a resident/guest needs around the clock skilled nursing care similar to what is provided by a hospital. Our facility will consist of 60 units, each room being licensed as a semi-private room for a total of 120 beds, 2 therapy spaces (1 per floor), 2 dining rooms (1 per floor), 2 nurse stations (1 per floor), and 2 medication rooms (1 per floor). A facility of this size will usually have 50-70 full-time employees, and 15-30 part-time employees. The residents/guests admitted to the facility will not be driving a vehicle during their stay, so the traffic consists of employees coming to and from work, visitors that consists of families, guests and volunteers, and vendor deliveries. Operationally, our target would be to allocate 35-40 rooms strictly for Medicare, Private Pay and Insurance reimbursement, and these rooms would be utilized as private (one-person) rooms. The remaining 20-25 rooms would be utilized as Medicaid rooms which would typically be utilized as semi-private (two-person) rooms. The two-person rooms would either be same gender rooms or married couples. Operating the facility in this manner would yield a typically census of 80-85 residents at our desired capacity.

This building, due to the very restrictive code environment as regulated by both The City and the Texas Department of Aging and Disability Services (DADS), will be a very safe facility. DADS requires nursing facilities to be constructed in accordance with NFPA 101 and all of its references. As a result the facility will be a Type 2 (111) non combustibile building constructed of steel and concrete for the structural components. Additionally the building will be protected with an NFPA 13 sprinkler system. The International Building Code dictates that the building is designed to comply with the Institutional Occupancy Group I-2 section of the code, which is generally consistent with the NFPA codes.



Notice of Public Hearing

City Plan Commission • Richardson, Texas

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

PLANNED DEVELOPMENT AND SPECIAL PERMIT

File No./Name: ZF 15-06 / Skilled Nursing Facility
Property Owner: Michael J. Schaefer / Methodist Hospitals of Dallas
Applicant: Rodney Owens / GO Properties
Location: 1601 Richardson Drive (See map on reverse side)
Current Zoning: C-M Commercial
Request: A request for a change in zoning of a 3.54-acre site from C-M Commercial with special conditions to PD Planned Development and a request for approval of a Special Permit for a nursing/convalescent home on a property located at 1601 Richardson Drive (east side of Richardson Drive, between Melrose Drive and the Kansas City Southern Railroad).

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

TUESDAY, APRIL 7, 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.

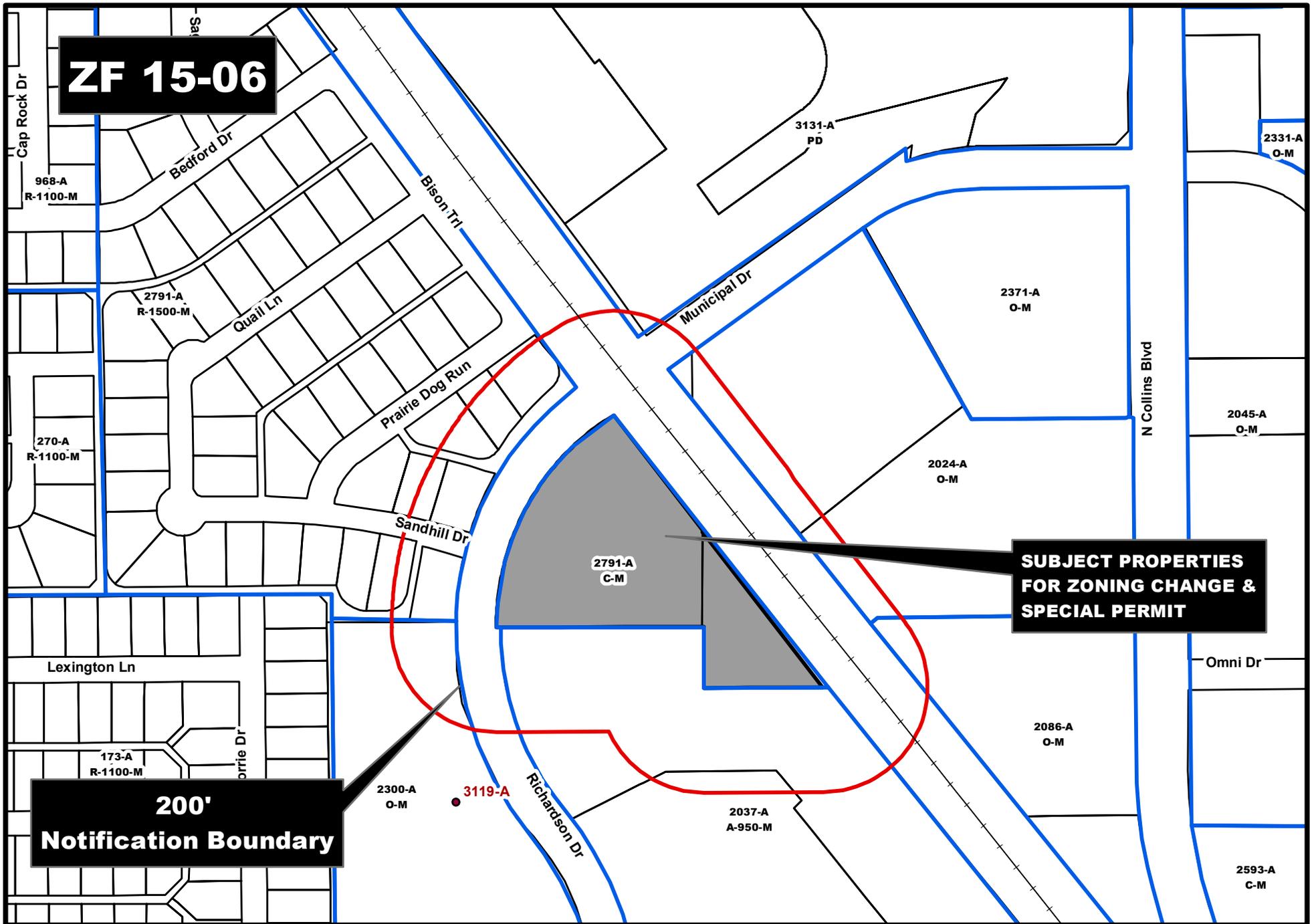
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

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 15-06.

Date Posted and Mailed: 03/27/2015



ZF 15-06 Notification Map

Updated By: shacklett, Update Date: March 23, 2015
 File: D:\Mapping\Cases\Z\2015\ZF1506\ZF1506 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.



