

**RICHARDSON CITY COUNCIL  
MONDAY, JUNE 8, 2015  
WORK SESSION AT 6:00 PM; COUNCIL MEETING AT 7:00 PM  
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

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The Richardson City Council will conduct a Work Session at 6:00 p.m. on Monday, June 8, 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 2015 EDWARD BYRNE JUSTICE ASSISTANCE GRANT (JAG)**

**C. REVIEW AND DISCUSS THE UPDATE ON THE MASTER PLAN FOR THE SPRING CREEK NATURE AREA EXPANSION**

**D. REVIEW AND DISCUSS THE COLLIN CENTRAL APPRAISAL DISTRICT AND DALLAS CENTRAL APPRAISAL DISTRICT PRELIMINARY 2015 – 2016 TAX ROLL**

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

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

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

**1. INVOCATION – STEVE MITCHELL**

**2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL**

**3. MINUTES OF THE MAY 11, 2015, MAY 18, 2015, AND JUNE 1, 2015 MEETINGS**

**4. VISITORS**

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

**PUBLIC HEARING ITEMS:**

5. PUBLIC HEARING, ZONING FILE 15-03, A REQUEST BY HOWARD L. LAWSON, REPRESENTING THE LAWSON CO., TO REVOKE ORDINANCE NO. 3858, A SPECIAL PERMIT FOR A SELF-SERVICE WAREHOUSE; TO APPROVE A CHANGE IN ZONING FROM I-M(1) INDUSTRIAL WITH SPECIAL CONDITIONS AND C-M COMMERCIAL TO PD PLANNED DEVELOPMENT; AND TO APPROVE A SPECIAL PERMIT TO EXPAND AN EXISTING SELF-SERVICE WAREHOUSE AND ADD TRUCK RENTAL AT 528 W. ARAPAHO ROAD (NORTH SIDE OF ARAPAHO ROAD, WEST OF CUSTER ROAD). THE PROPERTY IS CURRENTLY ZONED I-M(1) INDUSTRIAL AND C-M COMMERCIAL.
6. PUBLIC HEARING, ZONING FILE 15-07 AND CONSIDER ADOPTION OF ORDINANCE NO. 4118, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO APPROVE A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE ON A 0.96-ACRE TRACT OF LAND ZONED PD LOCAL RETAIL LOCATED AT THE NORTHEAST CORNER OF RENNER ROAD AND PLANO ROAD.
7. PUBLIC HEARING, ZONING FILE 15-08 AND CONSIDER ADOPTION OF ORDINANCE NO. 4119, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO APPROVE A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A PRIVATE RECREATION CLUB IN CONJUNCTION WITH A FRATERNAL ORGANIZATION ON A 0.57-ACRE TRACT OF LAND ZONED I-M(1) INDUSTRIAL LOCATED ON THE NORTH SIDE OF APOLLO ROAD, EAST OF GLENVILLE DRIVE, RICHARDSON, TEXAS.
8. PUBLIC HEARING, ZONING FILE 15-10, A REQUEST BY GREG COONEY, REPRESENTING HPGC VENTURES, LLC, TO AMEND AN EXISTING PD PLANNED DEVELOPMENT (ORDINANCE NO. 4055), TO ALLOW ADDITIONAL ACCESSORY STRUCTURES IN THE SIDE YARD SETBACKS FOR THE THIRTEEN (13) RESIDENTIAL LOTS COMPRISING A 1.76-ACRE PD DISTRICT LOCATED ON THE NORTH SIDE OF OLD CAMPBELL ROAD AT THE INTERSECTION OF NANTUCKET DRIVE.
9. PUBLIC HEARING, ZONING FILE 15-11 AND CONSIDER ADOPTION OF ORDINANCE NO. 4120, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO APPROVE A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A PRIVATE SCHOOL AT 1221 W. CAMPBELL ROAD, A 4.82-ACRE PROPERTY LOCATED ON THE SOUTH SIDE OF CAMPBELL ROAD, EAST OF MIMOSA DRIVE. THE PROPERTY IS CURRENTLY ZONED LR-M(1) LOCAL RETAIL.

**ACTION ITEMS:**

10. VARIANCE NO. 15-10: A REQUEST FOR A VARIANCE FROM CHAPTER 21, SUBDIVISION AND DEVELOPMENT CODE, FOR A WAIVER TO THE REQUIRED SCREENING OF A PARKING LOT FOR A RELIGIOUS FACILITY WHEN LOCATED IN A RESIDENTIAL DISTRICT. THE SUBJECT PROPERTY IS LOCATED AT 421 CUSTER ROAD, AT THE SOUTHWEST CORNER OF CUSTER ROAD AND GREENLEAF DRIVE. APPLICANT: RICHARD FERRARA REPRESENTING THE EPISCOPAL CHURCH OF THE EPIPHANY.

**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. AUTHORIZE THE ADVERTISEMENT OF BID #65-15 – 2010 BOND PROGRAM YALE PARK HOA SCREENING WALL EXTENSION (1001 GRANT AND 1000 N. YALE). BIDS TO BE RECEIVED BY THURSDAY, JUNE 25, 2015 AT 2:00 P.M.

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #57-15 – WE RECOMMEND THE AWARD TO NORTH TEXAS CONTRACTING FOR THE LARGE VALVE REPLACEMENT PROJECT AT YALE BLVD., APOLLO RD., AND E. RENNER RD. IN THE AMOUNT OF \$674,233.00.
2. BID #66-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO CORE CONSTRUCTION FOR THE PUBLIC SAFETY COMPLEX SECURITY ENHANCEMENTS PURSUANT TO THE COOPERATIVE PURCHASING NETWORK CONTRACT #R130204 IN THE AMOUNT OF \$166,557.79 AND RECOMMEND REJECTING ALL BIDS RECEIVED FOR BID #43-15 FOR THE PUBLIC SAFETY COMPLEX SECURITY ENHANCEMENTS.
3. BID #68-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO WORKFLOW STUDIOS FOR THE 2014-3-15 IBM NOTES LICENSE AND MAINTENANCE RENEWAL PER THE GSA CONTRACT #GS-35F-4984H IN THE AMOUNT OF \$54,994.34.
4. BID #69-15 – WE REQUEST AUTHORIZATION FOR AN EMERGENCY PURCHASE OF LEAD-FREE PRIMER PRACTICE AMMUNITION FROM VARIOUS VENDORS AS IT BECOMES AVAILABLE FOR THE POLICE DEPARTMENT PURSUANT TO TEXAS LOCAL GOVERNMENT CODE 252.022(a)(2) A PROCUREMENT NECESSARY TO PRESERVE OR PROTECT THE PUBLIC HEALTH OR SAFETY OF THE MUNICIPALITY'S RESIDENTS IN AN ESTIMATED AMOUNT OF \$11,000.
5. BID #70-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO ANSALDO STS USA, INC., FOR SOLE SOURCE PROCUREMENT FOR THE CITYLINE DRIVE – DART CROSSING MODIFICATION PROJECT IN THE AMOUNT OF \$375,000.00.

- C. AUTHORIZE THE CITY MANAGER TO EXECUTE A CHANGE ORDER TO DECREASE THE ORIGINAL AWARDED AMOUNT OF BID #57-15 TO NORTH TEXAS CONTRACTING FOR THE LARGE VALVE REPLACEMENT PROJECT FOR YALE BLVD., APOLLO RD., AND E. RENNER RD. IN THE AMOUNT OF (\$174,270.00.).

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• **ADJOURN**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, JUNE 5, 2015, BY 5:00 P.M.

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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



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- Worksession Meeting Date:** Monday, June 8, 2015
- Agenda Item:** 2015 Edward Byrne Justice Assistance Grant (JAG)
- Staff Resource:** Jimmy L. Spivey, Chief of Police
- Summary:** Byrne Justice Assistance Grant – The 2015 Edward Byrne Memorial Justice Assistance Grant Program (JAG) for local jurisdictions including the City of Richardson. The conditions of JAG require the funding to be utilized for the advancement of law enforcement initiatives. In 2009, the Police Department was awarded initial funding for our Community Liaison Officer Initiative.
- This year's funding is a continuation of the 2014 Justice Assistance Grant utilized to supplement the salaries and equipment for the part time Neighborhood Police Officers. This program has proven to be very successful in building relationships with the residential and business communities in the designated areas of the City.
- Board/Commission Action:** N/A
- Action Proposed:** During Monday's Work Session, Chief Spivey will discuss the continued successes of the NPO program and update the Council on our 2015 application and the 30 day governing body review.
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City of Richardson  
City Council Worksession  
Agenda Item Summary



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**Worksession Meeting Date:** Monday, June 8, 2015

**Agenda Item:** Update on the Master Plan for the Spring Creek Nature Area Expansion

**Staff Resource:** Lori Smeby, Director of Parks and Recreation  
Andrew Duggan, Studio Outside Architects

**Summary:** City staff and consultants from Studio Outside Architects will provide an update on the master planning for the expansion of the Spring Creek Nature Area that the City acquired in late 2014.

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

**Action Proposed:** N/A

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City of Richardson  
City Council Worksession  
Agenda Item Summary



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**Worksession Meeting Date:** Monday, June 8, 2015

**Agenda Item:** Review and Discuss the Collin Central Appraisal District and Dallas Central Appraisal District Preliminary 2015-2016 Tax Roll

**Staff Resource:** Kent Pfeil, Director of Finance

**Summary:** The City has received its 2015-2016 preliminary taxable values from the Collin County Appraisal District (CCAD) and the Dallas County Appraisal District (DCAD). Staff will brief the City Council on the status of the 2015 Preliminary Tax Roll, and provide a scenario for how adjustments from the DCAD preliminary value will likely yield a final certified value in late July. The preliminary DCAD values represent 62% of the city's total taxable value, with CCAD values representing the remaining 38%.

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

**Action Proposed:** N/A

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**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION AND COUNCIL MEETING**  
**MAY 11, 2015**

**WORK SESSION – 6:00 P.M.:**

- **Call to Order**

Mayor Maczka called the meeting to order at 6:01 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
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
Lori Smeby	Director of Parks and Recreation
Robbie Hazelbaker	Assistant Director of Parks and Recreation
Daniel Allen	Heights Recreation Center Manager
Heidi Scalice	Summer Camp Coordinator

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

Ms. Scalice, Summer Camp Coordinator, reviewed the Sizzlin' Summer Camp programs and Standards of Care for youth programs.

**B. REVIEW AND DISCUSS WILDFLOWER! RICHARDSON'S ARTS AND MUSIC FESTIVAL 2015**

Robbie Hazelbaker, Assistant Director of Parks and Recreation, reviewed this item for Council.

**C. REVIEW AND DISCUSS THE RICHARDSON CULTURAL ARTS COMMISSION'S 2014-2015 ARTS INITIATIVE GRANTS FUNDING RECOMMENDATIONS**

Shanna Sims-Bradish, Assistant City Manager, reviewed this item for Council.

**D. REVIEW AND DISCUSS THE FISCAL YEAR 2015-2016 BUDGET CALENDAR**

Shanna Sims-Bradish, Assistant City Manager, reviewed this item for Council.

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

Mayor Maczka commented that her son placed 5<sup>th</sup> and 6<sup>th</sup> in the International Swim Meet in Ireland.

Councilmember Solomon noted the memorial service for Jan Woody.

Mr. Johnson reported that the City is supporting the town of Van, Texas in response to a call from the State in response to the recent damaging storms.

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

- 1. INVOCATION – KENDAL HARTLEY**
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KENDAL HARTLEY**
- 3. MINUTES OF THE APRIL 27, 2015, APRIL 28, 2015, AND MAY 4, 2015 MEETINGS**

**Council Action**

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

**4. VISITORS**

There were no visitors comments submitted.

**PUBLIC HEARING ITEM:**

- 5. PUBLIC HEARING AND CONSIDER ORDINANCE NO. 4115, ADOPTING STANDARDS OF CARE FOR YOUTH PROGRAMS OFFERED BY THE RICHARDSON PARKS AND RECREATION DEPARTMENT.**

**Public Hearing**

Ms. Scalice, Summer Camp Coordinator, reviewed this item for Council. There were no public comments submitted. Councilmember Solomon moved to close the Public Hearing, seconded by Councilmember Dunn, and approved unanimously.

**Council Action**

Mayor Pro Tem Townsend moved to approve Ordinance 4115 as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

**ACTION ITEM:**

- 6. CONSIDER RECOMMENDATIONS FROM THE CULTURAL ARTS COMMISSION FOR FINANCIAL ASSISTANCE FROM THE HOTEL/MOTEL TAX FUND FOR THE FOLLOWING ORGANIZATIONS:**

<b>RICHARDSON SYMPHONY, INC./ARTS INCUBATOR OF RICHARDSON</b>	<b>\$12,300</b>
<b>VIDEO ASSOCIATION OF DALLAS</b>	<b>\$2,700</b>

**Council Action**

Councilmember Mitchell moved to approve this item 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. 4116, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A FOOD TRUCK PARK AND PRIVATE CLUB AND APPROVAL OF A SPECIAL DEVELOPMENT PLAN TO MODIFY THE DEVELOPMENT STANDARDS OF THE MAIN STREET/CENTRAL EXPRESSWAY FORM BASED CODE FOR A FOOD TRUCK PARK ON A 0.21-ACRE LOT LOCATED AT 522 BISHOP AVENUE, RICHARDSON, TEXAS.**
- 2. ORDINANCE NO. 4117, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM C-M COMMERCIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR C-M COMMERCIAL DISTRICT AND TO GRANT A SPECIAL PERMIT FOR A NURSING/CONVALESCENT HOME ON A 3.54-ACRE TRACT OF LAND LOCATED ON THE EAST SIDE OF RICHARDSON DRIVE, NORTH OF MELROSE DRIVE, RICHARDSON, TEXAS.**

**B. CONSIDER RESOLUTION NO. 15-16, APPROVING AN AMENDED AND RESTATED REGIONAL SOLID WASTE SYSTEM CONTRACT (“CONTRACT”) WITH THE NORTH TEXAS MUNICIPAL WATER DISTRICT AND THE CITIES OF RICHARDSON, PLANO, MCKINNEY, FRISCO, AND ALLEN, TEXAS; AND AUTHORIZING ITS EXECUTION BY THE MAYOR.**

**C. AUTHORIZE THE ADVERTISEMENT OF THE FOLLOWING BIDS:**

- 1. BID #62-15 – 2010 ALLEY RECONSTRUCTION PHASE VI (300, 400, & 700 BLOCKS OF WEATHERED DRIVE, 700 BLOCK OF PALMER DRIVE, & 400-420 BLOCK OF TIFFANY TRAIL). BIDS TO BE RECEIVED BY WEDNESDAY, JUNE 3, 2015 AT 2:00 P.M.**
- 2. BID #63-15 – RESERVATION HOA BRIDGE ENHANCEMENTS: MELROSE DRIVE AT WEST FORK OF COTTONWOOD CREEK, AND MIMOSA DRIVE AT MIMOSA PARK AND GREENWOOD HILLS HOA SCREENING WALL EXTENSIONS AND BRIDGE ENHANCEMENTS: CAMPBELL ROAD FROM WATERVIEW DRIVE TO N. FLOYD ROAD. BIDS TO BE RECEIVED BY THURSDAY, JUNE 4, 2015 AT 2:00 P.M.**

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

1. **BID #64-15 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO PROFESSIONAL TURF PRODUCTS, L.P., FOR THE CO-OP PURCHASE OF A FAIRWAY MOWER FOR THE SHERRILL PARK GOLF COURSE THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #447-14 IN THE AMOUNT OF \$54,734.37.**
2. **RFP #701-15 – WE RECOMMEND THE AWARD TO CROWE HORWATH, LLP, FOR INDEPENDENT AUDITING SERVICES FOR A FIVE YEAR INITIAL ENGAGEMENT WITH SUBSEQUENT RENEWAL PERIODS AT AN ESTIMATED TOTAL AUDIT COST OVER FIVE YEARS OF \$582,500.**

**E. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 2 TO DECREASE PURCHASE ORDER NO. 140701 TO 3D PAVING & CONTRACTING, LLC. FOR THE 2010 SIDEWALK REPLACEMENT PROJECT REGION 10 IN THE AMOUNT OF (\$70,000).**

**Council Action**

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

**ADJOURNMENT**

With no further business, the meeting was adjourned at 7:08 p.m.

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MAYOR

ATTEST:

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CITY SECRETARY

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**CITY COUNCIL RECEPTION AND COUNCIL MEETING**  
**MAY 18, 2015**

**CITY COUNCIL RECEPTION – 6:00 PM, WEST ALCOVE**

A RECEPTION TO RECOGNIZE THE NEWLY ELECTED CITY COUNCIL MEMBERS AND TO RECOGNIZE THE 2013-2015 CITY COUNCIL FOR THEIR SERVICE WILL BE HELD AT 6:00 PM IN THE WEST ALCOVE.

The Mayor and Council attended the reception.

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

• **Call to Order**

Mayor Maczka called the meeting to order at 7:00 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
Mabel Simpson	Councilmember-elect, Place 4

The following staff members were also present:

Dan Johnson	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

**1. INVOCATION – PAUL VOELKER, COUNCIL MEMBER**

**2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – PAUL VOELKER, COUNCIL MEMBER**

**3. VISITORS**

There were no visitors comments submitted.

**4. REMARKS RECOGNIZING THE 2013-2015 CITY COUNCIL COMPLETION OF TERM**

**Councilmember Kendal Hartley's Comments**

Councilmember Kendal thanked the citizens of Richardson, City Staff – past and present, the City Council, and his family for their support.

**5. CONSIDER APPROVAL OF RESOLUTION NO. 15-17, CANVASSING AND DECLARING THE RESULTS OF THE GENERAL ELECTION FOR CITY OFFICERS HELD ON MAY 9, 2015**

**Council Action**

Mayor Maczka read the following results from the May 9, 2015 City Council election:

Place	Name	Early Voting	Election Day	Total Votes
<b>Place 1</b>	<b>Bob Townsend</b>	<b>757</b>	<b>911</b>	<b>1668</b>
	Rick Wilder	419	621	1040
<b>Place 2</b>	Mark J. Solomon	814	967	1781
<b>Place 3</b>	Scott Dunn	806	961	1767
<b>Place 4</b>	Claudia Tatum	310	471	781
	<b>Mabel Simpson</b>	<b>840</b>	<b>1011</b>	<b>1851</b>
<b>Place 5</b>	Paul Voelker	800	942	1742
<b>Place 6</b>	Steve Mitchell	832	1017	1849
<b>Mayor (Place 7)</b>	Laura Gibbs Maczka	471	536	1007

Mayor Maczka stated the following has been determined as a result of the May 9, 2015 election:

- Bob Townsend has been elected Council Member Place 1
- Mark Solomon has been elected Council Member Place 2
- Scott Dunn has been elected Council Member Place 3
- Mabel Simpson has been elected Council Member Place 4
- Paul Voelker has been elected Council Member Place 5
- Steve Mitchell has been elected Council Member Place 6
- Laura Gibbs Maczka has been elected Mayor (Place 7)

Councilmember Mitchell moved to approve Resolution No. 15-17 declaring the election results as read. Councilmember Voelker seconded the motion. A vote was taken and passed, 7-0.

**6. CONSIDER AND RECEIVE THE DECLINATION OF OFFICE FOR MAYOR FOR THE 2015-2017 TERM OF OFFICE BY MAYOR-ELECT LAURA MACZKA**

**Mayor's Comments**

Mayor Maczka stated the following for the record, "Be it that I have submitted the following dated May 18, 2015 to the City Secretary, I Laura Maczka, Mayor-elect, hereby decline the office of Mayor for the 2015-2017 term of office."

Mayor Maczka read a statement noting that she is proud of what the City Council has accomplished, thanked the City Council, City Staff, and her family.

**7. ISSUE CERTIFICATE OF ELECTION TO NEWLY ELECTED COUNCIL MEMBERS**

**8. ADMINISTER OATH OF OFFICE TO NEWLY ELECTED COUNCIL MEMBERS**

City Secretary, Aimee Nemer, issued the Certificate of Election and administered the Oath of Office to the following:

Bob Townsend, Council Member Place 1  
Mark Solomon, Council Member Place 2  
Scott Dunn, Council Member Place 3  
Mabel Simpson, Council Member Place 4  
Paul Voelker, Council Member Place 5  
Steve Mitchell, Council Member Place 6

**9. CONSIDER SELECTING A COUNCIL MEMBER TO PRESIDE OVER AGENDA ITEMS 10 AND 11**

**Council Action**

Councilmember Voelker moved to appoint Bob Townsend to preside over Items 10 and 11. Councilmember Dunn seconded the motion. A vote was taken and passed, 6-0.

**10. INTRODUCTION OF NEWLY ELECTED COUNCIL MEMBERS**

**Councilmember Simpson's Comments**

Councilmember Simpson thanked the voters and everyone that supported her campaign. She stated that serving would definitely be a different perspective and she looks forward to serving the citizens of Richardson.

Each of the Councilmembers followed with statements of gratitude to the voters and appreciation to their families for their support.

**11. ELECTION OF THE MAYOR PRO TEM FOR THE 2015-2017 CITY COUNCIL  
(CITY COUNCIL MAY CONSIDER THIS ITEM IN EXECUTIVE SESSION AS LISTED ON THE AGENDA)**

**Council Action**

With a motion by Councilmember Solomon, a second by Councilmember Dunn, and a unanimous vote, Council convened into Executive Session to discuss this item. The action is noted following the Executive Session.

**12. ADMINISTER OATH OF OFFICE FOR MAYOR FOR THE 2015-2017 TERM OF OFFICE TO THE NEWLY ELECTED MAYOR PRO TEM IN ACCORDANCE WITH CITY OF RICHARDSON CHARTER, SECTION 3.03**

After the Executive Session and the action noted below, City Secretary, Aimee Nemer, administered the Oath of Office for Mayor to Paul Voelker.

**13. ELECTION OF A NEW MAYOR PRO TEM FOR THE 2015-2017 CITY COUNCIL TERM OF OFFICE (CITY COUNCIL MAY CONSIDER THIS ITEM IN EXECUTIVE SESSION AS LISTED ON THE AGENDA)**

**Council Action**

Council convened into Executive Session to discuss this item. The action is noted following the Executive Session.

**EXECUTIVE SESSION**

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

- Personnel
  - Deliberate the selection, evaluation, and duties of the Mayor Pro Tem

**Council Action**

Council convened into Executive Session at 7:19 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 adjourned from Executive Session at 8:21 p.m. and reconvened into regular session at 8:25 p.m. and took the following action:

**Mayor Pro Tem to automatically fill the unexpired term of the Mayor, Place 7**

Councilmember Mitchell moved to nominate Paul Voelker as Mayor Pro Tem. Councilmember Simpson seconded the motion. There were no other nominations. Councilmembers acknowledged support for Councilmember Voelker to serve as the Mayor for the remaining term. A vote was taken and passed, 6-0.

**Mayor Voelker's Comments**

Mayor Voelker stated that he was honored to receive this appointment as Mayor by his peers and he looks forward to serving the citizens of Richardson. He stated that this Council is ready to get to the business of the City and will be reviewing goals and setting direction as a team to work towards promoting Richardson for economic development and the best place to build a business. He noted that the City will focus on infrastructure and public safety and the heart and soul of Richardson, its neighborhoods. Mayor Voelker also stated that the Council will focus on transparency and improving transparency with recommendations from the Charter Review Commission and by establishing policies and practices that gain the trust of the citizens.

**New Mayor Pro Tem to serve the 2015-2017 term**

Councilmember Dunn moved to nominate Mark Solomon to serve as the new Mayor Pro Tem. Councilmember Townsend seconded the motion. Councilmembers acknowledged support for Councilmember Solomon to serve as Mayor Pro Tem. A vote was taken and passed, 6-0.

**Mayor Pro Tem Solomon's Comments**

Mayor Pro Tem Solomon stated that he looks forward to serving with Mayor Voelker and in the footsteps of previous mayor pro tems. He stated he will work with Mayor Voelker and the Council to establish a vision and plans for the next two years to move the City forward. He said he appreciates the opportunity to do so.

**City Manager Johnson's Comments**

Mr. Johnson noted that he would schedule an agenda item on the June 1 agenda to discuss the vacancy in Place 5 created by the appointment of Paul Voelker to Mayor.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 8:36 p.m.

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MAYOR

ATTEST:

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CITY SECRETARY

**MINUTES**  
**RICHARDSON CITY COUNCIL/CHARTER REVIEW COMMISSION**  
**JOINT WORK SESSION MEETING**  
**JUNE 1, 2015**

**WORK SESSION – 6:00 P.M.:**

• **Call to Order**

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

Paul Voelker	Mayor
Mark Solomon	Mayor Pro Tem
Bob Townsend	Councilmember
Scott Dunn	Councilmember
Mabel Simpson	Councilmember
Vacant	Councilmember
Steve Mitchell	Councilmember

The following staff members were also present:

Dan Johnson	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
Pete Smith	City Attorney

Bob Dubey, Charter Review Commission Chair, called the Charter Review Commission meeting to order with the following Commissioners present:

Bob Dubey, Chair	Commissioners Absent:
Ron Taylor, Vice Chair	Helene Lee, Commissioner
Gerald Bright, Commissioner	
Marta Frey, Commissioner	
Jason Lemons, Commissioner	
Bill McCalpin, Commissioner	
John Murphy, Commissioner	
Kim Quirk, Commissioner	
Nancy Wilson, Commissioner	
Erica Yaeger, Commissioner	

**A. VISITORS**

Mr. Bill Mcalpin, Friends of the Library President, presented two Dorthy ‘Dot’ McCalpin Memorial Scholarships to Grace Hseu and Shraddha Bista.

Mr. Rick Wilder addressed Council regarding the City Council Place 5 vacancy and submitted his name for consideration.

## **B. CHARTER REVIEW COMMISSION APPROVAL OF THE MAY 13, 2015 CHARTER REVIEW COMMISSION MEETING MINUTES**

### **Commission Action**

Commissioner Frey moved to approve the Minutes with the correction of the spelling of Ross Robertson's name. Commissioner Murphy seconded the motion. A vote was taken and passed, 10-0 with Commissioner Lee absent.

## **C. REVIEW AND DISCUSS RECOMMENDATIONS FROM THE CHARTER REVIEW COMMISSION**

Bob Dubey, Chair of the Charter Review Commission, introduced the Commission and gave a background on the Commission's charge, number of meetings, opportunity for public input, and the focus of the Commission.

Ron Taylor, Vice Chair of the Charter Review Commission, discussed the recommendations from the Commission under the governance category explaining that these items received the most discussion.

Shanna Sims-Bradish, Assistant City Manager, reviewed the process and key recommendations from the Commission categorized by City Powers, Governance, Administration, and Charter Review:

### **Governance**

#### **Article 2 - Powers of the City**

- *Article 2.04 Street and public improvements:*
  - Added text stating the city has the full power, authority and rights in regards to streets and public improvements (sidewalks, alleys, drainage facilities, sanitary sewer facilities, water and storm drainage) that was previously listed in Articles 17 and 18. Articles 17 and 18 are recommended for deletion

#### **Article 3 – City Council**

- *Article 3.03 – Mayor pro tem:*
  - Removed wording added in 2012 that states that upon a vacancy in the mayor's position, the mayor pro tem shall fill the unexpired term and assume the office of mayor
  - Added wording that states the mayor pro tem shall temporarily perform the duties of the mayor in the case of absence or inability of the mayor to perform the duties, but does not assume the office of mayor
- *Article 3.04 – Compensation:*
  - Recommended increasing the compensation for the city council from \$50 to \$100 per meeting
- *Article 3.07 – Council vacancies (Mayoral vacancy):*
  - Added a provision that upon a vacancy in the mayor's position, the city council shall call a special election to be held at the earliest date allowed by state law to elect a person to serve the remainder of the unexpired term, unless the date of the next general election for city council occurs first
- *Article 3.07 – Council vacancies:* Revised wording regarding a vacancy in the city council other than the office of the mayor to state:

- 1.) for one vacancy, it shall be filled by appointment by the majority vote of the remaining members of the city council to fill the unexpired term;
- 2.) when there are two or more vacancies at one time, the vacancies shall be filled by special election to be held at the earliest date allowed by state law to elect a person to serve the remainder of the unexpired term, unless the date of the next general election for city council occurs first

- *Article 3.10 – Open meetings:*
  - Clarified that visitors may speak at all city council meetings that are not emergency meetings, authorized closed meetings or council committee meetings

#### **Article 5 - Recall**

- *Article 5.04 – Recall limitations:*
  - Added a provision that “no recall petition shall be filed within six months after such person’s election or within three months after a recall election, and in no case within three months prior to the expiration of their current term of office.”

#### **Article 14 – Initiative and Referendum**

- *Article 14.07 – Publication of ordinance proposed by petition initiative:*
  - Reduced the number of days from 45 to 30 prior to the election that a proposed ordinance (either by initiative petition or as required by charter) shall be published in the local newspaper
- *Article 14.09 – Power of referendum:*
  - Increased the number of days from 30 days to 45 days in which citizens can file a petition for referendum after passage of an ordinance/publication of the ordinance

#### **Administration**

##### **Article 6 – City Manager**

- *Article 6.01 – Appointment of a city manager:*
  - Removed a provision that the city council may enter into a contract with a city manager for a period not to exceed two years

##### **Article 7 – City Attorney**

- *Article 7.01 – City attorney:*
  - Added a provision to Article 7.01 that the city attorney may serve as municipal court prosecutor, may provide a prosecutor or may contract for prosecutor services

##### **Article 11 - Budget**

- *Article 11.02 - Preparation and submission of the budget:*
  - Simplified the language for the required content of the proposed budget to comply with state law

##### **Article 11 - Budget**

- *Article 11.07 – Transfer of appropriations:*
  - Added information that there is no prohibition regarding the transfer of budgeted funds of any nontax supported public utility or other enterprise fund for the purpose of reimbursing the general fund for providing administrative services

## Charter Review

### **Article 19 – Effective Date and Adoption**

- Article 19.05 – Charter review:
  - Added *Article 19.05 Charter review* which states “The city council shall appoint a commission at least every ten years to review the charter. The commission shall be made up of qualified voters from all districts of the city.”
- Consistent capitalization and spelling of words such as “city”, “charter”, “city council”, “mayor”, “council”, “council member”, “city manager”, “city secretary”
- Consistency in references to federal and state law and the constitution
- Use of modern spelling of words such as “therefore”

Ms. Sims-Bradish also reviewed the recommended global edits and election procedures.

### Council Discussion

Regarding Article 2.04, Mayor Voelker inquired about Homeowners Association responsibilities for streets. Pete Smith, City Attorney, stated that their responsibilities are addressed in the Subdivision Regulations.

Mayor Voelker also wanted to make sure the propositions would be presented to the voters in such a way that they wouldn't impact each other if some were approved and others not.

Councilmember Simpson asked for clarification of a quorum versus a unanimous vote regarding Section 3.11. Mr. Smith stated it would be three of five attendance not unanimous vote.

Councilmember Mitchell inquired if various publication methods that may be approved in the future would be covered in Section 14.07. Mr. Smith stated it would.

Councilmember Mitchell also inquired why the recommendation for a special election in 3.07 would not also apply to a council member.

Mayor Voelker clarified that a meeting night when there is a work session and council meeting is one meeting.

Councilmember Simpson asked for an example of the transfers regarding Section 11.07. City Manager Johnson explained the cost allocation for administrative services in the revenue funds. Ms. Simpson asked if the transfers were mirrored on both sides of the accounting. Mr. Johnson stated they were.

Regarding Section 11.02, Councilmember Mitchell inquired if state law was specific in the requirements for the budget. Mr. Johnson explained that state law is very specific and constantly changing in the requirements. He explained that the City of Richardson exceeds the requirements.

Mayor Pro Tem Solomon asked when the provision to review the Charter every ten years would begin. Mr. Smith stated it would be calculated as ten years after the election; 2025.

### **Commission Comments**

Commissioner Quirk commented that the Commission debated the length of terms passionately and determined to recommend as they are.

Commissioner Wilson stated that all public comments were reviewed. She said that the direct election of the Mayor and the previous method of council election were also discussed but determined that the method decided by the voters in 2012 should be given a chance. She also stated she would like to see a format for more public input during the next Charter review process.

Commissioner Lemons stated he felt one of the most important changes was the addition of the requirement to review the Charter at least every ten years.

Commissioner Murphy stated that single member districts, staggered terms, and length of terms were discussed thoroughly.

Vice Chair Taylor explained that the Commission received a lot of information on methods in other cities on various subjects to help make decisions and comparisons.

Commissioner McCalpin stated that most of the changes are non-substantive changes and mostly related to archaic language or clarity.

### **Council Comments**

Councilmember Mitchell stated he was amazed with the amount of work of the Commission and the intense effort. He expressed his appreciation.

Councilmember Townsend expressed his appreciation and commented that the Commission was a very diverse group and did an excellent job. He stated that the Council should make minimal changes if any to the recommendations.

Councilmember Dunn thanked the Commission and commented on the diversity of the group and their effort to seek public input.

Mayor Voelker stated that the Commission was an independent group that tackled tough issues and benchmarked against other cities in their deliberations and recommendations.

## **D. ADJOURNMENT OF CHARTER REVIEW COMMISSION PORTION OF THE JOINT MEETING**

### **Commission Action**

With no further business, the Charter Review Commission adjourned at 7:15 p.m. with a motion by Commissioner Lemons, second by Commissioner McCalpin, and approved unanimously.

### **RECESS**

Council took a recess at 7:15 and reconvened at 7:27 p.m.

**E. REVIEW AND DISCUSS TIMELINE FOR APPOINTMENT TO CITY COUNCIL PLACE 5**

Assistant City Manager, Don Magner, reviewed Charter Section 3.07, guidelines for filling a vacancy; and Section 4.04, minimum qualifications for a member of city council.

Council determined to hold a special meeting on June 10<sup>th</sup> at 6:30 p.m. to discuss the appointment. Mayor Voelker requested Council to be prepared with a list of names for discussion.

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

Mayor Voelker acknowledged Officer Adam Lewin for his years of service and attendance at the City Council meetings. Mayor Voelker also commented on the unveiling of the fountain at Duck Creek. Mayor Pro Tem Solomon commented on the ribbon cutting of the Dr. Pepper StarCenter that took place Saturday in Richardson. Councilmember Mitchell commented on the end of the legislative session and recognized the work of Richardson representatives; Senator Van Taylor, Representative Jeff Leach, Representative Linda Koop, and Representative Angie Chen Button.

**ADJOURNMENT**

With no further business, the City Council meeting was adjourned at 7:52 p.m.

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MAYOR

ATTEST:

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CITY SECRETARY



# MEMO

**DATE:** June 4, 2015  
**TO:** Honorable Mayor and City Council  
**FROM:** Michael Spicer, Director of Development Services *MS*  
**SUBJECT:** Zoning File 15-03 – Planned Development & Special Permit – Self-Service Warehouse Expansion – 528 W. Arapaho Road

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## REQUEST

Howard L. Lawson, representing The Lawson Co., requests revocation of Ordinance No. 3858, a Special Permit for a self-service warehouse; approval of a change in zoning from I-M(1) Industrial with special conditions and C-M Commercial to PD Planned Development with modified development standards; and approval of a Special Permit for a self-service warehouse with associated truck rental to be located at 528 W. Arapaho Road.

## BACKGROUND

In 2012 a portion of the 4.7-acre subject property was rezoned to I-M(1) Industrial with a Special Permit for a self-service warehouse, which allowed for repurposing of the existing 65,000-square foot building as a storage facility containing 423 internally accessed units. A 6,000-square foot building addition that could provide up to sixty (60) additional units was also approved, but has not been constructed. Additionally, a 20-year time limit with two (2) additional 5-year renewals was also approved, allowing the use to continue until March 2042.

The applicant is now requesting approval to add 2-story additions at the southeast and southwest corners of the existing building totaling 27,100 square feet in area and containing 102 units. The applicant is also proposing to construct a new 10,850-square foot freestanding building that would be located behind AutoZone and contain thirty-eight (38) storage units. If approved, a total of 563 units could be located on the property (i.e., a 140-unit increase in number of units and an 80-unit increase in entitlements). Additionally, the applicant is proposing truck rental as a supplemental service. The trucks could be rented to warehouse customers or serve as a “satellite” location for pick-up through a separate rental company.

As part of the Planned Development, the applicant is requesting modified standards related to increased building height (number of stories) within 150 feet of residentially zoned property, building setbacks, landscaping percentages, deferral of improvements along Arapaho Road, lot configuration, time limits, and fire lane configuration. The Commission discussed concerns related to deferring the landscape buffer and the fire lane configuration. Because the site is located within the West Arapaho Redevelopment/Enhancement district, there was also discussion regarding how expansion of the use may lessen the prospect of the property being redeveloped.

Two (2) residents and the owner of the shopping center to the west spoke in opposition to the request at the Commission’s April 21, 2015, public hearing. One (1) letter in opposition has been received along with a petition from seventeen (17) residents and business owners stating opposition to the request. Sixty-one (61) letters in support have also been received. Staff also received one (1) letter of neutrality based on certain criteria being met.

## **PLAN COMMISSION RECOMMENDATION**

The City Plan Commission, by a vote of 5-2 (Chairman Hand and Commissioner Springs opposed), recommends approval of the request subject to modifications, which include requiring a landscape island in lieu of striping on the south side of the fire lane located to the southwest of the existing building and requiring the 10-foot landscape buffer to be constructed at the time of the self-service warehouse expansion/addition rather than deferring construction until Tract 2 develops. Both changes are reflected on the attached zoning exhibit.

## **ATTACHMENTS**

Special Conditions  
CC Public Hearing Notice  
City Plan Commission Minutes 04-21-2015  
Staff Report  
2012 CPC and Council Minutes for ZF 12-02  
Zoning Map  
Aerial Map  
Oblique Aerial Looking North  
Zoning Exhibit (Exhibit "B")  
Building Elevations (Exhibits "C-1" & "C-2")

PD Conditions with CPC recommendations (Exhibit "D")  
Site Photos  
Applicant's Statement  
Notice of Public Hearing  
Notification List  
Ordinance Number 3858  
Correspondence in Support  
Correspondence in Opposition  
Neutral Correspondence

### **ZF 15-03 Special Conditions**

The subject site shall be zoned PD Planned Development for the C-M Commercial District and shall be in conformance with the attached PD conditions (Exhibit "D") with the following modifications:

1. The starting date for the 20-year time limit for the Special Permit shall remain March 26, 2012.
2. The striped area on the south of the fire lane south located southwest of the existing building shall be a landscape island. *(This change is reflected on the attached zoning exhibit).*
3. Change to Section 6 of Exhibit D to require the landscape buffer along Arapaho Road to be increased to ten (10) feet in width at the time of development of the self-service warehouse expansion/addition rather than deferring until Tract 2 develops. *(This change is reflected on the attached zoning exhibit).*



Attn. Lynda Black

Publication for Dallas Morning News – Legals

Submitted on: May 20, 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: May 22, 2015

**City of Richardson  
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00p.m. on Monday, June 8, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

**ZF 15-03**

A request by Howard L. Lawson, representing The Lawson Co., to revoke Ordinance 3858, a Special Permit for a self-service warehouse, and for a change in zoning from I-M(1) Industrial with special conditions and C-M Commercial to PD Planned Development and a request for approval of a Special Permit for an expansion to an existing self-service warehouse with associated truck rental to be located at 528 W. Arapaho Road (north side of Arapaho Road, west of Custer Road). The property is currently zoned I-M(1) Industrial and C-M Commercial.

**ZF 15-07**

A request by Matthew Booth, representing CityLine-REG, L.L.C., for approval of a Special Permit for a restaurant with drive-through service to be located at 1405 E. Renner Road (northeast corner of Renner Road and Plano Road). The property is currently zoned PD Planned Development.

**ZF 15-08**

A request by Orville W. Weiss, representing Plano-Richardson Elks Lodge #2485, for approval of a Special Permit for a private recreation club in conjunction with a fraternal organization to be located at 1203 Apollo Road (northeast corner of Glenville Drive and Apollo Road). The property is currently zoned I-M(1) Industrial.

**ZF 15-10**

A request by Greg Cooney, representing HPGC Ventures, LLC, to amend the existing PD Planned Development, (a 1.76-acre PD District) Ordinance 4055, to allow additional accessory structures in the side yard setbacks for the thirteen (13) residential lots located on the north side of Old Campbell Road at the intersection of Nantucket Drive. The property is currently zoned PD Planned Development.

**ZF 15-11**

A request by Michael L. Bronsky, representing Bridge Builder Academy, for approval of a Special Permit for a private school to be located at 1221 W. Campbell Road (south side of Campbell Road, east of Mimosa Drive). The property is currently zoned LR-M(1) Local Retail.

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 21, 2015**

**PUBLIC HEARING**

**Zoning File 15-03 – Metroplex Self-Storage:** Consider and take necessary action on a request for revocation of Ordinance 3858 (Special Permit for self-service storage warehouse), approval of a Special Permit for an expansion to an existing self-service storage warehouse, and a change in zoning from I-M(1) Industrial with special conditions and C-M Commercial to PD Planned Development. The property is located at 528 W. Arapaho Road, north side of Arapaho Road, west of Custer Road.

Mr. Shacklett reported that the applicant was requesting to rezone 4.7 acres from I-M(1) Industrial and C-M Commercial to a PD Planned Development with a C-M Commercial District base zoning. In addition, the applicant was requesting to revoke the existing Special Permit for the 65,000 square foot facility and establish a new Special Permit to expand the facility.

Mr. Shacklett gave a brief history stating that in March 2012, Tract 1 was rezoned to I-M(1) Industrial to allow the applicant to request a Special Permit for a self-service warehouse and as part of that permit a twenty year time limit was granted with two (2) five-year renewals. In addition, the Special Permit allowed the applicant to add a 6,000 square foot, one-story building to the southeast corner of the existing structure.

Mr. Shacklett stated that as part of the current proposal, the applicant was requesting two, two-story additions to be located at the southeast and southwest corners of the existing building as well as an 11,000 square foot separate building on northwest corner of the property. He added that all three of the new buildings would be internally accessed and climate controlled.

Mr. Shacklett reviewed the following requested conditions with the Commission:

- a) Building Height - Allow 2-story buildings within 150 feet of residentially zoned property.
- b) Setbacks – Request a 25-foot setback along the north property line in-lieu-of the required 60-foot open space setback for the proposed building north of the existing AutoZone.
- c) Building Expansion – Request a 45-foot setback for the building expansion at the southeast corner of the property which would make the zoning setback consistent with the setback required by the plat.
- d) Floor Area Ratio (FAR) – Request a maximum FAR of 0.7:1 for Tract 1 and a maximum FAR of 0.6:1 for Tract 2.
- e) Landscaping – Request that the majority of new landscaping be located on Tract 2 because of frontage on Arapaho Road as opposed to landscaping on Tract 1.

- f) Arapaho Road Frontage – Request that improvements to the driveway and the 10-foot landscape buffer be deferred until such time Tract 2 was developed.
- g) Lot Without Frontage – Request that street frontage not be required for Tract 1 as long as an access easement was provided to Arapaho Road.
- h) Truck Rental – Request to add truck rental as an additional service to self-storage unit renters.
- i) Signage – Proposal to prohibit signage on north elevations of all four buildings. Additionally, signage would be prohibited on the east elevations of Buildings A and B, and non-commercial signage (directional, safety, utility, etc.) would be allowed on all elevations as necessary.
- j) Time Limit – Request to restart the 20-year time limit from the date of passage of the new ordinance.
- k) Fire Lane Configuration – Proposal to swing the fire lane further to the south into the existing striped “No Parking” area.

Mr. Shacklett concluded his presentation by noting that thirteen pieces of correspondence in favor had received as well as a petition in opposition with seventeen signatures.

Commissioner Roland asked if the landscape island with the pole light would have to be removed to accommodate the propose change to the fire lane. He also wanted to know why the design of the proposed fire lane could not be changed.

Mr. Shacklett replied that the light would come out, but the fire hydrant would remain. He added that fire trucks require a 20-foot radius to make their turns and to cut the driveway any further would be encroaching onto the AutoZone property.

Commissioner DePuy asked what effect the revised fire lane would have on Tract 2 once it was sold. She also wanted to know how the staff recommended fire lane would impact the area.

Mr. Shacklett said that if the item was approved as presented, the new owner of Tract 2 would have to respect the fire lane and not add any parking or landscape elements.

Regarding the staff recommended fire lane, Mr. Shacklett stated that staff’s recommendation would take the existing north/south drive and brings it north, which would alleviate the misalignment across the driveway and bring it back onto Tract 1. He added if the “Lot Without Frontage” condition was approved they would have a mutual access agreement with the owner of Tract 1.

Commissioner Frederick asked staff to restate the percentage of landscaping for Tracts 1 and 2. She also wanted to know what would happen if Tract 2 was sold.

Mr. Shacklett replied that if the item was approved as presented, there would be two legal descriptions defining each tract separately and Tract 1 would be required to have a minimum landscaping of three (3) percent and Tract 2 would be required to have a minimum of 18 percent.

Commissioner Ferrell asked why staff was recommending keeping the current time limit instead of the requested change to move it to the date of ordinance approval. He also asked if the applicant had any existing rights to add additional square footage and about the request to reduce the landscaping.

Mr. Shacklett said that part of past discussions at City Council and Commission meetings had to do with the fact the use was usually allowed only in an industrial district and the area would be part of a future redevelopment and enhancement zone study. In addition, he stated the applicant had approval through the previous ordinance to add a 6,000 square foot addition to the southeast corner of the building.

Regarding the requested reduction in landscaping, Mr. Shacklett noted the current 65,000 square foot building required only seven (7) percent landscaping, but once a building exceeds 75,000 square feet, the requirement for landscaping increases to ten (10) percent.

Commissioner Springs asked for clarification on the existing rights versus what the applicant was requesting regarding zoning.

Mr. Shacklett explained that when the previous zoning change was requested in 2012, a PD Planned Development could not be requested for a tract of less than 10 acres so the applicant requested an I-M(1) Industrial District with a Special Permit for a self-service warehouse developed in accordance with the C-M Commercial District regulations. However, if the current application is granted, the PD would include a self-service warehouse with a base zoning of C-M Commercial District.

Commissioner Maxwell wanted to know the mechanism for enforcing a mutual access easement. He also asked if the combined landscaping percentages on Tracts 1 and 2 met the City's landscaping requirements.

Mr. Shacklett replied the suggested motion include a statement "the property shall be developed in accordance with Exhibit D", and within that exhibit under Section 7.2 there is the statement that "*Tract 1 may be platted without frontage on a public street as long as access is provided to Arapaho Road.*"

Regarding the combined landscape percentages, Mr. Shacklett explained there would be a minimum of three (3) percent on Tract 1 and 18 percent on Tract 2 for a combined total of seven (7) percent for both tracts even though the seven percent is not referenced in the conditions.

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

Mr. Bill Dahlstrom, Jackson Walker, LLP, 901 Main Street, Dallas Texas, representing the applicant stated they were requesting to increase the total number of self-storage units by 140, of which, they had entitlement under the current ordinance for an additional 6,000

square feet and 60 units. He added the proposed expansion would provide a net increase of 80 units.

Mr. Dahlstrom noted that under the current zoning, the height was limited to 25 feet and they would like to maintain that 25-foot height, but increase the number of stories to two (2) within the height limitation. He also reviewed some of the other requests including frontage, truck rental, FAR, signage restrictions, and landscaping.

Mr. Dahlstrom concluded his presentation by reviewing the elevations, placement of the proposed buildings and asked the Commission to grant the request to restart the 20-year time limit based on the need to reset the financing and the amount of investment being made by the applicant.

Commissioner Frederick asked what impact the proposed fire lane would have on AutoZone.

Mr. Dahlstrom said it was his understanding the City's Fire Department had agreed with their proposal and the fire hydrant would remain on a small landscape peninsula. He added their biggest issue with staff's recommendations was the negative impact on the proposed number of units.

Commissioner DePuy asked where the customer base has and will come from.

Mr. Dahlstrom replied that residents from the neighborhood use the facility as well as customers from one to four miles away.

Commissioner Ferrell asked for the current landscape percentage on Tract 2. He also wanted to know if the hours of operation would change and what would be the phasing of the new construction.

Mr. Dahlstrom said he estimated that seven (7) percent of Tract 2 was landscaped and more would be needed when it develops. He added the hours of operation would not change and all the buildings would be built at the same time.

Commissioner Roland asked at what time the 18 percent landscape would come into play.

Mr. Dahlstrom replied the overall landscaping for Tract 2, as well as the throat depth of the driveway and the two small triangular landscape areas, would be deferred until Tract 2 was developed.

No other comments were received in favor and Chairman Hand called for comments in opposition.

Ms. Julia Simon, 411 Jolee Street, Richardson, Texas, stated she was speaking on behalf of the residents who signed the petition and were opposed to any expansion of the facility based on the following concerns:

- Safety for area children

- Increase in traffic
- Loitering
- Thefts
- Lack of live vegetation for landscaping
- Property values
- Industrial looking exterior
- Negative effect on any future redevelopment in the area

Mr. Norman Hoppenstein, Hoppenstein Properties, Inc. – owner of the adjacent Camelot Shopping Center, 7920 Belt Line Road, Dallas, Texas, said his opposition to the item was based on the proposed location for the truck rentals. He suggested the trucks should be parked on the east side of the main building.

Mr. Shacklett clarified that the rental trucks would be limited to the two parking spaces on the east side of the building behind the proposed 6,000 square foot expansion.

Chairman Hand asked if the truck rental business could increase beyond two trucks.

Mr. Shacklett said that the conditions did not specify the number of trucks just the number of parking spaces shown on Exhibit B.

Mr. Hoppenstein still had concerns that inexperienced drivers using larger trucks could pose a traffic hazard, especially on the Arapaho Road curve.

Ms. Lianne LeBlanc, 511 Bedford Drive, Richardson, Texas, stated she was concerned about the building being built without a definite date for the installation of the landscaping. She was also concerned about traffic and home values.

Mr. Shacklett replied the minimum landscaping would be required at the time of construction and the applicant was requesting to defer the 10-foot buffer, the throat depth and the landscape island radius at the driveways. He also stated that there was approximately eight (8) percent of landscape area provided and noted it may be discussed with the applicant if the 18 percent would be part of the deferral.

No other comments were received in opposition and Chairman Hand asked the applicant if he had any rebuttal comments.

Mr. Dahlstrom said they would like to include the 18 percent landscaping with the other deferral items, and the three (3) percent increase would be included with the proposed buildings.

Mr. Dahlstrom addressed the concerns of those opposed as follows:

- Rental Trucks – limited to two (12-14 feet in length) parked on east side of building.
- Traffic – There is hardly any traffic now and they do not anticipate a sizeable increase based on the number of units requested.

- Crime – there was crime on the property before the self-service warehouse was built, but no crime has been reported in the three years the warehouse has been in existence.
- Height – the maximum height by right is 25 feet and no additional height was requested.
- Home Values – Interest has been expressed in the vacant property north of the warehouse for single family homes.
- Safety – the elementary school is over one-quarter mile away and there did not seem to be a nexus between the two.

Mr. Dahlstrom concluded his comments by noting the self-service warehouse had been very successful and was 95% occupied.

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

Commissioner DePuy stated that if the item was approved as written, Tract 1 would receive no additional landscaping, whereas, Tract 2 would have 18 percent and asked if the landscaping could be redistributed between the two tracts. She also wanted to know if there was any area on Tract 1 that would accommodate additional visible landscaping.

Mr. Shacklett replied that it was not unusual for one acre pad sites to have 15-20 percent landscaping. He added that once the landscape buffer was added, the majority of the tract would most likely be developed as parking.

Regarding additional landscaping on Tract 1, Mr. Shacklett said there may be small areas towards the back of Building D where additional landscaping could be added.

Commissioner DePuy also wanted to know if there had been any additional police activity in the area.

Mr. Shacklett stated he contacted the police department and they said there had been seven (7) calls in 2012; eight (8) in 2013; and five (5) in 2014.

Commissioner Roland asked for the height of the warehouse and the height for the church on the adjacent property.

Mr. Shacklett replied he did not know the height of the church, but the warehouse was between 16 to 17 feet tall.

Chairman Hand stated he concurred with a comment he heard recently that the City had too much retail and those areas needed to be repurposed and maximized. He pointed out there were mixed-use communities going up all over north Texas and felt that if the project was approved as presented, it sent a message the City was giving up on the property. He said he did not believe the proposal was the right use for the land when first proposed and was not the right use now.

Vice Chair Bright said he understood the concerns expressed, and agreed that some properties needed to be repurposed, but said he did not feel the City was giving up the property and felt it was an appropriate use of the land. However, he was concerned about the misunderstanding of the 18 percent landscaping and asked staff to clarify.

Mr. Shacklett replied that as the condition was written, "*the landscaping shall be 18 percent,*" but suggested a statement could be substituted to stipulate the landscaping shall be deferred until Tract 2 was developed and then it shall be 18 percent.

Vice Chair Bright asked if the staff was under the impression the 18 percent was going to be deferred and, if that was the case, he was not in favor of deferring the full percentage amount. He thought there might be another amount of landscaping that could take place now with additional landscaping at the time of development.

Mr. Shacklett said Mr. Bright's assumption was correct and if the zoning was approved "as is", then the 18 percent would be required on Tract 2.

Mr. Dahlstrom stated there had been a misunderstanding and they were agreeable to increase Tract 2 to ten (10) percent landscaping at the time of approval.

Commissioner Frederick said she respectfully disagreed with Mr. Hand's abandonment comment and felt that by working with a property owner to increase an already successful business was, to her, the exact opposite. She also thought that every redevelopment did not need to be mixed use and she would be voting in favor of the proposal.

Commissioner Springs thanked those who came out to speak on the proposal and said he did not necessarily see the project as a safety issue, but was concerned the project was not within the City's vision for future growth. He added that he would not be voting in favor of the proposal.

Chairman Hand asked to clarify his earlier statements regarding abandoning the property and reminded the Commission of other revitalization zones where acquiring multiple properties and putting those together could take decades to accomplish. He added that if the Commission approved the proposal it would make the consolidation of parcels and redevelopment that much harder because once a profitable self-service storage facility was established it would never go away.

Commissioner DePuy said she thought self-storage warehouse was an improvement to the property and had helped reduce crime in the area, but suggested more landscaping could be placed around Tract 1. She added that she was in favor of the project and would prefer to stay with the 2012 start date.

Vice Chair Bright thanked those in attendance for their comments and concurred with Ms. DePuy's statement about staying with the 2012 start date.

Mr. Shacklett interjected that in regard to an earlier question about the percentage of landscaping on Tract 2, he calculated there was currently 12-13 percent landscaping on that tract or approximately 6,300 square feet and to meet the 18 percent the total would have to be 9,500 square feet.

Mr. Shacklett suggested that another option might be to require that Tract 2 would have a minimum 18 percent at development and landscaping prior to development would have to be in conformance with the concept plan, which would maintain what is currently on the site.

Mr. Dahlstrom stated that if the property is currently at 12-13 percent, they would have no problem with increasing that to 18 percent prior to the development of Tract 2 once the item is approved.

Commissioner Maxwell asked about the landscaping along the frontage of the property and how that area would be affected.

Mr. Shacklett replied that a 10-foot landscape buffer was required, but there were small triangular areas, approximately 225 square feet, where landscaping was needed.

Commissioner Maxwell suggested that if the applicant was willing to increase Tract 2 landscaping to 18 percent, then the motion should also contain wording to include those triangular areas along with the landscape island in the parking lot.

**Motion:** Commissioner Maxwell made a motion to recommend approval of Zoning File 15-03 as presented with no deferral of the 10-foot landscape buffer along Arapaho Road and to require a landscape island in-lieu-of striping (as shown on Zoning Exhibit "B") across the driving aisle from the southwest corner of the existing building; second by Commissioner Roland. Motion approved 5-2 with Chairman Hand and Commissioner Springs opposed.



## Staff Report

**TO:** City Council

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

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

**DATE:** June 4, 2015

**RE:** **Zoning File 15-03:** Planned Development & Special Permit – Self-Service Warehouse Expansion – 528 W. Arapaho Road.

### REQUEST:

Revoke Ordinance No. 3858, a Special Permit for a self-service warehouse and approval of a change in zoning from I-M(1) Industrial with special conditions and C-M Commercial to PD Planned Development with modified development standards and approval of a Special Permit for a self-service warehouse with associated truck rental.

### APPLICANT & PROPERTY OWNER:

Howard L. Lawson – The Lawson Co.

### EXISTING DEVELOPMENT:

The 4.7-acre site is developed with a 65,000-square foot building containing 423 self-service warehouse units and associated office space.