METHODIST HOSPITAL OF DALLAS
METHODIST HEALTH SYSTEM
PO BOX 655599
DALLAS, TX 75265

CENTENARIO REALTY LLC
16515 BLANCO RD
HOLLYWOOD PARK, TX
78232-1903

METHODIST HOSPITAL OF DALLAS
METHODIST HEALTH SYSTEM
1441 N BECKLEY AVE
DALLAS, TX 75203-1201

COLLINS COMMERCE CENTER LLC
400 N SAINT PAUL ST STE 1350
DALLAS, TX 75201-3157

HOUSE ROBERT J
381 SANDHILL DR
RICHARDSON, TX 75080-3461

MELROSE ACQUISITION LLC
MADISON ACQUISITION LLC
PO BOX 34729
KANSAS CITY, MO 64116-1129

JEFFERSON ON MELROSE LP
EQR R E TAX DEPARTMENT
PO BOX 87407
CHICAGO, IL 60680-0407

HADIHEYDARI ASGHAR
383 SANDHILL DR
RICHARDSON, TX 75080-3461

HAYDEN ELAINE J
1884 PRAIRIE DOG RUN
RICHARDSON, TX 75080-3454

SWIFT DALTON MCCARTHY &
MAGGIE SWIFT REV LIV TR
1882 PRAIRIE DOG RUN
RICHARDSON, TX 75080-3454

PORTER BRIAN T & DARLENE N
1880 PRAIRIE DOG RUN
RICHARDSON, TX 75080-3454

LE AN LOC T & THANH LU
384 SANDHILL DR
RICHARDSON, TX 75080-3460

ANNETT PERRY M & SHERRY D
382 SANDHILL DR
RICHARDSON, TX 75080-3460

VTR PROPERTY HOLDINGS RICHARDSON
10350 ORMSBY PARK PL STE 30
LOUISVILLE, KY 40223-6178

**RODNEY OWENS
GO PROPERTIES
403 ALEXANDRIA CIRCLE
SOUTHLAKE, TEXAS 76092**

**MICHAEL J SCHAEFER
METHODIST HOSPITALS OF DALLAS
1441 N BECKLEY AVE
DALLAS, TX 75203**

JOHNSON JERRY
SUITE 14A
336 MELROSE DR
RICHARDSON, TEXAS 75080-4407

BLACKMAR ROGER III
SUTIE 990E
900 S WEATHERED DR
RICHARDSON, TEXAS 75080-7211

BOSILLO CHRISTINA R
UNIT 20 C
336 MELROSE DR APT 20C
RICHARDSON, TEXAS 75080-4624

MCDOWALL RODDIE R
336 MELROSE DR APT 20D
RICHARDSON, TEXAS 75080-4624

AYELI SHAHRIAR & CINDY L
336 MELROSE DR UNIT 21A
RICHARDSON, TEXAS 75080-4624

GATENS JOHN HAROLD III
4702 FALLON PL
DALLAS, TEXAS 75227-2932

AUSTIN LIONEL III
336 MELROSE DR # R3
RICHARDSON, TEXAS 75080-4407

JANTZ RYAN
336 MELROSE DR APT 21D
RICHARDSON, TEXAS 75080-4624

WINDLE ROBERT G
UNIT 22A
336 MELROSE DR APT 22A
RICHARDSON, TEXAS 75080-4624

ASLAM MOHAMMAD
1800 SHUMMARD OAK LN
IRVING, TEXAS 75063-8402

MARTIN STACEY L
336 MELROSE DR APT 22C
RICHARDSON, TEXAS 75080-4624

MANUEL MELISSA
BLDG T UNIT T1
336 MELROSE DR APT 23A
RICHARDSON, TEXAS 75080-4624

BELL KIMBERLY D
336 MELROSE DR APT 23B
RICHARDSON, TEXAS 75080-4624

MORENO GRACE
336 MELROSE DR #23D
RICHARDSON, TEXAS 75080-4624

ALBRIGHT REBECCA E
336 MELROSE DR APT 2A
RICHARDSON, TEXAS 75080-4622

HUCKABY RONALD E & MARTHA
HUCKABY
336 MELROSE DR #2B
RICHARDSON, TEXAS 75080-4622

GIDDINGS BENJAMIN
336 MELROSE DR # 2-C
RICHARDSON, TEXAS 75080-4622

ZUBIK JOHN J
APT 2D
336 MELROSE DR APT 2D
RICHARDSON, TEXAS 75080-4622

FOO TIANGBOON &
YEO KIAHUI
5817 WAMEGO LN
PLANO, TEXAS 75094-4560

CHEN HUI PING & GAO MING
336 MELROSE DR APT 3B
RICHARDSON, TEXAS 75080-4622

HALLIBURTON JOHN R
PO BOX 278
ROCKWALL, TEXAS 75087-0278

SHIVELY DAVID S
336 MELROSE DR APT 3D
RICHARDSON, TEXAS 75080-4622

HARRIS SHELIA
PO BOX 833188
RICHARDSON, TEXAS 75083-3188

TAKYIWAH GIFTY & SAMUEL ADO
336 MELROSE DR APT 4B
RICHARDSON, TEXAS 75080-4622

FABRIZE SHEILA R
336 MELROSE DR APT 4C
RICHARDSON, TEXAS 75080-4622

ROMINGER TRACY LEE
336 MELROSE DR #4D
RICHARDSON, TEXAS 75080-4622

SHENG KEVIN
UNIT 5A
336 MELROSE DR APT 5A
RICHARDSON, TEX 75080-4622

RANDEL SHEQUITA K
UNIT 5B
336 MELROSE DR APT 5B
RICHARDSON, TEXAS 75080-4622

LAU JONATHAN & DIANA
PO BOX 797364
DALLAS, TEXAS 75379-7364

OZA PRAFUL T
336 MELROSE DR APT 5D
RICHARDSON, TEXAS 75080-4622

BIAR LISA G
336 MELROSE DR APT 6A
RICHARDSON, TEXAS 75080-4622

DAVIS JERRY D
336 MELROSE DR APT 6B
RICHARDSON, TEXAS 75080-4622

CHAO PHOEBE
336 MELROSE DR APT 6C
RICHARDSON, TEXAS 75080-4622

TURNER THOMAS A
1716 ARVADA DR
RICHARDSON, TEXAS 75081-2132

HILL MARIA CARINA G
336 MELROSE DR APT 7A
RICHARDSON, TEXAS 75080-4622

TUNG JOHN & MINQI LI
668 WATER OAK DR
PLANO, TEXAS 75025-6119

MENDEZ CARLOS
APT 7C
336 MELROSE DR APT 7C
RICHARDSON, TEXAS 75080-4622

CHEV VISAL P
336 MELROSE DR APT 7D
RICHARDSON, TEXAS 75080-4622

BEDUNAH LINDA
336 MELROSE DR APT 8A
RICHARDSON, TEXAS 75080-4622

RAQIB MOHAMMAD
336 MELROSE DR APT 8B
RICHARDSON, TEXAS 75080-4622

MOSES TOMEKA RASHUN
805 MELINDA DR
ALLEN, TEXAS 75002-3614

HOOKS TIMOTHY S.
UNIT 8D
336 MELROSE DR APT 8D
RICHARDSON, TEX 75080-4622

BENNER DORIS ANNE
336 MELROSE DR APT 9A
RICHARDSON, TEXAS 75080-4622

DAGEN KEITH A
UNIT 9B
336 MELROSE DR APT 9B
RICHARDSON, TEXAS 75080-4622

STEFANIE COLE VIOLA LIVING
TRUST
336 MELROSE DR # 9C
RICHARDSON, TEXAS 75080-4622

HARTING SUE ANN
2203 JOHNSON ST
GREENVILLE, TEXAS 75401-3555

CRAWFORD LESLIE
336 MELROSE DR APT 10B
RICHARDSON, TEXAS 75080-4622

CARNINE PAT
336 MELROSE DR APT 10C
RICHARDSON, TEXAS 75080-4622

PLATT MARLA R &
EST OF DOROTHY & TONY HAGEN
336 MELROSE DR APT 11D
RICHARDSON, TEXAS 75080-4623

TOWNSEND RICHARD L
3108 MONETTE LN
PLANO, TEXAS 75025-5354

PENTON TRUDY T
336 MELROSE DR APT 11B
RICHARDSON, TEXAS 75080-4623

CIOFFI ALFONSO J
719 MOCKINGBIRD DR
MURPHY, TEXAS 75094-3845

WARD TILISHA
336 MELROSE DR APT 12A
RICHARDSON, TEXAS 75080-4623

LITTLE CHARLENE
BLDG L UNIT L2 APT 12B
336 MELROSE DR BLDG L APT 12B
RICHARDSON, TEXAS 75080-4407

TAYLOR STEPHANIE & GERRIE
336 MELROSE DR UNIT 12C
RICHARDSON, TEXAS 75080-4623

SANDERS MARK
336 MELROSE DR #12D
RICHARDSON, TEXAS 75080-4623

LAWRENCE JAY & BARBARA
336 MELROSE DR APT 13D
RICHARDSON, TEXAS 75080-4623

MORRISON RICHARD R &
JANICE F
336 MELROSE DR APT 13C
RICHARDSON, TEXAS 75080-4623

HOLSTIEN GREGORY
BLDG M UNIT M3
336 MELROSE DR APT 13B
RICHARDSON, TEXAS 75080-4623

MCGARRY RICHARD JR
336 MELROSE DR APT 13A
RICHARDSON, TEXAS 75080-4623

WONG IVAN T & AMY SOMBAT
336 MELROSE DR APT 14D
RICHARDSON, TEXAS 75080-4623

COX LESTER G
336 MELROSE DR APT 14C
RICHARDSON, TEXAS 75080-4623

EMBREE JON
2424 TAN OAK DR
DALLAS, TEXAS 75212-1584

JOHNSON LINDA A
336 MELROSE DR APT 14A
RICHARDSON, TEXAS 75080-4623

KOLLER BRIAN
#18A
336 MELROSE DR APT 18A
RICHARDSON, TEXAS 75080-4623

HONG YU HUI
APT 18-B
336 MELROSE DR APT 18B
RICHARDSON, TEXAS 75080-4623

XUE YILIAN
3600 ALMA RD APT 4226
RICHARDSON, TEXAS 75080-1124

ELLISON PHILLIP D &
336 MELROSE DR APT 18D
RICHARDSON, TEXAS 75080-4623

SUBLET JOSEPH T JR &
VILLAVICENCIO EDNA R
1813 COOL SPRINGS DR
MESQUITE, TEXAS 75181-4747

DERAMUS LAWRENCE JR LIVING
TRUST THE
6362 SOUTHPOINT DR
DALLAS, TEXAS 75248-2108

JOHNSTON KIMBERLEY
336 MELROSE DR APT19C
RICHARDSON, TEXAS 75080-4624

TSOU TSUNGHSIU
336 MELROSE DR APT 19D
RICHARDSON, TEXAS 75080-4624

WALTERS JERRY KEITH
BLDG Q UNIT Q1 #20A
336 MELROSE DR BLDG Q # 20A
RICHARDSON, TEXAS 75080-4407

DEMAREST AMY T
BLDG Q UNIT Q20B
336 MELROSE DR BLDG Q
RICHARDSON, TEXAS 75080-4407

BOSILLO CHRISTINA R
UNIT 20 C
336 MELROSE DR APT 20C
RICHARDSON, TEXAS 75080-4624

MCDOWALL RODDIE R
336 MELROSE DR APT 20D
RICHARDSON, TEXAS 75080-4624

AYELI SHAHRIAR & CINDY L
336 MELROSE DR UNIT 21A
RICHARDSON, TEXAS 75080-4624

TTA DEVELOPMENT LLC
1 WILLOWOOD ST
DALLAS, TEXAS 75205-3829

LLZ COMPANY LLC
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-04277

PAVILION PROPERTIES
ATTN: TRINITY INTERESTS
12740 HILLCREST RD STE 101
DALLAS, TEXAS 75230-2160

TELFORD VAN Q
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

RICHARDSON MEDICAL CTR
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

PAVILION PROPERTIES
%METHODIST HEALTH SYS
1441 N BECKLEY AVE
DALLAS, TEXAS 75203-1201

COLEMAN ANNE M D
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

COLEMAN ANNE
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

AYKA INC
PO BOX 835836
RICHARDSON, TEXAS 75083-5836

EZEKIEL KALAVILLI &
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 752314277

MANIA WILLIAM M
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

RYSON PPTIES LLC
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

MORGAN ROBERT E JR
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

ALLIED HEALTHCARE
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

ROFFMAN JOEL A MD &
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

FL & B MANAGEMENT LTD
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

MUNICIPAL DR ASSOC JV
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

RICHARDSON MEDICAL CONDO ASSOC
% TRINITY INTERESTS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

RMC FOUNDATION
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

RMS FOUNDATION INC
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

REAL ENDEAVOR PARTNERS LP
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

JONES WAYNE C
375 MUNICIPAL DR # 224
RICHARDSON, TEXAS 75080-3624

CARTER MUNICIPAL PS LTD
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

CARTER MUNICIPAL
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

CHULING JIANG
% CLARK BROTHERS
8340 MEADOW RD STE 138
DALLAS, TEXAS 75231-4277

ZF 15-06
Notification List

Petition - Opposition to Proposed Re-Zoning

Reference:

City Plan Commission File No./Name: **ZF 15-06 / Skilled Nursing Facility**

Location: 1601 Richardson Drive at the intersection of Sandhill Drive
(east side of Richardson Drive, between Melrose Drive and the
Kansas City Southern Railroad)

Dear Members of City Plan Commission:

We the undersigned property owners / residents in the subdivision **Estates of Prairie Creek**, Richardson, Texas oppose the re-zoning of the above referenced property as requested by Rodney Owens, President of Paramount Healthcare.

Our opposition to the establishment of another "skilled nursing facility" on Richardson Drive is based on several factors but the most ardent opposition to this proposed zoning change is due to the added excessive noise which will be incurred with additional ambulances and piercing sirens on Richardson Drive. Currently, The Plaza and Atria Richardson, both skilled nursing facilities, have ambulance traffic many times daily.

Additionally, our subdivision is already subject to the sounds of the railroad trains that run daily behind our homes. The new proposed site plan by Paramount Healthcare will remove the current creek bed area which is lined with trees and shrubbery and that currently acts as a noise barrier between our homes to reduce some of the railway noise.

A further concern is that Richardson Drive and possibly Sandhill Drive will be used for parking or overflow parking from the proposed facility.

We, the undersigned, respectfully request that the proposed zoning change request by Paramount Healthcare be denied.

Thank you for your time and consideration.

Respectfully submitted by the residents of the **Estates of Prairie Creek**,

	PRINTED NAME	SIGNATURE	ADDRESS
1	Sherry Annett	<i>Sherry Annett</i>	382 Sandhill
2	Ray Smith	<i>Ray Smith</i>	6885 Quail
3	Cristi Williams	<i>Cristi Williams</i>	1876 Quail Lane
4	Sherril Smith	<i>Sherril Smith</i>	1885 Quail
5	Robert House	<i>Robert House</i>	381 Sandhill Dr
6	Nan Phillips	<i>Nan Phillips</i>	395 Sandhill Dr
7	Karen Haskin	<i>Karen Haskin</i>	1872 Quail Ln

	PRINTED NAME	SIGNATURE	ADDRESS
8	Mary Lou Fleming	Mary Lou Fleming	1874 Quail Ln
9	Jennie Jones	Jennie Jones	386 SANDHILL DRIVE
10	Brian Porter	Brian Porter	1880 Prairie Dog Run
11	Xeri Weinstein	Xeri Weinstein	1819 Prairie Dog Run
12	LINDA SALAMONE	Linda Salomone	1875 prairie Dog Run
13	Judy Cash	Judy Cash	1887 Quail Lane
14	Janet Thompson	Janet Thompson	1873 Quail Lane
15	ROBERT H. RUTFORD	Robert H. Rutford	1882 Quail Lane
16	Inmi Houston	Inmi Houston	1884 Quail Ln
17	Ronald Houston	Ronald Houston	1884 Quail Ln
18	JOHN FREEMAN	John R Freeman	2906 SAGEBRUSH
19	Priscilla Freeman	Priscilla Freeman	2906 SAGEBRUSH
20	Elaine Hayden	Elaine Hayden	1884 Prairie Dog Run
21	OSCAR HEYDAN	Oscar Hayden	383 SANDHILL DR
22			
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City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, April 27, 2015

Agenda Item: VAR 15-03 and 15-04 Cisco

Staff Resource: Michael Spicer, Director of Development Services

Summary

This is a request for the following variances from Chapter 21, Subdivision and Development Code:

1. VAR 15-03: Waive the required parking for the central utility plant areas;
2. VAR 15-04: Permit long-term parking in a C-M Commercial District.

If approved, the variances will replace similar variances that were approved with VAR 00-07 in 2000 for the site.

Board/Commission Action: On April 21, 2015 the City Plan Commission unanimously recommended approval of the request.

Action Proposed The City Council may approve the request as presented, approve with conditions, or deny.

Variance 15-03 and 15-04 Cisco Systems

Attachments:

1. Locator
2. Staff Report
3. Applicant's Statement
4. Variance Exhibit
5. VAR 00-07 exhibit
6. DRAFT CPC Minutes from April 21, 2015



VAR 15-03 and 04
Cisco Systems



**CITY COUNCIL
STAFF REPORT
April 27, 2015**

Variance 15-03 and 15-04

SUMMARY

Project Name:	Cisco
Owner:	Cisco Systems
Applicant:	Aaron Graves, Kimley–Horn and Associates
Location:	2200 E. President George Bush Highway Southeast corner of Jupiter Road and President George Bush Highway
Request:	This is a request for the following variances from Chapter 21, Subdivision and Development Code: VAR 15-03: Waive required parking for the central utility plant; VAR 15-04: Allow long-term parking in a C-M Commercial District. If approved, the variances will replace similar variances that were approved with VAR 00-07 in 2000 for the site.
Notification:	This request is not a public hearing and specific notification is not required by State Law. As a courtesy, adjacent property owners received written notification. To date, no written correspondence has been received.
CPC Action:	On April 21, 2015 the City Plan Commission unanimously recommended approval of the request.

DEVELOPMENT SUMMARY

Land Area:	Lot 1E: 10.84-acres (472,192 square feet)
Zoning:	C-M Commercial District
Existing Development:	184,145 square foot office building 2,968 square foot central utility plant

BACKGROUND INFORMATION

- History:** In 2000, City Council approved VAR 00-07 to allow a maximum of 30% of the on-site parking spaces to be long-term parking spaces (8.5 feet wide in lieu of 9.0 feet wide), and waived the parking requirement for the central plant area. As a condition of the approval, the variance was *granted to Cisco only*.
- Request:** In order to facilitate the sale of proposed Lot 1E, the applicant is requesting approval of two (2) variances from the Subdivision and Development Code without the specification that it be limited to Cisco only.
- VAR 15-03:** VAR 15-03 is a request to waive the required parking for the central utility plant area. The 2,968 square foot central utility plant building is located on the east side of Building 4, and contains utilities essential for the operation of office building. The central utility plant has no permanently stationed employees within the building. The site would be required 623 parking spaces including the central utility plant. If the requested variance is granted, and the central utility plant is removed from the parking requirements, the site will require 614 (9 space reduction). **This request is identical to the variance that was approved with VAR 00-07.**
- VAR 15-04:** VAR 15-04 is a request to permit long-term parking within a C-M Commercial District. Current city design policy permits long-term parking (8.5' wide parking spaces) in industrial and office zoned districts, however, an adequate number of standard sized spaces (9 feet wide) are required to be provided adjacent to the main entrance for visitor parking. VAR 00-07 permitted a maximum of 30% (225 spaces) of the provided spaces to be constructed to long-term design criteria. Of the existing 752 spaces provided on Lot 1E, only 24 spaces (3%) are currently striped as long-term. The proposed request will permit potential future owners or tenants to stripe parking spaces in accordance with the long-term parking design criteria with no maximum, as long as standard spaces are provided for visitors.
- Conditions:** VAR 00-07 shall be repealed in its entirety.

Repealing VAR 00-07 and approval of the requested variances will allow lot lines to be relocated through a future replat, and for the subsequent sale of proposed Lot 1E without the encumbrance the conditions established with VAR 00-07.



MEMORANDUM – PROPOSED LOT 1E, VAR 15-03 & 15-04

To: Israel Roberts, AICP
Development Review Manager
City of Richardson Development Services
411 W. Arapaho Road
Richardson, Texas 75080

From: Aaron Graves, EIT
12750 Merit Drive, Suite 1000
Kimley-Horn and Associates, Inc.

Date: April 14, 2015

Subject: Cisco Variance Applicant Statement – Proposed Lot 1E

Attachments: Variance Site Plan Exhibit

VARIANCE 00-07

In December of 2000, Variance 00-07 was granted by City Council for Lots 1D, 2C, and 4B of the Turnpike Commons Addition, located at the southeast corner of President George Bush Turnpike and Jupiter Road. Variance 00-07 allowed a reduction in the width of long-term parking spaces, excluded the central plants from required parking calculations, and deferred the construction of required parking. At that time, City Council members recommended Variance 00-07 be granted to the property owner, Cisco Systems Inc. (“Cisco”), only. Presently, Cisco is in the process of adjusting the existing lot lines by replatting Lots 1D, 2C, and 4B, resulting in proposed lots 1E, 2D, and 4C, as shown on the attached Variance Exhibit. Cisco hereby requests Variance 00-07 be repealed in its entirety, and requests the following desired variances to Chapter 21 of the *Code of Ordinances* for proposed lot 1E.

VAR 15-03

Proposed Lot 1E

Cisco requests that the building area of the central plant and loading dock for Building 4 of proposed Lot 1E be excluded from the required parking ratio. These facilities contain mechanical equipment and serve loading dock functions. The City requires any enclosed building area meet the parking requirement of 1 space per 300 square feet. Cisco requests that parking not be required for the central plant and the loading dock areas, as shown on the attached Variance Exhibit. The proposed variance is similar to what is currently approved on this lot, and would apply to the current and any future owners of the proposed lot 1E.

VAR 15-04

Proposed Lot 1E

The City allows the standard parking width for long term parking spaces be reduced to 8'-6" in office and industrial zoning districts. Because proposed Lot 1E is zoned C-M Commercial, Cisco requests a variance to allow reduced width parking. Proposed Lot 1E is an office use. The current parking that is striped at 8'-6" is located along the perimeter of proposed Lot 1E. An adequate number of 9-foot wide spaces, located near the front doors, is currently provided for visitor parking, as shown on the attached Variance Exhibit. The proposed variance is similar to what is currently approved on this lot, and would apply to the current and any future owners of the proposed lot 1E.

OWNER: CISCO SYSTEMS, INC 7100-Y KIT CREEK RD RTP, NC 27709	ZONING: ORD, 1003 & 2516-A ZONING: C-M COMMERCIAL SPECIAL CONDITION: NONE
CONTACT: DAVID WAGNER TEL: 919 392 5018 EMAIL: dwagner@cisco.com	LEGAL: LOTS 1E, 2D, AND 4C; BLOCK 1, TURNPIKE COMMONS ADDITION
ENGINEER: KIMLEY-HORN AND ASSOCIATES 12750 MERIT DRIVE DALLAS, TEXAS 75251	LOT AREAS:
CONTACT: HILARY VONAHSEN TEL: 972.770.1900 EMAIL: hillyar.vonahsen@kimley-horn.com	AREA (LOT 1E) 10.835 ACRES (471,979 SF)
	AREA (LOT 2D) 49.938 ACRES (2,175,283 SF)
	AREA (LOT 4C UNDEVELOPED) 17.316 ACRES (754,303 SF)
	AREA (TOTAL) 78.089 ACRES (3,401,575 SF)

LOT 1E, BLOCK 1	LAND AREA 10.835 ACRES (471,979 SF)
BUILDING 4	184,145 SF
CENTRAL PLANT	2,968 SF
TOTAL BUILDING SQUARE FOOTAGE	187,113 SF
PARKING RATIO	VARIANCE TO WAIVE PARKING REQUIREMENT FOR CENTRAL UTILITY PLANT AND LOADING DOCK
OFFICE	1 / 300 SF (CITY CODE)
CENTRAL PLANT	1 / 300 SF (CITY CODE)
CENTRAL PLANT	NONE (VARIANCE)
PARKING REQUIRED (CITY CODE)	624 SPACES
PARKING REQUIRED (VARIANCE)	614 SPACES
PARKING REDUCTION	1.0%
PARKING PROVIDED	LONG TERM 24 SPACES
CITY STANDARD	728 SPACES
TOTAL	752 SPACES

LOT 2D, BLOCK 1	LAND AREA 49.938 ACRES (2,175,283 SF)
BUILDING 5	250,000 SF
BUILDING 5A	1,244 SF
OFFICE	250,000 SF
BUILDING 6	250,000 SF
OFFICE	250,000 SF
CENTRAL PLANT	8,478 SF
BUILDING 9	250,000 SF
OFFICE	250,000 SF
CENTRAL PLANT	7,071 SF
BUILDING 9A	4,080 SF
CENTRAL PLANT	751,244 SF
TOTAL OFFICE SQUARE FOOTAGE	751,244 SF
TOTAL CENTRAL PLANT SQUARE FOOTAGE	19,529 SF
TOTAL BUILDING SQUARE FOOTAGE	770,873 SF
PARKING RATIO	VARIANCE TO WAIVE PARKING REQUIREMENT FOR CENTRAL UTILITY PLANT AND LOADING DOCK AND REDUCE PARKING RATIO TO 1400 SF OF OFFICE
OFFICE	1 / 300 SF (CITY CODE)
OFFICE	1 / 400 SF (VARIANCE)
CENTRAL PLANT	1 / 300 SF (CITY CODE)
CENTRAL PLANT	NONE (VARIANCE)
PARKING REQUIRED (CITY CODE)	2,570 SPACES
PARKING REQUIRED (VARIANCE)	1,879 SPACES
PARKING REDUCTION	26.5%
PARKING PROVIDED	LONG TERM 0 SPACES
CITY STANDARD	2,052 SPACES
TOTAL	2,052 SPACES

LOT 4C, BLOCK 1	LAND AREA 17.316 ACRES (754,303 SF)
TOTAL BUILDING SQUARE FOOTAGE	0 SF (UNDEVELOPED)
PARKING RATIO	VARIANCE TO WAIVE PARKING REQUIREMENT FOR CENTRAL UTILITY PLANT AND LOADING DOCK
OFFICE	1 / 300 SF (CITY CODE)
CENTRAL PLANT	1 / 300 SF (CITY CODE)
CENTRAL PLANT	NONE (VARIANCE)
PARKING REQUIRED	NONE
PARKING PROVIDED	LONG TERM NONE
CITY STANDARD	NONE
TOTAL	NONE

VARIANCE REQUESTS

LOT 1E
VAR 15-03, PARKING SHALL NOT BE REQUIRED FOR THE CENTRAL PLANT AND THE LOADING DOCK AREAS.
VAR 15-04, LONG TERM PARKING SHALL BE PERMITTED, HOWEVER, AN ADEQUATE NUMBER OF 8-FOOT WIDE SPACES, LOCATED NEAR THE FRONT DOOR, SHALL BE PROVIDED FOR VISITOR PARKING.

LOT 2D
VAR 15-05, PARKING SHALL NOT BE REQUIRED FOR THE CENTRAL PLANT AND THE LOADING DOCK AREAS.
VAR 15-06, LONG TERM PARKING SHALL BE PERMITTED, HOWEVER, AN ADEQUATE NUMBER OF 8-FOOT WIDE SPACES, LOCATED NEAR THE FRONT DOOR, SHALL BE PROVIDED FOR VISITOR PARKING.
VAR 15-07, A MINIMUM PARKING RATIO OF 1400 SQUARE FEET OF OFFICE SPACE SHALL BE PROVIDED.

LOT 4C
VAR 15-08, PARKING SHALL NOT BE REQUIRED FOR THE CENTRAL PLANT AND THE LOADING DOCK AREAS.
VAR 15-09, LONG TERM PARKING SHALL BE PERMITTED, HOWEVER, AN ADEQUATE NUMBER OF 8-FOOT WIDE SPACES, LOCATED NEAR THE FRONT DOOR, SHALL BE PROVIDED FOR VISITOR PARKING.

VARIANCE 00-07 TO BE REPEALED IN ITS ENTIRETY

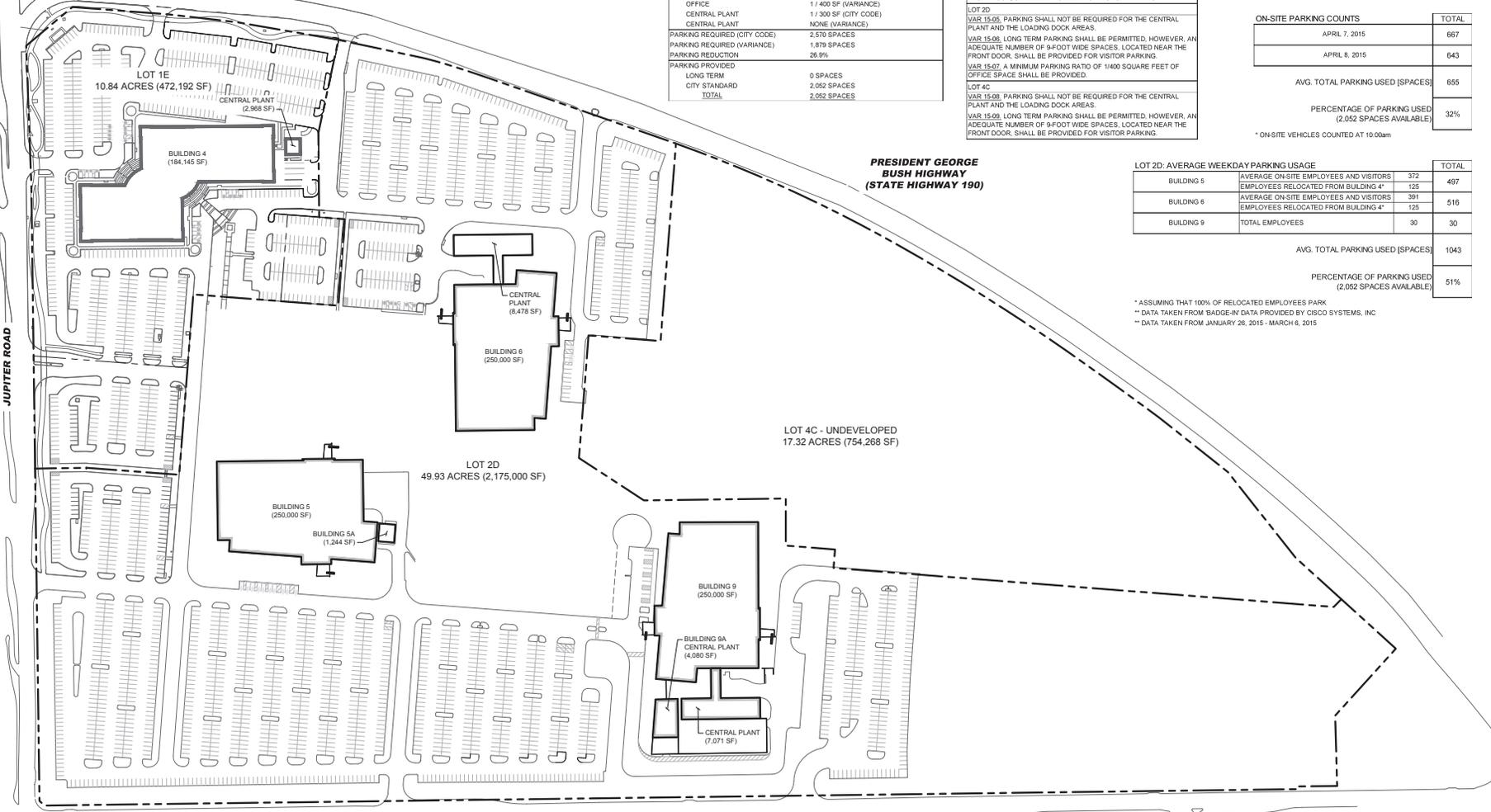
ON-SITE PARKING COUNTS		TOTAL
APRIL 7, 2015		667
APRIL 8, 2015		643
AVG. TOTAL PARKING USED (SPACES)		655
PERCENTAGE OF PARKING USED (2,052 SPACES AVAILABLE)		32%

* ON-SITE VEHICLES COUNTED AT 10:00am

LOT 2D: AVERAGE WEEKDAY PARKING USAGE		TOTAL
BUILDING 5	AVERAGE ON-SITE EMPLOYEES AND VISITORS	372
	EMPLOYEES RELOCATED FROM BUILDING 4*	497
BUILDING 6	AVERAGE ON-SITE EMPLOYEES AND VISITORS	391
	EMPLOYEES RELOCATED FROM BUILDING 4*	125
BUILDING 9	TOTAL EMPLOYEES	30
		30

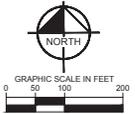
AVG. TOTAL PARKING USED (SPACES)	1043
PERCENTAGE OF PARKING USED (2,052 SPACES AVAILABLE)	51%

* ASSUMING THAT 100% OF RELOCATED EMPLOYEES PARK
** DATA TAKEN FROM BADGE-IN DATA PROVIDED BY CISCO SYSTEMS, INC
*** DATA TAKEN FROM JANUARY 26, 2015 - MARCH 6, 2015



ADDRESSES:

BUILDING 4	2200 EAST PRESIDENT GEORGE BUSH HIGHWAY
BUILDING 5	2250 EAST PRESIDENT GEORGE BUSH HIGHWAY
BUILDING 6	2300 EAST PRESIDENT GEORGE BUSH HIGHWAY
BUILDING 9	2450 EAST PRESIDENT GEORGE BUSH HIGHWAY



RVA PROJECT DATE APRIL 14, 2015 SCALE: AS SHOWN DESIGNED BY: AMG DRAWN BY: RAR CHECKED BY: RVY	TEXAS	CISCO PREPARED FOR CBRE	RICHARDSON	VARIANCE EXHIBIT	SHEET NUMBER EX - 1
					 12750 MERIT DRIVE, SUITE 4000, DALLAS, TX 75251 WWW.KIMLEY-HORN.COM TX 0-6888 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.

VAR 15-03 & 15-04 Variance Exhibit

VAR 00-07

DRAFT CPC Minutes from April 21, 2015:

Variations 15-03 & 15-04 – Cisco Campus: Consider and take necessary action on a request for approval of two (2) variations to Chapter 21 of the Subdivision and Development Code: 1) parking waiver for the central plant and loading dock area; and 2) allow long-term parking in a C-M Commercial District. The 10.84-acre site is located at 2200 E. President George Bush Highway, northeast corner of Renner Road and Jupiter Road.

Mr. Roberts stated he would brief the Commission on Items 4, 5 and 6 at one time, but the items would require separate votes.

Mr. Roberts gave a brief history of the original variance – Variance 00-07, that had a number of special conditions including a parking waiver for the central plant areas of each of the buildings; long-term parking for 30% of the provided parking spaces; and allowed a 587 parking space deferral for sections of the Cisco Campus. He added that each of the variations was granted to Cisco only and, in-lieu-of trying to amend the original variance, staff suggested re-establishing the variations for each of the lots since the lot lines had changed from the original variance and would not accommodate the sale of a portion of the property.

Starting with Variance 15-03 (Lot 1E), Mr. Roberts explained the variance was a parking waiver for the central plant areas that corresponded to a nine (9) parking space reduction for the lot. He added the area was basically unmanned, used for utility and loading dock areas, and was an exact replica of the variance granted in 2000.

Mr. Roberts explained that Variance 15-04 would permit long term parking without the inclusion of a 30% maximum limit as long as there were an adequate number of parking spaces near the front entrance of the building, which would align with the City’s current design policies.

Variations 15-05, 15-06 and 15-07 pertained to Lot 2 with 15-05 requesting a parking waiver for the central plant area (same as the original variance in 2000) that equaled a 66 space parking reduction. He noted that 15-06 would allow long term parking with no limitations, and 15-07 was a request for a reduction in the parking ratio for the office area.

Regarding the reduction in parking for the office area, Mr. Roberts said with 2,500 current parking spaces for the office and central plant area, the applicant was requesting a 27% reduction (691 spaces) for the office area, which would leave 1,879 required parking spaces.

Mr. Roberts advised the applicant had provided a parking analysis for Lot 2 that showed under the current layout 667 parking spaces were being used, or 32% of the provided parking spaces. He added that if Lot 1 was sold, the Cisco employees in that building would be transferred to the buildings currently on Lot 2 and once the employees and visitors from Lot 1 were combined with the employees and visitors already using Lot 2, the applicant estimated approximately 1,000 spaces would be occupied, or a little over 50% of the available parking spaces.

Mr. Roberts stated that Variances 15-08 and 15-09 were for the undeveloped tract of the Cisco Campus (Lot 4C) that was originally included in the variance from 2000 and retained the rights for the waiver from the central plant, long term parking, and was tied to Cisco only. He added that part of the current request asked that the variances would be tied to the land and not Cisco; therefore, if Lot 4C was sold the rights would stay with the land.

Commissioner Maxwell asked what could be built on Lot 4C taking into consideration the allowable long-term parking and other rights.

Mr. Roberts replied that anything that was allowed in a Commercial District could be built on Lot 4C.

Commissioner Roland stated he had concerns about granting variances to undeveloped land and wondered if the variances made the land more or less valuable.

Chairman Hand concurred with Mr. Roland's statement and asked staff what the variances would solve if approved.

Mr. Roberts replied the staff was attempting to re-establish the central plant waiver and long term parking rights under the current lot layout, which was different from the layout in 2000. In addition, the long term parking request would be more in line with the City's current design policies.

Commissioner Roland noted that in the variance from 2000, Lot 1E had frontage on President George Bush Highway (PGBH) and Renner Road, but under the current proposal the area did not have frontage on Renner Road and part of the new Lot 2D was undeveloped. He wanted to know why the undeveloped land in Lot 2D was not included with the undeveloped land in Lot 4C.

Mr. Roberts replied that was the way the property was currently platted under a request that came before the Commission in 2001. He added that even though the area was divided differently now then in 2000, Cisco had utilized the entire campus so the change in the plat was not a problem; however, now that Cisco was attempting to sell the property it was the appropriate time to update the variances.

Commissioner Maxwell said he did not have problem with any of the variances with the exception of Variance 15-09 and the portion of the variance that tied long term parking to an undeveloped piece of land. He suggested that when the property was developed, the owner could come before the Commission and request a long term parking variance if needed.

Chairman Hand concurred with Mr. Maxwell and said he felt the change in the plat lines between 2000 and 2001 downgraded the property by not having access on both PGBH and Renner Road.