### ADJACENT ROADWAYS:

**Arapaho Road:** Six-lane, divided arterial; 33,500 vehicles per day on all lanes, eastbound and westbound, west of Central Expressway (February 2013).

**Custer Road:** Four-lane, undivided major collector; 7,200 vehicles per day on all lanes, northbound and southbound, north of Arapaho Road (February 2013).

### SURROUNDING LAND USE AND ZONING:

**North:** Public/Institutional/School; D-1400-M Duplex

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

**East:** Single Family; D-1400-M Duplex

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

## **FUTURE LAND USE PLAN:**

### **Enhancement/Redevelopment**

*These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is located in the West Arapaho enhancement/redevelopment area. Enhancement/redevelopment should include residential uses such as duplexes, townhomes, or senior housing with a focus on better serving the office and retail needs of the surrounding neighborhoods.*

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

North: Neighborhood Residential

South: Enhancement/Redevelopment

East: Neighborhood Residential

West: Enhancement/Redevelopment

## **EXISTING ZONING:**

I-M(1) Industrial with special conditions and a Special Permit for a self-service warehouse and C-M Commercial (Ordinance Number 3858).

## **INFRASTRUCTURE IMPACTS:**

The 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 site was originally developed in the 1960's as part of the Northrich Village Shopping Center and has been occupied with retail and office uses. In March 2012, a portion of the subject 4.7-acre lot was rezoned to I-M(1) Industrial with a Special Permit for a self-service warehouse, while the remaining portion retained C-M Commercial zoning. The existing 65,000-square foot building contains 423 internally accessed units with a prohibition on outside storage. No expansion or modification to the existing building footprint was required for the reuse of the building as the self-service warehouse. However, a 6,000-square foot, 1-story future expansion was approved at the southeast corner of the building as part of the Special Permit. The expansion has not been constructed.

A 20-year time limit was placed on the Special Permit approved in 2012, with renewal provisions for two (2) additional time periods of five (5) years each upon submittal of a new application at

least 180 days prior to the expiration of the Special Permit. Therefore, the current Special Permit would expire in March 2042 if both renewals were approved.

**Request:**

The applicant’s request is to rezone the subject 4.7-acre site from I-M(1) Industrial with special conditions and C-M Commercial to PD Planned Development along with a request for a revised Special Permit to accommodate an expansion to the self-service warehouse at the southeast and southwest corners of the building and the addition of a 2-story warehouse building in the northwest portion of the property (behind AutoZone). The new units would be internally accessed, and the proposed buildings are 100% masonry. The applicant is also requesting to allow the addition of truck rental in conjunction with the self-service warehouse use. The request to rezone the property to PD Planned Development allows the applicant to request modifications to the base zoning, particularly allowing 2-story buildings within 150 feet of a residential zoning district.

**Proposed Self-Service Warehouse Expansion:**

The applicant proposes to maintain the special conditions existing in Ordinance 3858 related to prohibition of outdoor storage, maximum height of wall mounted lighting, and a time limit, which is discussed more in the following section. The following table provides a comparison of the existing self-service warehouse facility and proposed facility:

	Existing	Proposed
Building Size	One (1) building totaling approximately 65,000 s.f.	Existing building with a 14,300-square foot addition at the southeast corner of the existing building, a 12,800-square foot addition at the southwest corner of the existing building and a 10,850-square foot building located directly north of AutoZone.
Building Height	1-story, approximately 17’8” to the top of roof	2-story, 23’6” for building additions to top of parapet (Buildings B & C) / 2-story, 20’4” to top of parapet (Building D) <b>(modified standard to allow 2-story building within 150 feet of a residential zoning district)</b>
Number of Units	423 (additional 60 were allowed as part of expansion but never constructed)	140 additional internally accessed units / (563 total units)

**Elements Related to the Request:**

Building Height – The existing building is one (1) story and approximately 17’8” in height. The zoning exhibit (Exhibit “B”) shows a line measuring 150 feet from residentially zoned properties on the north and east sides of the subject property. Within 150 feet, buildings in non-residential districts are limited to one (1) story, not to exceed twenty-five (25) feet in height. The applicant

is proposing 2-story buildings for Buildings B, C, and D. The entirety of Buildings B and D and the northern portion of Building C are located within the 150-foot setback.

The applicant is requesting to allow 2-story buildings within 150 feet of residentially zoned property in accordance with the attached building elevations (Exhibits “C-1” and “C-2”). Although these buildings are two (2) stories, they do not exceed the maximum 25-foot height (except for elevator penthouses which do not count toward building height) allowed within 150 feet of a residentially zoned property for 1-story buildings.

Setbacks – The existing self-service warehouse (Building A) is located twenty (20) feet from the north property line. The building was constructed prior to the 60-foot open space setback required where a non-residential building backs to a residential zoning district. Ordinance Number 3858 granted a 20-foot setback for this building to allow future expansion of the non-conforming structure. The applicant’s request is to maintain the 20-foot setback along the north property line for the existing building.

The proposed expansion (Building B) at the southeast corner of the existing building is located forty-five (45) feet from the east property line. The lot is currently platted with a 45-foot setback line which allows for a 60-foot setback from the residentially zoned property to east, including the alley right-of-way. Although a building could be built in this location by right, the open space requirement is only forty-six (46) feet, including alley right-of-way, when a building sides to a residentially zoned property or sixty (60) feet when backing to a residentially zoned property. The applicant’s request for a 45-foot setback would make the zoning setback consistent with the setback required by the plat.

The proposed building located north of AutoZone (Building D) is located approximately twenty-nine (29) feet from the north property line, adjacent to residentially zoned property. Again, the applicant is requesting a reduction in the 60-foot open space setback requirement. The applicant is requesting a minimum 25-foot setback along the north property line for Building D.

Floor Area Ratio (FAR) – The current 4.7-acre subject property is platted as one (1) lot; however, Tract 1 (3.49 acres) is zoned I-M(1) Industrial and Tract 2 (1.22 acres) is zoned C-M Commercial. The current zoning allows an FAR of 0.75:1 for Tract 1 and 0.6:1 for Tract 2. As currently developed, the FAR of Tract 1 is approximately 0.42:1. The proposed additions of Buildings B, C, and D would increase the FAR on Tract 1 to approximately 0.67:1. At this time, no development is proposed for Tract 2. The applicant is requesting to allow a maximum FAR of 0.7:1 for Tract 1 and a maximum FAR of 0.6:1 for Tract 2.

Landscaping – The 4.7-acre lot currently provides approximately 16,880 square feet of landscape area (8.2% of lot area). The site requires 7% of the lot to be landscaped, which is the standard for developments having less than 75,000 square feet of building area. The proposed building additions will increase the total building square footage on the site to over 102,000 square feet; therefore, the minimum landscape percentage required for the lot increases to 10% (20,495 square feet).

As shown on Exhibit “B”, a large portion of the landscape area on the site is provided on Tract 2, which may be platted into a separate lot in the future. The applicant is proposing to landscape a minimum of 7% of the entire lot (14,346 square feet). The applicant also requests that a minimum of 3% of Tract 1 be landscaped while a minimum of 18% of Tract 2 be landscaped. The applicant feels it is more appropriate to provide the larger portion of the landscaping on Tract 2 because it encompasses the entire Arapaho Road frontage and that landscaping would be less visible and more difficult to maintain on Tract 1. Any future development on Tract 2 would be required to conform to the minimum 18% landscaping requirement even if the lot is platted separately from Tract 1.

Arapaho Road Frontage – Along Arapaho Road, the existing driveway on Tract 2 does not meet the minimum 38-foot throat depth typically required on an arterial. The inbound and outbound landscape island radii at the driveway are also deficient. Staff discussed these issues with the applicant, including the effects modifications to the throat depth and landscape island radii would have on the site. There is currently an access easement leading from this driveway to the previous Arby’s property to the south. This easement along with the parking areas to the east of the driveway would have to be modified to accommodate the modifications.

Along Arapaho Road, a 10-foot landscape buffer is also required per City Landscaping Policies. The landscape buffer along Arapaho Road on the subject property is located between the driveway on Tract 2 and the next driveway to the northwest, located on the AutoZone property. The 10-foot buffer is provided for the majority of the frontage, but there are two (2) triangular areas where the landscape buffer is less than ten (10) feet in width, and in some cases it does not exist. This is due to the geometry of the existing parking areas adjacent to the Arapaho Road curve and is therefore deficient by approximately 225 square feet.

The applicant is requesting the improvements to the driveway and the landscape buffer be deferred until such time Tract 2 is developed. Although, these improvements are typically required at the time of development on a lot, the applicant feels it would be more appropriate to make the changes once the owner knows how Tract 2 will develop.

Lot Without Frontage – The lot currently has frontage (along Tract 2) on Arapaho Road. There is a secondary access point from Jolee Street to the east, but it is not the typical frontage configuration for a commercial property. Although Tracts 1 and 2 are currently one (1) lot, the applicant has stated future development on Tract 2 would likely require replatting the existing lot into two (2) lots, which would leave Tract 1 without frontage on Arapaho Road. The applicant is requesting that street frontage not be required for Tract 1 as long as an access easement is provided to Arapaho Road.

Truck Rental – The applicant is proposing to add truck rental as an additional service to the facility, which would be available to self-storage unit renters to rent for their use as well as being used as a “satellite” location for rental pick-ups for a truck rental company. The truck location would be limited to the two (2) parking spaces at the northeast corner of the building.

Signage – Staff encouraged the applicant to limit the location of attached building signage due to the proximity to residentially zoned property. The applicant has proposed to prohibit signage on the north elevations of all four (4) buildings. Additionally, signage would be prohibited on the

east elevations of Buildings A and B. The applicant is requesting that non-commercial signage such as directional signage, safety signage, and utility signage be allowed on all elevations as necessary. Except for the prohibitions noted above, Chapter 18 of the Code of Ordinances (Sign Ordinance) would remain in full force and effect.

Time Limit – In 2012, the Special Permit was conditionally granted for a term of twenty (20) years which began on the date of the passage of the ordinance (March 26, 2012). The Special Permit was allowed to be renewed for two (2) additional 5-year periods upon submittal of a new application. The applicant is requesting the 20-year time limit start over from the date of passage of the new ordinance, if this request is approved. The attached PD conditions reflect this request; however, staff suggests that the 20-year time limit still start from passage date of Ordinance 3858 (March 26, 2012).

Fire Lane Configuration – With the addition of Building C, the fire lane running along the west side of the existing building is required to be moved to the west. By doing so, the fire lane moves within three (3) feet of the AutoZone property. This creates an issue with providing the proper radius on the landscape island at the southeast corner of the AutoZone property for a fire lane. As shown on Exhibit “B”, the applicant is proposing to swing the fire lane further to the south into the existing parking area that is shown as a striped area to prohibit parking. If this configuration is approved, staff would suggest the striped area be incorporated into the landscape island to better define the fire lane.

Staff provided the applicant with a design that would accommodate a 22-foot wide landscape island at the southeast corner of the AutoZone property and would not require the proposed configuration shown on Exhibit “B”. This design would require the fire lane moving to the east near the south end of Building C which would reduce the size and number of units that could be achieved in Building C. This design would also align the fire lane on the north and south side of the main east-west drive. The applicant has chosen not to incorporate this design as it would reduce the number of units in Building C.

**Correspondence:** As of this date, sixty-one (61) letters in support have been received. One (1) letter in opposition has been received along with a petition from seventeen (17) residents and business owners stating their opposition to the request. Staff also received one (1) letter of neutrality based on certain criteria being met.

**Motion:** On April 21, 2015, the City Plan Commission recommended approval of the request on a vote of 5-2 (Chairman Hand and Commissioner Springs opposed) subject to the modifications recommended by the City Plan Commission listed below in bold text:

The subject site shall be zoned PD Planned Development for the C-M Commercial District and shall be in conformance with the attached PD conditions (Exhibit “D”) with the following modifications:

1. The starting date for the 20-year time limit for the Special Permit shall remain March 26, 2012.

2. The striped area on the south of the fire lane south located southwest of the existing building shall be a landscape island. *(This change is reflected on the attached zoning exhibit).*
3. Change to Section 6 of Exhibit D to require the landscape buffer along Arapaho Road to be increased to ten (10) feet in width at the time of development of the self-service warehouse expansion/addition rather than deferring until Tract 2 develops. *(This change is reflected on the attached zoning exhibit).*

**EXCERPT  
CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES – February 21, 2012**

**Zoning File 12-02:** Consider and take necessary action for a request by Howard L. Lawson, representing the Lawson Company, for a change in zoning from C-M Commercial with special conditions to C-M Commercial with special conditions and I-M(1) Industrial with a Special Permit for an indoor self-service warehouse with special conditions for a portion of 528 W. Arapaho Road, north side of Arapaho Road, west of Custer Road.

Mr. Shacklett advised that the applicant was requesting to rezone 4.7 acres located at the northwest corner of Arapaho and Custer Roads. The rezoning would cover the northeastern 3.49-acres from C-M Commercial to I-M(1) Industrial with a Special Permit for a self-service warehouse leaving the remaining 1.2 acres to be rezoned back to C-M Commercial and developed and used in accordance with the regulations for C-M Commercial District.

Mr. Shacklett gave a brief history of the site noting that in November 2011, the Commission reviewed a similar request with a change from C-M Commercial to IM-1 Industrial with a Special Permit for a self-service warehouse that included outdoor storage of motor vehicles. The Commission recommended approved the request, but the City Council denied the request, without prejudice, stating they did not think the outdoor vehicles storage was appropriate for the site.

Mr. Shacklett noted that the applicant was requesting the same self-service warehouse with 422 units located within the existing 65,000-square foot building; however, they had removed the outdoor vehicle storage on the east side of the property and were asking for a 6,000- square foot future building expansion that would accommodate an additional 60 units. He added that if the expansion was built, additional landscape areas would be added to ensure the site met or exceeded the City's requirements.

In addition, Mr. Shacklett pointed out that the applicant was providing a fire lane on the east side of the building, and the 1.2 acres on the southwest portion of the lot would remain under C-M Commercial zoning.

Mr. Shacklett concluded his presentation stating that should the Commission approve the request, the motion should include the conditions noted in their case packet.

Commissioner Maxwell asked how the 20-foot setback affected the proposed expansion and would it apply to all four sides of the building.

Mr. Shacklett replied the special condition granted a 20-foot setback along the north property line for the existing 65,000-square foot building, which validated only just the portion of the building that currently encroached into the normal 60-foot setback.

Commissioner Maxwell asked if the turnaround for the fire lane was necessary because a normal fire lane was 24 feet and the fire trucks would have a problem getting around the building.

Mr. Chavez replied that it was necessary because the fire trucks needed to be within 200 feet of any point in the building for coverage and the turnaround made that possible.

Commissioner Maxwell asked for clarification of the 20 year guaranteed term versus what rights the City would have as far as recalling or revoking the Special Permit.

Mr. Chavez replied the applicant was requesting an initial 20 year Special Permit with two five year extension; however, it did not limit the City's ability to reconsider the permit at any time. In addition, the applicant had originally requested the City keep track of the redevelopment in the area and at the time the permits for construction reached 50%, the City would notify the applicant so they could begin their exit strategy, however, this requirement would create an administrative burden.

Commissioner DePuy stated that the 20 year limit on the Special Permit seemed excessive, and wanted to know if removing the section referring to the City keeping track of the redevelopment in the area would decrease the burden on the City.

Mr. Chavez replied that it was not the normal time frame and stated the typical time frame was from a five to seven year time limit and suggested the applicant may be able to answer why the 20 year limit was important to them.

Mr. Shacklett added what was being removed by staff from the applicant's proposed language was the requirement to track all development in what could be the W. Arapaho Redevelopment and Reinvestment study area.

Commissioner DePuy asked if the expansion took place, would there be sufficient parking to meet the City's requirements.

Mr. Shacklett replied the applicant was required to have 28 parking spaces, and since the entirety of the lot counts towards the building and they have over 200 with 88 of those within the 3.47 acres.

Commissioner Hand asked staff to define redevelopment and if it was explained in the application.

Mr. Shacklett replied the applicant requested the use of the word, but the staff's proposed special conditions would remove that term.

Commissioner Hand suggested it was not realistic to assume that 45 acres of the 80-90 acres in the Redevelopment/Reinvestment area would have to redevelop to make the plan viable, thought the application had been by written to totally favor the applicant and discouraged

redevelopment on Arapaho Road. He felt it was counter-intuitive when the City had been working so hard to redevelop property to approve an item like this.

Mr. Hand added that he had been the lone dissenting vote the last time the project was before the Commission and he would vote against it again.

Mr. Chavez noted that the language referenced to by Mr. Hand was contained in the applicant's request, but had been removed in staff's recommendations to the Commission.

Commissioner Hand said it would help to define it a little better not to be dealing with the redevelopment language.

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

Mr. Bill Dahlstrom, representing The Lawson Company, 901 Main Street, Dallas, Texas, stated he thought the proposal was an opportunity to make good use of a vacant building, and highlighted some of changes made in the current application from the previous submittal including a time limit, limit of I-M(1) uses to C-M Commercial uses, removal of all outdoor storage and display, and landscaping that exceeds the City's requirement.

Mr. Dahlstrom explained the language referenced by Mr. Hand was proposed to accommodate redevelopment and thought that redevelopment would be good for the area. He added that they thought if sufficient redevelopment took place in the future, and it was at a point that allowed redevelopment of all the properties, it could be taken into consideration at the time of the five year extension request.

Mr. Dahlstrom concluded his presentation by pointing out they had addressed comments from the City Council and added four items that made the application more restrictive and were requesting approval.

Chairman Gantt asked why the applicant was requesting 20 years for their Special Permit considering that most permits are granted for five or seven, especially with the applicant stating they were in favor of redevelopment along Arapaho Road.

Mr. Dahlstrom replied that their original request was for 30 years, but they had reduced to 20 years with two 5 year extensions so it would help recoup their investment. He added that the investment in the structure would be significant and he did not think 20 years was out of the question for the type of facility.

Commissioner Linn asked if the sale of the property was contingent upon approval of the Special Permit, as it was in the November 2011 submittal.

Mr. Dahlstrom said he assumed it was the same.

Mr. Richard Ferrara, 405 N. Waterview, Richardson, Texas, explained he was a consultant working with the owner of the property, Legacy Texas Bank, and advised the bank and the new owner that they had an obligation to be aware of the redevelopment in the area and not

be a hindrance, at which point the owner said they would only be in the area as long as they were not in the way.

Commissioner Bright asked if the property had changed ownership from the bank to the new owner.

Mr. Ferrara replied that it had not and the sale was subject to approval of the rezoning and Special Permit.

Mr. Richard Ramey, representing Legacy Texas Bank, 707 E. Arapaho Road, Richardson, Texas, pointed out that many of the surrounding lots had recently sold to multiple parties for retail and restaurant uses and felt it was unlikely the property would be redeveloped for at least 10 to 15 years.

Chairman Gantt asked if Mr. Ramey could comments on the 20 year term request.

Mr. Ramey explained that the bank was giving a 25 year amortization on the property, but was willing to accept the risk of 20 years if the applicant had to repurpose the property at that time. He added that 20 years presented the bank with a reasonable amount of time to recoup their investment.

Mr. David Beatty, representing Northrich Baptist Church, 201 Mistletoe, Richardson, Texas, stated the church was in favor of the original submittal and they were continuing their support with the new submittal.

No other comments were made in favor or opposed and Chairman Gantt closed the public hearing.

Commissioner Maxwell asked for clarification on staff's recommendation regarding the 20 year term. If item 1.b. was removed from the conditions and no time limit was imposed, would the Special Permit run indefinitely, or if item 1.b. remained and expired at the end of the 20 year time period, would the applicant have to request a five year extension.

Mr. Shacklett replied without a time limit the Special Permit would run indefinitely; however, the City could reconsider the special permit at any time. As conditioned, the Special Permit expires, unless an application was submitted to request a five year extension.

Commissioner Hand asked why the site was being rezoned to I-M(1) Industrial. He also wanted to know if the property was no longer used as a warehouse, would it have to be rezoned to another zoning district.

Mr. Shacklett replied that the Comprehensive Zoning Ordinance only allows self-service warehouses by Special Permit in an Industrial District; therefore, the zoning change was necessary.

Regarding rezoning the property if it was no longer a self-service warehouse, Mr. Shacklett replied that the property would retain its right to the Special Permit unless it was revoked, but and it would retain its right to uses allowed in the C-M Commercial District.

Chairman Gantt asked for confirmation that the use rights only applied if they were awarded a Special Permit, and that the zoning would remain with the property even if the current applicant was no longer in business.

Mr. Shacklett replied that the current request was not tied to a specific entity, and would remain with the property for the specified time frame.

Commissioner Hand asked if the City had ever reconsidered a Special Permit.

Mr. Shacklett and Mr. Chavez replied that they did not know of that happening in the time they had been with the City.

Commissioner Hand reiterated that he thought the submittal was counter-intuitive to redevelopment.

Mr. Smith suggested a change to the wording of the special condition to ensure that the renewal process would require the owner to go back through the zoning process should the Commission choose to approve the request. He stated item 1.b should read: "The Special Permit may be renewed for two additional time periods for five (5) years each upon submittal of a new application by the property owner representative," and insert "in compliance with the procedure for a change in zoning district classification," which means the owner would have all the underlying uses in an Industrial District.

Chairman Gantt disagreed and said that the uses would be allowed in accordance with the zoning regulations for the C-M District.

Mr. Smith replied that if the Commission granted a change in zoning from C-M Commercial to I-M(1) Industrial with a Special Permit for self-service warehouse, then the base zoning had been changed from Commercial to Industrial, which includes all the underlying uses.

Mr. Chavez reported that the language in the conditions was taken from approved and adopted language of a previous zoning case where it was zoned to a district to allow a use, but developed under the special uses of the desired district. He added that the request did rezone the property to industrial, but restricted the uses and the development standards to C-M Commercial.

Mr. Smith stated that the developer had offered to make the zoning change from C-M Commercial to I-M(1) Industrial that would terminate at 20 years so the Commission could conditionally grant the change in zoning for the Special Permit. He added that during the 20 year term, the underlying I-M(1) Industrial District uses would remain.

Commissioner Hand asked if it was possible to tie the Special Permit to the owner.

Mr. Chavez replied that it was possible and had to be included in the motion.

Chairman Gantt asked if the Commission had any other questions regarding the application besides the question of the underlying zoning.

Commissioner Bouvier asked what would happen if the self-service warehouse left the property before the end of the 20 year term; would it revert to C-M commercial standards.

Mr. Dahlstrom stated that he and Mr. Smith had come to a compromise and that as the special conditions were written, there is only one additional use allowed and that is of the storage and C-M uses under the Industrial District. He suggested the applicant would be agreeable to allow the C-M restrictions to survive the 20 year term and after that term the only uses allowed would be C-M Commercial.

Chairman Gantt explained that Mr. Bouvier was asking if the Commission allowed the zoning, as proposed, during the Special Permit period, and the Commission ever recalled the permit, would the zoning revert back to straight C-M Commercial.

Mr. Smith replied that if the Council ever directed the Commission to rezone the property back to straight commercial, or to eliminate the Special Permit, the Commission could change the zoning classification. He added that the Commission could add to the proposed language that the only use allowed would be self-service warehouse and the C-M Commercial uses allowed in the Industrial District, which should give the City adequate protection against the applicant or a subsequent owner trying to bring in some other industrial uses.

Commissioner Hand asked if the suggested condition of tying the Special Permit to the applicant would be included.

Chairman Gantt concurred that the Special Permit should be tied to the applicant, but said if the zoning was changed to I-M there was still the risk that if the applicant left the property the zoning would allow Industrial uses. He noted that Mr. Smith's wording would help restrict that possibility.

Mr. Shacklett explained that the staff was stating in special condition number one that not just the stated C-M uses would be allowed in I-M(1) Industrial, but all C-M Commercial uses (i.e., building, height and area regulations).

Mr. Smith suggested some additional language should be added: "The use of the property shall be limited to a self-service warehouse and all non-industrial uses allowed in the C-M Commercial District."

Mr. Ferrara said he thought the way to word the condition was that the Special Permit allowed all the uses of the C-M Commercial District, and in granting the Industrial zoning, it is exclusive to only self-service warehouse and exclusive of any additional uses that occur in light industrial zoning that do not occur in the commercial zoning.

Mr. Smith stated that the intent was to allow C-M Commercial District uses and also the self-service warehouse for a period of 20 years. So the additional condition should state: "the use of the property shall be limited to a self-service warehouse and other uses allowed in the C-M Commercial District."

Commissioner Hand stated he was not going to vote in favor of the application, but thought it was worth saying he appreciated the malleability the applicant had shown with their new request.

**Motion:** Commissioner Bright made a motion to recommend approval of Item 6 as presented in the revised pages 4 and 5 handed out by staff in the briefing session with the addition of the word “Permit” on item 1B; second by Commissioner Bouvier.

Mr. Smith asked if the motion should include “in compliance with the procedure for a change in zoning district classification” after the word representative.

Mr. Bright concurred with that change.

Commissioner Frederick seconded the motion.

Mr. Smith asked if the special conditions should include “that the use of the property shall be limited to self-service warehouse and uses allowed in the C-M Commercial District.”

Commissioner Bright replied that he thought that issue was already included in item 1B.

Mr. Shacklett replied that was the question as to whether or not special condition number one that states “shall be zoned I-M(1) with a Special Permit for self-service warehouse and shall be developed and used in accordance with the zoning regulations for the C-M Commercial District. He felt that statement covered the fact that there was a Special Permit and everything else was per the C-M District regulations.

Mr. Smith said he preferred the language that “The use of the property shall be restricted to a self-service warehouse and uses allowed in the C-M Commercial District.” so there is no question as to the intent.

Commissioner Bright said he was open to Mr. Smith’s revision and suggested it should be listed as item 1F, and Commissioner Frederick concurred with the revision.

Motion passed 5-2 with Chairman Gantt and Commissioner Hand opposed.

**PUBLIC HEARING ITEMS:**

**5. PUBLIC HEARING, ZONING FILE 12-02: A REQUEST BY HOWARD L. LAWSON, REPRESENTING THE LAWSON CO., FOR A CHANGE IN ZONING FROM C-M COMMERCIAL WITH SPECIAL CONDITIONS TO C-M COMMERCIAL WITH SPECIAL CONDITIONS AND I-M(1) INDUSTRIAL WITH A SPECIAL PERMIT FOR AN INDOOR SELF-SERVICE WAREHOUSE WITH SPECIAL CONDITIONS FOR A PORTION OF 528 W. ARAPAHO ROAD (NORTH SIDE OF ARAPAHO ROAD, WEST OF CUSTER ROAD).**

Mr. Keffler advised that the applicant was before the Council in December 2011 with a similar request that was denied without prejudice. He stated the current request has been modified since the first request. He reported that the Plan Commission heard the request at its February 21, 2012 meeting and voted 5-2 to recommend approval with conditions. He asked Michael Spicer, Director of Development Services, to brief the Council.

Mr. Spicer stated the request pertained to a 4.7 acre tract and he used an aerial map to describe the adjoining uses. He explained that industrial zoning is requested for the 3.5 acre portion of the site to provide for indoor self storage. The request limits the industrial zoning to indoor self storage and commercial zoning district uses. He stated that because the existing building is located less than 60 feet from an adjoining residential zoning district, it is a non-conforming structure, which means it cannot be expanded. The request acknowledges the condition and asks for a variance to provide for the future expansion of the building. The building currently accommodates 423 units. No exterior improvements are proposed and there is a surplus of parking spaces. The site includes 8% landscaping, which exceeds the 7% required. The request is for a 20-year permit with two consecutive 5-year renewal options. He described a possible expansion, which would include a slight expansion of the landscaping. He reported that sufficient parking spaces were available on the site. No outdoor storage would be allowed and he explained that because the property does not have street frontage, it cannot be platted as a single lot. He provided photos of the subject property and surrounding area. He advised that the City Plan Commission recommended approval with a 5-2 vote with conditions. He stated staff received written opposition from a property owner within 200 ft of the request and heard one speaker in favor of the request at the Plan Commission hearing.

Mr. Mitchell asked about the use that would be allowed once the special permit expired. Mr. Spicer stated the ordinance would be structured such that the conditions placed on the permit would preclude the use of the property for anything other than the indoor self storage or any other use that would be allowed in the commercial zoning district. He further explained that the use would remain valid regardless of the owner unless the Council chooses to attach it to the business. Mr. Keffler clarified that the applicant has requested I-M zoning because that is the only zoning district that allows for self-storage. In response to Ms. Maczka, Mr. Spicer advised that if the business transfers to another business, the business would still be required to meet the ordinance as written. He also explained that expansion would require review by the City Plan Commission for development approval.

Mayor Townsend opened the public hearing and invited the applicant to present the request.

Bill Dahlstrom, 901 Main Street, Dallas, stated that the applicant understood the concerns voiced by Council in December and is why the current application includes a 20-year time factor and eliminated outside storage. He also felt the restriction to the C-M uses was also important as noted by Staff. He stated the applicant understands that if redevelopment has not occurred prior to the 20 year time frame, the applicant would be required to apply for a renewal of the permit. He noted the request also asks for a variance to allow for an expansion in the future.

He felt the use is a benign use that does not require a lot of traffic and is a good use for the property. He requested approval of the application.

Mayor Townsend opened the floor for questions to the applicant. Mr. Mitchell asked if there would be any changes to the façade of the building and asked about signage. Mr. Dahlstrom stated there would be no changes and there would be minimal signage.

Mayor Townsend opened the floor for speakers.

Richards Ramey, 707 E. Arapaho, representing Legacy Texas Bank, stated the bank is providing a 25 year structure on the financing and understands that the SUP could be revoked in 20 years. He stated there are six owners of the property and three have purchased property within the last year and are very aware of the redevelopment hopes for the property. He stated that other uses have been brought to the bank for consideration and he felt this is the best use that has been presented.

David Baty, 201 Mistletoe, on behalf of Northrich Baptist Church, stated the church was in favor of the application even with the outdoor storage and felt it would be a good use of property since it has been vacant 3 years. He felt it would be beneficial to have the property utilized.

Leslie W. Blum, 440 Marilu Street, Richardson, stated that she lives a few streets north of Arapaho and Custer. She felt self-storage was not appropriate next to residential zoning. She stated that Northrich homeowners expect the Council to protect the neighborhood and felt other industrial areas would be more appropriate. She asked the Council to consider people oriented, long term use and felt self-storage does not consider the long term ramifications for redevelopment of the area. She voiced concern about increased traffic and crime, and asked the Council to deny the request. In response to Mr. Mitchell about the building remaining vacant, Ms. Blum stated she would rather have a vacant building with a potential for a better long term option.

Mr. Dahlstrom stated the use is characterized in the staff report as a benign use. From a visual or aesthetic perspective, there would be no change to the site. He stated the facility would generate far less traffic than a 65,000 sq. ft. commercial or retail use. He did not think that crime would be an issue noting there would be 16 security cameras on the building monitoring the site.

Mr. Solomon moved to close the public hearing; second by Ms. Maczka and the motion was approved with a unanimous vote.

Mayor Townsend opened the floor for discussion by the Council. Mr. Omar stated that one of the things that allows for redevelopment is viable businesses. He stated that one of the things that must be considered is the amount of vacant retail space. He stated his biggest concern was weather or not there would be opportunity to do something in the future with the property and felt the 20-year restriction on the permit allows the Council the opportunity to do something different when it is appropriate. He suggested adding continual 5-year terms because future Councils many not know the history of the zoning.

Mr. Mitchell felt self-storage would not be part of the vision for the area. He was concerned that the business was a short term fix for a long term issue. He hoped it would not take 20 years to redevelop the area. He voiced concern about the message sent to the development community about Richardson if approved and voiced concern that self-storage would go into other vacant

properties. He felt it is not an acceptable use for the site and felt it was too close to a residential neighborhood as well as retail, and he would not support the request.

Ms. Maczka agreed with the points made on both sides of the request. She stated, in general, she does not support the use adjacent to a neighborhood. She stated that she is concerned that something less desirable would open and did garner some comfort with the time restriction. She felt that the study would not be completed in the near future. She stated she would feel more comfortable with a condition that this be tied to the applicant rather than the property.

Mr. Dunn also agreed with opinions voiced and underscored that redevelopment would occur many, many years after the study is completed. He felt that the storage facility would provide for some activity and liked that it would include security cameras. He would prefer that approval be tied to the applicant.

Mr. Solomon asked the applicant if there was a concern with the additional stipulation. Howard Lawson, 7411 Hines Place, Dallas, asked for clarification and Ms. Maczka stated a new owner would have to come back to Council for a new special permit. Mr. Dahlstrom felt there are safeguards within the application and spoke opposed to the added condition. He felt in this particular case, the stipulation could cause problems with refinancing or bringing in different partners. He also stated that they look forward to participating in the future study.

Mr. Dunn stated he did not understand that tying the zoning to the applicant meant it could not be sold and would prefer that it be tied to the current applicant until the business is established.

Mr. Mitchell stated he was opposed to a stipulation that ties the zoning to the applicant.

Ms. Maczka stated she did not disagree with Mr. Mitchell.

Mr. Omar noted that the next two study areas have been identified and it would be some time before the following study area is identified. He believed that the concern of the business changing hands is moot because of the time restriction on the property and felt the application was the best that could be requested.

Mayor Townsend stated there is a self storage business across the street from his home and it has been a good neighbor. He asked the applicant to add more landscaping to improve the property.

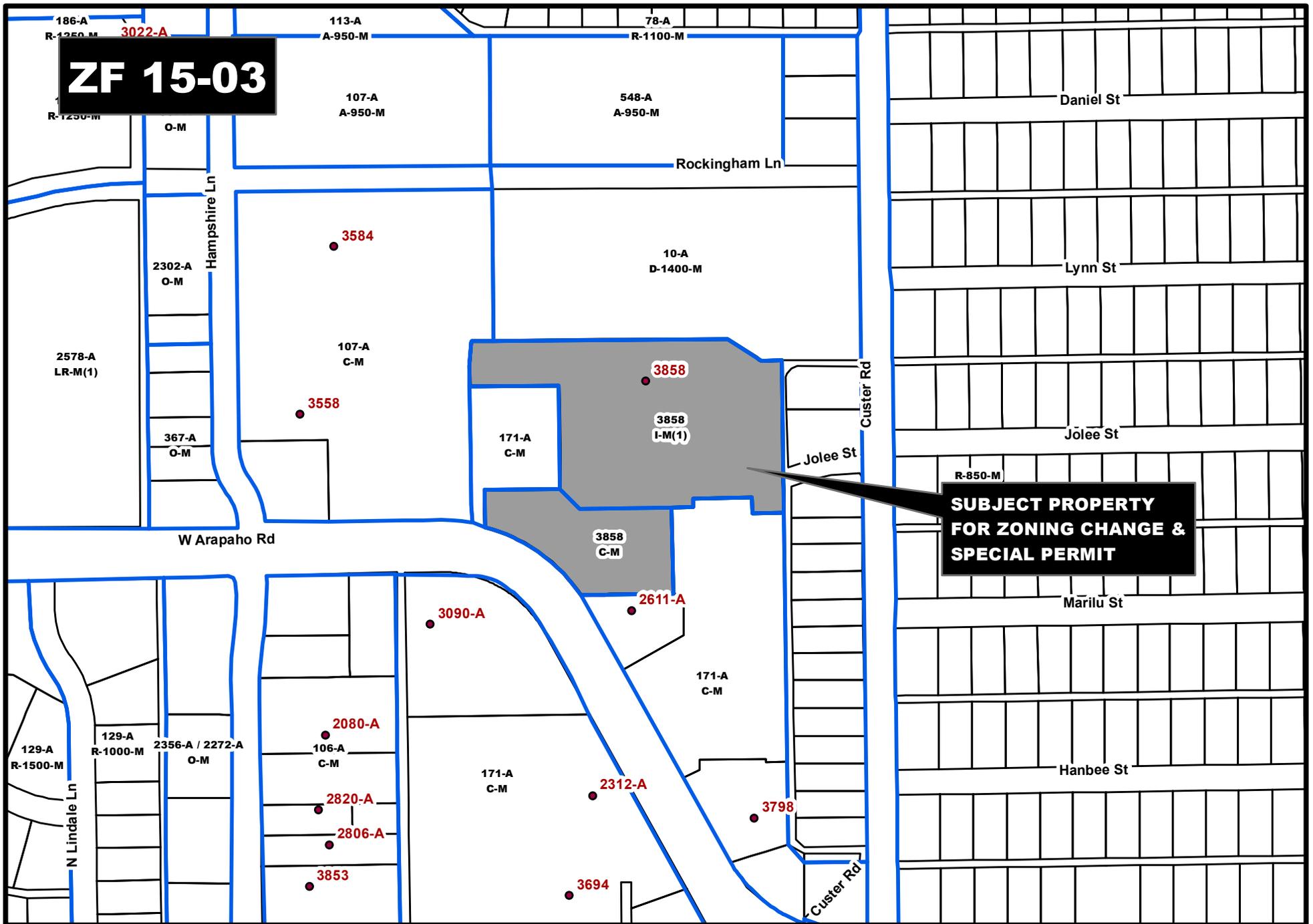
**ACTION TAKEN:** Mr. Omar moved approval of ZF 12-02 with the addition of 5 year terms to extend into perpetuity; second by Mr. Hartley. Discussion was held regarding the additional 5 year terms. Mr. Omar withdrew the motion and moved approval of ZF 12-02 as presented; second by Mr. Hartley and the motion was approved with a 5-2 vote with Mr. Mitchell and Ms. Maczka voting in opposition.

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#### **ACTION ITEMS:**

#### **6. WILLOWS APARTMENT COMPLEX AND DANGEROUS BUILDING CONSIDERATIONS AND TAKE ACTION DECLARING THAT THE WILLOWS APARTMENTS COMPLEX IS A DANGEROUS STRUCTURE.**

Mr. Keffler that Staff began taking action on the item before the Council in July 2009 at which time the complex failed its inspection. He noted the item continued forward with Building &



## ZF 15-03 Zoning Map

Updated By: shacklett, Update Date: March 23, 2015  
 File: D:\Mapping\Cases\Z\2015\ZF1503\ZF1503 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 15-03**

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

**ZF 15-03 Aerial Map**

Updated By: shacklett, Update Date: March 23, 2015  
File: D:\Mapping\Cases\Z\2015\ZF1503\ZF1503 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.



**Proposed Building**



**Tract 1**

**Proposed Additions**



**Tract 2**

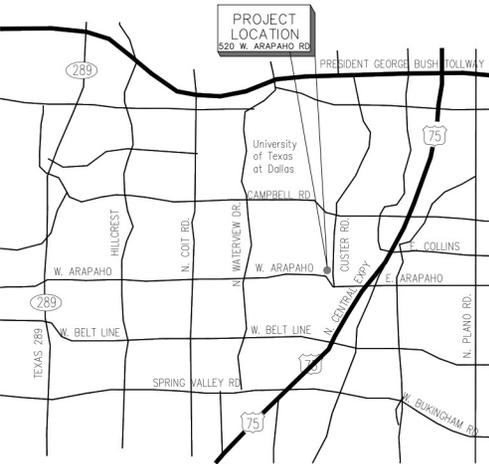
**Arapaho Road**

**Jolee Street**

**Custer Road**

**Oblique Aerial  
Looking North**



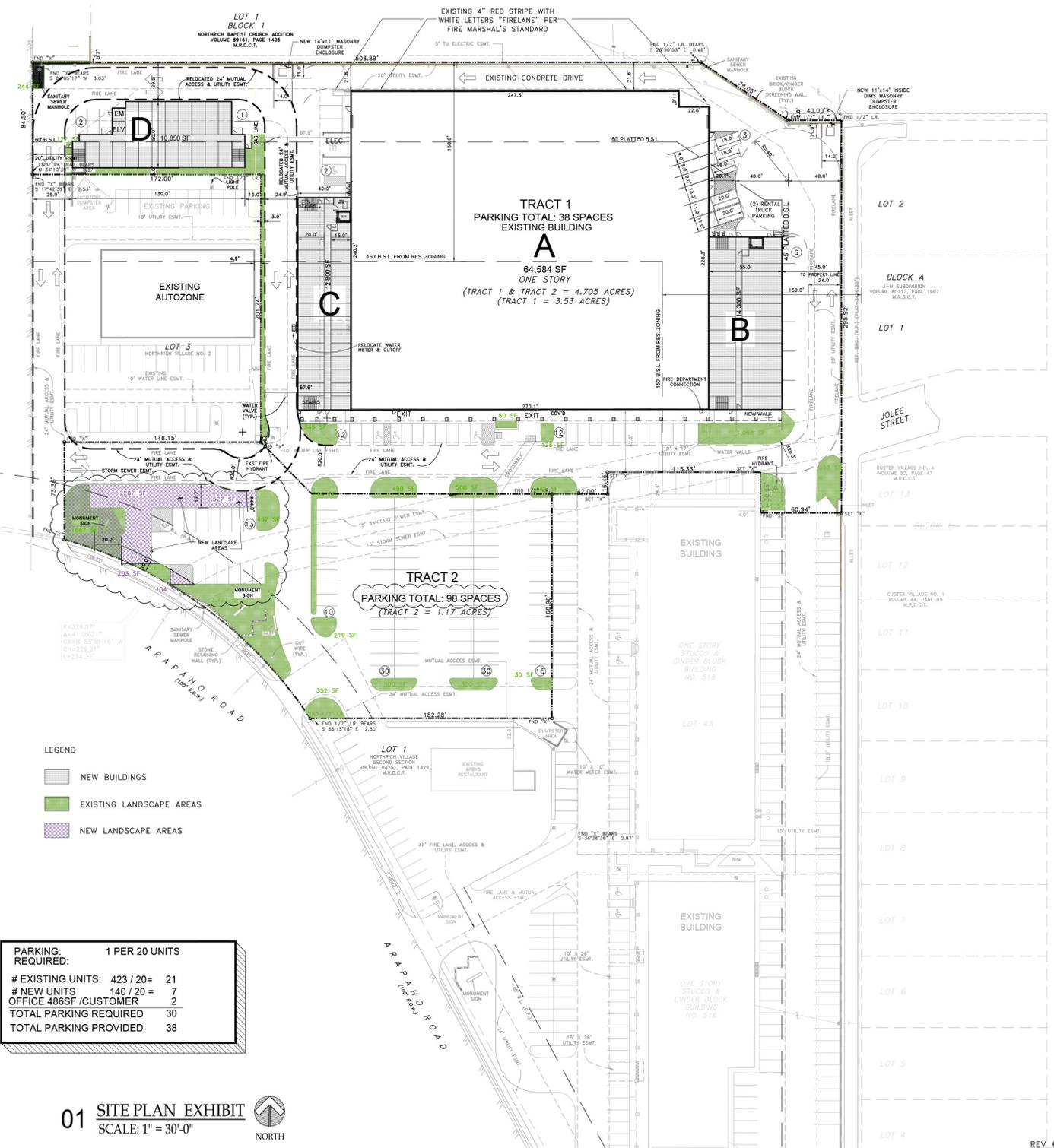


- PROJECT SUMMARY:**
- Existing Zoning: I-M(1) with SPL permit for self service warehouse and C-M
  - Proposed Zoning: PD to accommodate self service warehouse and associated truck rental
  - Setbacks:
    - 40' B.S.L. - along Arapaho
    - 45' B.S.L. - along east P.L.
    - 60' B.S.L. - along north P.L.
    - Exceptions at north P.L.
      - 20' B.S.L. for existing Bldg. A
      - 25' B.S.L. for proposed Bldg. D
  - Proposed Easements:
    - Relocate existing Utility Esmt. west of Bldg. A
    - Relocate 24' Utility access Esmt. north of Bldg. D, towards north P.L.

**EXISTING AND PROPOSED BUILDING AREAS:**

Building	Description	Area (s.f.)	Units
Building A	Existing 1st story (15' a.f.f.)	64,584 s.f.	
	1st floor (423 units)		423
	1st floor (office)		
total existing units		423 units	
total s.f. Building A		64,584 s.f.	
Building B	New 2 story addition (25' max a.f.f.)		
	1st floor (23 units)	7,150 s.f.	23
	2nd floor (23 units)	7,150 s.f.	23
	total units	46 units	
total s.f. Building B		14,300 s.f.	
Building C	New 2 story addition (25' max a.f.f.)		
	1st floor (28 units)	6,400 s.f.	28
	2nd floor (28 units)	6,400 s.f.	28
	total units	56 units	
total s.f.		12,800 s.f.	
Building D	New 2 story addition (25' max a.f.f.)		
	1st floor (19 units)	5,425 s.f.	19
	2nd floor (19 units)	5,425 s.f.	19
	total units	38 units	
total s.f.		10,850 s.f.	
<b>TOTAL BUILDING ADDITION S.F. =</b>		<b>37,950 s.f.</b>	
<b>TOTAL UNIT ADDITION =</b>		<b>( 140 units )</b>	
<b>TOTAL UNITS =</b>		<b>( 563 units )</b>	
<b>TOTAL BUILDING S.F. =</b>		<b>102,534 s.f.</b>	

TRACT	LOT AREA	LANDSCAPE AMT. REQ'D.	LANDSCAPE AMT. PROVIDED
1	3.53 ac 153,766 SF	4,613 SF (3.0%)	5,018 SF (3.26%)
2	1.17 ac 51,183 SF	9,213 SF (18.0%)	9,554 SF (18.67%)
<b>TOTAL</b>	<b>204,949 SF 4.705 AC</b>	<b>14,165 SF (7.0%)</b>	<b>14,572 SF (7.11%)</b>



**PARKING REQUIRED:**

1 PER 20 UNITS

# EXISTING UNITS: 423 / 20 = 21

# NEW UNITS: 140 / 20 = 7

OFFICE 486SF / CUSTOMER 2

TOTAL PARKING REQUIRED 30

TOTAL PARKING PROVIDED 38

01 **SITE PLAN EXHIBIT**  
SCALE: 1" = 30'-0"

San Antonio, Texas  
Phone: 210-513-3197  
Email: Michael.Mauldin@mauldinarchitects.com  
www.MauldinArchitects.com

**MAULDIN**  
ARCHITECTS

PRELIMINARY  
DRAWING - NOT FOR  
CONSTRUCTION

MICHAEL D. MAULDIN  
TEXAS #16733

**North Rich Arapaho Self Storage**  
Expansion  
520 W. Arapaho  
Richardson, Texas

REVISIONS:	DATE	DESCRIPTION
NO.		

DATE: 05/26/2015

SHEET TITLE:  
**Preliminary  
Site Plan  
Exhibit**

SHEET NUMBER:

**ASP**

DATE	DESCRIPTION

DATE: 02/23/2015

SHEET TITLE:

Exterior Elevations

SHEET NUMBER:

A2.1

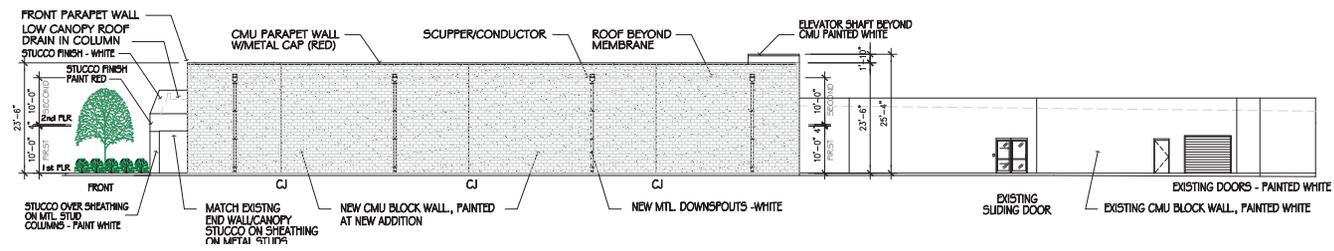
03



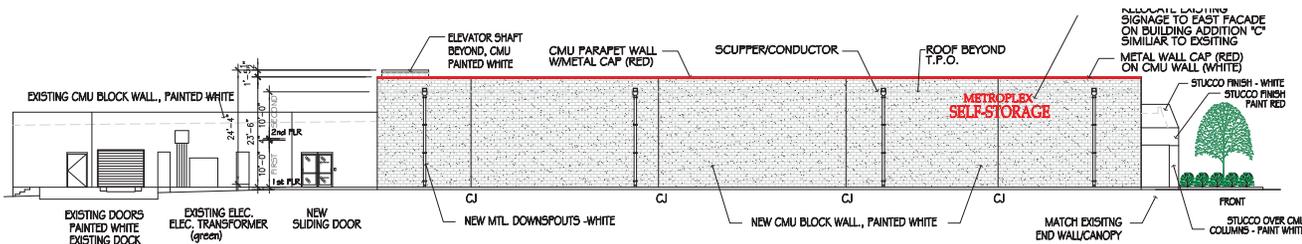
**01 SOUTH ELEVATION**  
 SCALE: 3/32" = 1'-0"

ALL ADDITIONS ARE  
 100% MASONRY.

02

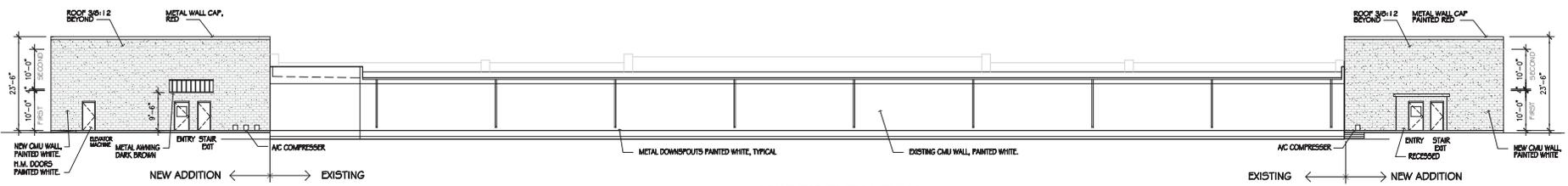


**02 EAST ELEVATION**  
 SCALE: 3/32" = 1'-0"

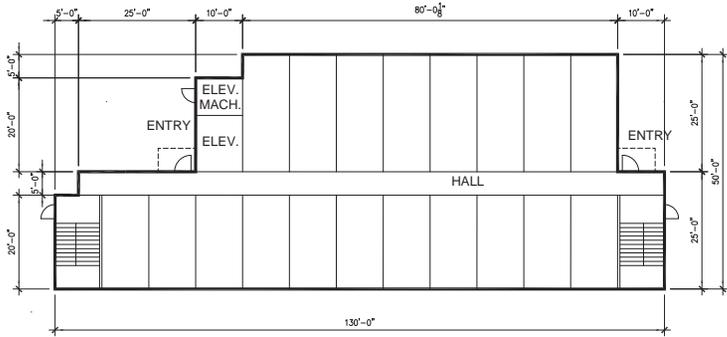


**03 WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"

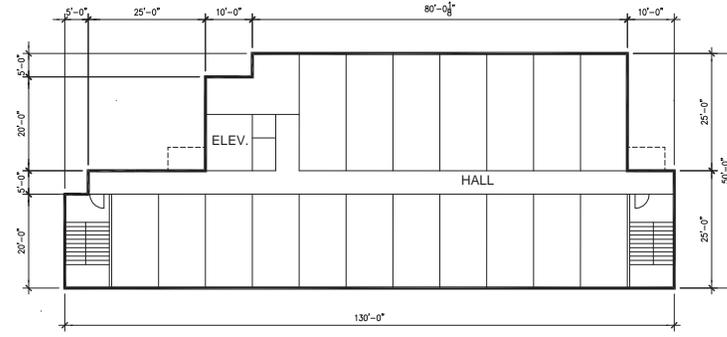
ALL SIGNAGE IS FOR  
 ILLUSTRATIVE PURPOSES  
 ONLY.  
 ALL ADDITIONS ARE  
 100% MASONRY.



**04 NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN - BLDG. D  
5,425 SF PER FLOOR

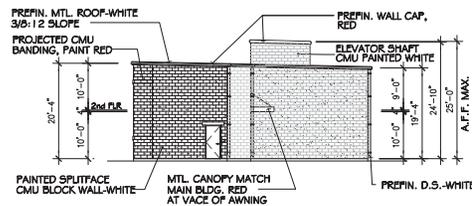


SECOND FLOOR PLAN - BLDG. D  
5,425 SF PER FLOOR

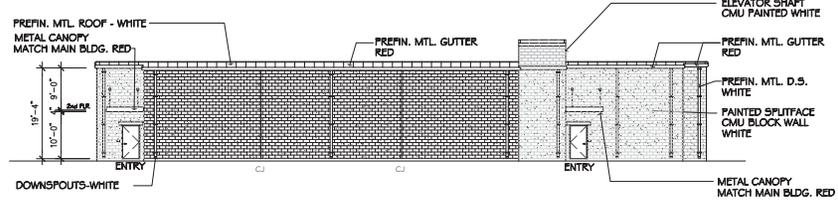


UNIT LAYOUT MAY VARY

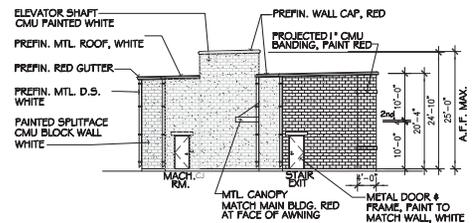
**01 FLOOR PLANS FOR BUILDING D**  
SCALE: 3/32" = 1'-0"



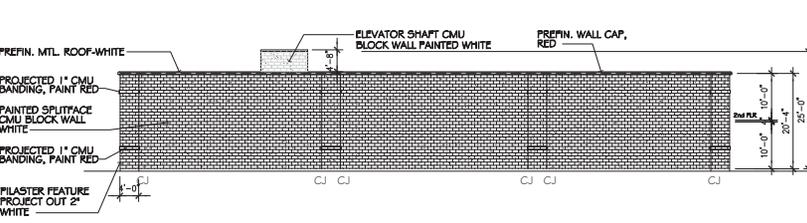
EAST ELEVATION - BLDG. D



NORTH ELEVATION - BLDG. D



WEST ELEVATION - BLDG. D



SOUTH ELEVATION - BLDG. D

**02 ELEVATIONS FOR BUILDING D**  
SCALE: 3/32" = 1'-0"

ALL NEW BUILDINGS ARE  
100% MASONRY.

ALL SIGNAGE IS FOR  
ILLUSTRATIVE PURPOSES  
ONLY.

BUILDING "D" IS 100%  
MASONRY.

DATE	DESCRIPTION

DATE: 02/23/2015

SHEET TITLE:

Exterior Elevations

SHEET NUMBER:

A2.2

**EXHIBIT “D”**  
**PROPOSED PLANNED DEVELOPMENT DISTRICT REGULATIONS**

**Sec. 1. General.**

Development and use of Tract 1 shall comply with the C-M Commercial District standards except as otherwise modified herein and in conformance with Exhibit “B”. Development and use of Tract 2 shall comply with the C-M Commercial District standards except as otherwise modified herein.

**Sec. 2 Use regulations.**

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

- (a) Any use permitted in the C-M Commercial District.
- (b) Self-service warehouse with Special Permit on Tract 1 (in accordance with Exhibit B).

**Sec. 3. Height regulations.**

Maximum building or structure height for Tract I shall be 25 feet, not to exceed 2 stories and in accordance with the elevations attached as Exhibit C-1 and C-2. Maximum building or structure height for Tract II shall be in accordance with the C-M Commercial District regulations.

**Sec. 4. Area regulations.**

(a) Setbacks shall be in accordance with C-M Commercial and Chapter 21, Section 47, except as noted below:

- i. 20’ from the north property line for Building A;
- ii. 45’ from the east property line for Building B;
- iii. 25’ from the north property line for Building D.

(b) Total floor area ratio for Tract 1 is 0.7:1. Total floor area ratio for Tract 2 is 0.6:1.

**Sec. 5. Landscape and open space.**

Landscape and open space shall be provided as depicted on Exhibit “B”. Required landscape and open space shall be calculated on the basis of the site area of each tract. Tract 1 shall contain a minimum of 3% landscaping. Tract 2 shall contain a minimum of 18% landscaping.

## **Sec. 6. Arapaho Road Frontage.**

Regarding the Arapaho Road frontage, improvements including, but not limited to, driveway radii, and driveway throat depths shall be required to be made at such time development occurs on Tract 2. The development of the 10-foot landscape buffer along Arapaho Road shall be required at the time of development of the self-service warehouse expansion/addition.

## **Sec. 7. Miscellaneous.**

1. Signage is not permitted on the east and north elevations of Buildings A and B, and on the north elevation of Building C & D. Notwithstanding, noncommercial signage such as directional signage, safety signage, and utility signage may be placed on such east and north elevations.
2. Tract 1 may be platted without frontage on a public street as long as access is provided to Arapaho Road.