Mr. Roberts suggested that the Commission could tie the long term parking portion of the variance request to an office use only.

Chairman Hand asked if the applicant had any concerns with Mr. Roberts' suggestion.

Mr. Aaron Graves, Kimley-Horn, 12750 Merit Drive, Dallas, Texas, representing Cisco, said they were not opposed to having the long term parking tied to an office use only.

Motion: Vice Chair Bright made a motion to recommend approval of Variances 15-03 and 15-04 as presented; second by Commissioner DePuy. Motion approved 7-0.



City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, April 27, 2015

Agenda Item: VAR 15-05, 15-06 and 15-07 Cisco

Staff Resource: Michael Spicer, Director of Development Services

Summary

This is a request for the following variances from Chapter 21, Subdivision and Development Code:

1. VAR 15-05: Waive the required parking for the central utility plant areas;
2. VAR 15-06: Permit long-term parking in a C-M Commercial District.
3. VAR 15-07: Permit a parking ratio of 1/400 square feet for office uses only.

If approved, the variances will replace similar variances that were approved with VAR 00-07 in 2000 for the site.

Board/Commission Action: On April 21, 2015 the City Plan Commission unanimously recommended approval of the request.

Action Proposed The City Council may approve the request as presented, approve with conditions, or deny.

**Variance 15-05, 15-06 and 15-07
Cisco Systems**

Attachments:

1. Locator
2. Staff Report
3. Applicant's Statement
4. Variance Exhibit
5. VAR 00-07 exhibit
6. DRAFT CPC Minutes from April, 21, 2015



VAR 15-05, 06 and 07
Cisco Systems



**CITY COUNCIL
STAFF REPORT
April 27, 2015**

Variances 15-05, 15-06 and 15-07

SUMMARY

Project Name: Cisco

Owner: Cisco Systems

Applicant: Aaron Graves, Kimley–Horn and Associates

Location: 2250 E. President George Bush Highway
Northeast corner of Renner Road and Jupiter Road.

Request: This is a request for the following variances from Chapter 21, Subdivision and Development Code:

VAR 15-05: Waive the required parking for the central utility plant;

VAR 15-06: Permit long-term parking in a C-M Commercial District;

VAR 15-07: Permit a parking ratio of 1/400 square feet for office uses.

If approved, the variances will replace similar variances that were approved with VAR 00-07 in 2000 for the site.

Notification: This request is not a public hearing and specific notification is not required by State Law. As a courtesy, adjacent property owners received written notification. To date, no written correspondence has been received.

CPC Action: On April 21, 2015 the City Plan Commission unanimously recommended approval of the request.

DEVELOPMENT SUMMARY

Land Area: Lot 2D: 49.93-acres (2,175,000 square feet)

Zoning: C-M Commercial District

Existing Development:

Building 5	251,244 square foot office building
Building 6	250,000 square foot office building 8,478 square foot central utility plant
Building 9	250,000 square foot office building 11,151 square foot of central utility plant (total)

BACKGROUND INFORMATION

History:

In 2000, City Council approved VAR 00-07 to allow a maximum of 30% of the on-site parking spaces to be long-term parking spaces (8.5 feet wide in lieu of 9.0 feet wide), waived the parking requirement for the central utility plant area, and allowed a deferral of 587 parking spaces (285 for Tract 2 and 302 for Tract 3) as shown on the variance exhibit for VAR 00-07 (attached). As a condition of the approval, the variances were *granted to Cisco only*.

Request:

In order to accommodate a future replat of the property and to clarify the variances for proposed Lot 2D, the applicant is requesting approval of three (3) variances from the Subdivision and Development Code without the specification that they be limited to Cisco only.

VAR 15-05:

VAR 15-05 is a request to not require parking for the central utility plant areas. In total, there is 19,629 square feet of central utility plant area located on Lot 2D. These areas contain utilities essential for the operation of the office buildings. The central utility plant has no permanently stationed employees within the buildings. Including the central utility plant area, the site would be required 2,570 parking spaces. If the requested variance is granted, and the central utility plant is removed from the parking requirements, the site will require 2,504 (66 space reduction). **This request is identical to the variance that was approved with VAR 00-07.**

VAR15-06:

VAR 15-06 is a request to allow long-term parking within a C-M Commercial District. Current city design policies only allow long-term parking (8.5 wide parking spaces) in industrial and office zoned districts, however, an adequate number of standard sized spaces (9 feet wide) are required to be provided

adjacent to the main entrance for visitor parking. VAR 00-07 permitted a maximum of 30% (615 spaces) of the provided spaces to be constructed to long-term design criteria. Of the existing 2,052 parking spaces provided on Lot 2D, none are currently striped for long-term parking. The requested variance is similar to VAR 00-07, except there is no limit to the number of spaces that can be striped for long-term parking. If approved, the variance will allow the owners flexibility to add long-term parking spaces if desired, provided standard spaces are provided adjacent to the main entrance for visitor parking.

VAR 15-07:

VAR 15-07 is a request for a reduced parking ratio of 1/400 square feet of office area in lieu of 1/300 per City ordinance. If granted, the required parking for Lot 2D will be reduced from 2,570 spaces to 1,879 spaces; a reduction 691 spaces (27%). For reference purposes, the table of office parking reduction has been included with this report. As shown in the table, reductions in parking for office developments range from 8% to 38%. The request for a reduction in the parking ratio is in lieu of a parking deferral that was granted with VAR 00-07.

In accordance with VAR 00-07, 587 parking spaces were deferred (285 for Tract 2 and 302 for Tract 3 on the attached VAR 00-07 Exhibit). Upon approval of the development plans for the site, the lot lines established for Lot 2 were not in conformance with the tract lines as shown on the variance exhibit presented with VAR 00-07. As shown, the current lot layout for proposed Lot 2D incorporates a portion of Tract 3 that was granted an additional 302 space deferral. In order to clarify the parking reduction, the proposed variance request will establish a reduced parking ratio in lieu of a deferral for Lot 2D only.

The applicant conducted a parking analysis of the site during typical office hours. At most, during a typical week, 667 parking spaces were occupied (32%) on proposed Lot 2D, thus leaving 1,385 spaces vacant.

To accommodate the potential sale of Lot 1E, approximately 250 employees will be relocated from Building 4 to the existing buildings on Lot 2D. Based

upon parking count data; security checks counting the number of people entering and exiting each building on a daily basis, and assuming one person per car, the applicant estimates that 1,043 spaces (51%) of the 2,052 existing parking spaces will be occupied on a typical business day once all employees from Building 4 are relocated.

Conditions:

VAR 00-07 shall be repealed in its entirety.

Repealing VAR 00-07 and the approval of the requested variances will allow the future development of Lot 2D without the encumbrance of the conditions established with VAR 00-07.

Office parking reductions:

OFFICE (sorted by variance percentage)			
PROJECT	LOCATION	REDUCTION GRANTED	DATE
Medical Office Building	205 E. Main	6-space (38%) variance (16 required by code, 10 existing spaces provided)	8-2002
Henderson Technologies	909 N. Bowser	33 space (34%) variance (96 required by code, 63 provided)	8-1997
Compucon Addition (office)	251 Renner Parkway	74-space (30%) variance (246 required, 172 provided). Subject to shared parking agreement with adjacent property (Heights Baptist Church) for use of 74 excess spaces.	4-2008
Creekview Corporate Center II	1300 E. Lookout	45 space (8%) variance (558 required, 513 provided). Subject to shared parking agreement with adjacent property (Creekview I) for use of 45 excess spaces.	3-2002
Nortel/BNR	1130 E. Arapaho	10 space variance (no percentage established)	3-1987
T.I. Wafer Fab (parking reduction granted by zoning special condition)	300 W. Renner Road	Modified ratios: 1/375 office; 1/2500 mfg.; no spaces required for mechanical area and cafeteria. Results in 20% reduction in office parking and 84% reduction in mfg.; (66% reduction overall) .	01-2004 (Ord. 3447)



MEMORANDUM – PROPOSED LOT 2D, VAR 15-05, 15-06 & 15-07

To: Israel Roberts, AICP
Development Review Manager
City of Richardson Development Services
411 W. Arapaho Road
Richardson, Texas 75080

From: Aaron Graves, EIT
12750 Merit Drive, Suite 1000
Kimley-Horn and Associates, Inc.

Date: April 14, 2015

Subject: Cisco Variance Applicant Statement – Proposed Lot 2D

Attachments: Variance Site Plan Exhibit

VARIANCE 00-07

In December of 2000, Variance 00-07 was granted by City Council for Lots 1D, 2C, and 4B of the Turnpike Commons Addition, located at the southeast corner of President George Bush Turnpike and Jupiter Road. Variance 00-07 allowed a reduction in the width of long-term parking spaces, excluded the central plants from required parking calculations, and deferred the construction of required parking. At that time, City Council members recommended Variance 00-07 be granted to the property owner, Cisco Systems Inc. (“Cisco”), only. Presently, Cisco is in the process of adjusting the existing lot lines by replatting Lots 1D, 2C, and 4B, resulting in proposed lots 1E, 2D, and 4C, as shown on the attached Variance Exhibit. Cisco hereby requests Variance 00-07 be repealed in its entirety, and requests the following desired variances to Chapter 21 of the *Code of Ordinances* for proposed lot 2D.

VAR 15-05

Proposed Lot 2D

Cisco requests that the building area of the central plant and loading dock for all buildings of proposed Lot 2D be excluded from the required parking ratio. These facilities contain mechanical equipment and serve loading dock functions. The City requires any enclosed building area meet the parking requirement of 1 space per 300 square feet. Cisco requests that parking not be required for the central plant and the loading dock areas, as shown on the attached Variance Exhibit. The proposed variance is similar to what is currently approved on this lot, and would apply to the current and any future owners of the proposed lot 2D.

VAR 15-06***Proposed Lot 2D***

The City allows the standard parking width for long term parking spaces be reduced to 8'-6" in office and industrial zoning districts. Because proposed Lot 2D is zoned C-M Commercial, Cisco requests a variance to allow reduced width parking. Proposed Lot 2D is an office use. Presently, there is no long term parking, however, long term parking is requested. An adequate number of 9-foot wide spaces, located near the front doors, is currently provided for visitor parking, as shown on the attached Variance Exhibit. The proposed variance is similar to what is currently approved on this lot, and would apply to the current and any future owners of the proposed lot 2D.

VAR 15-07***Proposed Lot 2D***

The City requires any enclosed building area meet the parking requirement of 1 space per 300 square feet. Assuming the variance to waive the parking requirement for central plants and loading docks (VAR 15-05) has been granted, at the city required ratio of 1 space per 300 square feet, this would require 2505 spaces. Cisco is requesting a parking ratio of 1 space per 400 square feet of office, assuming VAR 15-05 has been granted, resulting in 1879 required spaces. This would reduce the required parking by approximately 25%; however, presently there are 2052 spaces on this lot. Upon two observations, an average of 655 spaces are presently being used. This equates to only 32% of the 2052 parking spaces that are currently on proposed lot 2D. Reference the attached Variance Exhibit for additional supporting data, ensuring that proposed Lot 2D provides adequate parking for the current office usage. The proposed variance would apply to the current and any future owners of the proposed lot 2D.

VAR 00-07



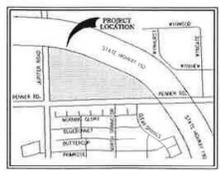
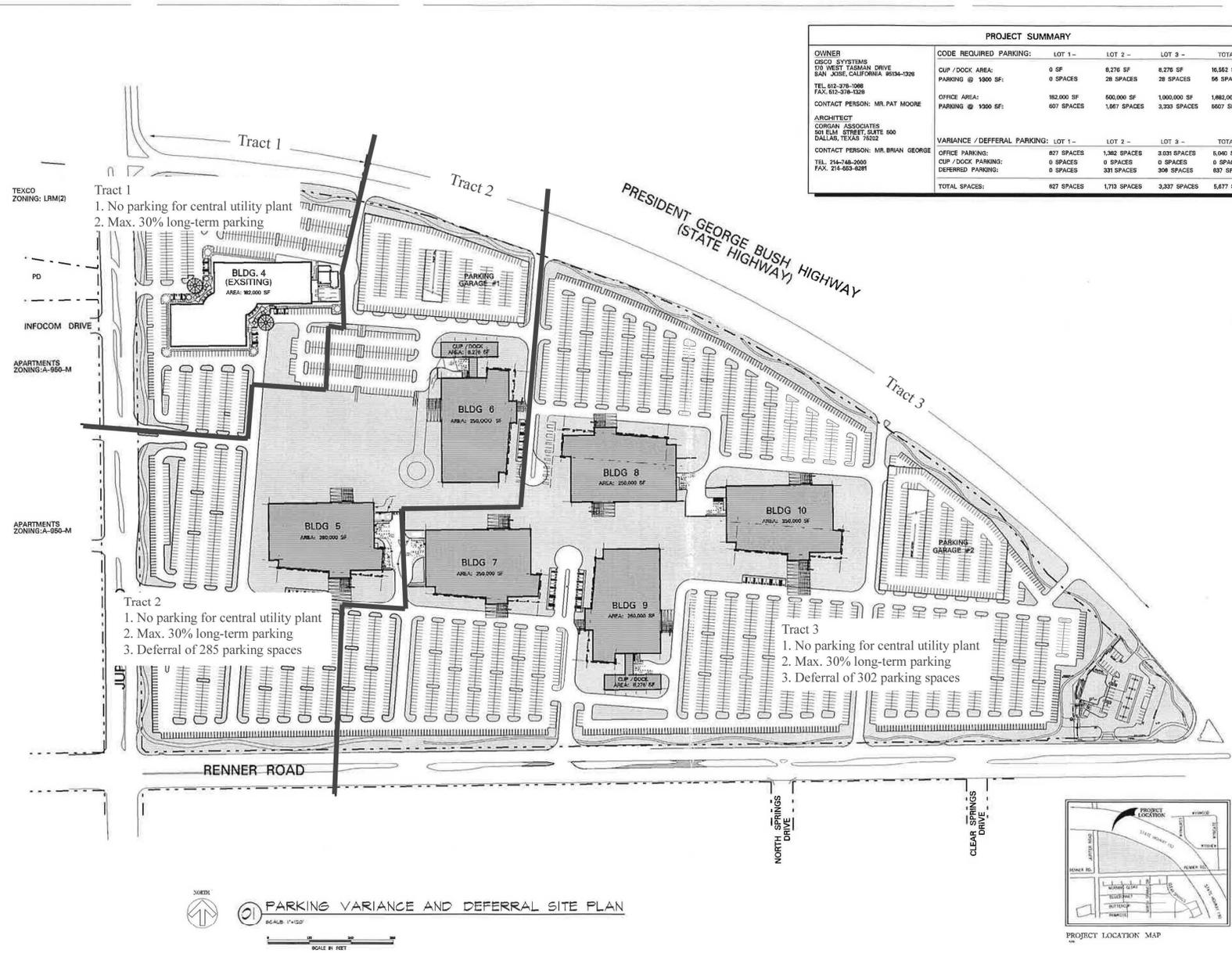
Cisco Systems, Inc.
170 West Tammam Drive
San Jose, California 95134-7730
Tel 408-428-4000
Fax 408-428-4030