## **Special Permit Requirements.**

The Special Permit for a self-service warehouse for Tract 1 shall be developed and used subject to the following special conditions:

- a. The self-service warehouse shall be constructed in substantial conformance with the Concept Plan attached as Exhibit "B" and Building Elevations attached as Exhibits "C-1" and "C-2", and which is hereby approved.
- b. Unless renewed as provided herein, the Special Permit and any approved site plan or Concept Plan is conditionally granted for a term of twenty (20) years from the date of passage of this ordinance and shall automatically terminate when the time limit expires. The Special Permit may be renewed for two (2) additional time periods of five (5) years each upon submittal of a new application by the property owner or representative in compliance with the procedure for a change in zoning district classification at least 180 days prior to the date of the termination of the current special permit time period.
- c. All outdoor storage and display is prohibited.
- d. Outdoor wall mounted lighting shall be limited to wall sconces with shields, mounted at a maximum height of eight (8) feet.
- e. Truck rental shall be allowed as an accessory use to the self-service warehouse use. The parking of trucks for rent shall be limited to the two (2) parking spaces noted on Exhibit "B".



**Looking West along  
Front of Existing Facility**

**(1)**



(2)

**Looking North along  
East Side of Existing Facility**



(3)

Looking North along  
East Property Line



(4)

Looking North along  
West Side of Existing Facility



(5)

Looking West at  
Proposed Building D Location

## Explanation and Description of Request

In 2012, zoning approval was granted for a Special Permit for a climate controlled self-storage facility. However, in order to secure approval of a Special Permit solely for the use of a self-storage facility, the base zoning was changed from C-M to IM-1.

The facility for which this request is being made was originally built as a department store anchor for a shopping center. The property was converted to a call center which subsequently phased out. Multiple burglaries took place during the time the property was occupied by the call center. Since the property has been used as a storage facility, there has been no crime reported of which we are aware. Over several decades the building had housed several other uses but more recently had stood empty. Since the Special Permit was granted, the facility has been finished out and the site put back into productive use, with no issues which we are aware of with this successful and neighborhood-serving operation.

Because of market demand from the surrounding community, there is now a need for a relatively modest expansion of the existing facility. The existing structure is a one-story 64,684 square foot building containing 423 storage units of various sizes. The proposed expansion would provide for a total of 140 additional units, in certain expansion areas as detailed on the Site Plan:

Building	No. of Units	Square Feet (Total)
B+ C (1st fl.)	51	
B+C (2nd fl.)	51	
D	38	
	—	
Total:	140	37,950

The new storage units will require 7 additional off-street parking spaces, all 7 of which will be provided. Because the property is considered one lot and the proposed structure on Tract 1 is larger than 75,000 square feet, the minimum required landscaping is 10%, or 20,495 square feet. The proposed development would provide 3% on Tract 1 and 18% on Tract 2 in order to provide a total of 7% for the entire property. Some of the additional landscaping to be provided on Tract 2 would be placed along Arapaho Road where it could be viewed rather than on remote portions of Tract 1 where it may not be seen by the public.



# 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 15-03 / Metroplex Self Storage  
**Property Owner:** Howard L. Lawson / Northrich Arapaho, L.P.  
**Applicant:** Howard L. Lawson / The Lawson Co.  
**Location:** 528 W. Arapaho Road (See map on reverse side)  
**Current Zoning:** I-M(1) Industrial with a Special Permit for a self-service warehouse and C-M Commercial  
**Request:** A request to revoke Ordinance 3858, a Special Permit for a self-service warehouse and for a change in zoning of a 4.7-acre site from I-M(1) Industrial with special conditions and C-M Commercial to PD Planned Development and a request for approval of a Special Permit for an expansion to an existing self-service warehouse with associated truck rental on a property located at 528 W. Arapaho Road (north side of Arapaho Road, west of Custer Road).

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

**TUESDAY, APRIL 21, 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 15-03.

Date Posted and Mailed: 04/10/2015



NORTHRICH BAPTIST CHURCH  
1101 CUSTER RD  
RICHARDSON, TX 75080-4503

49 SOUTH PROPERTIES LLLP  
5488 MONTE BRE CRESCENT  
WEST VANCOUVER  
VANCOUVER BC, CN V7W3B1

STUART JOHN  
8639 NAOMI ST  
PLANO, TX 75024-7804

GILBERT PRISCILLA  
1100 STRATFORD DR  
RICHARDSON, TX 75080-2915

MOORE GREGORY B & PAULA F W  
703 N WATERVIEW DR  
RICHARDSON, TX 75080-4850

KEMP ROBERT FRANK  
4145 TRAVIS ST STE 201  
DALLAS, TX 75204-1832

CHANEY TIMOTHY ALAN  
PO BOX 670792  
DALLAS, TX 75367-0792

SOSA MARTHA MONTES &  
JOSE SOSA  
7308 FRANKFORD RD  
DALLAS, TX 75252-6348

CENTURY ARAPAHO LLC  
PO BOX 863975  
PLANO, TX 75086-3975

TRINITY CAR WASH INC  
6211 W NORTHWEST HWY APT 707  
DALLAS, TX 75225-3423

AUTOZONE INC  
DEPT 8088 # 1483  
PO BOX 2198  
MEMPHIS, TN 38101-2198

VESTAL FREDDY TRUSTEE  
2617 ROYAL TROON DR  
PLANO, TX 75025-6467

CPC SING TRUST  
ATTN: GLORIA ENG  
7005 CHASE OAKS BLVD#200  
PLANO, TX 75025-5943

NORTHRICH ARAPAHO LP  
ATTN: HOWARD LAWSON  
7411 HINES PL STE 100  
DALLAS, TX 75235-4022

HOPPENSTEIN PROPERTIES INC  
PO BOX 207  
WACO, TX 76703-0207

**HOWARD L. LAWSON  
THE LAWSON COMPANY  
7411 HINES PLACE, SUITE 100  
DALLAS, TEXAS 75235-4022**

**WILLIAM S. DAHLSTROM  
JACKSON WALKER LLP  
901 MAIN STREET, SUITE 6000  
DALLAS, TEXAS 75202**

**ZF 15-03  
Notification List**

**ORDINANCE NO. 3858**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FOR A 4.71-ACRE TRACT FROM C-M COMMERCIAL WITH SPECIAL CONDITIONS TO I-M(1) INDUSTRIAL WITH SPECIAL CONDITIONS, FOR A 3.49-ACRE TRACT BEING A PORTION OF THE 4.71 ACRE TRACT DESCRIBED IN EXHIBIT "A-1", AND A CHANGE FROM C-M COMMERCIAL WITH SPECIAL CONDITIONS TO C-M COMMERCIAL FOR A 1.22-ACRE TRACT, BEING A PORTION OF THE 4.71 ACRE TRACT DESCRIBED IN EXHIBIT "A-2", AND TO GRANT A SPECIAL PERMIT FOR A SELF-SERVICE WAREHOUSE WITH SPECIAL CONDITIONS ON SAID 3.49-ACRE TRACT OF LAND, BEING FURTHER DESCRIBED IN EXHIBITS "A-1" AND "A-2"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 12-02).**

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

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

**SECTION 1.** That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5<sup>th</sup> day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning for a 4.71-acre tract from C-M Commercial with special conditions to I-M(1) Industrial with special conditions, for a 3.49-acre tract being a portion of the 4.71 acre tract described in Exhibit "A-1" and a change from C-M Commercial with special conditions to C-M Commercial, for a 1.22-acre tract being a portion of the 4.71 acre tract described in Exhibit "A-2", and to grant a Special Permit for a self-service warehouse with special conditions on the

3.49-acre tract of land, all tracts being further described in Exhibits “A-1” and “A-2” attached hereto and made a part hereof for all purposes.

**SECTION 2.** That the change in zoning and Special Permit for a self-service warehouse for the 3.49 acre tract, being a portion of the 4.71 acre tract, are hereby granted subject to the following special conditions:

1. The 3.49-acre tract of land, described on Exhibit A-1, shall be zoned to the I-M(1) Industrial District with a Special Permit for a self-service warehouse and shall be developed and used in accordance with the zoning regulations for the C-M Commercial District, subject to the following special conditions:
  - a. The self-service warehouse shall be constructed in substantial conformance with the Concept Plan attached as Exhibit “B”, and which is hereby approved.
  - b. Unless renewed as provided herein, the Special Permit and any approved site plan or Concept Plan is conditionally granted for a term of twenty (20) years from the date of passage of this ordinance and shall automatically terminate when the time limit expires. The Special Permit may be renewed for two (2) additional time periods of five (5) years each upon submittal of a new application by the property owner or representative in compliance with the procedure for a change in zoning district classification at least 180 days prior to the date of the termination of the current special permit time period.
  - c. The minimum setback along the north property line for the 65,000 square foot existing building, as depicted on the Concept Plan, shall be twenty (20) feet.
  - d. All outdoor storage and display is prohibited.
  - e. Outdoor wall mounted lighting shall be limited to wall sconces with shields, mounted at a maximum height of eight (8) feet.
  - f. The use of the property shall be restricted to a self-service warehouse in conformance with the Concept Plan and uses allowed in the C-M Commercial District.
2. The balance of the 4.71-acre tract of land (1.22 acres) shall be zoned to the C-M Commercial District and shall be developed and used in accordance with the zoning regulations for the C-M Commercial District.

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

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

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

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

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

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

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 26th day of March, 2012.

**APPROVED:**

  
\_\_\_\_\_  
**MAYOR**

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
**CITY ATTORNEY**  
(PGS:3-21-12:TM 54633)

**CORRECTLY ENROLLED:**

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

**EXHIBIT "A-1"**  
**LEGAL DESCRIPTION**  
**ZF 12-02**

BEING A PART OF LOT 2B, OF NORTHRICH VILLAGE NUMBER 2 ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 201000329149, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 2B;

THENCE NORTH 90°00'00" EAST ALONG A NORTH LINE OF SAID LOT 2B, A DISTANCE OF 503.89 FEET TO A POINT FOR CORNER AT AN ANGLE POINT THEREIN, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 26°53'00" EAST, A DISTANCE OF 0.48 FEET;

THENCE SOUTH 56°29'00" EAST CONTINUING ALONG A NORTH LINE OF SAID LOT 2B, A DISTANCE OF 79.05 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 90°00'00" EAST CONTINUING ALONG A NORTH LINE OF SAID LOT 2B, A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID LOT 2B, A DISTANCE OF 295.92 FEET TO AN "X" SET FOR CORNER AT THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 90°00'00" WEST ALONG A SOUTH LINE OF SAID LOT 2B, A DISTANCE OF 60.94 FEET TO AN "X" FOUND FOR CORNER;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.65 FEET TO AN "X" SET FOR CORNER;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 115.33 FEET TO AN "X" SET FOR CORNER;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 16.46 FEET TO AN "X" SET FOR CORNER;

THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 224.28 FEET TO A POINT FOR CORNER;

THENCE NORTH 43°35'00" WEST, A DISTANCE OF 54.04 FEET TO AN "X" FOUND FOR CORNER AT THE SOUTHEAST CORNER OF LOT 3, NORTHRICH VILLAGE NO. 2, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94079, PAGE 757, MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 00°00'00" WEST ALONG A WEST LINE OF SAID LOT 2B AND THE EAST LINE OF SAID LOT 3, A DISTANCE OF 201.74 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 90°00'00" WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 172.00 FEET TO A POINT FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE NORTH 00°00'00" WEST ALONG THE MOST NORTHERN WEST LINE OF SAID LOT 2B, A DISTANCE OF 84.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 152,040 SQUARE FEET OR 3.490 ACRES OF LAND

**EXHIBIT "A-2"**  
**LEGAL DESCRIPTION**  
**ZF 12-02**

BEING PART OF LOT 2B, OF NORTHRICH VILLAGE NUMBER 2 ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 201000329149, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND FOR CORNER AT THE SOUTHWEST CORNER OF LOT 3, OF NORTHRICH VILLAGE NO. 2, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 94079, PAGE 757, MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 00°00'00" WEST ALONG THE MOST SOUTHERN WEST LINE OF SAID LOT 2B, A DISTANCE OF 73.36 FEET TO AN "X" FOUND FOR CORNER;

THENCE NORTH 90°00'00" EAST ALONG THE MOST EASTERN SOUTH LINE OF SAID LOT 3, A DISTANCE OF 148.15 FEET TO AN "X" FOUND FOR CORNER AT THE SOUTHEAST CORNER THEREOF;

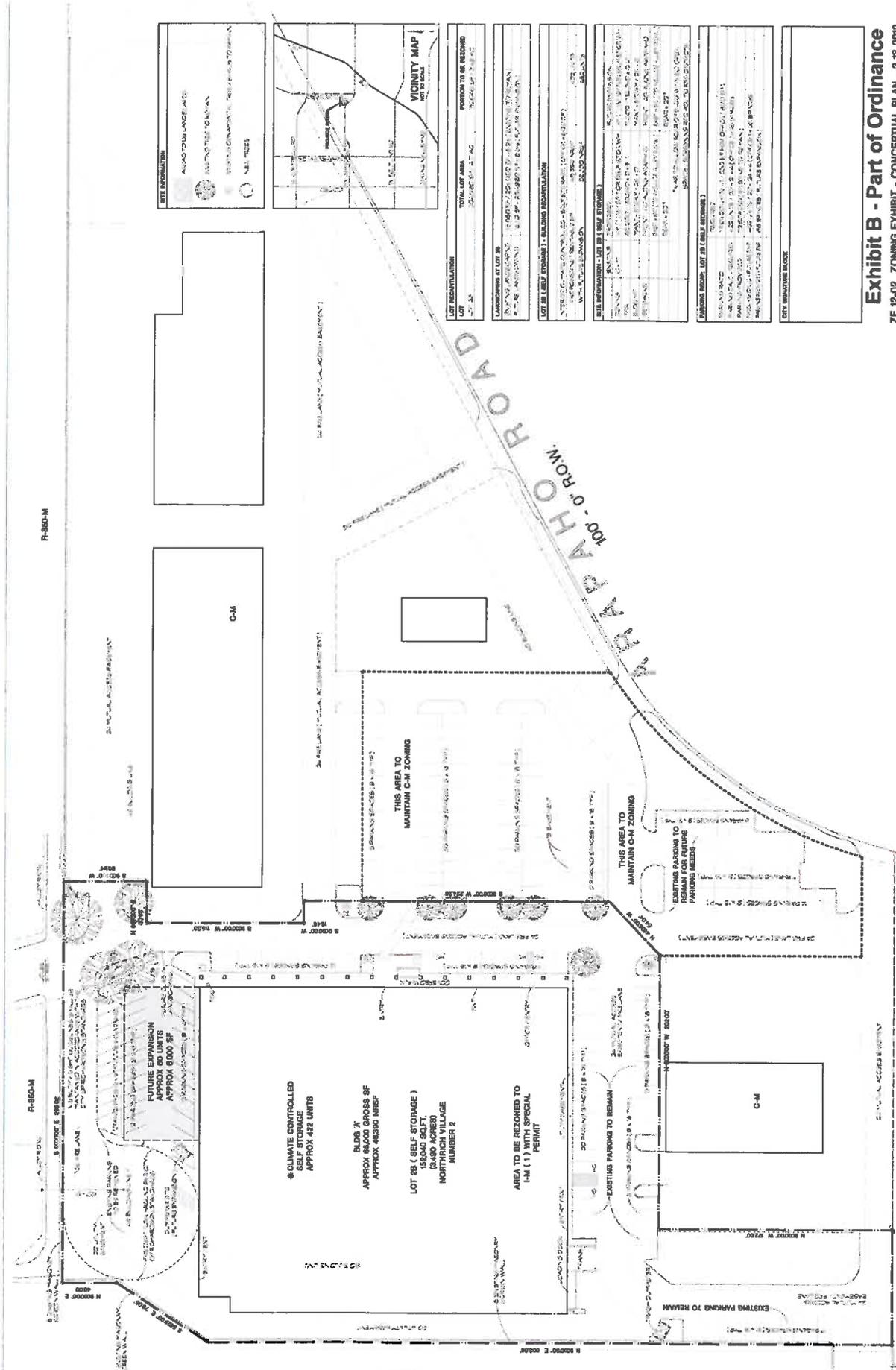
THENCE SOUTH 43°35'00" EAST, A DISTANCE OF 54.04 FEET TO A POINT FOR CORNER;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 182.28 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE A NORTHWEST CORNER OF LOT 4A OF SAID NORTHRICH VILLAGE NUMBER 2 ADDITION;

THENCE SOUTH 00°00'00" WEST ALONG THE MOST SOUTHERN EAST LINE OF SAID LOT 2B, A DISTANCE OF 168.98 FEET TO AN "X" FOUND FOR CORNER AT THE MOST SOUTHERN SOUTHEAST CORNER THEREOF;

THENCE SOUTH 90°00'00" WEST ALONG THE MOST SOUTHERN LINE OF SAID LOT 2B, A DISTANCE OF 182.28 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST SOUTHERN SOUTHWEST CORNER THEREOF AND BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF ARAPAHO ROAD (100' RIGHT-OF-WAY), SAID POINT ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 326.57 FEET, A CENTRAL ANGLE OF 41°05'21", AND A CHORD WHICH BEARS NORTH 53°59'19" WEST, A DISTANCE OF 229.21 FEET;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CURVING NORTHEAST RIGHT-OF-WAY LINE OF SAID ARAPAHO ROAD, AN ARC DISTANCE OF 234.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING 52,973 SQUARE FEET OR 1.216 ACRES OF LAND



**Exhibit B - Part of Ordinance**  
**ZF 12-02 ZONING EXHIBIT - CONCEPTUAL PLAN - 2-13-2012**

**PROJECT INFORMATION**

PROJECT NAME: NORTH RICH ROAD REDEVELOPMENT  
 PROJECT LOCATION: NORTH RICH ROAD, DALLAS, TEXAS  
 PROJECT NUMBER: 12-02

**PREPARED BY:** HKI ARCHITECTS  
**DATE:** 2/13/2012

**SCALE:** AS SHOWN



**LOT INFORMATION**

LOT NUMBER	AREA (SQ FT)	PERCENTAGE TO BE REZONED
LOT 28	3,400	100%

**EXISTING LOT USE**

LOT NUMBER	EXISTING USE	PROPOSED USE
LOT 28	SELF STORAGE	SELF STORAGE

**LOT 28 (SELF STORAGE)**

USE	AREA (SQ FT)
CLIMATE CONTROLLED SELF STORAGE	422
BLDG A	3,400
LOT 28 (SELF STORAGE)	3,400

**EXISTING LOT USE - LOT 28 (SELF STORAGE)**

USE	AREA (SQ FT)
EXISTING SELF STORAGE	3,400

**CITY ZONING BLOCK**

ZONE	DESCRIPTION
R-3500-M	RESIDENTIAL MEDIUM DENSITY
C-M	COMMERCIAL MEDIUM DENSITY
D-1000-M	DISTRICT MEDIUM DENSITY



**A ZONING EXHIBIT - CONCEPT PLAN - CITY OF RICHARDSON, TEXAS**

Scale: 1" = 100'

**ZF 15-03**

**Correspondence in  
Support**



# ENGVEST

COMMERCIAL REAL ESTATE INVESTMENTS

May 28, 2015

RE: Northrich Village and Metroplex Storage

Dear Richardson Council,

Mr. Lawson's Metroplex storage has been a great asset for the center at Northrich Village as this center was 80% vacant when we purchased it. As of today, we are 100% occupied on both Northrich Plaza and Northrich Village centers.

When we heard of Mr. Lawson's expansion, this was good news to our tenants, as it would bring more people to the area. Please consider his proposal to expand. If you have any questions, please let me know.

Thanks,

Daniel C. Eng  
Representing the Eng Family for  
Northrich Village and Northrich Plaza

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapaho

Dear City Council:

I understand the owner of this facility is requesting approval to add a number of new storage units to his existing facility. The new units will be comprised of both units with climate control and some with no climate control.

I would like to say how impressed I have been with the property since the owner converted it from an empty building to a nice looking facility. Other observations have been:

- Better visual eye appeal to the center
- Better lighting and less vandalism
- No visible increase in traffic
- Well maintained and clean facility
- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,

*Daniel D Mackey*  
Daniel Mackey  
1121 Stratford Drive  
Richardson, TX 75080  
Cell - (214) 679-2787  
Home - (214) 679-2787

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at Whitt Melton / The Fighting Eagle #218

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Whitt Melton

Printed Name

Whitt Melton

Signature

5/16/15

Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 931 Custer Road, Richardson, Tx 75080

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Robert C. Miller

Printed Name

[Handwritten Signature]

Signature

05/02/15

Date

\* Without Thanks

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at Metroplex Self Storage 520<sup>West</sup> Arapaho Rd

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Toni Mills  
Printed Name

Toni Mills  
Signature

May 5, 2015  
Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 451 W Arapah Rd Suit 100 Olive Burger's

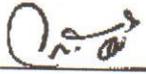
I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Shawn miraki  
Printed Name

  
Signature

5-12-2015  
Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at \_\_\_\_\_

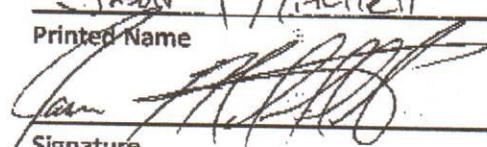
I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

JASON Mitchell  
Printed Name

  
Signature

5/11/2015  
Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change - Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 434 Manila Street.

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Ashley Moore

Printed Name

Ashley Moore

Signature

5/4/15

Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at Owner #154 Sports Distincta

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Moses Morris

Printed Name

M. Morris

Signature

5-16-15

Date

580 W. Arapaho  
#154

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at DeePee Discount Store  
580 W Arapaho Rd #298

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Peter Makina

Printed Name

Signature

Date

~~Peter Makina~~  
5/16/15

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapaho

Dear City Council:

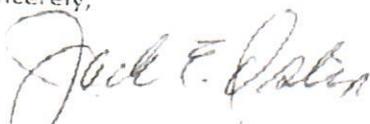
I understand the owner of this facility is requesting approval to add a number of new storage units to his existing facility. The new units will be comprised of both units with climate control and some with no climate control.

I would like to say how impressed I have been with the property since the owner converted it from an empty building to a nice looking facility. Other observations have been:

- Better visual eye appeal to the center
- Better lighting and less vandalism
- No visible increase in traffic
- Well maintained and clean facility
- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,



Jack Austin  
Austin Exploration  
516 Cap Rock Drive  
Richardson, TX 75080  
Home - (972) 235-4786

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at \_\_\_\_\_

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

*Emile A. Pessagno*

Printed Name

*Emile A. Pessagno*

Signature

Date

*5/2/2015*

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 528 W. Arapaho #148.

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Mary Kay Powell

Printed Name

Mary Kay Powell

Signature

5/5/15

Date



Howard Lawson &lt;howard@lawsoncompany.net&gt;

---

**RE: Neighbors**

2 messages

---

**lisa@rentpalestine.com** <lisa@rentpalestine.com>  
To: howard@lawsoncompany.net

Fri, Dec 6, 2013 at 3:36 PM

To whom it may concern:

I just wanted to take a brief moment to reflect on the impact that Metroplex Self Storage at 520 W. Arapaho has had on the 4 duplexes that I manage, which share an alley with the storage units. We were initially concerned what it would "do to the neighborhood" having the business as a new neighbor. I am happy to say, our fears were unfounded.

I have found the storage unit is clean, well lit and well managed. There is no extra debris floating around the neighborhood. In fact, the neighborhood has been improved, as there is no longer a vacant eyesore of a strip center. It is now a well-maintained and secure location.

I would not hesitate to invite them to be neighbors at any other property I manage.

Thank you for your time. Feel free to call/text/email me with any questions.

Sincerely,

Lisa E. Priest  
Texas REALTOR®

Picket Fence Realty, Inc.  
voice / text: 903-948-3343  
[lisa@rentpalestine.com](mailto:lisa@rentpalestine.com)  
[www.RentPalestine.com](http://www.RentPalestine.com) - [www.BuyPalestine.com](http://www.BuyPalestine.com)  
servicing East Texas & DFW Metro Areas  
*buy-rent-sell-property management*

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**Howard Lawson** <howard@lawsoncompany.net>  
To: [lisa@rentpalestine.com](mailto:lisa@rentpalestine.com)

Fri, Dec 6, 2013 at 4:00 PM

Lisa- thank you for taking time to write this email. It was very kind of you to do this!

Sincerely,  
Howard Lawson  
[Quoted text hidden]

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change -- Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at \_\_\_\_\_

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

JAMES ROSS  
Printed Name

James Ross  
Signature

5-5-15  
Date

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapáho

Dear City Council:

I understand the owner of this facility is requesting approval to add a number of new storage units to his existing facility. The new units will be comprised of both units with climate control and some with no climate control.

I would like to say how impressed I have been with the property since the owner converted it from an empty building to a nice looking facility. Other observations have been:

- Better visual eye appeal to the center
- Better lighting and less vandalism
- No visible increase in traffic
- Well maintained and clean facility
- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,



C. Ruple

Donald Ruple

2208 Sutton Place

Richardson, TX 75080

Cell - (214) 543-8079

Home - (972) 234-2440

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change -- Metroplex Self Storage

Ladies and Gentlemen:

*Manager - Jackin the Box*

I am the ~~owner of the~~ property located at

*Fanny Sanchez*

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

*Fanny Sanchez*

Printed Name

*[Handwritten Signature]*

Signature

*5/11/15*

Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 444 MARBLE ST, RICHARDSON TX 75080

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

DANIEL H. SAMTER

Printed Name



Signature

5/2/2015

Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 1230 SEMINOLE DR, RICHARDSON, TX.

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

KAY H. SCHAFER

Printed Name

Kay H. Schaffer

Signature

5/4/2015

Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at N-43 ROCKWICHAM 202 #114

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Bont Sales Wtern  
Printed Name  
[Signature]  
Signature  
5/4/18  
Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 32 Bunker Hill.

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Connie C. Shook

Printed Name

Connie C. Shook

Signature

5/2/15

Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at ~~528~~ 520 W. ARAPAHO

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

ELIZABETH SPIVEY  
Printed Name

*Elizabeth Spivey*  
Signature

5/8/15  
Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at \_\_\_\_\_

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Todd Shofner  
Printed Name

[Signature]  
Signature

5-7-15  
Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at \_\_\_\_\_

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Virginia Suttle  
Printed Name

Virginia Suttle  
Signature

5-2-2015  
Date

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapaho

Dear City Council:

I understand the owner of this facility is requesting approval to add a number of new storage units to his existing facility. The new units will be comprised of both units with climate control and some with no climate control.

I would like to say how impressed I have been with the property since the owner converted it from an empty building to a nice looking facility. Other observations have been:

- Better visual eye appeal to the center
- Better lighting and less vandalism
- No visible increase in traffic
- Well maintained and clean facility
- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,

JAISE THAYER  


Dana Taylor  
2008 Cap Rock Drive  
Richardson TX 75080  
Cell - (214) 697-0473  
Home - (972) 907-0825

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 613 TWILIGHT TRL

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

SEAN THOMPSON

Printed Name

Sean Thompson

Signature

5/3/15

Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 528 TWILIGHT TR.

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

CHARLES WAGNER

Printed Name

Charles Wagner

Signature

5-2-15

Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 445 Crestover Cir, Richardson 75080

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Candace Walder

Printed Name

Candace Walder

Signature

05-04-15

Date

To: The City Council of Richardson, TX  
 The City of Richardson City Plan Commission  
 The City of Richardson Planning Staff

Re: Requested Zoning Change -- Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 1508 Broadmoor Dr

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

ELVA J. WEBB

Printed Name

Elva J. Webb

March 13, 2015

The City of Richardson  
 City Council

Re: Northrich Self-Storage Facility on Arapaho

Dear City Council:

I understand the owner of this facility is requesting approval to add a number of new storage units to his existing facility. The new units will be comprised of both units with climate control and some with no climate control.

I would like to say how impressed I have been with the property since the owner converted it from an empty building to a nice looking facility. Other observations have been:

- Better visual eye appeal to the center
- Better lighting and less vandalism
- No visible increase in traffic
- Well maintained and clean facility
- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,

  
 HAROLD HODGES

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapáho

Dear City Council:

I understand the owner of this facility is requesting approval to add a number of new storage units to his existing facility. The new units will be comprised of both units with climate control and some with no climate control.

I would like to say how impressed I have been with the property since the owner converted it from an empty building to a nice looking facility. Other observations have been:

- Better visual eye appeal to the center
- Better lighting and less vandalism
- No visible increase in traffic
- Well maintained and clean facility
- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,



William Weisiger

William Weisiger

815 Brookhurst

Richardson, TX 75080

Home - (214) 460-8112

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at Metroplex Self Storage unit # 132.

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Cole W. Wilcox  
Printed Name

Cole W. Wilcox  
Signature

5/5/15  
Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 406 Daniel, Richardson, TX 75080

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Judy Adair

Printed Name

Judy Adair

Signature

4-21-15

Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 408 Lynn St, Richardson, 75080

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Deana Albrecht

Printed Name

Deana Albrecht

Signature

5-4-15

Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 1620 Drake Dr. Richardson, Tx

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

James D Alexander  
Printed Name

J D Alex  
Signature

5/5/2015  
Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 443 Maple St.

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Phyllis Blomstedt

Printed Name

Phyllis Blomstedt

Signature

5/12/15

Date

West Shore

Property Investments, Ltd.

845 Proton Rd - San Antonio, Texas 78258-4203

Phone: (210) 340-7155 Fax: (210) 340-4832

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To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change - Metroplex Self Storage

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Ladies and Gentlemen:

I am the owner of the property located at 1111 West Shore Drive, Richardson, Texas 75080.

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Gary L. Bowers

Printed Name

Signature

Date



4/22/15

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the <sup>Renter</sup> owner of the property located at 1213 Hampshire Ln, Unit A.  
I am also a current customer at Metroplex Self Storage.  
I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Stephanie J. Breitbarth

Printed Name

Stephanie J. Breitbarth  
Signature

2015-05-05  
Date

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapaho

Dear City Council:

I understand the owner of this facility is requesting approval to add a number of new storage units to his existing facility. The new units will be comprised of both units with climate control and some with no climate control.

I would like to say how impressed I have been with the property since the owner converted it from an empty building to a nice looking facility. Other observations have been:

- Better visual eye appeal to the center
- Better lighting and less vandalism
- No visible increase in traffic
- Well maintained and clean facility
- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,

(MRS.) MARY M. BROWN

(Mrs.) Mary M. Brown

Mary Brown  
803 Twilight Circle  
Richardson, TX 75080

Home: (972) 235-4380

I'm very happy with this self storage company. They have been very helpful and kind.  
Mmb

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 710 Williams Way, Richardson TX  
75080

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

JAMES G. CADDEK

Printed Name

James G. Caddek

Signature

5-12-15

Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the Chairman of the Building Committee of the property located at 1101 Custer Road.

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

Several of our church members use this storage facility.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Roy Cannon  
Printed Name

  
Signature

April 21, 2015  
Date

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapaho

Dear City Council:

I understand the owner of this facility is requesting approval to add a number of new storage units to his existing facility. The new units will be comprised of both units with climate control and some with no climate control.

I would like to say how impressed I have been with the property since the owner converted it from an empty building to a nice looking facility. Other observations have been:

- Better visual eye appeal to the center
- Better lighting and less vandalism
- No visible increase in traffic
- Well maintained and clean facility
- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,



Susan Cowser  
PO Box 830712  
Richardson, TX 75083  
Home - (214) 527-4560

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 181

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Donald R. Cox  
Printed Name

Donald R. Cox  
Signature

May 04, 15  
Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 316

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Robert Coy  
Printed Name

Robert Coy  
Signature

5-4-15  
Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 520 W. Arapaho.

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Anni DuRapau

Printed Name

Anni DuRapau

Signature

5-16-15

Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at Metroplex Self Storage

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Matthew Gigliotti  
Printed Name

Matthew Gigliotti  
Signature

5/5/15  
Date

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapaho

Dear City Council:

I understand the owner of this facility is requesting approval to add a number of new storage units to his existing facility. The new units will be comprised of both units with climate control and some with no climate control.

I would like to say how impressed I have been with the property since the owner converted it from an empty building to a nice looking facility. Other observations have been:

- Better visual eye appeal to the center
- Better lighting and less vandalism
- No visible increase in traffic
- Well maintained and clean facility
- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

*THIS has been an ideal location for my extra storage needs. I live in Richardson and have for 34 years*

Sincerely,

*Terry Gold 28 MARCH 2015*

*Terry Gold  
PO Box 2771  
Richardson, TX 75080  
Cell - (972) 497-9767  
Home - (214) 662-6426*

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 1101 Stratford Ln, Richardson, TX 75080

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

JAY HATCH

Printed Name

Jay Hatch

Signature

5/8/2015

Date

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapaho

Dear City Council:

I understand the owner of this facility is requesting approval to add a number of new storage units to his existing facility. The new units will be comprised of both units with climate control and some with no climate control.

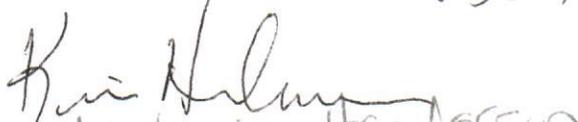
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- No visible increase in traffic
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- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,

Kevin Henderson



Ralph Kevin Henderson  
405 Bedford Drive  
Richardson, TX 75080  
cell - (972) 998-1943  
Home - (972) 669-2592

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapaho

Dear City Council:

I understand the owner of this facility is requesting approval to add a number of new storage units to his existing facility. The new units will be comprised of both units with climate control and some with no climate control.

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- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,



HAROLD HODGES

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 315 CRESTOVER DRIVE

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration!

VIRGINIA V. HOLLIDAY  
Printed Name

Virginia V. Holliday  
Signature

5/2/2015  
Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at \_\_\_\_\_

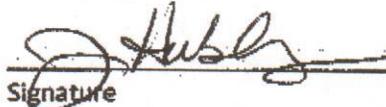
I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Janice Habley  
Printed Name

  
Signature

5-7-15  
Date

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapaho

Dear City Council:

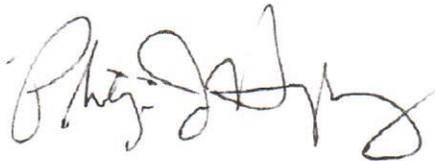
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- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,



Philip Humphrey  
1214 Elmwood Drive  
Richardson, TX 75080  
cell - (817) 914-1732  
Home - (972) 998-8817

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at Metroplex Self Storage 520  
Arapaho Rd #246  
I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration:

Carolyn Jones  
Printed Name

Carolyn Jones  
Signature

5/3/2015  
Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 726 GREENLEAF, RICHARDSON, 75080

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

JOHN S. KEISER  
Printed Name

  
Signature

11 MAY 2015  
Date

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapaho

Dear City Council:

I understand the owner of this facility is requesting approval to add a number of new storage units to his existing facility. The new units will be comprised of both units with climate control and some with no climate control.

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- Well maintained and clean facility
- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,

*Nell Kelley*

Nell Kelley

1617 Salem Drive

Richardson, TX 75080

Cell - (214) 792-0602

Home - (949) 378-7930

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 520 W. ARAPAHO RD.  
METROPLEX SELF STORAGE.

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

LINDA KENNER

Printed Name

Linda Kenner

Signature

5/3/15

Date

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at Prattville / Olive Hawn of Potts - 11050

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

NASSIF KHRAISH

Printed Name



Signature

5-16-2015

Date

580 W. Arapaho # 163, 181, 199, 130

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapaho

Dear City Council:

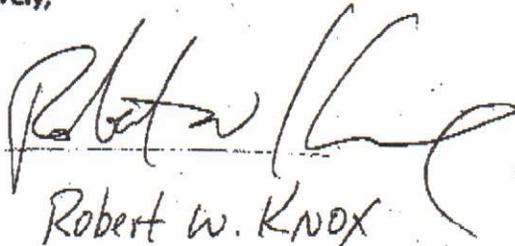
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Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,



Robert W. Knox

Robert Knox  
382 Bedford Drive  
Richardson, TX 75080  
Cell - (214) 788-1616  
Home - (972) 235-3331

March 13, 2015

The City of Richardson  
City Council

Re: Northrich Self-Storage Facility on Arapaho

Dear City Council:

I understand the owner of this facility is requesting approval to add a number of new storage units to his existing facility. The new units will be comprised of both units with climate control and some with no climate control.

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- Fulfilling a need for storage facility on this side of town

Based upon what I have seen over the past two years of how the owner takes care of his property and customers, I would be very supportive of his request to add on to his existing facility.

Sincerely,

X *Laurie LeMaster* 4/11/2015

X LAURIE LEMASTER

Laurie LeMaster  
1207 Cheyenne Drive  
Richardson, TX 75080  
Cell - (214) 437-3707  
Home - (214) 437-3707

To: The City Council of Richardson, TX  
The City of Richardson City Plan Commission  
The City of Richardson Planning Staff

Re: Requested Zoning Change – Metroplex Self Storage

Ladies and Gentlemen:

I am the owner of the property located at 1203 Magnolia Drive, Richardson 75080

I would like to endorse the applicant's request to expand their self storage facility located at 528 W. Arapaho Road in Richardson, TX. The self storage facility serves the needs of our community for both residential and commercial members, particularly those living and working on the eastside of Central Expressway.

The self storage facility is a clean business that has little to no car traffic. Furthermore, the establishment has converted an empty building into an attractive and well-lit operation that has had no criminal activity since it opened for business almost 2 and a half years ago.

I support the applicant's proposal for expansion and entreat that the CPC and City Council of Richardson, TX approve their request.

Thank you in advance for your consideration.

Donald Lougo  
Printed Name

Donald Lougo  
Signature

May 3, 2015  
Date

**ZF 15-03**

**Correspondence in  
Opposition**



**To:** [chris.shacklett@cor.gov](mailto:chris.shacklett@cor.gov),  
**Cc:**  
**Bcc:**  
**Subject:** Zoning File 15-03 Metroplex Self Storage  
**From:** Norman Hoppenstein <[norman@hoppenstein.com](mailto:norman@hoppenstein.com)> - Friday 05/01/2015 03:12 PM

I am voicing our objection on behalf of Hoppenstein Properties, Inc. for the above listed Zoning File number.

Hoppenstein Properties, Inc., is the owner of the Camelot Shopping Center at 580 W. Arapaho. We would much prefer an office type use for the property in question and not an expanded use for a storage facility.

Sincerely yours,

Norman J. Hoppenstein, Pres.

# Petition to Richardson City Council and Zoning Commission to REJECT the Metroplex Self Storage Expansion to the Camelot Shopping Center and the Northrich Neighborhood

Petition summary and background	<p>Self-storage facilities increase traffic of individuals carrying large loads they are unaccustomed to transporting and large vehicle traffic. They increase illegal and unsafe storage of hazardous chemicals and materials and invite dangerous individuals and activities into school zones (only 1500 feet from Northrich Elementary) and neighborhoods. Our elementary school and family neighborhood is not an appropriate site. Furthermore, the expansion of MetroPlex storage will have a negative impact on the "character and quality" of the surrounding residential areas. The Northrich community wishes to retain its existing sense of identity as a quiet, secure, residential neighborhood. We wish to see the Camelot center revitalized as to enhance the community and ensure that commercial and industrial uses within and adjacent to the community do not impact the residential quality of life in the neighborhood.</p> <p>This 2-story, 200+ unit expansion will dominate the Camelot shopping center and negatively impact the quality of our neighborhood and negatively impact our identity as a safe and secure school zone and neighborhood. It doesn't fit into the broader "master plan" for the area with the goal of revitalization and improvement of the center to include shopping, restaurants and viable businesses that will provide jobs and positively impact our neighborhood and property values.</p> <p>There are plenty of areas within Richardson that could house a large self-storage complex that do not immediately affect residents or neighborhoods.</p>
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to reduce the negative impact that the Metroplex Self Storage expansion will have on the Camelot shopping center and the Northrich community. Please do not approve the Metroplex Self Storage facility addition.

Printed Name	Signature	Address	Comment	Date
Ryun Polacca	<i>Ryun Polacca</i>	408 Jolee St	Owner	4-19-15
David Schmersal	<i>David Schmersal</i>	409 Jolee ST	owner	4-19-15
JULIA SIMON	<i>Julia Simon</i>	411 Jolee ST.	OWNER	4-19-15
Bonny Leismann	<i>Bonny Leismann</i>	580 W Arapaho 262	owner	4-19-15
Cayley White	<i>Cayley White</i>	511 W. Arapaho Rd #103	Office mgr	4/20/15
Sy Veeraswamy	<i>Sy Veeraswamy</i>	527 Arapaho Rd #110	Office Manager	4/20/15
eladio Tejero	<i>eladio Tejero</i>	518 west Arapaho 113	Restaurat	4/20/15
Ali Jir	<i>Ali Jir</i>	504 W Arapaho Rd	Owner	4/20/15

Mohammad *M. I. Zaid* - 506 W. Arapaho Rd owner.

Marcel Thomas 413 Jolee DR

4/20/15 - see p. 2  
 4/20/15 -



**ZF 15-03**

**Neutral**

**Correspondence**

May 31, 2015

Aimee Nemer  
City Secretary  
P.O. Box 830309  
Richardson, TX 75083

**Re: Zoning File 15-03**

Dear Ms. Nemer:

I am the owner of the duplex 1057/1059 Custer Rd. directly to the east of the proposed expansion and rezoning of the property at 528 W. Arapaho Rd which is the subject of this Special Permit application. Unfortunately I will be out of town and unable to attend the June 8, 2015 public hearing. Please consider my written comments below as part of the record.

I do not necessarily oppose the application in its entirety but do wish to request clarification and, if necessary, amendments to the proposed Special Permit.

1. In Exhibit D, under "Special Permit Requirements", special condition paragraph c indicates that all outdoor storage is prohibited. Special condition paragraph e indicates that parking of "trucks for rent" shall be limited to the two (2) parking spaces noted on Exhibit "B". Under "Truck Rental" in the Staff Report, there is mention of the facility being "...used as a 'satellite' location for rental pick-ups for U-Haul". I would like clarification as to whether special condition paragraph c precludes the use of the facility as a "'satellite' location for rental pick-ups for U-Haul" beyond the two trucks in their specified parking spots.

My concern is that use of the east side of the facility as a "satellite" location for U-Haul or others in addition to the two parking spots set aside for the parking of "trucks for rent" would result in an attraction for rodents and in excessive noise and disruption for tenants living at the adjacent 1057/1059 Custer residence. If the intent is to allow tow trailers and rental trucks beyond a maximum of the two parking spots specified to be parked at the site to serve as a general "satellite" pickup/drop off facility, I would be opposed to the location of that additional use on the east side of the facility. In that case, I would request an amendment to the Special Permit Requirements precluding the use of the east side of the facility for the parking/storage of any rental vehicles or trailers other than the two "trucks for rent" in their designated parking spaces and except for non-overnight, routine storage loading and unloading.

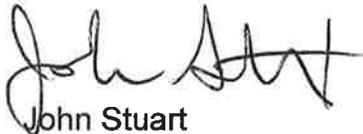
2. I would ask that the developers, who, under the proposed regulations would be constructing a new building at the maximum height and with a minimum set back from the east side residences, design and construct the roof-top climate control

and other equipment and exhausts in a way to shield the adjacent residences from as much noise as possible.

3. Again, because of the proposed height and minimal set-back of the new east side building, I would ask that the developers take all precautions necessary during the construction phase to protect the adjacent residences from noise, dust, debris and general disruption.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John Stuart". The signature is fluid and cursive, with the first name "John" being larger and more prominent than the last name "Stuart".

John Stuart  
8639 Naomi Street  
Plano, TX 75024  
Phone: 972-955-1117

cc: Mr. William Dahlstrom  
Mr. Chris Shacklett  
Mr. James Stuart



# MEMO

**DATE:** June 4, 2015  
**TO:** Honorable Mayor and City Council  
**FROM:** Michael Spicer, Director of Development Services *MS*  
**SUBJECT:** Zoning File 15-07 – Special Permit – Restaurant with Drive-through Service – 1405 E. Renner Road

## REQUEST

Matthew Booth, representing CityLine REG, L.L.C., requests approval of a Special Permit for a restaurant with drive-through service at 1405 E. Renner Road (northeast corner of Renner Road and Plano Road). The subject property is part of the CityLine Market retail center currently under construction.

## BACKGROUND

The proposed multi-tenant building is 4,600 square feet in area and includes a 1,900-square foot restaurant with drive-through service and a 2,700-square foot bank with a drive-through window. Approval of a Special Permit is required for the restaurant drive-through, but not the bank. The building facades are comprised of brick, stucco, metal panels, and metal canopies over the entrances and drive-through windows, consistent with the CityLine Market development.

The request was considered and continued by the City Plan Commission (CPC) at their April 7, 2015 public hearing to allow the applicant to address concerns related to the presence of two (2) drive-through lanes, lack of parking adjacent to the building, angled parking adjacent to the bank drive-through lane and the parking space depth at the front of the building. The applicant presented a revised plan at the May 5, 2015 CPC meeting in response to the Commission’s concerns. Changes included the addition of stamped/colored concrete pedestrian pathways in the driving aisles and drive-through lanes, replacement of angled parking with a parallel space adjacent to the bank drive-through lane, and increased parking space depth at the front of the building. The applicant also described how signage would be used to direct vehicles to each of the two (2) drive-through lanes.

The Commission stated the changes were an improvement and that the signage would alleviate confusion for drivers looking for a specific drive-through lane. The Commission also indicated a preference for the pedestrian pathway to extend to the four (4) parking spaces along the east property line and that the signage needed to be part of the zoning exhibit to ensure adequate directional signage is placed on site.

One (1) resident spoke in opposition to the request at the Commission’s May 5, 2015, public hearing. One (1) letter in support of the request has been received.

## PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 7-0, recommends approval as presented with conditions requiring vehicular directional and pedestrian crossing signs and continuation of the pedestrian pathway to the parking spaces along the east property line. Both changes are reflected on the attached zoning exhibit. **Should the City Council approve the request, Ordinance No. 4118 is attached and may be approved with the same motion.**

## ATTACHMENTS

- |  |   |
|--|---|
| Special Conditions                                   | Color Building Elevations (Exhibit “D”) |
| CC Public Hearing Notice                             | Site Photos                             |
| City Plan Commission Minutes 04-07-2015 & 05-05-2015 | Applicant’s Statement                   |
| Staff Report   | Notice of Public Hearing                |
| Zoning Map   | Notification List                       |
| Aerial Map   | Correspondence in Support               |
| Zoning Exhibit (Exhibit “B”)                         | Ordinance No. 4118                      |
| Building Elevations (Exhibits “C”)                   |   |

### **ZF 15-07 Special Conditions**

1. A restaurant with drive-through service shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The restaurant with drive-through service shall be constructed in substantial conformance with the attached concept plan (Exhibit "B") and building elevations (Exhibit "C").



Attn. Lynda Black

Publication for Dallas Morning News – Legals

Submitted on: May 20, 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: May 22, 2015

**City of Richardson  
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00p.m. on Monday, June 8, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

**ZF 15-03**

A request by Howard L. Lawson, representing The Lawson Co., to revoke Ordinance 3858, a Special Permit for a self-service warehouse, and for a change in zoning from I-M(1) Industrial with special conditions and C-M Commercial to PD Planned Development and a request for approval of a Special Permit for an expansion to an existing self-service warehouse with associated truck rental to be located at 528 W. Arapaho Road (north side of Arapaho Road, west of Custer Road). The property is currently zoned I-M(1) Industrial and C-M Commercial.

**ZF 15-07**

A request by Matthew Booth, representing CityLine-REG, L.L.C., for approval of a Special Permit for a restaurant with drive-through service to be located at 1405 E. Renner Road (northeast corner of Renner Road and Plano Road). The property is currently zoned PD Planned Development.

**ZF 15-08**

A request by Orville W. Weiss, representing Plano-Richardson Elks Lodge #2485, for approval of a Special Permit for a private recreation club in conjunction with a fraternal organization to be located at 1203 Apollo Road (northeast corner of Glenville Drive and Apollo Road). The property is currently zoned I-M(1) Industrial.

**ZF 15-10**

A request by Greg Cooney, representing HPGC Ventures, LLC, to amend the existing PD Planned Development, (a 1.76-acre PD District) Ordinance 4055, to allow additional accessory structures in the side yard setbacks for the thirteen (13) residential lots located on the north side of Old Campbell Road at the intersection of Nantucket Drive. The property is currently zoned PD Planned Development.

**ZF 15-11**

A request by Michael L. Bronsky, representing Bridge Builder Academy, for approval of a Special Permit for a private school to be located at 1221 W. Campbell Road (south side of Campbell Road, east of Mimosa Drive). The property is currently zoned LR-M(1) Local Retail.

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 15-07 – Drive-thru Restaurant:** Consider and take necessary action on a request for a Special Permit for a restaurant with drive-thru service at 1405 E. Renner Road, northeast corner of Renner and Plano Roads.

Mr. Shacklett stated the applicant was requesting a Special Permit for a drive-thru restaurant on the northeast corner of Plano and Renner Roads. The proposed restaurant would be located on Lot 2 of the Galatyn Park North development for CityLine Market as well as a small portion of Lot 1C.

Mr. Shacklett noted the proposed building would be a total of 4,600 square feet with 1,900 square feet for a restaurant on the west side and a 2,700 square foot bank on the east with both proposed to have drive-thru facilities.

Starting with the bank, Mr. Shacklett explained the bank would have a drive-thru entrance at the southeast corner of the building and exit out into a north/south mutual access easement allowing a vehicle to go north and then to Plano Road or across the development, or south to a median opening on Renner Road.

Regarding the drive-thru restaurant, Shacklett stated that entrance would be at the northeast corner of the property with the vehicles wrapping around the building and exiting to the south. The vehicles could then turn either west and turn back north then east to exit on Plano Road, or turn east then south to go to Renner Road.

Mr. Shacklett indicated there would be directional signage throughout the development to assist drivers to find the bank drive-thru versus the restaurant drive-thru. He added that the building would also have a shade structure and tables on the southwest corner along with bicycle racks on the southeast corner.

Mr. Shacklett concluded his presentation by noting the development would not have additional parking along the southern edge of the development because the PD requires a 40-foot setback along Renner Road and a 20-foot setback along Plano Road. He added the building would also meet 100% of the City's requirement for masonry and one letter in support of the project had been received.

Commissioner DePuy asked how the restaurant would access the dumpster.

Mr. Shacklett said there would be doors on the back of the restaurant and bank that would exit onto a walkway to the dumpster.

Vice Chair Bright asked if the bank would have a lobby and, if so, where would the customers enter and where would they park.

Mr. Shacklett replied the customers could park anywhere on the site and enter both businesses through doors on the south side of the building. He added that a portion of the adjacent lot would be included in the development, but parking would not be available on that side of the lot.

Commissioner Ferrell asked if there had been any discussion of having multiple drive-thru lanes for the bank. He added that he had concerns about the staging area for vehicles waiting to use the drive-thru.

Mr. Shacklett replied that most of the discussion had been focused on getting two separate drive-thrus for two separate businesses, but as far as the current design of the site, it did not look like additional lanes could be added for the bank.

Commissioner Frederick asked if there would be an ATM machine and would it be inside the lobby.

Mr. Shacklett said he was not sure if there would be an ATM on the front of the building or in the lobby and suggested the applicant might be able to answer that question.

Commissioner Maxwell stated he was concerned that the 16-foot parking space and 22.8-foot drive aisles were not adequate. He asked if there was a possibility of having a wheel-stop to shorten the space.

Mr. Shacklett replied that the City does not typically allow wheel-stops, except where it is required for ADA purposes.

Mr. Maxwell suggested the applicant could reconfigure their curb ramps to a straight-on ramp to avoid the additional wheel stops.

Chairman Hand asked if the 22.8-foot lane was a legal fire lane.

Mr. Shacklett said fire lanes were 24 feet in width and were located along the outside northern edge of the property as well as along Plano and Renner Roads.

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

Mr. Matt Lucas, Kimley-Horn and Associates, representing Regency Centers, 12750 Merit Drive, Suite 1000, Dallas, Texas, said he was the civil engineer on the project and could answer any questions regarding the site plan. He added that the representative from Regency Centers was unable to make the meeting.

Chairman Hand asked if the applicant could reveal who the future tenants would be.

Mr. Lucas replied the tenants were yet to be determined.

Commissioner Maxwell asked the applicant to address his concerns about the wheel-stops and revising the curb ramps.

Mr. Lucas said that because they are required to have the 5-foot by 5-foot landing outside the door, eliminating the wheel-stops for a straight in ramp, which is usually 6 feet in length, would impact the landing in front of the door. He added there may be an opportunity to find some additional space and increase the parking to 18 feet.

Commissioner Maxwell said he thought that 10.4 feet would allow a straight maneuver and a straight ramp and landing.

Chairman Hand suggested that if the parking could be elevated, the area could become a curb less environment and do away with the ramp.

Vice Chair Bright asked if a two drive-thrus, one for a bank and another for a restaurant, were normal and was were there other projects like this in the area.

Mr. Lucas replied this was a unique situation and stated that most banking is now done on line and less emphasis is placed on having a lobby and drive-thru. He added that although a bank was shown on the site plan, it could end up being some type of retail use.

With no other comments received, Chairman Hand closed the public hearing.

Chairman Hand said he liked innovation and thinking outside the box, but he had concerns with customers walking through drive-thru lanes to get to either business, lack of parking on the front of the building, and angled head-in parking next to the bank's drive thru. He added there seemed to be some operational and functional issues with the design and thought that too much was being planned for the site.

Commissioner Frederick concurred with Mr. Hand and felt the design was confusing and said she would not be voting in favor.

Commissioner DePuy stated that walking across the drive-thru lanes did not concern her, but she thought one business as opposed to two would be a better option.

Commissioner Springs said he thought the design was not a good fit and agreed with Ms. DePuy that having one tenant would be preferable. He added that with all the work put in to the overall development to make it pedestrian friendly, the proposed design was going in the opposite direction.

Commissioner Ferrell stated he thought the whole designed needed work and asked the Commission if the item should be denied or postponed.

Mr. Lucas said the design was a concept plan and there was room to redesign the site to alleviate customers walking across the drive-thrus, and reminded the Commission of the sidewalks along Renner and Plano Roads that add to the walkability of the site.

Chairman Hand stated he still had concerns about the head-in parking spaces, stacking for the bank drive-thru and asked if the 12.4-foot aisle between the drive-thru and the angled parking met City regulations.

Mr. Shacklett replied that it met the City's minimum guidelines, but suggested that since the site was over-parked by two spaces, the angled parking spaces could be removed.

Mr. Lucas concurred and said there could be an opportunity if those spaces were eliminated to create a second drive-thru lane.

Commissioner Ferrell again suggested it might be helpful to the applicant if the Commission continued the item.

Chairman Hand asked if the item was denied would it have to re-posted and re-advertised.

Mr. Shacklett replied if denied, the applicant had the option to appeal to the City Council. He added that if the item was continued indefinitely the item would have to be reposted and suggested a four week continuance to the May 5, 2015 Commission meeting.

**Motion:** Vice Chair Bright made a motion to continue Zoning File 15-07 to the May 5, 2015 meeting; second by Commissioner Maxwell. Motion approved 7-0.

**EXCERPT  
CITY OF RICHARDSON  
CITY PLAN COMMISSION MINUTES –MAY 5, 2015**

**PUBLIC HEARING**

**Zoning File 15-07 – Drive-thru Restaurant (continued from April 7, 2015):** Consider and take necessary action on a request for a Special Permit for a restaurant with drive-thru service at 1405 E. Renner Road, northeast corner of Renner and Plano Roads.

Chairman Hand announced the Public Hearing from April 7, 2015 was still open and asked staff to update the Commission.

Mr. Shacklett stated the applicant was requesting approval of a Special Permit for a drive-thru restaurant at the northeast corner of Plano and Renner Roads and reviewed the history of the project and some of the objections from the Commission mentioned in the previous meeting.

Regarding concerns expressed about pedestrian and vehicular circulation through the property, Mr. Shacklett said the applicant had reviewed the Commission's concerns and prepared a circulation plan to address those concerns:

- A. Pedestrian Access and Circulation – sidewalk would move to the Plano Road side of the property and then through the parking lot utilizing physical features – colored or stamped concrete - to let pedestrians know they were transitioning into a vehicular area. Directional signs would be used for vehicles.
- B. Angles Parking Spaces – remove angled spaces next to the bank drive-thru and put in one parallel parking space leaving thirty-one parking spaces for the project, which did meet the required number of parking spaces.
- C. Increase Parking Space Length – parking spaces on the south side of the building would be increased in length to 18 feet; eliminate the curb in front of the handicap spaces; and add decorative bollards.

Mr. Shacklett concluded his presentation by noting the elevations had not been discussed at the previous meeting, but the building would be 100 percent masonry (brick, stone and stucco), with metal panels, canopies and accents, similar to the CityLine Market development. He added that one letter in support had been received from the property owner on the southeast corner of Renner Road.

Commissioner Frederick asked if there was a plan to provide protection for the patio area and would there be a break out line for the drive-thru restaurant.

Mr. Shacklett replied that other than the curb, nothing had been shown on the plans; however, in discussions with the applicant they said they were not sure how that area would be treated.

Regarding the break-out lane for the drive-thru restaurant, Mr. Shacklett stated that had been considered, but City codes did not require one and if one was built, it would cause vehicles to turn out into the wrong direction of traffic.

Vice Chair Bright asked if Exhibit B3 contained locations for pedestrian crossing signs.

Mr. Shacklett replied that Exhibit B3 showed vehicular traffic signs including signs to alert drivers of pedestrians. There were no specific discussions about pedestrian signage, but the walkways would be made of stamped or color concrete leading from the parking lot to the building.

Vice Chair Bright asked if the item was approved as presented, would some type of pedestrian crossing sign be required.

Mr. Shacklett said Exhibit B3 was for illustrative purposes only; however, the Commission could, as part of their motion, require a pedestrian crossing sign similar to the one shown on Exhibit B3.

Chairman Hand asked to confirm which exhibits would be included if the plan was approved.

Mr. Shacklett stated that only Exhibits B2 and C, as stated in the conditions, would be included if approved by the Commission, and Exhibits B3, B4 and D were illustrative in nature.

Commissioner DePuy asked if the restaurant would have inside seating and expressed concern about the number of parking spaces for customers and employees of both businesses.

Mr. Shacklett replied the restaurant would have inside seating and the parking for the building was based on the same ratios for any restaurant in the City; 1:100 square feet, and a bank parked as office use at 1:250 square feet.

Vice Chair Bright asked if the paved pedestrian walkway could be taken all the way through the green space to the four parking spaces on the east.

Mr. Shacklett acknowledged that was possible, but the applicant would have to look at how to angle the path through the green space.

Chairman Hand suggested a possible solution that would prevent pedestrians from having to walk through shrubbery or between parked cars.

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

Mr. Michael Alost, KDC Real Estate, 20 Ashton Court, Dallas, Texas, stated KDC was endorsing the proposed project and explained their development partners, Regency Centers, was proposing a project that was part of an innovative trend across the national combining

two mutually exclusive business based on the fact their hours of operation were complimentary.

Mr. Matt Booth, Regency Centers, 8080 Central Expressway, Dallas, Texas, stated the proposed project was a tenant driven concept and believed the drive-thru restaurant would be a morning oriented enterprise, whereas the bank would not begin their business until 9:00 a.m. or later, which in turn would spread the pedestrian and vehicular traffic throughout the day.

Commissioner DePuy asked how much pedestrian traffic the bank would generate.

Mr. Booth replied that feedback received from financial institutions was that their business was changing and a majority of banking is done on-line so the staff needed to support the bank would be limited. He added they were not completely clear on where the ATM would be located – either accessible from the exterior or via a section of the lobby.

Commissioner Frederick complimented the applicant on the revisions to the project and asked about the hours of operations for the two tenants.

Mr. Booth said the financial institution would have typical banking hours, 9:00 a.m. to 5:00 or 6:00 p.m., with the restaurant leaning more towards early morning hours.

Vice Chair Bright asked if the applicant was willing to extend the walkway to the east to connect to the four parking spaces.

Mr. Booth stated that extending the walkway would be something to look at and felt the changes made to the parking space along the bank drive-thru would allow extra space for the walkway on the southern edge of the green space.

Chairman Hand called for any comments in opposition.

Mr. Kevin Williams, 748 Matthew Place, Richardson, Texas, complimented the applicants on their creativity, but had some concerns over the double drive-thru, the use, as well as the impact to the property on the southeast corner of the intersection.

Mr. Shacklett replied the gas station that had been on the southeast corner of the intersection had been demolished and the property was zoned LR-M(2) Local Retail.

Chairman Hand asked if the applicant would like to offer a rebuttal or closing statement.

Mr. Booth agreed the development was unusual, and they did not want to put a square peg in a round hole, but were relying heavily on the track record of two very well-known national institutions that were in touch with the demands of their customers.

Commissioner Springs acknowledged that the applicant could not divulge who the tenants would be, but asked how many similar type developments were in existence. He also wanted to know if the ATM would be inside the bank building.

Mr. Booth replied there were four separate financial institutions that had been contacted and all stated they were bringing similar concepts to market. In addition, there are currently four similar developments from Washington to California.

Regarding the location for the ATM, Mr. Booth said the location was usually driven by the preference of the specific financial institution.

No other questions or comments were received and Chairman Hand closed the public hearing.

Commissioner Maxwell said he liked the revisions made by the applicant and suggested an alternative to the design for the walkway and parking on the east side of the bank.

Vice Chair Bright stated he would like to see signage for the pedestrian crossings.

Chairman Hand concurred with Mr. Maxwell about the walkway and thanked the applicant for listening to the comments and concerns of the Commission.

Commissioner Springs said he appreciated how the applicant had addressed some of the concerns, but he was still hesitant about over-loading the site and was concerned about the future use should the proposed tenants change.

Commissioner DePuy stated she appreciated the revisions made by the applicant, but still had concerns over the long term use, traffic issues and thought the plan might be too much for one corner.

Commissioner Gomez-Frey suggested if Exhibit B3 was made part of the motion, additional signage would be needed by the bank drive-thru.

Chairman Hand agreed with Ms. Gomez-Frey and noted that most restaurants had “way finding” signage, but thought the exhibit would insure the bare minimum.

Vice Chair Bright asked staff how to address the walkway to the east when making a motion.

Mr. Shacklett stated the applicant had heard the Commission’s wish to add a walkway to the east and suggested adding a condition to the motion for the walkway to continue through to the eastern property line. He also suggested rather than attaching a separate exhibit, the Commission could move to have vehicular directional and pedestrian crossing signs provided in the general locations on Exhibit B2.

Mr. Booth said the “way finding” signage would be appropriate, but cautioned the Commission that pedestrian crossing signs might interfere with a drivers view when exiting

the drive-thru. He thought the enhancement pavement would provide a sufficient warning for the pedestrians and drivers.

**Motion:** Vice Chair Bright made a motion to recommend approval of Zoning File 15-07 as presented with the additional condition that the vehicular and pedestrians signs generally shown on Exhibit B3 be added, as well as continuing the walkway to the eastern property line; second by Commissioner Frey.

Mr. Shacklett asked to clarify if the sign locations and walkway should be added to Exhibit B2 so there would only be one exhibit.

Vice Chair Bright amended his motion to include Mr. Shacklett's statement and Commissioner Gomez-Frey gave the second.

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:** June 4, 2015

**RE:** **Zoning File 15-07:** Special Permit – Restaurant with drive-through service – 1405 E. Renner Road.

### REQUEST:

Approval of a Special Permit for a restaurant with drive-through service in a new multi-tenant building located at the northeast corner of Renner Road and Plano Road.

### APPLICANT & PROPERTY OWNER:

Matthew Booth – CityLine REG, L.L.C.

### EXISTING DEVELOPMENT:

The 0.96-acre site is undeveloped.

### ADJACENT ROADWAYS:

**Plano Road:** Six-lane, divided arterial; 24,800 vehicles per day on all lanes, northbound and southbound, south of Renner Road (February 2013).

**Renner Road:** Six-lane, divided arterial; 22,800 vehicles per day on all lanes, eastbound and westbound, west of Plano Road (February 2013).

### SURROUNDING LAND USE AND ZONING:

**North:** Retail/Commercial (under construction); PD Planned Development

**South:** Retail/Commercial & Office; LR-M(2) Local Retail

**East:** Retail/Commercial (under construction); PD Planned Development

**West:** Multi-Family (under construction); PD Planned Development

## **FUTURE LAND USE PLAN:**

### **Regional Employment**

*Higher density development is appropriate with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.*

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

North: Regional Employment

South: Neighborhood Service

East: Regional Employment

West: Regional Employment

## **EXISTING ZONING:**

PD Planned Development (Ordinance Number 3893). The subject property is located in a 17.6-acre area of the PD that allows C-M Commercial District uses, including retail, restaurant and office uses.

## **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:**

In 2012, approximately 147 acres (bounded by Renner Road to the south, Plano Road to the west, PGBT to the north and Wyndham Lane to the east) was rezoned to PD Planned Development to accommodate a mix of uses, including retail, restaurant, office, and residential uses. The subject property is located in a 17.6-acre area of the PD that allows C-M Commercial District uses, including retail, restaurant and office uses. Construction recently commenced on approximately 11.5 acres at the northeast corner of Renner and Plano Road. The development will include a 40,000-square foot grocery store, 26,000 square feet of additional retail space, and two (2), 5,000-square foot sit down restaurants on a pad site along Renner Road.

### **Request:**

This is a request for approval of a Special Permit to allow a restaurant with drive-through service on the subject property in a multi-tenant building. As shown on Exhibit "B", the other proposed tenant would be a bank with a drive-through window. Although the drive-through restaurant requires Special Permit approval, a bank with a drive-through window is allowed by right. The subject property is currently 0.86 acres; however, to accommodate the proposed development, the lot would be replatted to include additional land to the east. The lot, as depicted on Exhibit "B" would be approximately 0.96 acres.

### **Proposed Development:**

- Building Area: 4,621 square feet (1,911-square foot drive-through restaurant).
- Building Materials: The building is considered 100% masonry, per the building materials defined as masonry in Ordinance 3893. Materials include brick, stucco, and ventilated façade system (metal panels) accented with metal canopies over entrances and drive-through windows
- Building/Landscape Setback:
  - Front: 40 feet along Renner Road / 20 feet along Plano Road.
  - No interior setbacks required.
- Building Height: 1 story / 24' to top of parapet
- Floor Area Ratio: 0.11:1 proposed/ Maximum 0.6:1 allowed
- Landscaping Percentage: 20% proposed, 10% required
- Building Orientation: The front of both tenant spaces face south to Renner Road. The bank teller drive-through window is located on the east side of the building, and the restaurant drive-through window is located on the west side of the building. The restaurant drive-through entrance is located at the northeast corner of the property and circulates around the north and west side of the building
- Number of Parking Spaces: 33 proposed; 31 required.

### **Elements Related to the Request:**

Dual Drive-through Lanes – The multi-tenant building has a drive-through lane for the restaurant as well as a separately dedicated drive-through lane for the bank portion of the building. The location of two (2) drive-through lanes on the lot makes the circulation more complex.

The drive-through lane entrance for the restaurant is located at the northeast corner of the site. The lane is separated from the fire lane that runs along the north side of the property by a curbed area that will utilize colored, stamped concrete in lieu of landscape. Since the area between the curbs is only two (2) feet wide, maintaining landscaping in the area would be difficult, and the use of the colored concrete will create a visual and well as physical buffer between the fire lane and drive-through lane. The area south of the drive-through entrance will also use colored, stamped concrete to delineate the location of the drive-through lane and dumpster service area; however, it will be flush with the concrete to allow better maneuverability for vehicles turning into the drive-through lane from the north.

The drive-through lane entrance for the bank is located at the southeast corner of the building. The teller window is located along the east side of the building. Vehicles will exit to the east after leaving the teller window.

The request was originally heard by the City Plan Commission on April 7, 2015, and they continued it to the May 5, 2015 CPC meeting so the applicant could address the following concerns:

- Presence of two (2) drive-through lanes instead of one (1) drive-through lane
- Lack of parking spaces adjacent to the building requiring customers to cross driving aisles and/or drive-through lanes
- Depth of parking spaces adjacent to the building

Although the applicant has not removed a drive-through lane, they have stated it is not atypical for a restaurant with drive-through service to have parking adjacent to the building on one (1) side with the drive-through lane wrapping around the building on the other three (3) sides. The applicant has stated the second drive-through lane is a tenant-driven request, and signage would be placed on site to provide customers of the bank and restaurant with directions to both drive-through entrances. The applicant has stated that although this type of design is not typical, they feel that future pad site developments with two (2) drive-through lanes may become more common in the future. The applicant has made changes related to pedestrian access, which is listed below:

- Moved pedestrian site access from Renner Road to Plano Road.
- Added different paving color/treatments providing designated pedestrian path from the west side of the building through the driving aisle and restaurant drive-through lane, including the removal of one (1) parking space along Plano Road to accommodate the access.
- Added different paving color/treatments providing designated pedestrian path from the east side of the building through one-way driving aisle and bank drive-through lane to the new parallel parking space.

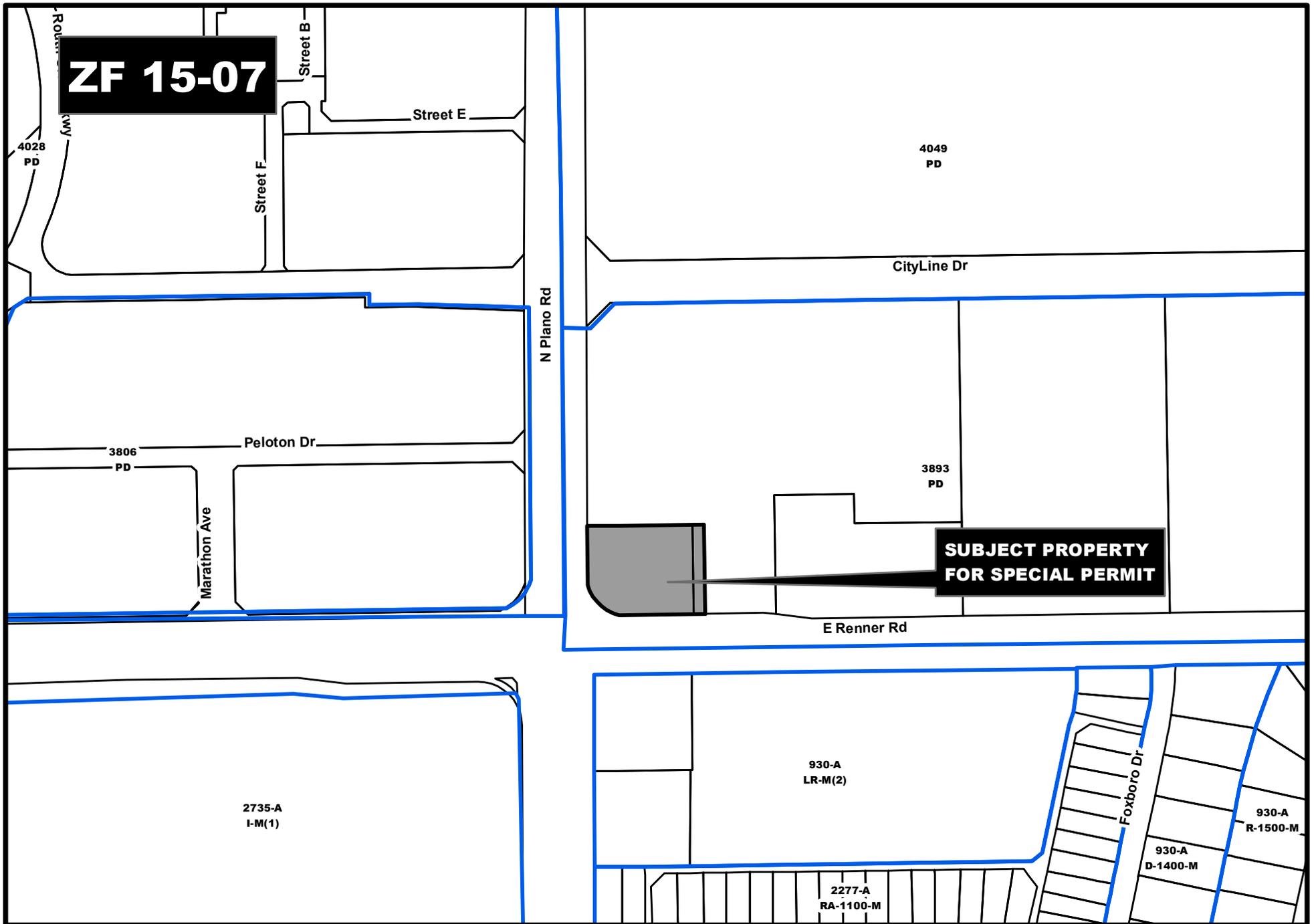
The applicant addressed the Commission's concern regarding angled parking to the east of the bank drive-through lane by revising the driving aisle and parking space to the east. The applicant's revised plan has replaced the two (2) angled spaces with one (1) parallel space which allowed the driving aisle adjacent to the bank drive-through lane to increase to fourteen (14) feet in width. This removes the possibility of a parked vehicle backing into the vehicles in the bank drive-through lane.

The applicant has also addressed the concern regarding the parking space depth along the front of the building. The revised plan reflects the increase in parking space depth from sixteen (16) feet to eighteen (18) feet. Additionally, the wheel stops in the ADA parking spaces were removed and the curb has also been removed. By creating parking spaces that are flush with the building pad, the issues related to the ramp and landing dimensions near the building entrances are alleviated. The applicant is proposing the use of bollards in front of these parking spaces to provide a physical barrier between vehicles and the front of the building.

**Correspondence:** As of this date, one (1) letter in support of the request has been received.

**Motion:** On May 5, 2015, the City Plan Commission recommended approval of the request on a vote of 7-0 as presented with conditions requiring vehicular directional and pedestrian crossing signs at specific locations and a requirement to continue paving to the parking spaces along the east property line or to the east property line. **Both changes have been included on the revised zoning exhibit (Exhibit “B”):**

1. A restaurant with drive-through service shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof.
2. The restaurant with drive-through service shall be constructed in substantial conformance with the attached concept plan (Exhibit “B”) and building elevations (Exhibit “C”).



# ZF 15-07 Zoning Map

Updated By: shacklett, Update Date: March 23, 2015  
 File: D:\Mapping\Cases\Z\2015\ZF1507\ZF1507 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.





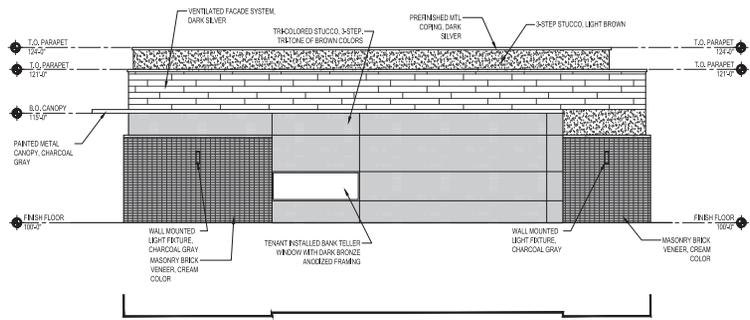
## ZF 15-07 Aerial Map

Updated By: shacklett, Update Date: March 23, 2015  
File: D:\Mapping\Cases\Z\2015\ZF1507\ZF1507 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.





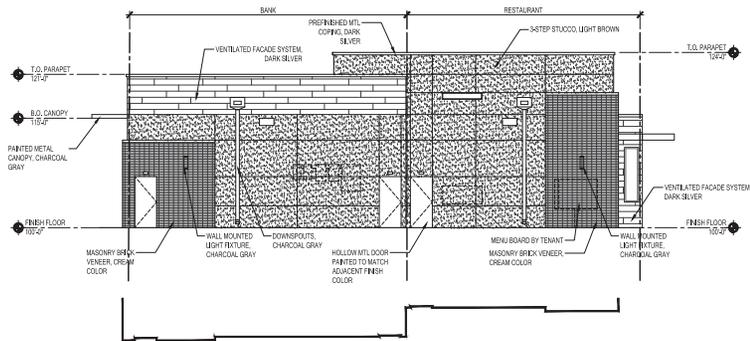


100% MASONRY PER ORD. 3893

04

EAST ELEVATION

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

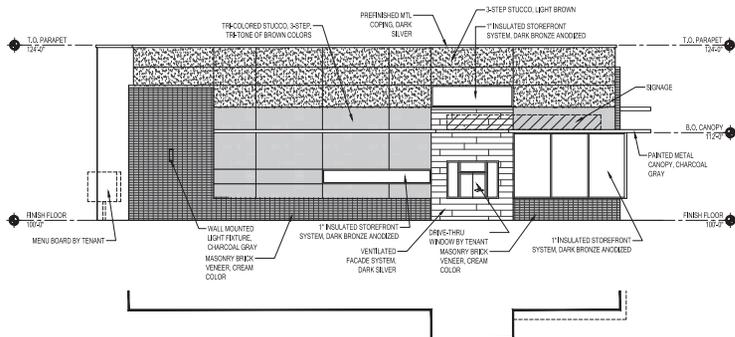


100% MASONRY PER ORD. 3893

03

NORTH ELEVATION

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

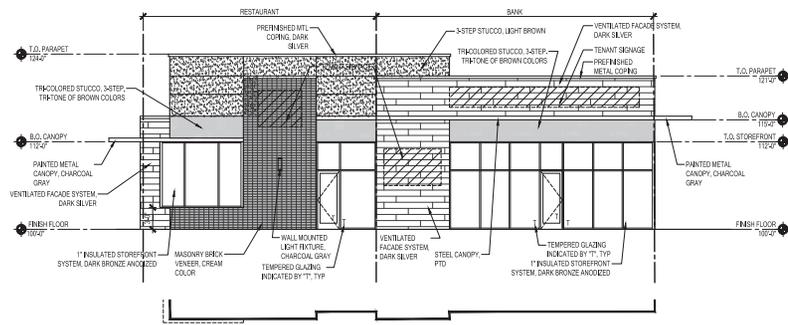


100% MASONRY PER ORD. 3893

02

WEST ELEVATION

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



100% MASONRY PER ORD. 3893

01

SOUTH ELEVATION

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

NOTE: SIGNAGE LOCATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO APPROVAL BY COMMUNITY SERVICES.

BUILDING ELEVATIONS

CITYLINE MARKET LOT 2  
Richardson, Texas

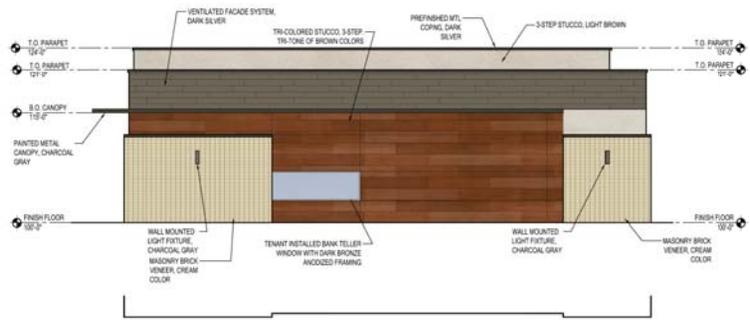
Job #: 13049.03  
File Name: A-EL-Lot\_2\_01.dwg  
Date: 03.31.15  
Drawn by: LTA



Good Fulton & Farrell Architects

3000 Fairwood Street  
Suite 300  
Dallas, Texas 75201

214.398.1300 / Tel  
214.398.1332 / Fax  
www.gff.com

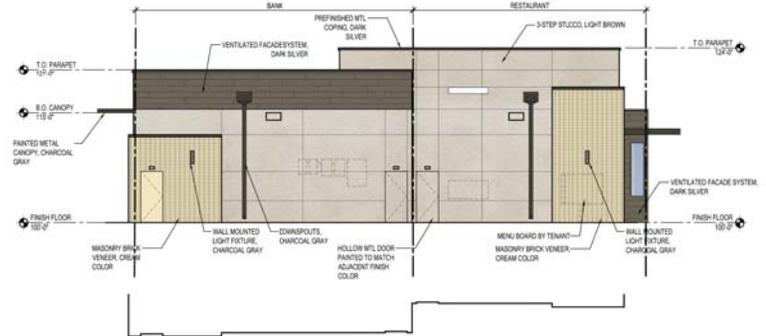


100% MASONRY PER ORD. 3893

04

EAST ELEVATION

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

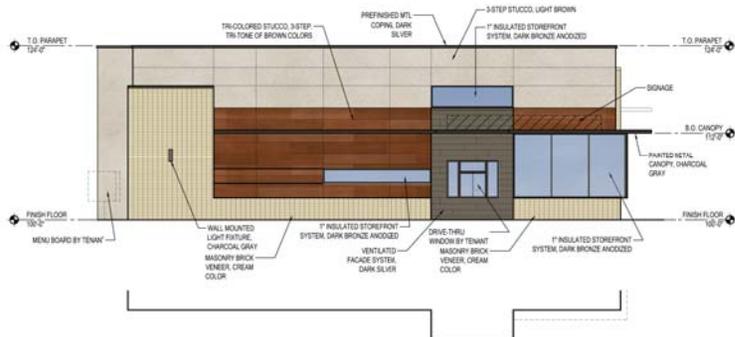


100% MASONRY PER ORD. 3893

03

NORTH ELEVATION

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

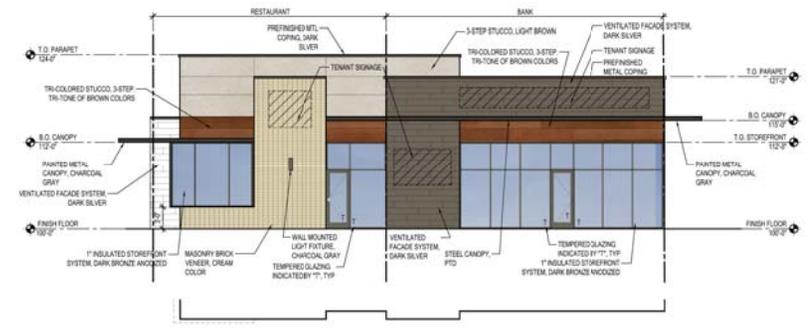


100% MASONRY PER ORD. 3893

02

WEST ELEVATION

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



100% MASONRY PER ORD. 3893

01

SOUTH ELEVATION

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

NOTE: SIGNAGE LOCATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO APPROVAL BY COMMUNITY SERVICES.

BUILDING ELEVATIONS

CITYLINE MARKET LOT 2  
Richardson, Texas

Job #: 13049.03  
File Name: A-EL-Lot\_2\_01.dwg  
Date: 03.31.15  
Drawn by: LTA



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Exhibit D



Looking Northwest at  
Subject Property and CityLine

(1)



Looking Northwest at  
Subject Property



(3)

Looking Southeast at  
Office Building Across  
Renner Road

May 1, 2015

Chris Shacklett, AICP  
Senior Planner  
City of Richardson  
411 W. Arapaho Road  
Richardson, TX 75080

**Subject: *CityLine Market by Regency Centers  
Lot 2 Special Use Permit Application Owners Statement***

Regency Centers (CITYLINE-REG, LLC) is requesting a Special Use Permit to allow for an approximately 2,000 square foot restaurant with a drive-thru on Lot 2 of the Galatyn Park North Addition located at the northeast corner of Renner Road and Plano Road. The multi-tenant building (not exceeding 5,000 total square feet) is expected to consist of a nationally recognized financial institution and breakfast-oriented restaurant concept.

We are excited to have the opportunity to work with two well-known national retailers that will set the tone for the quality of this development. In addition, we are grateful to have their guidance on what we see as an emerging trend in the retail sector. While the financial institution design is not a format we have traditionally seen, it is a trend that is taking place within the industry. Many of the users within this industry are seeking smaller formats. These smaller locations tend to have fewer employees and less overall costs while still serving their customer base. Both of the retailers we are working with share our view on the benefits of having alternate peak operating hours. The restaurant will likely peak prior to the financial institution opening, making this an appropriate pairing of uses.

At the April 7<sup>th</sup> City Planning Commission (CPC) meeting, our case (zoning case ZF 15-07) was voted to be continued to the May 5<sup>th</sup> CPC meeting. The design team has utilized this time to improve the site plan and address concerns expressed by CPC. As a result, the following revisions to the site plan were made:

1. CPC expressed safety concerns with pedestrians crossing the drive-thru lane from parking located west of the building.
  - Pedestrian access to the front door was revised – a route from the 10-foot sidewalk on Plano Road to the front door is defined by enhanced pavement.
  - Detectable warnings were also added where the pedestrian route crosses the drive-thru with the intent to warn pedestrians prior to proceeding across the drive thru lane.
  - Signage is also proposed at the crosswalk to warn drivers exiting the drive thru to be aware of pedestrian traffic.
2. CPC commented on the lack of pedestrian-friendliness of the site.
  - To address this concern, a pedestrian access exhibit is provided to illustrate the pedestrian connectivity within the CityLine Market development and pedestrian connection with the surrounding community and future development to the north.

# Regency Centers.

3. CPC expressed concern that the 16-foot parking spaces at the front of the building do not allow for larger vehicles.
  - Front entry parking stalls were increased to 18 foot depth.
  - Curb along the front of building has been replaced with flush pavement and bollards that will be functional and decorative.
4. CPC was concerned that vehicles backing from the two (2) angled parking stalls east of bank drive-thru would be challenging.
  - We revised the two angled parking stalls to a single parallel parking stall.
  - Additionally, the drive-thru bypass lane east of the bank drive-thru increased to 14 feet (from 12.4 feet).
  - Enhanced pavement was also added across the drive aisle, bypass lane and drive-thru to delineate a pedestrian crossing.
5. We have prepared and provided for review a site circulation exhibit to demonstrate the possible signage locations that could enhance navigation around the site.

We appreciate the time and guidance we have received from the City in the multiple meetings we have had since our last presentation on April 7, 2015. We understand our proposed site plan meets City requirements and would appreciate your support in helping us bring two high-quality national retailers to this project.

Sincerely,



Matthew Booth, CCIM  
Vice President, Investments  
Regency Centers

Cc: Matt Lucas  
Kimley-Horn  
12750 Merit Drive, Ste. 1000  
Dallas, Texas 75251



# Notice of Public Hearing

## City Plan Commission • Richardson, Texas

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

### SPECIAL PERMIT

**File No./Name:** ZF 15-07 / Drive-thru Restaurant  
**Property Owner:** Matthew Booth / CityLine-REG, L.L.C.  
**Applicant:** Matthew Booth / CityLine-REG, L.L.C.  
**Location:** 1405 E. Renner Road (See map on reverse side)  
**Current Zoning:** PD Planned Development  
**Request:** A request for approval of a Special Permit for a restaurant with drive-through service on a property located at 1405 E. Renner Road (northeast corner of Renner Road and Plano Road).

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.

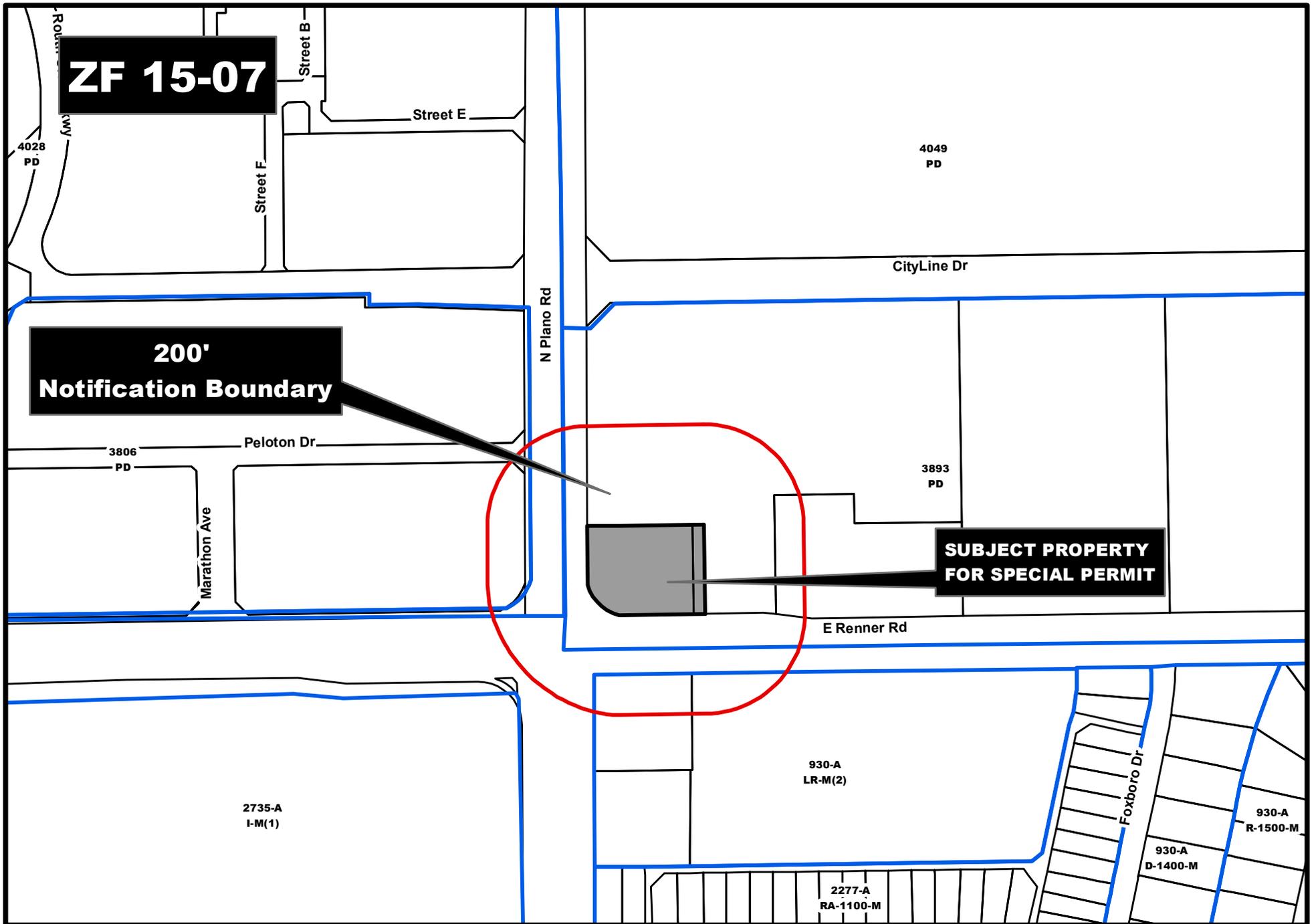
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

*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 15-07.

Date Posted and Mailed: 03/27/2015



## ZF 15-07 Notification Map

Updated By: shacklett, Update Date: March 23, 2015  
 File: D:\Mapping\Cases\Z\2015\ZF1507\ZF1507 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.



CIP II RENNER LLC  
% CHAMPION PARTN GRP LT  
2600 N CENTRAL EXPY # 110  
DALLAS, TX 75204

TCG RENNER ROAD INVESTORS LLC  
15150 PRESTON RD STE 210  
DALLAS, TX 75248-4800

BCS EAST LAND INVESTMENTS LP  
4801 W LOVERS LN  
DALLAS, TX 75209-3137

BCS EAST LAND INVESTMENTS LP  
C/O KDC DEVELOPMENT LLC  
8115 PRESTON RD STE 700  
DALLAS, TX 75225-6344

CITYLINE-REG LLC  
8480 EAST ORCHARD RD# 6900  
ENGLEWOOD, CO 80111

CITYLINE-REG LLC  
%REGENCY CENTERS CORP  
8480 E ORCHARD RD # 6900  
GREENWOOD VILLAGE, CO 80111-5033

BCS MF I LLC  
ATTN MARK S ZALE  
8333 DOUGLAS AVE # 1500  
DALLAS, TX 75225-5822

**MATTHEW BOOTH**  
**CITYLINE-REG LLC**  
**%REGENCY CENTERS CORP**  
**8480 E ORCHARD RD # 6900**  
**GREENWOOD VILLAGE, CO 80111-5033**

**ZF 15-07**  
Notification List



Crestview Real Estate, LLC  
15150 Preston Road, Suite 210  
Dallas, TX 75248  
P: 214.343.4477 | F: 214.340.2029  
www.crestviewcompanies.com

April 7, 2015

**SENT VIA E-MAIL AND U.S. MAIL**

Michael Spicer  
City of Richardson  
Department of Development Services  
PO Box 830309  
Richardson, Texas 75083

**RE: File No./Name: ZF 15-07/Drive thru Restaurant  
Northeast corner of Plano Road and Renner Road  
Richardson, Texas**

To whom it may concern:

I am a partner with TCG Renner Road Investors, LLC which is the owner of the corner lot at the southeast corner of Plano Road and Renner Road in Richardson. Our tract is directly across the street from the above referenced case.

We are very much in support of this request for a special permit for a drive through restaurant on the northeast corner.

We have seen the plans of what is proposed on the site and feel it is a great addition to the changes already happening in this area. Regency Centers is a first-class developer/owner and manager and will do a fine job here.

Please feel free to call me should you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to be "John Krejs", written over a light blue horizontal line.

Cc: Patrick Krejs  
John Delatour

**ORDINANCE NO. 4118**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE ON A 0.96-ACRE TRACT OF LAND ZONED PD LOCAL RETAIL LOCATED AT THE NORTHEAST CORNER OF RENNER ROAD AND PLANO ROAD, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 15-07).**

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

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

**SECTION 1.** That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5<sup>th</sup> day of June, 1956, as heretofore amended, be, to grant a change in zoning to grant a Special Permit for a restaurant with drive-through service on a 0.96-acre lot tract of land zoned PD Local Retail located at the northeast corner of Renner Road and Plano Road, Richardson, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**SECTION 2.** That the Special Permit for a restaurant with drive-through service is hereby conditionally granted subject to the following special conditions:

1. A restaurant with drive-through service shall be allowed as defined in the Comprehensive Zoning Ordinance and limited to the area shown on the concept plan attached as Exhibit “B” and made a part thereof.
2. The restaurant with drive-through service shall be developed, used and constructed in substantial conformance with the Attached Concept plan and the building elevations attached as Exhibit “C”.

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

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

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

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

**SECTION 7.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars

(\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

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

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 8th day of June, 2015.

**APPROVED:**

---

**MAYOR**

**APPROVED AS TO FORM:**

**CORRECTLY ENROLLED:**

---

**CITY ATTORNEY**  
(PGS:6-2-15:TM 71888)

---

**CITY SECRETARY**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZF 15-07**

**BEING** a tract of land situated in the F.J. Vance Survey, Abstract No. 939, in the City of Richardson, Collin County, Texas, and being all of Lot 2, Block of Galatyn Park North Addition, Lots 1B, 2,3,4, and 5, Block B, an addition to the City of Richardson, Collin County, Texas, as described in Inst. No. 20140724010002260 of the Official Public Records of Collin County, Texas, being part of Lot 1C, Block B of Galatyn Park North Addition, Lots 1C and 5A, Block B, an addition to the City of Richardson, Collin County, Texas, as described in Inst. No. 20140910010003000 of the Official Public Records of Collin County, Texas and being more particularly described as follows;

**BEGINNING** at a 5/8" iron rod with cap marked "KHA" found in the east right-of-way line of Plano Road (State Highway No. 5, a 140-foot wide public right-of-way) at the north corner of a circular corner clip at the intersection of said east right-of-way line and the north right-of-way line of Renner Road (variable width ROW);

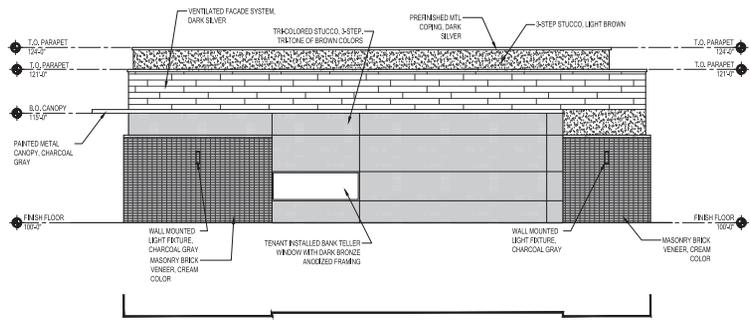
**THENCE** with said east right-of-way line, North 0°26'05" West, a distance of 117.21 feet to a point for corner;

**THENCE** leaving said east right-of-way line and with the north line of said Lot 2 part of the way, North 89°10'46" East, a distance of 239.49 feet to a point for corner;

**THENCE** South 0°49'14" East, a distance of 179.72 feet to a point for corner in the north right-of-way of said Renner Road;

**THENCE** with said north right-of-way line, the following courses and distances to wit:  
South 89°10'46" West, a distance of 169.16 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 63°28'36", a radius of 90.00 feet, a chord bearing and distance of North 49°30'23" West, 94.69 feet;  
In a northwesterly direction with said curve to the right, an arc distance of 99.71 feet to the **POINT OF BEGINNING** and containing 0.959 acre or 41,778 square feet of land.



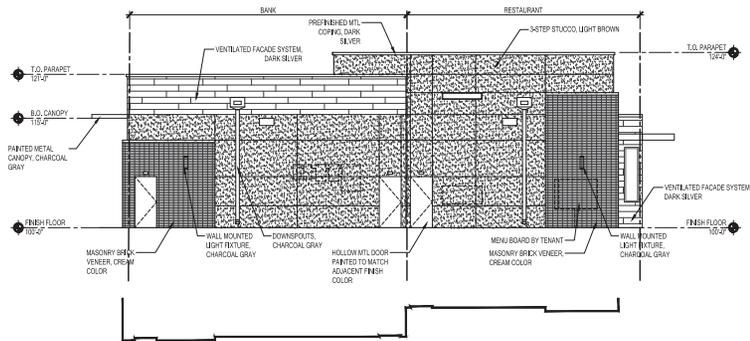


100% MASONRY PER ORD. 3893

04

EAST ELEVATION

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

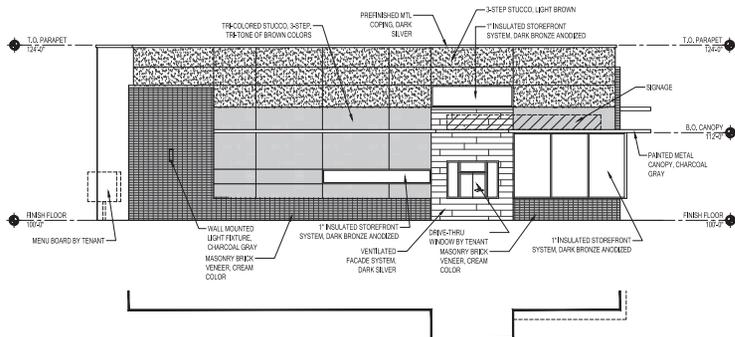


100% MASONRY PER ORD. 3893

03

NORTH ELEVATION

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

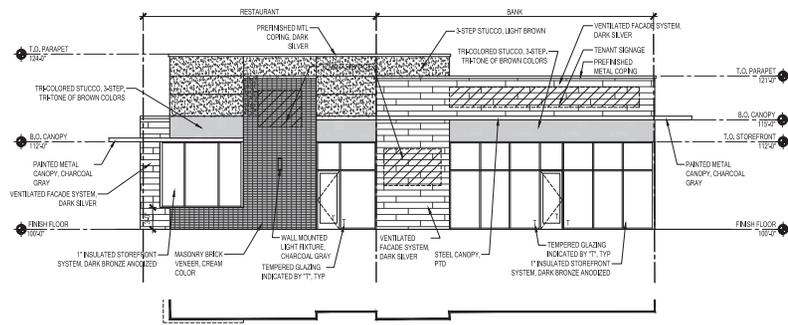


100% MASONRY PER ORD. 3893

02

WEST ELEVATION

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



100% MASONRY PER ORD. 3893

01

SOUTH ELEVATION

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

NOTE: SIGNAGE LOCATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SUBJECT TO APPROVAL BY COMMUNITY SERVICES.

BUILDING ELEVATIONS

CITYLINE MARKET LOT 2  
Richardson, Texas

Job #: 13049.03  
File Name: A-EL-Lot\_2\_01.dwg  
Date: 03.31.15  
Drawn by: LTA



Good Fulton & Farrell Architects

3000 Falmouth Street  
Suite 300  
Dallas, Texas 75201

214.398.1300 / Tel  
214.398.1332 / Fax  
www.gff.com



# MEMO

**DATE:** June 4, 2015  
**TO:** Honorable Mayor and City Council  
**FROM:** Michael Spicer, Director of Development Services *MS*  
**SUBJECT:** Zoning File 15-08 – Special Permit – Plano-Richardson Elks Lodge Private Recreation Club – 1203 Apollo Road

## REQUEST

Orville W. Weiss, representing Plano Richardson Elks Lodge #2485, requests approval of a Special Permit for a private recreation club in conjunction with a fraternal organization to be located at 1203 Apollo Road.

## BACKGROUND

The Elks Lodge is currently located at 610 Presidential Drive in Richardson, which is just north of the subject property. The use is defined as a fraternal organization which is allowed by right in Industrial Districts; however, a private recreation club requires a Special Permit. A Special Permit was approved for the private recreation club at the current location in 2007, which allows the serving of alcohol to its members as an incidental use to the primary activities of the club.

The subject property is developed with a building 4,900 square feet in area, but currently has no on-site parking or vehicular access. Historically, seven (7) parking spaces located on the adjoining Oncor property to the west have served the subject property. The Elks Lodge would require thirty-five parking spaces.

The initial intent is to occupy the building and make improvements including sidewalk repairs, landscape improvements, roof repairs, and exterior painting. In the long term, a parking lot is proposed to be constructed on the north side of the building. The building will include office space along with a bar and meeting area for events. Meetings and events would primarily be held on weeknights, but occasionally take place on Saturdays and Sundays as well.

The applicant is proposing to provide for required parking by making use of thirty-five (35) parking spaces located on the adjoining Trident property to the east. While the Elks Lodge would also have access to the Oncor parking, the applicant has stated Oncor will not permit access to a parking area built on the north side of the building unless a second point of access is provided. Because the applicant was unable to secure a second point of access it was necessary to secure required parking off-site. The applicant has provided a letter from Trident stating use of thirty-five (35) spaces would be allowed; however, a certificate of occupancy will not be issued to the Elks Lodge until a formal parking agreement is filed with Dallas County. The applicant is also requesting that a dumpster not be required on-site, but that an existing agreement which provides for disposal of trash at the City Service Center to the north be continued instead.

No public input was received at the Commission's April 21, 2015, public hearing.

## PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 7-0, recommends approval of the request as presented. **Should the City Council approve the request, Ordinance No. 4119 is attached and may be approved with the same motion.**

## ATTACHMENTS

Special Conditions	Zoning Exhibit (Exhibit "B")
CC Public Hearing Notice	Site Photos
City Plan Commission Minutes 04-21-2015	Applicant's Statement
Staff Report	Parking Agreement Letter & Parking Counts
Zoning Map	Notice of Public Hearing
Aerial Map	Notification List
Oblique Aerial Looking North	Ordinance No. 4119

## **ZF 15-08 Special Conditions**

1. A Special Permit shall be granted to allow a private recreation club in conjunction with a fraternal organization which shall be limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. A minimum of thirty-five (35) parking spaces shall be provided for the private recreation club and may be located on the property to the east. A shared parking agreement allowing use of a minimum of thirty-five (35) parking spaces shall be filed and recorded with the Dallas County Clerk's Office prior to the issuance of a certificate of occupancy for a fraternal organization/private recreation club.
3. The private recreation club in conjunction with a fraternal organization shall be allowed to conduct events and/or meetings between the hours of 5:00 p.m. and 11:59 p.m. on Monday through Friday. Events and/or meetings shall be allowed on Saturdays and Sundays between the hours of 8:00 a.m. and 11:59 p.m.
4. Future parking shall be allowed on the north side of the building as shown on Exhibit "B". Development plan approval will be required for future parking areas.
5. The requirement for an on-site dumpster shall be waived for a private recreation club in conjunction with a fraternal organization.



Attn. Lynda Black

Publication for Dallas Morning News – Legals

Submitted on: May 20, 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: May 22, 2015

**City of Richardson  
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00p.m. on Monday, June 8, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

**ZF 15-03**

A request by Howard L. Lawson, representing The Lawson Co., to revoke Ordinance 3858, a Special Permit for a self-service warehouse, and for a change in zoning from I-M(1) Industrial with special conditions and C-M Commercial to PD Planned Development and a request for approval of a Special Permit for an expansion to an existing self-service warehouse with associated truck rental to be located at 528 W. Arapaho Road (north side of Arapaho Road, west of Custer Road). The property is currently zoned I-M(1) Industrial and C-M Commercial.

**ZF 15-07**

A request by Matthew Booth, representing CityLine-REG, L.L.C., for approval of a Special Permit for a restaurant with drive-through service to be located at 1405 E. Renner Road (northeast corner of Renner Road and Plano Road). The property is currently zoned PD Planned Development.

**ZF 15-08**

A request by Orville W. Weiss, representing Plano-Richardson Elks Lodge #2485, for approval of a Special Permit for a private recreation club in conjunction with a fraternal organization to be located at 1203 Apollo Road (northeast corner of Glenville Drive and Apollo Road). The property is currently zoned I-M(1) Industrial.

**ZF 15-10**

A request by Greg Cooney, representing HPGC Ventures, LLC, to amend the existing PD Planned Development, (a 1.76-acre PD District) Ordinance 4055, to allow additional accessory structures in the side yard setbacks for the thirteen (13) residential lots located on the north side of Old Campbell Road at the intersection of Nantucket Drive. The property is currently zoned PD Planned Development.

**ZF 15-11**

A request by Michael L. Bronsky, representing Bridge Builder Academy, for approval of a Special Permit for a private school to be located at 1221 W. Campbell Road (south side of Campbell Road, east of Mimosa Drive). The property is currently zoned LR-M(1) Local Retail.

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 21, 2015**

**PUBLIC HEARING**

**Zoning File 15-08 – Elks Lodge:** Consider and take necessary action on a request for approval of a Special Permit for a private recreation club in conjunction with a fraternal organization. The site is located at 1203 Apollo Road, northeast corner of Glenville Drive and Apollo Road.

Mr. Shacklett stated the applicant was requesting a Special Permit for a private recreation club for the Plano/Richardson Elks Lodge (Lodge) located generally at the northeast corner of Apollo Road and Glenville Drive. While the proposed use was allowed by right in the district, a private recreation club would require a Special Permit. He advised that the Comprehensive Zoning Ordinance defined a private recreation club as *“a facility which provides recreation activities and facilities to members. The sale, dispensing or serving of alcoholic beverages shall be strictly incidental to the primary activities of the club.”*

In reviewing the history of the Elks organization in Richardson, Mr. Shacklett noted the Lodge had a similar Special Permit granted in 2007 for their current location off Presidential Drive, but that location was rented and the new location would be owned by the Lodge.

Mr. Shacklett said staff had discussed parking issues with the applicant regarding the adjacent Oncor property and Oncor’s refusal to allow access through their property to the north or allow that area to be counted as part of their parking requirement. Therefore, in-lieu-of the Oncor property, the applicant has spoken with another adjacent property owner, Trident Metals, who agreed to allow the use of thirty-five parking spaces on the south and west sides of their property.

Mr. Shacklett stated a parking study had been done and of the fifty-four parking spaces for Trident, only 17-18 were used during the day with the parking lot was empty at night, and for that reason a condition would be added to the Special Permit limiting meetings and events to after 5:00 p.m. on week days, all day on weekends, and a closing time of 12 midnight.

Mr. Shacklett concluded his presentation by noting the applicant was requesting to waive the requirement for an on-site dumpster and continue the practice established by the current tenant who has an agreement with the City to bring their trash to the service center just north of the property. He added that no correspondence has been received either in favor or opposed.

Vice Chair Bright asked how members and guests would enter the building from the Trident parking lot.

Mr. Shacklett replied that after parking in the Trident lot, the members and guests would walk west along a sidewalk on Apollo Road then on a north/south sidewalk into the building.

Commissioner Maxwell asked if the hours of operation pertained strictly to the private recreation club.

Mr. Shacklett replied the hours of operation for the fraternal organization were not being provided because it was a use allowed by right, but the 5:00 p.m. to 12 midnight, as well as weekends, pertained to the private recreation club. He added the special conditions provided parameters as to when the club could be used so as not to conflict with Trident and provided an end time for events. However, if the Commission was not concerned with having the hours of operation listed it could be excluded from the special conditions.

Commissioner Maxwell said the parking agreement between Trident and the Lodge would address the hours of operation when the agreement was filed with the county.

Mr. Shacklett stated the formal parking agreement had not been drawn up as yet so the special condition would support the agreement until it was finalized.

Vice Chair Bright added that since the agreement is not in place, and the Commission does not have control over the final parking agreement, he felt it was appropriate to keep it as part of the special condition.

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

Mr. Orville Weiss, 2733 Big Oaks Drive, Garland, Texas, representing the Lodge, reviewed the history of the Elks organization stating they had been in the City since 1972 and explained some of their philanthropic endeavors. Mr. Weiss added they had been looking for a place to own since leaving their original location on St. Paul Street in Richardson and felt the proposed location would fit their needs.

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

**Motion:** Commissioner Roland made a motion to recommend approval of Zoning File 15-08; second by Commissioner DePuy. Motion approved 7-0.



## Staff Report

**TO:** City Council

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

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

**DATE:** June 4, 2015

**RE:** **Zoning File 15-08:** Special Permit – Plano-Richardson Elks Lodge Private Recreation Club

### REQUEST:

Request for approval of a Special Permit for a private recreation club in conjunction with a fraternal organization located at 1203 Apollo Road.

### APPLICANT & PROPERTY OWNER:

Orville W. Weiss – Plano Richardson Elks Lodge #2485 / Robert A. Wilson

### EXISTING DEVELOPMENT:

The site is currently developed as a 4,900-square foot office/warehouse building

### ADJACENT ROADWAYS:

**Apollo Road:** Four-lane, undivided major collector; no traffic counts available.

**Glenville Drive:** Four-lane, divided arterial; no traffic counts available.

### SURROUNDING LAND USE AND ZONING:

**North:** Public; I-M(1) Industrial  
**South:** Office & Public; I-M(1) Industrial  
**East:** Industrial; I-M(1) Industrial  
**West:** Industrial; I-M(1) Industrial

## **FUTURE LAND USE PLAN:**

### **Enhancement/Redevelopment**

*These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is located in the East Arapaho/Collins enhancement/redevelopment area. This area has been challenged in recent years by evolving markets, technology, and user requirements. Redevelopment, enhancement, and building format changes should be considered. Mid-rise office uses are appropriate throughout the area and mixed-use buildings with ground-floor retail could be appropriate at key locations, including adjacent to the Arapaho Center rail transit stations.*

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

North: Enhancement/Redevelopment

South: Office/Industry

East: Enhancement/Redevelopment

West: Enhancement/Redevelopment

## **EXISTING ZONING:**

I-M(1) Industrial per Ordinance Number 445-A.

## **TRAFFIC/ INFRASTRUCTURE IMPACTS:**

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

## **APPLICANT'S STATEMENT**

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

## **STAFF COMMENTS:**

### **Background:**

The subject property was developed in 1968 as an office/warehouse building. The 4,900-square foot building was most recently been occupied by a landscape contracting operation. The Plano-Richardson Elks Lodge is currently located at 610 Presidential Drive in Richardson, just to the north of the subject property. The Elks Lodge is defined as a fraternal organization which is an allowed use in Industrial Districts; however a Special Permit is required for a private recreation club, which is defined as:

*“a facility which provides recreation activities and facilities to members. The sale, dispensing or serving of alcoholic beverages shall be strictly incidental to the primary activities of the club.”*

The Elks Lodge received approval of a Special Permit for a private recreation club at their current location in 2007. The applicant has been in contact with staff over the last few years regarding relocation to a property which they could own rather than rent.

**Request:**

The applicant is requesting to utilize the existing building for the new location of the Plano-Richardson Elks Lodge. The building would include office space along with a bar and meeting areas for their events, which would be held on weeknights as well as occasional events on Saturdays and Sundays. Initially, their intent is to occupy the building and make improvements to the property including sidewalk repairs, landscape improvements, roof repairs, and exterior painting and cleaning.

The subject property fronts on Apollo Road but does not have frontage on Glenville Drive. The area between Glenville Drive and the west side of the subject building, including the parking spaces and driveway, is owned by Oncor. The applicant has been in discussions with the owner and Oncor regarding the use of the existing parking spaces as well as the ability to utilize Oncor property to access a future parking area on the north side of the building. The applicant has stated Oncor requires a second point of access into the property (not through their property on Glenville Drive) or that “required parking” be provided elsewhere before allowing access to future parking area. Oncor informed the applicant this requirement was necessary in case they ever close the driveway along Apollo (located on Oncor property) to conduct work on the overhead power lines along the east side of Glenville Drive.