CORBAN ASSOCIATES, INC.
501 Elm Street
Suite 500
Dallas, Texas 75202
Tel 214 748-2000
Fax 214 653-8281

Cisco Systems
Richardson Campus
Richardson, Texas

PROJECT SUMMARY					
OWNER	CODE REQUIRED PARKING:	LOT 1 -	LOT 2 -	LOT 3 -	TOTAL -
OVNER CISCO SYSTEMS 170 WEST TAMMAM DRIVE SAN JOSE, CALIFORNIA 95134-7730 TEL 415-276-2085 FAX 415-276-2028 CONTACT PERSON: MR. PAT MOORE	CUP / DOCK AREA:	0 SF	8,276 SF	8,276 SF	16,552 SF
ARCHITECT CORBAN ASSOCIATES 501 ELM STREET, SUITE 500 DALLAS, TEXAS 75202 CONTACT PERSON: MR. BRIAN GEORGE TEL 214-748-2000 FAX 214-653-8281	PARKING @ 1500 SF:	0 SPACES	28 SPACES	28 SPACES	56 SPACES
	OFFICE AREA:	182,000 SF	600,000 SF	1,000,000 SF	1,782,000 SF
	PARKING @ 1500 SF:	607 SPACES	1,667 SPACES	3,233 SPACES	5,607 SPACES
	VARIANCE / DEFERRAL PARKING:	LOT 1 -	LOT 2 -	LOT 3 -	TOTAL -
	OFFICE PARKING:	827 SPACES	1,263 SPACES	3,028 SPACES	5,118 SPACES
	CUP / DOCK PARKING:	0 SPACES	0 SPACES	0 SPACES	0 SPACES
	DEFERRED PARKING:	0 SPACES	331 SPACES	308 SPACES	639 SPACES
	TOTAL SPACES:	627 SPACES	1,713 SPACES	3,237 SPACES	5,677 SPACES



DATE: 08/01/00
PROJECT NUMBER: 00-07
DRAWN BY: [Name]
CHECKED BY: [Name]
PLAT FILE:

SHEET 1 OF 1

PV-1

DRAFT CPC Minutes from April 21, 2015:

Variance 15-05, 15-06, & 15-07 – Cisco Campus: Consider and take necessary action on a request for approval of three (3) variances to Chapter 21 of the Subdivision and Development Code: 1) parking waiver for the central plant and loading dock area; 2) allow long-term parking in a C-M Commercial District; and 3) reduced parking ratio for office area. The 49.93-acre site is located at 2250 E. President George Bush Highway, northeast corner of Renner Road and Jupiter Road

Mr. Roberts stated he would brief the Commission on Items 4, 5 and 6 at one time, but the items would require separate votes.

Mr. Roberts gave a brief history of the original variance – Variance 00-07, that had a number of special conditions including a parking waiver for the central plant areas of each of the buildings; long-term parking for 30% of the provided parking spaces; and allowed a 587 parking space deferral for sections of the Cisco Campus. He added that each of the variances was granted to Cisco only and, in-lieu-of trying to amend the original variance, staff suggested re-establishing the variances for each of the lots since the lot lines had changed from the original variance and would not accommodate the sale of a portion of the property.

Starting with Variance 15-03 (Lot 1E), Mr. Roberts explained the variance was a parking waiver for the central plant areas that corresponded to a nine (9) parking space reduction for the lot. He added the area was basically unmanned, used for utility and loading dock areas, and was an exact replica of the variance granted in 2000.

Mr. Roberts explained that Variance 15-04 would permit long term parking without the inclusion of a 30% maximum limit as long as there were an adequate number of parking spaces near the front entrance of the building, which would align with the City's current design policies.

Variances 15-05, 15-06 and 15-07 pertained to Lot 2 with 15-05 requesting a parking waiver for the central plant area (same as the original variance in 2000) that equaled a 66 space parking reduction. He noted that 15-06 would allow long term parking with no limitations, and 15-07 was a request for a reduction in the parking ratio for the office area.

Regarding the reduction in parking for the office area, Mr. Roberts said with 2,500 current parking spaces for the office and central plant area, the applicant was requesting a 27% reduction (691 spaces) for the office area, which would leave 1,879 required parking spaces.

Mr. Roberts advised the applicant had provided a parking analysis for Lot 2 that showed under the current layout 667 parking spaces were being used, or 32% of the provided parking spaces. He added that if Lot 1 was sold, the Cisco employees in that building would be transferred to the buildings currently on Lot 2 and once the employees and visitors from Lot 1 were combined with the employees and visitors already using Lot 2, the applicant estimated approximately 1,000 spaces would be occupied, or a little over 50% of the available parking spaces.

Mr. Roberts stated that Variances 15-08 and 15-09 were for the undeveloped tract of the Cisco Campus (Lot 4C) that was originally included in the variance from 2000 and retained the rights for the waiver from the central plant, long term parking, and was tied to Cisco only. He added that part of the current request asked that the variances would be tied to the land and not Cisco; therefore, if Lot 4C was sold the rights would stay with the land.

Commissioner Maxwell asked what could be built on Lot 4C taking into consideration the allowable long-term parking and other rights.

Mr. Roberts replied that anything that was allowed in a Commercial District could be built on Lot 4C.

Commissioner Roland stated he had concerns about granting variances to undeveloped land and wondered if the variances made the land more or less valuable.

Chairman Hand concurred with Mr. Roland's statement and asked staff what the variances would solve if approved.

Mr. Roberts replied the staff was attempting to re-establish the central plant waiver and long term parking rights under the current lot layout, which was different from the layout in 2000. In addition, the long term parking request would be more in line with the City's current design policies.

Commissioner Roland noted that in the variance from 2000, Lot 1E had frontage on President George Bush Highway (PGBH) and Renner Road, but under the current proposal the area did not have frontage on Renner Road and part of the new Lot 2D was undeveloped. He wanted to know why the undeveloped land in Lot 2D was not included with the undeveloped land in Lot 4C.

Mr. Roberts replied that was the way the property was currently platted under a request that came before the Commission in 2001. He added that even though the area was divided differently now then in 2000, Cisco had utilized the entire campus so the change in the plat was not a problem; however, now that Cisco was attempting to sell the property it was the appropriate time to update the variances.

Commissioner Maxwell said he did not have problem with any of the variances with the exception of Variance 15-09 and the portion of the variance that tied long term parking to an undeveloped piece of land. He suggested that when the property was developed, the owner could come before the Commission and request a long term parking variance if needed.

Chairman Hand concurred with Mr. Maxwell and said he felt the change in the plat lines between 2000 and 2001 downgraded the property by not having access on both PGBH and Renner Road.

Mr. Roberts suggested that the Commission could tie the long term parking portion of the variance request to an office use only.

Chairman Hand asked if the applicant had any concerns with Mr. Roberts' suggestion.

Mr. Aaron Graves, Kimley-Horn, 12750 Merit Drive, Dallas, Texas, representing Cisco, said they were not opposed to having the long term parking tied to an office use only.

Motion: Commissioner Frederick made a motion to recommend approval of Variances 15-05, 15-06 and 15-07 as presented; second by Commissioner Springs. Motion approved 7-0.



City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, April 27, 2015

Agenda Item: VAR 15-08 and 15-09 Cisco

Staff Resource: Michael Spicer, Director of Development Services

Summary

This is a request for the following variances from Chapter 21, Subdivision and Development Code:

1. VAR 15-08: Waive the required parking for the central utility plant areas;
2. VAR 15-09: Permit long-term parking in a C-M Commercial District.

If approved, the variances will replace similar variances that were approved with VAR 00-07 in 2000 for the site.

Board/Commission Action: On April 21, 2015 the City Plan Commission unanimously recommended approval of the request with the following additional condition:

1. VAR 15-09 shall be limited to office uses only.

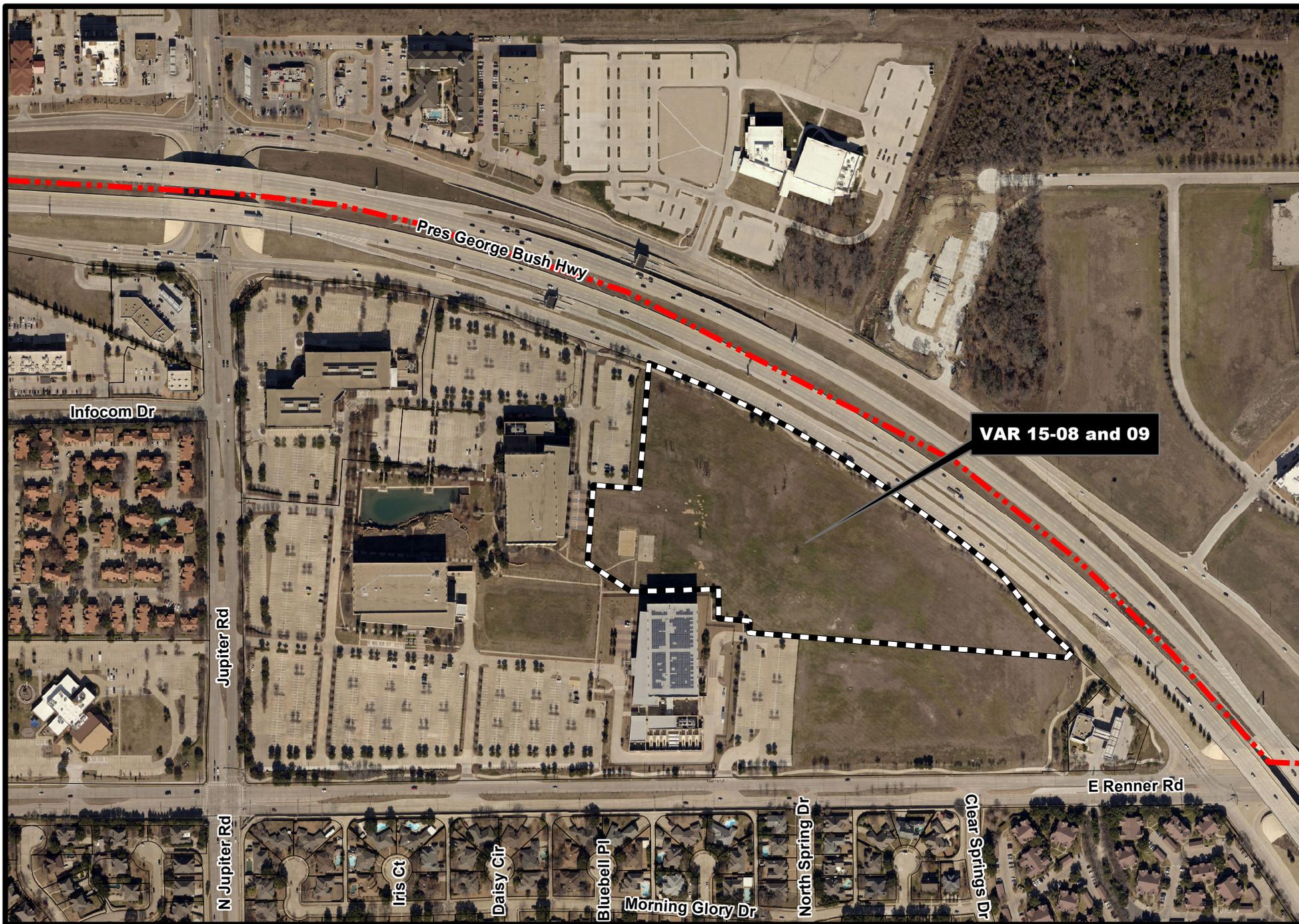
Action Proposed

The City Council may approve the request as presented, approve with conditions, or deny.

Variance 15-08 and 15-09 Cisco Systems

Attachments:

1. Locator
2. Staff Report
3. Applicant's Statement
4. Variance Exhibit
5. VAR 00-07 exhibit
6. DRAFT CPC Minutes from April 21, 2015



VAR 15-08 and 09
Cisco Systems



**CITY COUNCIL
STAFF REPORT
April 27, 2015**

Variance 15-08 and 15-09

SUMMARY

Project Name:	Cisco
Owner:	Cisco Systems
Applicant:	Aaron Graves, Kimley–Horn and Associates
Location:	2600 E. President George Bush Highway North side of Renner Road, west of President George Bush Highway
Request:	This is a request for the following variances from Chapter 21, Subdivision and Development Code: VAR 15-08: Waive the required parking for the central utility plant areas; VAR 15-09: Permit long-term parking in a C-M Commercial District. If approved, the variances will replace similar variances that were approved with VAR 00-07 in 2000 for the site.
Notification:	This request is not a public hearing and specific notification is not required by State Law. As a courtesy, adjacent property owners received written notification. To date, no written correspondence has been received.
CPC Action:	On April 21, 2015 the City Plan Commission unanimously recommended approval of the request with the following additional condition: <ol style="list-style-type: none">1. VAR 15-09 shall be limited to office uses only.

DEVELOPMENT SUMMARY

Land Area:	Lot 4C: 17.31-acres (754,303 square feet)
Zoning:	C-M Commercial District
Existing Development:	Undeveloped

BACKGROUND INFORMATION

History:

In 2000, City Council approved VAR 00-07 to allow a maximum of 30% of the on-site parking spaces to be long-term parking spaces (8.5 feet wide in lieu of 9.0 feet wide), waived the parking requirement for any central utility plant areas and allowed a deferral of 587 parking spaces (285 for Tract 2 and 302 for Tract 3) as shown on the variance exhibit for VAR 00-07 (attached). As a condition of the approval, the variances were *granted to Cisco only*.

Request:

In order to accommodate a future replat to relocate lot lines, and to clarify the variances for proposed Lot 4C, the applicant is requesting approval of two (2) variances from the Subdivision and Development Code without the specification that it be limited to Cisco only.

VAR 15-08:

VAR 15-08 is a request to not require parking for any central utility plant areas. These areas are used for the storage of utilities for the operation of large office buildings and typically have no permanent employees stationed within these areas. **This request is identical to the variance that was approved with VAR 00-07.**

No reduction or deferral of parking spaces for office uses are being requested for the subject lot.

VAR15-09:

VAR 15-08 is a request to allow long-term parking within a C-M Commercial District. Current city design policies only allow long-term parking (8.5' wide parking spaces) in industrial and office zoned districts, however, an adequate number of standard sized spaces (9 feet wide) are required to be provided adjacent to the main entrance for visitor parking. VAR 00-07 allowed a maximum of 30% of the provided spaces to be constructed to long-term design criteria.

The proposed request will allow future owners or tenants to stripe parking spaces in accordance with the City design criteria for long-term parking with no maximum, provided standard spaces are provided adjacent to the main entrance for visitor parking.

Conditions:

VAR 00-07 shall be repealed in its entirety.

Repealing VAR 00-07, and approval of the requested variances, will allow Lot 4C to development without the encumbrance of the conditions established with VAR 00-07.