Along with the Special Permit request, the applicant is requesting modifications related to off-site parking and off-site trash service. These modifications are discussed in more detail below:

Parking – There is no parking currently provided on the subject property. There are currently seven (7) parking spaces located to the west of the subject property that are accessed by a driveway located on Oncor’s property. The applicant has been attempting to secure a second point of access into the subject property since early 2015, but they have been unable to do so; therefore, Oncor will not permit access to a parking lot built behind the subject property.

Due to this issue, the applicant contacted the property owner to the east (The Trident Company) to discuss a shared parking agreement. The applicant has secured a letter from The Trident Company, stating they would allow the Elks Lodge to utilize thirty-five (35) parking spaces on their property. The spaces would be located on the west side of Trident’s building along the common property line as well as parking spaces along Apollo Road. The Trident Company has stated the spaces could be used at any time, but they expect the spaces to be used predominantly on evenings and weekends.

In addition to the thirty-five (35) spaces on Trident’s property, the Elks Lodge would also have use of the seven (7) spaces on Oncor’s property since they are providing their “required” parking elsewhere. The Trident Company property requires eighty-two (82) parking spaces and 106 spaces are provided, resulting in a 24-space surplus. Although the surplus is twenty-four (24) spaces, it appears adequate parking would be available due to the difference in peak hour parking demand for each of the uses. At the Elks Lodge current location at 610 Presidential Drive, they are required parking at a ratio of one (1) space per 250 square feet, but the lease space is located in a large, multi-tenant project. However, based on that ratio, they would only be required twenty (20) spaces at the subject property.

Although The Trident Company has agreed to allow the Elks Lodge to utilize thirty-five (35) parking spaces, there are fifty-four (54) spaces on the west and south side of the Trident building. The applicant feels thirty-five (35) spaces is adequate for their needs because they will typically have 20-30 members present for weeknight activities and up to fifty (50) people present for weekend events. For the weekend social functions, the applicant states the increase in people will not result in more vehicles since several vehicles will contain two (2) people instead of one (1) person as expected during the week.

The applicant conducted several counts of the number of vehicles in those fifty-four (54) spaces over the last month. The highest number of occupied spaces was between twelve (12) and fifteen (15), which were all during weekday morning hours. After 5:00 p.m. on weekdays and on weekends, the highest number of occupied spaces was four (4) spaces. If the off-site parking agreement is approved, the applicant will be required to file a signed copy of the formal agreement with Dallas County prior to the City issuing a certificate of occupancy for the use.

Future Parking Area – The applicant has stated it is their intent to build a parking area to the north of the building. As stated above, Oncor will not allow access to this parking area if it is part of their required parking. However, if the off-site parking is allowed on the Trident property, access would be granted by Oncor. As part of this request, the applicant is showing the area to the north as a future parking area; however, it has yet to be fully designed. The applicant is requesting the ability to construct the parking at a future date, at which time development plans would be reviewed and approved. Regardless of when the parking is constructed, the applicant will be required to meet their required parking off-site or provide a second point of access to their property to satisfy Oncor’s access requirements.

Trash Service – The site does not contain a dumpster or a location where a dumpster could be serviced. The current owner has an agreement with the City of Richardson in which he takes his trash to the City Service Center located directly north of the site. The applicant requests to utilize the same agreement. Staff has discussed the continued use of this agreement with Solid Waste Services, and they have stated they have no concern with allowing the agreement to continue. The applicant has stated that if parking is constructed behind the building in the future, they would intend to place a dumpster on their property.

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

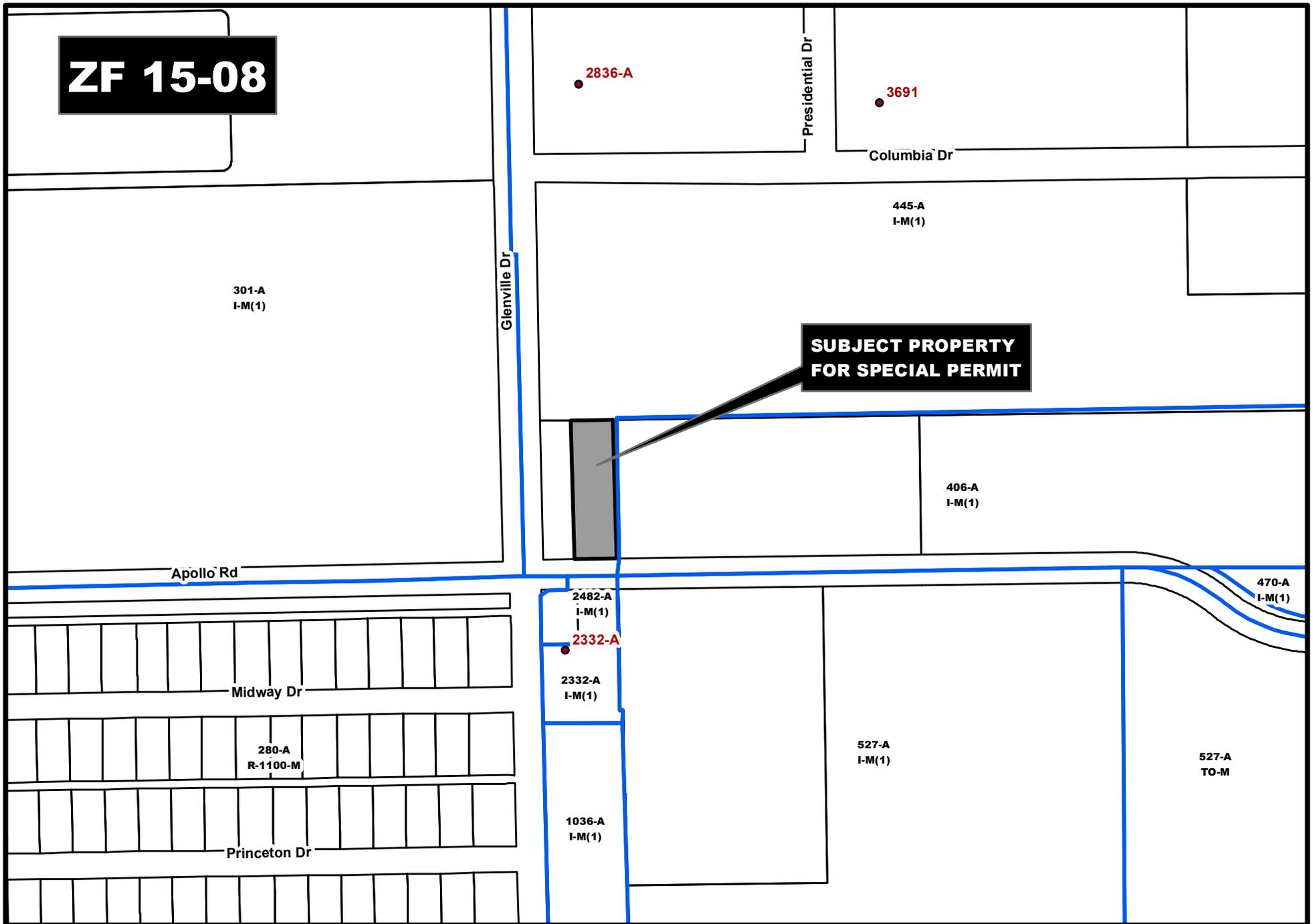
**Motion:** On April 21, 2015, the City Plan Commission recommended approval of the request as presented on a vote of 7-0 subject to the following conditions:

1. A Special Permit shall be granted to allow a private recreation club in conjunction with a fraternal organization which shall be limited to the area shown on the attached concept plan, marked as Exhibit “B” and made a part thereof.
2. A minimum of thirty-five (35) parking spaces shall be provided for the private recreation club and may be located on the property to the east. A shared parking agreement allowing use of a minimum of thirty-five (35) parking

spaces shall be filed and recorded with the Dallas County Clerk's Office prior to the issuance of a certificate of occupancy for a fraternal organization/private recreation club.

3. The private recreation club in conjunction with a fraternal organization shall be allowed to conduct events and/or meetings between the hours of 5:00 p.m. and 11:59 p.m. on Monday through Friday. Events and/or meetings shall be allowed on Saturdays and Sundays between the hours of 8:00 a.m. and 11:59 p.m.
4. Future parking shall be allowed on the north side of the building as shown on Exhibit "B". Development plan approval will be required for future parking areas.
5. The requirement for an on-site dumpster shall be waived for a private recreation club in conjunction with a fraternal organization.

# ZF 15-08



## ZF 15-08 Zoning Map

Updated By: shacklett, Update Date: April 8, 2015  
File: D:\Mapping\Cases\ZF\2015\ZF1508\ZF1508 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 15-08**

**SUBJECT PROPERTY  
FOR SPECIAL PERMIT**

**ZF 15-08 Aerial Map**

Updated By: shacklett, Update Date: April 8, 2015  
File: D:\Mapping\Cases\Z\2015\ZF1508\ZF1508 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.



**Glennville Drive**

**Oncor  
Property**

**Subject  
Property**

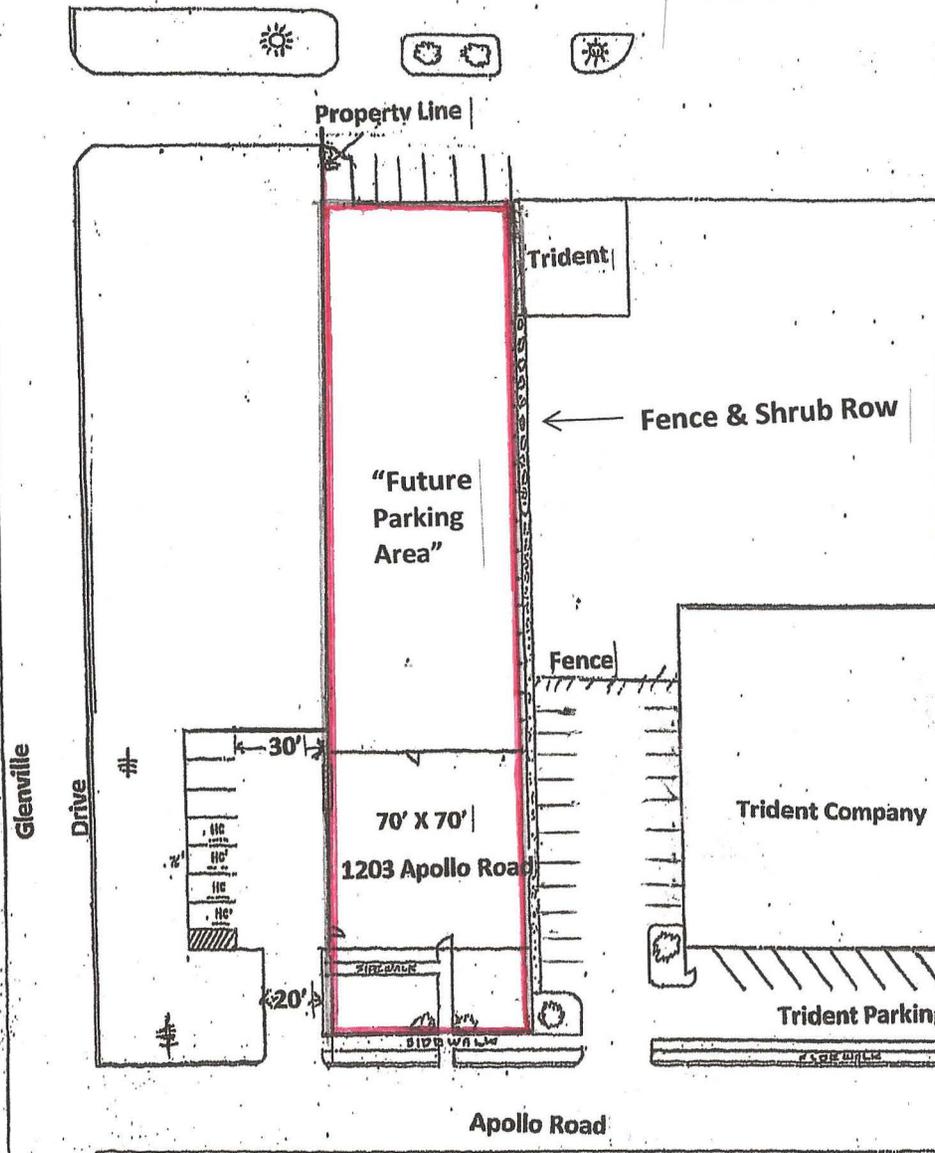
**Trident  
Property**

**Apollo Road**

**Oblique Aerial  
Looking North**



**RICHARDSON SERVICE CENTER**



Building/Parking Summary	
Tract Area:	0.568 Acres (Outlined in Red)
Zoning:	Current= Industrial
Proposed Zoning:	Special Permit for Private Recreational Club
Building Area:	4,900 Square Feet
Building Height:	20 Feet
Setbacks:	40 Ft. to Apollo Rd
Parking Ratio:	1 space per 250 Ft.
	Spaces required= 20 spaces
	Spaces Available= Total 42
	35 spaces on Trident
	Property and 7 Spaces on
	Oncor Property
Landscape SF:	2,620 Sq. Ft.
Future Landscape%	10.8%

LEGEND	
	Light Pole
	Utility Line
	Landscaping
	Tree
	Shrubbery
	Handicap Parking
	Overhead Door
	Fence Line
NORTH	

**1203 Apollo Road    Richardson, TX**  
**"Zoning Exhibit"**  
 0.568 AC                      Richardson, Texas  
**Owner:** Robert A. Wilson    1859 Audubon Pond Way  
 Allen, TX 75013                      214/906- 2236  
**Purchaser:** Plano-Richardson Elks Lodge #2485  
 610 Presidential, Ste. 102 Richardson, TX  
**Contact:** Orville Weiss            972/202-1140  
 Morris Hes                              469/688-7216  
 March 21, 2015                      Scale 1" = 20'



STL

STL 1203  
RICHARDSON MUSTANG SPORTS

City of Richardson  
ZONING  
CHANGE  
REQUEST  
FILE # 15-08  
cor.net/zoningReque  
972-744-4240

(1)

Looking North at  
Subject Property



(2)

Looking North along  
West Property Line

AREA IS  
ER 24  
VIDEO  
LLANCE

CE  
SING

(3)

Looking North along  
East Property Line





(4)

Looking East along  
Front of Trident Property

(5)



Looking Southeast  
across Apollo Road



**Looking Southwest from  
Subject Property**

**(6)**

**Who we are:** Plano-Richardson Elks Number 2485

We have been in Richardson since 1972 and we have given students of Richardson numerous scholarships, have helped the Veterans of Richardson, have worked our Hoop Shoot program, donated thousands of dollars to the Adult Literacy program, given Christmas parties for Dobie and Dover children and given to abused women programs, and countless hours of donated time from all of our members. The building we are proposing to buy will be a win-win for the City... we will turn it into a first class facility and the City will not have to worry about a building that can't be sold because it has no parking and will possibly sit there and fall into disrepair.

Addressing the amount of traffic coming and going into our property, we are currently only open Tuesday, Wednesday, Thursday and Friday nights from 5 PM to 10-11 PM and an occasional Saturday and/or Sunday each month. On these week days, we might have 20-30 people involved so the traffic is minimal; and on the weekends we might have 50 people in attendance.

**Our intentions are to:**

1. Repair and replace where necessary the sidewalks along Apollo.
2. Repair and replace the rotten timbers and landscaping where necessary along Apollo.
3. Make ADA accessible ramp to front door.
4. Repair the roof and replace the damaged drain spouts.
5. Possibly build a parking lot at the north end of the property.
6. Utilize the current dumpster arrangements with the Richardson Service Center which is at the north end of the property for the 1-2 bags of daily trash avoiding a dumpster and associated area.
7. Remodel the existing building interior to make it upscale and professionally decorated including ADA restrooms, sufficient office space, chic lounge area, modern kitchen area and a large meeting room.
8. Give the exterior a face lift with paint and cleaning.

With the new and modern facility we will continue to work our programs with the City of Richardson as we have done in the past and hopefully introduce new programs beneficial to both parties.

**What we have done to date:**

1. Have in writing the easement permission from Oncor to utilize the existing parking area and driveway to the west of the building. (See attached).
2. Have in writing the cross parking letter for 35 parking spaces from Trident. (See attached)
3. Have a count on the cars parking in the 35 Oncor parking spaces before and after 3 PM. (See attached)

**What do we need from City?**

1. Approval of Special Permit for Private Recreational Club in conjunction with Fraternal Organization which is allowed use.
2. Approval to utilize 35 cross parking spaces on Trident property with additional parking spaces west of the building and to have the ability to build a parking lot on north end of our property in the future.
3. Approval to utilize current trash dumpster arrangement with the Richardson Service Center which is located at the north end of the property.



THE **TRIDENT** COMPANY  
M E T A L D I S T R I B U T O R S

405 N. PLANO ROAD • P. O. BOX 853900 • RICHARDSON, TEXAS 75085 3900  
(972) 231-5176 • SALES FAX 1-972-889-1885 • ACCOUNTING/CREDIT FAX 1-972-437-6569

April 7, 2015

To Whom It May Concern;

Plano-Richardson Elks Lodge #2485 has the The Richardson Trident's permission to utilize the 35 spots of parking in lots marked on plans, south and west sides of building 3, at all times, but mostly always at or on non-business hours (Monday – Friday 5:00 P.M. till 12:00 midnight, and on Saturday and Sundays till midnight).

If you have any questions you may contact Clay (Dobber) Morris at 972-699-3244 or Delana Radford at 972-699-3254.

Regards,



Clay (Dobber) Morris  
Plant Manager

## Trident Parking Lot Count For 35 Cross Parking Spaces

Total number of Trident available parking spaces along Apollo is 54.

<u>Date</u>	<u>Time</u>	<u>Day of Week</u>	<u># of Cars Parked in 35 Spaces</u>	<u># of Parking Spaces Unused</u>
3/14/2015	9:00 AM	Saturday	1	53
3/14/2015	4:00 PM	Saturday	0	54
3/15/2015	10:00 AM	Sunday	0	54
3/15/2015	5:30 PM	Sunday	0	54
3/16/2015	8:30 AM	Monday	13	41
3/16/2015	7:00 PM	Monday	2	52
3/17/2015	8:30 AM	Tuesday	15	39
3/17/2015	7:15 PM	Tuesday	3	52
3/19/2015	6:30 PM	Thursday	4	51
3/20/2015	9:00 AM	Friday	12	42
3/21/2015	9:30 AM	Saturday	0	54
3/21/2015	5:00 PM	Saturday	0	54
3/22/2015	9:00 AM	Sunday	1	53
3/22/2015	5:00 PM	Sunday	0	54
3/24/2015	8:00 AM	Tuesday	5	49
3/24/2015	7:00 PM	Tuesday	0	54
3/26/2015	8:30 AM	Thursday	3	51
3/26/2015	6:30 PM	Thursday	0	54
3/27/2015	7:00 PM	Friday	0	54
3/28/2015	9:30 AM	Saturday	1	53
3/28/2015	8:00 PM	Saturday	0	54
3/29/2015	10:30 AM	Sunday	0	54
3/29/2015	7:00 PM	Sunday	0	54
4/2/2015	5:00 PM	Thursday	0	54
4/4/2015	5:30 PM	Saturday	0	54



# Notice of Public Hearing

## City Plan Commission • Richardson, Texas

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

### SPECIAL PERMIT

**File No./Name:** ZF 15-08 / Plano-Richardson Elks Lodge  
**Property Owner:** Robert A. Wilson  
**Applicant:** Orville W. Weiss / Plano-Richardson Elks Lodge #2485  
**Location:** 1203 Apollo Road (See map on reverse side)  
**Current Zoning:** I-M(1) Industrial  
**Request:** A request for approval of a Special Permit for a private recreation club in conjunction with a fraternal organization on property located at 1203 Apollo Road (northeast corner of Apollo Road and Glenville Drive).

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

**TUESDAY, APRIL 21, 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.

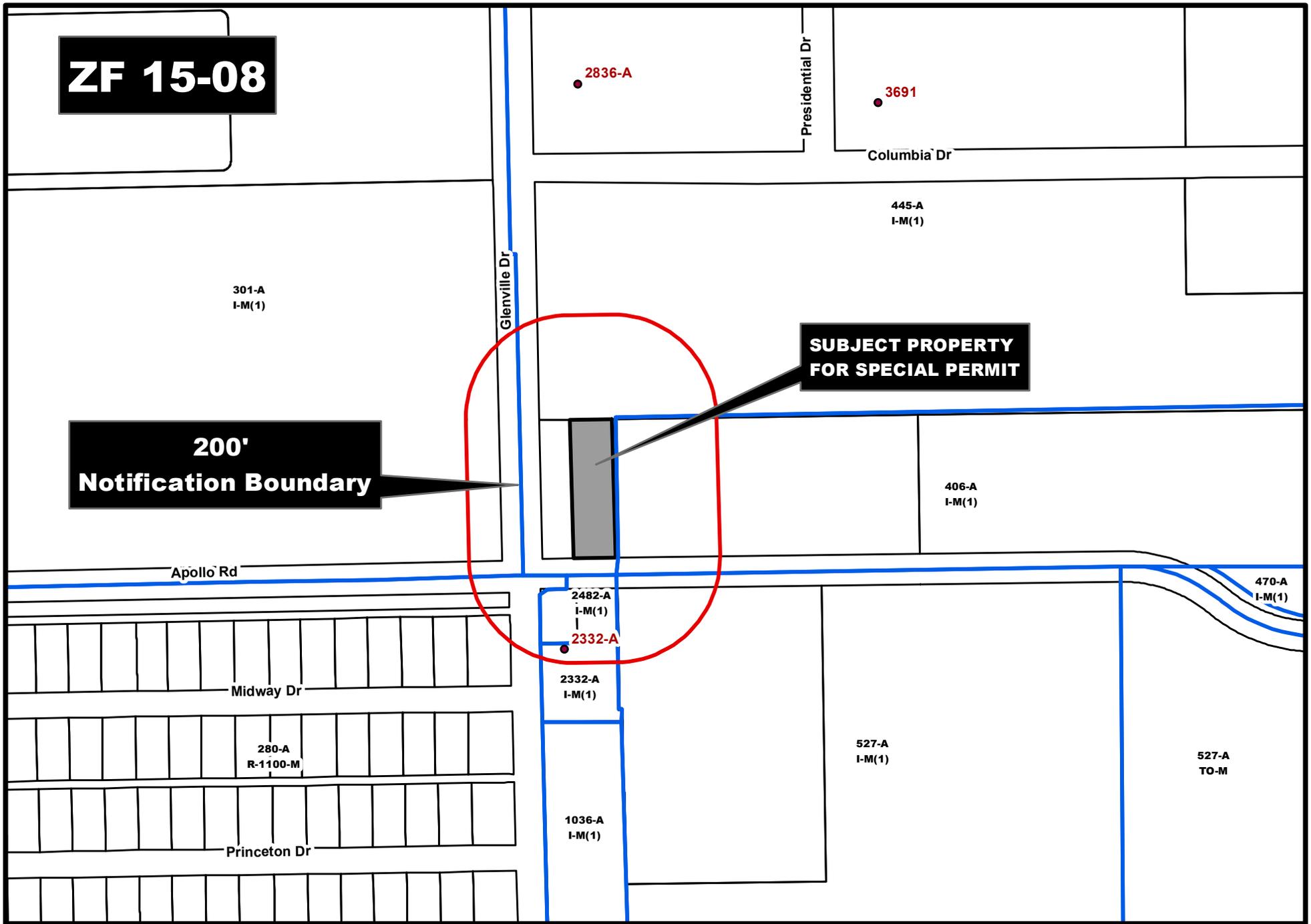
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

*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 15-08.

Date Posted and Mailed: 04/10/2015



## ZF 15-08 Notification Map

Updated By: shacklett, Update Date: April 8, 2015  
 File: D:\Mapping\Cases\Z\2015\ZF1508\ZF1508 notification.mxd

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SHEIKH MOHOMEDALI N  
1151 MIDWAY DR  
RICHARDSON, TX 75081-3634

MCI WORLDCOM NETWK SVCS  
% PPTY TAX DEPT- C2-3-548  
22001 LOUDOUN COUNTY PKWY  
ASHBURN, VA 20147-6105

RICHARDSON TRIDENT CO  
PO BOX 853900  
RICHARDSON, TX 75085-3900

WILSON ROBERT A  
PO BOX 830430  
RICHARDSON, TX 75083-0430

TEXAS UTILITIES ELEC CO  
% STATE & LOCAL TAX DEPT  
PO BOX 219071  
DALLAS, TX 75221-9071

U S POSTAL SERVICE  
PO BOX 667180  
DALLAS, TX 75266-7180

YBARRA ZOILA  
4175 MANORVIEW LN  
MESQUITE, TX 75150-1097

RALDON HOUSING CORP  
13740 MIDWAY RD STE 525  
DALLAS, TX 75244-4314

TUZER DANCENTER  
675 WINNINGKOFF RD  
ALLEN, TX 75002-7707

**WEISS ORVILLE W**  
**PLANO-RICHARDSON ELKS LODGE #2485**  
**610 PRESIDENTIAL DRIVE**  
**RICHARDSON, TX 75081**

**ROBERT A WILSON**  
**1859 AUDUBON POND WAY**  
**ALLEN, TX 75013**

**ZF 15-08**  
**Notification List**

RICHARDSON CITY OF  
411 W ARAPAHO RD  
RICHARDSON, TX 75080-4543

**ORDINANCE NO. 4119**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A PRIVATE RECREATION CLUB IN CONJUNCTION WITH A FRATERNAL ORGANIZATION ON A 0.57-ACRE TRACT OF LAND ZONED I-M(1) INDUSTRIAL LOCATED ON THE NORTH SIDE OF APOLLO ROAD, EAST OF GLENVILLE DRIVE, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 15-08).**

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

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

**SECTION 1.** That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5<sup>th</sup> day of June, 1956, as heretofore amended, be, to grant a change in zoning to grant a Special Permit for a private recreation club in conjunction with a fraternal organization on a 0.57-acre tract of land zoned I-M(1) Industrial located on the north side of Apollo Road, east of Glenville Drive, Richardson, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**SECTION 2.** That the Special Permit for a private recreation club in conjunction with a fraternal organization is hereby conditionally granted subject to the following special conditions:

1. A private recreation club in conjunction with a fraternal organization shall be limited to the area shown on the concept plan attached as Exhibit “B” (the “Concept Plan”) and made a part thereof. The development and use of the property for a private recreation club in conjunction with a fraternal organization shall be in accordance with the Concept Plan and the special conditions set forth herein.
2. A minimum of thirty-five (35) parking spaces shall be provided for the private recreation club and may be located on the property to the east pursuant to a shared parking agreement approved by the City allowing the use of a minimum of thirty-five (35) parking spaces. The shared parking agreement shall be approved by the City; and filed and recorded with the Dallas County deed records prior to the issuance of a certificate of occupancy for a fraternal organization/private recreation club.
3. The private recreation club in conjunction with a fraternal organization shall be allowed to conduct events and/or meetings between the hours of 5:00 p.m. and 11:59 p.m. on Monday through Friday. Events and/or meetings shall be allowed on Saturdays and Sundays between the hours of 8:00 a.m. and 11:59 p.m.
4. Future parking shall be allowed on the north side of the building as shown on the Concept Plan. Development plan approval will be required for future parking areas.
5. The requirement for an on-site dumpster shall be waived for a private recreation club in conjunction with a fraternal organization.

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

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

**SECTION 5.** That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same

shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

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

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

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

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 8th day of June, 2015.

**APPROVED:**

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**MAYOR**

**APPROVED AS TO FORM:**

**CORRECTLY ENROLLED:**

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**CITY ATTORNEY**  
(PGS:6-2-15:TM 71890)

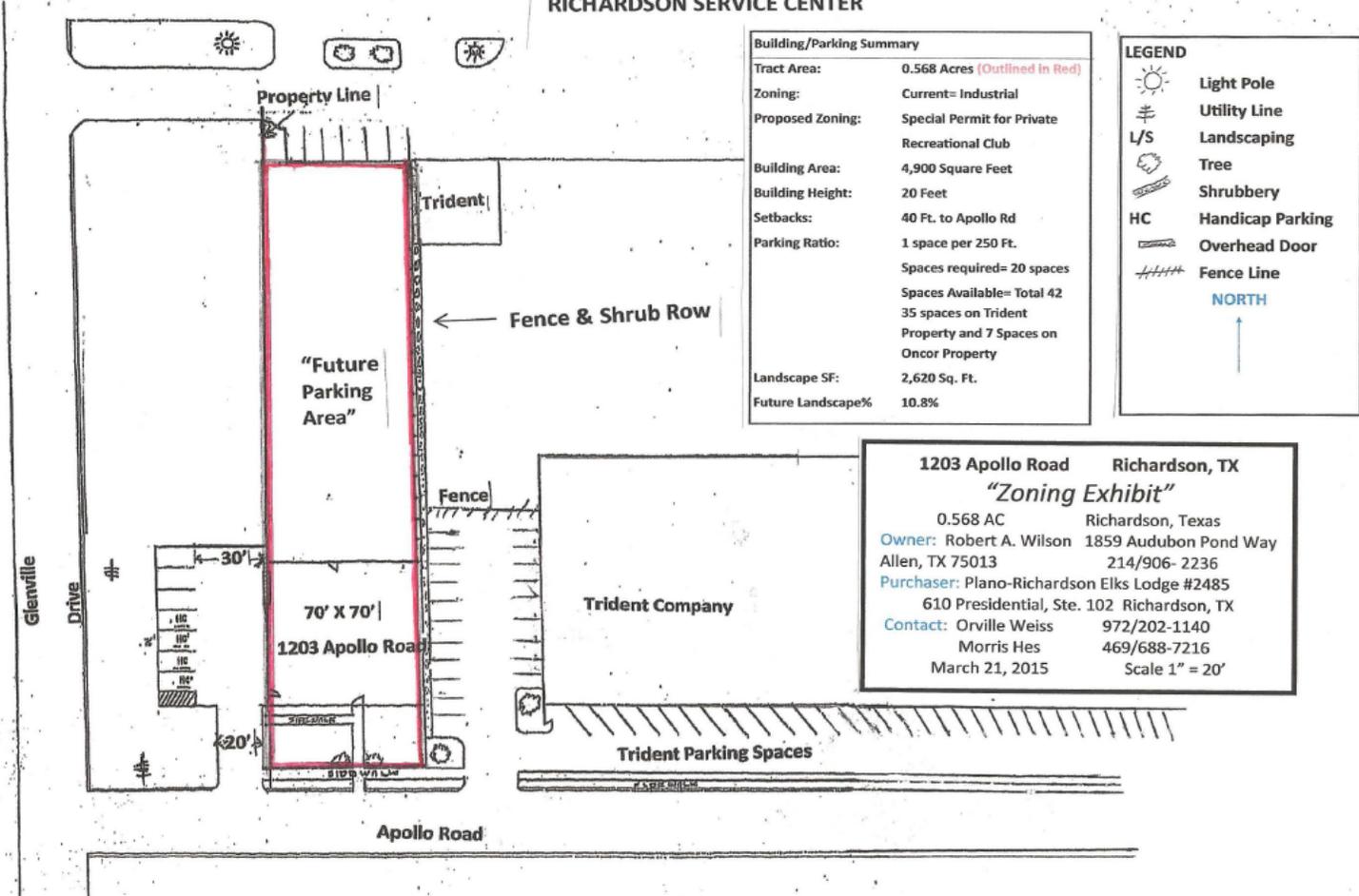
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**CITY SECRETARY**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZF 15-08**

BEING a 0.57-acre tract of land situated in the Baruch Cantrell Survey, Abstract No. 265, Dallas County, Texas; said tract being all of Richardson Sports Addition, an addition to the City of Richardson, Texas according to the plat recorded in Volume 68059, Page 2297 of the Map Records of Dallas County, Texas.

**RICHARDSON SERVICE CENTER**



Building/Parking Summary	
Tract Area:	0.568 Acres (Outlined in Red)
Zoning:	Current= Industrial
Proposed Zoning:	Special Permit for Private Recreational Club
Building Area:	4,900 Square Feet
Building Height:	20 Feet
Setbacks:	40 Ft. to Apollo Rd
Parking Ratio:	1 space per 250 Ft.
	Spaces required= 20 spaces
	Spaces Available= Total 42
	35 spaces on Trident
	Property and 7 Spaces on Oncor Property
Landscape SF:	2,620 Sq. Ft.
Future Landscape%	10.8%

LEGEND	
	Light Pole
	Utility Line
	Landscaping
	Tree
	Shrubbery
	Handicap Parking
	Overhead Door
	Fence Line
	NORTH

**1203 Apollo Road Richardson, TX**  
**"Zoning Exhibit"**  
 0.568 AC Richardson, Texas  
**Owner:** Robert A. Wilson 1859 Audubon Pond Way  
 Allen, TX 75013 214/906- 2236  
**Purchaser:** Plano-Richardson Elks Lodge #2485  
 610 Presidential, Ste. 102 Richardson, TX  
**Contact:** Orville Weiss 972/202-1140  
 Morris Hes 469/688-7216  
 March 21, 2015 Scale 1" = 20'

Exhibit B - Part of Ordinance



# MEMO

**DATE:** May 27, 2015  
**TO:** Honorable Mayor and City Council  
**FROM:** Michael Spicer, Director of Development Services MS  
**SUBJECT:** Zoning File 15-10 – Villas of Nantucket – PD Amendments

## REQUEST

Greg Cooney, representing HPGC Ventures, LLC, requests approval of an amendment to the Villas of Nantucket PD Planned Development (Ordinance No. 4055) to allow additional accessory structures within the side yard setbacks. The Villas of Nantucket development is located on the north side of Old Campbell Road at the intersection of Nantucket Drive.

## BACKGROUND

The 1.8 acre site was rezoned PD Planned Development in 2014 to accommodate the development of zero-lot line patio homes. Development plans for the subject site were approved in October 2014 and include thirteen (13) two-story patio homes with front-entry garages on lots at least 3,600-square feet in area.

During the building permitting process, the developer expressed the desire to build outdoor fireplaces and cooking grills within the side yard setbacks, which are not allowed by the PD ordinance. Ordinance No. 4055 restricts accessory structures to stained cedar arbors, pergolas, and trellises, either attached or detached, provided that they are not located within any maintenance easement adjacent to the rear or side setbacks. The applicant's intent is to provide for a more enjoyable outdoor living experience for the homes and to bring the homes in line with current market trends.

As proposed, additional structures that would be allowed include planters, above ground spas, outdoor fireplaces and cooking grills. Because there is a maintenance easement three feet wide along one side of each residential lot, accessory structures would have to maintain a minimum setback of three feet from the side lot line so as not to encroach into the easement.

No comments or questions were received during the 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  
CC Public Hearing Notice  
City Plan Commission Minutes 05-05-2015  
Staff Report  
Zoning Map  
Aerial Map

Oblique Aerials Looking North  
Zoning Exhibit (Exhibit "B")  
Applicant's Statement  
Notice of Public Hearing  
Notification List  
Ordinance No. 4055

## **ZF 15-10 Special Conditions**

All conditions stated in Ordinance No. 4055 shall remain in full force and effect except as otherwise noted below:

1. Accessory Buildings and Structures. Lots containing dwelling units may not contain any accessory building(s) or structures other than stained cedar arbors, pergolas, decks, planters, above ground spas or trellises. Outdoor fireplaces and/or cooking grills are allowed; provided that they have proper screens and covers to contain sparks and embers from escaping. Said structures may be either attached or detached and may have rear and side setbacks of zero (0) inches provided, however, that no such structure is located within any maintenance easement adjacent to the rear or side setbacks.



Attn. Lynda Black

Publication for Dallas Morning News – Legals

Submitted on: May 20, 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: May 22, 2015

**City of Richardson  
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00p.m. on Monday, June 8, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

**ZF 15-03**

A request by Howard L. Lawson, representing The Lawson Co., to revoke Ordinance 3858, a Special Permit for a self-service warehouse, and for a change in zoning from I-M(1) Industrial with special conditions and C-M Commercial to PD Planned Development and a request for approval of a Special Permit for an expansion to an existing self-service warehouse with associated truck rental to be located at 528 W. Arapaho Road (north side of Arapaho Road, west of Custer Road). The property is currently zoned I-M(1) Industrial and C-M Commercial.

**ZF 15-07**

A request by Matthew Booth, representing CityLine-REG, L.L.C., for approval of a Special Permit for a restaurant with drive-through service to be located at 1405 E. Renner Road (northeast corner of Renner Road and Plano Road). The property is currently zoned PD Planned Development.

**ZF 15-08**

A request by Orville W. Weiss, representing Plano-Richardson Elks Lodge #2485, for approval of a Special Permit for a private recreation club in conjunction with a fraternal organization to be located at 1203 Apollo Road (northeast corner of Glenville Drive and Apollo Road). The property is currently zoned I-M(1) Industrial.

**ZF 15-10**

A request by Greg Cooney, representing HPGC Ventures, LLC, to amend the existing PD Planned Development, (a 1.76-acre PD District) Ordinance 4055, to allow additional accessory structures in the side yard setbacks for the thirteen (13) residential lots located on the north side of Old Campbell Road at the intersection of Nantucket Drive. The property is currently zoned PD Planned Development.

**ZF 15-11**

A request by Michael L. Bronsky, representing Bridge Builder Academy, for approval of a Special Permit for a private school to be located at 1221 W. Campbell Road (south side of Campbell Road, east of Mimosa Drive). The property is currently zoned LR-M(1) Local Retail.

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 –MAY 5, 2015**

**PUBLIC HEARING**

**Zoning File 15-10 – Villas of Nantucket:** Consider and take necessary action on a request to amend the existing PD Planned Development (Ordinance 4055) to allow additional accessory structures in the side yard setbacks for thirteen (13) residential lots. The 1.76-acre property is located on the north side of Old Campbell Road at the intersection of Nantucket Drive.

Mr. Bireima stated the applicant was requesting to amend the PD Planned Development standards to allow accessory structures within the side yard setbacks, which were not allowed in the original standards. He added the applicant would like to amend the PD to allow accessory structures to enhance the outdoor living areas of the homes.

Mr. Bireima advised that since there was a minimum 3-foot maintenance easement along one side of each lot, the accessory structures would need to be located 3 feet from the side lot line.

In closing, Mr. Bireima suggested the following condition be included in the motion: *Accessory Buildings and Structures. Lots containing dwelling units may not contain any accessory building(s) or structures other than stained cedar arbors, pergolas, decks, planters, and above ground spas or trellises. Outdoor fireplaces and/or cooking grills are allowed; provided that they have proper screens and covers to contain sparks and embers from escaping. Said structures may be either attached or detached and may have rear and side setbacks of zero (0) inches provided, however, that no such structure is located within any maintenance easement adjacent to the rear or side setbacks.*

No questions were asked of staff and Chairman Hand opened the public hearing.

Mr. Greg Cooney, 319 Overcreek Drive, Richardson, Texas, said he was available for any questions; none were asked.

No other comments or questions were received and Chairman Hand closed the public hearing.

Commissioner Springs stated he saw the request simply as “plugging a hole” in the original ordinance and was in favor of the item.

**Motion:** Commissioner Frederick made a motion to recommend approval of Zoning File 15-10 as presented; second by Commissioner Roland. 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:** May 27, 2015  
**RE:** **Zoning File 15-10:** Villas of Nantucket – PD Amendments – North side of Old Campbell Road at the intersection of Nantucket Drive.

### REQUEST:

Amend Villas of Nantucket PD Planned Development to allow additional accessory structures in the side yard setbacks for the thirteen (13) residential lots located on the north side of Old Campbell Road at the intersection of Nantucket Drive.

### APPLICANT / PROPERTY OWNER:

Greg Cooney, HPGC Ventures, LLC/ HPGC Ventures, LLC

### EXISTING DEVELOPMENT:

The subject property is undeveloped.

### ADJACENT ROADWAYS:

**Old Campbell Road:** Two-lane, undivided Local Street; no traffic counts available.

**Nantucket Drive:** Two-lane, undivided Local Street; no traffic counts available.

### SURROUNDING LAND USE AND ZONING:

**North:** Retail center and adult daycare; LR-M(2) Local Retail District

**East:** Office development; O-M Office District

**South:** Church; R-1100-M Residential District

**West:** Richardson North Junior High and a vacant parcel; R-1100-M Residential District

### FUTURE LAND USE PLAN:

#### Neighborhood Service

*Neighborhood Service includes service-related uses such as retail sales; personal services such as cleaners, barbers and beauty shops; entertainment; recreation; and office uses oriented to the immediate area. Retail centers often contain a major or junior anchor, but may not. Office uses*

*in this category are usually integrated into retail centers, but may include small freestanding office buildings that provide services for the surrounding neighborhood. Some Neighborhood Service districts may include senior housing.*

**Future Land Uses of Surrounding Area:**

North: Neighborhood Service  
East: Neighborhood Service  
South: Neighborhood Residential  
West: Neighborhood Residential and School

**EXISTING ZONING:**

PD Planned Development under the base zoning regulations for RP-1500-M Patio Home District with modified development standards (Ordinance Number 4055).

**TRAFFIC/ INFRASTRUCTURE IMPACTS:**

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

**APPLICANT'S STATEMENT**

Please refer to the complete Applicant's Statement.

**STAFF COMMENTS:**

**Background:**

The 1.8 acres site was rezoned PD Planned Development in 2014 to accommodate the development of thirteen (13) residential homes located at the northeast corner of Old Campbell Road and Nantucket Drive. Development plans for the subject site were approved in October 2014, which reflects the development of thirteen (13) patio homes on minimum 3,600-square foot lots featuring two-story residential homes with front entry garages.

**Request:**

The applicant is requesting to amend the PD Planned Development to allow additional accessory structures in the side yard setbacks. During the building permitting process, it was brought to staff's attention the desire of the developer to build outdoor fireplaces and cooking grills within the side yard setbacks, which were not originally allowed by the ordinance. The applicant's justification for the inclusion of these structures is to provide for a more enjoyable outdoor living experience for the homes and to bring the homes in line with current market trends.

Ordinance 4055 restricts accessory buildings and structures that can be built within the development to stained cedar arbors, pergolas, and trellises, either attached or detached, provided that these structures are not located within any maintenance easement adjacent to the rear or side setbacks. Since there is a minimum three-foot wide maintenance easement along one side of each residential lot, accessory buildings and structures will be located a minimum three foot from the side lot line.

As proposed, amendments to the development standards shall include the following modified standards (**in bold**):

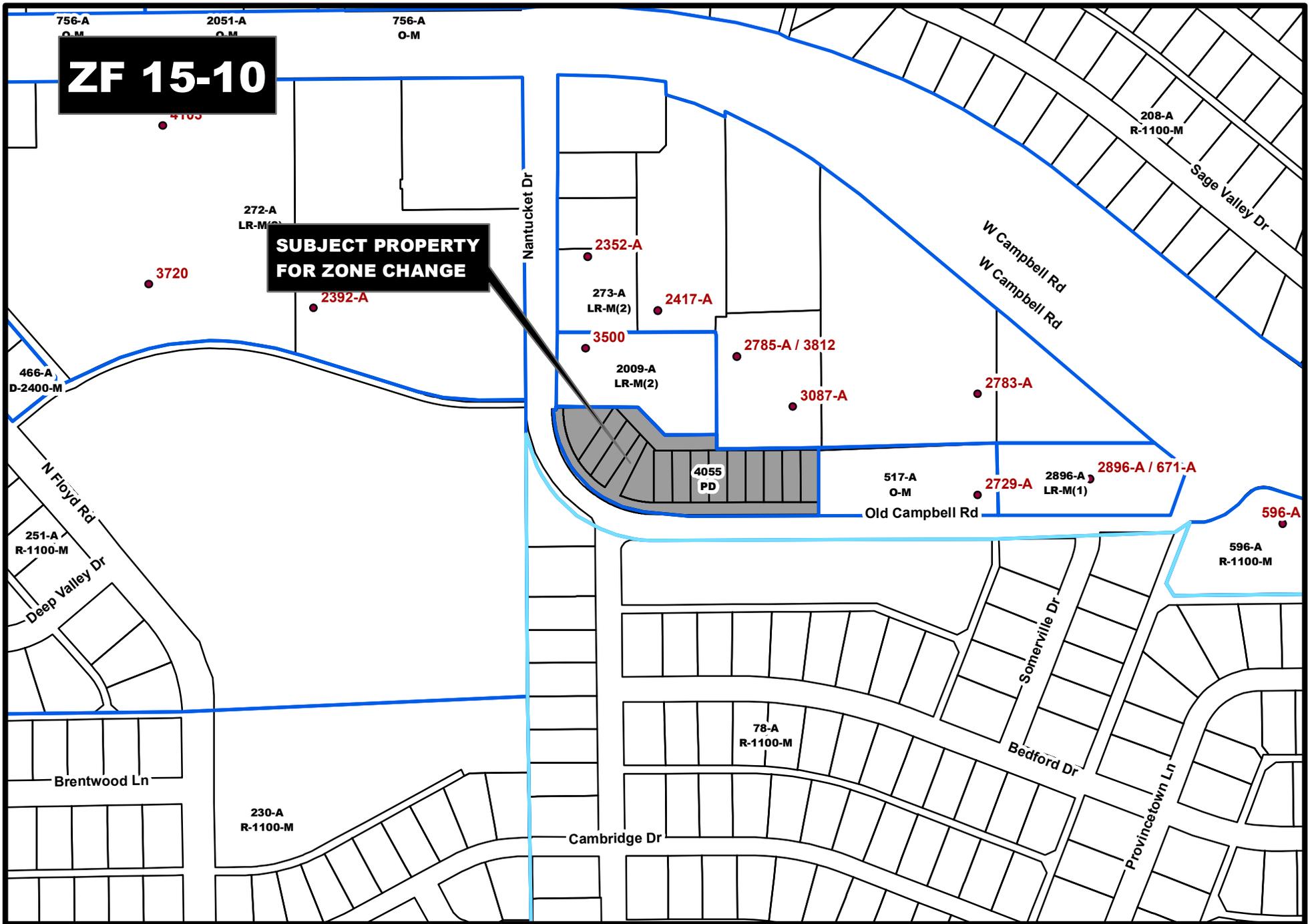
1. *Accessory Buildings and Structures*. Lots containing dwelling units may not contain any accessory building(s) **or structures** other than stained cedar arbors, pergolas, decks, **planters, above ground spas** or trellises. **Outdoor fireplaces and cooking grills are allowed; provided that they have proper screens and covers to contain sparks and embers from escaping.** Said structures may be either attached or detached and may have rear and side setbacks of zero (0) inches provided, however, that no such structure is located within any maintenance easement adjacent to the rear or side setbacks.

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

**Motion:** On May 5, 2015, the City Plan Commission recommended approval of the request as presented on a vote of 7-0 subject to the following conditions:

All conditions stated in Ordinance Number 4055 shall remain in full force and effect except as otherwise noted below:

1. *Accessory Buildings and Structures*. Lots containing dwelling units may not contain any accessory building(s) or structures other than stained cedar arbors, pergolas, decks, planters, above ground spas or trellises. Outdoor fireplaces and/or cooking grills are allowed; provided that they have proper screens and covers to contain sparks and embers from escaping. Said structures may be either attached or detached and may have rear and side setbacks of zero (0) inches provided, however, that no such structure is located within any maintenance easement adjacent to the rear or side setbacks.



## ZF 15-10 Zoning Map

Updated By: BireimaM, Update Date: April 23, 2015  
 File: DSI\Mapping\Cases\Z\2015\ZF1510\ZF1510 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 15-10**

**SUBJECT PROPERTY  
FOR ZONE CHANGE**

## ZF 15-10 Aerial Map

Updated By: bireimam, Update Date: April 23, 2015  
File: DSI\Mapping\Cases\Z\2015\ZF1510\ZF1510 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.



Nantucket Drive

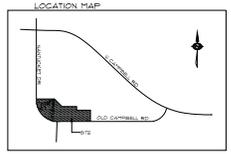
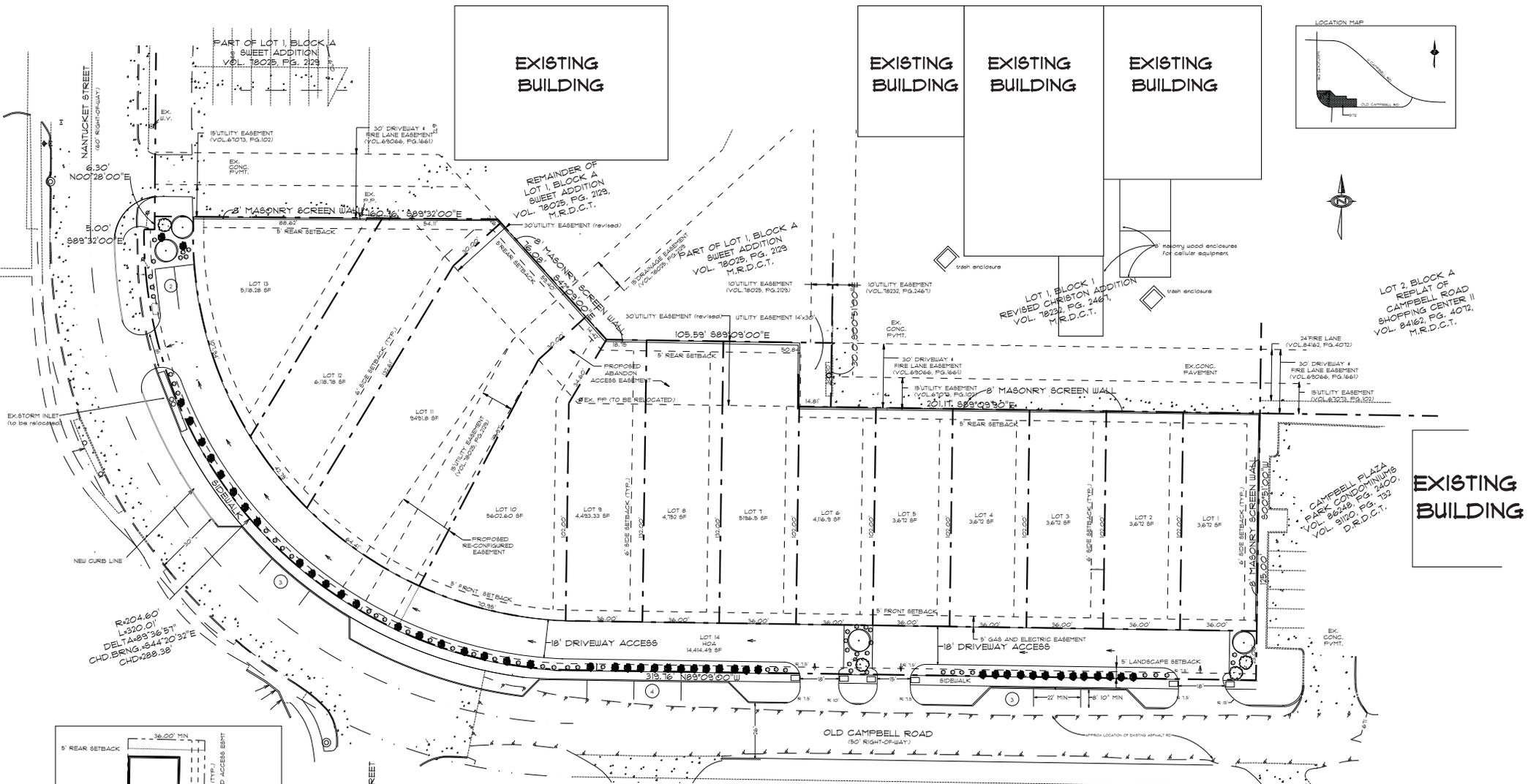
Nantucket Drive

Old Campbell Road

Subject Property

Oblique Aerial  
Looking North

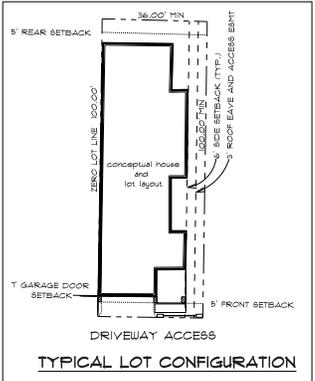




LOT 2, BLOCK A  
REFLAT OF  
CAMPBELL ROAD  
SHOPPING CENTER II  
VOL. 84162, PG. 4072,  
M.R.D.C.T.

EXISTING  
BUILDING

R=204.60'  
L=520.01'  
DELTA=89°36'51"  
CHD.BRING.=844.20'32"E  
CHD=288.38'



**LANDSCAPE LEDGEND**

● SOUTHERN LIVE OAK	● BRODIE JUNIFER
○ GULF COAST MUHLY GRASS	○ VITEX
	○ TEXAS SAGE

**EXHIBIT "B"**

**VILLAS OF NANTUCKET**  
13 PATIO HOME RESIDENTIAL LOTS  
ZONING EXHIBIT  
SCALE 1:20  
4/28/14  
rev: 5/9/14 per Commission mtg notes 5/6/14

1.76 Acres  
John Edmonds Survey,  
Abstract No. 429  
City of Richardson,  
Dallas County, Texas

**PROJECT SUMMARY**

AREA : TOTAL AREA 1.76 ACRES

ZONING :  
EXISTING ZONING LR-(M2) LOCAL RETAIL AND OFFICE  
PROP. ZONING PD-PLANNED DEVELOPMENT FOR RP-1800-M

MAX DENSITY	18 DWELLING UNITS PER ACRE
MAX RESIDENTIAL LOTS	13 RESIDENTIAL LOTS / 14 SHOWN
MIN LOT AREA	3600 SQ FT
MIN LOT WIDTH	36 FEET MEASURED AT THE FRONT SETBACK
MIN LOT DEPTH	100 FEET EXCEPT LOTS AT THE TERMINUS ALONG STREET ELBOWS/EYEBOUS, WHICH MAY HAVE A WIDTH OF XX FEET
MIN FRONT SETBACK	5 FEET
MIN SIDE SETBACK	6 FEET ON THE NON ZERO SIDE
MIN REAR SETBACK	5 FEET
FENCES	MIN 6' FENCE
ACCESSORY BUILDINGS	ARE NOT ALLOWED
SIDEWALKS	SIDEWALK ALONG FRONT PROPERTY LINE
SCREEN WALL	MASONRY WALL
COMBINED LOTS	NO MORE THAN TWO ADJACENT LOTS MAY BE COMBINED
HOME OWNERS ASSOCIATION MANDATORY HOA	

OWNER:  
BARBARA AND LARRY WARD  
4641 FM 1768  
QUINCY, TX 76374  
940 873 8378

APPLICANT:  
HARRY FURDOM  
H FURDOM INC  
101 N CENTRAL EXPRESSWAY #3-400  
RICHARDSON, TEXAS 75080  
214 808 4174

HPGC Ventures, LLC  
701 North Central Expressway #3-400  
Richardson, Texas 75080  
April 16, 2015

Mohamed A. Bireima, AICP  
Planning Technician  
City of Richardson

Dear Mr. Bireima:

Thank you for considering our request for a Revision of Special Conditions within the PD for Villas of Nantucket. The request to allow outdoor fireplaces and cooking grills will provide a more enjoyable outdoor living experience for the residents and keep Villas of Nantucket aligned with current market trends.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Cooney', with several overlapping loops and a horizontal line through the middle.

Greg Cooney  
HPGC- Partner

\* Outdoor fireplace / Grill





# Notice of Public Hearing

## City Plan Commission • Richardson, Texas

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

### PD AMENDMENT

**File No./Name:** ZF 15-10 / Villas of Nantucket  
**Property Owner:** HPGC Ventures, LLC / Greg Cooney  
**Applicant:** Greg Cooney / HPGC Ventures, LLC  
**Location:** North side of Old Campbell Road at the intersection of Nantucket Drive (See map on reverse side)  
**Current Zoning:** PD Planned Development  
**Request:** A request to amend the existing PD Planned Development to allow additional accessory structures in the side yard setbacks for the thirteen (13) residential lot subdivision.