MEMORANDUM – PROPOSED LOT 4C, VAR 15-08 & 15-09

To: Israel Roberts, AICP
Development Review Manager
City of Richardson Development Services
411 W. Arapaho Road
Richardson, Texas 75080

From: Aaron Graves, EIT
12750 Merit Drive, Suite 1000
Kimley-Horn and Associates, Inc.

Date: April 14, 2015

Subject: Cisco Variance Applicant Statement – Proposed Lot 4C

Attachments: Variance Site Plan Exhibit

VARIANCE 00-07

In December of 2000, Variance 00-07 was granted by City Council for Lots 1D, 2C, and 4B of the Turnpike Commons Addition, located at the southeast corner of President George Bush Turnpike and Jupiter Road. Variance 00-07 allowed a reduction in the width of long-term parking spaces, excluded the central plants from required parking calculations, and deferred the construction of required parking. At that time, City Council members recommended Variance 00-07 be granted to the property owner, Cisco Systems Inc. (“Cisco”), only. Presently, Cisco is in the process of adjusting the existing lot lines by replatting Lots 1D, 2C, and 4B, resulting in proposed lots 1E, 2D, and 4C, as shown on the attached Variance Exhibit. Cisco hereby requests Variance 00-07 be repealed in its entirety, and requests the following desired variances to Chapter 21 of the *Code of Ordinances* for proposed lot 4C.

VAR 15-08

Proposed Lot 4C

Cisco requests that the building area of the central plant and loading dock for future buildings of proposed Lot 4C be excluded from the required parking ratio. These facilities would contain mechanical equipment and serve loading dock functions. The City requires any enclosed building area meet the parking requirement of 1 space per 300 square feet. Cisco requests that parking not be required for the central plant and the loading dock areas, as shown on the attached Variance Exhibit. The proposed variance is similar to what is currently approved on this lot, and would apply to the current and any future owners of the proposed lot 4C.

VAR 15-09
Proposed Lot 4C

The City allows the standard parking width for long term parking spaces be reduced to 8'-6" in office and industrial zoning districts. Because proposed Lot 4C is zoned C-M Commercial, Cisco requests a variance to allow reduced width parking. Presently, there is no long term parking, however, long term parking is requested. An adequate number of 9-foot wide spaces, located near the front doors, shall be provided for visitor parking. The proposed variance is similar to what is currently approved on this lot, and would apply to the current and any future owners of the proposed lot 4C.

VAR 00-07



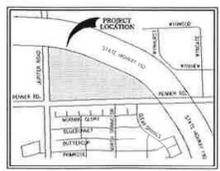
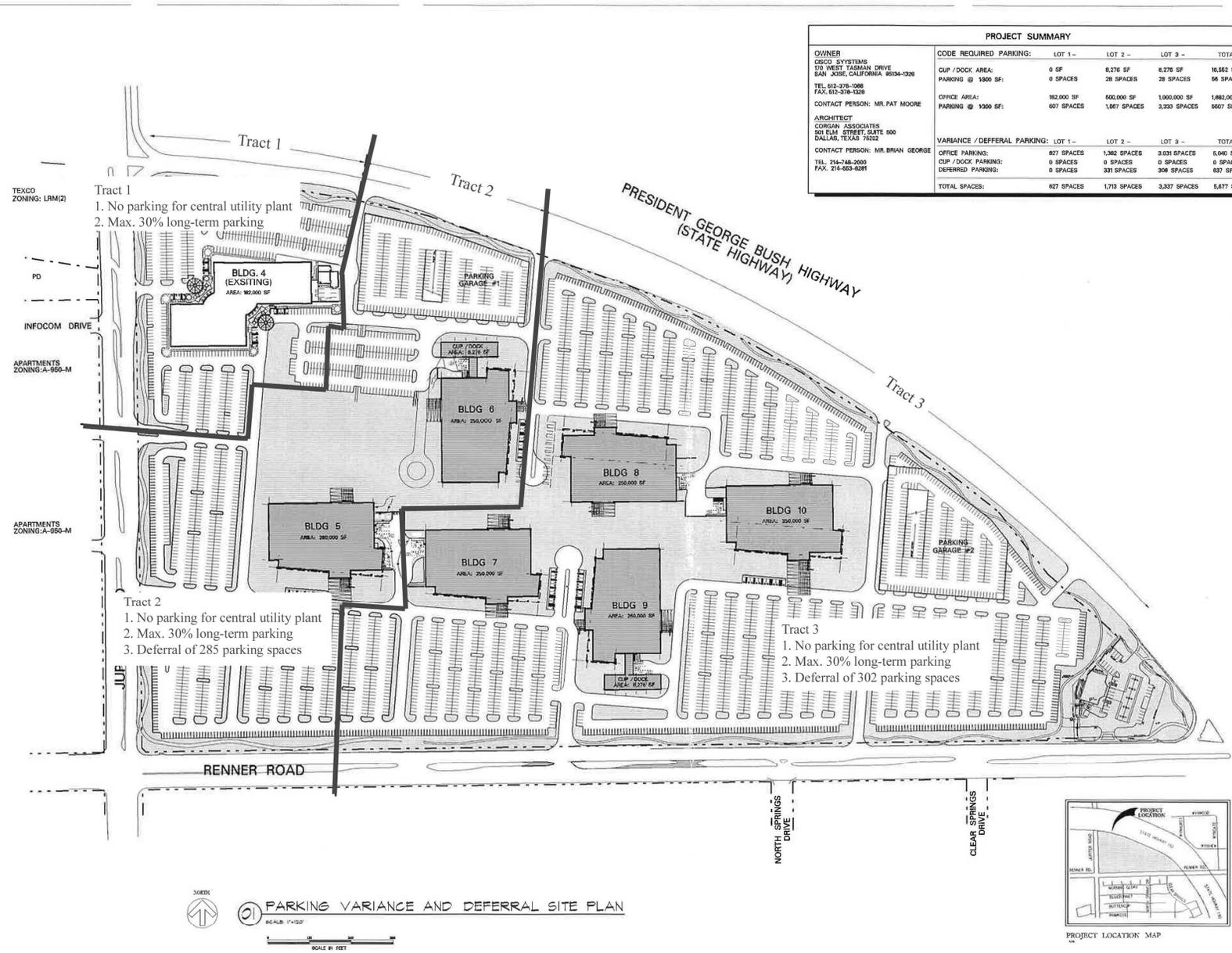
Cisco Systems, Inc.
170 West Tammam Drive
San Jose, California 95134-7700
Tel 408-428-4000
Fax 408-428-4000



CORBAN ASSOCIATES, INC.
501 Elm Street
Suite 500
Dallas, Texas 75202
Tel 214 748-2000
Fax 214 653-8281

Cisco Systems
Richardson Campus
Richardson, Texas

PROJECT SUMMARY					
OWNER	CODE REQUIRED PARKING:	LOT 1 -	LOT 2 -	LOT 3 -	TOTAL -
QVINER CISCO SYSTEMS 170 WEST TAMMAM DRIVE SAN JOSE, CALIFORNIA 95134-7700 TEL 415-276-2000 FAX 415-276-2028 CONTACT PERSON: MR. PAT MOORE	CUP / DOCK AREA:	0 SF	8,276 SF	8,276 SF	16,552 SF
ARCHITECT CORBAN ASSOCIATES 501 ELM STREET, SUITE 500 DALLAS, TEXAS 75202 CONTACT PERSON: MR. BRIAN GEORGE TEL 214-748-2000 FAX 214-653-8281	PARKING @ 1500 SF:	0 SPACES	28 SPACES	28 SPACES	56 SPACES
	OFFICE AREA:	182,000 SF	600,000 SF	1,000,000 SF	1,782,000 SF
	PARKING @ 1500 SF:	607 SPACES	1,667 SPACES	3,233 SPACES	5,607 SPACES
	VARIANCE / DEFERRAL PARKING:	LOT 1 -	LOT 2 -	LOT 3 -	TOTAL -
	OFFICE PARKING:	827 SPACES	1,263 SPACES	3,028 SPACES	5,118 SPACES
	CUP / DOCK PARKING:	0 SPACES	0 SPACES	0 SPACES	0 SPACES
	DEFERRED PARKING:	0 SPACES	331 SPACES	308 SPACES	639 SPACES
	TOTAL SPACES:	627 SPACES	1,713 SPACES	3,237 SPACES	5,677 SPACES



DATE: 08/01/00
PROJECT NUMBER: 00-07
DRAWN BY: [Name]
CHECKED BY: [Name]
PLAT FILE:

SHEET 1 OF 1

PV-1

DRAFT CPC Minutes from April 21, 2015:

Variance 15-08 & 15-09 – Cisco Campus: Consider and take necessary action on a request for approval of two (2) variances to Chapter 21 of the Subdivision and Development Code: 1) parking waiver for the central plant and loading dock area; and 2) allow long-term parking in a C-M Commercial District. The 17.32-acre site is located at 2600 E. President George Bush Highway, northeast corner of Renner Road and Jupiter Road.

Mr. Roberts stated he would brief the Commission on Items 4, 5 and 6 at one time, but the items would require separate votes.

Mr. Roberts gave a brief history of the original variance – Variance 00-07, that had a number of special conditions including a parking waiver for the central plant areas of each of the buildings; long-term parking for 30% of the provided parking spaces; and allowed a 587 parking space deferral for sections of the Cisco Campus. He added that each of the variances was granted to Cisco only and, in-lieu-of trying to amend the original variance, staff suggested re-establishing the variances for each of the lots since the lot lines had changed from the original variance and would not accommodate the sale of a portion of the property.

Starting with Variance 15-03 (Lot 1E), Mr. Roberts explained the variance was a parking waiver for the central plant areas that corresponded to a nine (9) parking space reduction for the lot. He added the area was basically unmanned, used for utility and loading dock areas, and was an exact replica of the variance granted in 2000.

Mr. Roberts explained that Variance 15-04 would permit long term parking without the inclusion of a 30% maximum limit as long as there were an adequate number of parking spaces near the front entrance of the building, which would align with the City's current design policies.

Variances 15-05, 15-06 and 15-07 pertained to Lot 2 with 15-05 requesting a parking waiver for the central plant area (same as the original variance in 2000) that equaled a 66 space parking reduction. He noted that 15-06 would allow long term parking with no limitations, and 15-07 was a request for a reduction in the parking ratio for the office area.

Regarding the reduction in parking for the office area, Mr. Roberts said with 2,500 current parking spaces for the office and central plant area, the applicant was requesting a 27% reduction (691 spaces) for the office area, which would leave 1,879 required parking spaces.

Mr. Roberts advised the applicant had provided a parking analysis for Lot 2 that showed under the current layout 667 parking spaces were being used, or 32% of the provided parking spaces. He added that if Lot 1 was sold, the Cisco employees in that building would be transferred to the buildings currently on Lot 2 and once the employees and visitors from Lot 1 were combined with the employees and visitors already using Lot 2, the applicant estimated approximately 1,000 spaces would be occupied, or a little over 50% of the available parking spaces.

Mr. Roberts stated that Variances 15-08 and 15-09 were for the undeveloped tract of the Cisco Campus (Lot 4C) that was originally included in the variance from 2000 and retained the rights for the waiver from the central plant, long term parking, and was tied to Cisco only. He added that part of the current request asked that the variances would be tied to the land and not Cisco; therefore, if Lot 4C was sold the rights would stay with the land.

Commissioner Maxwell asked what could be built on Lot 4C taking into consideration the allowable long-term parking and other rights.

Mr. Roberts replied that anything that was allowed in a Commercial District could be built on Lot 4C.

Commissioner Roland stated he had concerns about granting variances to undeveloped land and wondered if the variances made the land more or less valuable.

Chairman Hand concurred with Mr. Roland's statement and asked staff what the variances would solve if approved.

Mr. Roberts replied the staff was attempting to re-establish the central plant waiver and long term parking rights under the current lot layout, which was different from the layout in 2000. In addition, the long term parking request would be more in line with the City's current design policies.

Commissioner Roland noted that in the variance from 2000, Lot 1E had frontage on President George Bush Highway (PGBH) and Renner Road, but under the current proposal the area did not have frontage on Renner Road and part of the new Lot 2D was undeveloped. He wanted to know why the undeveloped land in Lot 2D was not included with the undeveloped land in Lot 4C.

Mr. Roberts replied that was the way the property was currently platted under a request that came before the Commission in 2001. He added that even though the area was divided differently now than in 2000, Cisco had utilized the entire campus so the change in the plat was not a problem; however, now that Cisco was attempting to sell the property it was the appropriate time to update the variances.

Commissioner Maxwell said he did not have problem with any of the variances with the exception of Variance 15-09 and the portion of the variance that tied long term parking to an undeveloped piece of land. He suggested that when the property was developed, the owner could come before the Commission and request a long term parking variance if needed.

Chairman Hand concurred with Mr. Maxwell and said he felt the change in the plat lines between 2000 and 2001 downgraded the property by not having access on both PGBH and Renner Road.

Mr. Roberts suggested that the Commission could tie the long term parking portion of the variance request to an office use only.

Chairman Hand asked if the applicant had any concerns with Mr. Roberts' suggestion.

Mr. Aaron Graves, Kimley-Horn, 12750 Merit Drive, Dallas, Texas, representing Cisco, said they were not opposed to having the long term parking tied to an office use only.

Chairman Hand stated the Commission would vote on Variances 15-08 and 15-09 separately based on the concerns expressed by Commissioner Maxwell.

Motion: Commissioner Maxwell made a motion to recommend approval of Variance 15-08 as presented; second by Vice Chair Bright. Motion approved 7-0.

Motion: Commissioner Maxwell made a motion to recommend approval of Variance 15-09 as presented with the added condition that long term parking was allowed for office use only; second by Commissioner Roland. Motion approved 7-0.

ORDINANCE NO. 4113

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 15, PARKS AND RECREATION, ARTICLE III, PARK RULES, BY AMENDING SECTION 15-61, BY DESIGNATING THE EXISTING SECTION 15-61 AS SUBSECTION (a) "GENERAL PARK RULES," AND ADDING SUBSECTION (b) TO ESTABLISH RULES AND REGULATIONS FOR THE USE OF CITY DOG PARK, BUSH CENTRAL BARKWAY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00); AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That the Code of Ordinances of the City of Richardson, Texas, be and the same is hereby amended by amending Chapter 15, "Parks and Recreation", Article III, "Park Rules", by amending Section 15-61, in part, by re-designating existing language of Section 15-61 as subsection (a) "General Park Rules" and adding subsection (b) to establish rules and regulations for the use of the City dog park, Bush Central Barkway, to read as follows:

"CHAPTER 15, PARKS AND RECREATION

ARTICLE III, PARK RULES

Sec. 15-61. - Unlawful acts.

(a) *General Park Rules.* Within the limits of any city park, it shall be unlawful for any person to do any of the acts hereinafter specified, except as may be otherwise provided:

- (1) To hitch, fasten, lead, drive, or let loose any animal, reptile, or fowl of any kind, provided that this shall not apply to dogs when led by a cord or chain, not more than six feet long.
- (2) To ride or drive any horse or other animal, except in designated areas.
- (3) To ride, drive, or go on any drive or street in any park at a speed greater than the posted speed limits, upon any bicycle, motorcycle, automobile, or any other vehicle whatsoever, or to ride or drive any such motorcycle, automobile, or other motorized vehicle upon any sidewalk, hike, or jogging trail or walk, except in designated areas.
- (4) To carry or discharge any firearms, firecrackers, rockets, torpedoes, or any other fireworks, airguns, BB guns, bows and arrows, slingshots, paint-ball guns, or hit golf balls except in designated areas.