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

**TUESDAY, MAY 5, 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.

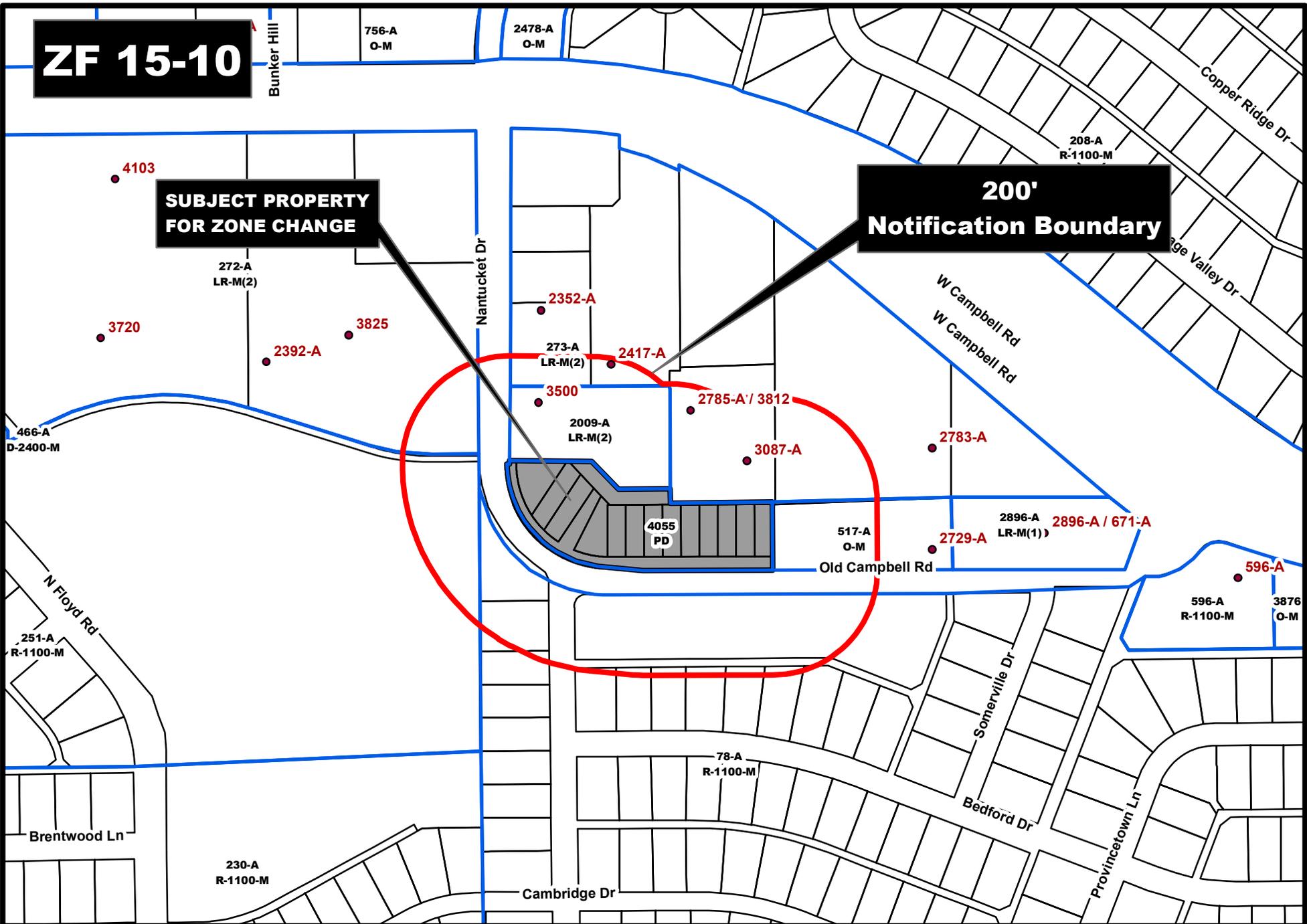
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

*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 15-10.

Date Posted and Mailed: 04/24/2015



### ZF 15-10 Notification Map

Updated By: BireimaM, Update Date: April 23, 2015  
 File: DSI\Mapping\Cases\Z\2015\ZF1510\ZF1510 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.



UNDERWOOD FINANCIAL CORP  
25 HIGHLAND PARK VILLAGE  
#100-574  
DALLAS, TX 75205-2789

CAMPBELL PLAZA LTD  
7005 CHASE OAKS BLVD., STE 20  
PLANO, TX 75025-5943

MARINO MICHAEL J  
6901 NORTHWOOD RD  
DALLAS, TX 75225-2437

PROSPERITY ASSETS LTD  
%TY EQUITY GROUP INC.  
5930 LBJ FWY., STE 400  
DALLAS, TX 75240-6372

WARD LARRY J  
4647 FM 1768  
OLNEY, TX 76374-6308

GRIFFITH BALIE & BEVERLY  
1206 W. 6<sup>TH</sup> ST  
AUSTIN, TX 78703-5209

RICHARDSON ISD  
P.O. BOX 830625  
RICHARDSON, TX 75083-0625

FAITH UNITED METHODIST CHURCH  
615 OLD CAMPBELL ROAD  
RICHARDSON, TX 75080-3338

KERR ROY C JR  
3610 S. COUNTRY CLUB DR  
GARLAND, TX 75043-1405

ARAGON MARIA DEL C &  
JIMENEZ EDUARDO  
1905 NANTUCKET DR  
RICHARDSON, TX 75080-3336

THEDFORD MARVIN JR  
620 BEDFORD DR  
RICHARDSON, TX 75080-3319

HOUSTON RONALD & INMI  
1884 QUAIL LN  
RICHARDSON, TX 75080-3456

MCKISSACK MICHAEL R & DIANE  
624 BEDFORD DR  
RICHARDSON, TX 75080-3319

MITCHELL SEAN TATUM  
626 BEDFORD DR  
RICHARDSON, TX 75080-3319

WOLCOTT EVELYN LIFE EST  
REM: EVELYN A WOLCOTT REV L  
628 BEDFORD DR  
RICHARDSON, TX 75080-3319

YAFUSO MONICA A  
618 BEDFORD DR  
RICHARDSON, TX 75080-3319

WEADON JARED S  
630 BEDFORD DR  
RICHARDSON, TX 75080-3319

ACCUPUNCTURE & SPORT INJURY  
CLINIC  
610 OLD CAMPBELL RD STE 100  
RICHARDSON, TX 75080-3379

CLARK GEORGE R & JUDITH  
610 OLD CAMPBELL RD , STE 4  
RICHARDSON, TX 75080-3379

VAJRA CHIH MIN & HWEI HWA  
MASTERS FOUNDATION  
610 OLD CAMPBELL RD, STE 104  
RICHARDSON, TX 75080-3379

MIAW DANIEL  
610 OLD CAMPBELL RD, STE 108A  
RICHARDSON, TX 75080-3379

RGY INTERESTS LLC  
9401 S JAMESTOWN AVE  
TULSA, OK 74137-4850

WARD LARRY & BARBARA  
4647 FM 1768  
OLNEY, TX 76374

**GREG COONEY**  
**HPGC VENTURES, LLC**  
**701 N CENTRAL EXPWY # 3-400**  
**RICHARDSON, TX 75080-5319**

SUPERINTENDENT OF SCHOOL  
RICHARDSON ISD  
400 S. GREENVILLE AVE  
RICHARDSON, TX 75081

MAINTENANCE & OPERATIONS  
ATTN: MICHAEL LONGANECKER  
RICHARDSON ISD  
400 S. GREENVILLE AVE  
RICHARDSON, TX 75081

RICHARDSON CITY OF  
PO BOX 830129  
RICHARDSON, TX 75083-0129

**ZF 15-10**  
**NOTIFICATION LIST**

**ORDINANCE NO. 4055**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING FROM LR-M(2) LOCAL RETAIL AND O-M OFFICE TO PD PLANNED DEVELOPMENT FOR RP-1500-M PATIO HOME DISTRICT FOR 1.763 ACRES LOCATED AT THE NORTHEAST QUADRANT OF OLD CAMPBELL ROAD AND NANTUCKET DRIVE, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 14-12).**

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

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

**SECTION 1.** That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5<sup>th</sup> day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning from LR-M(2) Local Retail and O-M Office to PD Planned Development for RP-1500-M Patio Home District for 1.763 acres located at the northeast quadrant of Old Campbell Road and Nantucket Drive, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**SECTION 2.** That the Property shall be used and developed only in accordance with the following development regulations:

**A. Purpose.**

The purpose of this Planned Development District (the "District") is to allow for the development of a small, vacant parcel for residential uses.

**B. Conceptual Plan.**

The property shall be used and developed in conformance with the Conceptual Plan, attached hereto as "Exhibit B", and incorporated herein for all purposes.

**C. Base Zoning District.**

Except as otherwise provided expressly herein, the property shall be developed and used in accordance with Article XII-B of the Comprehensive Zoning Ordinance (RP-1500-M Patio Home District Regulations).

**D. Maximum Dwelling Units**

Maximum of thirteen (13) patio home residential lots.

**E. Building Regulations.**

*Types of Materials.*

*Principal Buildings.* Principal buildings shall be constructed in accordance with Article XXII-F of the Comprehensive Zoning Ordinance (Residential Exterior Construction Standards), except that a minimum seventy (70) percent masonry construction for the exterior walls of residential structures shall be required within the district. Garage doors shall be shaker style doors constructed of anodized metal finished in either clear anodized or dark bronze with either anodized metal or glass panels.

**F. Height Regulations.**

*Principal Buildings.* Principal buildings shall not exceed two (2) stories in height. The first floor shall not exceed twenty-five (25) feet in height. The second story shall not exceed fifteen (15) feet in height.

**G. Area Regulations.**

(a) *Lot Area.* The minimum area of each lot shall be no less than 3600 square feet.

(b) *Lot Width.* All lots shall have a minimum width of thirty-six (36) feet at the front building line.

- (c) *Lot Depth.* Except as otherwise provided herein, all lots shall have a minimum depth of one hundred (100) feet. Lot 13 may have a minimum depth of less than one hundred (100) feet, but shall be no less than 115 feet deep along the interior lot line.
- (d) *Lot Coverage.* The lot coverage of all buildings shall not exceed ninety (90) percent of the area of the lot, estate, or other land on which the same is situated.
- (e) *Front Setback.* Except as otherwise provided herein, there shall be a front setback of no less than five (5) feet. Garage doors shall have a minimum setback of seven (7) feet as measured from front property line to the center of the garage door face.
- (f) *Side Setback.*
- (1) Except as otherwise provided herein, one side of each lot shall be setback no less than 6 feet. The ordinary projections of a roof eave or cornice may extend into the required six (6) foot setback no more than eighteen (18) inches.
  - (2) Except as otherwise provided herein, one side of each lot shall have a setback of zero (0) inches (the “zero side”) for no less than sixty (60) percent of the lot length. Lot 13 need not have a zero side. There shall be a minimum separation of six (6) feet between all buildings. The horizontal distance between all roof eaves of adjacent buildings shall be no less than three (3) feet. A cedar fence no less than six (6) feet in height shall be constructed on the zero side of each lot from the rear building line to the rear property line/wall. No masonry wall shall be required on the zero side of any lot.
  - (4) Each lot adjacent to the zero side of another lot shall dedicate a roof eave and access easement of no less than three (3) feet wide along the zero side of the adjacent lot so as to permit the zero-side property owner access for maintenance of his or her dwelling. The roof eave may encroach no more than eighteen (18) inches into the easement. A gutter and downspout shall be required along the zero setback side of the dwelling to ensure drainage is handled on the owner’s property and said gutter system shall not be included in the calculation of the eave encroachment.
  - (6) No side setback shall be required from an interior side lot line for mechanical equipment (e.g., air conditioning units) or an uncovered porch or patio.
- (g) *Rear Setback.* Except as otherwise provided herein, all lots shall have a rear setback of no less than five (5) feet.

(h) *Parking Regulations.*

- (1) Two (2) off-street parking spaces, accessible from a driveway constructed of an approved parking surface, shall be provided on each residential lot in an enclosed, attached garage structure located behind the front building line to accommodate two motor vehicles for each dwelling unit. No driveway parking shall be permitted. A minimum of twelve (12) visitor parking spaces, comprised of off-street parking spaces and on-street parallel parking spaces, shall be provided to serve the District. Said on-street parking spaces, contained within the right-of-way of Old Campbell Road and Nantucket Drive shall be a minimum of eight (8) feet in width and twenty-two (22) feet in length.
- (4) No detached garages or carports shall be permitted in the District; nor may any lot owner convert the lot's enclosed garage into living space, or otherwise modify the enclosed garage in such a way as to permanently reduce the number of enclosed parking spaces within the garage to less than two (2).

**H. Special Requirements.**

- (a) *Density.* The density in the District shall not exceed seven and one-half (7.5) dwelling units per acre.
- (b) *Fences.* Where an individual privacy fence is perpendicular to any required screening wall, the fence may not be taller than the screening wall at the point of intersection between the fence and the screening wall. No privacy fence shall be constructed parallel to any required screening wall.
- (c) *Accessory Buildings.* Lots containing dwelling units may not contain any accessory building(s) other than stained cedar arbors, pergolas, or trellises. Said structures may be either attached or detached and may have rear and side setbacks of zero (0) inches provided, however, that no such structure is located within any maintenance easement adjacent to the rear or side setbacks.
- (d) *Sidewalks.* Sidewalks shall not be required within the District.
- (e) *Alleys.* Alleys shall not be required within the District.
- (f) *Perimeter Screening Wall.* Any screening wall located along the perimeter of the District shall be maintained by the Homeowner's Association. A masonry wall no less than eight (8) feet in height shall be required along the northern and eastern property lines of the District as indicated on the Concept Plan.

(g) *Homeowners Association.*

There shall be a mandatory Homeowner's Association (HOA) established and incorporated that shall be responsible for maintaining all common areas including planting areas, private drives, entry features, perimeter landscaping, screening walls, and fencing. Provisions for the maintenance shall be included in the homeowner's association documents, which shall be presented for review and approval by the city attorney as part of the submittal for the final plat of the subdivision. The HOA shall annually prepare a reserve budget for maintenance of the private drives and other improvements to the common properties that takes into account the number and nature of any replaceable assets the association owns or for which it is otherwise responsible, the expected life of each asset, and the expected repair or replacement cost. The HOA shall set the required capital contribution, if any, in an amount sufficient to permit meeting the projected needs of the association, as shown on the budget, with respect both to amount and timing by annual review to be performed by a CPA firm to verify the amount in the reserve fund and shall provide a copy of the review to the City of Richardson. If at any time the private drive is dedicated to, and accepted by the City of Richardson, the city shall be entitled to that portion of monies in the reserve fund allocated to maintenance, repair, and replacement of the drives dedicated.

(h) *Combined Lots.* At no time shall more than two (2) adjacent lots, as shown on the Concept Plan be combined into a single lot.

(i) *Non-radial*

*Lot Lines.* Non-radial lot lines shall be permitted within the District.

(j) *Performance*

*Standards.* For purposes of this District and Performance Standards in Article XXII-B of the Comprehensive Zoning Ordinance, the District shall not be considered a residential zoning district.

(k) *Lot Frontage.* Lots within the District need not front on any public street but shall front on the dedicated common private access drive to be maintained by the home owners association.

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

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

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

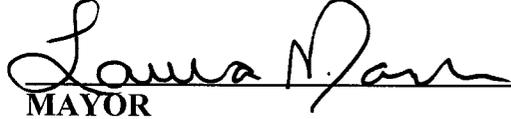
**SECTION 6.** That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

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

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

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 9th day of  
June, 2014.

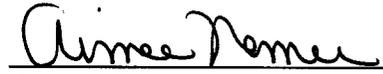
**APPROVED:**

  
MAYOR

**APPROVED AS TO FORM:**

  
CITY ATTORNEY  
(PGS:6-5-14:TM 66498)

**CORRECTLY ENROLLED:**

  
CITY SECRETARY



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZF 14-12**

Being a tract of land, situated in the John Edmonds Survey, Abstract No. 429, in the City of Richardson, Dallas County, Texas, and being a part of Lot 1, Block A, of SWEET ADDITION, an addition to the City of Richardson, Dallas County, Texas, as recorded in Volume 78025, Page 2129, of the Map Records, Dallas County, Texas (M.R.D.C.T.), and also being a portion of that tract of land described by deed to Larry J. Ward and Barbara J. Ward, as recorded in Volume 90205, Page 4141, of the Deed Records, Dallas County, Texas (D.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southeasterly corner of said Ward tract, same being in the northerly monumented line of Old Campbell Road, said corner bears S00°51'00"W, a distance of 5.00' from the southwesterly corner of Lot 3, Block A, of CAMPBELL ROAD SHOPPING CENTER II, an addition to the City of Richardson, as recorded in Volume 86010, Page 722, M.R.D.C.T.;

THENCE North 89°09'00" West, along the northerly monumented line of Old Campbell Road, same being the most easterly south line of said Ward tract, a distance of 319.76' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) at the beginning of a curve to the right, having a radius of 204.60', a central angle of 89°36'57", and a chord which bears, North 44°20'32" West, a chord distance of 288.38';

Thence along said curve to the right, in a northwesterly direction, an arc length of 320.01' to a capped iron rod set at the end of said curve;

THENCE South 89°32'00" East, a distance of 5.00' to a capped iron rod set for corner in the easterly monumented line of Nantucket Street;

THENCE North 00°28'00" East, along said easterly monumented line of Nantucket Street, a distance of 6.30' to a capped iron rod set for the most westerly southwest corner of said Lot 1;

THENCE South 89°32'00" East, along the most westerly south line of said Lot 1, and partially over and across said Ward tract, a distance of 160.76' to a capped iron rod set in a southwesterly line of said Lot 1;

THENCE South 42°09'00" East, along said southwesterly line of Lot 1, a distance of 76.08' to a 1/2" iron rod found for corner;

THENCE South 89°09'00" East, along a common line between said Lot 1 and Ward tract, a distance of 105.59' to a 1/2" iron rod found for the southeasterly corner of said Lot 1, same being in the westerly line of Lot 1, Block 1, of the REVISED CHRISTON ADDITION, an addition to the City of Richardson, as recorded in Volume 78232, Page 2467, M.R.D.C.T.;

THENCE South 00°51'00" West, along said westerly line of Lot 1 (CHRISTON), a distance of 30.00' to a 1/2" iron rod found for the southwesterly corner of said Lot 1 (CHRISTON), same being an "ell" corner of said Ward tract;

THENCE South 89°09'00" East, along the southerly line of said Lot 1 (CHRISTON), same being the most easterly north line of said Ward tract, a distance of 201.17' to a 5/8" iron rod found for the southeasterly corner of said Lot 1 (CHRISTON), same being the northeasterly corner of said Ward tract, said corner also being the northwesterly corner of the aforementioned Lot 3, Block A, and also being the southwesterly corner of Lot 2, Block A, of the REPLAT OF CAMPBELL ROAD SHOPPING CENTER II, an addition to the City of Richardson, as recorded in Volume 84162, Page 4072, M.R.D.C.T.;

THENCE South 00°51'00" West, along the common line between said Ward tract and partially along said Lot 3, a distance of 125.00' to the POINT OF BEGINNING and containing 1.763 acres of land, more or less.

**EXHIBIT "B"**  
**CONCEPT PLAN**  
**(to be attached)**





# MEMO

**DATE:** June 4, 2015  
**TO:** Honorable Mayor and City Council  
**FROM:** Michael Spicer, Director of Development Services *MS*  
**SUBJECT:** Zoning File 15-11 – Special Permit – Bridge Builder Academy Private School – 1221 W. Campbell Road

## REQUEST

Michael L. Bronsky, representing Bridge Builder Academy, requests approval of a Special Permit for a private school to be located at 1221 W. Campbell Road. The applicant intends to occupy a 3,424-square foot lease space in the northwest corner of Building ‘B’ as shown on the attached zoning exhibit (Exhibit “B”) for a private school named Bridge Builder Academy. Private schools are allowed in any zoning district upon approval of a Special Permit.

## BACKGROUND

The applicant’s intent is to move the school from its existing location on US-75 in Plano to a more strategic location to better serve their student population which is located throughout the D/FW area.

The school provides one-on-one education for students at all grade levels and employs ten (10) certified teachers who teach students at the subject property as well as at students’ homes or other settings depending on the nature of the education required by the individual student. A variety of subjects are taught and hours of instruction will be between 7:45 a.m. and 5:00 p.m. Monday through Friday. The current school location has an enrollment of twenty-six (26) students, with eight (8) to ten (10) students present on-site daily.

The applicant’s request also includes utilizing an office parking ratio for the private school, thereby allowing the required parking for the site to remain unchanged. The site currently requires 194 parking spaces, while 227 parking spaces are provided. The applicant contends that the required fourteen (14) parking spaces for the private school would be adequate to accommodate the expected peak parking demands. Based on multiple staff observations during the preceding weeks, less than 40% of the parking spaces at the subject property were occupied at any given time (i.e., 90 parking spaces).

The Commission stated the use was appropriate for the site, but expressed concern over a more traditional private school subsequently occupying the space should Bridge Builder Academy ever vacate the property. The Commission stated the Special Permit would be more appropriate if it were limited to Bridge Builder Academy.

No public input was received at the Commission’s June 2, 2015, public hearing.

## PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 7-0, recommends approval of the request as presented with a condition limiting the private school to the applicant, Bridge Builder Academy. **Should the City Council approve the request, Ordinance No. 4120 is attached and may be approved with the same motion.**

## ATTACHMENTS

- |   |                              |
|---|------------------------------|
| Special Conditions                                    | Zoning Exhibit (Exhibit “B”) |
| CC Public Hearing Notice                              | Applicant’s Statement        |
| Draft Excerpt City Plan Commission Minutes 06-02-2015 | Notice of Public Hearing     |
| Staff Report  | Notification List            |
| Zoning Map  | Correspondence in Opposition |
| Aerial Map  | Ordinance No. 4120           |
| Oblique Aerial Looking North                          |                              |

### **ZF 15-11 Special Conditions**

1. A Special Permit shall be granted to allow a private school which shall be limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The private school shall provide parking at a ratio of one (1) parking space per 250 square feet.
3. The Special Permit for a private school shall be limited to Bridge Builder Academy. No other person, company, business or legal entity may operate a private school on the property other than Bridge Builder Academy. The special permit automatically terminates upon the change in ownership or operator, or change in the business name, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.



Attn. Lynda Black

Publication for Dallas Morning News – Legals

Submitted on: May 20, 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: May 22, 2015

**City of Richardson  
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:00p.m. on Monday, June 8, 2015, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

**ZF 15-03**

A request by Howard L. Lawson, representing The Lawson Co., to revoke Ordinance 3858, a Special Permit for a self-service warehouse, and for a change in zoning from I-M(1) Industrial with special conditions and C-M Commercial to PD Planned Development and a request for approval of a Special Permit for an expansion to an existing self-service warehouse with associated truck rental to be located at 528 W. Arapaho Road (north side of Arapaho Road, west of Custer Road). The property is currently zoned I-M(1) Industrial and C-M Commercial.

**ZF 15-07**

A request by Matthew Booth, representing CityLine-REG, L.L.C., for approval of a Special Permit for a restaurant with drive-through service to be located at 1405 E. Renner Road (northeast corner of Renner Road and Plano Road). The property is currently zoned PD Planned Development.

**ZF 15-08**

A request by Orville W. Weiss, representing Plano-Richardson Elks Lodge #2485, for approval of a Special Permit for a private recreation club in conjunction with a fraternal organization to be located at 1203 Apollo Road (northeast corner of Glenville Drive and Apollo Road). The property is currently zoned I-M(1) Industrial.

**ZF 15-10**

A request by Greg Cooney, representing HPGC Ventures, LLC, to amend the existing PD Planned Development, (a 1.76-acre PD District) Ordinance 4055, to allow additional accessory structures in the side yard setbacks for the thirteen (13) residential lots located on the north side of Old Campbell Road at the intersection of Nantucket Drive. The property is currently zoned PD Planned Development.

**ZF 15-11**

A request by Michael L. Bronsky, representing Bridge Builder Academy, for approval of a Special Permit for a private school to be located at 1221 W. Campbell Road (south side of Campbell Road, east of Mimosa Drive). The property is currently zoned LR-M(1) Local Retail.

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**

9. **Zoning File 15-11 – Bridge Builder Academy:** Consider and take necessary action on a request for approval of a Special Permit for a private school to be located at 1221 W. Campbell Road, south side of Campbell Road, east of Mimosa Drive. The property is currently zoned LR-M(1) Local Retail. Applicant:

Mr. Shacklett advised the applicant was requesting a Special Permit for a 3,400 square foot private school in the southeast corner of Building A at 1221 W. Campbell Road and was relocating from their current facility in the City of Plano to be more centrally located for their student population.

Mr. Shacklett stated the school teaches a variety of subjects (reading, spelling, history, etc.) and of the twenty-six students currently enrolled, more than half of that number were being taught in their homes by certified teachers. He added that as part of the applicant's request, a zoning exhibit would be attached to the ordinance.

Regarding the parking for the site, Mr. Shacklett noted the current parking is at 1:250, an office parking ratio, and since the City does not have a standard parking ratio for schools, the applicant was requesting to maintain the current standards. In addition, staff conducted several parking studies and the most amount of cars parked on the site were ninety cars in a 227 parking space lot.

Mr. Shacklett concluded his presentation by noting one piece of correspondence in opposition had been received from a nearby homeowner; however, the author of the letter did not understand the dynamics of the school and the fact the school did not operate like a regular school with peak traffic times, daily student attendance, outdoor activities, etc. He added that staff also spoke with an adjacent business owner and that individual did not have any concerns with the proposed use.

No questions were asked of staff and Chairman Hand opened the public hearing.

Mr. Michael Bronsky, Director of Operations, Bridge Builder Academy, 1221 W. Campbell Road, Richardson, Texas, stated the diagram showing the proposed location of the school had it in the southwest corner, but the school would actually be located in the northwest corner of the site.

Mr. Shacklett suggested that if the item was approved, the motion should contain wording that the exhibit should be revised to show the location of school in the northwest corner of the Building B.

Mr. Bronsky advised that Bridge Builder Academy was celebrating its 10 year anniversary and the school takes students from kindergarten through 12<sup>th</sup> grade with students from kindergarten to 5<sup>th</sup> grade taught in their homes or an off-site setting therefore eliminating the need for any outdoor activity space.

Mr. Bronsky said that although Bridge Builder Academy was considered a private school and was going through the accreditation process, the school functioned more like an education

center. He added that the proposed site, which previously operated as a doctor's office, generated more foot and vehicle traffic than the school would generate.

Commissioner Frey asked what accreditation would do for the school. She also wanted to know if the accreditation would require a certain amount of office or school space.

Mr. Bronsky replied that the school currently uses accredited material from the University of Nebraska, but by receiving accreditation it will provide a financial savings for the family of the students. He added that the accreditation process would not require anything other than what the academy already had in place.

Commissioner DePuy asked about the student demographics and why they would come to the academy.

Mr. Bronsky said the academy has students who want to get ahead in their studies, are struggling with their course work, and home schooled children where the parent/teacher does not have the expertise to teach a particular subject. In addition, students who have learning difficulties or are gifted, as well as students who are professionals (actors, dancers, etc.) are part of their student population.

Mr. Bronsky concluded his presentation by stating the academy worked closely with area school district to help students who are struggling with their school work and their main focus was to do what was best for the student.

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

Commissioner DePuy said she thought it would be a good use of the lease space.

Chairman Hand stated that moving the academy to the other corner of the building was a good idea and felt the academy would have a relatively low impact on traffic in the area.

Commissioner Springs concurred with both DePuy and Hand, but expressed concern that the Special Permit should be tied to the academy as opposed to the lease space.

Vice Chair Bright and Commissioner Maxwell agreed with Mr. Springs and Mr. Shacklett suggested asking the applicant if he had any concerns about tying the permit to him or the academy.

Mr. Bronsky said he had no problem with the suggestion and thought it was a good idea to tie the permit to Bridge Builder Academy.

**Motion:** Commissioner Maxwell made a motion to recommend approval of Zoning File 15-11 as presented with the correction to Exhibit B to show the school at the northwest corner of Building B, and to have the Special Permit tied to Bridge Builder Academy; second by Commissioner Springs. 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:** June 4, 2015

**RE:** **Zoning File 15-11:** Special Permit – Bridge Builder Academy Private School – 1221 W. Campbell Road

### REQUEST:

Request for approval of a Special Permit for a private school to be located at 1221 W. Campbell Road, south side of Campbell Road, east of Mimosa Drive.

### APPLICANT & PROPERTY OWNER:

Michael L. Bronsky – Bridge Builder Academy / Lou B. Cagle – Pavillion Office Holdings, Ltd.

### EXISTING DEVELOPMENT:

The site is developed with four (4), 1-story office buildings totaling 53,726 square feet.

### ADJACENT ROADWAYS:

**Campbell Road:** Six-lane, divided arterial; 35,400 vehicles per day on all lanes, eastbound and westbound, between Coit Road and Mimosa Drive (April 2014).

**Mimosa Drive:** Two-lane, divided neighborhood collector; no traffic counts available.

### SURROUNDING LAND USE AND ZONING:

**North:** Office; O-M Office

**South:** Single Family; R-1500-M Residential

**East:** Single Family; R-1500-M Residential

**West:** Vacant & Retail/Commercial; LR-M(1) Local Retail

**FUTURE LAND USE PLAN:**

**Community Commercial**

*Retail centers with multiple anchors, mid-rise office, entertainment, and hospitality uses.*

**Future Land Uses of Surrounding Area:**

North: Community Commercial  
South: Neighborhood Residential  
East: Neighborhood Residential  
West: Community Commercial

**EXISTING ZONING:**

LR-M(1) Local Retail per Ordinance Number 3062-A. The subject property is described as Tract 1 in Ordinance Number 3062-A and the uses are limited to those allowed in the TO-M Technical Office District, excluding hotels.

**TRAFFIC/ INFRASTRUCTURE IMPACTS:**

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

**APPLICANT’S STATEMENT**

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

**STAFF COMMENTS:**

**Background:**

The two (2) northern office buildings were developed in 1980. In 1996, the subject property was rezoned from TO-M Technical Office to LR-M(1) Local Retail, and was developed with two (2) buildings developed in 1997. Although the property is zoned LR-M(1) Local Retail, the subject property is limited to TO-M Technical Office uses which include offices, banks, and research laboratories, but excluding hotels. Additional conditions apply to the property including a 30-foot landscape buffer along Campbell Road and the allowance of a 10% parking reduction. There are no changes proposed to the site or building’s exterior with this request.

**Request:**

The applicant is requesting to occupy a 3,424-square foot lease space in the northwest corner of Building ‘B’ as shown on the attached zoning exhibit (Exhibit “B”) for a private school named Bridge Builder Academy. Private schools are allowed in any zoning district upon approval of a Special Permit. The applicant states they are proposing to relocate the school from their existing location on US-75 in Plano. He states their student population is located throughout the D/FW area and by moving further west, they will be more accessible to the families they serve.

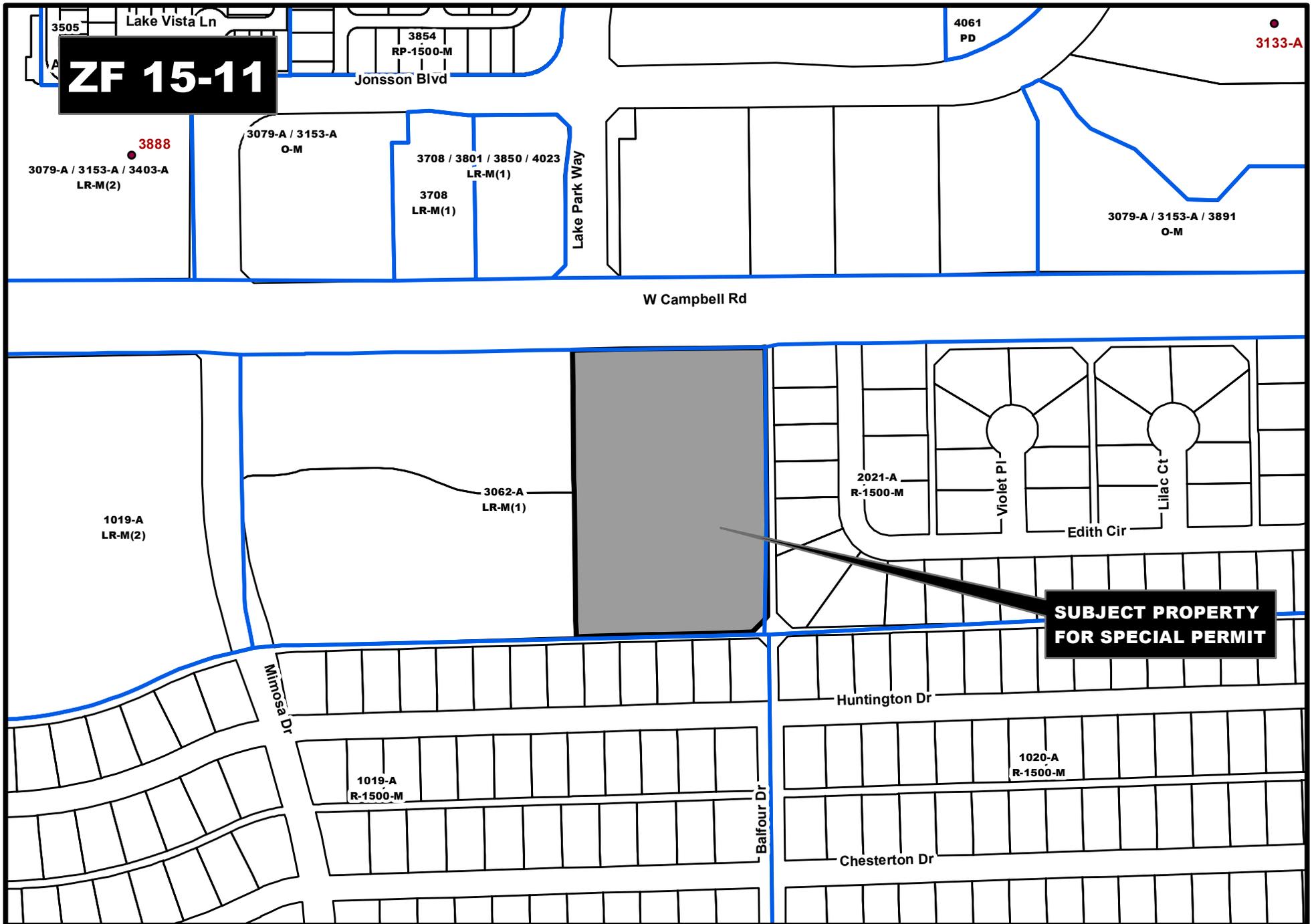
Bridge Builder Academy provides 1-on-1 education for students in all grade levels and employs ten (10) certified teachers who teach students at the subject property as well as at students' homes or other settings depending on the nature of the education required by the individual student. A variety of subjects including reading, algebra, history, economics, spelling, and art appreciation are taught. The hours of instruction will be 7:45 a.m. and 5:00 p.m. (Monday-Friday). The applicant states the current enrollment for the school is twenty-six (26) students, and he anticipates that 8-10 students per day will be present at the subject property.

Based on the standard parking ratio for office of one (1) space per 250 square feet and the 10% reduction granted in Ordinance Number 3062-A, the subject property requires 194 parking spaces. The approved site plan shows 227 parking spaces are provided. The applicant is proposing to utilize the office parking ratio for the private school, thereby allowing the required parking for the site to remain unchanged. He states the fourteen (14) spaces that would be required for the private school would be adequate to accommodate their expected peak demands on parking. Based on multiple observations during the preceding weeks, less than 40% (90) of the parking spaces at the subject property were occupied at a given time.

**Correspondence:** As of this date, one (1) letter in opposition has been received.

**Motion:** On June 2, 2015, the City Plan Commission recommended approval of the request as presented along with a condition limiting the private school to the applicant, Bridge Builder Academy (noted in condition #3):

1. A Special Permit shall be granted to allow a private school which shall be limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof.
2. The private school shall provide parking at a ratio of one (1) parking space per 250 square feet.
3. The Special Permit for a private school shall be limited to Bridge Builder Academy. No other person, company, business or legal entity may operate a private school on the property other than Bridge Builder Academy. The special permit automatically terminates upon the change in ownership or operator, or change in the business name, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.



## ZF 15-11 Zoning Map

Updated By: shacklett, Update Date: May 18, 2015  
 File: DSI\Mapping\Cases\Z\2015\ZF1511\ZF1511 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 15-11**

**SUBJECT PROPERTY  
FOR SPECIAL PERMIT**

## ZF 15-11 Aerial Map

Updated By: shacklett, Update Date: May 18, 2015  
File: DSI\Mapping\Cases\Z\2015\ZF1511\ZF1511 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.

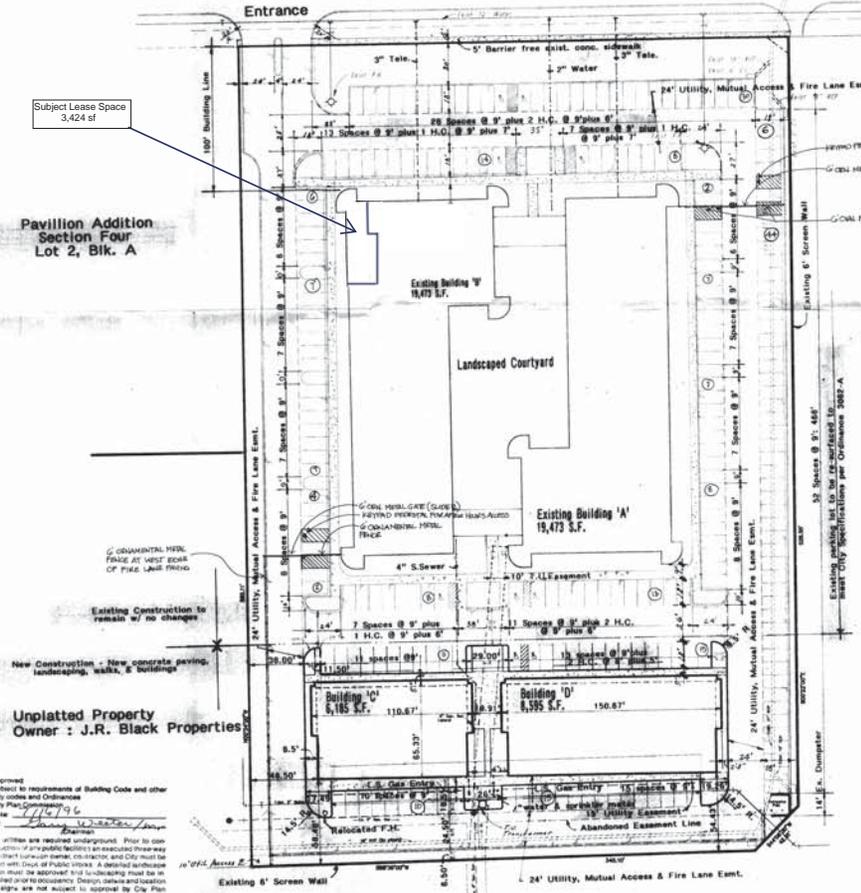
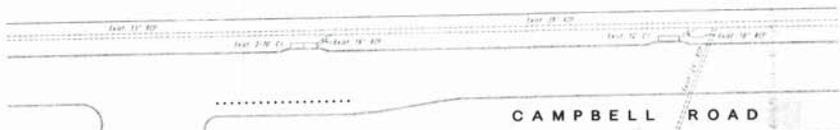


Campbell Road

Subject  
Lease Space



Oblique Aerial  
Looking North



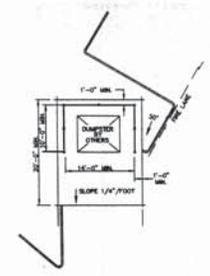
SITE PLAN 1"=40'

**SITE DATA**  
**PAVILLION ADDITION SECTION FOUR**  
 Zoning: LR-M (1) T.O.M. ORD. 3062-A  
 SET BACKS: North - 40'  
 South - 20'  
 East - 10'  
 West - 10'  
 TOTAL LOT AREA: 4.818 A  
**BUILDING S.F.:**  
 Existing Buildings A & B 38,946 S.F.  
 Building 'C' 6,195 S.F.  
 Building 'D' 8,595 S.F.  
**TOTAL 53,736 S.F.**  
**PARKING REQUIRED:** ( 1 PER 250 LESS 10%) - PER ORD # 3062-A  
**PARKING TOTAL REQUIRED:** (215 - 215) = 194  
**PARKING PROVIDED:** (218 + 9 HANDICAPPED) = 227 SPACES  
**LANDSCAPE %:** = 24.8 % (81,839 S.F.)<sup>171</sup>  
**BUILDING HEIGHT:** = 1 STORY / 17'-4"

**OWNER'S NAME:** (214) 235-9600  
 J.R. BLACK PROPERTIES  
 1221 West Campbell, #245  
 Richardson, Texas 75080  
**CONTACT:** DR. GARY A. JAMES  
**ADMINISTRATIVE APPROVAL GRANTED**  
 Date: 05-24-2006 By: SR  
 (FENKAM & GARET)  
**DESIGN FIRM:** (214) 235-2323  
 RETEX CORPORATION  
 1221 West Campbell, #251  
 Richardson, Texas 75080  
**CONTACT:** PAUL E. CANUP - ARCHITECT

**NOTE:** CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

Pavillion Addition Section Four



- DUMPSTER PAD REQUIREMENTS**
- 1) A concrete pad, four feet (4') by twenty feet (20') at 4" concrete, 3000 p.s.i. with Number 3 rebar, 24" on center, shall be provided for each trash receptacle or dumpster unit.
  - 2) All trash receptacles shall be screened by a six foot (6') screening fence of galvanized material.
  - 3) All trash receptacles oriented perpendicular to the principal means of access to said receptacle shall be located in such a manner as to provide a minimum turning radius of forty feet (40') for the collection vehicle.
  - 4) Any trash receptacle not perpendicular to the principal means of access to said receptacle shall be oriented as a thirty (30) degree angle from the fire lane, alley, or other means of access.
  - 5) A minimum of 42" of uninterrupted back-up space.
  - 6) Alternative design standards must be approved by the City Planning Commission, on recommendation by the Director of Public Services.

TYPICAL DUMPSTER PAD DETAIL

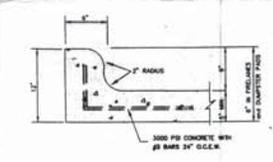


- COMPACTOR PAD REQUIREMENTS**
- 1) 4" Concrete pad, 3000 p.s.i. with No. 3 Rebar, 24" O.C.E.M. shall be provided with each compactor.
  - 2) Screening wall / fence to be 6' min. height and 20' min. length.
  - 3) Compactor gate bar to be a maximum of six feet in length.

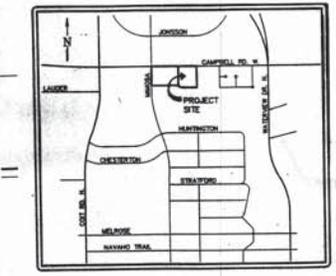
TYPICAL COMPACTOR PAD DETAIL



TYPICAL PARKWAY SECTION - COMMERCIAL



TYPICAL PAVING DETAIL



LOCATION MAP

**SITE PLAN**  
 1" = 40'  
**SITE DEVELOPMENT**

Pavillion Office Center  
**SITE DEVELOPMENT**  
 Pavilion Addition Section Four  
 Richardson Texas

**PAUL E. CANUP - ARCHITECT**  
 1221 W. Campbell #261 - Richardson, Texas  
 214-235-2323

PROJECT	9620
DATE	6/15/96
REVISIONS	
SHEET NUMBER	A-1
OF // SHEETS	

**ZF 15-11**  
**Applicant's Statement**  
**Request for Special Use Permit for Private School**

**Bridge Builder Academy** is a unique educational provider. We provide one on one education for students K-12<sup>th</sup> grade. This means that the largest class size is **ONE** student with **ONE** teacher. **Bridge Builder Academy's mission** is to comfortably challenge students by providing the highest quality of **individualized** education within their least restrictive environment. It is our desire to provide a secure, caring, and comfortably challenging one to one learning environment in which each student can grow and learn at their own pace.

Our instructional time varies from student to student but our doors are usually only open from 7:45 am to 5:00 pm Monday thru Friday. On an average day, we might see 8-10 of our students at our location as their schedules vary per day. Not all of our students even come to our central location because we customize the what, when, where, how, and why of education. At this time, we have an enrollment of 26 students with more than half our students being taught in their homes or other settings by our teachers. We currently employ 10 certified teachers at this time.

A variety of subjects are taught from Basic Reading Skills, Algebra, U.S. History, Economics, and Spelling to Art Appreciation as we customize a program to meet each child's educational needs. Our educational services include full time programs all the way to providing supplemental support for students and their families.

Our student population is located throughout the DFW area and we are seeking to move further west to become more accessible to our families. We are attracted to the City of Richardson and this specific location for the conveniences of travel on major highways, yet the quietness of this particular neighborhood.

The space that we want to occupy is 3,424 square feet in an office building that consists of all office use users. Additionally, we expect our peak parking to be more than adequately accommodated at the 1/250 office ratio as the buildings current parking provides without any changes.



# Notice of Public Hearing

## City Plan Commission • Richardson, Texas

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

### SPECIAL PERMIT

**File No./Name:** ZF 15-11 / Bridge Builder Academy  
**Property Owner:** Pavillion Office Park Holdings, Ltd. / Lou B. Cagle  
**Applicant:** Michael L. Bronsky / Bridge Builder Academy  
**Location:** 1221 W. Campbell Road (See map on reverse side)  
**Current Zoning:** LR-M(1) Local Retail  
**Request:** A request for approval of a Special Permit for operation of a private school.

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

**TUESDAY, JUNE 2, 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.

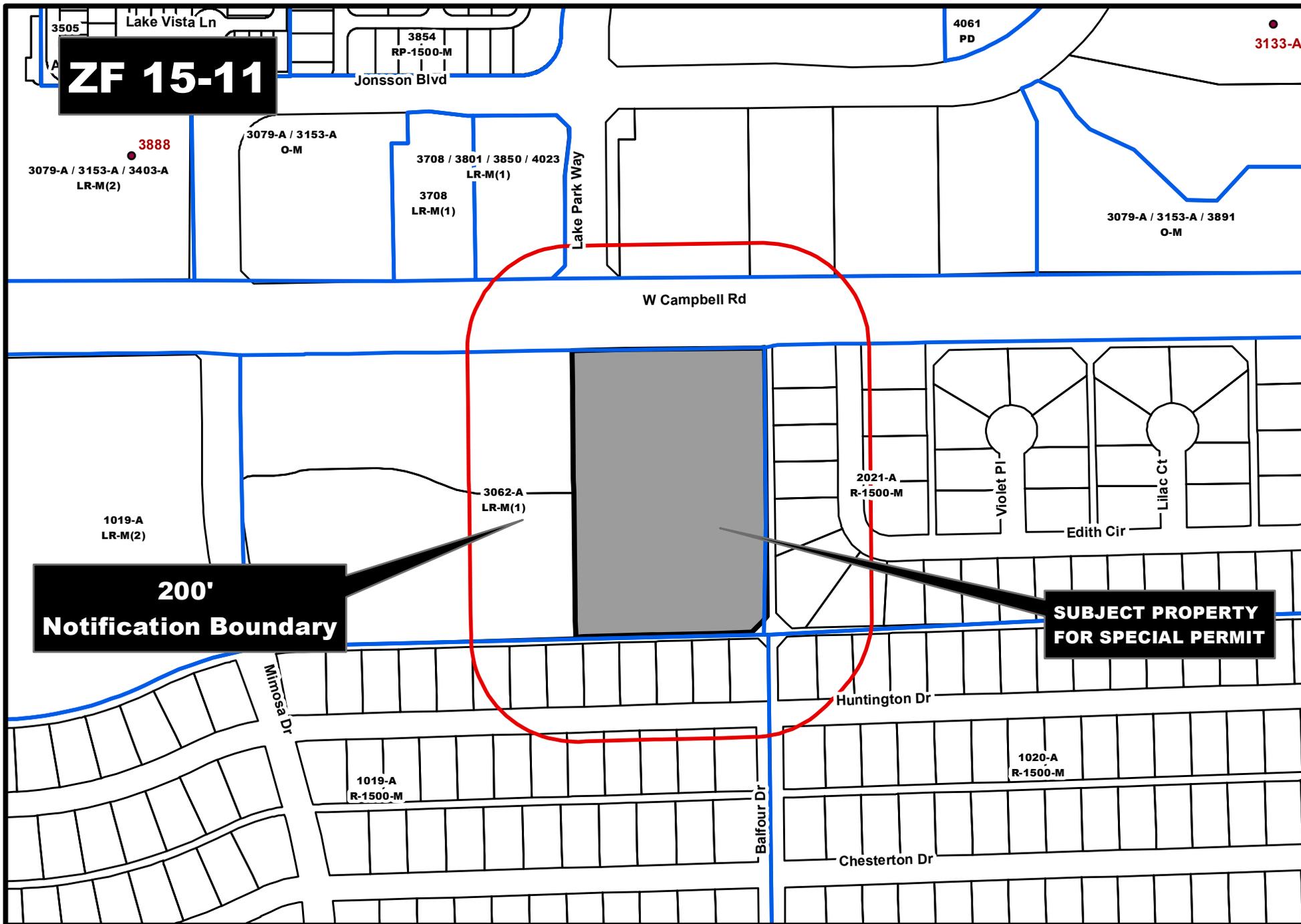
Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

*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 15-11.

Date Posted and Mailed: 05/22/2015



## ZF 15-11 Notification Map

Updated By: shacklett, Update Date: May 18, 2015  
 File: DSI\Mapping\Cases\Z\2015\ZF1511\ZF1511 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.



PAVILLION OFFICE PARK  
7517 CAMPBELL RD # 601  
DALLAS, TX 75248-1762

MITCHELL JAMAL A & RAQUEL H  
5131 BUNDY RD APT F11  
NEW ORLEANS, LA 70127-5312

TOON WILLIAM W & BRENDA L  
1135 EDITH CIR  
RICHARDSON, TX 75080-2926

BINFORD NATHAN A  
1134 EDITH CIR  
RICHARDSON, TX 75080-2925

JOURNEY ALLAN BRENT &  
VIRGINIA ELLEN  
1132 EDITH CIR  
RICHARDSON, TX 75080-2925

BATES JEREMY R & KIMBERLY K  
1133 EDITH CIR  
RICHARDSON, TX 75080-2926

BARKIS JOSEPH DANIEL &  
MARCIA A  
1130 EDITH CIR  
RICHARDSON, TX 75080-2925

LINN DAVID RANDALL &  
PEYTON RENEE  
1131 EDITH CIR  
RICHARDSON, TX 75080-2926

PAVILLION PARK CENTER  
7517 CAMPBELL RD # 601  
DALLAS, TX 75248-1762

BRUNELLI LEE ANN  
1128 EDITH CIR  
RICHARDSON, TX 75080-2925

PAVILLION MIMOSA HOLDING  
7517 CAMPBELL RD # 601  
DALLAS, TX 75248-1762

HELMS DORCAS K  
1129 EDITH CIR  
RICHARDSON, TX 75080-2926

COCHRAN GARY E  
1127 EDITH CIR  
RICHARDSON, TX 75080-2926

FRENSLEY WILLIAM R  
1125 EDITH CIR  
RICHARDSON, TX 75080-2926

KROGH STEPHEN J  
1124 HUNTINGTON DR  
RICHARDSON, TX 75080-2927

ZEILINSKI SANDRA  
1126 HUNTINGTON DR  
RICHARDSON, TX 75080-2927

WOOLVERTON TRACY J & WARD B  
1202 HUNTINGTON DR  
RICHARDSON, TX 75080-2929

AXELRAD GERALD  
1204 HUNTINGTON DR  
RICHARDSON, TX 75080-2929

DOGGETT JAMES S  
1206 HUNTINGTON DR  
RICHARDSON, TX 75080-2929

DAILEY PAMELA P  
1208 HUNTINGTON DR  
RICHARDSON, TX 75080-2929

YANG JAMES H  
1210 HUNTINGTON DR  
RICHARDSON, TX 75080-2929

LITTLE WILLIAM R & C CHRISTINE LUND  
1212 HUNTINGTON DR  
RICHARDSON, TX 75080-2929

SOHM FRANK G  
1214 HUNTINGTON DR  
RICHARDSON, TX 75080-2929

FANOUS NASRI H  
1216 HUNTINGTON DR  
RICHARDSON, TX 75080-2929

LEE SHANG PING & YUH HWA  
LIFE ESTATE  
1128 HUNTINGTON DR  
RICHARDSON, TX 75080-2927

KING PAUL D & JENNIFER R  
1200 HUNTINGTON DR  
RICHARDSON, TX 75080-2929

SABELLA ROBERT P & ELIZABETH A  
1203 HUNTINGTON DR  
RICHARDSON, TX 75080-2930

PINAC JAMES C  
1205 HUNTINGTON DR  
RICHARDSON, TX 75080-2930

BURNS BARBARA C  
1207 HUNTINGTON DR  
RICHARDSON, TX 75080-2930

LENHARDT WILL K  
1209 HUNTINGTON DR  
RICHARDSON, TX 75080-2930

LORD JINGER R & DAVID C LORD  
1211 HUNTINGTON DR  
RICHARDSON, TX 75080-2930

SHARP WILLIAM E JR &  
SHARON A SHARP  
1129 HUNTINGTON DR  
RICHARDSON, TX 75080-2928

DAVIS STEPHEN W & NATALIE Z  
1201 HUNTINGTON DR  
RICHARDSON, TX 75080-2930

PAVILLION BANK  
1200 W CAMPBELL RD  
RICHARDSON, TX 75080-2945

ROMAR CAMPBELL LP  
1140 W CAMPBELL RD  
RICHARDSON, TX 75080-2943

RICE INDEPENDENCE GROUP LLC  
8109 MONTPELIER WAY  
COLLEYVILLE, TX 76034-6923

CRJ ADVISORS LLC  
1120 W CAMPBELL RD STE 101  
RICHARDSON, TEXAS 750802977

EDDE READY INC  
P O BOX 92082  
SOUTHLAKE, TEXAS 760920101

JLS CAMPBELL HOLDINGS LLC  
1120 W CAMPBELL RD STE 105  
RICHARDSON, TEXAS 750802977

MEHTEX PROPERTIES LLC  
1120 W CAMPBELL RD STE 109  
RICHARDSON, TEXAS 750802978

SANDY WATER INVESTMENTS INC  
4500 SANDY WATER LN  
PLANO, TEXAS 750247715

**MICHAEL L BRONSKY  
BRIDGES TO SUCCESS DBA BRIDGE  
BUILDERS ACADEMY  
1221 W CAMPBELL RD #209  
RICHARDSON, TX 75080**

**LOU B CAGLE  
PAVILLION OFFICE PARK HOLDING, LTD  
7517 CAMPBELL RD #601  
DALLAS, TX 75248**

**ZF 15-11**  
Notification List

May 31, 2015

William and Chris Little  
1212 Huntington Drive  
Richardson, TX 75080

To: Dept. of Development Services  
411 W. Arapaho Road, Room 204  
Richardson, TX 75080

Zoning Request File # ZF 15-11  
To the Members of the City Plan Commission.

We wish to express our opinion with regard to the proposed zoning change to allow a private school at 1221 W Campbell Road. The rear of our home faces north and backs up to the fence on the south side of the requested area.

There are some safety issues to be considered with this type of tenant at the proposed site.

The type of parking available to the school is all head in that is perpendicular to the small roadway off of Campbell Road. It would be sharing the lanes with cars and trucks backing out from Sherwin Williams Paint.

There would be a large increase in traffic on the service drive behind the current retail establishments, the bank, and the new medical office. It is already hard to get onto Mimosa at the current time with the traffic from both Mohawk Elementary and JJ Pearce High School.

There is not a traffic light at Lake Park Boulevard to allow a safer turn into the school or to be able to make a left turn to go west on Campbell Road when leaving the school. I would not like to see the same accident problems here as there seems to be making left hand turns coming out of Tom Thumb.

The light at Mimosa which allows the left turn to Campbell Road would be much more crowded in both morning and afternoon high traffic times. I usually have to wait on several cars from each direction before I can leave my alley and turn onto Mimosa.

We would not like to see any development of the field to the west of the property developed into playground areas or for any type of sport field due to additional noise, traffic and or parking problems.

We also want to make sure that there will not be any entrance to the area cut into the wall to allow vehicle or pedestrian traffic access from the alley way to the south and/or east of the property.

Thank you for taking these viewpoints into consideration when in making your decision on the proposed changes.

Sincerely,

*William Little*

*Chris Little*

William and Chris Little

**ORDINANCE NO. 4120**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A PRIVATE SCHOOL ON A 4.82-ACRE TRACT OF LAND ZONED LR-M(1) LOCAL RETAILLOCATED ON THE SOUTH SIDE OF CAMPBELL ROAD, EAST OF MIMOSA DRIVE, RICHARDSON, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT “A”; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 15-11).**

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

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

**SECTION 1.** That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5<sup>th</sup> day of June, 1956, as heretofore amended, be, to grant a change in zoning to grant a Special Permit for a private school on a 4.82-acre lot tract of land zoned LR-M(1) Local Retail located on the south side of Campbell Road, east of Mimosa Drive, Richardson, Texas, and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

**SECTION 2.** That the Special Permit for a private school is hereby conditionally granted subject to the following special conditions:

1. A private school shall be limited to the area shown on the concept plan attached as Exhibit “B” (the “Concept Plan”) and made a part thereof. The development and use of the property for a private school shall be in accordance with the Concept Plan and the special conditions set forth herein.

2. The private school shall provide parking at a ratio of one (1) parking space per 250 square feet.
3. The Special Permit for a private school shall be limited to Bridge Builder Academy. No other person, company, business or legal entity may operate a private school on the property other than Bridge Builder Academy. The special permit automatically terminates upon the change in ownership or operator, or change in the business name, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.

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

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

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

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

**SECTION 7.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the

Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

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

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 8th day of June, 2015.

**APPROVED:**

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**MAYOR**

**APPROVED AS TO FORM:**

**CORRECTLY ENROLLED:**

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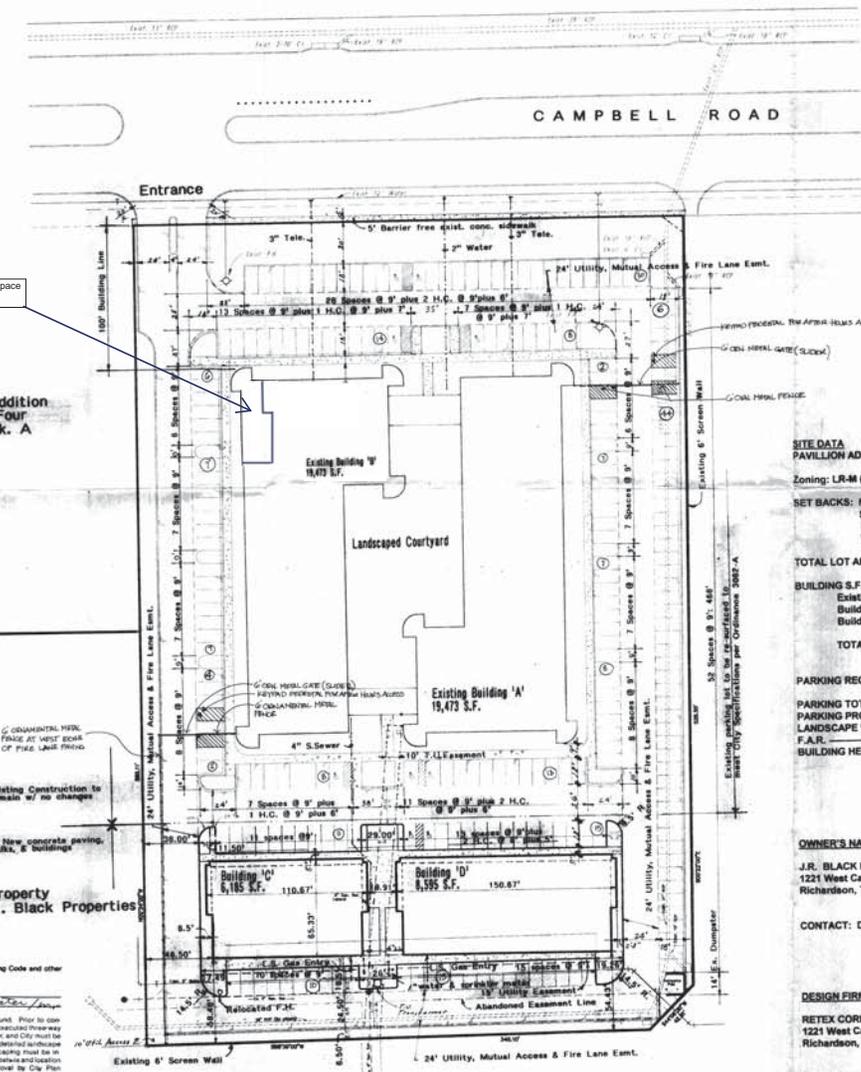
**CITY ATTORNEY**  
(PGS:6-3-15:TM 71891)

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**CITY SECRETARY**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZF 15-11**

BEING a 4.82-acre tract of land situated in the John Edmonds Survey, Abstract No. 429, Dallas County, Texas; said tract being Lot 6, Block A of Pavillion Addition, Section Four, an addition to the City of Richardson, Texas according to the plat recorded in Volume 96148, Page 1991 of the Map Records of Dallas County, Texas.



**SITE PLAN 1"=40'**

Subject Lease Space  
3,424 sf

Pavillion Addition  
Section Four  
Lot 2, Blk. A

Unplatted Property  
Owner : J.R. Black Properties

Approved  
Subject to requirements of Building Code and other  
City codes and Ordinances  
City Planning Commission  
Date: 11/19/96  
By: [Signature]

All utilities are required underground. Prior to construction of any public facilities an approved three-way contract for public works, construction and City must be filed with Clerk of Public Works. A detailed schedule plan must be approved and no landscaping must be in place prior to construction. Design and location of signs are not subject to approval by the City Planning Commission.

ALL FIRE LANES AND PARKING SURFACES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF BUILDING. REFERENCING WALLS REQUIRED TO BE INSTALLED PRIOR TO ISSUANCE OF BUILDING PERMIT.

**SITE DATA**  
PAVILLION ADDITION SECTION FOUR  
Zoning: LR-M (1) T.O.M. ORD. 3062-A  
SET BACKS: North - 40'  
South - 20'  
East - 10'  
West - 10'  
TOTAL LOT AREA: 4.818 A  
BUILDING S.F.:  
Existing Buildings A & B 38,946 S.F.  
Building 'C' 6,185 S.F.  
Building 'D' 8,595 S.F.  
TOTAL 53,726 S.F.  
PARKING REQUIRED: ( 1 PER 250 LESS 10%) - PER ORD # 3062-A  
PARKING TOTAL PROVIDED: (215 - 215) = 194  
PARKING PROVIDED: (215 + 9 HANDICAPPED) = 227 SPACES  
LANDSCAPE %: = 24.8 % (81,839 S.F.)  
F.A.R. = 266 : 1  
BUILDING HEIGHT: = 1 STORY / 17'-4"

**OWNER'S NAME:** (214) 235-9600  
J.R. BLACK PROPERTIES  
1221 West Campbell, #245  
Richardson, Texas 75080  
**Administrative Approval Granted**  
Date: 05-24-2006 By: [Signature]  
(FENKAM & GAYLES)

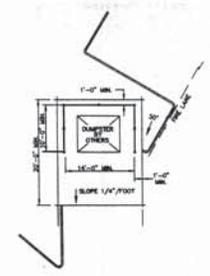
**CONTACT:** DR. GARY A. JAMES

**DESIGN FIRM** (214) 235-2323  
RETEX CORPORATION  
1221 West Campbell, #251  
Richardson, Texas 75080

**CONTACT:** PAUL E. CANUP - ARCHITECT

**NOTE:** CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

Pavillion Addition Section Four



**TYPICAL DUMPSTER PAD DETAIL**

- DUMPSTER PAD REQUIREMENTS**
- 1) A concrete pad, four feet (4') by four feet (4') at 4" concrete, 3000 p.s.i. with Number 3 rebar, 24" on center, shall be provided for each trash receptacle or dumpster unit.
  - 2) All trash receptacles shall be screened by a six foot (6') screening fence of galvanized material or meshing.
  - 3) All trash receptacles oriented perpendicular to the principal means of access to said receptacle shall be located in such a manner as to provide a minimum turning radius of forty feet (40') for the collection vehicle.
  - 4) Any trash receptacle not perpendicular to the principal means of access to said receptacle shall be oriented as a thirty (30) degree angle from the fire lane, alley, or other means of access.
  - 5) A minimum of 42" of uninterrupted finish on above.
  - 6) Alternative design standards must be approved by the City Planning Commission, on recommendation by the Director of Public Services.

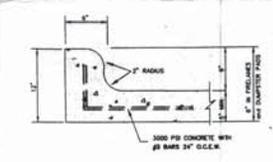


**TYPICAL COMPACTOR PAD DETAIL**

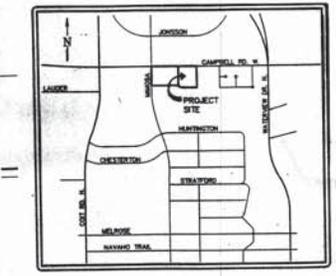
- COMPACTOR PAD REQUIREMENTS**
- 1) 4" Concrete pad, 3000 p.s.i. with no. 3 Rebar, 24" O.C.E.M. shall be provided with each compactor.
  - 2) Screening wall / fence to be 6' min. height and 20' min. length.
  - 3) Compactor gate bar to be a maximum of six feet in length.



**TYPICAL PARKWAY SECTION - COMMERCIAL**



**TYPICAL PAVING DETAIL**



**LOCATION MAP**

**SITE PLAN 1" = 40'**  
**SITE DEVELOPMENT**

Pavillion Office Center  
**SITE DEVELOPMENT**  
Pavillion Addition Section Four  
Richardson Texas

**PAUL E. CANUP - ARCHITECT**  
1221 W. Campbell #261 - Richardson, Texas  
214-235-2323

**PROJECT 9620**



**DATE 6/15/96**

**REVISIONS**

**SHEET NUMBER**

**A-1**

**OF // SHEETS**



City of Richardson  
City Council Meeting  
Agenda Item Summary



**City Council Meeting Date:** Monday, June 8, 2015

**Agenda Item:** VAR 15-10 Episcopal Church of the Epiphany

**Staff Resource:** Michael Spicer, Director of Development Services

**Summary** This is a request for a variance from Chapter 21, Subdivision and Development Code, Article III, Section 21-47(a) to waive the required screening for a parking lot for a religious facility when located within a residentially zoned district to accommodate a future expansion to the existing campus and an expanded parking lot.

**Board/Commission Action:** On May 5, 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 15-10**  
**The Episcopal Church of the Epiphany**

**Attachments:**

1. Locator
2. Staff Report
3. Applicant's Statement
4. Variance Exhibit
5. Correspondence
6. CPC Minutes from May 5, 2015



**VAR 15-10**  
**The Episcopal Church of the Epiphany**



**CITY COUNCIL  
STAFF REPORT  
June 8, 2015**

**Variance 15-10**

**SUMMARY**

**Project Name:** VAR 15-10 The Episcopal Church of the Epiphany

**Owner:** Corporation of the Episcopal Diocese of Dallas

**Applicant:** Richard Ferrara

**Location:** 421 Custer Road  
Southwest corner of Custer Road and Greenleaf Drive

**Request:** This is a request for a variance from Chapter 21, Subdivision and Development Code, Article III, Section 21-47(a) to waive the required screening for a parking lot for a religious facility when located within a residentially zoned district to accommodate a future expansion to the existing campus and an expanded parking lot.

**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, ten (10) letters have been submitted from the adjacent homeowners in support of the request and have been included with this packet.

**CPC Action:** On May 5, 2015 the City Plan Commission unanimously recommended approval of the request.

**DEVELOPMENT SUMMARY**

**Land Area:** Lot 4C: 5.05-acres (218,671 square feet)

**Zoning:** R-1100 M Residential District

**Development:**  
**Existing:** 22,365 square feet of sanctuary, offices and classrooms

**Proposed:** 7,988 square foot proposed expansion for expanded sanctuary and administration area.

## **BACKGROUND INFORMATION**

**Ordinance:** Section 21-41(a) of the Subdivision and Development Code requires that a parking lot for a religious facility located within a residentially zoned district must be screened by a masonry wall no less than six (6) feet in height, or a living screen within a eight (8) foot wide landscape buffer in conjunction with a wrought-iron or vinyl-coated chain link fence from adjacent residential uses.

**Request:** VAR 15-10: In order to accommodate a future building and parking lot expansion to the site, the applicant is requesting a waiver from the required screening for the parking lot along the southern property line and a portion of the western property line.

Constructed in 1975, the church was developed before the requirement for parking lot screening was adopted by the Subdivision and Development Code in February 1995.

Along the entirety of the southern property line and the southern 55 feet of the western property line, less than 2-feet of space exists between the edge of the existing parking lot and the property line.

At the northwest corner of the site, due to a proposed parking lot expansion, the applicant is requesting the waiver from the screening wall for the first 90 feet of the western property line, south of the northern property line. The proposed expanded parking lot is approximately 109 feet from the western property line and is buffered by a large open play area for church members and two community gardens.

**History:** Since 1995, there have been two (2) variances granted for parking lot screening for a church when located in a residential district.

Upon approval of a Special Permit for an off-site parking lot for a church, the First United Methodist Church remote parking lot immediately north of the subject site, received relief from the parking lot

screening requirement requirements through the approval of the zoning.



South property line, looking east.



South property line, looking west.



Looking southwest



Looking west



South property line, looking east.



South property line, looking west.



Looking southwest



Looking west

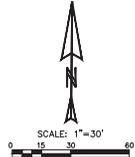
The Episcopal Church of the Epiphany is very fortunate that in recent years we have seen new growth and many young families joining our neighborhood church. Due to this we are intent on adding a new building to our campus. It is to be located at the Northeast corner of the property nearest the intersection of Custer and Greenleaf. This addition has created a problem however and this problem is our reason for requesting your positive recommendation to the City Council for approval of a Permanent Variance.

Current regulation, which came after our Church was built, require the construction of a six foot tall brick wall or landscaping that separates our parking lot from the view of the neighboring homes. Both options are serious problems. You will notice that there very little space between the alley paving (sub-standard by current regulations) and the parking lot pavement, and that area has a significant slope. Likewise the spirit of the ordinance is compromised as all but one of the garages for the homes along that alley are entered from their respective streets.

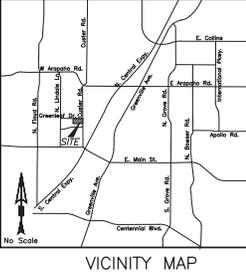
Also we have met with the majority of those neighbors who have signed letters that we have submitted requesting that Epiphany be granted the waiver request. And as a sidelight that wall would significantly create opportunity for mischief behind those homes as we who work in our Community Garden would no longer serve as a deterrent to such mischief.

Our gardeners are not only Church members but come from the neighborhood as well and they have donated over 10, 000 pounds of fresh vegetables to The Network of Community Ministries.

Thank you.

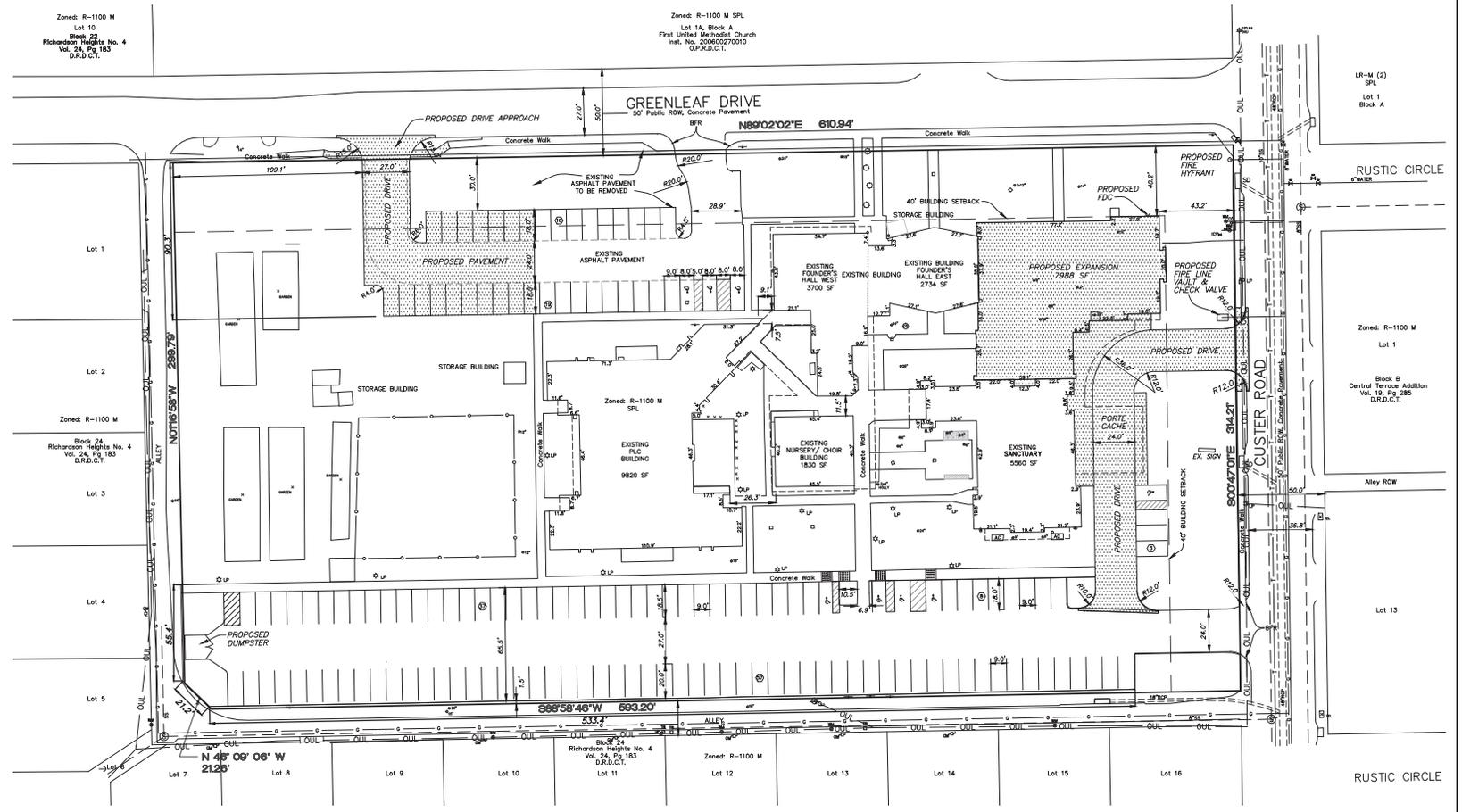


- LEGEND**
- BOL Bolster
  - CO Clean Out
  - E Electric
  - EB Electric Box
  - EM Electric Meter
  - ET Electric Transformer
  - FI Fire Hydrant
  - FR Found from Road
  - G Gas Meter
  - GM Gas Meter
  - LP Light Pole
  - SD Storm Drain
  - SN Sign
  - UV Utility Vault
  - SS Sanitary Sewer
  - SS Storm Sewer
  - WM Water Meter
  - WV Water Valve
  - NO No. of Parking Spaces
  - HP Handicap Parking Space



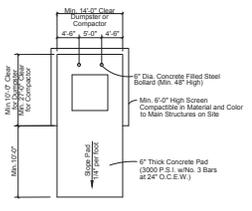
Zoned: R-1100 M  
 Lot 10  
 Block 24  
 Richardson Heights No. 4  
 Vol. 24, Pg. 183  
 D.R.D.C.T.

Zoned: R-1100 M SPL  
 Lot 1A, Block A  
 First United Methodist Church  
 Plat. No. 2004027010  
 O.P.R.D.C.T.



**SITE SUMMARY**

BUILDING/PARKING SUMMARY	
CURRENT ZONING	R-1100-M SPL
SPECIAL CONDITIONS	40 FEET ALONG STREETS
SETBACKS	0 FEET ALONG SIDE AND REAR
LOT AREA	191,600 SF
BUILDING USE	CHURCH AND ASSOCIATED USES
BUILDING AREA TOTAL	31,826 SF
<b>PARKING RATIO:</b>	
REQUIRED PARKING	147 SPACES
SPECIAL CONDITIONS	148 SPACES (INCLUDING 8 HANDICAP)
LANDSCAPE % REQUIRED	(7%) 13,412 SF
LANDSCAPE % PROVIDED	(44%) 84,513 SF
IMPERVIOUS AREA	(56%) 107,087 SF
FLOOR AREA RATIO	0.167:1 (0.5:1 MAX)
BUILDING HEIGHT	2 STORES
BUILDING REQUIREMENTS PER LR-M(1) ZONING	



**VAR 15-10  
 VARIANCE EXHIBIT**

SITE PLAN  
**4.399 ACRE TRACT**  
**ST. MARGARET'S EPISCOPAL CHURCH ADDITION**  
 THE EPISCOPAL CHURCH OF THE EPIPHANY  
 JAMES M. COLE SURVEY, ABSTRACT NO. 321  
 RICHARDSON, DALLAS COUNTY, TEXAS

OWNER: CORPORATION OF EPISCOPAL  
 DIOCESE OF DALLAS  
 1630 N. GARRETT AVE.  
 DALLAS, TEXAS 75248  
 PREPARED MARCH 2015 BY  
**KADLECK & ASSOCIATES**  
 ENGINEERING PLANNING SURVEYING  
 2000 N. CENTRAL EXPRESSWAY, SUITE 113  
 (972) 881-0771 PLANO, TX 75074  
 NRE Reg. No. 1-4462 TPLS Reg. No. 10060-02



## **The Episcopal Church of the Epiphany**

*Servants for God, our parish, and the community.*

March 21, 2015

To whom it may concern, City of Richardson:

I am a neighbor who lives adjacent to the Episcopal Church of the Epiphany. It is my understanding that the Church's desire to add a new building to the campus has activated a requirement to construct a brick wall along its southern & a portion of its western property lines.

Along with many of my neighbors I think it is an unnecessary screening wall & an unnecessary economic burden on the Church. But worse of all I fear that that isolation the wall will create could cause security issue behind my house as those enjoying church life will not be able to also be observant neighbors. And they have been good neighbors over the years.

Lastly realize that my fence provides me with all the privacy I need. Thank you for your time & consideration to granting the Church a variance to this requirement.

Print name: Mallory & Justin Duncan I own  rent  my home

Signature: 

Address: 502 Ridgedale Dr

421 Custer Road P.O. Box 830218 Richardson, Texas 75080

Office: 972-690-0095

Fax: 972-644-8116

Website: [www.epiphany-richardson.org](http://www.epiphany-richardson.org)



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Print name: Randy Carroll I own  rent  my home  
Signature: Randy Carroll  
Address: 504 Ridgedale Dr.

421 Custer Road P.O. Box 830218 Richardson, Texas 75080

Office: 972-690-0095

Fax: 972-644-8116

Website: [www.epiphany-richardson.org](http://www.epiphany-richardson.org)



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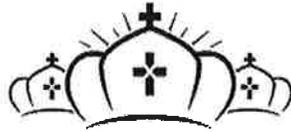
Print name: Kathy Clifton & Scott Clifton  town  rent  my home  
Signature: Kathy Clifton Scott Clifton  
Address: 514 Ridgedale  
Richardson, TX 75080

421 Custer Road P.O. Box 830218 Richardson, Texas 75080

Office: 972-690-0095

Fax: 972-644-8116

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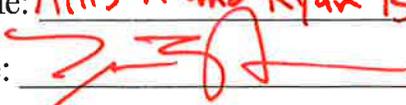
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Lastly realize that my fence provides me with all the privacy I need. Thank you for your time & consideration to granting the Church a variance to this requirement.

Print name: Allison and Ryan Baker I own  rent  my home

Signature:  Allison Baker

Address: 518 Ridgedale Dr

421 Custer Road P.O. Box 830218 Richardson, Texas 75080

Office: 972-690-0095

Fax: 972-644-8116

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Lastly realize that my fence provides me with all the privacy I need. Thank you for your time & consideration to granting the Church a variance to this requirement.

Print name: Collin Kemble I own  rent  my home

Signature: 

Address: 520 Ridgedale Dr.

421 Custer Road P.O. Box 830218 Richardson, Texas 75080

Office: 972-690-0095

Fax: 972-644-8116

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Print name: Letty Biedenharn I own  rent  my home

Signature: Letty Biedenharn

Address: 402 Inglewood Dr.

421 Custer Road P.O. Box 830218 Richardson, Texas 75080

Office: 972-690-0095

Fax: 972-644-8116

Website: [www.epiphany-richardson.org](http://www.epiphany-richardson.org)



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Print name: Virginia L. Maupin I own  rent  my home

Signature: Virginia L. Maupin

Address: 404 Inglenood Dr.

421 Custer Road P.O. Box 830218 Richardson, Texas 75080

Office: 972-690-0095

Fax: 972-644-8116

Website: [www.epiphany-richardson.org](http://www.epiphany-richardson.org)



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Lastly realize that my fence provides me with all the privacy I need. Thank you for your time & consideration to granting the Church a variance to this requirement.

Print name: Lyna Williams I own  rent  my home

Signature: Lyna Williams

Address: 406 Inglewood Dr.

421 Custer Road P.O. Box 830218 Richardson, Texas 75080

Office: 972-690-0095

Fax: 972-644-8116

Website: [www.epiphany-richardson.org](http://www.epiphany-richardson.org)



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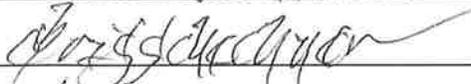
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Lastly realize that my fence provides me with all the privacy I need. Thank you for your time & consideration to granting the Church a variance to this requirement.

Print name: CHRIS SCHECHNER I own  rent  my home

Signature: 

Address: 408 INGLEWOOD

421 Custer Road P.O. Box 830218 Richardson, Texas 75080

Office: 972-690-0095

Fax: 972-644-8116

Website: [www.epiphany-richardson.org](http://www.epiphany-richardson.org)



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Lastly realize that my fence provides me with all the privacy I need. Thank you for your time & consideration to granting the Church a variance to this requirement.

Print name: Jeff Wilkin I own  rent  my home

Signature: Jeff Wilkin

Address: 410 Inglewood

421 Custer Road P.O. Box 830218 Richardson, Texas 75080

Office: 972-690-0095

Fax: 972-644-8116

Website: [www.epiphany-richardson.org](http://www.epiphany-richardson.org)

**CPC Minutes from May 5, 2015:**

**Variance 15-10 – The Episcopal Church of the Epiphany:** Consider and take necessary action on a request for approval of a variance to Chapter 21 of the Subdivision and Development Code to waive the required screening of a parking lot for a religious facility located within a residential district. The property is located at 421 Custer Road, southwest corner of Custer Road and Greenleaf Drive.

Mr. Roberts stated the applicant was requesting a waiver to the requirements of Chapter 21 in the City's Subdivision and Development Code for a screening wall for the parking lot of a religious facility located adjacent to residential properties. He added that under the screening requirements, an 8-foot wall or 8-foot wide landscape buffer would be required along the south, southwest and northwest property lines.

Mr. Roberts advised that 10 letters in support from the surrounding neighborhood were included in the Commission's packets and no other correspondence had been received.

Chairman Hand asked the applicant if he would like to step forward and make any comments.

The Reverend Bill Cavanaugh, Episcopal Church of the Epiphany, 421 Custer Road, Richardson, Texas, explained the church was planning a building expansion on the northeast corner of the property away from the adjacent homes and they had met with the majority of the neighbors who felt the wall was not necessary. He added the neighbors objected to a wall based on the limited space between the parking lot and alley, the topography of the area, and the fact a wall would separate the neighborhood from the community gardens.

Commissioner Roland asked how long the church had been at the location and who was responsible for the maintaining the green space along the alley.

Rev. Cavanaugh replied the church had been at its present location since the early 1960's and they maintained the green space and would continue to do so.

**Motion:** Vice Chair Bright made a motion to recommend approval of Variance 15-10 as presented; second by Commissioner Roland. Motion approved 7-0.

CITY OF RICHARDSON

TO: Dan Johnson - City Manager  
THRU: Kent Pfeil – Chief Financial Officer  
FROM: Pam Kirkland - Purchasing Manager  
SUBJECT: Bid Initiation Request 65-15  
DATE: June 3, 2015

Request Council approval to initiate bid for the following:

2010 Bond Program Yale Park HOA Screening Wall Extension

Proposed Council approval date: June 8, 2015  
Proposed advertising dates: June 10, 2015 & June 17, 2015  
Proposed bid due date: Thursday, June 25, 2015 – 2:00 p.m.  
Proposed bid opening date: Thursday, June 25, 2015 – 2:30 p.m.  
Engineer's estimated total cost: \$300,000  
Account: #378-8703-585-7524 Project # NV1109



Pam Kirkland, CPPO, CPPB  
Purchasing Manager

  
Kent Pfeil  
Chief Financial Officer  
Date

Approved: \_\_\_\_\_  
Dan Johnson  
City Manager

\_\_\_\_\_ Date



# MEMO

TO: Dan Johnson, City Manager  
THROUGH: Cliff Miller, Assistant City Manager *CM*  
FROM: Steve Spanos, P.E., Director of Engineering *SS*  
SUBJECT: Permission to Advertise 2010 Bond Program Yale Park HOA Screening Wall Extension (1001 Grant and 1000 N. Yale) Bid# 65-15  
DATE: June 1, 2015

**ACTION REQUESTED:**

Authorization to advertise Bid No.65-15 and approval of plans and contract documents for the 2010 Bond Program Yale Park HOA Screening Wall Extension (1001 Grant and 1000 N. Yale). Bids to be received until Thursday, June 25, 2015 at 2:00 p.m. and read aloud 30 minutes later.

**BACKGROUND INFORMATION:**

The project consists of constructing a 6-foot tall masonry screening wall at 1000 N. Yale Boulevard and 1001 Grant Drive. The project will include removing and replacing existing side walk and building a screening wall similar to the existing screening wall along Arapaho Road. The project also includes installing irrigation and landscape.

**FUNDING:**

Funding is provided from 2010 Neighborhood Vitality G.O. Bonds.

**SCHEDULE:**

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

Cc: Padma Patla, P.E., Project Engineer *P.P.*

**NOTICE TO CONTRACTORS  
CITY OF RICHARDSON**

**2010 BOND PROGRAM YALE PARK HOA SCREENING WALL EXTENSION  
(1001 GRANT AND 1000 N. YALE)  
BID #65-15**

Sealed bids addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **Thursday, June 25, 2015 at 2:00 pm** and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for:

The project consists of constructing a 6-foot tall masonry screening wall at 1000 N. Yale Boulevard and 1001 Grant Drive. The project will include removing and replacing existing side walk and building a screening wall similar to the existing screening wall along Arapaho Road. The project also includes installing irrigation and landscape.

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

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

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

**A maximum of Ninety (90) calendar days will be allowed for construction.**

The project plans, specifications and bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, June 9, 2015** upon a **NON-REFUNDABLE FEE OF Twenty five Dollars (\$25.00)** per CD, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number. Maximum of two sets of CD per contractor.

**A voluntary pre-bid conference will be held Tuesday, June 16, 2015 at 10:00 am in the Capital Projects Conference Room 206, Richardson Civic Center/City Hall.**

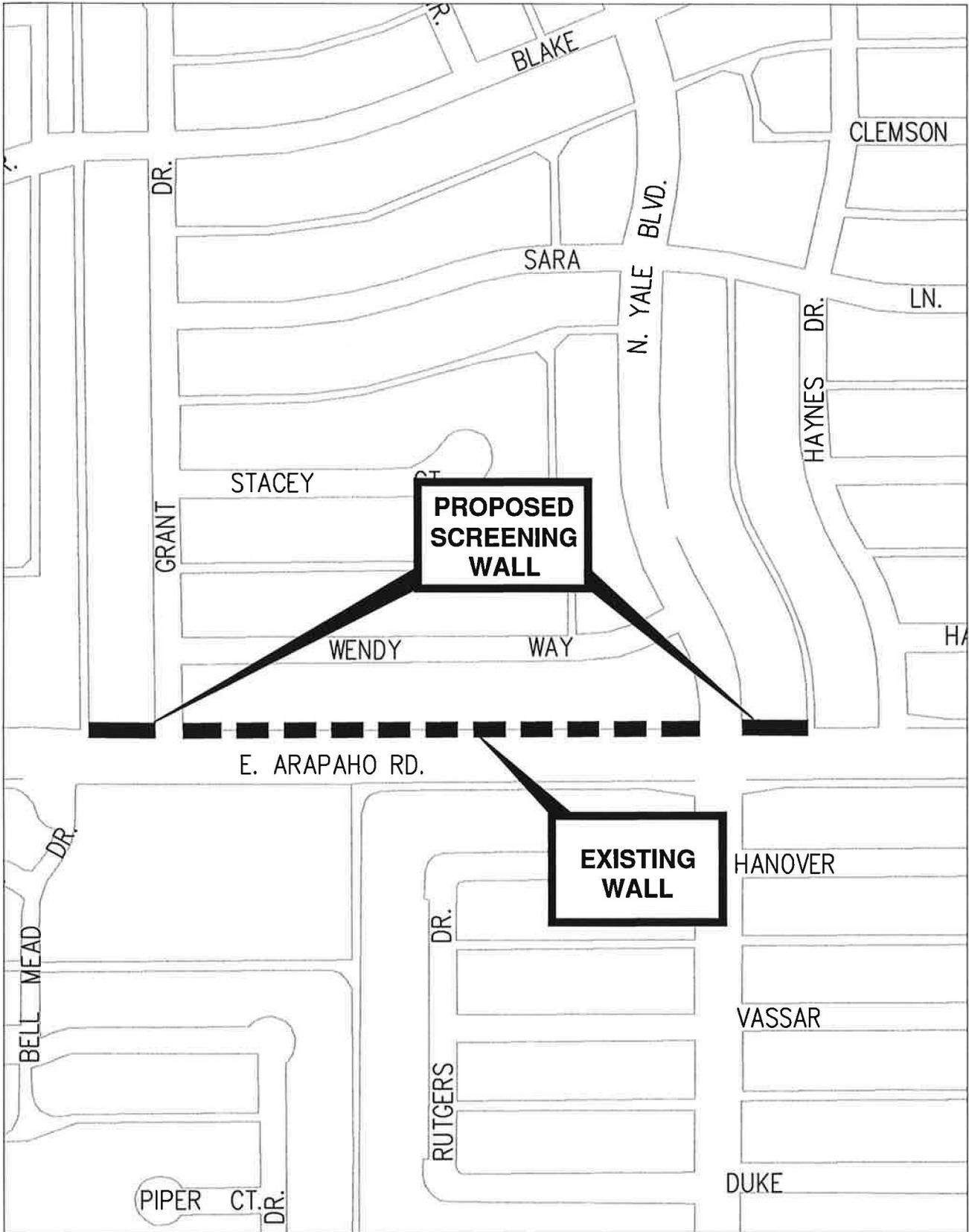
By:/s/Paul Voelker, Mayor  
City of Richardson  
P. O. Box 830309  
Richardson, Texas 75083

## PROJECT SCHEDULE

**2010 Bond Program YALE PARK HOA SCREENING WALL EXTENSION  
(1001 GRANT and 1000 N. YALE)  
BID No. 65-15**

Agenda Paperwork to Advertise	Friday, May 29, 2015
Council Authorization to Advertise	Monday, June 8, 2015
Plans/Specs Available for Contractors	Tuesday, June 9, 2015
Advertise in Dallas Morning News	Wednesday, June 10, 2015
Advertise in Dallas Morning News	Wednesday, June 17, 2015
Pre Bid Meeting (10:00 am Room 206)	Tuesday, June 16, 2015
Bids Received & Opened (by 2:00 open 2:30 pm Room 206)	Thursday, June 25, 2015
Agenda Paperwork to Award Contract	Thursday, July 2, 2015
Council to Award Contract	Monday, July 13, 2015
Pre-Construction Meeting	~ August 2015
Project Start	~ August 2015
Project Completed 90 Calendar Days	~ November 2015

*Project Manager: Padma Patla  
Engineers Estimate: \$300,000  
Funding from 2010 G.O. Bond NV  
Account # 378-8703-585-7524 Project # NV1109*

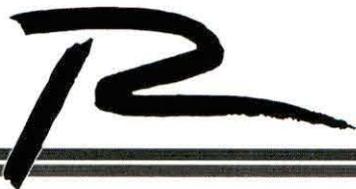


**2010 BOND PROGRAM YALE PARK HOA SCREENING WALL EXTENSION  
 (1001 GRANT AND 1000 N. YALE)  
 CONSTRUCTION SCHEDULE- AUGUST 2015 -NOVEMBER 2015**



**CITY OF  
 RICHARDSON  
 TEXAS**





# MEMO

**DATE:** June 3, 2015  
**TO:** Kent Pfeil – Chief Financial Officer  
**FROM:** Pam Kirkland – Purchasing Manager   
**SUBJECT:** Award of Bid #57-15 for the Large Valve Replacement Project – Yale, Apollo, E. Renner to North Texas Contracting in the amount of \$674,233

**Proposed Date of Award: June 8, 2015**

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the low bidder, North Texas Contracting for the above referenced construction in the amount of \$674,233, which includes Alternates 1 & 3, as outlined in the attached memo.

As stated in the attached memo, the original bid amount was over budget and Engineering proceeded work with the low bidder to value engineer the project and provide an acceptable solution to the project. Consequently, we will be issuing a change order to reduce the amount of this award by \$174,270 for a total project cost of \$499,963.

Funding is provided from the 2015 Utility C.O.

The bid was advertised in *The Dallas Morning News* on April 15 & 20, 2015 and posted on Bidsync. A total of 1,317 electronic solicitations were sent and 32 vendors viewed the bid. A prebid conference was held on April 21, 2015 and 5 bids were received.

Concur:

  
Kent Pfeil

Attachments

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



# MEMO

TO: Dan Johnson, City Manager  
THROUGH: Don Magner, Assistant City Manager *DM*  
FROM: Steve Spanos, P.E., Director of Engineering *SS*  
SUBJECT: Award of Bid #57-15 to North Texas Contracting, for the Large Valve Replacement Project – Yale, Apollo, E. Renner  
DATE: May 1, 2015

## ACTION REQUESTED:

Council to consider award of Bid #57-15 to North Texas Contracting, for the Large Valve Replacement Project – Yale, Apollo, E. Renner in the amount of \$674,233.00.

## BACKGROUND INFORMATION:

On April 30, 2015 the Capital Projects Department opened bids for the subject project. The attached bid tabulation certifies the lowest base bid was submitted by North Texas Contracting, in the amount of \$674,233.00, which included Alternate Bids 1 and 3. The Alternate bid #2 will not be awarded.

The base bid consists of installation of new 20 inch, 30 inch, and 36 inch gate valves within the vicinity of the intersection of Yale Boulevard and Apollo Road, and the removal and replacement of existing 20 inch gate valve along E. Renner Road adjacent to Foxboro Drive.

Alternate 1 is the removal of three old valves at the intersection of Yale Boulevard and Apollo Road and installation of new piping. Alternate 3 is the installation of line stopping for the 30 inch diameter main at Apollo Road.

\$485,133.00 – Base Bid  
\$ 79,100.00 – Alternate 1 (Remove old Yale / Apollo valves)  
\$ 110,000.00 – Alternate 3 (Line stopping for 30 inch main)  
\$674,233.00

North Texas Contracting is currently under contract with the City for construction of other projects, and their references and financial statement have been reviewed, therefore we recommend awarding the total base bid and Alternates 1 and 3 for the Large Valve Replacement Project – Yale, Apollo, E. Renner to North Texas Contracting for a total of \$674,233.00

We also recommend approval of Change Order #1 to remove the 36 inch gate valve, and other related bid items, from the North Texas Contracting scope of work. The deductive change order of \$174,270.00 reduces the contract price from \$674,233.00 to \$499,963.00.

## FUNDING:

Funding is provided from 2015 Utility C.O.

## SCHEDULE:

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

Cc: Moses Ogolla, P.E., Project Engineer *MAO*  
Jim Lockart, P.E., Assistant Director of Engineering

**LARGE VALVE REPLACEMENT PROJECT**  
**YALE BLVD, APOLLO RD, E RENNER RD - BID NO. 57-15**  
**BID OPENING: THURSDAY, APRIL 30, 2015**

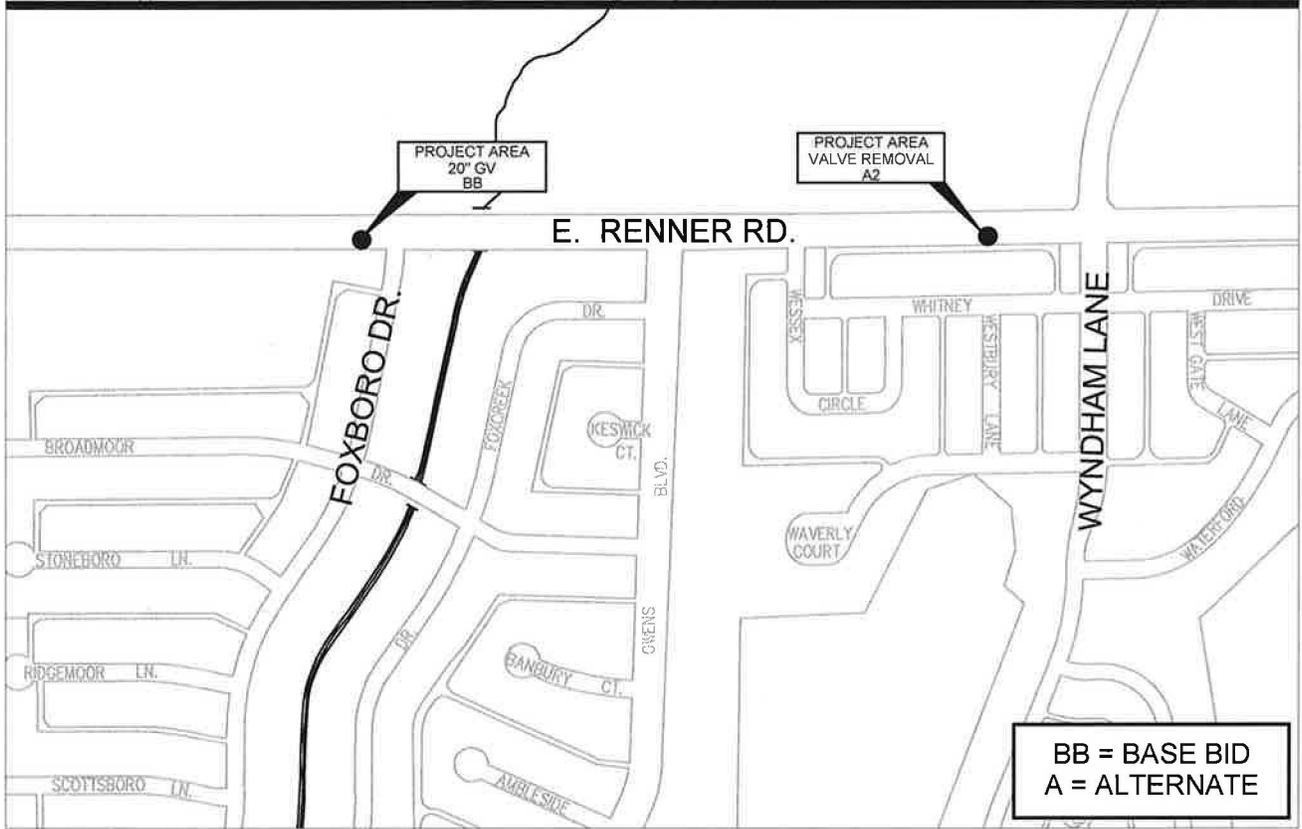
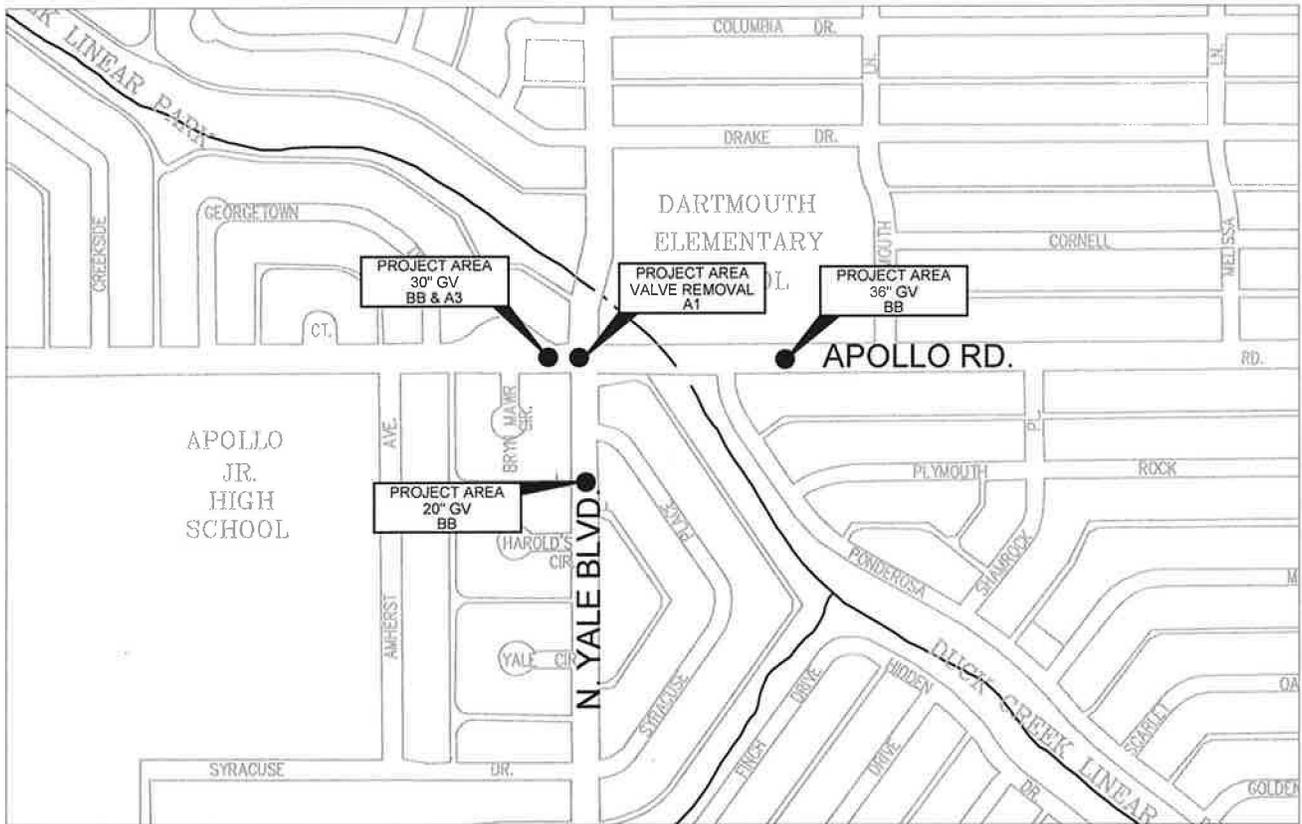
BASE BID				North TX Contracting		Atkins Bros. Equipment		Dowager Utility Const.	
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 25,000.00	\$ 25,000.00
2	TRAFFIC CONTROL	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 20,000.00	\$ 20,000.00	\$ 12,000.00	\$ 12,000.00
3	EROSION CONTROL & SWPPP IMPLEMENTATION	1	LS	\$ 3,600.00	\$ 3,600.00	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	\$ 4,000.00
4	5-8' TRENCHING	15	LF	\$ 50.00	\$ 750.00	\$ 600.00	\$ 9,000.00	\$ 1,000.00	\$ 15,000.00
5	8-10' TRENCHING	30	LF	\$ 75.00	\$ 2,250.00	\$ 2,000.00	\$ 60,000.00	\$ 1,000.00	\$ 30,000.00
6	16-18' TRENCHING	15	LF	\$ 100.00	\$ 1,500.00	\$ 1,000.00	\$ 15,000.00	\$ 1,200.00	\$ 18,000.00
7	TRENCH SAFETY	60	LF	\$ 100.00	\$ 6,000.00	\$ 10.00	\$ 600.00	\$ 20.00	\$ 1,200.00
8	CUT/REMOVE/DISPOSE 20" RCCP	20	LF	\$ 30.00	\$ 600.00	\$ 200.00	\$ 4,000.00	\$ 500.00	\$ 10,000.00
9	CUT/REMOVE/DISPOSE 30" RCCP	10	LF	\$ 40.00	\$ 400.00	\$ 300.00	\$ 3,000.00	\$ 600.00	\$ 6,000.00
10	CUT/REMOVE/DISPOSE 36" RCCP	10	LF	\$ 50.00	\$ 500.00	\$ 310.00	\$ 3,100.00	\$ 700.00	\$ 7,000.00
11	REMOVE EXISTING 20" VALVE, DELIVER TO CITY BARN PRECAST MANHOLE VAULT, 4' DIAMETER, 6' DEEP, COMPLETE, INCLUDING FRAM AND COVER, CAST-IN-PLACE BASE, CUSHION PAD	1	EA	\$ 1,250.00	\$ 1,250.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
12-1	PRECAST MANHOLE VAULT, 4' DIAMETER, 6' DEEP, COMPLETE, INCLUDING FRAM AND COVER, CAST-IN-PLACE BASE, CUSHION PAD	2	EA	\$ 8,000.00	\$ 16,000.00	\$ 14,000.00	\$ 28,000.00	\$ 8,000.00	\$ 16,000.00
12-2	PRECAST MANHOLE VAULT, 5' DIAMETER, 6' DEEP, COMPLETE, INCLUDING FRAM AND COVER, CAST-IN-PLACE BASE, CUSHION PAD	1	EA	\$ 9,000.00	\$ 9,000.00	\$ 17,000.00	\$ 17,000.00	\$ 10,000.00	\$ 10,000.00
12-3	PRECAST MANHOLE VAULT, 7.5' DIAMETER, 6' DEEP, COMPLETE, INCLUDING FRAM AND COVER, CAST-IN-PLACE BASE, CUSHION PAD	1	EA	\$ 15,000.00	\$ 15,000.00	\$ 17,000.00	\$ 17,000.00	\$ 16,000.00	\$ 16,000.00
13-1	EXTRA DEPTH OF 4' DIAMETER MANHOLE VAULT	2	VF	\$ 300.00	\$ 600.00	\$ 300.00	\$ 600.00	\$ 500.00	\$ 1,000.00
13-2	EXTRA DEPTH OF 5' DIAMETER MANHOLE VAULT	2	VF	\$ 400.00	\$ 800.00	\$ 400.00	\$ 800.00	\$ 600.00	\$ 1,200.00
13-3	EXTRA DEPTH OF 7.5' DIAMETER MANHOLE VAULT	9	VF	\$ 1,200.00	\$ 10,800.00	\$ 500.00	\$ 4,500.00	\$ 800.00	\$ 7,200.00
14	INSTALL 20" RESILIENT GATE VALVE, COMPLETE	2	EA	\$ 50,000.00	\$ 100,000.00	\$ 50,000.00	\$ 100,000.00	\$ 47,000.00	\$ 94,000.00
15	INSTALL 30" RESILIENT GATE VALVE, COMPLETE	1	EA	\$ 75,000.00	\$ 75,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
16	INSTALL 36" RESILIENT GATE VALVE, COMPLETE	1	EA	\$ 108,500.00	\$ 108,500.00	\$ 120,000.00	\$ 120,000.00	\$ 92,000.00	\$ 92,000.00
17	CONCRETE PAVEMENT SAWCUT/REMOVAL AND DISPOSAL	37	SY	\$ 125.00	\$ 4,625.00	\$ 100.00	\$ 3,700.00	\$ 40.00	\$ 1,480.00
18	INSTALL 6" CEMENT STABILIZED SUBGRADE	0	SY	\$ 80.00	\$ -	\$ 200.00	\$ -	\$ 100.00	\$ -
19	INSTALL 8" REINFORCED CONCRETE PAVEMENT	37	SY	\$ 125.00	\$ 4,625.00	\$ 200.00	\$ 7,400.00	\$ 140.00	\$ 5,180.00
20	CONCRETE CURB/GUTTER REMOVAL AND REPLACEMENT	43	LF	\$ 31.00	\$ 1,333.00	\$ 100.00	\$ 4,300.00	\$ 40.00	\$ 1,720.00
21	LINE STOPPING FOR 20" VALVE INSTALLATION	2	EA	\$ 36,000.00	\$ 72,000.00	\$ 2,000.00	\$ 4,000.00	\$ 58,000.00	\$ 116,000.00
22	CONSTRUCTION CONTINGENCY	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
<b>TOTAL BASE BID</b>					\$ 485,133.00		\$ 538,000.00		\$ 585,980.00
<b>CONTRACTOR'S BID</b>					SAME		\$ 538,000.00		SAME
<b>ALTERNATE 1 (APOLLO RD/YALE BLVD VALVE REMOVAL)</b>									
A1-1	MOBILIZATION	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00	\$ 4,000.00	\$ 4,000.00
A1-2	TRAFFIC CONTROL	1	LS	\$ 500.00	\$ 500.00	\$ 15,000.00	\$ 15,000.00	\$ 2,000.00	\$ 2,000.00
A1-3	EROSION CONTROL & SWPPP IMPLEMENTATION	1	LS	\$ 500.00	\$ 500.00	\$ 10,000.00	\$ 10,000.00	\$ 1,000.00	\$ 1,000.00
A1-4	16-18" TRENCHING	25	LF	\$ 100.00	\$ 2,500.00	\$ 1,000.00	\$ 25,000.00	\$ 1,000.00	\$ 25,000.00
A1-5	TRENCH SAFETY	25	LF	\$ 10.00	\$ 250.00	\$ 10.00	\$ 250.00	\$ 20.00	\$ 500.00
A1-6	CUT/REMOVE/DISPOSE 8" RCCP	10	LF	\$ 10.00	\$ 100.00	\$ 100.00	\$ 1,000.00	\$ 200.00	\$ 2,000.00
A1-7	CUT/REMOVE/DISPOSE 20" RCCP	10	LF	\$ 20.00	\$ 200.00	\$ 100.00	\$ 1,000.00	\$ 500.00	\$ 5,000.00
A1-8	CUT/REMOVE/DISPOSE 30" RCCP	10	LF	\$ 30.00	\$ 300.00	\$ 200.00	\$ 2,000.00	\$ 600.00	\$ 6,000.00
A1-9	REMOVE EXISTING 8" VALVE, DELIVER TO CITY BARN	1	EA	\$ 500.00	\$ 500.00	\$ 2,000.00	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00
A1-10	REMOVE EXISTING 20" VALVE, DELIVER TO CITY BARN	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00	\$ 5,000.00	\$ 6,000.00	\$ 6,000.00
A1-11	REMOVE EXISTING 30" VALVE, DELIVER TO CITY BARN	1	EA	\$ 1,500.00	\$ 1,500.00	\$ 6,000.00	\$ 6,000.00	\$ 8,000.00	\$ 8,000.00
A1-12	INSTALL 20" RCCP PIPE, COMPLETE	10	LF	\$ 1,000.00	\$ 10,000.00	\$ 600.00	\$ 6,000.00	\$ 700.00	\$ 7,000.00
A1-13	INSTALL 30" RCCP PIPE, COMPLETE	10	LF	\$ 1,250.00	\$ 12,500.00	\$ 700.00	\$ 7,000.00	\$ 900.00	\$ 9,000.00
A1-14	INSTALL 36" X 36" X 20" RCCP TEE	1	EA	\$ 18,000.00	\$ 18,000.00	\$ 12,000.00	\$ 12,000.00	\$ 14,000.00	\$ 14,000.00
A1-15	INSTALL 36" RCCP PIPE, COMPLETE	10	LF	\$ 1,800.00	\$ 18,000.00	\$ 800.00	\$ 8,000.00	\$ 1,200.00	\$ 12,000.00
A1-16	CONCRETE PAVEMENT SAWCUT/REMOVAL AND DISPOSAL	25	SY	\$ 125.00	\$ 3,125.00	\$ 50.00	\$ 1,250.00	\$ 40.00	\$ 1,000.00
A1-17	INSTALL 6" CEMENT STABILIZED SUBGRADE	25	SY	\$ 80.00	\$ 2,000.00	\$ 90.00	\$ 2,250.00	\$ 100.00	\$ 2,500.00
A1-18	INSTALL 8" REINFORCED CONCRETE PAVEMENT	25	SY	\$ 125.00	\$ 3,125.00	\$ 120.00	\$ 3,000.00	\$ 140.00	\$ 3,500.00
<b>TOTAL ALTERNATE 1</b>					\$ 79,100.00		\$ 116,750.00		\$ 109,500.00
<b>CONTRACTOR'S BID</b>					SAME		SAME		SAME
<b>ALTERNATE 2 (RENNER RD VALVE REMOVAL)</b>									
A2-1	MOBILIZATION	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00	\$ 10,000.00	\$ 2,000.00	\$ 2,000.00
A2-2	TRAFFIC CONTROL	1	LS	\$ 500.00	\$ 500.00	\$ 10,000.00	\$ 10,000.00	\$ 2,000.00	\$ 2,000.00
A2-3	EROSION CONTROL & SWPPP IMPLEMENTATION	1	LS	\$ 500.00	\$ 500.00	\$ 5,000.00	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00
A2-4	5-8' TRENCHING	10	LF	\$ 100.00	\$ 1,000.00	\$ 100.00	\$ 1,000.00	\$ 1,000.00	\$ 10,000.00
A2-5	TRENCH SAFETY	10	LF	\$ 10.00	\$ 100.00	\$ 100.00	\$ 1,000.00	\$ 20.00	\$ 200.00
A2-6	CUT/REMOVE/DISPOSE 20" RCCP	5	LF	\$ 20.00	\$ 100.00	\$ 100.00	\$ 500.00	\$ 500.00	\$ 2,500.00
A2-7	REMOVE EXISTING 20" VALVE, DELIVER TO CITY BARN	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00
A2-8	INSTALL 20" RCCP PIPE, COMPLETE	5	LF	\$ 2,000.00	\$ 10,000.00	\$ 1,600.00	\$ 8,000.00	\$ 3,000.00	\$ 15,000.00
A2-9	CONCRETE PAVEMENT SAWCUT/REMOVAL AND DISPOSAL	9	SY	\$ 125.00	\$ 1,125.00	\$ 200.00	\$ 1,800.00	\$ 40.00	\$ 360.00
A2-10	INSTALL 6" CEMENT STABILIZED SUBGRADE	9	SY	\$ 80.00	\$ 720.00	\$ 200.00	\$ 1,800.00	\$ 100.00	\$ 900.00
A2-11	INSTALL 8" REINFORCED CONCRETE PAVEMENT	9	SY	\$ 125.00	\$ 1,125.00	\$ 300.00	\$ 2,700.00	\$ 140.00	\$ 1,260.00
<b>TOTAL ALTERNATE 2</b>					\$ 18,170.00		\$ 46,800.00		\$ 45,220.00
<b>CONTRACTOR'S BID</b>					SAME		SAME		SAME
<b>ALTERNATE 3</b>									
A3-1	LINE STOPPING FOR 30" VALVE INSTALLATION	2	EA	\$ 55,000.00	\$ 110,000.00	\$ 10,000.00	\$ 20,000.00	\$ 158,400.00	\$ 316,800.00
<b>TOTAL ALTERNATE 3</b>					\$ 110,000.00		\$ 20,000.00		\$ 316,800.00
<b>CONTRACTOR'S BID</b>					SAME		SAME		SAME
<b>BASE BID TOTAL</b>					\$ 485,133.00		\$ 538,000.00		\$ 585,980.00
<b>ALTERNATE 1</b>					\$ 79,100.00		\$ 116,750.00		\$ 109,500.00
<b>ALTERNATE 2</b>					\$ 18,170.00		\$ 46,800.00		\$ 45,220.00
<b>ALTERNATE 3</b>					\$ 110,000.00		\$ 20,000.00		\$ 316,800.00
<b>BASE BID TOTAL + ALTERNATES 1, 2 &amp; 3</b>					\$ 692,403.00		\$ 721,550.00		\$ 1,057,500.00