- (5) To damage, move, alter, cut, break, injure, deface, or disturb any tree, shrub, plant, rock, building, cage, pen, monument, fence, bench, equipment, or other structure, apparatus or property, or to pluck, pull up, cut, take, or remove any shrub, bush, plant or flower, or to mark or write upon, paint, or deface in any manner, any building, monument, fence, bench, equipment or other structure.
- (6) To cut or remove any wood, turf, grass, soil, rock, sand, gravel, or fertilizer.
- (7) To swim, bathe, wade in, or pollute the water of any fountain, pond, lake, or stream.
- (8) To make or kindle a fire except in picnic stoves, braziers, fire pits, or designated areas provided for that purpose.
- (9) To wash dishes or to empty salt water or other waste liquids elsewhere than in sinks provided for such purposes.
- (10) To place, abandon, or leave garbage, cans, bottles, papers, or other refuse in any park except in proper waste receptacles.
- (11) To participate or engage in any activity in any park area when such activity will create a danger to the public or may be considered a public nuisance.
- (12) To camp overnight.
- (13) To possess or consume any alcoholic beverage.
- (14) To disturb in any manner any picnic, meeting, service, concert, exercise, or exhibition.
- (15) To distribute, post, place, or erect any advertising, handbill, circular, bill, notice, paper, or other advertising device.
- (16) To sell or offer for sale any food, drinks, confections, merchandise, or services.
- (17) To practice, carry on, conduct, or solicit for any trade, occupation, business, or profession or to circulate any petition of whatsoever kind or character.
- (18) To remain, stay, or loiter in any park between the hours of 10:30 p.m. and 5:00 a.m. of the following day, or remain, stay, or loiter in any park except during the posted hours of operation, if posted as open other than 5:00 a.m. to 10:30 p.m. of the same day.
- (19) For any person over the age of six years to use the restrooms and washrooms designated for the opposite sex.
- (20) To place or dump any trash, refuse, solid waste, grass clippings, leaves, or other objectionable or unsightly matter in any park.
- (21) To allow an animal to defecate in the park without immediate removal and disposal of such feces in proper waste receptacles.
- (22) Seining minnows or fish from the creeks, ponds, and lakes in any park.
- (23) To abandon, place, remove, or injure any animal including any living creature, domestic or wild, including but not limited to dogs, cats, cows, horses, birds, fish, mammals, reptiles, fowls, and livestock, except fishing in designated areas. Fishing by adults is restricted to catch and release.
- (24) To use or operate any motorboat, boat, or watercraft on any creek, pond, lake, or water within any park.
- (25) To conduct any activity which places a person in or on any creek, pond, lake, or water within the park.

- (26) To use or operate any model airplane, boat, car, or other motorized model device, including radio-controlled devices; or helicopter, parasail, hang glider, or hot air balloon. Nonmotorized model sailboats are allowed.
- (27) Use of mechanical loudspeakers or amplified music, sound, or voices.
- (28) To conduct or participate in any tournament, camp, or organized sporting activity which has not been specifically authorized by the director or which conflicts with a scheduled activity or event authorized by the director.
- (29) To operate a motor-assisted scooter, as defined by V.T.C.A., Transportation Code, § 551.301, as amended, anywhere within the limits of any park except on sidewalks, and on paths set aside for the exclusive operation of bicycles.

(b) *Bush Central Barkway Rules.* It shall be unlawful for a person to occupy or use the Bush Central Barkway (“Barkway”) in violation of the following rules or to do any of the acts hereinafter specified:

(1) General Rules and Information:

- (i) Use of the Barkway is at the patron’s own risk. Handlers shall be responsible for the actions of their dogs at all times.
- (ii) No person 12 years of age or under may enter the Barkway unless supervised by an adult.
- (iii) No person shall allow a child under their supervision to run with or chase dogs inside the Barkway.
- (iv) No person shall be in the possession of food or treats for people or dogs while in the Barkway.
- (v) No person shall possess a glass container while in the Barkway.
- (vi) The person who brings a dog into the Barkway shall pick up and properly dispose of such dog’s waste.
- (vii) No person shall possess or use tobacco products in the Barkway.
- (viii) No person shall possess or consume alcoholic beverages within the Barkway.
- (ix) No person shall fail to close, prop open, or otherwise prevent the closing of the Barkway gates, which shall be kept closed at all times except when entering or exiting the Barkway.
- (x) No person shall conduct professional dog training classes within the Barkway.
- (xi) No person shall use motorized vehicles, skateboards, scooters, bicycles, wading pools, or conduct or participate in other sports activities within the Barkway.

(2) Dog Related Rules:

- (i) Dogs must be leashed when entering and exiting the Barkway.
- (ii) Handlers must carry and keep a leash visible for each dog at all times.

- (iii) Any dog exhibiting aggressive behavior, including aggressive barking, biting, or fighting must be leashed and immediately removed from the Barkway.
- (iv) Dogs must be kept within their size-designated area while within the Barkway.
- (v) Dogs must be properly licensed and vaccinated with corresponding tags displayed on each dog's collar. All dogs must be healthy and have no open wounds.
- (vi) Dogs "in season" shall be prohibited in the Barkway.
- (vii) Dogs under the age of four (4) months are prohibited in the Barkway.
- (viii) Dogs wearing spike, pinch, or prong collars are prohibited in the Barkway.
- (ix) Dogs may be unleashed only after entering Barkway holding area. All dogs must be off-leash to enter the Barkway open area past the holding area.
- (x) No person shall handle or possess more than three (3) dogs at any one time in the Barkway.
- (xi) The City is not responsible for any damage or injury caused by handlers' dogs. Owners and handlers are financially responsible and liable for damage or injury caused by their dogs.
- (xii) Handlers must be in verbal and sight control of their dogs at all times while in the Barkway.
- (xiii) A person who has knowledge of an incident in the Barkway involving a dog biting a human must report such incident to the City's Animal Services or the City of Richardson Police Department.
- (xiv) No person shall be within the Barkway except during the operational hours established by the City, which may be altered from time to time to accommodate the City's operational needs.
- (xv) While in the Barkway, a person shall comply with the provisions of Section 15-61 (a).

SECTION 2. 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 3. 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 Code of Ordinances as a whole.

SECTION 4. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense, and each and every day such violation shall continue shall be deemed and constitute a separate offense.

SECTION 6. That this Ordinance shall take effect immediately from and after its passage, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 27th day of April, 2015.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:4-22-15:TM 70969)

CITY SECRETARY

ORDINANCE NO. 4114

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 12, SECTION 12-121, AMENDING THE REGULATIONS FOR MOBILE VENDORS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That the Code of Ordinances of the City of Richardson, Texas, be and the same is hereby amended by amending Chapter 12, Section 12-121, in part, by amending the regulations for mobile vendors, to read as follows:

“CHAPTER 12 – LICENSES, TAXATION AND MISCELLANEOUS BUSINESS REGULATIONS

...

Sec. 12-121. - Sale of merchandise on public right-of-way, city parks; mobile vendors.

- (a) It shall be unlawful for any person to peddle, solicit, sell, offer for sale, or exhibit for sale, any merchandise or items of value upon any public sidewalk, street, street right-of-way, parkway or other public right-of-way, except that it shall be lawful for that person to engage in mobile vending operations involving food products upon any street, public street, street right-of-way, or sidewalk provided such person has obtained a solicitor's permit from the Police Department and a health permit from the city's director of health under the conditions set forth in this section.
- (b) No person shall engage in or attempt to engage in any mobile vending operation involving food products unless such person has in his immediate possession a valid solicitor's permit and health permit issued to him by the city.
- (c) No person shall engage in or attempt to engage in any mobile vending operation involving food products unless the vehicle is constructed and operated in accordance with the Texas Food Establishment Rules.
- (d) No person shall engage in or attempt to engage in any mobile vending operation involving food products unless proof of access to a commissary or central preparation facility is provided on demand.

- (e) Any person engaged in or attempting to engage in mobile vending operation involving food products shall comply with the City Fire Code.
- (f) Any person engaged in or attempting to engage in any mobile vending operation involving food products shall ensure that all food preparation, cooking, service, or other food service related activities take place within the confines of the vehicle.
- (g) No person shall engage in or attempt to engage in any mobile vending operation involving food products on any public street which is not residential in character, on any street which includes four or more marked traffic lanes.
- (h) Any person engaged in or who attempts to engage in mobile vending operations involving food products on any public street which is residential in nature shall stop his motor vehicle only in immediate response to a direct request from a potential customer and for a period not to exceed 15 minutes.
- (i) Any person engaged in or attempting to engage in mobile vending operations involving food products on private property shall:
 - (1) only engage in mobile vending operations in areas which are non-residential in nature, and shall include, but is not limited to, areas used for non-residential purposes and any areas with any one or more of the following zoning district classifications: LRM(1), LR-M(2), C-M, O-M, I-M(1), I-M(2), IP-M(1), I-FP(1), I-FP(2), TO-M, and PD.
 - (2) do so only from a motorized vehicle.
 - (3) stop the motorized vehicle for a period not to exceed ten (10) consecutive hours at a single location.
 - (4) be allowed to utilize temporary tables and chairs placed on the non-residential property in close proximity to the motor vehicle for a period of time not to exceed ten (10) consecutive hours.
 - (5) be prohibited from erecting, placing or displaying any signage except:
 - (a) signage which is permanently attached to the motorized vehicle;
 - (b) menu board signs, 8 square feet in area or smaller, placed adjacent to the motorized vehicle on private property.
 - (6) demonstrate that the motorized vehicle is moveable and operable upon demand by the city.
 - (7) not alter or modify the motorized vehicle or the premises adjacent to the motorized vehicle that would prevent the operation or mobility of the motorized vehicle from which the mobile vending operation is conducted.

- (8) have access to restrooms within 1000 feet of the vending location to be utilized for both the vendor and patrons.
 - (9) obtain and maintain written consent from the property owner or property manager and provide written proof thereof upon demand of the city.
 - (10) not be permitted to have more than two (2) mobile food vendors conducting mobile vending operations at any one time on private property that is non-residential in nature.
 - (11) not engage in mobile vending operation past midnight 12:00 a.m.
- (j) Notwithstanding the provisions of this section, a person may sell or offer for sale any food, drinks, confections, merchandise or services within the limits of any city park if such person has a written agreement or a permit issued by the Director of Parks and Recreation.”

SECTION 2. 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 3. 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 Code of Ordinances as a whole.

SECTION 4. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances 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 and constitute a separate offense.

SECTION 6. That this Ordinance shall take effect immediately from and after its passage as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 27th day of April, 2015.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:4-21-15:TM 71180)

CITY SECRETARY



MEMO

DATE: April 20, 2015
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 
SUBJECT: Award of Bid #52-15 for Old Campbell Road to Estrada Concrete Company, LLC in the amount of \$301,093

Proposed Date of Award: April 27, 2015

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the low bidder, Estrada Concrete Company, LLC for the above referenced construction in the amount of \$301,093, as outlined in the attached memo.

Funding is provided from the 2010 G.O. Bonds and Drainage Fund.

The bid was advertised in *The Dallas Morning News* on March 30, 2015 and April 6, 2015 and was posted on Bidsync.com. A prebid conference was held on April 8, 2015 and 1,068 electronic notices were sent; 26 bidders viewed the bid, and 5 bids were received.

Concur:


Kent Pfeil

Attachments

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



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager *CM*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Award of Bid #52-15 to Estrada Concrete Co., LLC, for Old Campbell Road
DATE: April 17, 2015

ACTION REQUESTED:

Council to consider award of Bid #52-15 to Estrada Concrete Co. LLC, for Old Campbell Road in the amount of \$301,093.00.

BACKGROUND INFORMATION:

On April 14, 2015 the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest base bid was submitted by Estrada Concrete Co. LLC, in the amount of \$301,093.00.

References and financials are not required at this time since Estrada Concrete Co., LLC is currently under contract with the City.

This project consists of reconstructing 710 feet of Old Campbell Road near Nantucket Drive. A segment of the existing concrete pavement will be reconstructed to include on-street parallel parking areas. The section of existing asphalt will be reconstructed with a new concrete section. The proposed improvements for this project also includes storm sewer pipes and inlets; new proposed driveways; sidewalks; and barrier-free ramps.

FUNDING:

Funding is provided from 2010 G.O. Bonds and Drainage Fund.

SCHEDULE:

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

Cc: Henry Drexel, P.E., Project Engineer *HD*

OLD CAMPBELL ROAD

BID # 52-15

Bid Opening: April 14, 2015

ITEM NO.	DESCRIPTION	EST QTY	UNIT	ESTRADA CONCRETE CO.		NORTH TEXAS CONTRACTING		PAVECON PUBLIC WORKS		JESKE CONSTRUCTION		XIT PAVING & CONSTRUCTION		AVERAGE	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization	1	LS	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00	\$52,000.00	\$52,000.00	\$36,000.00	\$36,000.00	\$30,000.00	\$30,000.00	\$27,600.00	\$27,600.00
2	Project Sign	2	EA	\$750.00	\$1,500.00	\$200.00	\$400.00	\$500.00	\$1,000.00	\$1,400.00	\$2,800.00	\$750.00	\$1,500.00	\$720.00	\$1,440.00
3	Construction Barricading/Signing/Traffic Control	1	LS	\$4,000.00	\$4,000.00	\$2,000.00	\$2,000.00	\$7,000.00	\$7,000.00	\$10,500.00	\$10,500.00	\$20,000.00	\$20,000.00	\$8,700.00	\$8,700.00
4	Remove Existing Concrete Street, Driveway Pavement, Haul off and Dispose	573	SY	\$9.00	\$5,157.00	\$30.00	\$17,190.00	\$12.50	\$7,162.50	\$26.00	\$14,898.00	\$30.00	\$17,190.00	\$21.50	\$12,319.50
5	Remove Existing Asphalt Street Pavement, Haul Off and Dispose	868	SY	\$9.00	\$7,812.00	\$30.00	\$26,040.00	\$10.10	\$8,766.80	\$19.00	\$16,492.00	\$20.00	\$17,360.00	\$17.62	\$15,294.16
6	Remove Conc. Curb & Gutter	106	LF	\$5.00	\$530.00	\$15.00	\$1,590.00	\$10.52	\$1,115.12	\$14.00	\$1,484.00	\$15.00	\$1,590.00	\$11.90	\$1,261.82
7	New Barrier Free Ramp	2	EA	\$1,000.00	\$2,000.00	\$1,500.00	\$3,000.00	\$1,750.00	\$3,500.00	\$2,000.00	\$4,000.00	\$1,500.00	\$3,000.00	\$1,550.00	\$3,100.00
8	9-Inch Reinforced Concrete Street Pavement w/ Curb and Gutter	1,364	SY	\$72.00	\$98,208.00	\$75.00	\$102,300.00	\$84.87	\$115,762.68	\$80.00	\$109,120.00	\$80.00	\$109,120.00	\$78.37	\$106,902.14
9	5-Inch Reinforced Concrete Driveway w/ Curbs	240	SY	\$63.00	\$15,120.00	\$50.00	\$12,000.00	\$50.20	\$12,048.00	\$75.00	\$18,000.00	\$50.00	\$12,000.00	\$57.64	\$13,833.60
10	4-Inch Reinforced Concrete Sidewalk	258	SY	\$54.00	\$13,932.00	\$40.00	\$10,320.00	\$57.88	\$14,933.04	\$73.00	\$18,834.00	\$40.00	\$10,320.00	\$52.98	\$13,667.81
11	6-Inch Class "A" Reinf. Concrete Rip-Rap Pavement	12	SY	\$100.00	\$1,200.00	\$80.00	\$960.00	\$79.51	\$954.12	\$120.00	\$1,440.00	\$50.00	\$600.00	\$85.90	\$1,030.82
12	Bermuda or St. Augustine Block Sodding	859	SY	\$6.00	\$5,154.00	\$6.00	\$5,154.00	\$7.95	\$6,829.05	\$7.00	\$6,013.00	\$10.00	\$8,590.00	\$7.39	\$6,348.01
13	Topsoil, 4-Inch	859	SY	\$5.00	\$4,295.00	\$4.00	\$3,436.00	\$5.50	\$4,724.50	\$2.00	\$1,718.00	\$8.00	\$6,872.00	\$4.90	\$4,209.10
14	Remove Existing Drainage Pipe & Appurtenances	147	LF	\$25.00	\$3,675.00	\$5.00	\$735.00	\$26.30	\$3,866.10	\$12.00	\$1,764.00	\$30.00	\$4,410.00	\$19.66	\$2,890.02
15	Remove Existing Drainage Drop Inlet	2	EA	\$1,500.00	\$3,000.00	\$200.00	\$400.00	\$1,003.01	\$2,006.02	\$600.00	\$1,200.00	\$1,500.00	\$3,000.00	\$960.60	\$1,921.20
16	Remove 14' Curb Inlet	2	EA	\$1,500.00	\$3,000.00	\$200.00	\$400.00	\$1,003.02	\$2,006.04	\$1,000.00	\$2,000.00	\$2,000.00	\$4,000.00	\$1,140.60	\$2,281.21
17	24-Inch RCP Class III, Incl. Embedment	718	LF	\$95.00	\$68,210.00	\$90.00	\$64,620.00	\$93.57	\$67,183.26	\$98.00	\$70,364.00	\$95.00	\$68,210.00	\$94.31	\$67,717.45
18	15-Inch RCP Class III, Incl. Embedment	3	LF	\$100.00	\$300.00	\$80.00	\$240.00	\$70.94	\$212.82	\$84.00	\$252.00	\$150.00	\$450.00	\$96.99	\$290.96
19	10" Curb Inlet	1	EA	\$4,500.00	\$4,500.00	\$3,000.00	\$3,000.00	\$4,770.43	\$4,770.43	\$5,400.00	\$5,400.00	\$4,500.00	\$4,500.00	\$4,434.09	\$4,434.09
20	10" Curb Inlet (Recessed)	1	EA	\$4,500.00	\$4,500.00	\$3,000.00	\$3,000.00	\$4,900.00	\$4,900.00	\$5,800.00	\$5,800.00	\$5,500.00	\$5,500.00	\$4,740.00	\$4,740.00
21	14" Curb Inlet	2	EA	\$5,000.00	\$10,000.00	\$4,500.00	\$9,000.00	\$5,400.00	\$10,800.00	\$6,600.00	\$13,200.00	\$6,000.00	\$12,000.00	\$5,500.00	\$11,000.00
22	Y' Type Inlet	3	EA	\$5,000.00	\$15,000.00	\$1,500.00	\$4,500.00	\$4,400.00	\$13,200.00	\$3,000.00	\$9,000.00	\$4,000.00	\$12,000.00	\$3,580.00	\$10,740.00
23	Erosion Control Stormwater Pollution Prevention Plan	1	LS	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00	\$6,800.00	\$6,800.00	\$2,500.00	\$2,500.00	\$15,000.00	\$15,000.00	\$6,660.00	\$6,660.00
24	Construction Contingency	1	LS	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
BASE BID					\$301,093.00		\$309,285.00		\$371,540.48		\$372,779.00		\$387,212.00		\$348,381.90
CONTRACTOR'S BID					SAME		SAME		SAME		SAME		SAME		

ENGINEER'S ESTIMATE FOR BASE BID:
\$300,000

CERTIFIED BY: 
Steve Spagos, P.E., Director of Engineering



MEMO

DATE: April 20, 2015
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager 
SUBJECT: Award of Bid #61-15 for a cooperative contract for an annual requirements contract for tire recapping services to Southern Tire Mart through the City of Plano Bid #2013-107-C pursuant to unit prices

Proposed Date of Award: April 27, 2015

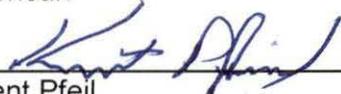
I concur with the recommendation of Ernest Ramos – Fleet & Materials Manager, and request permission to issue an annual requirements contract for tire recapping services to Southern Tire Mart, Inc. pursuant to the attached unit prices.

The City of Plano competitively bid an annual requirements contract for the above referenced services on Bid #2013-107-C and was awarded by the Plano City Council on February 25, 2013. The initial contract period was for one year with options to renew for three (3) additional one year periods. Southern Tire Mart has agreed to extend the City of Plano's prices to the City of Richardson.

The award of this contract allows the city to purchase the tire recapping 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 asphalt, payment will be rendered pursuant to the unit prices bid.

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

Concur:



Kent Pfeil

Attachments

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



MEMO

DATE: April 21, 2015
TO: Pam Kirkland, Purchasing Manager
FROM: Ernie Ramos, Fleet & Materials Manager *ER*
RE: Tire Re-Capping Services, City of Plano Contract Award, #2013-107-C

I have reviewed the bid documents from the City of Plano's bid submitted by Southern Tire Mart, and recommend utilizing this contract for Re-Capping Services. We have utilized Southern Tire Mart for several years and their service and pricing has been excellent. We have agreed to utilize the City of Plano contract which has been awarded and is good through February 28, 2017. All charges will be encumbered in account # 011-7020-505-6509. We estimate that purchases should be \$170,000 annually.

: ER



**CITY OF PLANO
COUNCIL AGENDA ITEM**

CITY SECRETARY'S USE ONLY					
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory					
Council Meeting Date:		2/25/2013			
Department:		Purchasing			
Department Head		Diane Palmer-Boeck			
Agenda Coordinator (include phone #): Perry Neeley, Ext. 7376					
CAPTION					
Bid No. 2013-107-C for a one (1) year contract with three (3) City optional renewals to purchase Tire Re-Capping Services for Inventory Control & Asset Disposal (ICAD) from Southern Tire Mart in an estimated annual amount of \$60,470 and authorizing the City Manager to execute all necessary documents.					
FINANCIAL SUMMARY					
<input type="checkbox"/> NOT APPLICABLE <input checked="" type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP					
FISCAL YEAR:	2012-13 thru 2016	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget			2,109,145	181,410	2,290,555
Encumbered/Expended Amount		0	-696,371	0	-696,371
This Item		0	-60,470	-181,410	-241,880
BALANCE		0	1,352,304	0	1,352,304
FUND(S): WAREHOUSE					
<p>COMMENTS: This item approves price quotes. Expenditures will be made in the Inventory Stock Department based on need within the approved budget appropriations for each year of the contract. The estimated annual amount to be spent in FY 2012-13 is \$60,470. The estimated future annual amount is \$181,410, which will be made within approved budget appropriations. Remaining balance will be used for other Inventory purchases.</p> <p>STRATEGIC PLAN GOAL: Providing Tire Re-Capping Services for Warehouse Inventory relates to the City's Goal of a Financially Strong City with Service Excellence.</p>					
SUMMARY OF ITEM					
Staff recommends the approval of a one (1) year contract with three (3) city optional renewals to purchase Tire Re-Capping Services for Inventory Control & Asset Disposal (ICAD) from Southern Tire Mart in a total estimated annual amount of \$60,469.50.					
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies		
Award Memo					
Bid Recap					



Date: January 28, 2013
To: Perry Neeley, Purchasing Buyer
From: Josh Mathewes, ICAD Supervisor
Subject: Award of Bid 2013-107-C Tire Re-Capping Services

It is the recommendation of the Inventory Control & Asset Disposal (ICAD) Department to award this contract to a single vendor for all line items. There are two locations involved in the drop-off and pick-up of tire re-capping services; pick-up at Fleet Services Department at 4200 W. Plano Parkway and drop-off at Municipal Warehouse at 4100 W. Plano Parkway. In view of this fact, it is in the best interest of the City, for operational efficiency, to award to a single vendor.

Wingfoot Commercial Tire was found to be the lowest overall bidder but failed to meet specifications on line items 1 and 3. The tread specifications for line 1 were 26/32's and Wingfoot provided a sample of tread that was 18/32's of tread depth. The tread depth specifications for line 3 were 26/32's and Wingfoot provided a sample of tread that was 24/32's of tread depth. To award a lesser tread depth would equate to less miles of wear before the tires will need to be re-tread again and would increase costs.

A to Z Tire & Battery, Inc. also provided bids for tire re-capping services but failed to meet specifications on line items 1 and 3 on both bid packets that they provided.

Southern Tire Mart was found to be the next lowest overall and the only responsive bidder meeting all specifications.

It is the recommendation of both the Inventory Control & Asset Disposal (ICAD) Department based on inventory requirements and the Fleet Services Department based on specifications to award Contract 2013-107-C entirely as follows:

Southern Tire Mart
Total Estimated Amount: \$60,469.50

Failure to approve this contract would result in higher purchasing costs, possible limited availability or no availability, possible non-uniformity of brands and increased down time of City of Plano Fleet vehicles.

The specifics of this bid are on file in the Purchasing Division.

Feel free to contact me if you have any questions at extension 4283.

Josh Mathewes
Inventory Control & Asset Disposal Supervisor

CITY OF PLANO
BID NO. 2013-107-C
Tire Re-Capping Service
BID RECAP

Bid opening Date/Time: January 15, 2013 @ 2:00 PM (CDT)

Number of Vendors Notified: 423

Vendors Submitting "No Bids": 0

Number of Bids Submitted Non-Responsive to Bid: 3

Number of Bids Submitted Responsive to Bid: 1

Southern Tire Mart

Total Offer: \$60,469.50

Recommended Vendor:

Southern Tire Mart

Items: 1, 2, 3, 4, 5, 6

Line Item Estimated Amount: \$60,469.50

Perry Neeley

February 8, 2013

Buyer

Date

2013-107-C
TIRE RE-CAPPING SERVICE
SPECIFICATION

The City of Plano is accepting competitive sealed bids to establish a fixed price contract for one (1) year with three (3) City optional one (1) year renewals under the same terms and conditions for *Tire Re-Capping Services* as specified in the bid document. The bid will be awarded to the **LOWEST RESPONSIVE, RESPONSIBLE BIDDER** meeting specifications.

NOTE: The City reserves the right to compare all bids against any State and/or Inter-local contracts in determination of the award of this bid.

QUESTIONS DEADLINE: Monday, January 7, 2013 **PRIOR TO 12:00PM CDT**
All questions pertaining to this bid must be submitted in writing via Bid Sync at www.bidsync.com.

Questions will not be answered verbally, and bidders are asked to refrain from seeking answers outside of the Purchasing Division. A response to all questions received by the deadline will be posted through Bid Sync (www.bidsync.com) in the form of an addendum.

Quantity

Estimated quantities are for informational purposes only, and are not guaranteed. Orders will be placed on an as-needed basis.

The contract will include, but will not be limited to, the items listed on the bid form. Pricing for repairs that are not specifically listed must be approved by Warehouse Personnel prior to commencement of repairs.

Tread

Material to be used is Bandag Rib Mixed (BRM) on/off road tread or Bandage Drive Mixed (BDM) tread, as specified, or approved equal. Bidders who propose to use a different tread must so indicate in appropriate fields and may be required to provide cut sheets and two (2) sample tires recapped with each proposed tread for evaluation. The City's determination of whether a product is equal will be final.

Delivery

Tires must be picked up weekly at 4200 W. Plano Parkway, Plano, TX 75093
Recapped tires must be delivered within 7 calendar days of pick-up.

F.O.B - Inside delivery is required to City of Plano, City Warehouse, 4100 W. Plano Parkway, Plano, TX 75093.

Prices quoted are to include all cost. No additional freight, delivery, or other charges are allowed.

If a casing cannot be retreaded because of damage or poor condition, the successful bidder will destroy and dispose of the casing. The City will not necessarily buy a replacement tire but may choose to reduce the number of tires in inventory. In any case, this contract does not cover the purchase of tires.

Warranty

Specify warranty period in your bid response.

Southern Tire Mart

Bid Contact **Richard Conwill**
rconwill@stmtires.com
Ph 877-786-4681
Fax 214-389-7111

Address **529 Industrial Park Road**
Columbia, MS 39429

Bid Notes **Southern Tire Mart will not charge for bead, nail, and spot repairs.**

Item #	Line Item	Notes	Unit Price	Qty/Unit	Total Price	Attch.	Docs
2013-107-C--01-01	12R22.5 RECAP - BANDAG BRM OR APPROVED EQUAL	Supplier Product Code: Manufacturer: Bandag BRM Warranty Period: See Attached Supplier Notes: See Attached for Warranty	First Offer - \$166.02	100 / each	\$16,602.00	Y	Y
2013-107-C--01-02	11R22.5 RECAP - BANDAG BDM OR APPROVED EQUAL	Supplier Product Code: Manufacturer: Bandag BDM Warranty Period: See Attached Supplier Notes: See Attached For Warranty	First Offer - \$160.18	60 / each	\$9,610.80	Y	Y
2013-107-C--01-03	315- 80R22.5 RECAP - CAP MIXED SERVICE BANDAG RIB MIX OR APPROVED EQUAL	Supplier Product Code: Manufacturer: Bandag BRM Warranty Period: See Attached Supplier Notes: See Attached for Warranty	First Offer - \$201.51	170 / each	\$34,256.70	Y	Y
2013-107-C--01-04	SPOT REPAIRS	Supplier Product Code: Manufacturer: NA Warranty Period: NA Supplier Notes: No charge	First Offer - \$0.00	20 / each	\$0.00		Y
2013-107-C--01-05	BEAD REPAIRS	Supplier Product Code: Manufacturer: NA Warranty Period: NA	First Offer - \$0.00	10 / each	\$0.00		Y

		Supplier				
		Notes: No Charge				
<hr/>		<hr/>				
2013-107-C--01-06	NAIL HOLE REPAIRS	Supplier	First Offer - \$0.00	10 / each	\$0.00	Y
		Product				
		Code:				
		Manufacturer:				
		NA				
		Warranty				
		Period: NA				
		Supplier				
		Notes: No Charge				
<hr/>		<hr/>				
					Supplier Total	\$60,469.50