**LARGE VALVE REPLACEMENT PROJECT**  
**YALE BLVD, APOLLO RD, E RENNER RD - BID NO. 57-15**  
**BID OPENING: THURSDAY, APRIL 30, 2015**

BASE BID				Saber Development		Tri-Con Services		AVERAGES	
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1	LS	\$ 40,000.00	\$ 40,000.00	\$ 102,000.00	\$ 102,000.00	\$ 39,400.00	\$ 39,400.00
2	TRAFFIC CONTROL	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 34,000.00	\$ 34,000.00	\$ 18,200.00	\$ 18,200.00
3	EROSION CONTROL & SWPPP IMPLEMENTATION	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 3,420.00	\$ 3,420.00
4	5-8' TRENCHING	15	LF	\$ 200.00	\$ 3,000.00	\$ 25.00	\$ 375.00	\$ 375.00	\$ 5,625.00
5	8-10' TRENCHING	30	LF	\$ 300.00	\$ 9,000.00	\$ 25.00	\$ 750.00	\$ 680.00	\$ 20,400.00
6	16-18' TRENCHING	15	LF	\$ 400.00	\$ 6,000.00	\$ 25.00	\$ 375.00	\$ 545.00	\$ 8,175.00
7	TRENCH SAFETY	60	LF	\$ 50.00	\$ 3,000.00	\$ 15.00	\$ 900.00	\$ 39.00	\$ 2,340.00
8	CUT/REMOVE/DISPOSE 20" RCCP	20	LF	\$ 160.00	\$ 3,200.00	\$ 50.00	\$ 1,000.00	\$ 188.00	\$ 3,760.00
9	CUT/REMOVE/DISPOSE 30" RCCP	10	LF	\$ 180.00	\$ 1,800.00	\$ 150.00	\$ 1,500.00	\$ 254.00	\$ 2,540.00
10	CUT/REMOVE/DISPOSE 36" RCCP	10	LF	\$ 200.00	\$ 2,000.00	\$ 150.00	\$ 1,500.00	\$ 282.00	\$ 2,820.00
11	REMOVE EXISTING 20" VALVE, DELIVER TO CITY BARN PRECAST MANHOLE VAULT, 4' DIAMETER, 6' DEEP, COMPLETE, INCLUDING FRAM AND COVER, CAST-IN-PLACE BASE, CUSHION PAD	2	EA	\$ 400.00	\$ 800.00	\$ 4,500.00	\$ 9,000.00	\$ 3,630.00	\$ 7,260.00
12-1	PRECAST MANHOLE VAULT, 5' DIAMETER, 6' DEEP, COMPLETE, INCLUDING FRAM AND COVER, CAST-IN-PLACE BASE, CUSHION PAD	1	EA	\$ 13,000.00	\$ 13,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,200.00	\$ 12,200.00
12-2	PRECAST MANHOLE VAULT, 7.5' DIAMETER, 6' DEEP, COMPLETE, INCLUDING FRAM AND COVER, CAST-IN-PLACE BASE, CUSHION PAD	1	EA	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00
13-1	EXTRA DEPTH OF 4' DIAMETER MANHOLE VAULT	2	VF	\$ 98.00	\$ 196.00	\$ 3,200.00	\$ 6,400.00	\$ 879.60	\$ 1,759.20
13-2	EXTRA DEPTH OF 5' DIAMETER MANHOLE VAULT	2	VF	\$ 150.00	\$ 300.00	\$ 3,400.00	\$ 6,800.00	\$ 990.00	\$ 1,980.00
13-3	EXTRA DEPTH OF 7.5' DIAMETER MANHOLE VAULT	9	VF	\$ 950.00	\$ 8,550.00	\$ 4,000.00	\$ 36,000.00	\$ 1,490.00	\$ 13,410.00
14	INSTALL 20" RESILIENT GATE VALVE, COMPLETE	2	EA	\$ 60,000.00	\$ 120,000.00	\$ 70,000.00	\$ 140,000.00	\$ 55,400.00	\$ 110,800.00
15	INSTALL 30" RESILIENT GATE VALVE, COMPLETE	1	EA	\$ 110,000.00	\$ 110,000.00	\$ 97,000.00	\$ 97,000.00	\$ 80,400.00	\$ 80,400.00
16	INSTALL 36" RESILIENT GATE VALVE, COMPLETE	1	EA	\$ 150,000.00	\$ 150,000.00	\$ 140,000.00	\$ 140,000.00	\$ 122,100.00	\$ 122,100.00
17	CONCRETE PAVEMENT SAWCUT/REMOVAL AND DISPOSAL	37	SY	\$ 50.00	\$ 1,850.00	\$ 100.00	\$ 3,700.00	\$ 83.00	\$ 3,071.00
18	INSTALL 6" CEMENT STABILIZED SUBGRADE	0	SY	\$ -	\$ -	\$ 250.00	\$ -	\$ 126.00	\$ -
19	INSTALL 8" REINFORCED CONCRETE PAVEMENT	37	SY	\$ 500.00	\$ 18,500.00	\$ 300.00	\$ 11,100.00	\$ 253.00	\$ 9,361.00
20	CONCRETE CURB/GUTTER REMOVAL AND REPLACEMENT	43	LF	\$ 25.00	\$ 1,075.00	\$ 75.00	\$ 3,225.00	\$ 54.20	\$ 2,330.60
21	LINE STOPPING FOR 20" VALVE INSTALLATION	2	EA	\$ 60,740.00	\$ 121,480.00	\$ 52,000.00	\$ 104,000.00	\$ 41,748.00	\$ 83,496.00
22	CONSTRUCTION CONTINGENCY	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
<b>TOTAL BASE BID</b>					\$ 704,751.00		\$ 775,625.00		\$ 617,897.80
<b>CONTRACTOR'S BID</b>					SAME		SAME		
<b>ALTERNATE 1 (APOLLO RD/YALE BLVD VALVE REMOVAL)</b>									
A1-1	MOBILIZATION	1	LS	\$ 18,000.00	\$ 18,000.00	\$ 105,000.00	\$ 105,000.00	\$ 28,400.00	\$ 28,400.00
A1-2	TRAFFIC CONTROL	1	LS	\$ 5,500.00	\$ 5,500.00	\$ 17,000.00	\$ 17,000.00	\$ 8,000.00	\$ 8,000.00
A1-3	EROSION CONTROL & SWPPP IMPLEMENTATION	1	LS	\$ 750.00	\$ 750.00	\$ 1,000.00	\$ 1,000.00	\$ 2,650.00	\$ 2,650.00
A1-4	16-18' TRENCHING	25	LF	\$ 120.00	\$ 3,000.00	\$ 50.00	\$ 1,250.00	\$ 454.00	\$ 11,350.00
A1-5	TRENCH SAFETY	25	LF	\$ 4.00	\$ 100.00	\$ 50.00	\$ 1,250.00	\$ 18.80	\$ 470.00
A1-6	CUT/REMOVE/DISPOSE 8" RCCP	10	LF	\$ 80.00	\$ 800.00	\$ 80.00	\$ 800.00	\$ 89.00	\$ 890.00
A1-7	CUT/REMOVE/DISPOSE 20" RCCP	10	LF	\$ 160.00	\$ 1,600.00	\$ 160.00	\$ 1,600.00	\$ 186.00	\$ 1,860.00
A1-8	CUT/REMOVE/DISPOSE 30" RCCP	10	LF	\$ 180.00	\$ 1,800.00	\$ 150.00	\$ 1,500.00	\$ 232.00	\$ 2,320.00
A1-9	REMOVE EXISTING 8" VALVE, DELIVER TO CITY BARN	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 2,500.00	\$ 2,500.00	\$ 1,400.00	\$ 1,400.00
A1-10	REMOVE EXISTING 20" VALVE, DELIVER TO CITY BARN	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 7,500.00	\$ 7,500.00	\$ 4,300.00	\$ 4,300.00
A1-11	REMOVE EXISTING 30" VALVE, DELIVER TO CITY BARN	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 10,000.00	\$ 10,000.00	\$ 5,700.00	\$ 5,700.00
A1-12	INSTALL 20" RCCP PIPE, COMPLETE	10	LF	\$ 1,200.00	\$ 12,000.00	\$ 2,500.00	\$ 25,000.00	\$ 1,200.00	\$ 12,000.00
A1-13	INSTALL 30" RCCP PIPE, COMPLETE	10	LF	\$ 1,450.00	\$ 14,500.00	\$ 2,800.00	\$ 28,000.00	\$ 1,420.00	\$ 14,200.00
A1-14	INSTALL 36" X 36" X 20" RCCP TEE	1	EA	\$ 18,500.00	\$ 18,500.00	\$ 95,000.00	\$ 95,000.00	\$ 31,500.00	\$ 31,500.00
A1-15	INSTALL 36" RCCP PIPE, COMPLETE	10	LF	\$ 1,700.00	\$ 17,000.00	\$ 1,200.00	\$ 12,000.00	\$ 1,340.00	\$ 13,400.00
A1-16	CONCRETE PAVEMENT SAWCUT/REMOVAL AND DISPOSAL	25	SY	\$ 50.00	\$ 1,250.00	\$ 100.00	\$ 2,500.00	\$ 73.00	\$ 1,825.00
A1-17	INSTALL 6" CEMENT STABILIZED SUBGRADE	25	SY	\$ 30.00	\$ 750.00	\$ 150.00	\$ 3,750.00	\$ 90.00	\$ 2,250.00
A1-18	INSTALL 8" REINFORCED CONCRETE PAVEMENT	25	SY	\$ 500.00	\$ 12,500.00	\$ 300.00	\$ 7,500.00	\$ 237.00	\$ 5,925.00
<b>TOTAL ALTERNATE 1</b>					\$ 114,050.00		\$ 322,750.00		\$ 148,430.00
<b>CONTRACTOR'S BID</b>					SAME		SAME		
<b>ALTERNATE 2 (RENNER RD VALVE REMOVAL)</b>									
A2-1	MOBILIZATION	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 9,000.00	\$ 9,000.00	\$ 5,600.00	\$ 5,600.00
A2-2	TRAFFIC CONTROL	1	LS	\$ 5,500.00	\$ 5,500.00	\$ 7,500.00	\$ 7,500.00	\$ 5,100.00	\$ 5,100.00
A2-3	EROSION CONTROL & SWPPP IMPLEMENTATION	1	LS	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 1,500.00	\$ 1,500.00
A2-4	5-8' TRENCHING	10	LF	\$ 80.00	\$ 800.00	\$ 75.00	\$ 750.00	\$ 271.00	\$ 2,710.00
A2-5	TRENCH SAFETY	10	LF	\$ 4.00	\$ 40.00	\$ 75.00	\$ 750.00	\$ 41.80	\$ 418.00
A2-6	CUT/REMOVE/DISPOSE 20" RCCP	5	LF	\$ 160.00	\$ 800.00	\$ 500.00	\$ 2,500.00	\$ 256.00	\$ 1,280.00
A2-7	REMOVE EXISTING 20" VALVE, DELIVER TO CITY BARN	1	EA	\$ 1,500.00	\$ 1,500.00	\$ 14,500.00	\$ 14,500.00	\$ 6,400.00	\$ 6,400.00
A2-8	INSTALL 20" RCCP PIPE, COMPLETE	5	LF	\$ 2,000.00	\$ 10,000.00	\$ 10,000.00	\$ 50,000.00	\$ 3,720.00	\$ 18,600.00
A2-9	CONCRETE PAVEMENT SAWCUT/REMOVAL AND DISPOSAL	9	SY	\$ 50.00	\$ 450.00	\$ 150.00	\$ 1,350.00	\$ 113.00	\$ 1,017.00
A2-10	INSTALL 6" CEMENT STABILIZED SUBGRADE	9	SY	\$ 30.00	\$ 270.00	\$ 150.00	\$ 1,350.00	\$ 112.00	\$ 1,008.00
A2-11	INSTALL 8" REINFORCED CONCRETE PAVEMENT	9	SY	\$ 500.00	\$ 4,500.00	\$ 350.00	\$ 3,150.00	\$ 283.00	\$ 2,547.00
<b>TOTAL ALTERNATE 2</b>					\$ 29,360.00		\$ 91,350.00		\$ 46,180.00
<b>CONTRACTOR'S BID</b>					SAME		SAME		
<b>ALTERNATE 3</b>									
A3-1	LINE STOPPING FOR 30" VALVE INSTALLATION	2	EA	\$ 134,700.00	\$ 269,400.00	\$ 95,000.00	\$ 190,000.00	\$ 90,620.00	\$ 181,240.00
<b>TOTAL ALTERNATE 3</b>					\$ 269,400.00		\$ 190,000.00		\$ 181,240.00
<b>CONTRACTOR'S BID</b>					\$ 269,400.00		SAME		
<b>BASE BID TOTAL</b>					\$ 704,751.00		\$ 775,625.00		\$ 617,897.80
<b>ALTERNATE 1</b>					\$ 114,050.00		\$ 322,750.00		\$ 148,430.00
<b>ALTERNATE 2</b>					\$ 29,360.00		\$ 91,350.00		\$ 46,180.00
<b>ALTERNATE 3</b>					\$ 269,400.00		\$ 190,000.00		\$ 181,240.00
<b>BASE BID TOTAL + ALTERNATES 1, 2 &amp; 3</b>					\$ 1,117,561.00		\$ 1,379,725.00		\$ 993,747.80

ENGINEER'S ESTIMATE: \$355,000

*Steve Spanos*  
 STEVE SPANOS, P.E., DIRECTOR OF ENGINEERING



BB = BASE BID  
A = ALTERNATE

**LARGE VALVE REPLACEMENT PROJECT  
YALE / APOLLO / E. RENNER**

1" = 500'



CITY OF  
RICHARDSON  
TEXAS



## MEMO

**DATE:** June 3, 2015

**TO:** Kent Pfeil – Chief Financial Officer

**FROM:** Pam Kirkland – Purchasing Manager *Pam*

**SUBJECT:** Award of Bid #66-15 for a cooperative job order contract for the Public Safety Complex Security Enhancements to CORE Construction in the amount of \$166,557.79 through The Cooperative Purchasing Network (TCPN) Contract #R130204 and the rejection of all bids received on Bid #43-15

**Proposed Date of Award: June 8, 2015**

As outlined in Mr. Spanos attached memo, two bids were received on Bid #43-15 for the Public Safety Complex Security Enhancements and both bids were over budget. In an effort to expedite the completion of the security enhancement project, a decision was made to investigate the possibility of using an alternative construction method allowed by Government Code Chapter 2269.401 for job order contracting, which is available through The Cooperative Purchasing Network (TCPN) Contract #R130204.

Job order contracting is a variable term indefinite delivery, indefinite quantity contract for construction services on an on call basis through negotiated line item delivery orders (job orders) to include minor construction, repair, renovation, alterations, maintenance projects and limited architectural and engineering designed projects. Pricing is based upon the contract's priced coefficient applied to the city cost index and the line items in the RS Means unit price book. When the line items are agreed to, it becomes a lump sum firm fixed price contract for that negotiated scope of services.

The Engineering Department has worked with CORE Construction, who holds TCPN Contract #R130204 for job order contracting, to price the services necessary to meet our scope for the Police security updates per the RS Means pricing outlined in the contract. We have a very successful relationship with CORE as they have completed several large scale city projects in the past. We therefore, request permission to issue a contract for the security enhancements as per the attached quotation in the amount of \$166,557.79 and to formally reject all bids received on Bid #43-15.

The Cooperative Purchasing Network (TCPN) is a national purchasing cooperative created in 1997 by the Region IV Education Service Center in Houston, Texas and is tasked with assisting public entities to increase efficiency and economy when procuring goods and

services. All TCPN solicitations are publicly solicited and awarded by the board of the Region IV Education Service Center. The City of Richardson participates in this program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Funding is provided in account 313-9755-583-7524, Project #313235 and prior year C.O.'s.

Concur:

  
Kent Pfeil

ATTACHMENTS

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



# MEMO

TO: Dan Johnson, City Manager

THROUGH: Cliff Miller, Assistant City Manager 

FROM: Steve Spanos, P.E., Director of Parks and Recreation 

SUBJECT: Cooperative Job Order Contract for Police Security Updates Pursuant to The Cooperative Purchasing Network Contract #R130204 Bid#66-15 and Rejection of Bids Received on Bid# 43-15

DATE: June 1, 2015

## BACKGROUND INFORMATION:

On March 16, 2015, the Richardson City Council approved the advertisement of the Public Safety Complex Security Enhancements Bid#43-15. Two bids were received and both are in excess of the estimated budget of \$135,000. It is our recommendation to reject all bids received on Bid #43-15.

Consequently, we have received a quotation with Core Construction to utilize The Cooperative Purchasing Network's job Order Contract #R130204 for this project. By utilizing the job order contract pricing, we were able to provide the security enhancements needed for the Public Safety Complex at a reasonable price and with a contractor we have used successfully in the past. We therefore request permission to issue a purchase order to Core Construction in the amount of \$166,557.79 for the Public Safety Complex, as outlined in the attached quotation.

## FUNDING:

Funding is provided from Account #313-9755-583-7524, Project #313235 and prior year C.O.

## SCHEDULE:

Construction is expected to begin June 2015 and be completed by September 2015.

Cc: Jim Dulac, P.E., Assistant Director of Engineering 



**Preliminary Estimate, by estimates**

Chase Kirkwood  
CORE TX

R5081 - 2014 TCPN Texas JOC CORE - Basic Contract Year - 1/01/2012 to  
12/31/2014

PD Security Gate - TX COR 0002

Estimator: Chase Kirkwood

PD Security Gate

**Division Summary (MF04)**

01 - General Requirements	\$41,725.20
02 - Existing Conditions	\$5,437.00
03 - Concrete	\$2,395.00
04 - Masonry	\$102.00
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	

26 - Electrical	
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternates	\$115,672.50
Trades	\$45,120.00
Assemblies	
FMR	
<b>MF04 Total (Without totalling components)</b>	<b>\$210,451.70</b>

**Totalling Components**

Priced Line Items	\$210,451.70
RSMMeans DALLAS, TX CCI 2015Q1, 85.10%	\$(31,357.30)

2014 TCPN JOC TX Standard (-7.0000%)	\$(12,536.61)
--------------------------------------	---------------

**Material, Labor, and Equipment Totals (No Totalling Components)**

Material:	\$89,634.50
Labor:	\$110,511.20
Equipment:	\$8,306.00
Other:	\$2,000.00
Laborhours:	1,382.54
Green Line Items:0	\$0.00

**Priced/Non-Priced**

Total Priced Items:	23	\$210,451.70	
Total Non-Priced Items:	0	\$0.00	0.00%
	23	\$210,451.70	

**Grand Total \$166,557.79**

**Preliminary Estimate, by estimates**

Estimator: Chase Kirkwood							PD Security Gate	
Item	Description	UM	Quantity	Unit Cost	Total	Book		
<b>01 - General Requirements</b>								
1	01-31-13-20-0280	Field personnel, superintendent, maximum	Week	6.0000	\$3,925.00	\$23,550.00	RSM15FAC L, O&P	P
2	01-54-33-20-4880-4	Rent per month for earthwork equipment rental, without operators, skid steer loader, wheeled, 10 C.F., 30 H.P. gas	Ea.	2.0000	\$1,485.00	\$2,970.00	RSM15FAC E, O&P	P
3	01-54-33-20-4893-4	Rent per month for earthwork equipment rental, without operators, skid steer loader, attachment, backhoe	Ea.	1.0000	\$1,094.50	\$1,094.50	RSM15FAC E, O&P	P
4	01-54-33-20-4895-4	Rent per month for earthwork equipment rental, without operators, skid steer loader, attachment, forks	Ea.	1.0000	\$357.50	\$357.50	RSM15FAC E, O&P	P
5	01-54-33-20-4897-3	Rent per week for earthwork equipment rental, without operators, skid steer loader, attachment, concrete hammer	Ea.	2.0000	\$584.10	\$1,168.20	RSM15FAC E, O&P	P
6	01-54-36-50-1500	Mobilization, up to 25 mile haul distance, 50 miles round trip for mobilization or demobilization crew, equipment hauled on towed trailer, 40-ton capacity	Ea.	3.0000	\$995.00	\$2,985.00	RSM15FAC L, E, O&P	P
7	01-74-13-20-0040	Cleaning up, after job completion, allow, maximum	Job	200,000.0000	1.0000%	\$2,000.00	RSM15FAC O&P	P
8	01-74-13-20-0052	Cleaning up, cleanup of floor area, continuous, per day, during construction	M.S.F.	100.0000	\$76.00	\$7,600.00	RSM15FAC M, L, E, O&P	P
<b>01 - General Requirements Total</b>							<b>\$41,725.20</b>	
<b>02 - Existing Conditions</b>								
9	02-41-13-17-5500	Demolish, remove pavement and curb, excludes hauling and disposal fees, concrete, 7" to 24" thick, reinforced	C.Y.	10.0000	\$174.00	\$1,740.00	RSM15FAC L, E, O&P	P
10	02-41-13-17-5590	Demolish, remove pavement and curb, excludes hauling and disposal fees, concrete, minimum labor/equipment charge	Job	1.0000	\$695.00	\$695.00	RSM15FAC L, E, O&P	P
11	02-41-19-19-0700	Selective demolition, rubbish handling, the following are to be added to the demolition prices. Dumpster, weekly rental, includes one dump per week, 10 C.Y. capacity, 3 tons	Week	4.0000	\$530.00	\$2,120.00	RSM15FAC M, O&P	P
12	02-41-19-20-0100	Selective demolition, dump charges, typical urban city, tipping fees only, building construction materials	Ton	1.0000	\$81.00	\$81.00	RSM15FAC M, O&P	P
13	02-41-19-25-0015	Selective demolition, saw cutting, asphalt, up to 3" deep	L.F.	300.0000	\$1.71	\$513.00	RSM15FAC M, L, E, O&P	P
14	02-41-19-25-0015-0020	Selective demolition, saw cutting, each additional inch of depth (Modified using 02-41-19-25-0020)	L.F.	300.0000	\$0.96	\$288.00	RSM15FAC M, L, E, O&P	P
<b>02 - Existing Conditions Total</b>							<b>\$5,437.00</b>	
<b>03 - Concrete</b>								
15	03-05-13-20-1650	Concrete admixtures and surface treatments, sealer, water based, 350 S.F. per gallon, 55 gallon drum	Gal.	5.0000	\$25.00	\$125.00	RSM15FAC M, O&P	P

Preliminary Estimate, by estimates

Estimator: Chase Kirkwood						PD Security Gate	
<b>03 - Concrete</b>							
Item	Description	UM	Quantity	Unit Cost	Total	Book	
16	03-30-53-40-4840 Concrete in place, including forms, 4 uses, Grade 60 rebar, portland cement Type S.F. I, placement and finishing unless otherwise indicated, slab on grade, 3500 PSI, including troweled finish, excluding and reinforcing steel, over 10,000 S.F., 8" thick		500.0000	\$4.54	\$2,270.00	RSM15FAC M, L, E, O&P	P
<b>03 - Concrete Total</b>						<b>\$2,395.00</b>	
<b>04 - Masonry</b>							
17	04-21-13-30-0100-0230 Oversized brick, for bullnose shapes, add (Modified using 04-21-13-30-0230)	S.F.	100.0000	\$1.02	\$102.00	RSM15FAC M, O&P	P
<b>04 - Masonry Total</b>						<b>\$102.00</b>	
<b>Alternates</b>							
18	04-21-13-30-0100-0200 Oversized brick, for 1 to 3 slots in face, add (Modified using 04-21-13-30-0200)	LSum	1.0000	\$16,000.00	\$16,000.00	CUSTOM M, L, O&P	P
19	08-36-13-10-1100-2900 Overhead commercial doors, for electric trolley operator, 1/3 H.P., to 12' x 12', add (Modified using 08-36-13-10-2900)	Ea.	1.0000	\$17,400.00	\$17,400.00	CUSTOM M, L, O&P	P
20	Electrical 1. Disconnect and Reconnect of existing parking light pole per drawing AS1.2 2. Grounding of light pole per drawing AS1.2 3. Connection of circuit to parking light pole per drawing E100 4. Underground conduits with pullstrings and circuit wiring per drawings and notes 5. Circuits on drawing E103 to be fed from Fire electric room panel LB in lieu of Jail electric room panel JP1-S1 per site visit with City Project Coordinator 6. Demolition (disconnect & make safe)	LSum	1.0000	\$27,205.00	\$27,205.00	CUSTOM M, L, B	P
21	Fence 300 LF of specified fencing	LSum	1.0000	\$34,032.00	\$34,032.00	CUSTOM M, L, B	P
22	Fence Operating System Operating System for Fence	LSum	1.0000	\$21,035.50	\$21,035.50	CUSTOM M, L, B	P
<b>Alternates Total</b>						<b>\$115,672.50</b>	
<b>Trades</b>							
23	CLAB Common Building Laborers - 2015 RSMMeans Facilities Bare Rate 6 Laborers working on site for 8 hour days, 5 days a week, for 6 weeks 6*8*5*5 = 1,200.00	Hour	1,200.0000	\$37.60	\$45,120.00	Trades L, B	P
<b>Trades Total</b>						<b>\$45,120.00</b>	

**Preliminary Estimate, by estimates**

Estimator: Chase Kirkwood

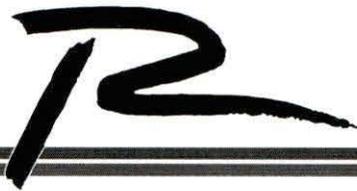
PD Security Gate

Item	Description	UM	Quantity	Unit Cost	Total	Book
<b>Estimate Grand Total</b>					<b>166,557.79</b>	

<p><b>Public Safety Complex Security Enhancements</b>  <b>Bid# 43-15</b>  <b>BID OPENING: THURSDAY, APRIL 9, 2015</b></p>
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*Project Manager: Jim Dulac*  
*Engineer's Estimate: \$135,000*

<b>CONTRACTOR</b>	<b>Bid Bond</b>	<b>TOTAL BASE BID</b>
		
1. <u>MACVAL Associates, LLC</u>	<u>X</u>	<u>\$450,050.65</u>
2. <u>The Anchor Group, Inc.</u>	<u>X</u>	<u>\$269,221.50</u>



**MEMO**

**DATE:** May 28, 2015  
**TO:** Kent Pfeil – Director of Finance  
**FROM:** Pam Kirkland – Purchasing Manager *Pam*  
**SUBJECT:** Award of Bid #68-15 for the 2014-3-15 IBM Notes License and Maintenance Renewal to Workflow Studios in the amount of \$54,994.34 per the GSA Contract #GS-35F-4984H

**Proposed Date of Award: June 8, 2015**

I concur with the recommendation of Steve Graves, Chief Information Officer, and request permission to issue a purchase order to Workflow Studios for the license and annual maintenance of our existing IBM Notes software in the amount of \$54,994.34, as per the attached invoice.

Workflow Studios is an IBM business partner authorized to give General Services Administration pricing per Contract #GS-35F-4984H, Schedule 70. Local governments are allowed to participate in the Federal GSA Cooperative Purchasing Program for Information Technology products and services under Schedule 70. This contract has a nationwide network of IBM partners to service the contract, which includes Workflow Studios.

Funding is available in account 011-0540-514-4323 for this expenditure.

Concur:

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

Attachments

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



**DATE:** May 19, 2015  
**TO:** Pam Kirkland, Purchasing Manager  
**FROM:** Steve Graves, Chief Information Officer *Graves*  
**SUBJECT:** 2015 IBM Notes Software License and Maintenance Renewal

I recommend renewing our 2015 IBM Notes License and Maintenance contract with Workflow Studios an IBM business partner. The software licenses allow the city to move toward cloud services for email in the future when the Texas Department of Public Safety (DPS) and the Texas Department of Criminal Justice (TDCJ) data compliance is achieved by IBM. This purchase is being made using the Government Services Administration (GSA - GS-35F-4984H) contract. The total cost for a one-year maintenance is \$54,994.34. This was budgeted in the 2014/2015 budget using account number 011-0540-514-43.23.



**WORKFLOW  
STUDIOS**

**ISSUED BY:**

WorkFlow Studios  
Sue Walmsley Amash  
Tel: 713.869.2600  
Fax: 214.446.6577  
[sue@workflowstudios.com](mailto:sue@workflowstudios.com)



Lotus. software



**QUOTE INFORMATION:**

QUOTE # 150427COR  
Lead Ref: SOW 2457  
Quote Date: 4/30/2015  
Quote Expiry: 7/31/2015  
SAP# 8844-7020792  
Anniversary August  
Level: **GS-35F-4984H**

**CUSTOMER SOFTWARE SALES CONTRACT ISSUED TO:**

City of Richardson  
411 W. Arapaho Road  
Richardson, TX 76080  
Steve Graves  
972.744.4041  
[Steve.graves@cor.gov](mailto:Steve.graves@cor.gov)

Product ID	Product Description	Qty	List		WFS Price	WFS Extended
			List Price	Extended		
D0NQMLL	IBM SMARTCLOUD NOTES AUTHORIZED USER PER MONTH	925	\$38.46	\$35,575.50	\$37.31	\$34,508.24
D0NQNLL	IBM SMARTCLOUD NOTES AUTHORIZED USER DAILY FEE PARTIAL MONTH	0	\$98.82	\$0.00	\$95.86	\$0.00
D0NQPLL	IBM SMARTCLOUD NOTES AUTHORIZED USER OVERAGE	0	\$5.63	\$0.00	\$5.46	\$0.00
E022BLL	IBM LOTUS ENTERPRISE INTEGRATOR PROCESSOR VALUE UNIT (PVU) ANNUAL SW SUBSCRIPTION & SUPPORT RENEWAL 01-AUG-2015 31-JUL-2016	100	\$31.66	\$3,166.00	\$30.71	\$3,071.02
E020KLL	IBM LOTUS DOMINO ENTERPRISE SERVER PROCESSOR VALUE UNIT (PVU) ANNUAL SW SUBSCRIPTION & SUPPORT RENEWAL 01-AUG-2015 31-JUL-2016	1400	\$11.22	\$15,708.00	\$10.88	\$15,236.76
E02HKLL	IBM WEBSHERE APPLICATION SERVER - EXPRESS PROCESSOR VALUE UNIT (PVU) ANNUAL SW SUBSCRIPTION & SUPPORT RENEWAL 12 MONTHS	200	\$4.68	\$936.00	\$4.54	\$907.92
E02JDLL	IBM DB2 CONNECT UNLIMITED EDITION FOR SYSTEM I PROCESSOR VALUE UNIT (PVU) ANNUAL SW SUBSCRIPTION & SUPPORT RENEWAL 12 MONTHS	70	\$11.35	\$794.50	\$11.01	\$770.67
E08DBLL	IBM RATIONAL DEVELOPER FOR POWER SYSTEM RPG AND COBOL DEVELOPMENT TOOLS FOR I AUTHORIZED USER ANNUAL SW SUBSCRIPTION & SUPPORT RENEWAL	2	\$169.20	\$338.40	\$164.12	\$328.25
E1B79LL	IBM DB2 WORKGROUP SERVER EDITION AUTHORIZED USER SINGLE INSTALL ANNUAL SW SUBSCRIPTION & SUPPORT RENEWAL 12 MONTHS	2	\$88.40	\$176.80	\$85.75	\$171.50
				<b>\$56,695.20</b>		<b>\$54,994.34</b>
<b>Central Contractor registration</b>						
<b>TPIN 57738641</b>						
TOTAL LIST PRICE			<b>\$56,695.20</b>			
OVERALL TOTAL DISCOUNT			\$1,700.86			
<b>TOTAL WFS PRICE*</b>			<b>\$54,994.34</b>			
Shipping and Handling			\$0.00			
Sales Tax			exempt			
<b>TOTAL PURCHASE**</b>			<b>\$54,994.34</b>			

\*WFS PRICE VALID ONLY WHEN ORDER IS PLACED WITHIN 5 BUSINESS DAYS OF RECEIPT OF THIS QUOTE AND WHEN

**ISSUED BY:**

WorkFlow Studios  
Sue Walmsley Amash  
Tel: 713.869.2600  
Fax: 214.446.6577  
[sue@workflowstudios.com](mailto:sue@workflowstudios.com)



Lotus software

**ORDER IS PAID IN FULL WITHIN 20 DAYS OF PLACING ORDER.**

\*\* Sign and fax this quote with purchase order information to customer service at 214-446-6577  
\*\* All pricing is based on information provided by IBM / Lotus and subject to change without notice.

Purchasing contact \_\_\_\_\_ email:

Purchase Order Number \_\_\_\_\_

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

\*\*WorkFlow Studios (hereinafter "Seller") is a value-added distributor and reseller of computer systems which include but are not limited to hardware, software, documentation, and media ("Products"). This quote is provided to you as a buyer ("Buyer") of IBM trademarked software which is a Custom Product. Custom Products are Products: (i) that are non-franchised for Seller; or (ii) that are ordered based on the Buyer's specifications and/or unique requirements; or (iii) for which Seller has no return privileges with our supplier. Custom Products are not eligible for return, cancellation or re-scheduling once Buyer has placed an order with Seller. Buyer assumes full liability for payment of all Custom Products ordered by Buyer, whether in the form of raw materials, work-in-process or finished goods. Products are shipped F.O.B. point of origin (ExWorks Seller's facility). Title and risk of loss shall pass to Buyer upon Seller's delivery of Products to the carrier.



# MEMO

**DATE:** June 1, 2015

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

**FROM:** Pam Kirkland – Purchasing Manager *Pam*

**SUBJECT:** Award of Bid #69-15 for emergency purchase of lead-free primer practice ammunition for the Police Department in an estimated amount of \$11,000 pursuant to Texas Local Government Code 252.022(a)(2) a procurement necessary to preserve or protect the public health or safety of the municipality's residents

**Proposed Date of Award: January 27, 2014**

I concur with the recommendation of Captain Coby Pewitt – Administrative Services Division, and request council approval for emergency purchase of lead-free primer practice ammunition for the Police Department in an estimated amount of \$11,000.

Over the last several years, the Police Department and Purchasing has had a difficult time finding sources for the lead-free primer ammunition from cooperative contract, local, or internet vendors. Ammunition purchases have been on a first-come-first-serve basis. Also, due to the shortage of supply, vendors are reluctant to provide annual contract pricing because of their inability to stock or secure the type of ammunition we require. We have been forced to purchase ammunition from various vendors as it becomes available. To date, we have purchased a total of \$49,182.18 in ammunition from the open market from various vendors and we estimate a total of approximately \$11,000 additional ammunition to complete the required annual in-service and SWAT training.

Due to the unusual circumstances and concurrence from our City Attorney, an emergency purchase procedure allowed by Texas Local Government Code, Chapter 252.022(a)(2) is being requested to purchase additional practice ammunition from any available source we can find due to the overall difficulty of obtaining ammunition from contract vendors, as outlined in Captain Pewitt's attached memo.

Funding is provided in accounts 011-1087-521-6198 and 011-1037-521-6198.

Concur:

  
Kent Pfeil

## ATTACHMENTS

XC: Dan Johnson  
Cliff Miller  
Don Magner  
Shanna Sims-Bradish



## MEMO

DATE: May 28, 2015

TO: Pam Kirkland, Purchasing Manager

FROM: Captain Coby Pewitt, Admin Services Division for  
Chief Jimmy. L. Spivey 

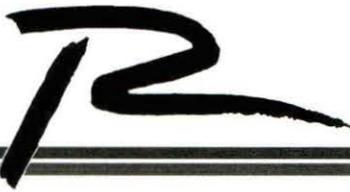
SUBJECT: Police Ammunition Purchases

The Richardson Police Department has historically relied upon G.T. Distributors, a State of Texas vendor to supply police ammunition purchases under a Texas BuyBoard contract. Because of an environmental health concern at the Police Department's current firing range, the agency is required to purchase lead-free primer ammunition, which is generally more expensive and more difficult to obtain as lead-free ammunition is produced in the USA on a very limited schedule.

Overall ammunition availability has become more difficult to locate across the United States, particularly due to demand overwhelming and exceeding supply. Additionally, the US Military is purchasing large volumes of ammunition, which is further driving this shortage. The Department also discovered that other agencies, including Plano PD, were having difficulty obtaining ammunition from vendors. As a result, G.T Distributors, has been increasingly unable to supply the Department's ammunition in a timely manner – frequently resulting in partial orders and irregular shipments. As one significant example, an order placed for lead-free ammunition in February 2013 was finally received in March 2015. Therefore, based on time sensitive training needs, the Department was required to purchase ammunition from the public marketplace. Although more expensive than the BuyBoard, these vendors were the only available source for the immediate delivery of ammunition.

The Department forecasts the need for approximately \$3,000 of additional ammunition to complete the required annual In-Service training (011-1087-521-6198) and approximately \$8,000 of additional ammunition for necessary SWAT training (011-1037-521-6198). For the 2014-2015 fiscal year, the Police Department has currently purchased \$49,182.18 in ammunition from non-contracted, public vendors. The Department has intentionally not spent more than \$50,000 without seeking City Council approval.

Please let the memo serve as a formal request for authorization to purchase additional ammunition to complete our required training needs this budget year. With the firing range pending completion from significant construction improvements, the Department hopes it will be able to revert back to normal ammunition, once an environmental study is complete.



# MEMO

**DATE:** June 3, 2015

**TO:** Kent Pfeil – Chief Financial Officer

**FROM:** Pam Kirkland – Purchasing Manager *Pam*

**SUBJECT:** Award of Bid #70-15 for Sole Source Procurement for the CityLine Drive – DART Crossing Modification Project to Ansaldo STS USA, Inc. in the amount of \$375,000

**Proposed Date of Award: June 8, 2015**

I concur with the recommendation of Dave Carter, P.E. – Assistant Director of Development Services and request permission to issue a purchase order to Ansaldo STS USA, Inc. in the amount of \$375,000 as outlined in the attached memo.

The City is adding on to an existing DART light-rail crossing to install three additional railroad gates and necessary DART systems equipment, which has been engineered, designed, and installed by Ansaldo, STS USA, Inc. DART is requiring us to purchase the additional equipment from the original equipment supplier to ensure the components are consistent and compatible with the existing system. Therefore, this award qualifies as a sole source procurement exempt from competitive bidding as allowed by Texas Local Government Code Chapter 252.022 (a)(7)(D) for captive replacement parts to an existing system.

Concur:

  
Kent Pfeil

#### ATTACHMENTS

XC: Dan Johnson  
Don Magner  
Cliff Miller  
Shanna Sims-Bradish



## MEMO

TO: Dan Johnson, City Manager

THROUGH: Cliff Miller, Assistant City Manager

FROM: Dave Carter, P.E., PTOE, Assistant Director of Development Services *DNC*

SUBJECT: Award of Contract - Bid #70-15 to Ansaldo STS USA, Inc., for the CityLine Drive - DART Crossing Modification Project

DATE: June 1, 2015

### **ACTION REQUESTED**

Council to consider award of a contract to Ansaldo STS USA, Inc. for the CityLine Drive - DART Crossing Modification Project in the amount of \$285,000.00, with an additional \$90,000.00 to be used for contingency. The contingency is needed for additional equipment, engineering services and fees that may be required as a result of the final design, installation, integrated testing and final inspection of the crossing by DART.

### **BACKGROUND INFORMATION:**

CityLine Drive is currently being constructed between US75 and Routh Creek Parkway and will connect with the existing DART Light-Rail Crossing just south of DART's Bush Turnpike rail station. The existing rail crossing is currently built as a divided roadway but it is only open to eastbound traffic because railroad gates were only installed on one side of the roadway when the station originally opened. In order to open CityLine Drive for two way traffic the City of Richardson will need to install three additional railroad gates and all the necessary DART Systems Equipment to operate the gates as required by DART.

This is a Sole Source contract because DART requires the City to use one of their vendors for the crossing extension. DART requires the City to use Ansaldo STS USA, Inc. (ASTS) for expanding this grade crossing because they engineered, designed and installed all the equipment at the existing crossing as well as the whole Red Line rail segment, from Downtown Dallas to Parker Road Station in Plano.

In view of the fact that this is an open, and an in-service crossing already, it is very important to use the OEM (Original Equipment Manufacturer) to install the new equipment. We must have ASTS engineers complete this work because they are factory trained, certified and approved to install, calibrate and field test the existing Microlok Equipment located in the DART signal case. They are also certified to work on the software - which is site specific. The new equipment to be provided and installed by ASTS will be consistent with the existing equipment making it easier for future maintenance and operations by DART.

We therefore request permission to award the contract to Ansaldo STS USA, Inc., in the amount of \$375,000.00 for the CityLine Drive - DART Crossing Modification Project, as outlined in the attached quotation.

### **FUNDING:**

Funding is provided as follows: 80% RTR, 20% Developer

### **SCHEDULE:**

Construction is expected to begin July 2015 and be completed by September 2015.

Cc: Steve Spanos, P.E., Director of Engineering  
Dan Tracy, P.E., Development Engineer

Ansaldo STS USA

June 3, 2015

Dave Carter  
City of Richardson, Asst. Director of Development Services, Transportation, and Traffic  
411 W. Arapaho Road  
Richardson, TX 75080

Subject: DART City Line Crossing Updates

Dear Mr. Carter

Ansaldo STS USA is pleased to present our offer for the updates to the City Line Crossing (formally InfoCom Dr.)

ASTS USA's price for all materials to be fully engineered, wired, factory tested in our Batesburg manufacturing facility, installed, and commissioned in the field. Our inclusions and assumptions are listed below:

Price: **\$285,000**

This Price includes:

- ASTS USA to mark circuit drawings to final configuration. Remove "clouds" and cantilevers. Use marked drawings as field installation.
- ASTS USA to create ground equipment BOM.
- ASTS USA to install, adjust gate mechanisms, field test and commission.
- ASTS USA to modify drawings to final design.
- ASTS USA to provide the assembly, wiring, and installation of field cabling, field assembly and wiring of crossing gates and lights, and installation of crossing gates and lights for three (3) gate mechanisms.
- ASTS USA to provide three (3) Model 95 Gate Mechanisms with associated Dixie Precast gate foundations.
- ASTS USA to furnish and install composite cable per DART spec.



- ASTS USA to furnish one (1) Skytrack for use during the erection of gates.
- ASTS USA to furnish one (1) Light tower for night work for duration of installation and testing.
- ASTS USA to provide the excavation for foundations.
- ASTS USA to provide two (2) DART approved flagmen per day for one (1) week. If additional flagmen are required they will be provided at a rate of \$350 per person per day.

Assumptions:

- The crossing house is already wired to accept additional ground equipment and equipment that was originally designed into the house is intact and functional.
- ASTS USA's original test procedures will be used for the commissioning of this crossing.
- No MicroLok software changes will be required.
- Any concrete work provided by others.
- Boring and/or conduit under street provided by others.
- Taxes not included.
- Facilities/storage provided by others.
- Gate Mechanisms to be delivered in September. Detailed schedule to be mutually agreed upon between ASTS USA and the City of Richardson prior to commencement of work.

All prices include the materials and freight for the items delivered to your location in Dallas, TX. (These prices do not include any applicable taxes).

We truly appreciate the opportunity to support you with the updates to the City Line Crossing. We are confident that with our overall Project Management experience and our knowledge of the design of this location, our proposal offers DART and the City of Richardson the quickest most cost effective solution for updating this location.

Please find enclosed on the next pages of this letter ASTS USA's responses to DART's comments on the design, construction, and testing requirements as they relate to ASTS USA's assumed scope of work.

Please let me know if you have any questions.

Thanks again!

*Tristan Blotzer*

Sales and Business Development

Office: 412-688-2133

Mobile: 412-523-6918

June 3, 2015



**Ansaldo's response to DART's comply list. Item numbers 14, 15, 16, 17, 18, 19, 20 and 21.**

14. Perform load calculations to see whether power requirement changes with 3 additional gates/lamps.

**Ansaldo's response:**

- The original design in 2002 has the additional gates/lamps included in the power calculation. See circuit drawing "INFOCOM-P-3", sheet number 17. The number of flashing lights lit at one time will decrease from twenty to sixteen. This is because there will not be cantilevers installed with flashing lights. The new flashing lights will be LED and will have less current draw as calculated in original design. The power requirements are sufficient for the additional gates/lamps.

15. Install new cable and tags, possible install new crossing controller with new charger/rectifier with new battery bank. (additional cells require entirely new bank if existing cells are older than 3 years).

**Ansaldo's response:**

- New cabling, wiring and tags will be purchased, supplied and installed included.
- The existing crossing controller and charger/rectifier are sufficient for the additional gates/lamps.
- A new battery bank is included Ansaldo's material estimate. Battery specification and cutsheet attached.

16. Install new cabling (17C composite gate cable) and possible 3 new foundations new warning bell and 3-new US & S Model 95 gate mechanisms with gate arms of the appropriate length. Masts and gate arms should be equipped with LED flashers (DART's new standard). Gate/mast lamp voltages should be adjusted per equipment spec. Appropriate signage MUTCD and report problem signs should be installed with crossing name on mast.

**Ansaldo's response:**

- Purchase / installation of cabling and foundations included.
- The warning bell, three new Model 95 gate mechanisms and gate arms are included in Ansaldo's material estimate.
- The crossing lights mounted on the mast are of LED design. The lights on the gate arms will need a lamp LED with bayonet base. The lamp LED with bayonet base will be added to Ansaldo's material estimate.
- Gate/mast lamp voltages will be adjusted by Ansaldo personnel.
- MUTCD, report problem and crossing name signage, provided by others.



17. Adjust gate second times and make sure the number of flashes and bell rings/minute are correct. Gate recover time should also be adjusted and lamp voltages checked.

Ansaldo's response:

- The above items will be performed by Ansaldo personnel.

18. NV Microlok software should be modified at Bush to account for new gate trouble daisy chain and OOS reported back via SCADA, to be verified.

Ansaldo's response:

- Per the initial design, the three additional gates will be daisy chained to the single XGDK (Crossing Gate Down Indication) Microlok input bit. This bit is part of the trouble bit "INFOCOM\_GATE" sent serially. There will be no software changes needed at Bush.
- Ansaldo personnel will be present for gate trouble verification via SCADA.

19. DART shall conduct an inspection of the work as it's being installed, to make sure the new cable is meggered, properly labeled and terminated, equipment installation inside and outside the house is installed and adjusted per DART specifications.

Ansaldo's response:

- Agree, Ansaldo personnel will be present during adjustment inspection.

20. DART shall check to make sure necessary signage is installed correctly on the new gate masts and gate descent times and flashers/bell rate are adjusted to correct times.

Ansaldo's response:

- Agree, Ansaldo personnel will be present during timing inspection.

21. DART's signal/system team will test the crossing approach warning times on both tracks in both directions for a total of 12-train moves at MAS (3 runs/direction/track).

Ansaldo's response:

- Agree, Ansaldo personnel will be present during approach warning time tests.



# MEMO

**DATE:** June 3, 2015

**TO:** Kent Pfeil – Chief Financial Officer

**FROM:** Pam Kirkland – Purchasing Manager 

**SUBJECT:** Change Order to decrease the original awarded amount of Bid #57-15 to North Texas Contracting for the Large Valve Replacement Project – Yale, Apollo, E. Renner

**Proposed Date of Award: June 8, 2015**

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to decrease the above referenced bid award in the amount of \$174,270, as outlined in Mr. Spano's attached memo.

Texas Local Government code Chapter 271.060 allows for change orders to contracts if plans or specifications are necessary after or during the performance of the contract to decrease or increase the quantity of work to be performed or of materials, equipment or supplies to be furnished. The contract may not be increased by more than 25% of the original contract amount and any change order over \$50,000 must be approved by the governing body of the municipality.

This change order requires the approval of the governing body because it is over \$50,000. North Texas Contracting has also approved the requested deduction in work.

Concur:

Approved:

  
Kent Pfeil

\_\_\_\_\_  
Dan Johnson

Attachments

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



# MEMO

TO: Pam Kirkland, Purchasing Manager  
THROUGH: Don Magner, Assistant City Manager *DM*  
FROM: Steve Spanos, P.E., Director of Engineering *SS*  
SUBJECT: Change Order to DECREASE award amount to North Texas Contracting for the Large Valve Replacement Project – Yale, Apollo, E. Renner  
DATE: June 8, 2015

## ACTION REQUESTED

Process change order to DECREASE award of Large Valve Replacement Project – Yale, Apollo, E. Renner.

## ACCOUNT SUMMARY

Award Amount	\$674,233.00
Change Order	<i>(\$174,270.00)</i>
<b>Total Authorized Contract Amount</b>	<b>\$499,963.00</b>

## BACKGROUND INFORMATION:

This deductive change order will delete a 36" dia valve, two 20" manholes, one 30" line stop from the project. The contractor, North Texas Contracting, has agreed to the change order.

## FUNDING INFORMATION:

Funding is provided from 2015 Utility C.O.

## SCHEDULE:

Capital Projects plans for this project to begin construction July 2015 and be completed by September 2015.

CC: Moses Ogolla, P.E., Project Engineer *MO*  
Jim Lockart, P.E., Assistant Director of Engineering  
Kristen Billings, Contract Administrator  
Carolyn Kaplan Capital Projects Accountant

Bid No. 57-15

June 8th, 2015

**Large Valve Replacement Project - Yale, Apollo, E. Renner**  
**Change Order # 1**

Purchase Order #:  
 Change Order Amount: \$ **(174,270.00)**

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
6	16-18' TRENCHING	(15.00)	LF	\$ 100.00	\$ (1,500.00)
7	TRENCH SAFETY	(60)	LF	\$ 100.00	\$ (6,000.00)
7	TRENCH SAFETY	45.00	LF	\$ 100.00	\$ 4,500.00
NEW	VALVE BOX ON 20" GATE VALVE	2	EA	\$ 500.00	\$ 1,000.00
10	CUT/REMOVE/DISPOSE 36" RCCP	(10)	LF	\$ 50.00	\$ (500.00)
12-1	PRECAST MANHOLE VAULT, 4' DIAMETER, 6' DEEP, COMPLETE. INCLUDING FRAM AND COVER, CAST-IN-PLACE BASE, CUSHION PAD	(2)	EA	\$ 8,000.00	\$ (16,000.00)
12-2	PRECAST MANHOLE VAULT, 5' DIAMETER, 6' DEEP, COMPLETE. INCLUDING FRAM AND COVER, CAST-IN-PLACE BASE, CUSHION PAD	(1)	EA	\$ 9,000.00	\$ (9,000.00)
12-2	PRECAST MANHOLE VAULT, 5' DIAMETER, 6' DEEP, COMPLETE. INCLUDING FRAM AND COVER, CAST-IN-PLACE BASE, CUSHION PAD	1	EA	\$ 8,000.00	\$ 8,000.00
12-3	PRECAST MANHOLE VAULT, 7.5' DIAMETER, 6' DEEP, COMPLETE, INCLUDING FRAM AND COVER, CAST-IN-PLACE BASE, CUSHION PAD	(1)	EA	\$ 15,000.00	\$ (15,000.00)
13-1	EXTRA DEPTH OF 4' DIAMETER MANHOLE VAULT	(2)	VF	\$ 300.00	\$ (600.00)
13-3	EXTRA DEPTH OF 7.5' DIAMETER MANHOLE VAULT	(9)	VF	\$ 1,200.00	\$ (10,800.00)
14	INSTALL 20" RESILIENT GATE VALVE, COMPLETE	(2)	EA	\$ 50,000.00	\$ (100,000.00)
14	INSTALL 20" RESILIENT GATE VALVE, COMPLETE	2	EA	\$ 57,000.00	\$ 114,000.00
15	INSTALL 30" RESILIENT GATE VALVE, COMPLETE	(1)	EA	\$ 75,000.00	\$ (75,000.00)
15	INSTALL 30" RESILIENT GATE VALVE, COMPLETE	1	EA	\$ 81,000.00	\$ 81,000.00
16	INSTALL 36" RESILIENT GATE VALVE, COMPLETE	(1)	EA	\$ 108,500.00	\$ (108,500.00)
17	CONCRETE PAVEMENT SAWCUT/REMOVAL AND DISPOSAL	(37)	SY	\$ 125.00	\$ (4,625.00)
17	CONCRETE PAVEMENT SAWCUT/REMOVAL AND DISPOSAL	28	SY	\$ 125.00	\$ 3,500.00
19	INSTALL 8" REINFORCED CONCRETE PAVEMENT	(37)	SY	\$ 125.00	\$ (4,625.00)
19	INSTALL 8" REINFORCED CONCRETE PAVEMENT	28	SY	\$ 125.00	\$ 3,500.00
20	CONCRETE CURB/GUTTER REMOVAL AND REPLACEMENT	(43)	LF	\$ 31.00	\$ (1,333.00)
20	CONCRETE CURB/GUTTER REMOVAL AND REPLACEMENT	23	LF	\$ 31.00	\$ 713.00
21	LINE STOPPING FOR 20" VALVE INSTALLATION	(2)	EA	\$ 36,000.00	\$ (72,000.00)
21	LINE STOPPING FOR 20" VALVE INSTALLATION	2	EA	\$ 40,000.00	\$ 80,000.00
	<b>TOTAL BASE BID CHANGE</b>				\$ (129,270.00)
<b>ALTERNATE 3</b>					
A3-1	LINE STOPPING FOR 30" VALVE INSTALLATION	(2)	EA	\$ 55,000.00	\$ (110,000.00)
A3-1	LINE STOPPING FOR 30" VALVE INSTALLATION	1	EA	\$ 65,000.00	\$ 65,000.00
	<b>TOTAL ALTERNATE 3 CHANGE</b>				\$ (45,000.00)

\$ **(174,270.00)**

**Recommend award amount (Base Bid + Alternate 1 + Alternate 3)**

Base Bid	485,133.00
Alternate 1	79,100.00
Alternate 3	<u>110,000.00</u>
	674,233.00

Change Order #1	\$ (174,270.00)
	\$ 499,963.00

Revised Contract Amount	<u>499,963.00</u>
	0.00